



LAND DEVELOPMENT AGENCY

ST KEVIN'S STRATEGIC HOUSING DEVELOPMENT

At the former St. Kevin's Hospital and Grounds, Shanakiel, Cork.

Design Statement December 11th 2020

Reddy Architecture + Urbanism







Contents:

1. **VISION**
 - Vision
 - Introduction
 - Development Description
 - Key Principles of the Proposal
 - Planning Context
2. **SITE CONTEXT & ANALYSIS**
 - Cork City Context
 - Cork City Council Zoning
 - History
 - Site Constraints
 - Protected Structures and NIAH Listing
 - Topography
 - Landscape Protection
 - Site Access and Transport infrastructure
 - Site Aspect
 - Urban Context
3. **Urban Design Masterplan**
 - Initial Design Layouts
 - Site Strategies
 - Proposed Scheme
 - Typology Mix
 - Character Areas
4. **PROPOSED DESIGN**
 - Key Site Plan
 - Key Site Sections
 - Massing and Block Layout
 - Placemaking
 - Architecture Precedents
 - Architecture Proposed Form & Material Articulation
 - Landscape Strategy
5. **Typologies**
 - Duplex Building Type A Typologies
 - Duplex Building Type B Typologies
 - Townhouse Typologies
 - Apartment Unit Typologies –Walk Up Apartments
 - Apartment Unit Typologies, St Kevin’s Hospital Conversion
 - Enterprise Office in St. Kevin’s Chapel
6. **APPENDICES**
 - Urban Design Manual – The 12 Criteria with Indicators
 - Architectural Response to An Bord Pleanála Opinion



01: Vision

- Vision
- Introduction
- Development Description
- Key Principles of the Proposal
- Planning Context



Vision

Our vision is to transform this defunct and derelict former Victorian Mental Asylum lands into a new vibrant residential community for the people of Cork.

This underutilised site, on the south facing Shanakiel Ridge looking over the River Lee, has the opportunity to be an exemplar housing development offering housing for all sectors of our society in our community.

The Land Development Agency is mandated by Government to develop such sites that are in public ownership and there is no better example of such an opportunity as this strategic site in the heart of Cork

The St Kevin's Hospital has been a location for a challenging social history that we in Ireland have been trying to redress for decades. Now we have an opportunity to take this site that was once the centre of institutional care and transform it into place where people can live, children can play, and there are homes for all.



Introduction

The St Kevin's Hospital and associated buildings are part of a campus known as Our Lady's Hospital, which was a mental health institution built in the 1840s.

The complex was made up by a number of major buildings, Our Lady's – also known as the Grey Building, and St Bridget's- which only closed in the early 1990s. Our Lady's, St Bridget's and several smaller buildings were subsequently sold by the former Southern Health Board.

The St Kevin's Hospital was built in 1893 as an eastern annex to the Our Lady's Hospital complex and originally accommodated 490 patients in dormitories. It is one of the largest remaining structures on the site, and it still dominates the skyline.

St Kevin's, St Ann's, St Dymphna's and St John's closed between 2001 and 2009 and the mental health services have been transferred to Cork University Hospital Mental Health Unit.

These buildings however remained in HSE ownership and have been empty and tending towards dereliction over the last 10 to 20 years.

The St Kevin's Hospital building was decommissioned in 2002 and it suffered a devastating fire in 2017 when two thirds of the structure was destroyed. All that remains is the outer walls and part of the roof and the entire building has been exposed to the elements over the last two and half years.

This 5.7 hectare (14 acre) St Kevin's Hospital steeply-sloping and south-facing site is being transferred to the Land Development Agency and it is their intention to develop this strategic site for residential development for private, social and affordable housing.

This development design report sets out the route to deliver this ambition to redevelop this strategic Cork city site using best national and international practice in urban regeneration of former institutional lands.



Highlighted aerial view of St. Kevin's Hospital Site.



View of St Kevin's Hospital Site from River Lee



Photograph of St Kevin's Hospital fire in June 2017

Development Description

This proposed scheme is a residential development that provides social, affordable and private housing in a number of typologies ranging from townhouses, duplexes, walk up apartments and converted apartments in the old St. Kevin's hospital, a late Victorian former mental hospital building.

The development is arranged over the 5.7 hectare (14 acre) site to take advantage of its south facing steeply sloping topography and views over the river Lee and Cork city beyond.

The development consists of 46 three and four bedroom townhouses, 54 ground floor two bed duplex apartments and 54 three and four bed duplex townhouses above. All of these homes have direct own door access. The development also has 52 apartments in three walk-up blocks also with direct access to the street and 60 apartments in the converted St. Kevin's hospital.

The 266 homes provided in this development are serviced by a creche in the St Kevin's Hospital, an Office Enterprise Centre in the converted St. Kevin's Chapel and on street parking provision for 241 carspaces. The development also provides wood land walks, play areas, multi purpose games areas and terraces for viewing over the city.

Purpose of Masterplan

This proposed development Masterplan incorporated in this Urban Design Report has been prepared to demonstrate how the development vision of the Land Development Agency can be achieved for this strategic site and to demonstrate how it can meet the urban design principles for density and sustainable design

Scope of Masterplan

The Masterplan as set out in this Urban Design Report will seek to address the specific requirements for the development of the lands within the context of the opportunities and constraints offered by the site. Specific regard will be given to the requirements set down by the planning policy context and the nature and character of the surrounding development.

The concepts of urban form, sense of place, focal points, permeability and legibility, character areas, architectural heritage, important aspects and views inform and are incorporated into the report to create a sustainable land use composition, built form and layout design.



Key Principles of the Proposal

• Placemaking

- A critical element to the success of modern residential developments is the quality of place making. This proposal sets a number of character areas that are linked by pedestrian linkages that allow the residents a number of communal experiences such as woodland, historical terraces, meadow, play courts, play grounds and hard landscaped home zones where children can play. The linkages are also attractive places in themselves as they consist of landscaped walks. There is a central pedestrian spine that runs north south through the development that is made up of steps and terraces that take advantage of the sloping topography and views and this walkway contributes to the sense of place for the development.

• Mobility

- Vehicular traffic is segregated as much as possible from the main pedestrian routes and parking is arranged in clusters close to residences but not necessarily in front of each dwelling. The clustering allows for hard landscaped areas for play and prevents the public space from being too car dominated. There are provisions made for future pedestrian and cycling connections to the Lower Lee Road in the lower half of the site as well as a comprehensive pedestrian network throughout the site.

• Cityscape Views

- The site is in highly visible and prominent location on the Shanakiel Ridge overlooking the River Lee. The Shanakiel Ridge is part of a chain of ridges including Sundays Well, Shandon, City, Montenotte and Tivoli ridges that form a back drop to the River Lee and are instrumental in defining the character of Cork. Any development on this hillside would be highly visible and therefore it is critical that the form, massing and architectural expression is seen in this context.

• Historical Context

- The site is the former St Kevin's Hospital which was part of the larger Our Lady's Hospital; a mental health institution dating back to the 1840s. The proposed development retains and creates appropriate adaptive reuses for significant and prominent structures on the site; including the St. Kevin's Hospital itself, and this is the heritage context in which this new LDA residential development must be seen.



Planning Context

Full documentation and assessment of the relevant statutory planning policy is provided in the Planning Report and Statement of Consistency prepared by Tom Phillips Associates Planning Consultants which accompanies this application.

Planning Policy

The overarching planning strategy for the re-development of the St. Kevin's Site is to deliver a high quality residential proposal that accords with the land use zoning objectives pertaining to the site and ensures the appropriate re-use of existing structures on the site in accordance with best practice conservation principles and provides sensitively designed and sited new build development.

Where appropriate, certain structures not deemed to be of conservation merit will be removed in order to facilitate the site's re-development.

The sensitive visual context of the site, as detailed in the Cork City Development Plan, is also central to the design philosophy to ensure potential visual impact of new build development accords with the statutory Development Plan requirements for the site.

Residential densities will be in the order of 63 no. units per ha based on the developable site area, (area of land excluding Landscape Preservation Zone and Irish Water wayleave) which is considered an appropriate density for what is a constrained sensitive site but will still ensure the sustainable use of scarce zoned urban lands within an existing city context.

It is envisaged that the car parking will be kept to a minimum to reduce potential traffic impacts whilst encouraging the use of other modes of transport including bus, bicycle and walking in line with National guidance.

A range of residential unit types is being proposed including apartments, duplex units and townhouses (including social and affordable housing provision) thereby ensuring a range of household types and sizes can be accommodated on the site. The design proposal contains 266 no. residential units and will, therefore, be subject to the Strategic Housing Development (SHD) provisions.

In summary terms, under SHD provisions, An Bord Pleanála will be the ultimate decision maker so careful cognisance of other relevant SHD assessments have been reviewed and incorporated into the design as part of this process. In particular, it is evident that the Board is seeking to maintain high densities in excess of 50 units per ha on urban sites, particularly those in close proximity to city centre, public transport services or areas of employment (including third level institutions and hospitals).

Whilst the Board will assess and determine the final development, the role of Cork City Council is of paramount importance, as in planning strategy terms, the objective for all SHD proposals is to ensure that all technical and planning matters are agreed with the relevant Planning Authority, prior to formally meeting An Bord Pleanála regarding this development.

National Guidance

It is considered that this scheme comprising 266 no. mixed residential units accords with the key principles underlying current key National planning guidance as set out in the *National Planning Framework (NPF)*, the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)*, the *Urban Development and Building Heights Guidelines for Planning Authorities, (December 2018)* and the *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*.

The subject development inherently complies with the provisions of the National Planning Framework (NPF) particularly in relation to the promotion of higher density compact residential development on brownfield urban sites. Under the heading of 'Compact Growth', the NPF is:

'Targeting a greater proportion (40%) of future housing development to happen within and close to existing built-up areas. Making better use of under-utilised land, including 'infill' and 'brownfield' and publicly owned sites together with higher housing and jobs densities, better serviced by existing facilities and public transport'.

The NPF further notes in National Policy Objective 10:

'There will be a presumption in favour of development that encourages more people, jobs and activity within existing urban areas, subject to development meeting appropriate planning standards and achieving targeted growth'.

It states that the key test is meeting appropriate planning standards, which should be performance-based to ensure well-designed, high quality outcomes, rather than absolute in all cases. Although sometimes necessary to safeguard against poor quality design, the NPF notes that planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives in settlements of all sizes.

The subject site comprises zoned serviced urban lands in Cork City that would be categorised as 'brownfield' institutional, characterised by pre-existing buildings and formerly used for institutional and related purposes.

Their re-development for higher density residential development fully accords with the concept of 'compact growth', given their locational context within Cork City. A number of site-specific assessments will be completed as part of the design development stage required to accompany a planning application including conservation, visual and ecological. Preliminary work has commenced in this regard and the initial findings have been used to guide the current design

The subject proposal similarly adheres to the provisions of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)* regarding sites that are considered appropriate for higher density apartment development. The site is located in a 'central and/or accessible urban location' within walking distance (up to 15 minutes or 1,000-1,500m) of principal city centres or significant employment locations including hospitals and third level institutions. In this regard, the site is proximate to Cork City Centre and within close walking distance of University College Cork (UCC). The site is also within walking distance urban bus services. As such, the proposed density of development (63 no. units per ha based on the site's developable area) is wholly compliant in this regard.

The *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)* provide national guidance in relation to the appropriate locations for the siting of higher density residential development, having regard to the locational characteristics of the lands in question. In this regard, it is considered that the subject lands comprise 'Institutional Lands'

Having regard to their land use zoning in the current Development Plan and their former use. Section 5.10 of the Guidelines states the following regarding density on Institutional lands:

'A considerable amount of developable land in suburban locations is in institutional use and/or ownership. Such lands are often characterised by large buildings set in substantial open lands which in some cases may offer a necessary recreational or amenity open space opportunity required by the wider community.

In the event that planning authorities permit the development of such lands for residential purposes, it should then be an objective to retain some of the open character of the lands, but this should be assessed in the context of the quality and provision of existing or proposed open space in the area generally. In the development of such lands, average net densities at least in the range of 35-50 dwellings per hectare should prevail and the objective of retaining the open character of the lands achieved by concentrating increased densities in selected parts (say up to 70 dph).

The preparation of local area plans setting out targets for density yields, recreational uses and urban form should be considered in advance of development. In the absence of an LAP, any application for development of institutional lands should be accompanied by a masterplan outlining proposals for the entire landholding.'

The Guidelines recommend that the minimum net densities of 50 dwellings per hectare, subject to design and amenity standards, should be applied with the highest densities located at rail stations/bus stops. The Guidelines define net density as including '...only those areas which will be developed for housing and directly associated uses' including:

access roads within the site;
private garden space;
car parking areas;
incidental open space and landscaping; and
children's play areas where these are to be provided.

It therefore excludes:

major and local distributor roads;
primary schools, churches, local shopping etc.;
open spaces serving a wider area;
and significant landscape buffer strips.

A Site Plan outlining the future development of the entire landholding has been prepared as noted above.

It is noted that the Guidelines reference average densities '...at least in the range of 35-50 dwellings per hectare' and 'up to 70 dph' for Institutional type lands.

It is evident, therefore, that the Guidelines do not provide any upper limit on residential density and the assessment in this regard is related to qualitative standards.

In our opinion, on a site with the locational characteristics pertaining in this case including a very sensitive visual and conservation context, the proposed density of development (63 units per ha of development site area) is compliant, appropriate and sustainable in this case.

Cork City Development Plan

The relevant statutory Development Plan in relation to this site is the *Cork City Development Plan 2015-2021*. This document sets out the Planning Authority's framework for the development of the city council administrative area including relevant development management criteria.

It should be noted that whilst the Development Plan remains a planning guidance document of paramount importance, more recent National guidance takes precedence in relation to matters of residential density.

An Bord Pleanála has consistently confirmed that it will maintain this approach particularly in relation to SHD developments. The objective, however, in relation to this development will be to ensure adherence to the provisions of the Development Plan insofar as this is possible. The relevant Development Plan land use zoning objectives pertaining to the site are described in the Report and are not repeated here. It is submitted however, that the proposed residential re-development of the site complies with the zoning objectives for the site.

Some of the relevant Development Plan provisions include:

Density: The Development Plan notes that within the city, minimum residential density in suburban areas should be 35-50 dwellings per hectare.

Densities of greater than 50 dwellings per hectare will normally require a mix of houses and apartments. Densities higher than this baseline level will be appropriate in other types of location including along bus routes (minimum density of 50 dwellings per hectare, subject to constraints imposed by the character of the surrounding area); at larger development sites (>0.5 hectares in size, the size of a residential block) capable of generating and accommodating their own character, and major development areas and mixed use areas (including the central areas, District, Neighbourhood and Local centres).

The residential density of developments in central and inner suburban (pre-1920) areas of the city will normally be higher than 75 dwellings per hectare responding to the nature of their context, and are more likely to be controlled by other considerations. These will include plot ratios (see Table 16.1), and other planning and design considerations.

In assessing proposals for higher density development proposals, the Plan identifies the following design safeguards as being relevant:

Presence or capacity of public transportation system;
Vision for urban form, appropriate response to context, acceptable building heights, conservation (ACA/ RPS and setting);
Amenity considerations, overlooking, overshadowing, daylight, sunlight, etc, provision of adequate external space, provision of adequate internal space; Parking; Provision of ancillary facilities.

As noted in relation to National guidance, the density of the subject development is 63 units per ha of developable site area (calculated to be 4.2 ha, which excludes the NW2 zoned land landscape preservation and IW wayleave), is considered to accord with the relevant Development Plan density parameters noted above.

Landscape Preservation Zones/Visual Assessment: As noted above, the site is part designated a landscape preservation zone (LPZs) described as NW2 Shanakiel Ridge (2)/Our Lady's Hospital/St. Anne's Hospital.

These LPZs are identified as areas in need of special protection as their character and amenity value is considered to be to highly sensitive to development and as such have limited or no development potential. Typically the landscape character of LPZs combines distinctive landscape assets such as topography / slope, tree cover, setting to historic structures / other types of open spaces and other landscape assets.

The Plan notes that the objective of LPZs is to preserve and enhance the landscape character and assets of the sites.

There will be a presumption against development within LPZs and this is respected on the subject site where no new development is proposed.

The LPZ may, however, be considered an important amenity area that can be enhanced and improved for the benefit of future residents of the development and the surrounding area.

The site is also subject to the protection of views and prospects relating to Shanakiel Ridge as per the Development Plan. As such, the re-development of the site is subject to very careful visual assessment to ensure that these important views are not severely affected by way of new development proposals. This assessment operated in parallel to the evolution of the scheme design to ensure that the proposed development is in keeping with the visual assessment objective.

Conservation Strategy: A core part of the overall planning strategy for the re-development of the St. Kevin's site will be the formulation of a clear and agreed conservation strategy that will guide the design of the proposed development. The site is sensitive and includes a number of Protected Structures, which will necessitate a carefully considered planning and design response. This proposal addresses issues such as the conservation status of the various structures on the site; what structures must be retained and what reinstatement works are required and how these can be carried out; what structures can be removed in order to facilitate new build development and how the overall design approach affects the sensitive heritage character of the site. A Conservation specialist has been appointed to advise on the above issues and his report and liaison with Cork City's Conservation Officer has guided the current design concept.

Public Open Space: Table 16.2 of the Development Plan notes that 'Institutional Sites/Sites forming the setting to a building of significance' requires a minimum of 20% of site area for public open space provision.

This is a very significant requirement and is well in excess of the general requirement of 10% recommend in the Development Plan and in national guidance.

In this case, whilst the subject site comprises former Institutional lands and include buildings of significance, the topography of the site, which is stepped and steeply sloping, and the siting of the individual buildings, would render the provision of 20% public open space extremely difficult in this case.

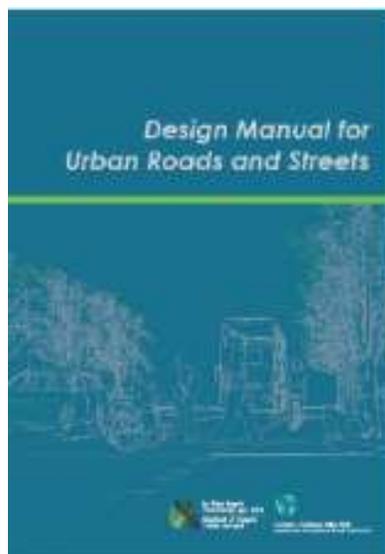
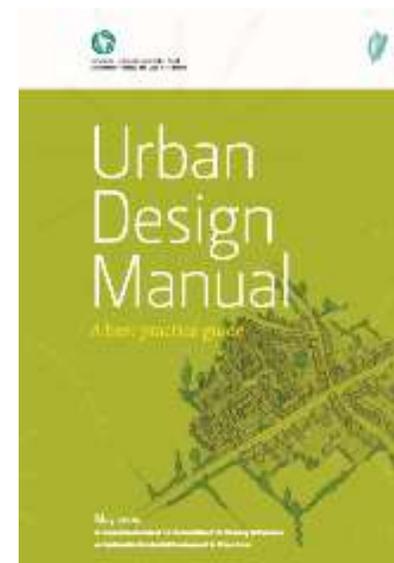
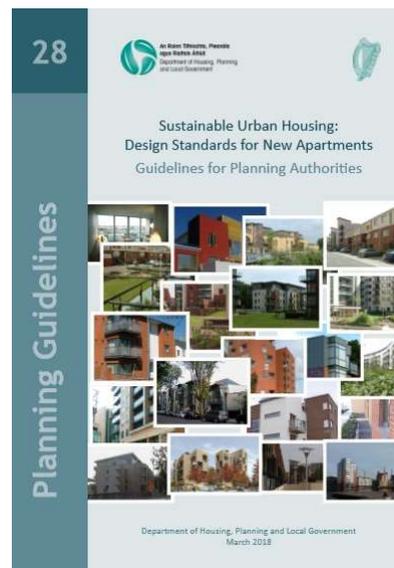
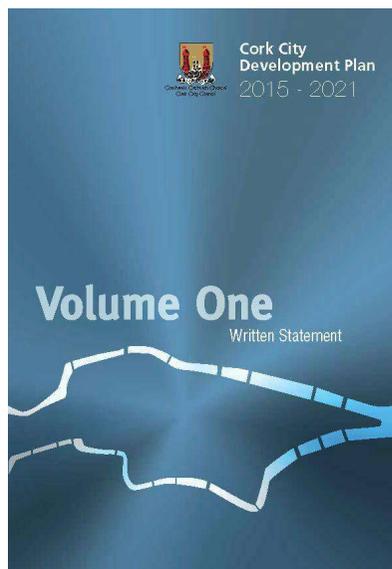
The lands will have the benefit of access to the adjoining LPZ described above, which is intended to be upgraded and enhanced for public use as an amenity area for the residents of the future development. In addition, areas of open space will be provided within the scheme for resident use.

Access and Permeability: The issue of vehicular access and egress to and from the site, together with the assessment of traffic impact rising from the proposed development is a key planning issue for the proposed development. This issue is being considered and addressed by ILTP traffic consultants appointed to assess the proposal, and this work has informed the urban design proposal.

The overarching planning strategy is to minimise car parking on the site, encourage the use of alternative transport modes and consequentially reduce trip generation by private car to as great an extent as possible. In addition, the design team has considered permeability to and through the site that will facilitate future pedestrian and cycle access to and from adjoining lands, where possible.

Car and Bicycle Parking: The Development Plan requires car parking provision in this area of 1 space per 1-2 bedroom unit and 2 spaces per 3-3+ bedrooms units. As noted above, the subject development is proposing a car parking ratio which will result in a car parking provision materially below the Development Plan standards however this approach is in line with National planning guidance to reduce car use where possible.

In terms of bicycle parking provision, the Development Plan requires 1 bicycle parking space per apartment unit. The proposed development will delivers in excess of this provision.



Local and National Planning Guidance Documents



02: Site Context and Analysis

- Cork City Context
- Cork City Council Zoning
- History
- Site Constraints
- Protected Structures & NIAH listing
- Topography
- Landscape Protection
- Site Access and Transport infrastructure
- Site Aspect
- Urban Context

Cork City Context and Site Location

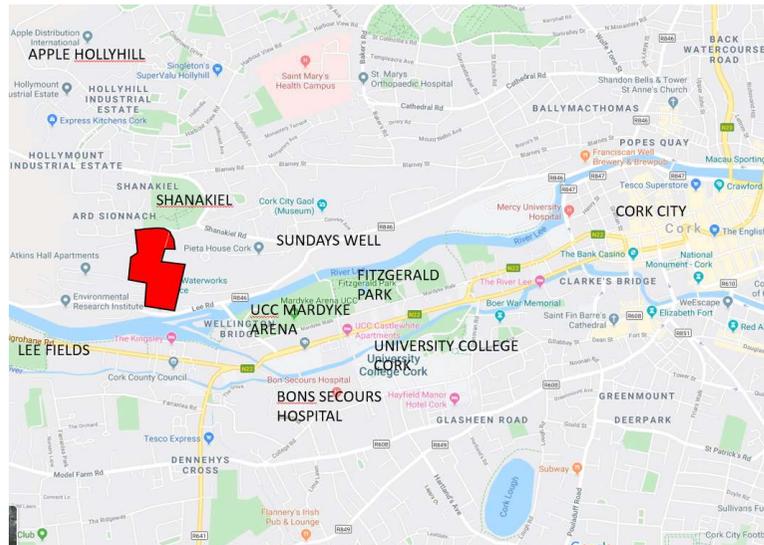
The site is located 2.5km west of Cork city centre on a prominent south facing hillside site. The site offers expansive views over the western suburbs of the city. The site's vehicular access is from the higher, Shanakiel road which rises from the Sundays Well road, a major east west link road north of the River Lee. This provides direct access to the city-centre to east and to Wellington bridge to the west, situated below the site. This provides direct access to University College Cork and its Mardyke Arena and Western Gateway building.

The Area above the site to the north is occupied by the Carrigmore Hospital which is surrounded by St Anne's Pitch and Putt golf course. Beyond this is the Hollyhill Industrial Estate, home to Apple's European Headquarters, employing 6,000 people.

The entire site extends to approximately 14 acres (5.7 hectares) and is laid out over three tiers/levels with a series of buildings including the former St Kevin's Hospital, St Dymphna's Hospital, St Kevin's Church and a number of outbuildings totalling approximately 8,300 sqm. (89,340 sq ft).

St Kevin's Hospital suffered a major fire in 2017 and along with St Dymphna's, although secured, both buildings are derelict. The External envelope of the Church building is intact, but again the interiors are significantly neglected.

There are a number of roads on site providing access to the various buildings, but the complex's original secondary access south west of the site is no longer accessible, with the adjoining Our Lady's Hospital (now called Atkins Hall) complex now in separate ownership.



Location map



Aerial View of St Kevin's Hospital



View of St Kevin's Hospital Site from River Lee

Cork City Council Zoning

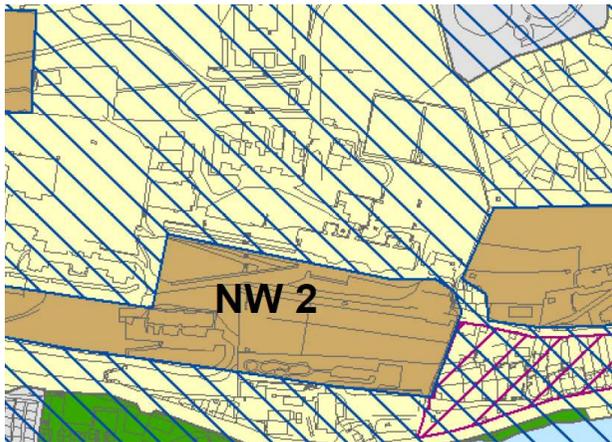
In the Cork City Development Plan the site is zoned as “Residential, Local Services and Institutional uses”.

A section of the southern end of the property has been designated as a Landscape Preservation Zone “NW2” within the Cork City Development plan 2015-2021. This comprises approx. 1.27ha. /3.13 acres.

Such zones are considered highly sensitive to development and, as such, have limited or no development potential. The landscape assets to be protected on the subject site include: Topography, Tree Canopy, Visually Important land and Landmarks (St. Kevin’s Hospital).

The site is also located in an area that is designated as an “Area of High Landscape Value “. The sites prominent location on the Shanakiel Ridge makes it an area of high landscape value whose characteristics should be protected.

The St Kevin’s Hospital is a local landmark and views to the building are protected as designated in linear views OL1 and OL2 from the South.



Extract from CCDP zoning map 9

Ref	Landscape Preservation Zone (general name)	Landscape Assets to be protected (table 10.1)	Site Specific Objectives
North-West			
NW1	Shanakiel Ridge (1)	G,A,E	<ul style="list-style-type: none"> To provide public open space as part of new neighbourhood park; To allow a small amount of residential development to overlook this public open space (fronting westwards behind the existing houses) minimising the impact on the setting of Our Lady’s Hospital; To retain limestone field boundary wall as landscape element and repair / reinstate where necessary; To ensure landscape structure maximises the potential of the stream and other assets.
NW2	Shanakiel Ridge (2) / Our Lady’s Hospital / Saint Anne’s Hospital	G,A,C,E	
NW3	Shanakiel Ridge (3) / Hyde Park / Shanakiel House	C,E,A	
NW4	Sunday’s Well (1) / Old Jail	G	
NW5	Sunday’s Well (2) / Lee Riverside	A,B,C,E,F	
NW6	Sunday’s Well (3) / North Mall Distillery	B,C,D,E,G,I,Q	<ul style="list-style-type: none"> To create a publicly accessible riverside open space with significant ecological value as part of

Table 10.1 Landscape Assets Categories

Ref	Assets Category
A	Topography - ridges, escarpments, slopes
B	Water / River Corridors - rivers, estuary, harbour, The Lough, Atlantic Pond, Docklands, Port of Cork
C	Tree Canopy - Areas with existing woodlands or significant tree groups, or areas with potential for new woodlands.
D	Ecology - areas which provide a habitat for wild flora and fauna.
E	Visually Important Land (including Views and Prospects of Special Amenity Value, Potential Vantage Points and Locally Important Views)
F	Historic Core / Townscapes / Streetscapes
G	Landmarks / Natural Features / Cultural Landscape – land forming the setting to existing landmark buildings and/or protected structures / buildings of significance

Extract from CCDP re: NW2 zoning (our highlights)

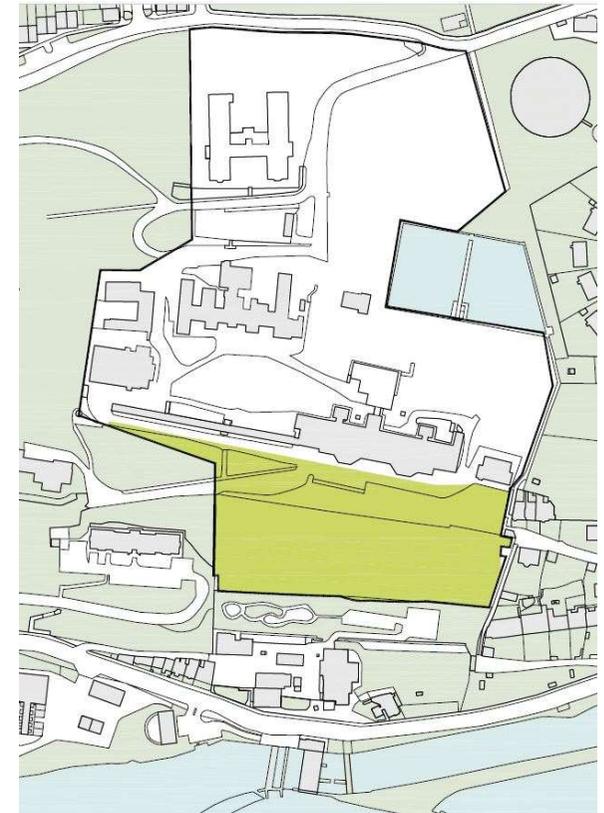
Areas of High Landscape Value

- 10.16 Areas of High Landscape Value comprise one or more landscape asset identified in the *Cork Landscape Study 2008* and typically, combine one of the primary landscape assets (Topography, River Corridor, Tree Cover) with other landscape assets. AHLVs are illustrated in Suburban Maps 4-10, Volume 2.
- 10.17 Areas of High Landscape Value display an intrinsic landscape character and a special amenity value. Development will be appropriate only where it results in a neutral / positive impact on the landscape. Although many AHLVs consist of a built form and a strong landscape character, typically the built form is secondary to the landscape character.
- 10.18 New development in AHLVs must respect the character and the primacy and dominance of the landscape. In particular, development on topographical assets such as steep sided slopes, escarpments and ridges is considered to be inappropriate due to the detrimental impact of site and excavation works on the landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value.
- 10.19 The AHLV is an additional objective overlaying the land-use zoning objective. Development proposals must comply with the underlying land-use zoning objective. The key areas include the Montenotte / Tivoli Ridge, Shanakiel Ridge / Sunday’s Well Ridge, Blackpool Valley; Lough Mahon/ Douglas Estuary; River Lee / Curragheen River.

Objective 10.4 Areas of High Landscape Value

To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.

Extract from CCDP re: Areas of High Landscape Value (my highlight)



Areas of Landscape Preservation Zone highlighted in green



View of site from the South bank of the River Lee

Cork City Council Protected Views

Cork City Council has in designated a series of protected views and prospects designated in the Development Plan 2015-2021.

The views and prospects that pertain to this site are

OL1- Linear View of Site

OL2-Linear View of Landmark Building, St. Kevin's Hospital

LT 7-Landscape/Townscape View.

The views are taken from long distance from the Model Farm Road and Bishopstown Avenue in the southern suburbs.

Objective 10.6 Views and Prospects

To protect and enhance views and prospects of special amenity value or special interest and contribute to the character of the City's landscape from inappropriate development, in particular those listed in the development plan. There will be a presumption against development that would harm, obstruct or compromise the quality or setting of linear views of landmark buildings, panoramic views, rivers prospects, townscape and landscape views and approach road views.

To identify and protect views of local significance through the preparation of local area plans, site development briefs and the assessment of development proposals on a case-by-case basis.

Linear Views of Landmark Buildings

10.27 These occur where a particular landmark/ building is the main point of focus. Views tend to be framed within relatively narrow viewing corridors such as laneways and streets. The views of landmark buildings are considered to be of particular importance and special amenity value. The majority of these views are from City Centre or inner city viewing locations.

Townscape and Landscape Features

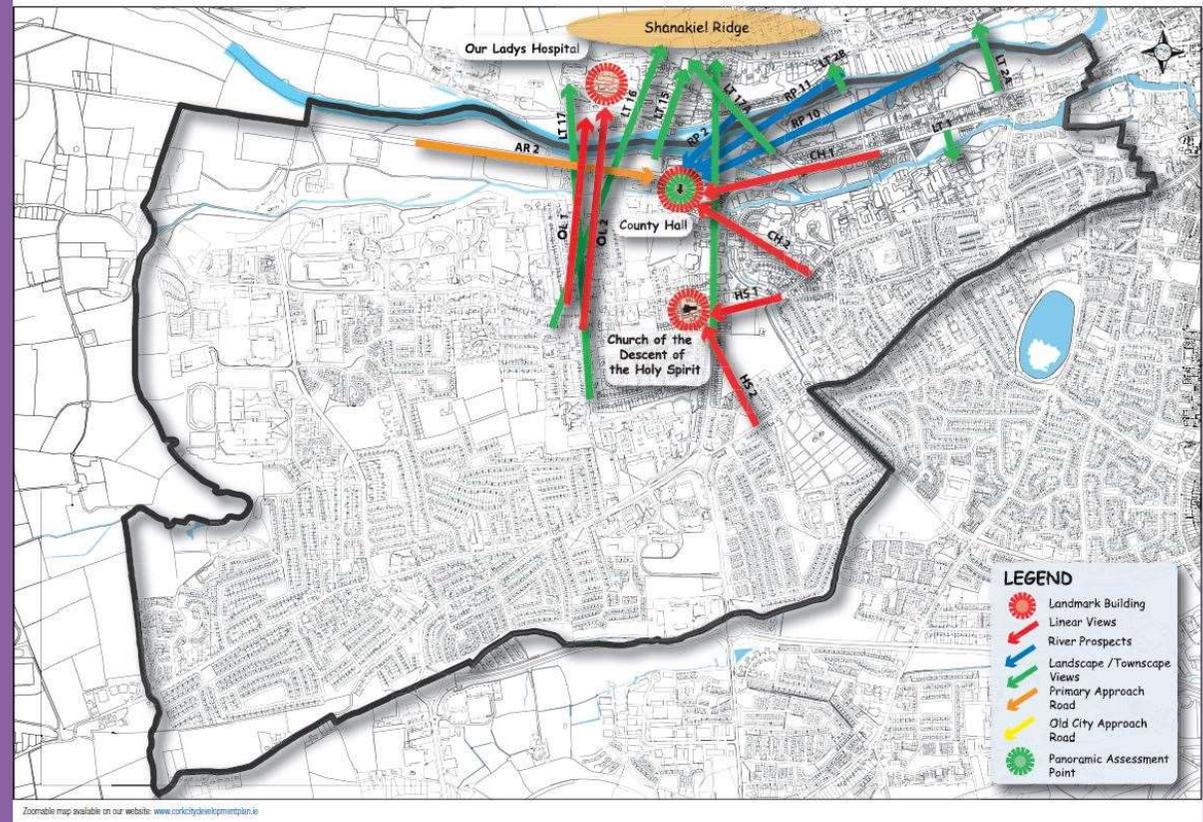
10.30 These are views of areas that have distinctive/ outstanding townscape or landscape features within the city including views of the city ridges.

Extract from CCDP re: Views and Prospects Objective



MAP 18 - Views and Prospects: South-West

Volume Two: Mapped Objectives



Cork City Development Plan 2015-2021

19

Extract from CCDP Views and Prospects: South West Map 18

History

Please also refer to the **Architectural Heritage Impact Assessment Report by John Cronin & Associates** which accompanies this application.

The St. Kevin's complex is located on a series of terraces constructed on the south-facing slope of the Lower Lee valley above the Cork City Waterworks and the Lee Road on the western outskirts of Cork City.

The St. Kevin's building itself comprises a large red bricked, four-storey over basement building, designed by William Henry Hill and constructed c.1893.

The building formed an annexe to the wider Cork District Lunatic Asylum complex which included the larger and pre-existing Eglington Asylum.

The first asylum for the insane in Cork opened in 1791 and was located on the Old Blackrock Road at the site of the South Infirmary.

Implementation of the Irish Lunatic's Asylum Act in 1845 provided legislation for two new asylums in Ireland, a criminal one in Dundrum, Co. Dublin and a 500-bed district lunatic asylum in Cork. An advertisement for tenders for an appropriate site for the Cork District Lunatic Asylum required that it should be within 2 miles of the city and that there should be sufficient ground around it for patients to exercise. Following consideration of a number of sites, lands on the northern side of the Lee Road, adjacent the City Waterworks and totalling c.53 acres, were chosen as the preferred site.

The original asylum, which was known as Eglington Asylum (named after the Earl of Eglinton, Lord Lieutenant of Ireland) (later renamed Our Lady's Hospital) was designed by local architect, William Atkins in 1846, and constructed by Alexander Deane from 1849 to 1852.

This building (known locally as 'The Grey Building' due to its dark grey sandstone and limestone façade) was constructed on an artificial terrace to the west of where the later St. Kevin's building was to be built. Originally three separate blocks, male to the east and female to the west flanking a central block, the need for additional accommodation resulted in their linking in 1861, which led to the creation of an extremely long building. When complete, it formed the longest facade of any building in the country.

Despite the significant scale of the Eglington Asylum, by the 1880's there was a requirement for more accommodation capacity, and facilities, within the District Lunatic Asylum complex.

Following design disagreements between William Atkins and the relevant authorities, William Henry Hill was appointed to design and oversee the construction of the new facilities.

Between the years of 1888 and 1894, building contractors E & P O'Flynn and Samuel Hill constructed the new accommodation block which subsequently became known as St. Kevin's, as well as additional buildings such as the mortuary, the Catholic church, the St. Dymphna's block and a number of ancillary buildings such as staff residences and outbuildings.

Also constructed was a 'communication corridor' which linked the new, red brick-built accommodation block with the pre-existing asylum building. The single storey communications corridor, the westernmost sections of which extended underground, comprised a near 200m long link between the pre-existing asylum buildings and the new accommodation block to the east.

The additional developments, designed by W.H. Hill, raised the accommodation capacity of the combined asylum facilities to 1430 persons.

William Henry Hill died in 1911, however his son and namesake, also an architect, carried on the business under the same name. The younger Hill continued as architect to the Cork District Lunatic Asylum and he supervised a range of additional ancillary developments during the early 20th century. These works included: additional accommodation, structural improvements and alterations to the west wing which were undertaken in 1913; works to the laundry carried out in 1920; the development of a drying chamber in connection with the laundry in 1939 and the construction of a temporary building containing dormitories and day rooms in 1940.

Furthermore, a new hospital and admission block within grounds of the asylum, as well as other ancillary works, appears to have been constructed under the supervision of architect Henry Houghton Hill between the years of 1933 and 1940. Finally, a new gate lodge was constructed in 1955 and an admissions unit, along with landscaping works to the grounds, was constructed to the design of James Rupert Edward Boyd Barrett between 1959 and 1962.

Latterly, St. Kevin's housed the Southern Health Board's Mental Health Services, as well as an intensive care unit for mental health services for Cork City and County. The unit was permanently shut in 2002 and its remaining patients were transferred to the Carraig Mór Centre located to the north of the subject site. The St. Kevin's building had been considered for conversion to Southern Health Board offices, however, an alternative site was chosen, and the building was abandoned and fell into disrepair. A major fire gutted approximately two thirds of the building in 2017.



View of St Kevin's Hospital taken in late 1990s



Aerial View of St Kevin's Hospital when operational in 1955. Note the numbers of patient promenading on the landscaped grounds.

Protected Structures & National Inventory of Architectural Heritage Listings

Please also refer to the Architectural Heritage Impact Assessment which accompanies this application.

A protected structure is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Purpose of the National Inventory of Architectural Heritage (NIAH) is to identify, record, and evaluate the post-1700 architectural heritage of Ireland.

“Our Lady’s Hospital” is listed as a protected structure (Ref. No. PS260) in Volume 3 of the CCDP 2015-2021. This includes St. Kevin’s Hospital which was specifically listed in 2016.

The St. Kevin’s Asylum (Hospital), Corridor Link building, St Kevin’s Chapel & St. Brigid’s Hostel are separately listed in the National Inventory of Architectural Heritage (NIAH) with planning permission in place for the demolition of St. Brigid’s to facilitate the construction of the new Irish Water Shanakiel rising water main (planning ref; 18/37965).

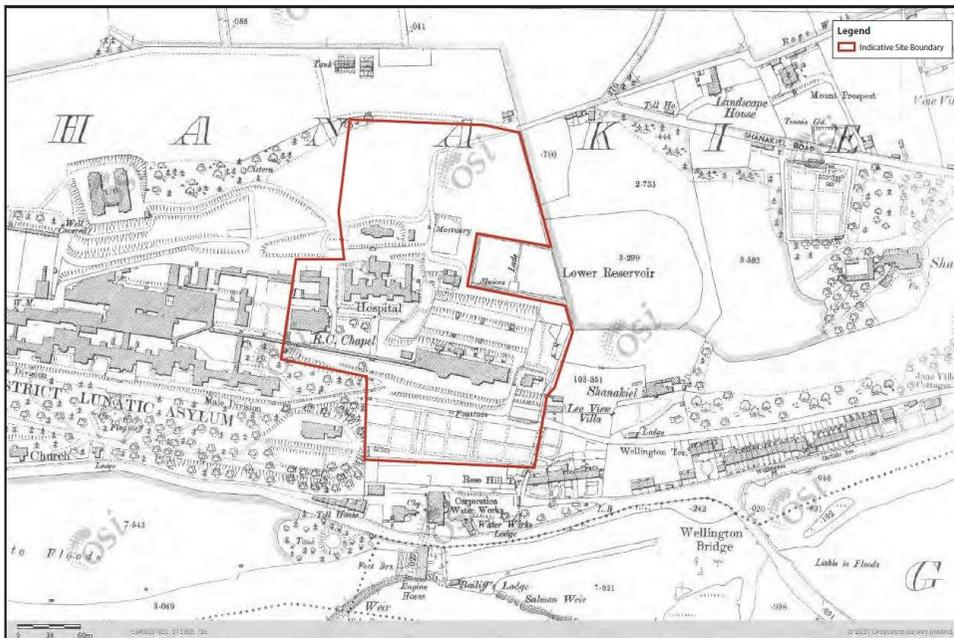
Many of the original buildings of the Our Lady’s Hospital campus have been demolished and the St Kevin’s Hospital building was severely damaged in a fire in 2017



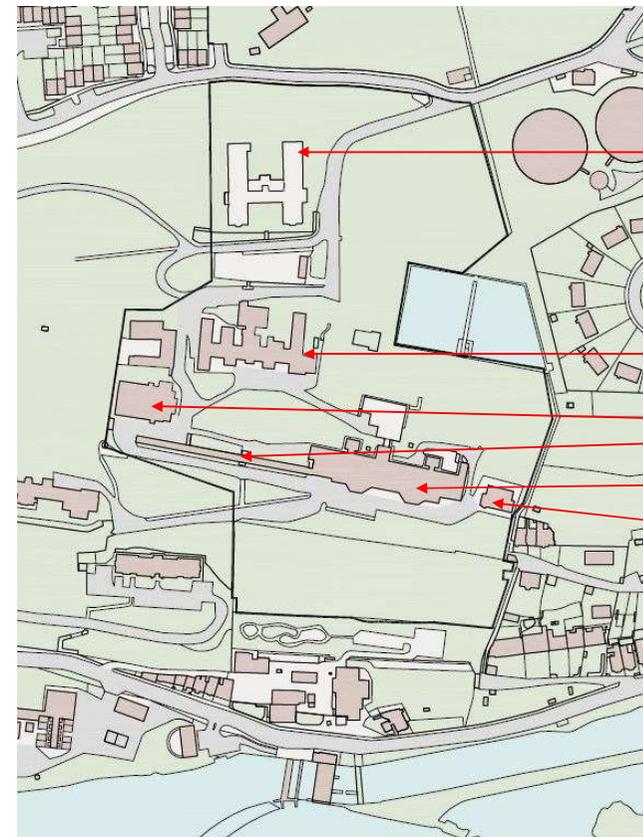
St Kevin's Chapel on NIAH



St Kevin's Hospital – PS 260 on CCDP 2015-2021



Site location outlined in red on 1899 OS map



Map showing protected structures and NIAH Listings

Protected Structures & National Inventory of Architectural Heritage Listings



Photographs of St Kevin's Hospital and Chapel showing condition of buildings

Site Constraints

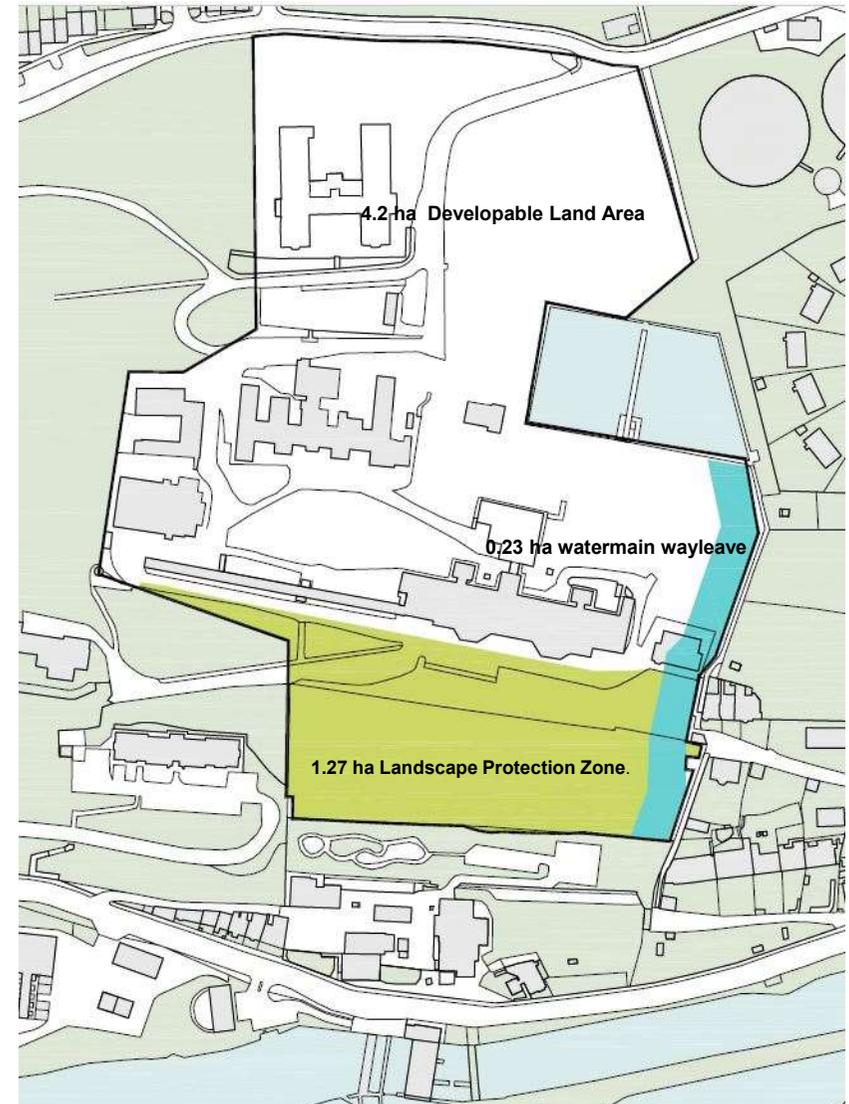
A site constraint is a condition that impedes progress towards the total development of available land area on a site project. There are a number of different types of site constraints that can affect all site construction projects. These could be the site form, topography, boundaries, neighbouring properties, site access, rights of way, rights to light and so on.

There are a number of critical site constraints for the subject site. However not all site constraints are a negative, in many cases the challenge of dealing with a site constraint can lead to design solutions that can enhance the architecture and public realm design for the site.

The key constraints for this site comprise the following;

- There are significant Protected Structures & National Inventory of Architectural Heritage Listings that require assessment, surveying and proposals for retention, refurbishment and repurposing.
- The topography of the site is steeply sloping with large sections of the site economically unviable to build on.
- The existing Internal Road Network is challenging in terms of incline and does not in itself comply with DMURS requirements for modern residential development.
- There are significant Landscape Protection constraints.
- There is only one location for vehicular access at the North East corner of the site.
- There is a significant 1.27 ha Landscape Preservation zone in the southern end of the site (NW2).
- There is a large wayleave for Irish Water on the eastern edge of the site which takes 0.23 ha from the developable land portion of the site north of the Land Preservation Zone.
- There is a significant amount of water utility pipework that traverse the site that service the Irish Water facilities to the north east of the site.

The combined effect of these site constraints is demonstrated in the accompanying diagram, whereby the developable land area is calculated at 4.2 hectares of developable land area.



Constraints Map of the Site.

Topography & Internal Road network

Please also refer to the Infrastructure Report by Barrett Mahony Consulting Engineers accompanies this application.

The site is steeply sloping from North to South falling from 70m AOD at the Shanakiel Road entrance to 23m AOD at the southern boundary of the site. The primary locations of steep grades are to the northern and southern sections of the site (to the front of St. Kevin's Hospital) along with certain areas throughout the site. These are identified in yellow on the accompanying map.

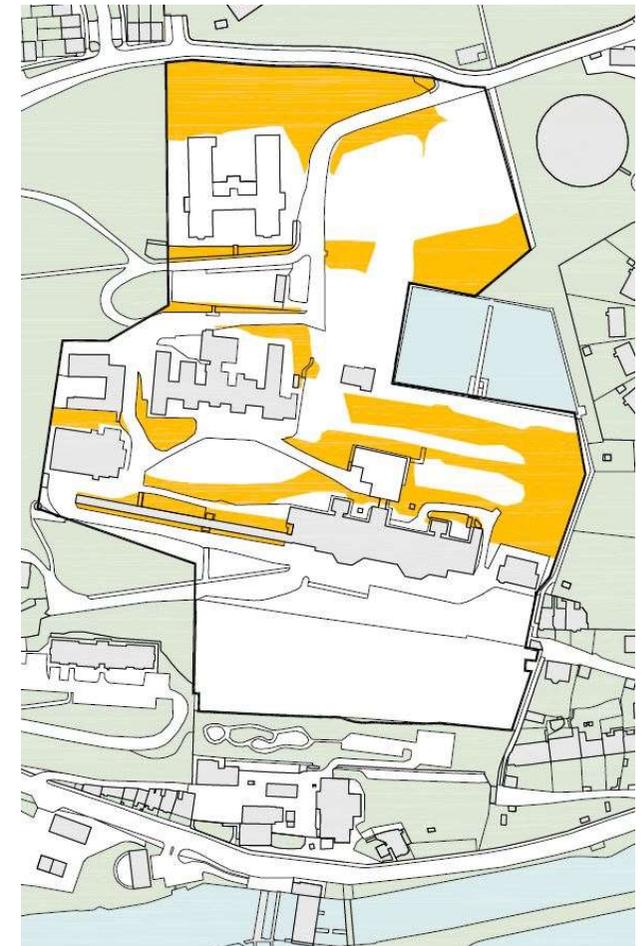
The site is serviced by an internal road network typically 4.5m wide which is in poor condition. This road network accesses plateau areas within the general north/south slope where the existing buildings are located and where older buildings, that have been demolished, were located. This existing network, will require some modification to meet with the requirements of DMURS. The existing road network also contains the services for the site and will therefore be retained and modified as required.

The area to the south of the site, in front of the St Kevin's Hospital building, is the most steeply sloping and is zoned as a landscape preservation area.

The steeply sloping nature of the topography requires the use of retaining walls and split-level architecture which brings with it the abnormal costs of retaining structures and this civil and structural engineering requirements is a constraint on the site.



Proposed North –South Site Section



Map showing areas of steep topography in yellow

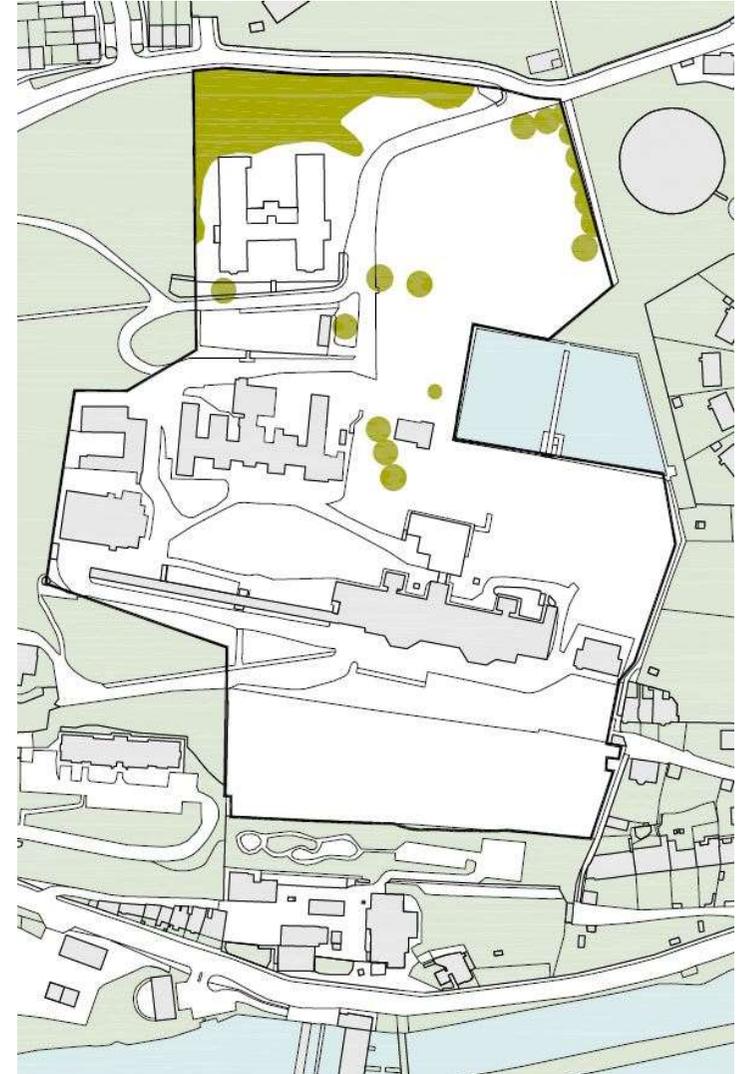


Landscape Protection

Please also refer to the Landscape Design Report by Aecom and Arborist Report which accompanies this application.

A number of mature trees exist on site, mostly to the northern escarpment, but also to the eastern boundary and centrally within the site. While an Arborist has made an assessment of the trees on the site and there are no Grade A trees present, and in general the trees are in poor condition the overall appearance of a wooded escarpment is important from the point of view of the "Area of High Landscape Value" designation for the site.

In urban settings, trees or groups of trees, can contribute significantly to the local landscape or townscape and to the successful integration of new buildings into the landscape. The retention of mature trees can contribute to amenity and more attractive developments as well as important wildlife habitats. The retention of trees is therefore considered as part of this development.



Map showing locations of wooded areas

Site Access & Transport Infrastructure

Please also refer to the **Traffic & Transport Assessment and Mobility Management Plan Report** by ILTP which accompanies this application.

The site is currently accessed from a single entrance to the North on Beech Tree Avenue which in turn links to Shanakiel Road. There are a number of points identified on the eastern and western boundaries where pedestrian and cycling connectivity may be provided in future developments and this proposal makes provision for this connection, however this specific permeability relies upon agreement with neighbouring properties to allow future access in these locations.

A review of available traffic data shows the roads in the immediate vicinity experiencing low levels of congestion in the peak hours, though this changes as one continues further on routes to and from the city centre. A detailed Transport Assessment will be required by the Planning Authority for any development at the site given its location and scale and this is provided as part of this application.

Existing local public transport services are limited to Bus Éireann services which are relatively infrequent but do stop on Shanakiel Road, in close proximity to the site.

A review of the Cork City Development Plan indicates minimal proposed infrastructural changes to the roads in the immediate area. The Cork County Development Plan, however, includes for the Cork Northern Ring Road (CNR) Scheme which has a preferred route corridor passing to the west of the site.

There are a number of other transport infrastructure projects indicated across a variety of different publications including the National Development Plan, Cork 2050 and the Cork Metropolitan Area Transport Strategy (CMATS). The most significant include:

- Bus Connects for Cork which will include revisions of the existing network to improve bus services across the City
- Improved Commuter Rail facilities

- A Bus Rapid Transit or Light Rail service with an indicative route between Ballincollig and Mahon through the City Centre.

Cycle infrastructure in the area is limited at present, with no main links to or from the development site. Cork City and County Councils have developed a Cycle Network Plan for the area which includes a comprehensive cycle network for the area and a new primary route directly north of the development site along Shanakiel Road.

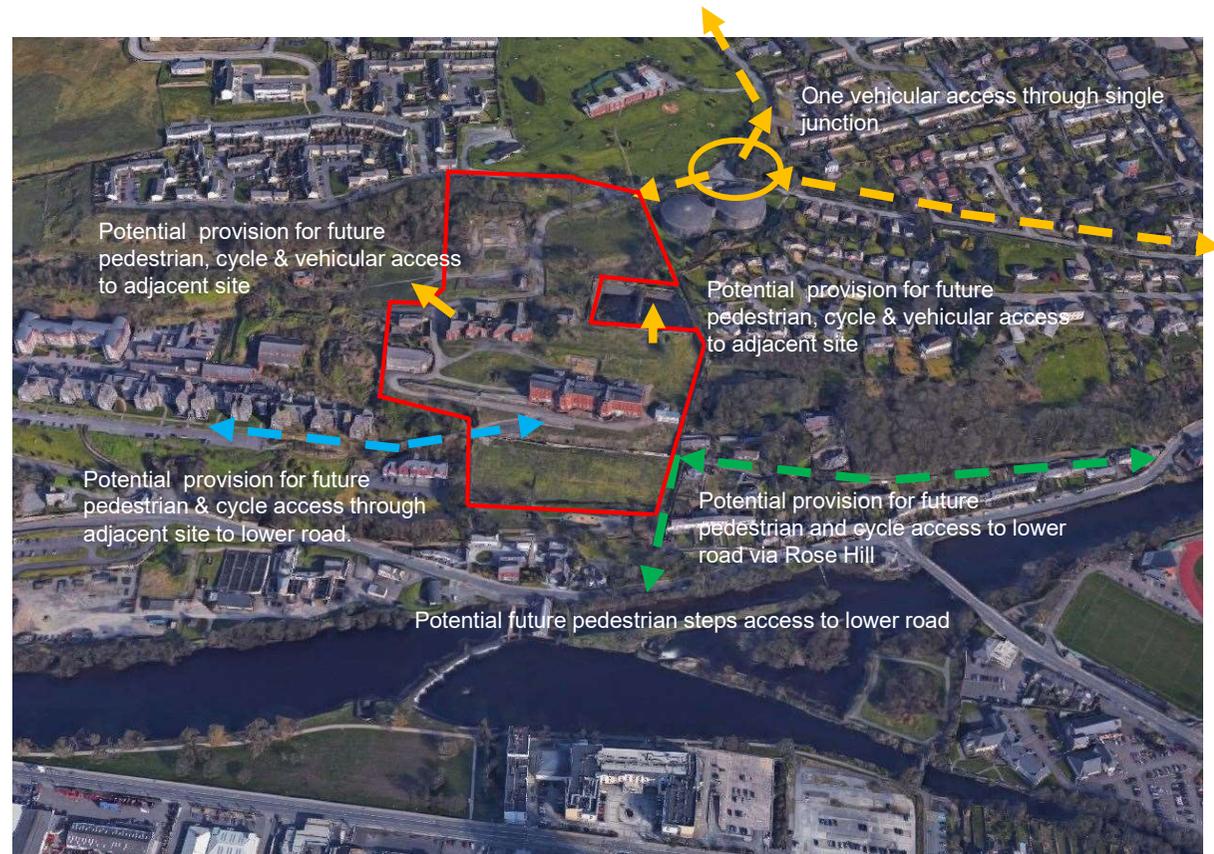
There is no clear timeline, however, for the delivery of the infrastructure set out within the Cycle Network Plan.



Former site access from adjoining site "Atkins Hall" to southwest.



Beech Tree Avenue junction with Shanakiel Road.



Potential vehicular, cycling and pedestrian access to site.

Site Aspect

The site has excellent southerly aspect with a south facing topography. The site looks south over the river Lee so aspect and views are aligned.

The landscape preservation zone in the lower part of the site is also south facing and allows for excellent amenity for the site.



Summer Sunset



Winter Sunset



Summer Sunrise



Winter Sunrise



Midday



Urban Context

The site is a large highly visible site that has large imposing Victorian institutional buildings that dominate the landscape. On the sites southern edge there are large institution and public buildings such as the Old Cork Waterworks, The Kingsley Hotel and the 15 storey Cork County Council building. All of these buildings frame the view to and from the St Kevin's Hospital site. On the western boundary is Atkins Hall, a very large imposing Victorian Mental Asylum of which the St Kevin's Hospital campus was once part. On the eastern edge of the site there are Victorian terraces along the Lower Lee Road/ Sundays Well Road and lane access on Rose Hill. To the North and North East of the site there are low rise and low density suburban housing in Ashboro and Beechtree Avenue.

The site transitions from the low density suburbia of Shanakiel to the North to the large scale institutional buildings in an open riverine setting on the River Lee to the South.

The site has also views to and from large scale institutional buildings such as the UCC Western Gateway Building and Mardyke Arena to the South as well as the Mercy Hospital to the East.



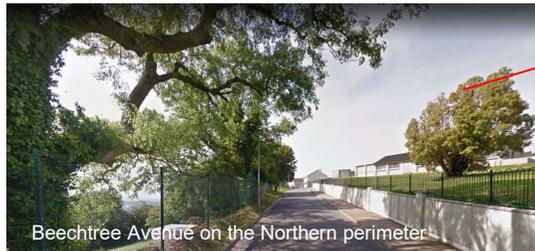
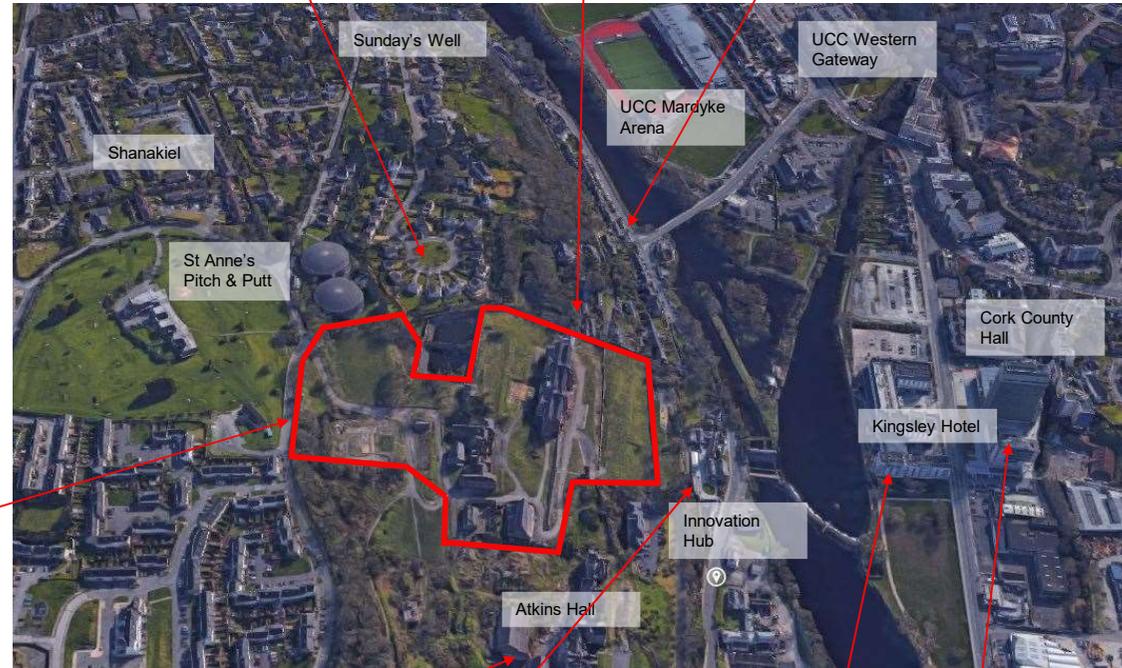
Ashboro on Eastern perimeter



Rose Hill on Eastern perimeter



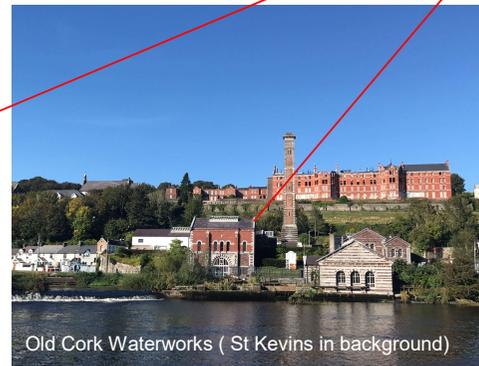
Lower Lee/Sundays Well Road



Beechtree Avenue on the Northern perimeter



Atkins Hall- formerly the Cork Mental Asylum



Old Cork Waterworks (St Kevins in background)



Kingsley Hotel with 15 storey County Hall in background

Urban Context

The St Kevin's Hospital site is a highly visible and important site in terms of viewpoints from the river and other vantage points. Cork City has a unique visual language of elevated cityscapes on ridges overlooking the plain of the city and the riverine environment. This topography presents elevations of houses and institutional buildings in a hierarchy whereby street frontages are visually stacked above one another presenting a unified appearance.

In certain circumstances, major buildings such as churches and hospitals break the ridge line and present a formal punctuation of the skyline.

The design intent is to ensure the St Kevin's Hospital provides the iconic structure on the skyline and the residential elevations are subordinate to this protected structure.

Variety of materials and form will be important to break down the potential of a monolithic appearance to the ridge and this can be achieved by taking examples from the immediate residential forms along the river and the Sunday's Well & Shanekiel Ridge, as well as the Montenotte Ridge overlooking the city centre.

The proposal will be a contemporary, and also contextual, architecture that will take its design cues from the brickwork of the St Kevin's Hospital and the old Waterworks (now Innovation Hub) building below the site and also the use of plaster and slate that is the language of the Cork City ridge architecture.

We also note the fenestration pattern of vertically orientated opens punched into plastered masonry walls that step with the topography of the existing city ridges and this approach will inform the contextual elevations that will be present the scheme to the wider city and riverine context



03: urban Design Masterplan

- Initial Design Site Layouts
- Site Strategy : Road Network
- Site Strategy: Pedestrian Network
- Site Strategy: Amenity
- Site Strategy: Building Defining Space
- Site Strategy: Conservation
- Proposed Scheme
- Typology Mix
- Character Areas



Initial Design Site Layouts

At the initial appraisal a number of options were considered to establish a viable capacity for the site in terms of density and typology. A number of options included large apartment blocks with undercroft carparking structures. These options were discounted in favour of townhouses, duplexes and walk up apartment blocks which we believe are more appropriate in urban design terms for this site.

Option 1

Option 1 proposed a mixed typology scheme consisting of 266 dwelling units.

This option proposes that St Kevin's Hospital is developed as an apartment scheme consisting of 56 units incorporated into the Victorian Hospital. This option proposes 50 town houses in the western side of the site and 36 duplex units on the eastern side. There is proposed a purpose built apartment scheme providing 58 apartment units along with 36 duplex units in the centre of the site to the rear of the St Kevin's Hospital. More housing is proposed to be provided by 30 duplex units at the North Eastern end of the site (vehicular entrance)

Option 2

Option 2 proposed a mixed typology scheme consisting of 320 dwelling units. This option proposes a higher density scheme (76 dph) with no townhouses included in the scheme. As per Option 1, St Kevin's Hospital is proposed to be converted to an apartment scheme consisting of 56 units. There are proposed 86 private duplex units and a purpose built apartment block consisting of 58 apartments in the centre of the site. There is proposed in this option a purpose built stand alone apartment scheme providing 90 apartment units in the north west corner of the site. More housing is proposed to be provided by 30 duplex units at the North Eastern end of the site at the vehicular entrance to the site.

Option 3

Option 3 proposed a mixed typology scheme consisting of 320 dwelling units. This is a higher density scheme (77 dph) even though it includes townhouses. As per option 1 and 2, St Kevin's Hospital is proposed to be an apartment scheme consisting of 56 units. There are proposed to be 122 duplex units and 28 townhouses to be provided. The apartment block in the centre of the site in Option 2 is proposed to be replaced with townhouses and a row of duplex units parallel to the St Kevin's Hospital. As per Option 2 there is proposed in this option a purpose built stand alone apartment scheme providing 90 units in the north west corner of the site. More housing is also proposed to be provided by 30 duplex units at the North Eastern end of the site at the vehicular entrance.

Option 4

Option 4 proposed a mixed typology scheme consisting of 332 dwelling units. This is a higher density scheme (79 dph) including townhouses however there are more apartments being provided. The housing is proposed to be provided in the form of apartments in the North West corner with 126 duplex units and 26 townhouses, and in the South East corner St Kevin's Hospital itself is proposed to be an apartment scheme consisting of 56 units along with a purpose built apartment block of 34 units. Option 4 was further developed to take into account parking including the introduction of parking structures and landscape design. This resulted in a reduced number of dwellings from 332 to 318 resulting in a lower density scheme (76 dph). This density reduction was in favour of providing more townhouses and less duplex units.

Option 5

Option 5 was a further development of Option 4 with the intent to reduce the costs to the scheme by removing apartment blocks and replacing them with duplex units as well as replacing the standard apartment design with walk up apartments that don't require lift cores. This resulted in a reduced number of dwellings from 318 to 291 dph resulting in a lower density scheme (69 dph).

Option 6

Option 6 was a further development of Option 5 with the intent to reduce the costs by the reorganising the layout of the site to avoid cut and fill and retaining wall requirements. This option also went into further detail with respect to landscape design utilising the topography. This resulted in a reduced number of dwellings from 291 to 274 dph resulting in a lower density scheme (65 dph).



Option 1.



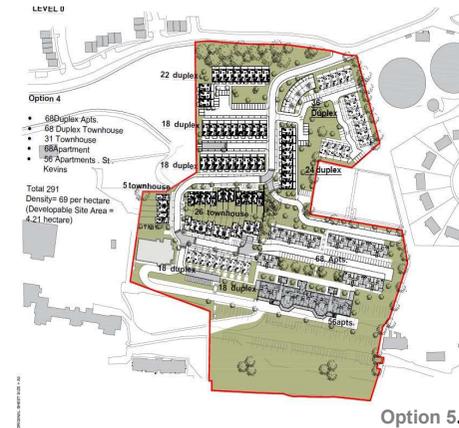
Option 2.



Option 3.



Option 4.



Option 5.



Option 6.

Site Strategy

Road Network

The existing road network provided access to the campus of St Kevin's Hospital buildings that not only address the topographical issues within the site they also contain the routes for the main services.

There is also only one vehicular access to the site on the north east corner and due to nature and topography of the site it is not feasible to make any other vehicular connections to the road network in the vicinity.

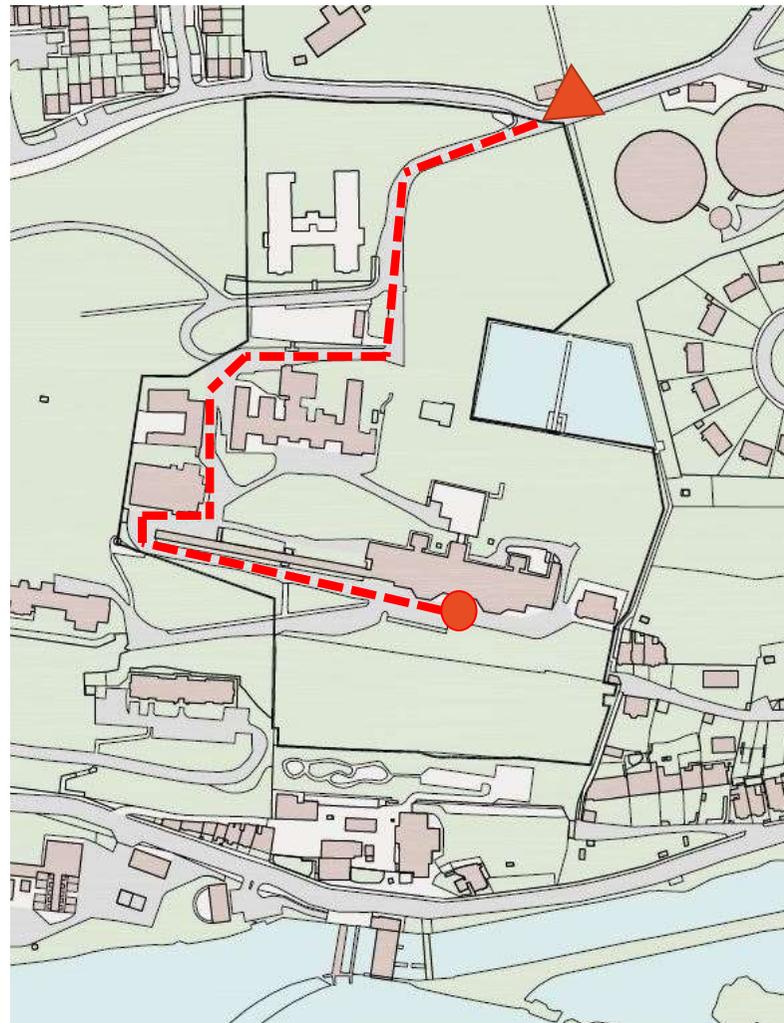
The scheme proposes to use the existing road network as the primary route with secondary routes as spurs to provide access to the residences.

The primary route that currently serves the St Kevin's Hospital is rerouted to the rear to allow a traffic free zone to the front of the protected structure.

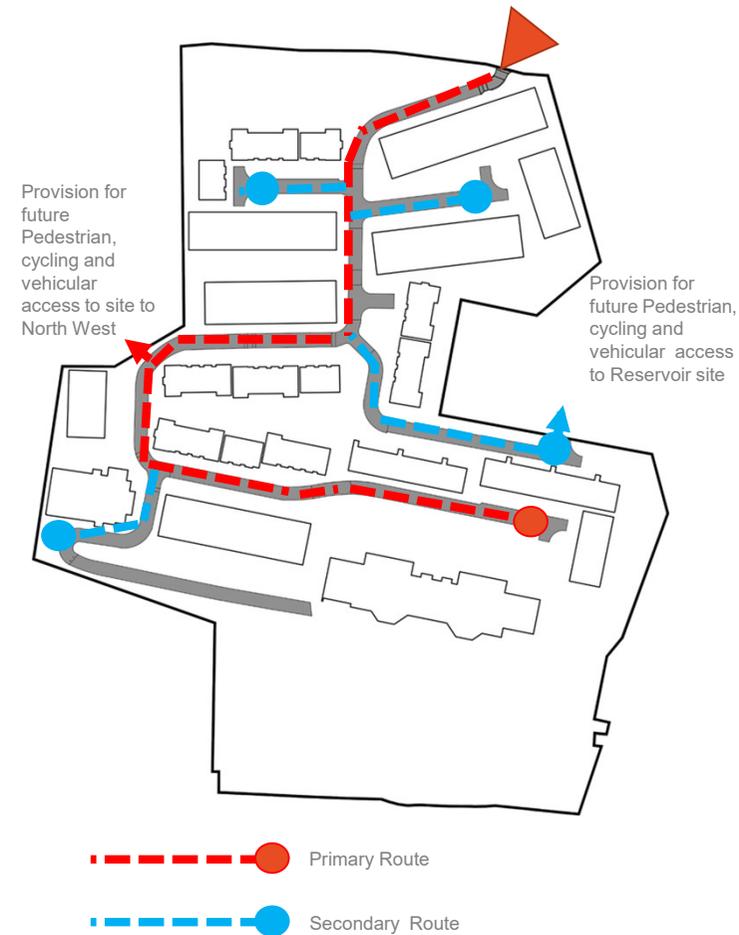
Provision is made for opportunities to make future road network connections to potential development adjacent sites to the north west and the old reservoir site to the east.

The proposed roads follow the existing road network and are traffic calmed with table tops, narrow widths, and bends to slow traffic down as per DMURS best practice.

Please also refer Aecom Landscape Report & ILTP TIA & MMP & DMURS reports, and Barrett Mahony Civil Engineering and Infrastructure Reports and Drawings.



Existing Road Network



Proposed Road Network

Site Strategy

Pedestrian Network

Vehicular traffic is segregated as much as possible from main pedestrian routes through the site to ensure a calm safe space for pedestrians and children's play.

Parking is provided on grade in clusters close to the residents but not necessarily in front of each dwelling. This clustering allows for hard landscaped areas for play and prevents the public space from being car dominated.

There are clearly defined pedestrian routes that traverse the site with few vehicular crossing points. The pedestrian pathway network provides the connectivity throughout the site and makes provision for access into the adjoining properties and street network.

There is a central pedestrian spine that has stepped and resting areas that take account of the sloping topography.

The pedestrian walkways provide access to the amenity areas and also to the pedestrian and cycling access points in the lower half of the site providing potential for future connectivity to Atkins Hall and the Rose Hill leading to the Lower Lee road.

Please also refer Aecom Landscape Report & ILTP TIA & MMP & DMURS reports, and Barrett Mahony Pedestrian and Cyclist Accessibility Plan Layout.



Site Strategy

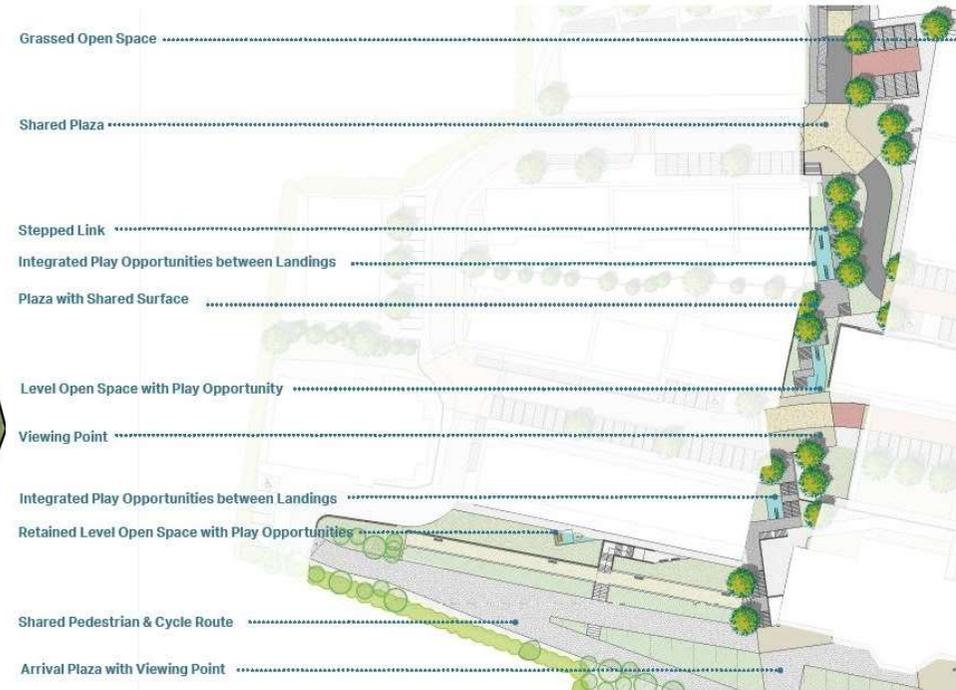
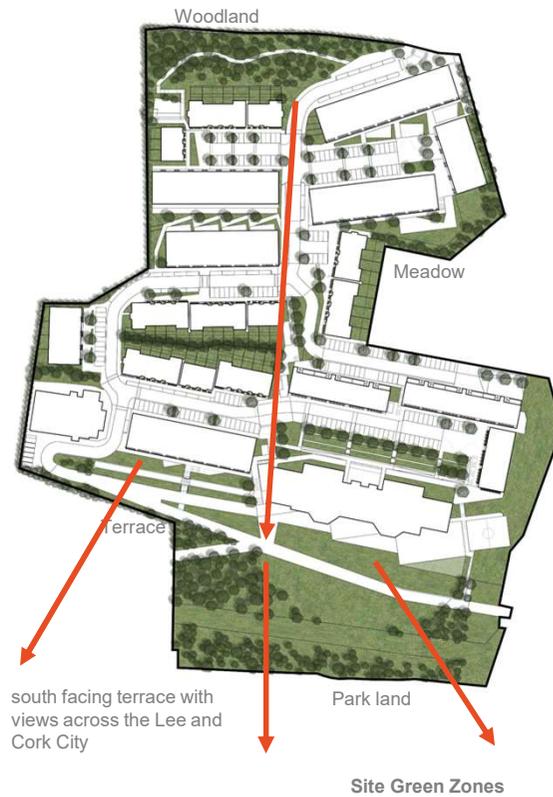
Amenity

The site has many positive amenity characteristics such as pockets of woodland and south facing terraces which provide panoramic views over the river Lee valley and the city. The proposed development takes advantage of amenity characteristics by providing woodland walks, open meadowed spaces, landscaped pedestrian zones, terraces, vantage points and sloping south facing lawns for sitting out in on a sunny day overlooking the city, much like Bell's Field on St Patrick's Hill.

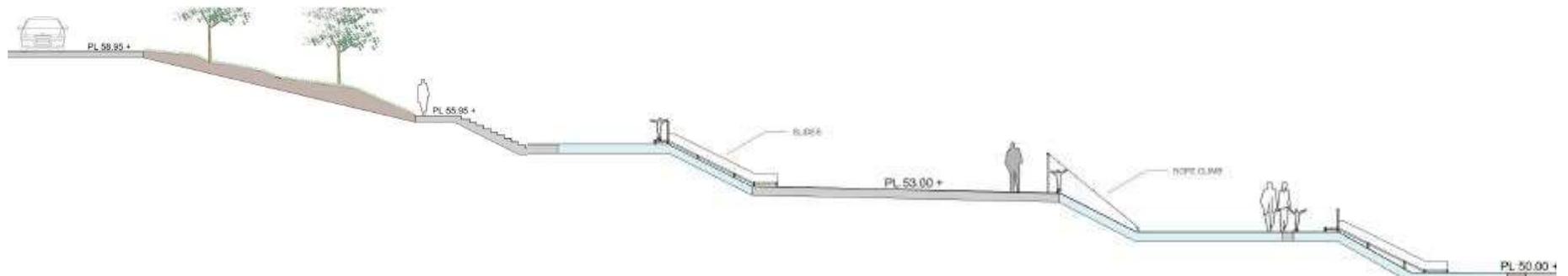
Central to the experience of the site will be cascading steps that form the main pedestrian spine of the development and that provide vantage points for the views across the Lee valley. There are a number of key view points that are maintained and emphasised by the location of the buildings that frame specific views.

The site is arranged in a number of character areas that define the amenity spaces at a local level.

Please also refer Aecom Landscape Report and Drawings



Pedestrian Spine Plan concept by Aecom



Pedestrian Spine concept Section by Aecom

Site Strategy

Building Defining Space

The building blocks of each part of the site define the semi public spaces that form the different character areas throughout the site.

These homezone spaces consist of hard and soft landscaped areas where children can play and adults can meet and socialise together. These homezones are directly overlooked with each front door accessing the street so that the building provide active edges that enliven and define the space.

Each homezone has it's own characteristics , some have parking areas and hard landscaped , some are pedestrian only with soft landscaping ,and they all interconnected with a network of footpaths that are separated from the road network.

The building blocks not only define homezone spaces, they also frame views through the site. A key view corridor is down through the centre of the site whereby views of the river are revealed when one enters the site at the top. In this case the views are framed by the cascading gables of the dwellings leading to the central pedestrian spine which drops down to the terraces below in series of steps and resting platforms.

The gables of the dwellings have windows in them that provide passive overlooking of this pedestrian corridor.

The lower section of the site offers opportunity for the provision of terraces and lawns that have spectacular views over the city. The St Kevin's Hospital & Chapel form a built edge to the terraces and are infilled by new row of duplex units that define and orientate to space towards the view and aspect. Therefore the existing built form is further enhanced by new buildings to form the edge to a beautiful series of terraces and lawns that not only provide excellent amenity for the residents but also frame the view of the site from the opposite bank of the river.

Please also refer Aecom Landscape Report



View South looking down main spine route



Main View Corridor

Site Strategy

Conservation Strategy

The Built Heritage Strategy identifies significant historical buildings on the site and has identified St Kevin's Hospital and St Kevin's Chapel for retention, refurbishment and adaptive reuse.

There is a covered link corridor building that linked the St Kevin's Hospital to the main mental asylum (now Atkins Hall). While it is in a poor fragmentary condition there are elements that can be retained and reused as part of the landscape design.

St Kevin's Hospital:

The St Kevin's Hospital is an imposing late 19th Century mental hospital building that is proposed to be converted into 60 one and two bed apartments and a creche.

The building was gutted in a fire in 2017 so the conversion will involve the rebuilding of the interior and roof and the retaining and refurbishment of Southern, Eastern, Western facades. The building is a protected structure and it is also a subject of a number of protected views and prospects and therefore the design intent is to rebuild the fire damaged structure and roof so that its original appearance is restored in terms of its visual impact.

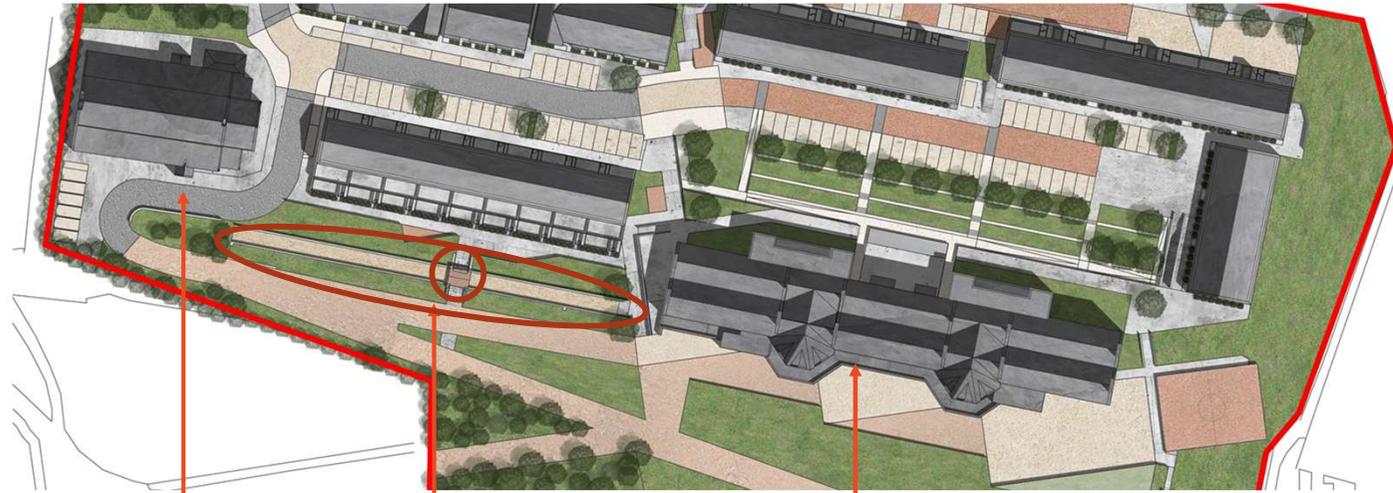
St. Kevin's Chapel :

It is proposed to convert the St. Kevin's Chapel to Office use. The type of office use under consideration is an Enterprise Office Centre whereby a space can be rented by small enterprises or start-ups where there is the provision of shared facilities such as meeting rooms and social spaces for interaction. We believe that this is an appropriate adaptive reuse of the Chapel as it will not substantially alter the existing fabric of the building and enable the majority of its features as a former Church to be retained.

Covered Link Corridor

As much of this structure is in very poor and fragmentary repair It is proposed to retain central archway as a landscape feature as part of a pathway linking the development to the terrace. This retained piece will need to be rebuilt and reroofed and it will act as memorial piece for the corridor which was used to transfer patients from the asylum to the hospital. The line of the Linked Corridor will also be memorialised in a landscaped pathway that will contain elements of the footings and buttresses to inform the observer of its previous use.

Please also refer to the **Architectural Heritage Impact Assessment Report by John Cronin & Associates** and the **Landscape Design Report by Aecom**.



St Kevin's Chapel to be converted to Office use



Link Corridor Archway to be retained as landscape feature



St. Kevin's Hospital converted to Apartments and Creche



Proposed Scheme

This significant regeneration project is strategic housing development that consists of 266 dwellings on the former Institutional lands of St. Kevin's Hospital in Shanakiel, Cork.

This proposed development is a residential development that provides mixed tenure housing in a number of typologies ranging from townhouses, duplexes, walk up apartments and converted apartments in the old St. Kevin's hospital, a late Victorian former mental hospital building.

The development is arranged over the 5.7 hectare (14 acre) site to take advantage of its south facing steeply sloping topography and views over the river Lee and Cork city beyond.

Due to various site constraints such as a landscape preservation zone and a rising water main wayleave the developable land is 4.2 hectares. Therefore the density of the 266 dwelling scheme is 63.3 dwellings per hectare.

The development consists of 46 three and four bedroom townhouses, 54 ground floor two bed duplex apartments and 54 three and four bed duplex townhouses above. All of these homes have direct own door access. The development also has 52 apartments in three walk-up blocks also with direct access to the street and 60 apartments in the converted St. Kevin's hospital.

The 266 homes provided in this development are serviced by a creche in the St Kevin's Hospital, an Office Enterprise Centre in the converted St. Kevin's Chapel and on street parking provision for 241 carspaces. The development also provides wood land walks, play areas, multi purpose games areas and terraces for viewing over the city.

Townhouses:

The 46 no. three and four bedroom townhouses are located in the north west corner of the development and also in the centre of the site. They are a high density terrace type with direct access to the street with small gardens to the rear. The mid terraces are three bed houses and the end terraces are four bed houses.

The townhouses at the end of each block have entrances to the side so that they address the street at the gable end of each block so that the rows of terraces provide active frontages to all sides.

Duplex Type A :

This duplex type consists of a two bed ground floor apartment with a four bed two storey townhouse above. The 18 apartment and townhouse duplex units are arranged in rows forming three storey blocks that are generally located in the more level areas of the site. The entrances to both dwellings is from the same side of the block with the upper stair access internalised providing own front door access directly to the street.

Duplex Type B:

This duplex type consists of a two bed ground floor apartment with a three bed two storey townhouse above. The 36 apartment and townhouse duplex units are arranged in rows forming three storey blocks that are generally located in the sloping areas throughout the site. The duplex unit is split level to take into account the significant level differences across the section in these locations. The lower ground floor apartment is accessed directly from the street at lower level on one side and the upper level townhouse is accessed from the level above on the alternate side.

Walk Up Apartments:

The 52 apartments that are arranged in 3 four storey blocks in the eastern side of the site to the North of St Kevin's Hospital. Similar to Duplex Type B, the Walk Up Apartments are built on sloping topography meaning that the lower 2 levels of apartments are accessed from the lower southern side of the building and upper 2 levels of apartments are accessed from the upper level on the northern side of the building. The upper level apartments are accessed by a single flight of stairs that is internalised and accesses just two apartments per staircase.

All of the apartments have dual aspect except for the lower one bed apartments which are south facing and have therefore good aspect.

St Kevin's Hospital:

The St Kevin's Hospital is an imposing late 19th Century mental hospital building that is proposed to be converted into 60 one and two bed apartments and a creche.

The building was gutted in a fire in 2017 so the conversion will involve the rebuilding of the interior and roof and the retaining and refurbishment of Southern, Eastern, Western facades. The building is a protected structure and it is also a subject of a number of protected views and prospects and therefore the design intent is to rebuild the fire damaged structure and roof so that its original appearance is restored in terms of its visual impact.

The rear of the building will be substantially modified to provide better amenity for the north facing apartments to allow them east and west aspect, and it is from this side that access is provided to the building at first floor level via bridges from the street, terraced lawn and parking area.

The building consists of 26 one bedroom apartments and 34 two bed apartments and 440m² creche at the ground floor level.

St. Kevin's Chapel :

It is proposed to convert the St. Kevin's Chapel to Office use. The type of office use under consideration is an Enterprise Office Centre whereby a space can be rented by small enterprises or start-ups where there is the provision of shared facilities such as meeting rooms and social spaces for interaction. This model of working is a new feature of office life that allows like minded individual businesses to come together to share costs, services, experience and contacts within a collegiate setting. We believe that this is an appropriate adaptive reuse of the Chapel and it also benefits the predominantly residential scheme in the provision of a live-work opportunity in the development.

Landscape and Amenity Space:

The site has got significant landscape features such as woodland, meadow and formal pathways, steps and terraces that provide views over the river Lee. The landscape and amenity space strategy enhances these attributes and develops a series of landscape opportunities for woodland walks, open meadowed spaces, landscaped pedestrian zones, terraces, vantage points and sloping south facing lawns.

Central to the experience of the site will be cascading steps that form the main pedestrian spine of the development and that provide vantage points for the views across the Lee valley.

Road and Footpath network:

Vehicular traffic is segregated as much as possible from main pedestrian routes through the site to ensure a calm safe space for pedestrians and children's play. The proposed roads follow the existing road network and are traffic calmed with table tops, narrow widths, and bends to slow traffic down as per DMURS best practice.

Parking is provided on grade in clusters close to the residents but not necessarily in front of each dwelling. This clustering allows for hard landscaped areas for play and prevents the public space from being car dominated.

There are clearly defined pedestrian routes that traverse the site with few vehicular crossing points.

There is a central pedestrian spine that has stepped and resting areas that take account of the sloping topography.

The pedestrian walkways provide access to the amenity areas and also to the pedestrian and cycling access points in the lower half of the site making provision for providing future connectivity to Atkins Hall and Rose Hill and the Lower Lee road

Proposed Scheme



Typology Mix

To encourage the development of a residential community we are proposing a variety of family homes to accommodate a mixed tenure of dwellings.

There is proposed a broad mix of residential typologies that include, three and four bedroom townhouses, three and four bedroom duplex town houses, two bedroom duplex apartments, one and two bed walk-up apartments and one and two bed apartments in the converted St. Kevin's Hospital.

Each townhouse, duplex, and walk-up apartment has direct own door access to the street. Lifts and corridors are only provided in the converted St Kevin's Hospital.

This strategy ensures an active accessible edge to the street and will encourage interaction and communication between the residents and the streetscape.

The townhouses, duplex units and apartments are located together to form character areas of mixed tenure so that no particular area is dominated by a single housing type.

We believe that any particular family formation, whether it is single people or larger families, will be able to find a home suitable for their needs in this proposed development and that the scheme can address our changing demographics in the future by the provision of multi generational housing in this regard



View 1 : Two and three bed duplex dwellings with one and two bed apartments in converted St. Kevin's Hospital



View 2 : Two, three and four bed duplex dwellings with three and four bed townhouses



View 3 : One and two bed Walk-Up Apartments with three and four bed townhouses



View 4 : Two, three and four bed duplex dwellings



View 5 : Two, three and four bed duplex dwellings with three and four bed townhouses



View 6 : Two, three and four bed duplex dwellings



View 7 : One and two bed apartments in new walk up blocks and one and two bed apartments in converted St. Kevin's Hospital

Character Areas

HOME ZONE ONE:

The dwellings are arranged around a central Home Zone, which integrates parking and can also be used for all weather play. This space is passively surveyed by own door duplex to the South & townhouses to North and West, forming a square to enhance community interaction. Pedestrian linkages connect to a woodland walkway/amenity/play area to the north which will have far-reaching views. The house at the end of block C turns to address the entrance to the site at a key pivot point. To the South is the western section of an east-west pedestrian spine meandering through the site, with own door units accessed off this landscaped path.

HOME ZONE TWO:

The east west pedestrian spine continues from Home Zone One, with a shared surface raised table for safe crossing of the central spine road (A 5.5m "local Street" in accordance with DMURS). At various points this walkway opens out to create small squares/community areas, all with active street edges creating a sense of enclosure and to encourage pedestrian activity. The southern block is split-level and angled to follow the natural topography of the site. A south facing pocket park is provided here providing a viewing point of the city for all residents of the scheme. The walkway meanders around to the north to a second Home zone, surrounded by 3 storey massing to define this as an urban space with a greater sense of intimacy. Central to this is a fully overlooked pocket park/garden, pedestrian friendly being surrounded by access points to own door duplex units. The Northern and southern block are dual entry, ensuring the entry road to the north and pedestrian street to the south are fully animated and active.



Zone One & Two Map



Zone One & Two



View 4



View 5



View 6

Character Areas

HOME ZONE THREE :

The character of the scheme intentionally changes as you approach the centre of the site, defined here as a fine urban grain townhouse scheme. To encourage pedestrian activity & animation, units are brought forward to the street, with entrances every 5m. The Pedestrian spine from Home Zone 1 & 2 splits in two, moving to the perimeter of the site to the East and West. The eastern path works through landscaped areas along steps and terraces trees creating character. End terrace units are turned to address side streets with small landscaped set-backs for privacy. A pedestrian focused street network is provided with roads narrowing and home zones provided to north and south of the compact central block of townhouses.

HOME ZONE FOUR:

As the scheme moves towards the historic buildings, greater sensitivity is provided, with the main vehicular route now moved behind, rather than in front of St. Kevin's Hospital. The existing access road to the South will become a pedestrian/cycle zone within a terraced landscaped park. This becomes an extension of the landscape pedestrian spine running through the site and beyond, with intended pedestrian connections to the south east and the city beyond. A new block of duplex units sits within the pattern of the existing historic buildings and with dual frontage, active streets are provided to front and rear of the block. The Architectural language of this block will follow fenestration patterns that echo the historic buildings but in a contemporary manner, and at just three storeys , the greater scale and massing of the historic buildings will take prominence.



Zone Three & Four Map



View 1



View 2



View 3

Character Areas

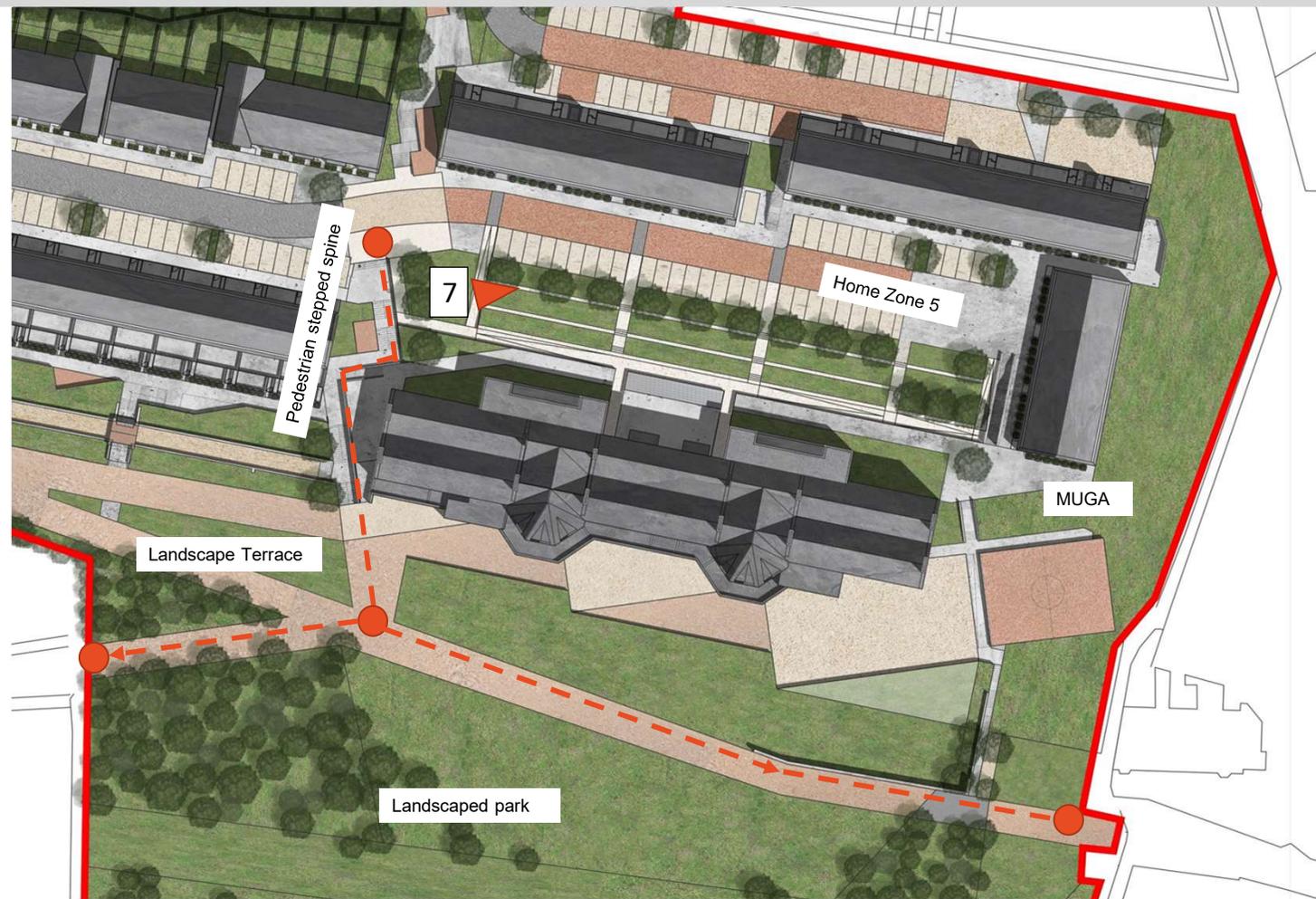
HOME ZONE FIVE :

It is intended to provide a higher density of residential development within the historic context in this location, without distorting the scale and existing pattern of development.

Therefore, clusters of walk up apartments are provided behind, and set back from St. Kevin's Hospital. They are specifically designed to respect the drop in gradients, with dual frontage providing access to own door units from the street above, or below each block. Stair access connect the two levels ensuring the scheme is fully accessible for all.

The rear of St. Kevin's Hospital is fully revealed, now set within a new pocket park/Home Zone between it and the new blocks to the north and east that form a residential square with a focus on terraced lawn and avenue of mature trees. This area will be people focused with communal courtyards and connections to the first floor level of St. Kevin's Hospital and the surrounding landscape spine running through the site and beyond.

The South of St. Kevin's Hospital building will become a large pedestrian/cycle-friendly walkway & vantage point, allowing all to view the building and the southerly aspect. This in turn leads to the large park below for residents in the protected landscape zone, as well as Multi Use Games Amenity (MUGA).



Zone Five Map



View 1



View 7



04: Proposed Design

- Key Site Plan
- Key Site Sections
- Massing and Block Layout
- Placemaking
- Architecture Precedents
- Architecture Proposed Elevation Design, Materiality and Finishes
- Landscape Strategy



Key Site Plan

See below table of accommodation for each building proposed in the development

St Kevin's Hospital urban Regeneration Site Accommodation Summary

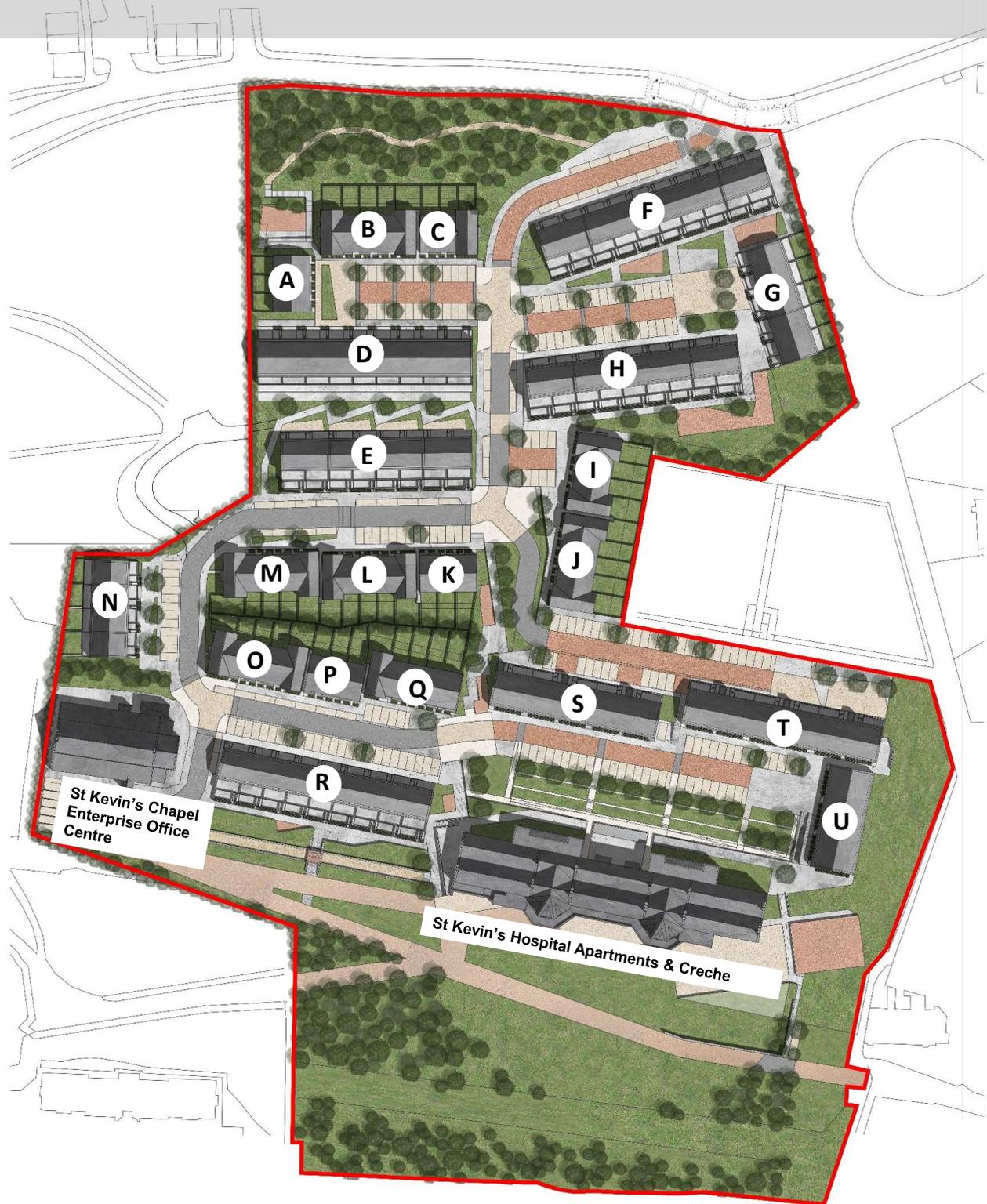
Type	Bedroom Type				No. of Units	Bedrooms
	1	2	3	4		
Townhouses						
Block A	0	0	3	0	3	9
Block B	0	0	3	2	5	17
Block C	0	0	2	1	3	10
Block I	0	0	2	2	4	14
Block J	0	0	3	2	5	17
Block K	0	0	3	0	3	9
Block L	0	0	3	2	5	17
Block M	0	0	3	2	5	17
Block O	0	0	3	2	5	17
Block P	0	0	3	0	3	9
Block Q	0	0	4	1	5	9
Total	0	0	32	14	46	145

Type	Number of Bedrooms				No. of Units	No. of Beds
	1	2	3	4		
Duplex Units						
Block D	0	9	0	9	18	54
Block E	0	8	8	0	16	40
Block F	0	10	10	0	20	50
Block G	0	5	0	5	10	30
Block H	0	9	9	0	18	45
Block N	0	4	0	4	8	24
Block R	0	9	9	0	18	45
Total	0	54	36	18	108	288

Type	Number of Bedrooms				No. of Units	No. of Beds
	1	2	3	4		
Apartments						
Block S	5	15	0	0	20	35
Block T	6	18	0	0	24	42
Block U	0	8	0	0	8	16
St Kevin' Hospital	26	34	0	0	60	94
Total	37	75	0	0	112	187

Type	Number of Bedrooms				No. of Units	No. of Beds
	1	2	3	4		
All Dwellings						
	37	129	68	32	266	620
Breakdown	14%	48%	26%	12%	100.0%	

Non Residential	Activity	SQM
St Kevin' Hospital	Creche	440
St Kevin' Chapel	Enterprise Office Centre	630

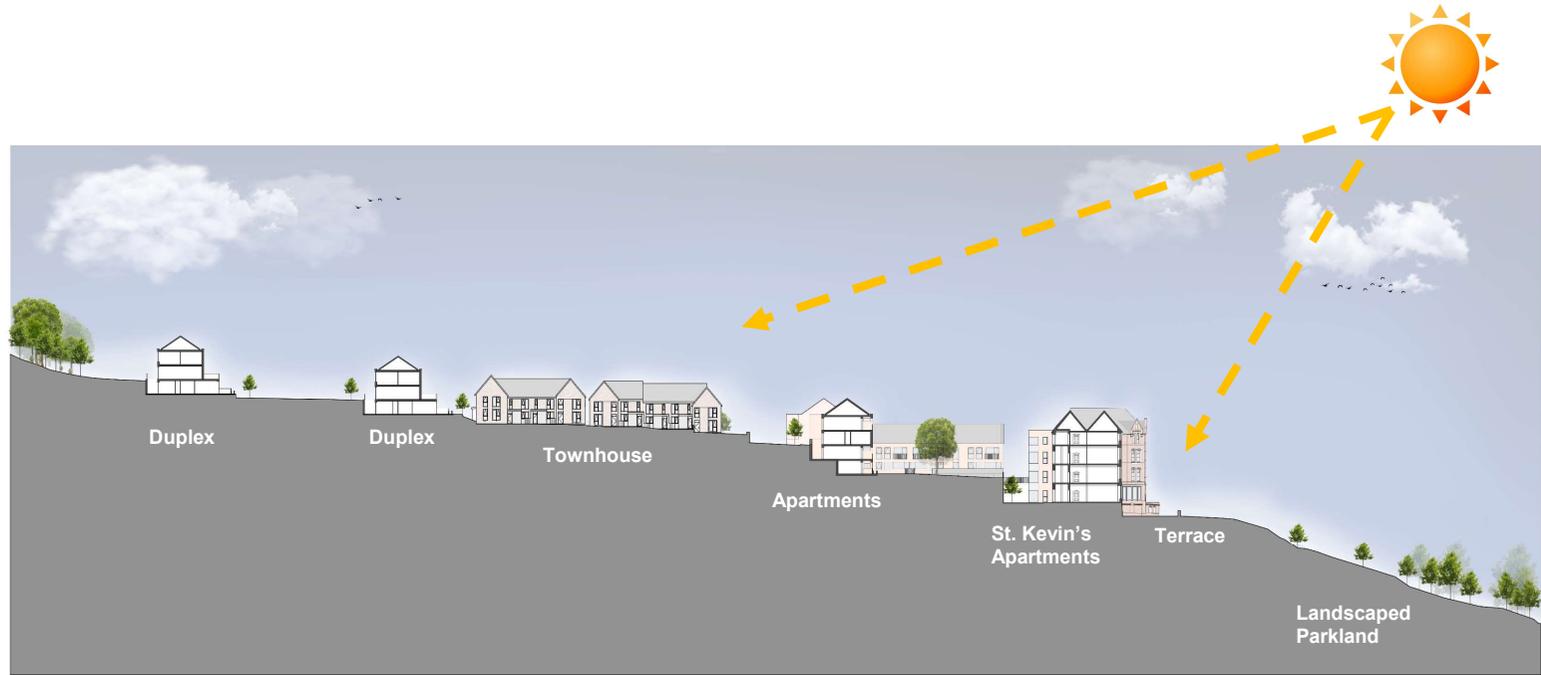


Key Site Sections

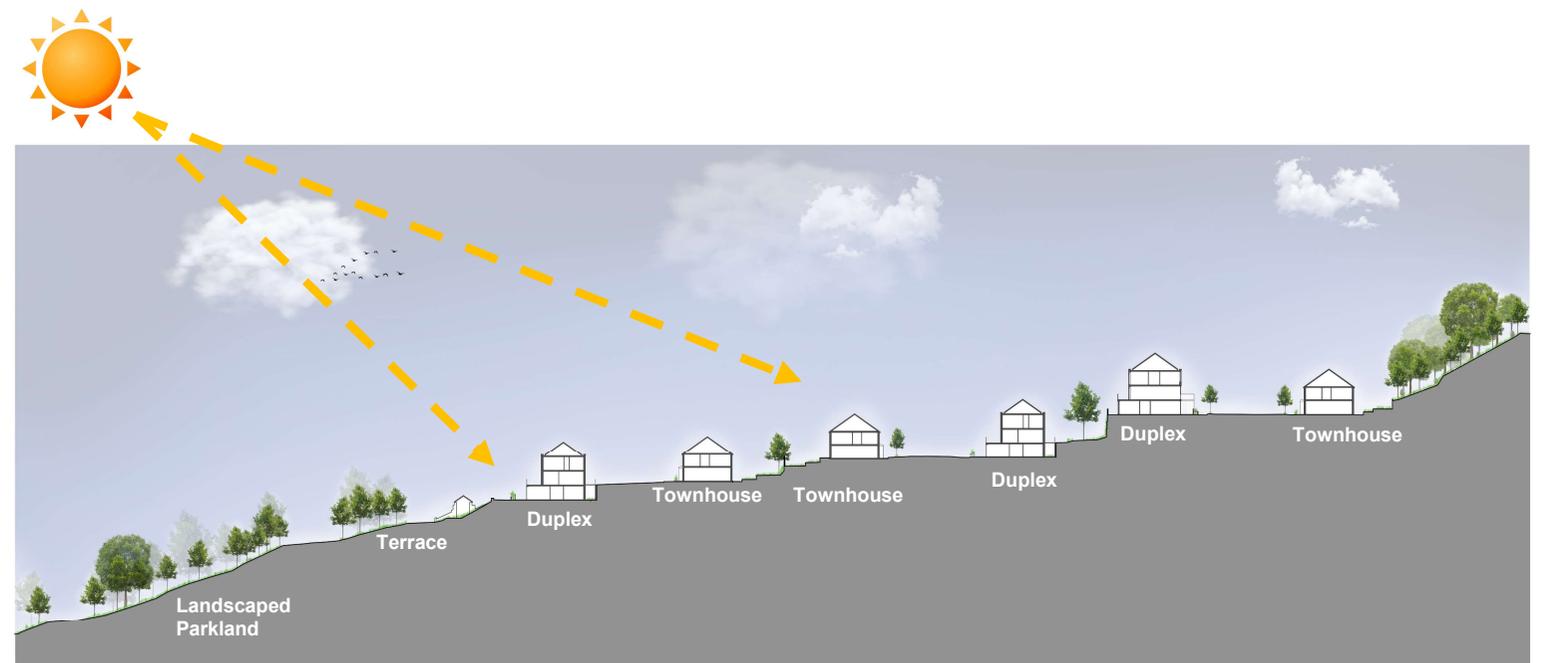
The site has challenging topography which has been utilised to enhance the views and aspects while providing passive overlooking for public space and also privacy for dwellings.

The site is formed by a series of terraces with intermittent areas of steep gradients as the site steps down the hillside.

The proposal address the steep gradients by the provision of split level buildings and retaining structures and creates a series of character areas that are informed by the topography of the site.



Section A-A



Section B-B

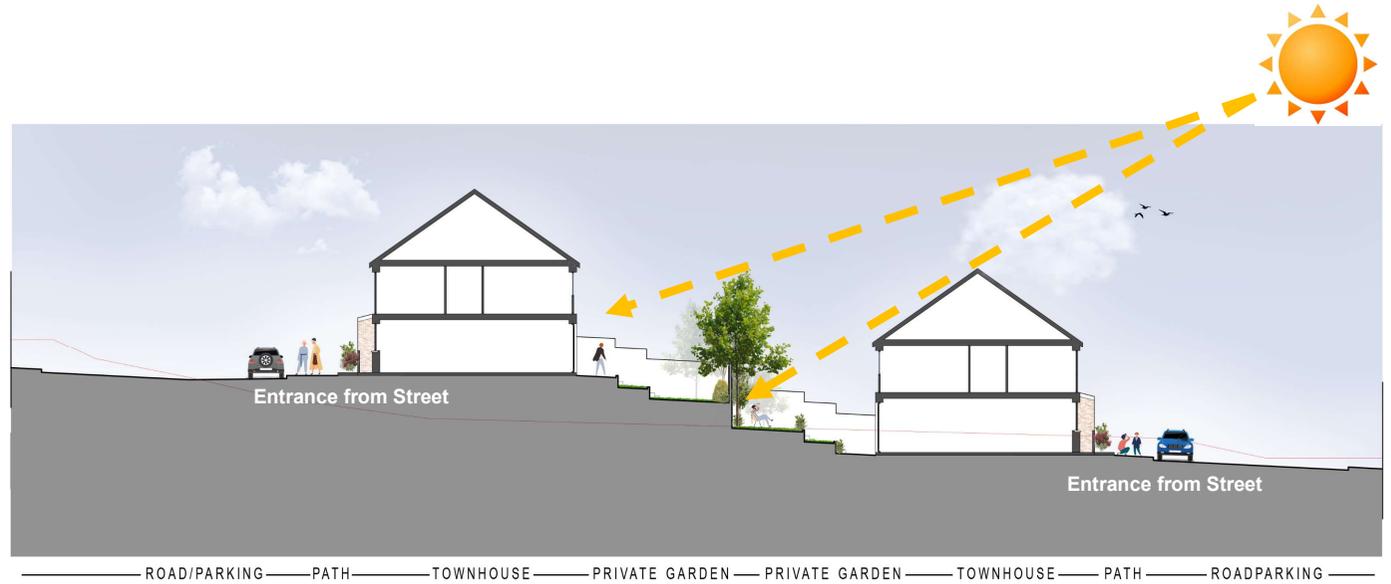
Key Site Sections

The townhouses in the centre of the site use the change in level to get light into the rear of the northern block while also avoiding direct overlooking over gardens.

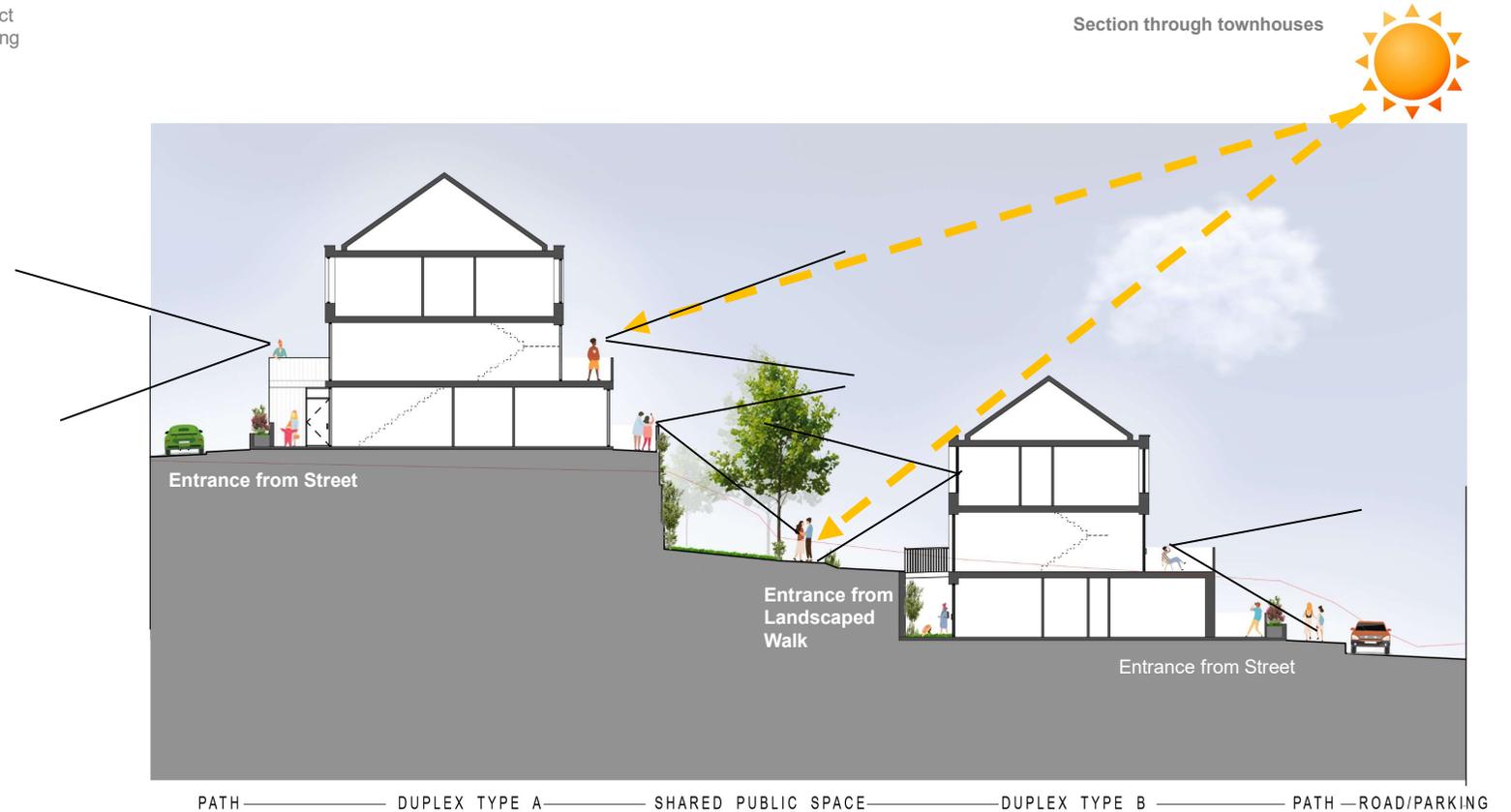
Some of the townhouse rear elevations on the western end of the central block are in closer proximity to each other than the traditional 22m however overlooking is avoided by the change in levels difference, and combined with the oblique orientation of the blocks direct back to back overlooking is mitigated.

The Duplex units section shown is between Block D and E which is the location for the pedestrian landscaped path. The dual Duplex Type B Units also use the topography to provide direct access to either side of the block at different levels. This provides active frontages too both sides of the block providing passive overlooking to the landscaped walk and the street.

The dual aspect type A unit is on the upper northern level and due to its elevated position it enjoys views and southern aspect from the rear living areas and also provides passive overlooking to the landscaped walk below.



Section through townhouses

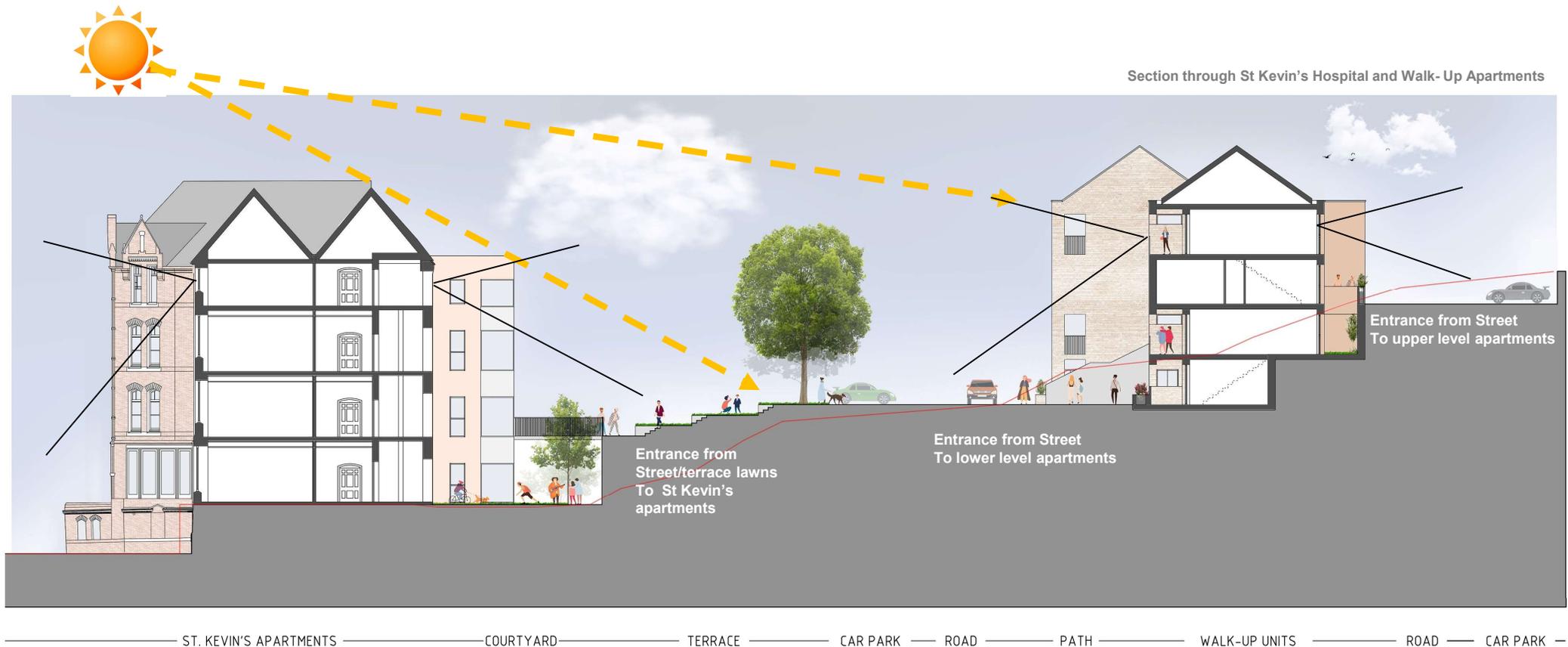


Section through Duplex Units

Key Site Sections

The walk up apartments to the rear of St. Kevin's Hospital are set back to allow sunlight into the central homezone court. The walk-up apartments use the sloping topography to generate a split level section that enables access to the upper apartments from the northern side and access to the lower apartments from the southern side, and thereby the units provide active frontage to the front and rear of the apartment block. The walk up apartments are dual aspect and provide passive overlooking of the streets on both sides.

The St Kevin's Apartments are accessed from the Home Zone/ parking area from the north side at first floor level approaching the building via bridges to the new built section which pops out to allow east and west aspect into these apartments on this side. The southern elevation of the St Kevin's apartments is the retained façade with its historic southerly aspect and views over the river Lee and city.



Private Open Space

The provision of high quality private open space in a high density scheme is a key factor in the design and layout of the dwellings.

We have a number of different typologies that address the private open space provision in a number of ways that are appropriate to each dwelling

Duplex units:

The ground floor 1 bed duplex apartment has small terrace/courtyard to the front of the dwelling and courtyard to the rear. The terraces to the street at ground floor level are protected by the provision of permanent planter structures.

The upper duplex townhouse has balcony/terrace private open space provided accessed from the dual aspect living room at first floor.

Apartments :

The walk up apartments have private open space in the form of terraces and balconies however the majority of the St Kevin's Apartments do not have directly accessible private open space because they are built within the protected structure.

Please also refer to the Housing Quality Assessment Report by Reddy Architecture + Urbanism



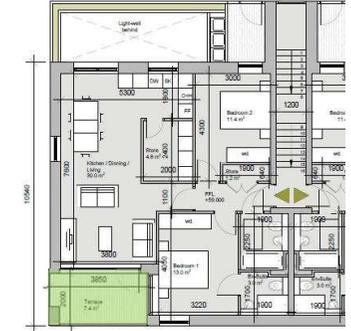
Walk Up Apartments Ground Floor



Walk Up Apartments First Floor



Walk Up Apartments Second Floor



Walk Up Apartments Third Floor



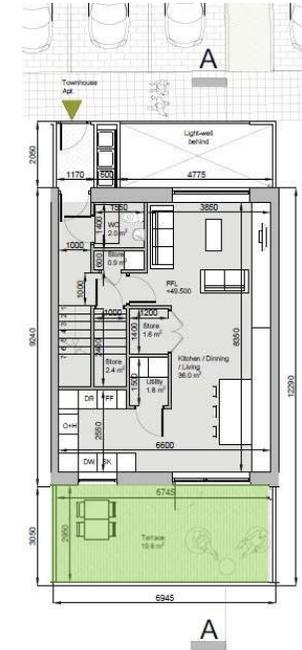
Duplex A Ground Floor



Duplex A First Floor



Duplex B Ground Floor



Duplex B First Floor

Private Open Space for Townhouses

The provision of high quality private open space in a high density scheme is a key factor in the design and layout of the dwellings. We have a number of different typologies that address the private open space provision in a number of ways that are appropriate to each dwelling.

Townhouses:

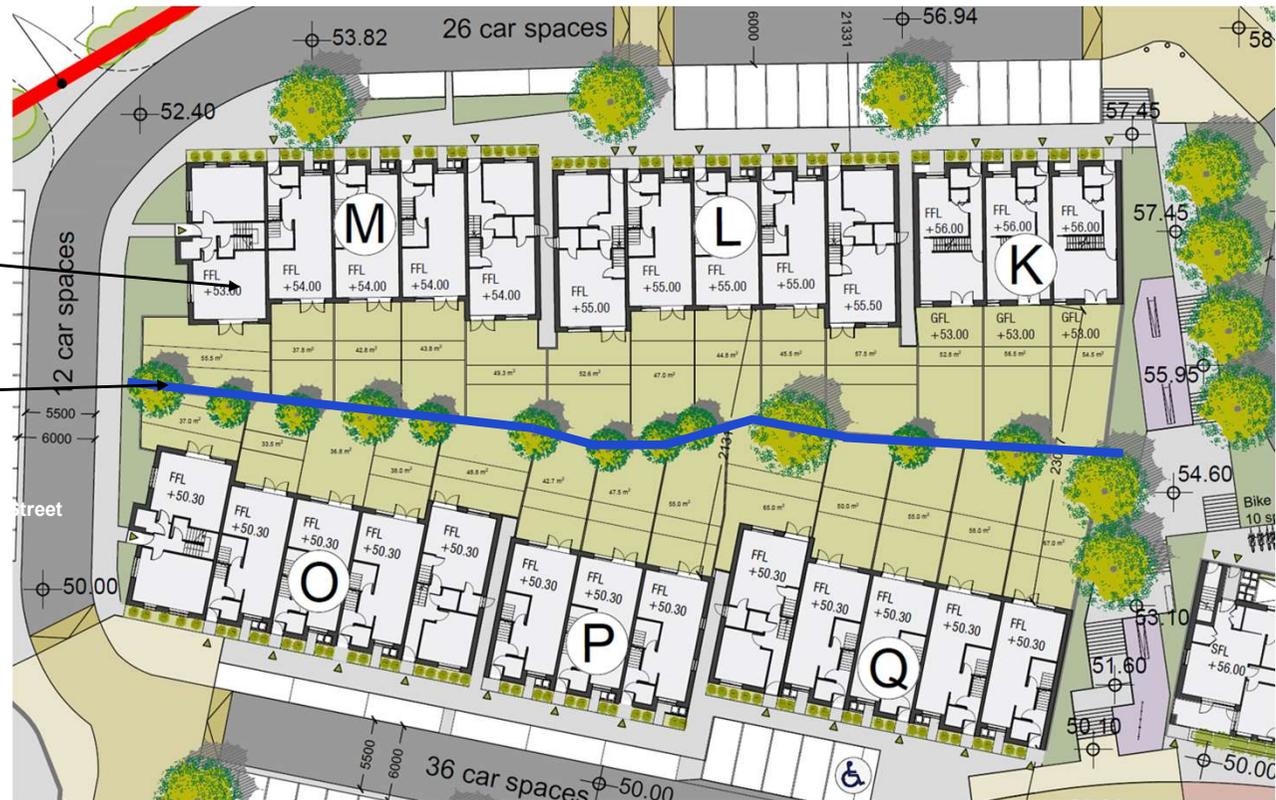
The private open space provision for the townhouses is in the form of back gardens that range in size from 30m² to 64m²

Some of the townhouse rear elevations on the western end of the central block are in closer proximity to each other than the traditional 22m however overlooking is avoided by the significant change in levels, and combined with the oblique orientation of the blocks, direct back to back overlooking is mitigated.

Please also refer to the Housing Quality Assessment Report by Reddy Architecture + Urbanism

Blocks M, L & K minimum 3m higher than blocks O, P & Q so there is no direct overlooking

2 metre high plastered blockwork wall prevents overlooking



Site Plan for Townhouses



Massing & Block Layout

The St Kevin's Hospital site is a highly visible and important site in terms of viewpoints from the river and other vantage points. Cork City has a unique language of elevated cityscapes on ridges overlooking the plain of the city and the riverine environment.

This proposed massing and block layout presents elevations of the residential buildings in a hierarchy whereby street frontages are visually stacked above one another presenting a unified but layered appearance.

The design intent is to ensure the St Kevin's Hospital provides the iconic structure on the skyline and the residential elevations are subordinate to this protected structure.

The proposal will use a contemporary contextual architecture that will take its design cues from the brickwork of the St Kevin's Hospital and the old Waterworks (now Innovation Hub) building below the site, and also the use of plaster and slate that is the language of the Cork City ridge architecture.

We also note the fenestration pattern of vertically orientated opes punched into plastered and brick masonry walls that step with the topography in a similar pattern to the existing city ridges. This approach will inform the contextual elevations that will be present the scheme to the wider city and riverine viewpoints within the context of the architectural language of the city.



Block model aerial view from South East

Massing & Block Layout

This proposed massing and block layout is relatively low-rise with no new building more than four storeys.

The St Kevin's Hospital and St. Kevin's Chapel dominate the ridge line as viewed from the opposite bank of the Lee and all the other buildings are arranged in serried ranks above the historic buildings.

The southernmost block of duplex units forms a link elevation between the Chapel and Hospital and is set back in order to provide a sloping lawn and terrace setting for the historic structures and provide views to the gable of the St Kevin's Hospital.

The colour of the brickwork is selected so as to differentiate the new buildings from the St. Kevin's Hospital so that it will remain visually dominant in the landscape.



Placemaking

This view is taken from in front of the entrance to the St. Kevin's Chapel. The new row of duplex units is set back to allow views of the gable of the St Kevin's Hospital and provide a sloping lawn down to the wide terrace.

This terrace forms a public walk where people can promenade and take in the views across the River Lee and the city beyond. This public area also provides access to the protected landscape zone and also makes provision for future pedestrian and cycling connections to Rose Hill to the East and Atkins Hall to the West. The archway that was in the centre of the link corridor is retained and repurposed as a small pavilion accessed by steps in the sloping lawn linking the upper residential terrace to the lower public terrace. The line of the link corridor is memorialised in a pathway flanked by retained elements of the corridor walls incorporated into the landscaping.

This part of the site, in front of St Kevin's Hospital was used historically by the patients for walking and getting fresh air and sun, and is now proposed to be reused as a similar amenity for the residents allowing space to walk and for children to run and play.



View 1 – Type B duplex apartments and St Kevin's Apartments

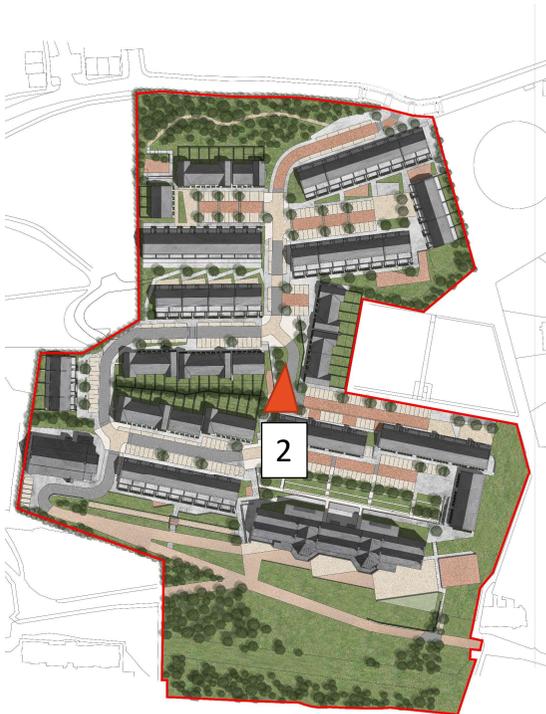
Placemaking

This view is taken from the centre of the site at the top of the cascading steps and is looking north to the main spine road of the development.

The townhouses in the foreground provide an active edge to the street and the gables of the duplex units overlook and frame the street edge.

There is a variety of building form and typology and a sense of direction and connectivity that links the various character areas either side of the main spine.

The route is traffic calmed with a number of table tops and planting zones that will prioritise the pedestrians/cyclist movements through the space.



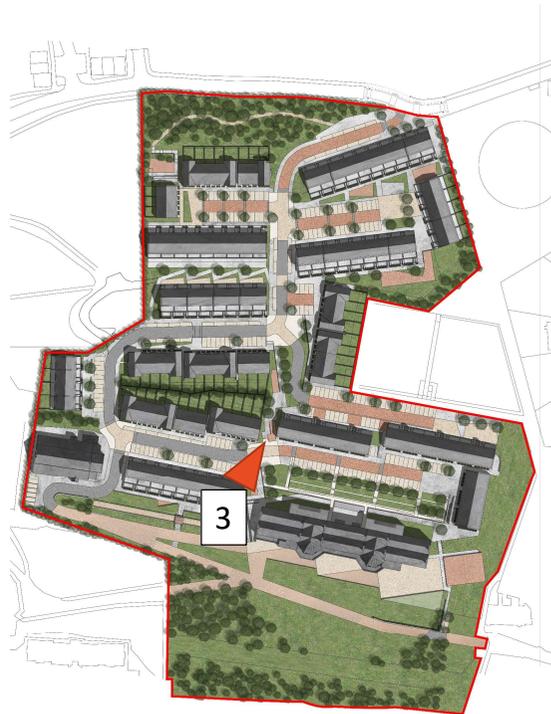
View 2 – Townhouses and type B duplex apartments

Placemaking

This view is taken from the centre of the site at the bottom of the cascading steps and is looking north between the townhouses and the walk-up apartments.

The cascading steps are a key part of the landscape and public realm strategy providing a communication set of steps and terraces that link the upper level and lower level parts of the site in a more direct manner.

These ambulant steps have terraces for resting and taking in the view as well as children's slides alongside so they also provide play areas and are in themselves an important piece of public realm place making, as well as providing pedestrian linkages through the centre of the site.



View 3– Townhouses and walk up apartments

Placemaking

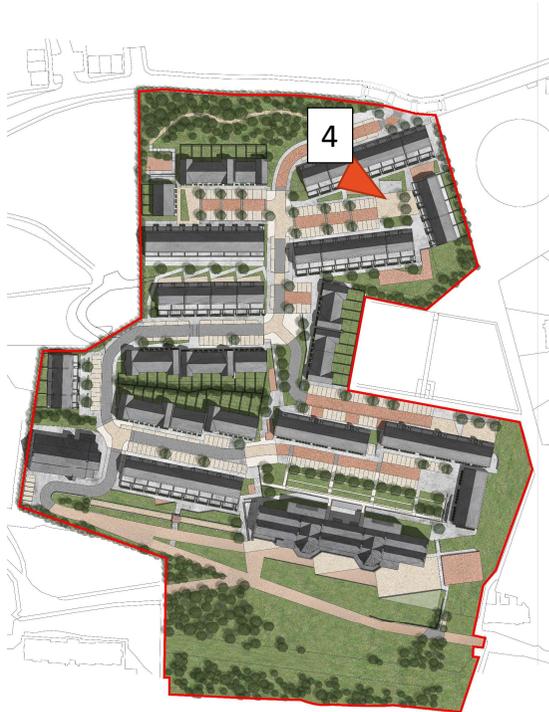
This view is taken of one of the Home Zones in the north east corner of the development.

These spaces are traffic calmed areas that provide the required vehicular access but have prioritised pedestrian connectivity over car dominance.

The space between Duplex Type A on the left and Duplex Type B on the right provides access to the pedestrian walkway, landscaped meadow and to the front doors of the lower duplex B apartments on the other side of the block, one level below this level.

All the residences have direct front door access to the street and thereby provide active edges and passive over looking of the space.

This public realm design strategy provides a variety of experiences from hard landscape play areas to soft landscape meadow.



View 4- Type A and Type B duplex apartments

Placemaking

This view is taken at a pivot point at the top of the site, looking South. This view is the first time a visitor will get a sense of the scale, topography, aspect and views of the development arranged in terraces below them.

This view shows the main spine road of the development that is traffic calmed and framed by gables of duplex blocks. The gables also frame the view and provide orientation to the cascading steps below.

The townhouse on the right addresses the visitor as they enter the site from Beechtree Avenue. This house is a three storey dwelling that is split level to accommodate the slope. The front door is to the side at first floor level so that it addresses the street providing an active edge to the entrance into the site.



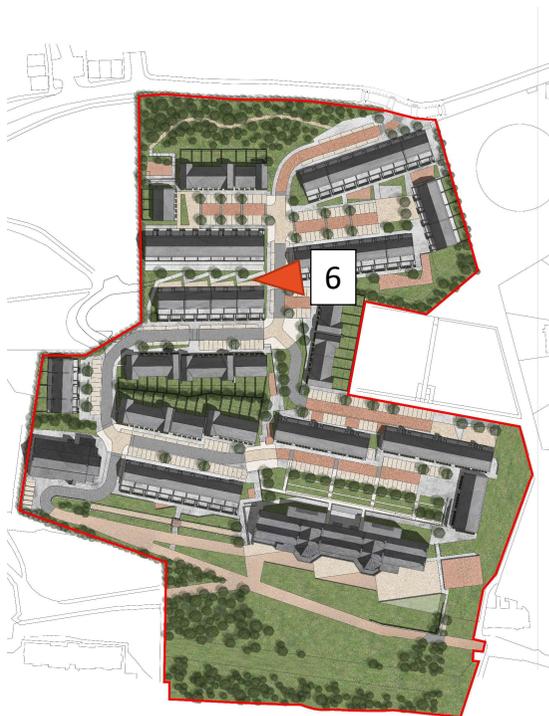
View 5 – Townhouses and Type A duplex apartments

Placemaking

This view is taken at the landscaped Path which is a Home Zone that is pedestrian only. The Duplex B Townhouses on the left are accessed from this pedestrian zone providing an active frontage to the pedestrian zone.

The Landscaped Walk provides a pedestrian connectivity from the main central spine road to St Kevin's Chapel and is a continuation of the meadow walk across the table top from the Eastern landscape meadow area.

The Landscaped Path is also passively overlooked by the Duplex A dwellings to the right which sit on top of a planted retaining gabion structure that provides a vertical South facing planted wall to the landscaped walkway.



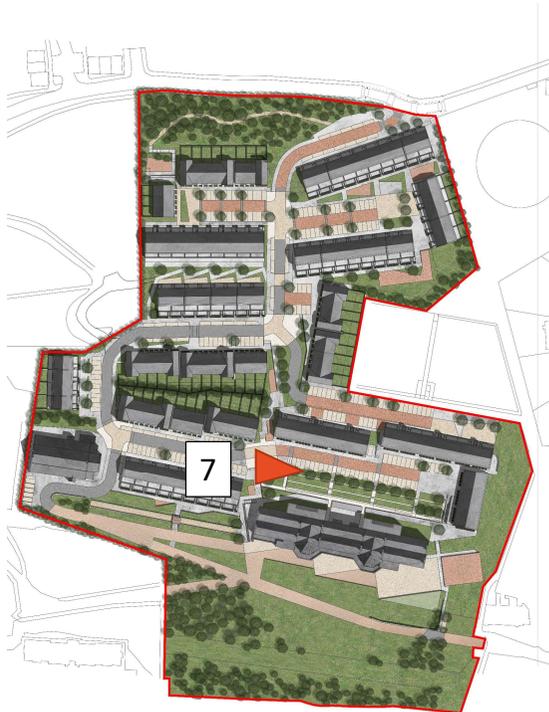
View 6 – Type B and Type A duplex apartments

Placemaking

This view is taken at the bottom of the central pedestrian spine looking towards the apartment Home Zone. The walk up apartments are south facing and have a low two storey block facing the observer entering the space providing a sense of enclosure.

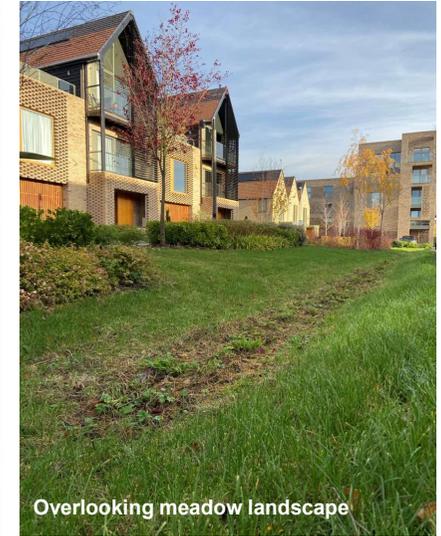
The new walk up apartments address the new rear of St. Kevin's Hospital and the these building blocks form a residential square that is made up of footpath, roadway, parking and a terrace landscaped lawn. The landscape proposals include an avenue of mature trees in the centre forming an attractive natural screen between the new and old buildings.

The access for residents to St Kevin's Hospital apartments is by means of bridges that link from the stepped terraces and provide access to the street by means of sloped paths through the landscaped lawns.



View 7 – Walk up Apartments and St Kevin's Apartments

Architectural Precedent Projects : Public Realm



Architectural Precedent Projects : Public Realm



Passively surveyed pedestrian Street



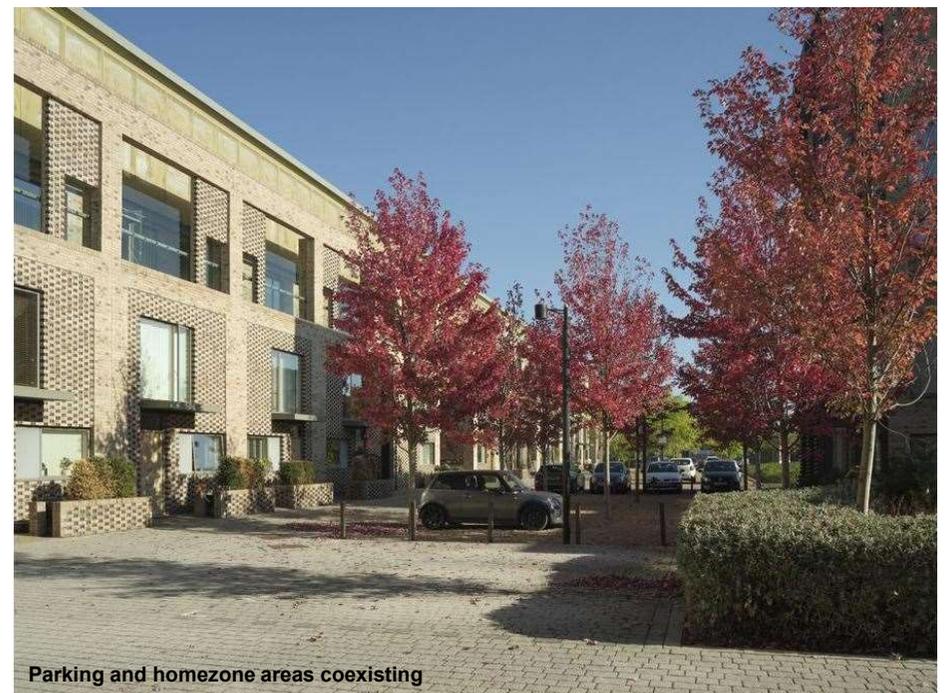
Incidental overlooked playgrounds



Street furniture encouraging community interaction



Traffic calmed pedestrian friendly streets



Parking and homezone areas coexisting

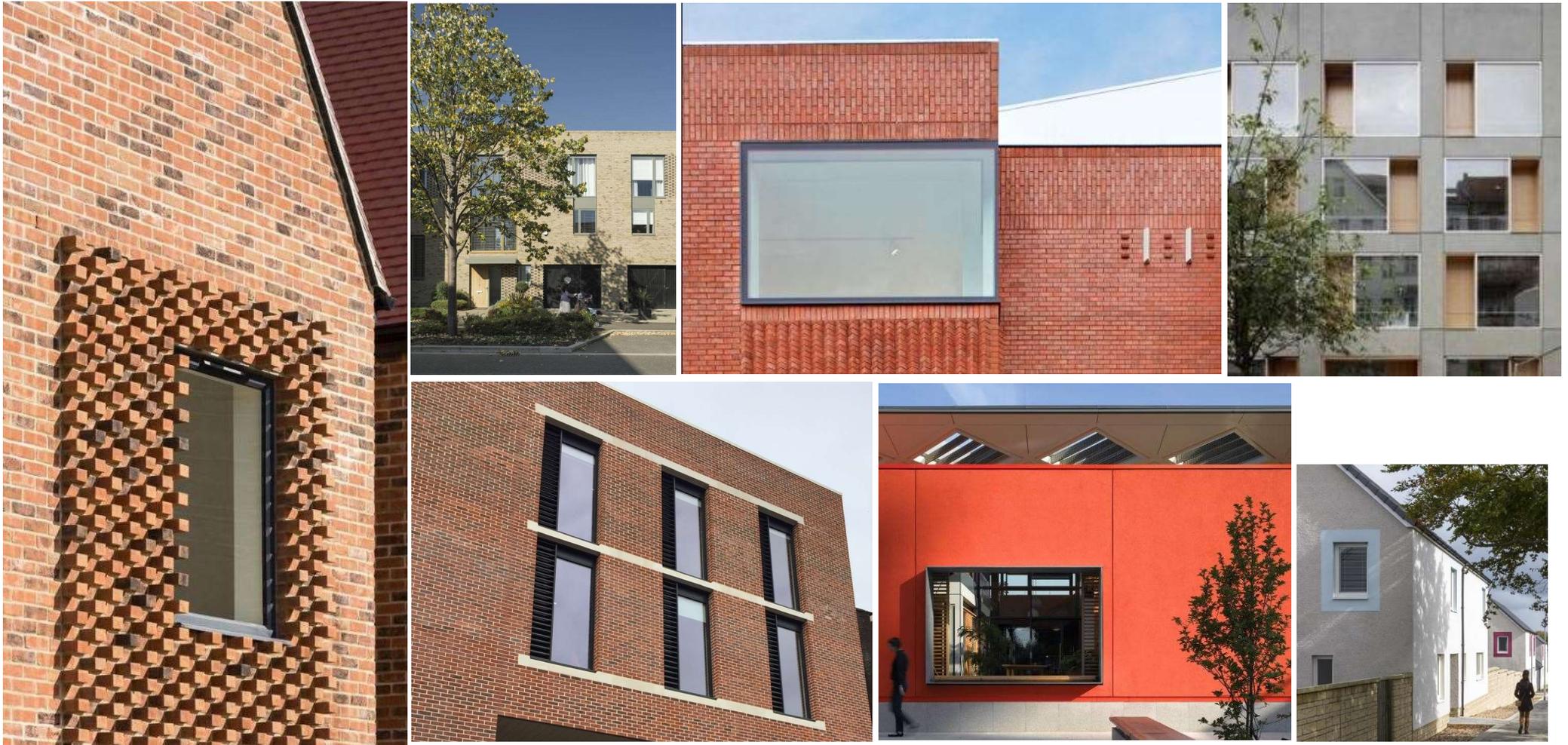
Architectural Precedent Projects : Materials and Architectural Expression

The proposal takes its inspiration from the large brick St Kevin's Hospital and city ridge of plaster and slate. The brick facades are articulated around the windows by using a protruded header brick bond. The brick is proposed to have a warm terracotta and biscuit buff colour and it has a lighter expression by the use of white mortar. The brick facades are mixed with render facades. Here also the plastered walls follow the brick pattern by having different coloured render around the windows.

The plaster walls will use warm greys and terracotta colours to match with the brickwork and blend into the landscape.

The apartments and duplexes have parapets to be more in keeping with the pattern of brick and plaster parapets along the Cork city ridges.

Please also refer to Reddy Architecture + Urbanism Materials and Finishes Report



Architectural Precedent Projects: Institutional building Conversions

The successful redevelopment of former religious order and institutional buildings such as Mount St Anne's in Milltown in Dublin 6 and the former Ursuline Convent in Blackrock, Cork as residential buildings are excellent architectural precedents demonstrating the potential for the redevelopment of the St Kevin's Hospital building.

The restoration of the facades of the St. Kevin's Hospital and Chapel buildings will be done to accord with best conservation practice and detail.

Please also refer to Reddy Architecture + Urbanism Materials and Finishes Report



Landscape Strategies

The landscape design proposes a series of distinct character areas across the scheme. Each will be central to the programming and selection of hard and soft materials within this new residential community. These character areas which function as part of a site-wide landscape architectural framework aim to create a varied, responsive and aesthetic intervention while concurrently integrating of the proposed development into its adjoining environs.

In conjunction with the fundamentals of designing the spatial framework for the external works the landscape design will also pro-actively integrate resilience through the use of sustainable materials and a holistic approach to water management. A SuDS strategy will add value to the landscape and create a sense of robustness. Roadside medians, usually seeded as standard amenity grass, are proposed as rain gardens to act as collection trains from stormwater runoff, be visually attractive and reduce maintenance.

The landscape design has also a particular focus on pedestrian connectivity through the site including an ambulant stepped and terraced central pedestrian spine that also provides the intermittent location for play by the inclusion of slides and play equipment along its side.

Overall, the landscape design approach aims to integrate the proposed development within the setting of a challenging landscape. The overarching design intention is to create of a strong sense of place and identity for this new residential community, whilst also respecting the historic sensitivities and visibility of the site.

Public Open Space:

Within the 5.7 ha site there is 4.2 Ha site area available for development in which there is provided 2.59 Ha of gross open space (45.43% of total site area) of which 0.72Ha is usable open space (17.14% of developable land area). This usable open space is in the form of lawns, terraces, play spaces and a MUGA.

The residents also have access to public amenity space such as woodland walks and access to the 1.27 Ha landscaped Landscape Preservation Zone. As a result, the site is well serviced by usable, landscaped and equipped public open space.

Please also refer Aecom Landscape Design Report and drawings



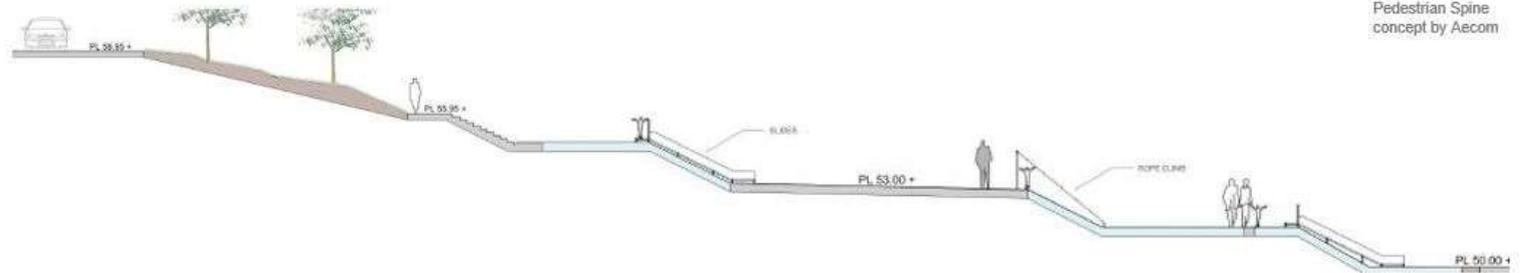
Formal Playground



Play Spine



Informal Playgrounds



Pedestrian Spine concept by Aecom

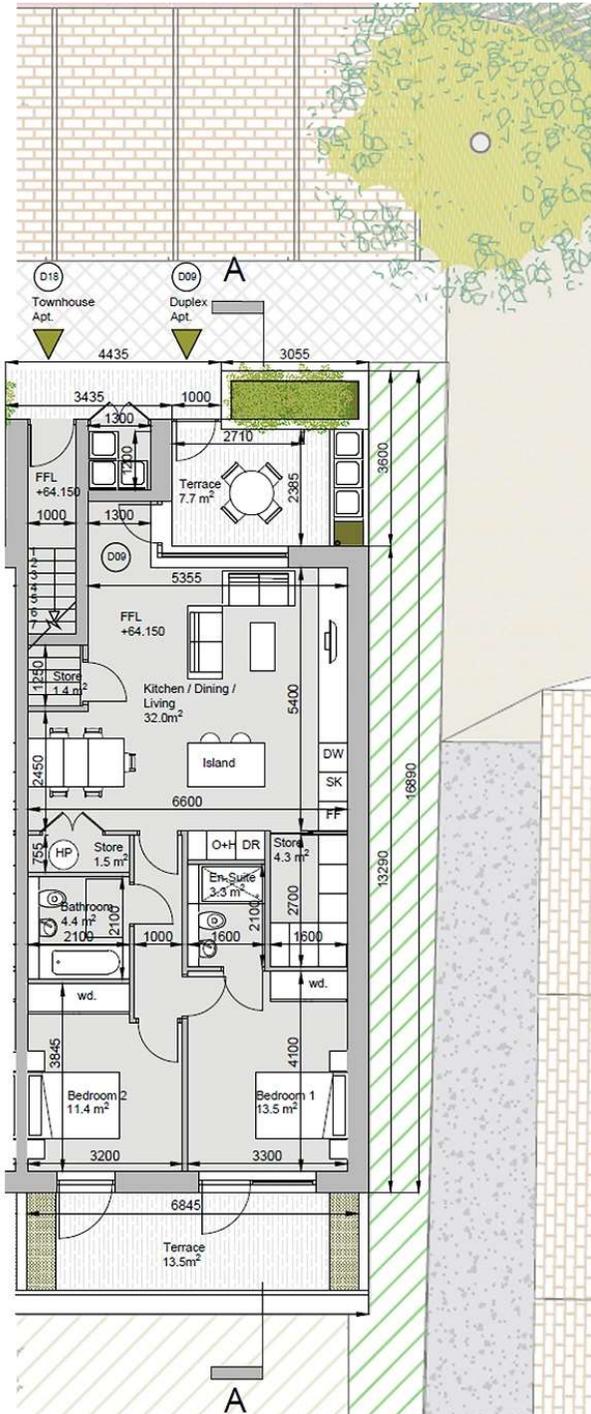
Pedestrian Spine concept Section by Aecom



05: Typologies

- Duplex Building Type A Typologies
- Duplex Building Type B Typologies
- Townhouse Typologies
- Apartment Unit Typologies Walk Up Apartments
- Apartment Unit Typologies St. Kevin's Hospital Conversion
- Enterprise Office in St Kevin's Chapel

Typical Duplex Type A: Plans and Section

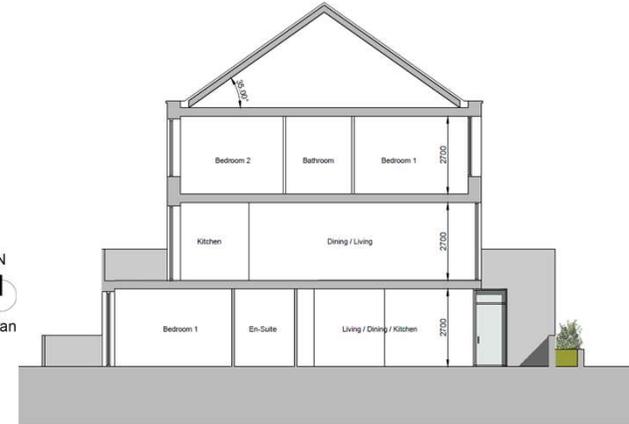
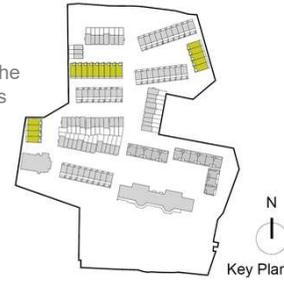


Duplex Type A :

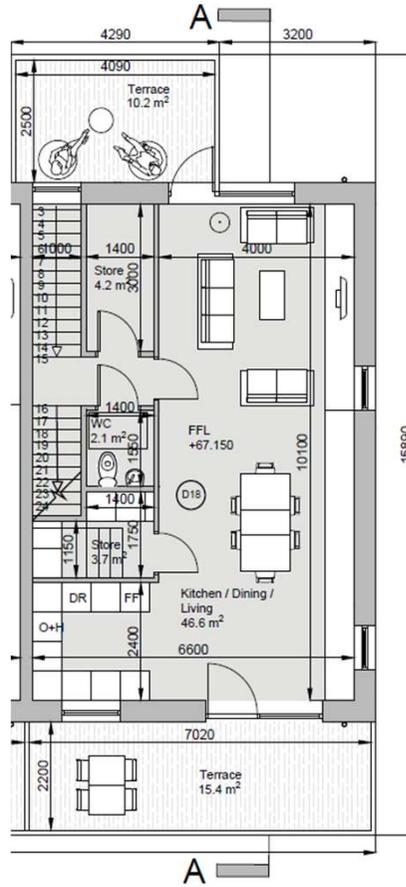
This duplex type consists of a two bed ground floor apartment with a four bed two storey townhouse above. The 18 no apartment and 18 no. townhouse duplex units are arranged in rows forming three storey blocks that are generally located in the more level areas of the site. The entrances to both dwellings is from the same side of the block with the upper stair access internalised providing own front door access directly to the street.

The lower apartment is accessed via a courtyard which is screened from the footpath by a permanent planter structure which provides privacy.

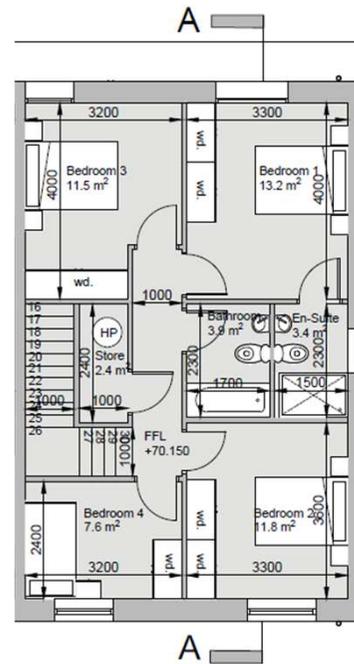
The upper townhouse has terraces to the front and rear and has front to back dual aspect living space



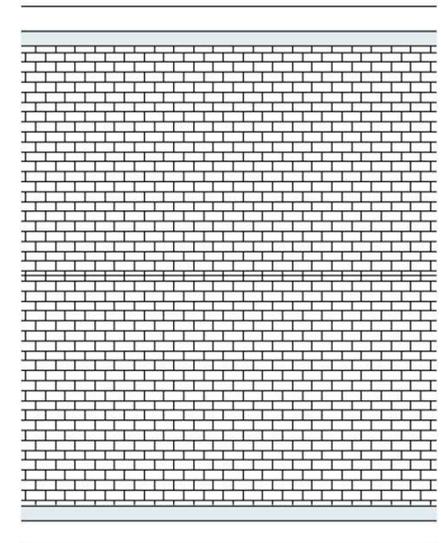
Section AA



First Floor Plan



Second Floor Plan



Roof Plan

Ground Floor Plan (left)

Typical Duplex Type A: Elevations & Axonometrics

Duplex Type A :

This duplex type A forms a number of highly visible building blocks located on elevated sections throughout the site and therefore both the front and rear elevations are treated as having "fronts" to the short and long view.

The use of brick denotes the front elevation which also wraps around one side elevation in locations where people will be close to the building at street entrances.

The rear side is plastered with using sympathetic colours to suit the landscape and traditional colour palettes of the Georgian and Victorian streetscapes visible along the ridges of Cork as well as being complimentary to the brick aesthetic.



Axonometric of Front Elevation



Axonometric of Rear Elevation



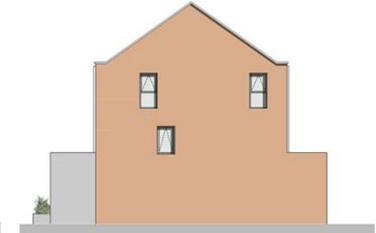
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

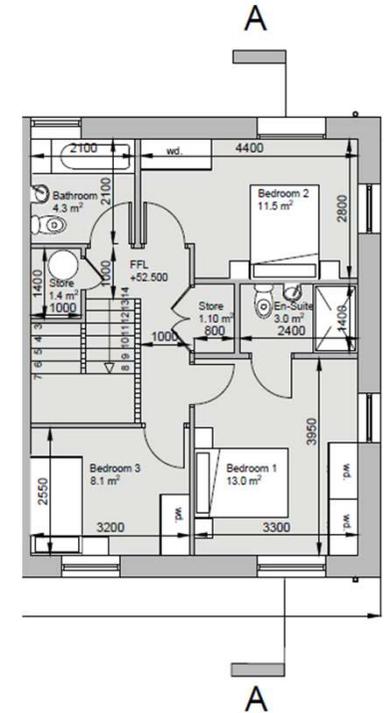
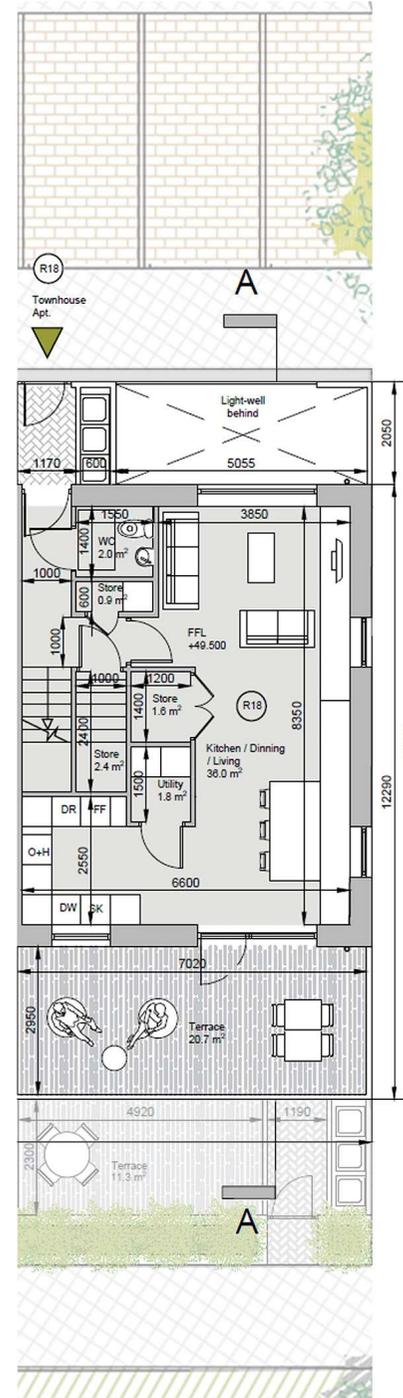
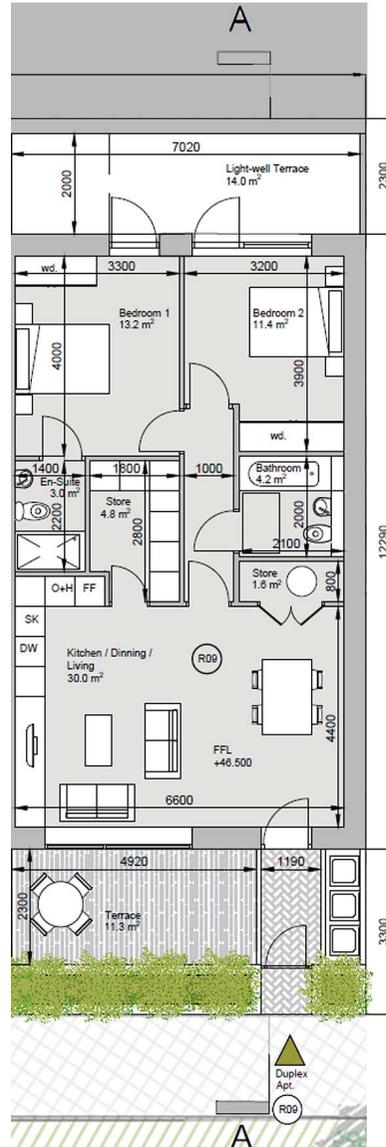
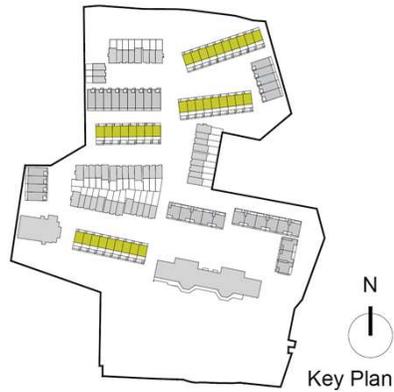
Typical Duplex Type B: Plans and Section

Duplex Type B:

This duplex type consists of a two bed ground floor apartment with a three bed two storey townhouse above. The 36 no. apartments and 36 no. townhouse duplex units are arranged in rows forming three storey blocks that are generally located in the sloping areas throughout the site. The duplex unit is split level to take into account the level significant level differences across the section of the site in these locations. The lower ground floor apartment is accessed directly from the street at lower level on one side and the upper level townhouse is accessed from the level above on the alternate side.

The lower apartment has ground level terrace which is screened from the footpath by a permanent planter structure which provides privacy.

The upper townhouse has terraces to the front and rear and has front to back dual aspect living space



Section AA

Ground Floor Plan

First Floor Plan

Second Floor Plan

Typical Duplex Type B: Elevations & Axonometrics

Duplex Type B :

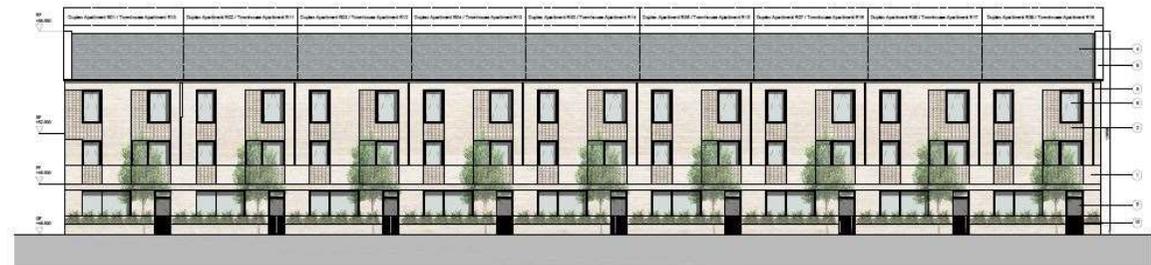
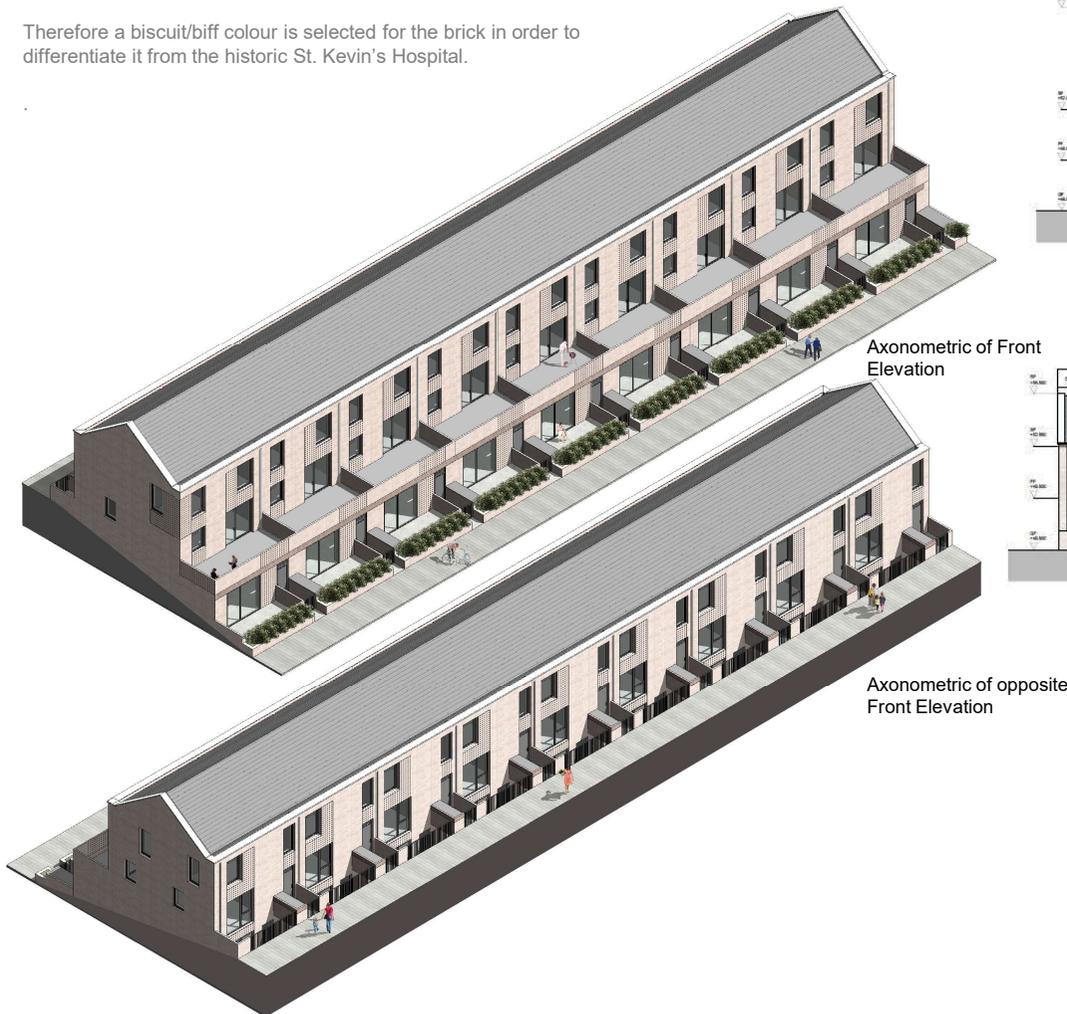
Similar to duplex type A, duplex type B also forms a number of highly visible building blocks located on elevated sections throughout the site and therefore both the front and rear elevations are treated as having "fronts" to the short and long view.

Because there are entrances to both sides of the block in this typology there is no real rear elevation and both sides are treated as front elevations.

Depending on its prominence or visibility of the block in question some of the Type B blocks have brick to all sides, in other cases the less prominent elevations are plaster similar to duplex Type A.

An example of a Duplex type B block that uses brick to all sides is Building R which is visually prominent in the protected view as well as being adjacent to the St. Kevin's Hospital building.

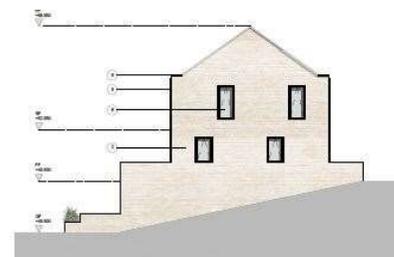
Therefore a biscuit/buff colour is selected for the brick in order to differentiate it from the historic St. Kevin's Hospital.



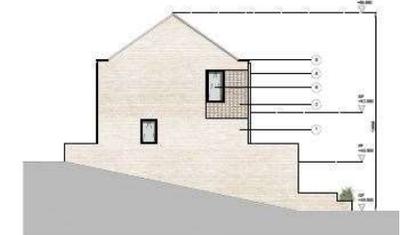
Front Elevation



Opposite Front Elevation



Side Elevation

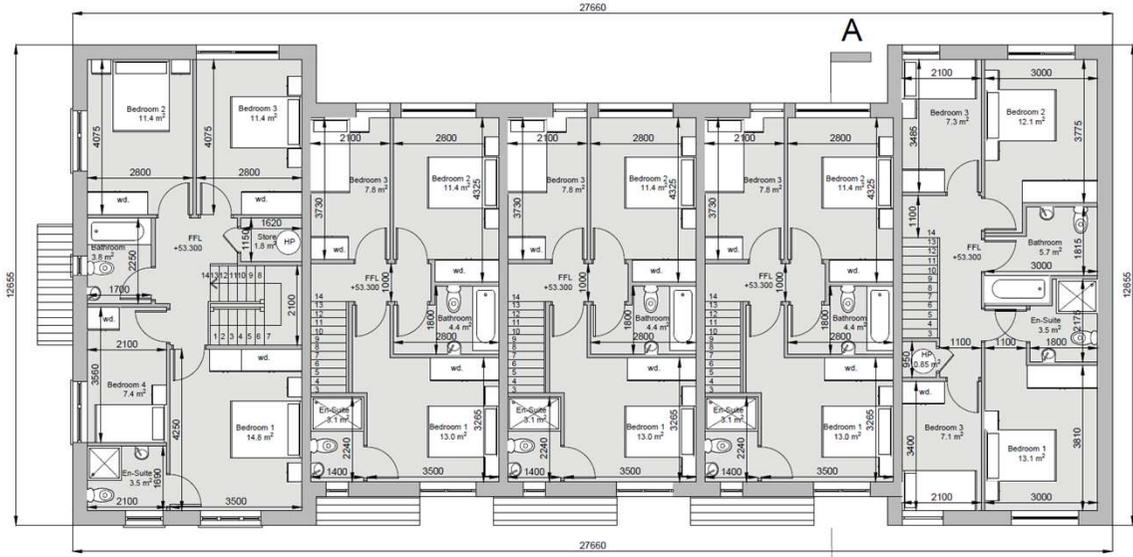
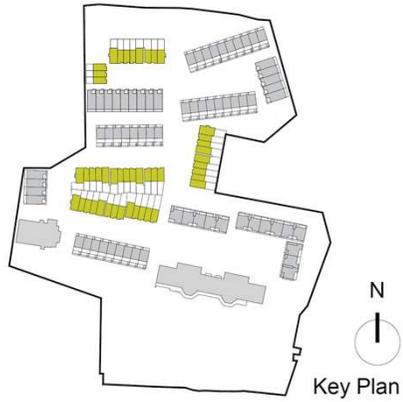


Side Elevation

Typical Townhouse: Plans and Section

Townhouses:

The 46 no. three and four bedroom townhouses are located in the north west corner and in the centre of the site They are a high density terrace type with direct access to the street with small gardens to the rear. The mid terraces are three bed houses and the book end terraces are four bed houses. The townhouses at the end of each block have entrances to the side so that they address the street at the gable end of each block so that the rows of terraces provide active frontages to all sides.



Typical Townhouse: Elevations & Axonometrics

Townhouses:

The townhouses are located centrally and are not as visible to the long view from the South when compared to the duplex units and walk up apartments but are prominent in views from within the development itself. They have brick clad street frontages and also have gable sided houses that are accessed from the street, so the side elevations are also brick when they are facing into streets or Home Zones.

The rear and side elevations that are not directly visible are plastered using sympathetic colours to suit the landscape and traditional colour palettes of the Georgian and Victorian streetscapes that are visible along the ridges of Cork.



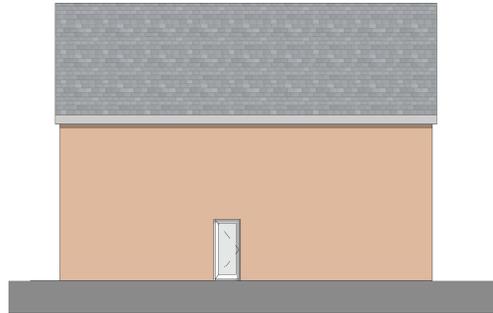
Front Elevation



Axonometric of front and side elevations



Side Elevation



Side Elevation



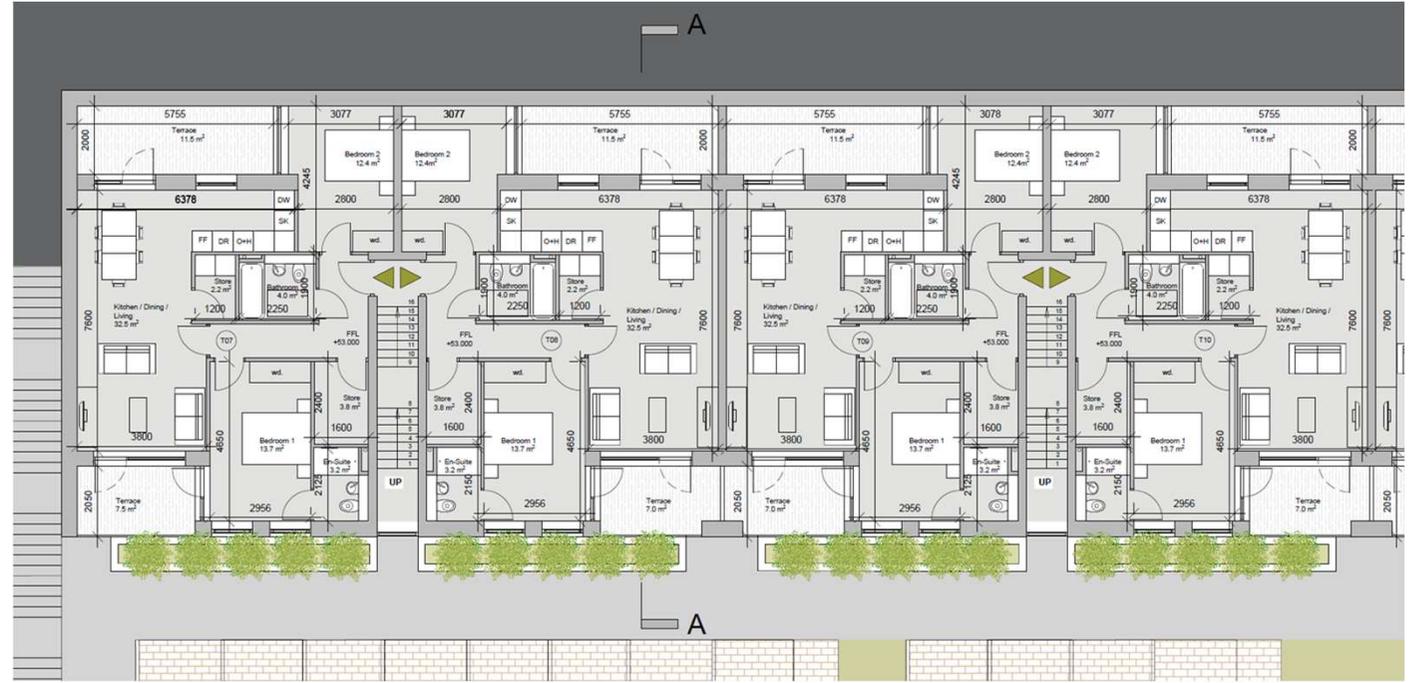
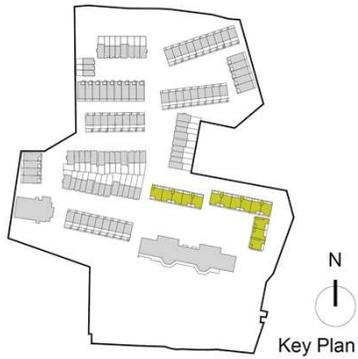
Rear Elevation

Walk-Up Apartments – Lower Level Plans and Section

Walk Up Apartments:

The 52 walk up apartments consist of 11 one bed and 41 two bed apartments that are arranged in 3 four storey blocks in the eastern side of the site to the North of St Kevin's Hospital. Similar to Duplex Type B, the Walk Up Apartments are built on sloping topography meaning that the lower two levels of apartments are accessed from the lower southern side of the building and upper two levels of apartments are accessed from the upper level on the northern side of the building. The upper level apartments are accessed by a single flight of stairs that is internalised and accesses just two apartments per staircase.

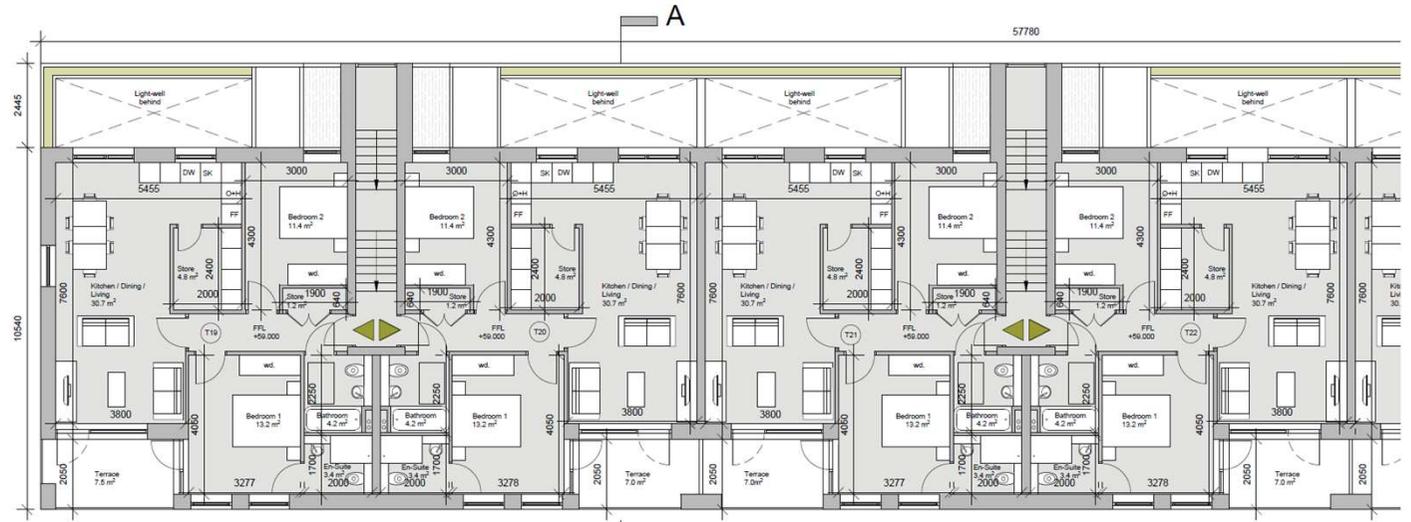
All of the apartments have dual aspect living areas except for the lower one bed apartments which are south facing and have therefore good aspect.



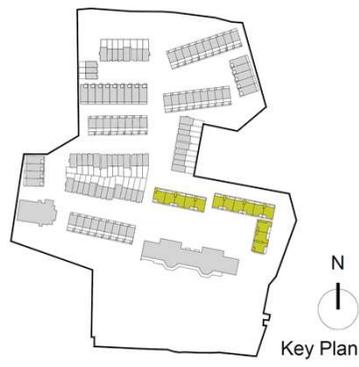
Ground Floor Plan

Section AA

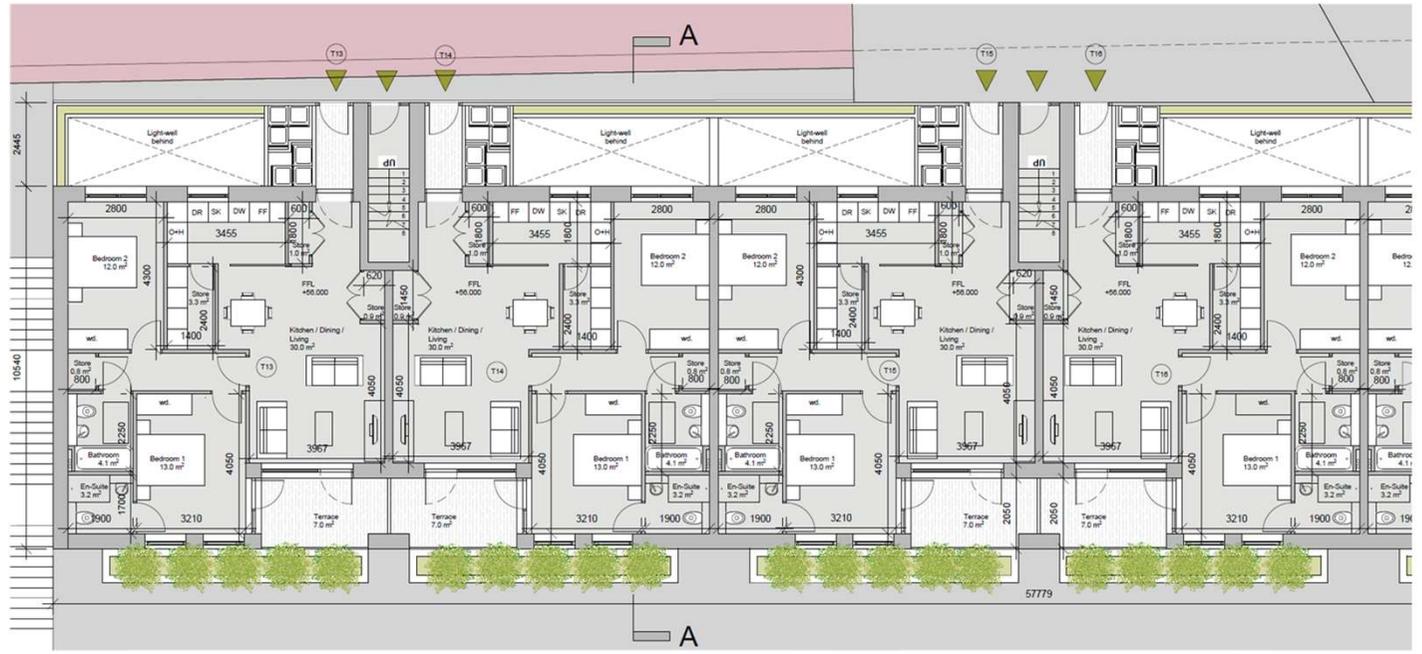
Walk-Up Apartments – Upper Level Plans



First Floor Plan



Key Plan



Ground Floor Plan



Section AA

Walk-Up Apartments – Elevations & Axonometrics

Walk Up Apartments:

The walk up apartments are situated to the north and east of the St Kevin's Hospital.

The four storey frontage of the walk up apartments face South over a tree lined avenue behind the historic St. Kevin's Hospital. Therefore a biscuit/buff colour is selected for the brick in order to differentiate it from the protected structure.

This is particularly the case for the gable of block U is visible from the South, to the East of St. Kevin's Hospital.

The rear and side elevations that are not directly visible are plastered using sympathetic colours to suit the landscape and traditional colour palettes of the Georgian and Victorian streetscapes that are visible along the ridges of Cork.



Axonometric of Front Elevation



Axonometric of Rear Elevation



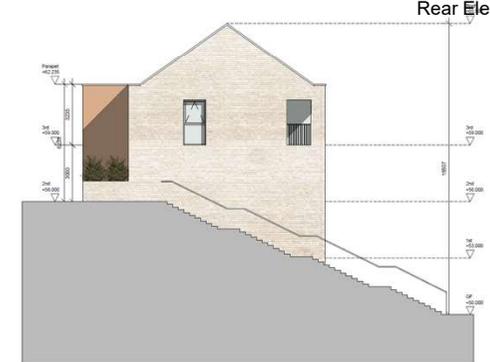
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

St Kevin's Apartments – Ground Floor Plan and Creche

St Kevin's Hospital:

The St Kevin's Hospital is an imposing late 19th Century mental hospital building that is proposed to be converted into 60 one and two bed apartments and a creche.

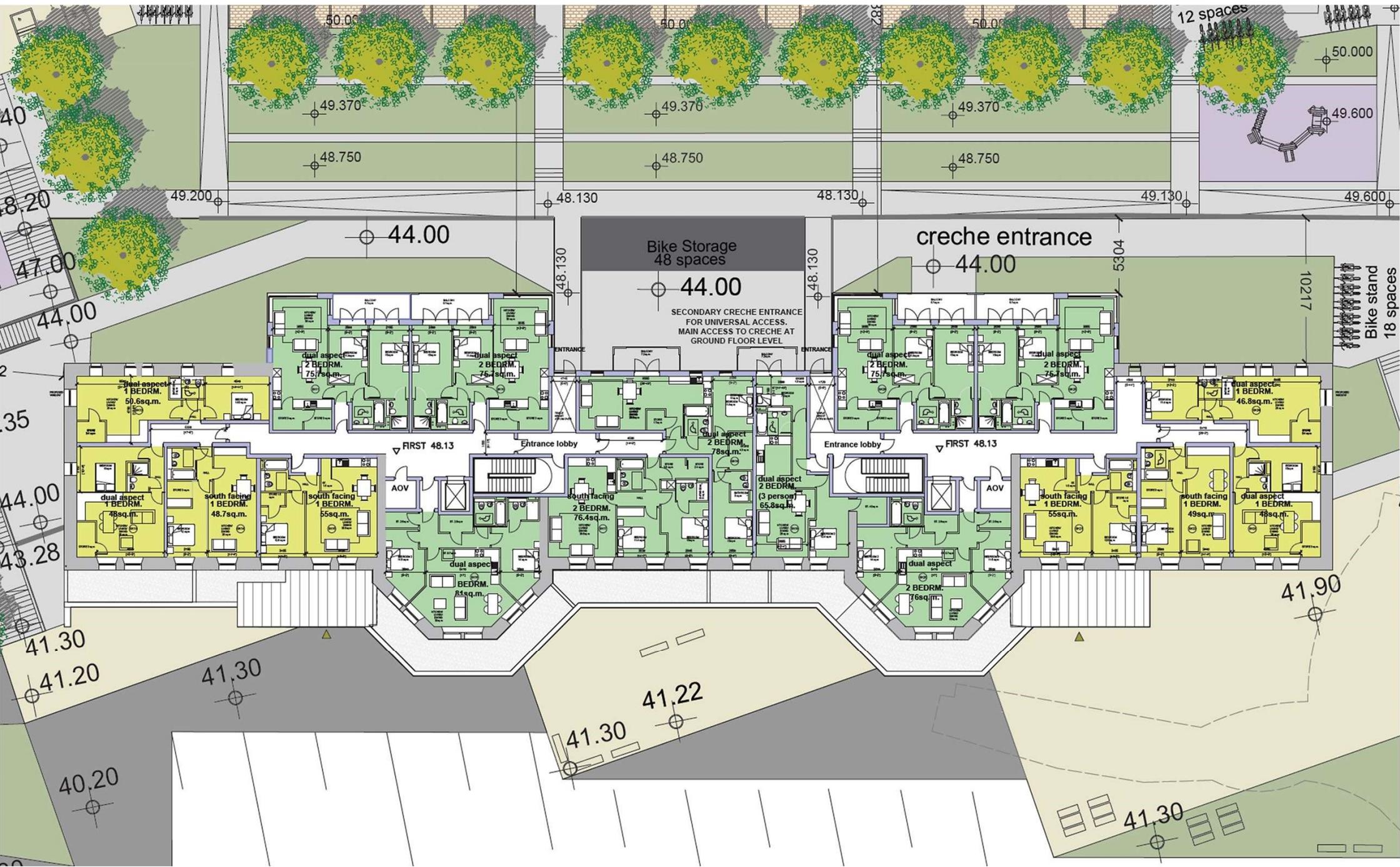
The building was gutted in a fire in 2017 so the conversion will involve the rebuilding of the interior and roof and the retaining and refurbishment of Southern, Eastern, Western facades. The building is a protected structure and it is also a subject of a number of protected views and prospects and therefore the design intent is to rebuild the fire damaged structure and roof so that its original appearance is restored in terms of its visual impact.

The rear of the building will be substantially modified to provide better amenity for the north facing apartments to allow them east and west aspect, and it is from this side that access is provided to the building at first floor level via bridges from the street and parking area.

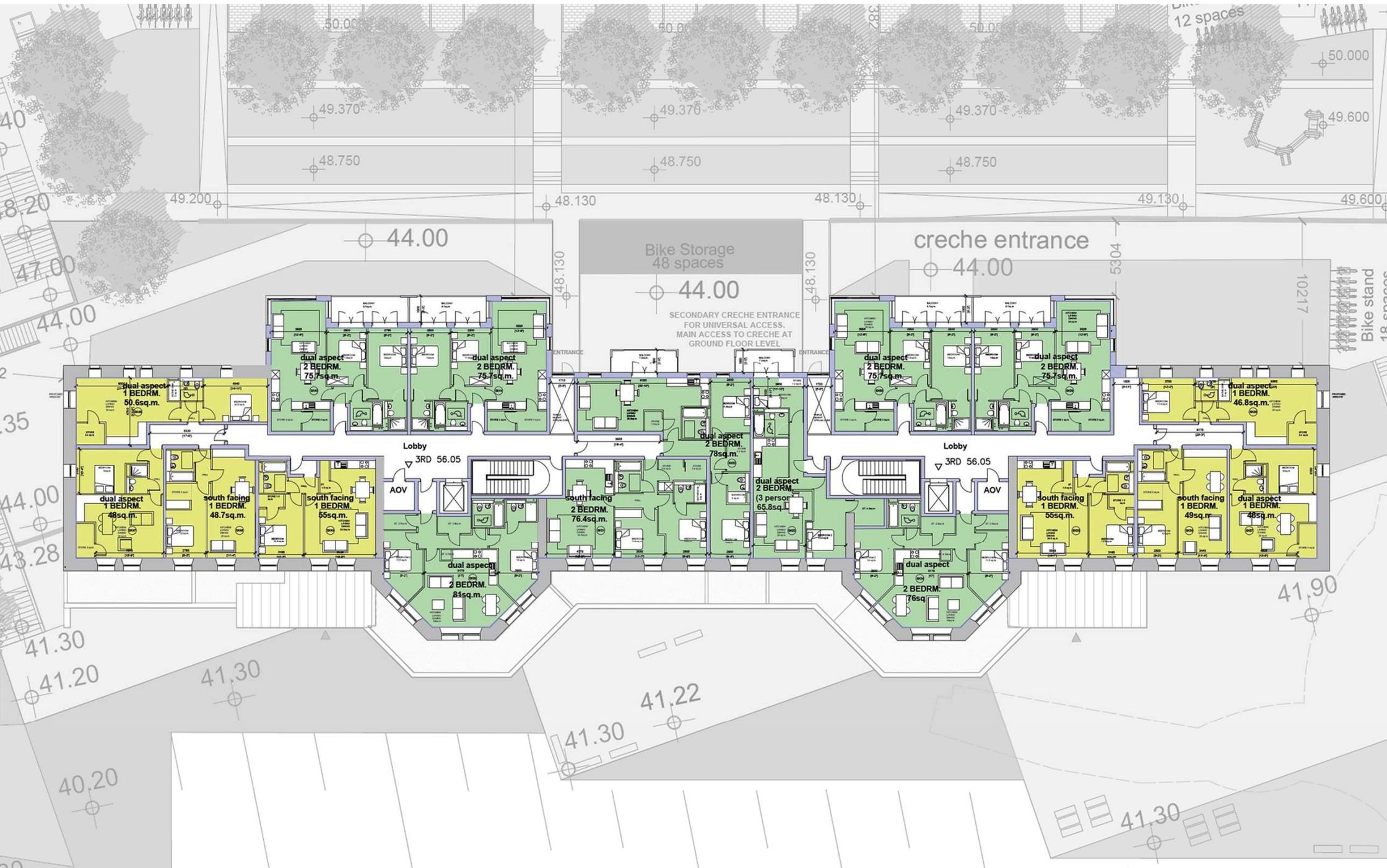
The building consists of 26 one bedroom apartments and 34 two bed apartments and 440m² creche at the ground floor level.



St Kevin's Apartments First Floor Plan



St Kevin's Apartments Second and Third Floor Plans



St Kevin's Apartments Elevations

Proposals for this building involve conservation of most of the remaining masonry fabric in accordance with the best practice methodology .

The original roof form will be reinstated to match the detail of the surviving east section with cast-iron rainwater goods conserved. All existing chimney stacks will be retained or reconstructed where necessary. Slates salvaged from existing buildings proposed to be demolished on site will be reinstated on St Kevin's roof.

Proposed glazed and render finish to new rear elevations will be legibly contemporary but will be sympathetic to and draw its visual inspiration from the retained historic elevational treatments



Proposed South Elevation



Proposed East Elevation

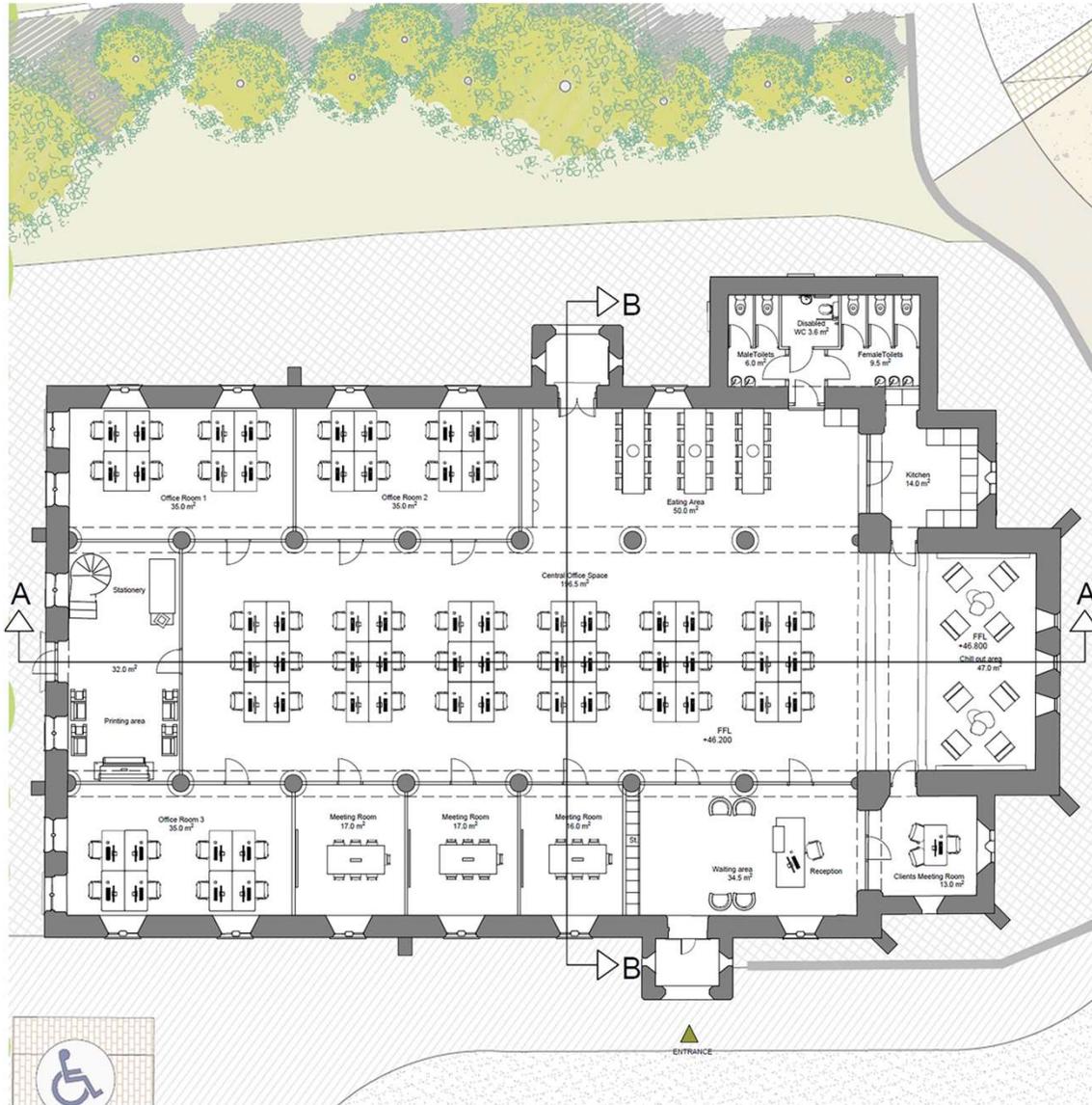


Proposed North Elevation



Proposed West Elevation

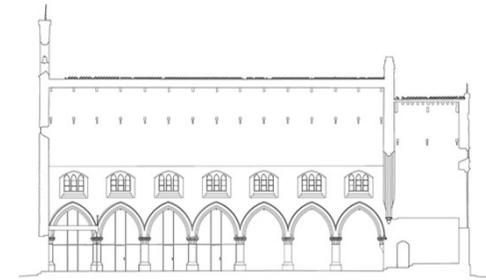
St Kevin's Chapel Enterprise Office Centre Plans



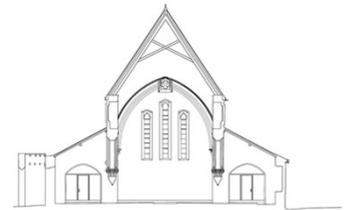
Ground Floor Plan

St. Kevin's Chapel :

It is proposed to convert the St. Kevin's Chapel to Office use. The type of office use under consideration is an Enterprise Office Centre whereby a space can be rented by small enterprises or start-ups where there is the provision of shared facilities such as meeting rooms and social spaces for interaction. This model of working is a new feature of office life that allows like minded individual businesses to come together to share costs, services, experience and contacts within a collegiate setting. We believe that this is an appropriate adaptive reuse of the Chapel and it also benefits the predominantly residential scheme in the provision of a live-work opportunity in the development.



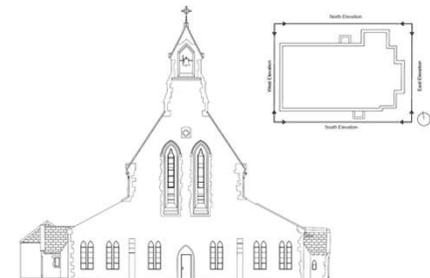
Section AA



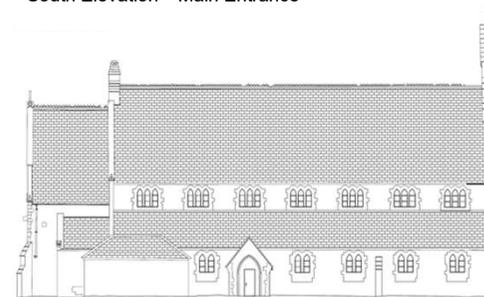
Section BB



South Elevation – Main Entrance



West Elevation



North Elevation



East Elevation



06: Appendix A

• Urban Design Guidelines – The 12 Criteria with Indicators



01 CONTEXT

How does the development respond to its surroundings?

- *The development seems to have evolved naturally as part of its surroundings*
- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*
- *Form, architecture and landscaping have been informed by the development's place and time*
- *The development positively contributes to the character and identity of the neighbourhood*
- *Appropriate responses are made to the nature of specific boundary conditions*

The proposed development sits within institutional lands of the former St Kevin's Hospital. The Hospital campus of buildings forms a highly visible landmark vista on the Shanakiel ridge.

This proposed development's architecture and landscape design is both informed by the existing built heritage and its prominent location as one of the many ridges of Cork that overlook the river Lee and the city.

The scheme is made up of terraces of houses, apartments and duplex units that address the sloping topography in a contextual relationship with the existing historical environment and the new development does not dominate the 19th century buildings or the hillside, but positively contributes to character and identity of the neighbourhood, taking its visual clues from the Sundays Well, Montenotte and City ridges.

The St Kevin's Hospital, now a burnt out shell, will be repurposed into a new apartment scheme bringing new life into this prominent building.

The landscape amenity, in particular the southern Landscape Preservation Zone is opened up to neighbouring areas through potential future pedestrian and cycling connections.

The density of the scheme at 63 dph is appropriate for its suburban institutional location and its particular site constraints.

02 CONNECTIONS

How well connected is the new neighbourhood?

- *There are attractive routes in and out for pedestrians and cyclists*
- *The development is located in or close to a mixed-use centre*
- *The development's layout makes it easy for a bus to serve the scheme*
- *The layout links to existing movement routes and the places people will want to get to*
- *Appropriate density, dependent on location, helps support efficient public transport*

The proposed development is located close to a number of bus routes within 5 to 10 minute walking distance linking the development to the Apple campus, University College Cork, Cork Institute of Technology and the City Centre.

The site was formerly institutional lands which had only one vehicular entrance at northern boundary of the site and therefore its connectivity by car is maintained as such in order to give priority to pedestrian and cycling linkages in the southern part of the site.

The scheme makes provision for the future pedestrian and cycling connectivity by potential access to the adjacent Atkins Hall apartments (formerly Our Lady's Mental Asylum) to the west and to Rose Hill lane to the east. The lane links the development to the lower Lee road, Sundays Well and University College Cork.

03 INCLUSIVITY

How easily can people use and access the development?

- *New homes meet the aspirations of a range of people and households*
- *Design and layout enable easy access by all*
- *There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly*
- *Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all.*
- *New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers*

The scheme is designed to accommodate all types of family formation from single adults, families with children and senior citizens.

There are a wide variety of house types provided in the scheme including 1 and 2 bed apartments, 3 and 4 bed duplex units and 3 and 4 bed townhouses.

The layout is defined by a number of character areas that include homezones, play areas and landscaped walks that provide well appointed and passively overlooked public space for the enjoyment of the community.

There are a variety types of amenity spaces provided that include woodland walks, meadows, parkland, terraces, incidental playgrounds, stepped viewing platforms and multi purpose games areas.

All of these areas are defined by the built form that passively overlooks and provided active frontages to the public spaces enhancing the sense of community.

Despite the steep gradients of the site all of the public spaces are accessed by all and where steps are provided they are according to the ambulant criteria of part M with wide steps, short flights and resting areas.

04 VARIETY

How does the development promote a good mix of activities?

- *Activities generated by the development contribute to the quality of life in its locality*
- *Uses that attract the most people are in the most accessible places*
- *Neighbouring uses and activities are compatible with each other*
- *Housing types and tenure add to the choice available in the area*
- *Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood*

The proposed development will provide a variety of house types and tenures that will add choice in the area in the provision of multi family units for the social , affordable and private sectors.

The proposal provides a substantial variety of amenity spaces including landscaped walks, viewing terraces, woodland walks, playgrounds and Multi Use Games Areas (MUGA) as well as access to a landscaped Landscape Preservation Zone.

This area of south facing parkland is accessible to the community within the development by specifically designed pedestrian routes and also to the adjoining street network by pedestrian and cycling linkages.

There is a provision of a creche in the St. Kevin's Hospital building and the St. Kevin's Chapel is proposed to be converted to a Office Enterprise Centre; whereby a space can be rented by small enterprises or start-ups, and where there is the provision of shared facilities such as meeting rooms and social spaces for interaction.

We believe that this is an appropriate adaptive reuse of the Chapel and it also benefits the predominantly residential scheme in the provision of a live-work opportunity in the development.

05 EFFICIENCY

How does the development make appropriate use of resources, including land?

- *The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design*
- *Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems*
- *Buildings, gardens and public spaces are laid out to exploit the best solar orientation*
- *The scheme brings a redundant building or derelict site back into productive use*
- *Appropriate recycling facilities are provided*

The proposed development is a high density development on institutional lands in a suburban location. It takes what is a derelict mental hospital and its surrounding lands and associated buildings and creates a vibrant new residential quarter for 266 homes at a density of 63 dph. The provision of this housing is in the form of townhouses, duplex units, walk up apartments and apartments in the converted St. Kevin's Hospital which provides a variety of typology and tenure.

This development is set out in a series of character areas that inform a landscape strategy that takes advantage of the sloping south facing terrain to create pleasant private amenity and public spaces in the form of terraces, lawns, meadows, parklands and pathways.

An initial SUDS strategy will add value to the landscape and create a sense of robustness. Roadside medians, usually seeded as standard amenity grass, are proposed as swales to act as collection trains from storm water runoff, be visually attractive and reduce maintenance.

Each dwelling is provided with recycling bins either in specially designed bin compounds with each dwelling or in communal bin storage in the St. Kevin's Apartments building.

06 DISTINCTIVENESS

How do the proposals create a sense of place?

- *The place has recognisable features so that people can describe where they live and form an emotional attachment to the place*
- *The scheme is a positive addition to the identity of the locality*
- *The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout*
- *The proposal successfully exploits views into and out of the site*
- *There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre*

The proposed development will be a special and memorable place that creates a series of character areas, each with its own identity that also embraces the existing historical nature of the site and buildings.

The site is a highly visible and well known in the locality due to the prominence of the St Kevin's Hospital building, and the view of this building is supported by the scheme in maintaining its commanding position on the skyline.

The refurbished St. Kevin's Hospital is the focal point of the scheme with all roads and pathways leading to it and the pedestrian and amenity areas provides views out to the River Lee and the city from terraces, lawns and steps.

As well as repurposing and renovation of the existing St Kevin's Hospital and Chapel the scheme makes use of the existing south facing sloping landform to create a sense of place, in particular the creation of parkland in the Landscape Preservation Zone at the southern end of the site.

07 LAYOUT

How does the proposal create people friendly streets and spaces?

- *Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.*
- *The layout focuses activity on the streets by creating active frontages with front doors directly serving the street*
- *The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers*
- *Traffic speeds are controlled by design and layout rather than by speed humps*
- *Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts*

The proposed development is based on a series of places and homezones linked by a hierarchy of pedestrian routes.

These routes follow the natural contours of the site in a network that allows connectivity to amenity spaces throughout the site. Streets are dominated by pedestrian activity with the car traffic made to be subordinate to other modes by means of the twisting road layout, narrow road-widths and table top junctions that cater for pedestrians and cyclists.

Each route is addressed by active frontages of the residences and each home has a direct access to the street where homezones are created.

There is a street hierarchy whereby the main route is serviced by secondary routes that encompass different character areas from squares/greens to pedestrian/cycling routes only.

One of the key routes is a central pedestrian spine that is made up of steps and terraces that cascade down the sloping topography linking the upper and lower parts of the site and creating a memorable space as well as a key piece of connectivity.

08 PUBLIC REALM

How safe, secure and enjoyable are the public areas?

- *All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use*
- *The public realm is considered as a usable integrated element in the design of the development*
- *Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood*
- *There is a clear definition between public, semi private, and private space*
- *Roads and parking areas are considered as an integral landscaped element in the design of the public realm.*

The public open space in the development is overlooked by surrounding homes and are interspersed throughout the development.

The public open space is linked by a network of pedestrian routes and has a variety of character including woodland, meadow, parkland, terraces and play areas and is totally integral to the residential development providing a sense of community.

The children's play areas are sited in homezone areas and along pedestrian routes providing natural, easily accessible and safe locations for activity.

The Landscape Preservation Zone has the opportunity to be a main feature of the landscape strategy and is converted to a terraced and parkland setting that is overlooked by the new apartments in the St. Kevin's Hospital.

This public space is clearly defined and separate to private open space which is provided within the curtilage of the dwellings in the form of balconies, terraces and small back gardens.

09 Adaptability

How will the buildings cope with change?

- *Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation*
- *The homes are energy-efficient and equipped for challenges anticipated from a changing climate*
- *Homes can be extended without ruining the character of the types, layout and outdoor space*
- *The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office*
- *Space in the roof or garage can be easily converted into living accommodation*

The proposed development has been designed to meet the latest standards in terms of energy efficiency and to meet NZEB requirements for each typology.

There a number of typologies of dwellings provided and the townhouses and duplex townhouses offer opportunity for some alteration and extension into roof spaces or gardens.

However, apartments are, by their nature, inflexible and to counter this and to encourage a work-live environment office and working space is available in the Enterprise Office Centre in the converted St. Kevin's Chapel.

10 PRIVACY AND AMENITY

How does the scheme provide a decent standard of amenity?

- *Each home has access to an area of useable private outdoor space*
- *The design maximises the number of homes enjoying dual aspect*
- *Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout*
- *Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.*
- *The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.*

There are a number of different typologies of dwelling on the site with a mixture of townhouses, duplex units and apartments.

The townhouses are well catered for in terms of private back gardens, storage space and dual aspect orientation .

All of the apartments have storage and private open space in the form of balconies and terraces consistent with standards set out in the Apartment Design Guidelines for Planning Authorities.

Even though this is a high density site , homes have been carefully sited so as to minimise overlooking, using window location, orientation and the sloping terrain to maintain privacy between dwellings.

A significant majority of the dwellings are dual aspect , with most having front to back dual aspect in the living areas. Ground floor units have front courts with planting structures to provide privacy screening.

While most of the apartments in the St Kevin's Hospital do not have balconies due to being in a conversion of a protected structure they do have direct access to high quality public open space in the parkland directly in front of the building. In those new parts of the hospital building at the rear, the apartments are pushed out to avail of dual aspect to the living rooms as well as providing balcony terraces for these apartments in this instance.

11 PARKING

How will the parking be secure and attractive?

- *Appropriate car parking is on-street or within easy reach of the home's front door.*
- *Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.*
- *Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces*
- *Materials used for parking areas are of similar quality to the rest of the development*
- *Adequate secure facilities are provided for bicycle storage*

Car parking is located throughout the site in on-street parking clusters within easy reach of the front door to dwellings.

All of the parking is provided on street with no parking structures and driveways, and therefore the parking is carefully considered in a landscape design that is fully compliant with DMURS and reversible in the event of falling private car usage.

There will be parking spaces for residents and separate dedicated parking spaces for visitors, The Enterprise Office in the renovated chapel and the creche in the St Kevin's Hospital. Each parking space will be clearly identified as to its use so as to avoid any conflict or misunderstanding between residents or other users.

The parking places are an integral part of the landscape and public realm design and are differentiated by high quality materials to denote their location.

Bicycle storage is provided within the curtilage of the townhouse and duplex units and there is bicycle parking provided in the lower ground floor of St Kevin's Hospital and there are secure covered bicycle structures provided for the walk-up apartments

12 DETAILED DESIGN

How well thought through is the building and landscape design?

- *The materials and external design make a positive contribution to the locality*
- *The landscape design facilitates the use of the public spaces from the outset*
- *Design of the buildings and public space will facilitate easy and regular maintenance*
- *Open car parking areas are considered as an integral element within the public realm design and are treated accordingly*
- *Care has been taken over the siting of flues, vents and bin stores*

The proposal takes its inspiration from the large brick St Kevin's Hospital and city ridge of plaster and slate. The brick facades are articulated around the windows by using a protruded header brick bond. The brick is proposed to have a warm terracotta and biscuit buff colour and it has a lighter expression by the use of white mortar. The brick facades are mixed with render facades. Here also the plastered walls follow the brick pattern by having different coloured render around the windows.

The landscape strategy is a fundamental part of the design intent with a wide palette of hard and soft materials that enhance the historical setting in a contemporary manner which also includes the parking areas that are fully incorporated as part of the overall public realm design.

All facades of the buildings are accessible to mobile elevated working platforms (MEWPS) for maintenance and the bin stores are fully incorporated within the curtilage of residential buildings.

06: Appendix B

• Architectural Response to An Bord Pleanála Opinion



Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The location, design and use of external materials for the apartment blocks in the vicinity of St Kevin's Hospital, in particular Blocks U, T & S, having regard to the dominant location of the site in relation to Cork City, the visual impact on the Protected Structure and the Protected Views around the site.
- The configuration of the layout particularly as it related to the creation of a hierarchy of high quality, functional, and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- Inclusion of appropriate pedestrian and cycle connections into adjoining sites indicating enhanced permeability
- The design and layouts of the duplex units to ensure clarity on the functioning and entrance into the units with regard to any double fronted units provided, the appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/cyclist movement through the site."

In response to this Opinion the applicant has, *inter alia*, undertaken a complete redesign of Block U to reduce visual impact on St Kevin's Hospital. Block U which was directly behind St Kevin's has been removed and relocated to the East. It has also been rotated to run North-South(presenting gable to South) in order to present a narrower elevation to the city and to enclose a new residential square. The immediate impact of this redesign is to present a 15m separating distance between the eastern gable of the St. Kevin's Hospital Building and Block U.

Block U now presents a narrower gable elevation to the view from the South and creates a sympathetic relationship with the gable of St. Kevin's Hospital.

A part of this action is to remove 42 car-spaces from the area to the immediate north of St Kevin's and present a landscape of lawn and mature trees as an amenity space for the residents of St. Kevin's Hospital and the new walk up apartments.

This action results in the loss of 8 apartments and 42 car spaces.



Site Plan- As presented at Tripartite Meeting



Site Plan- As Proposed

Removal of 7 car spaces

Relocation and rotation of Block U away from St. Kevin's Hospital resulting in the loss of 8 apartments

Removal of 42 car spaces

Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The location, design and use of external materials for the apartment blocks in the vicinity of St Kevin's Hospital, in particular Blocks U, T & S, having regard to the dominant location of the site in relation to Cork City, the visual impact on the Protected Structure and the Protected Views around the site."

The relocation and redesign of Block U as proposed reduces the impact of this building directly on St. Kevin's Hospital, particularly when viewed from the South. Blocks S and T are amended so that they are less "blocky" and have revised elevation treatments and pitched roofs so that they are more in keeping with the form and language of the St. Kevin's Hospital Building as well as the language of terraces of slate pitched roofs of the over all development.

The removal of car spaces enables the creation of landscape amenity area that not only provides a landscape screen of mature trees but also an attractive vista for residents in St Kevin's Hospital apartments to look out onto.



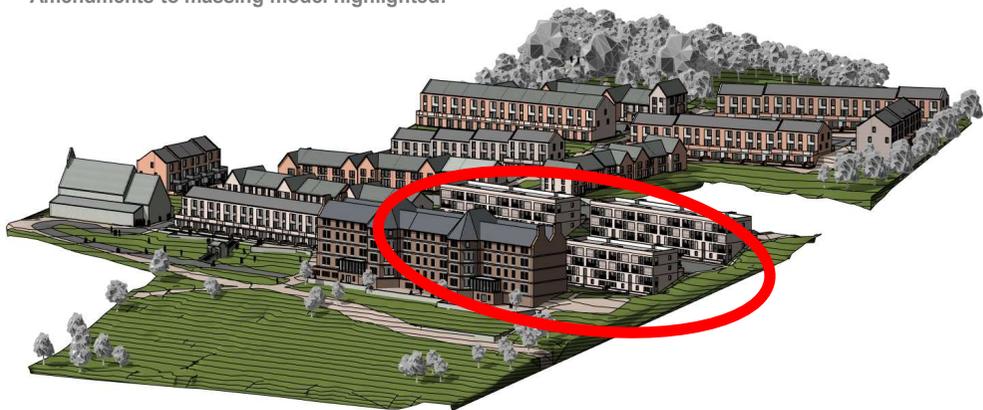
Scheme as presented at Tripartite Meeting



Proposed revised scheme

Architectural Response to An Bord Pleanála Opinion

Amendments to massing model highlighted:



Scheme as presented at Tripartite Meeting

Proposed revised scheme

Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

“Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The location, design and use of external materials for the apartment blocks in the vicinity of St Kevin’s Hospital, in particular Blocks U, T & S, having regard to the dominant location of the site in relation to Cork City, the visual impact on the Protected Structure and the Protected Views around the site.”

The applicant has also reviewed the use of materials and form to “soften” the appearance of Block U,T & S , with the addition of pitch roofs and additional vertical windows to be more in keeping with the architectural language of the St. Kevin’s Hospital Building.

We have also opted for a softer biscuit buff colour brick for all the buildings in the vicinity of St. Kevin’s Hospital, include Block R , so that St Kevin’s Hospital darker red brick is differentiated from the surroundings and continues to dominate the landscape and thereby retains its protected visual impact while being enhanced by the surrounding new buildings.

Change in colour of brick work to differentiate from St Kevin’s Hospital for Block R as well as U,T & S



View of Blocks U,T&S –Lighter, softer materials in landscaped home zone- please also refer to Materials and Finishes Report for more detail



Addition of pitched roof to be more in keeping with St Kevin’s Hospital and scheme

Addition of new windows with a vertical emphasis to relate more to St Kevin’s Hospital facade

Change in colour of brick work to differentiate from St Kevin’s Hospital



Scheme as presented at Tripartite Meeting

Proposed revised scheme

Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The configuration of the layout particularly as it related to the creation of a hierarchy of high quality, functional, and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration."

Open Space Hierarchy

The open spaces are organised along a north-south **Primary Link**, that is also the main pedestrian corridor spine. This link consists of a series of open spaces on various levels connected gently sloped or stepped routes. The link also includes a play trail with pockets of play along the way. The primary link terminates at the **Primary Open Space** in the southern part of the site. The landscape preservation zone covers most of the area of this open space with natural woodland planting and wildflower meadows.

It is a sloped area so most of it is pockets of level open spaces are created along routes with cut and fill. The upper portion of this area is the representative frontage of the heritage building. This is a semi-formal space with seating, play opportunities and feature planting.

There are a number of **Secondary Open Spaces** of varying sizes within the site. These are either connected to the primary link by either directly or through home zones. These spaces are well over looked by residential units and provide a variety of play and recreational opportunities.

Two **Tertiary Open Spaces** are located in the northern portion of the site. These are mostly within retained and supplemented woodlands with amenity routes and play opportunities.

Please also refer Aecom Landscape Report & Drawings



A view of Secondary Open Space featuring meadow planting and the Linked Corridor



Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The configuration of the layout particularly as it related to the creation of a hierarchy of high quality, functional, and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration."

Throughout the site we have located areas of **Passive Usable Open Space** which consists of woodland, meadow and the landscape preservation zone. There are also a number of plaza spaces with seating and tree lined lawns in the homezones that are also passive usable open space for the enjoyment of the residents.

There are also a number of **Active Usable Open Space** areas which include play and recreational areas that are adjacent to, or incorporated into, the Passive Usable Open Space zones.

There are also play spaces aligned with the central pedestrian spine which links all of the amenity spaces.

All of the passive and active usable open spaces are overlooked by adjacent dwellings and have therefore comprehensive passive supervision.

Please also refer Aecom Landscape Report & Drawings



Passive Usable Open Space

Active Usable Open Space

Passive Supervision



A passive usable open space with playground active uses incorporated in eastern end all overlooked by dwellings providing passive supervision.

Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

“Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- *The configuration of the layout particularly as it related to the creation of a hierarchy of high quality, functional, and amenable public open spaces with maximum surveillance, appropriate enclosure, children’s play, amenity and pedestrian connectivity should be given further consideration.”*

Pedestrian Connectivity

There are clearly defined pedestrian routes that traverse the site with few vehicular crossing points. The pedestrian pathway network provides the connectivity throughout the site and makes provision for future access into the adjoining properties and street network.

There is a central pedestrian spine that acts as a primary link through the site that has stepped and resting areas that take account of the sloping topography forming the main pedestrian link through the site.

The pedestrian walkways provide access to the amenity areas throughout the site directly linking them to the primary open space in the landscape preservation zone.

Please also refer Aecom Landscape Report & ILTP, TIA & MMP & DMURS reports, and Barrett Mahony Pedestrian and Cyclist Accessibility Plan Layout.



Image of central pedestrian spine link between blocks S and Q.



Architectural Response to An Bord Pleanála Opinion

1. Development Strategy :

“Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- Inclusion of appropriate pedestrian and cycle connections into adjoining sites indicating enhanced permeability

Pedestrian & Cycling Connectivity

The pedestrian pathway network provides the connectivity throughout the site and also makes provision for future access into the adjoining properties and street network.

There is a central pedestrian spine that acts as a primary link through the site that has stepped and resting areas that take account of the sloping topography forming the main pedestrian link through the site.

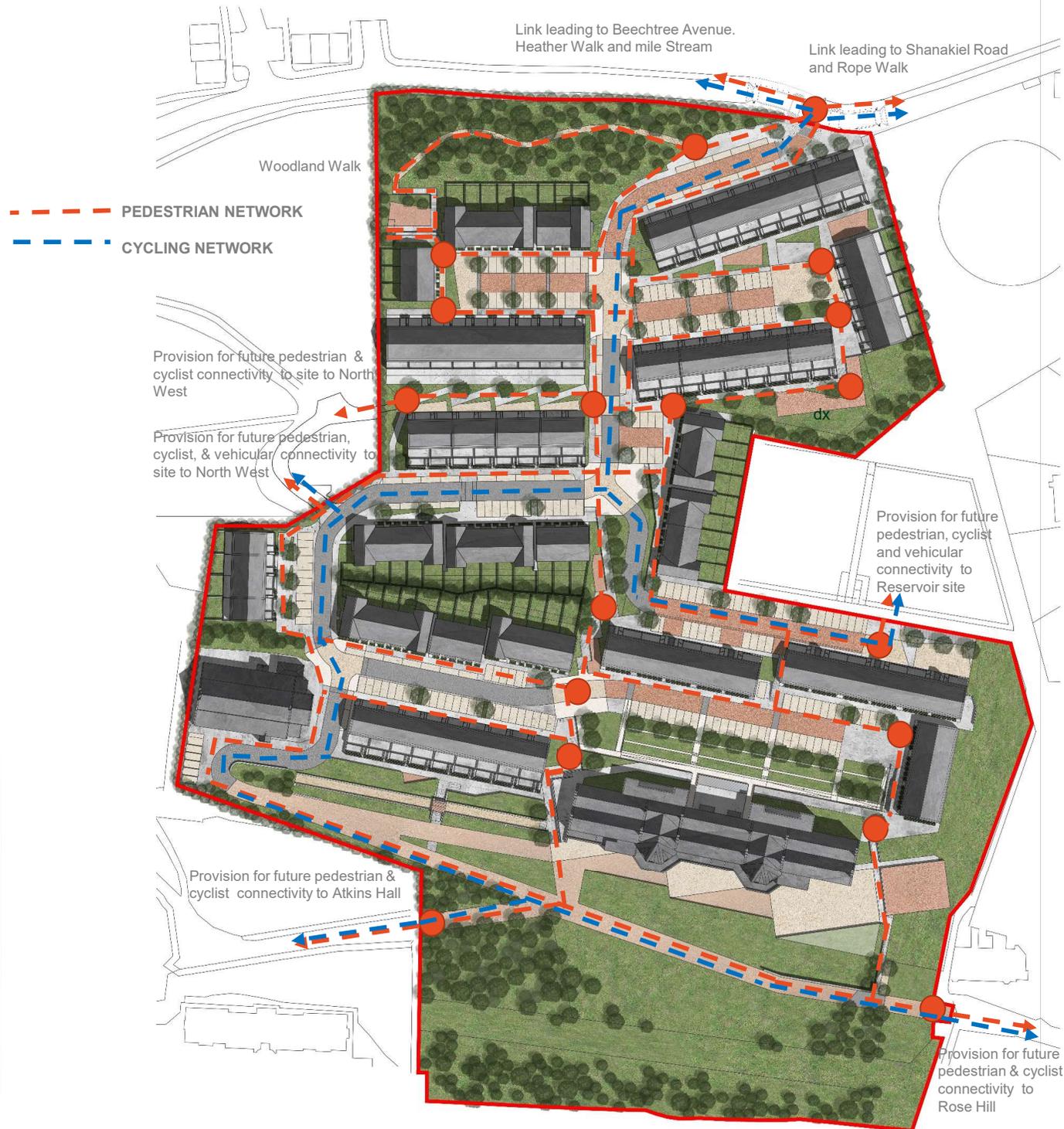
The cycling network follows primarily the main road network but also uses non vehicular pathways in the southern part of the site.

There are a number of points identified on the eastern and western boundaries where pedestrian and cycling connectivity may be provided in future developments and this proposal makes provision for this connection, however this specific permeability relies upon agreement with neighbouring properties to allow access in these locations.

Please also refer Aecom Landscape Report & ILTP, TIA & MMP & DMURS reports, and Barrett Mahony Pedestrian and Cyclist Accessibility Plan Layout.



Pedestrian and Cycling pathways through the site..



Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The design and layouts of the duplex units to ensure clarity on the functioning and entrance into the units with regard to any double fronted units provided, the appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/cyclist movement through the site."

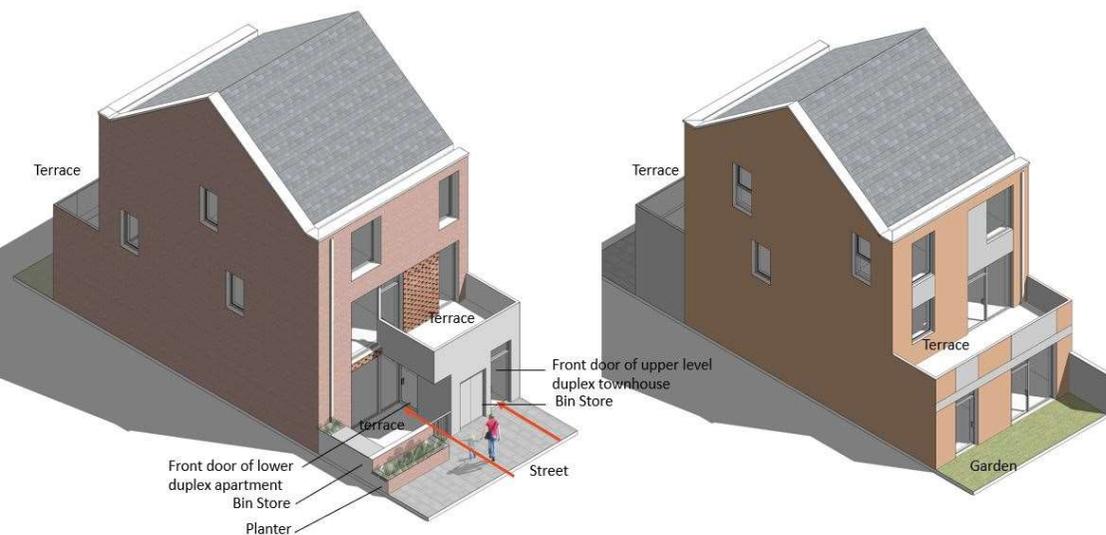
There are two types of Duplex A and B. Duplex A is a typology whereby both dwellings are accessed from the same side and Duplex B is a typology whereby each dwelling is accessed from opposite sides at different levels. Duplex A is a more conventional duplex arrangement suitable for level sites, Duplex B is specifically designed to deal with the steeply sloping topography of this site.

The duplex units are located throughout the site and are accessed directly from homezones including a landscaped path between blocks D and E. Block E is a Duplex Type B with the upper dwelling accessed directly by means of bridges from the landscape path, whereas the lower dwelling is accessed at street level below. Block D is not accessed from the landscape path, both dwellings are accessed from Home Zone 1 above.

By these arrangements we are provided active edges to both sides of the duplex units reinforcing the streetscape while providing privacy by means of set back planters, terraces and changes in level.



Duplex Type A – Axonometric



Duplex Type B – Axonometric



Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 1. Development Strategy :

"Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The design and layouts of the duplex units to ensure clarity on the functioning and entrance into the units with regard to any double fronted units provided, the appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/cyclist movement through the site."

Please note from the map and illustrations how each Duplex type is entered and the high quality public realm that is proposed



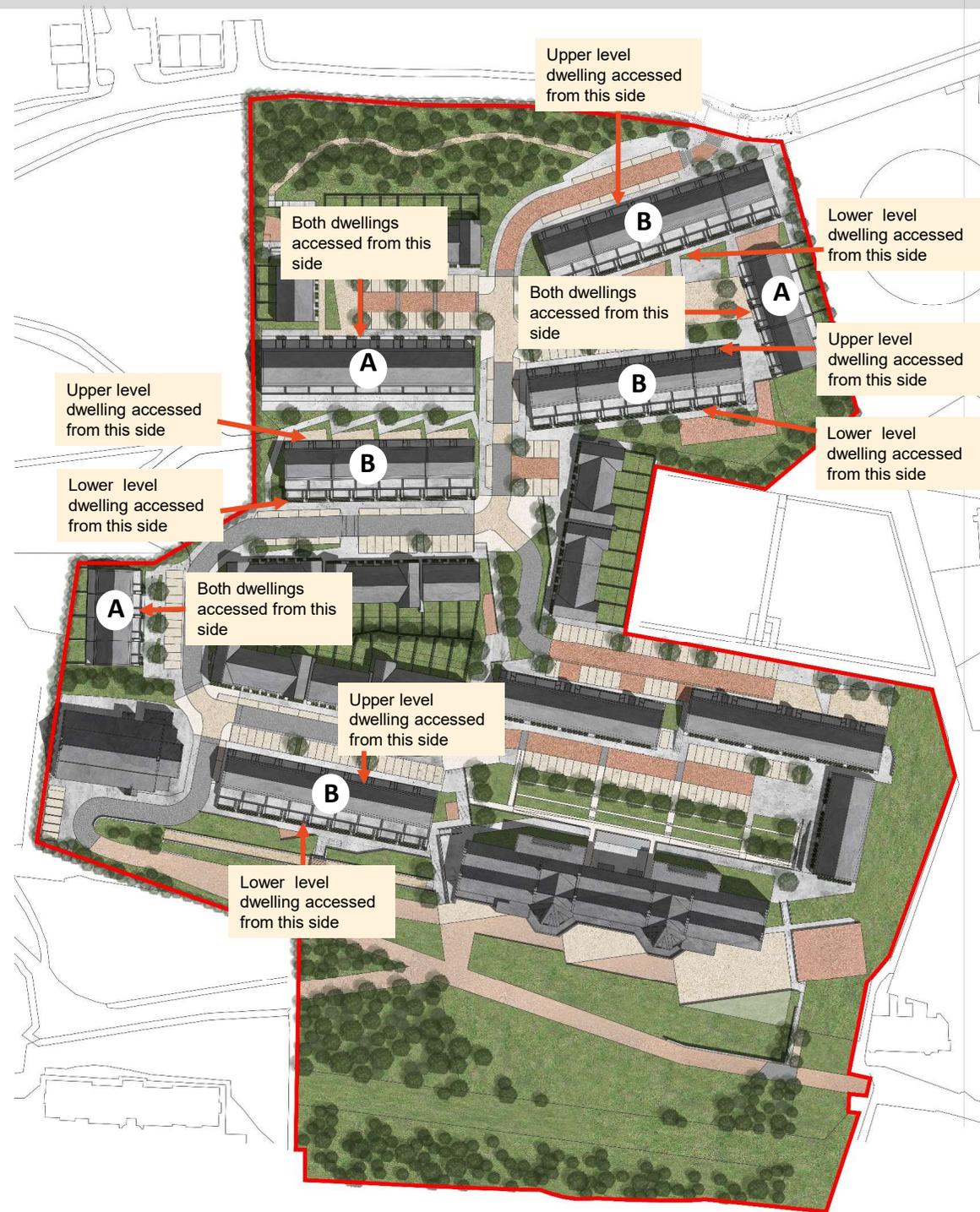
Duplex Type A—Both Dwellings accessed from Home Zone 2

Duplex Type B- Upper Townhouse accessed from Home Zone 2 = Lower apartment accessed from other side (meadow walk)



Duplex Type B Upper Townhouse accessed from Landscape Path – Lower apartment accessed from other side (Street)

Duplex Type A—Both Dwellings accessed from Home Zone 1 – on other side



Locations of Duplex Types A and B

Architectural Response to An Bord Pleanála Opinion

An Bord Pleanála Opinion: 2. Carparking Rationale:

"Further consideration of documents as they relate to the provision of car parking on the site , in particular the quantum and overall layout of the parking in relation to:

- The quantum of parking provided within the scheme the scheme having regard to the potential for dual use for the creche and enterprise centre, future proposed public transport schemes in the vicinity of the site and the requirement to promote sustainable transport patterns for new developments.
- The design and location of the car parking provision adjoining the apartment blocks, S, T & U, the need for high quality public realm and landscaping and the visual impact on future residential occupants of these apartment blocks.

The quantum of parking provided has been reduced from 287 car spaces as proposed in the pre-application documents to 241 car spaces being proposed in this application. The rationale for this reduction is set out in the Mobility Management Plan prepared by ILTP consultants.

The majority of the car spaces being removed are in the area adjoining Blocks U, T and S with some being removed from Homezone 2 in order to create an improved public amenity

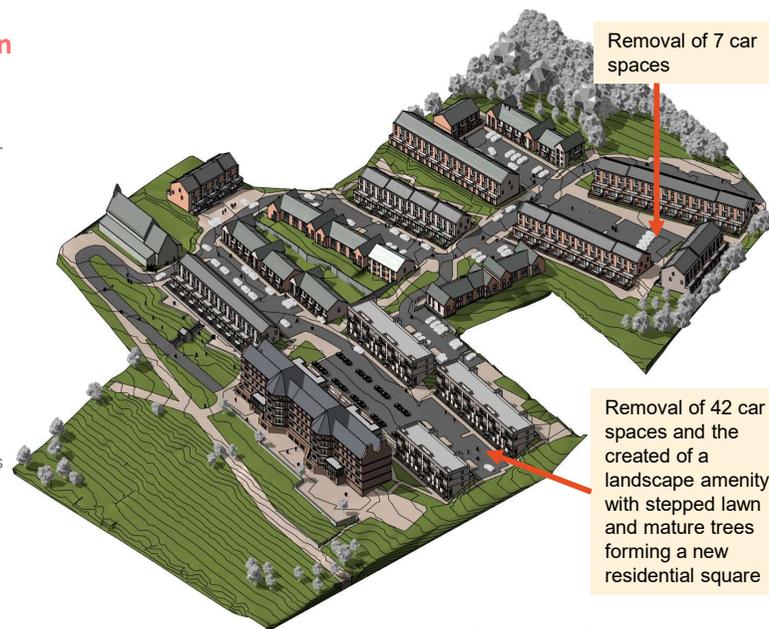
The removal of the car spaces and the reorientation of block U has resulted in the opportunity to create a new residential square that while it will contain necessary road access and some parking for the residents it is dominated by landscape features such as an avenue of screening mature native trees and terraced lawns.

Access to the St Kevin's Hospital building apartments is at first floor level and due to the topography of the site , the street level is 2 metres about the level of the access bridges. Therefore the landscape strategy is also about providing easy stepped and sloped access to the entrance points of St Kevin's in a pleasant environment .

The lawns and the avenue of trees not only provide a landscape buffer zone between the new walk up apartments and the refurbished St. Kevin's Hospital they also provide a pleasant vista for the St Kevin's residents on the north side of the building.

See also : Mobility Management Plan by ILTP consultants

For all other responses to the An Bord Pleanála Opinion please also refer to the Response to An Bord Pleanála Opinion Report prepared by Tom Phillips & Associated Planning Consultants.



Scheme as presented at Tripartite Meeting



Proposed revised scheme



New landscaped residential square in Home Zone 5



St Kevin's Strategic Housing Development

Shanakiel,
Cork,

DESIGN STATEMENT – December 2020