

St Kevin's Strategic Housing Development

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

Landscape Design and Public Realm Report

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Draft Landscape Report	St Kevin's SHD	Land Development Agency	Balazs Vank Jack Henchy	11/02/20	Ross Loughnane

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Rev00	St Kevin's SHD	Land Development Agency	Balazs Vank Jack Henchy	11/02/20	Ross Loughnane
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Rev02	St Kevin's SHD	Land Development Agency	Craig Sweeney Balazs Vank	27/11/20	Ross Loughnane

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Addressing An Bord Pleanála Response

01

Addressing the Landscape Aspects of ABP Response

1.2. Development Strategy

"The configuration of the layout particularly as it relates 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."

The open space layout is organised around a central green spine that informs the hierarchy of the various open spaces as well. For open space hierarchy, functionality and surveillance refer to pages 22-23.

The orientation along the central spine ensures that the layout is permeable and connectivity throughout the network of spaces is provided. For connectivity and permeability refer to pages 20-21.

All the public open spaces were carefully designed with amenability, enclosure, surveillance and play amenities in mind. For amenity refer to page 26. For detailed description of the various spaces refer to pages 40-42.

"The inclusion of appropriate pedestrian and cycle connections into adjoining sites indicating enhanced permeability."

For connectivity and permeability refer to pages 20-21.

1.4. Development Strategy

"...The appropriate public realm to ensure strong streetscapes are created in conjunction with the proposed pedestrian/cyclist movement through the site."

For streetscape design and hierarchy refer to pages 20-21.

2.2 Car Parking Rationale

"The design and location of the car parking provision adjoining the apartment blocks, in particular 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."

A high quality terraced open space with an avenue of trees, an adjoining play area and an informal plaza space is proposed to provide a quality public realm for blocks S, T and U. Refer to page 42 and landscape masterplan for further detail.

Specific Information to be Submitted

4. *"Clarification and integration of pedestrian and cycle connectivity from the site into adjoining sites in the vicinity, in particular south east through Rose Hill Upper and south west through Atkins Hall apartment complex."*

Provision for future connection is created for both Atkins Hall and Rose Hill Upper. Refer to page 40.

7. *"Updated Landscape Master plan detailing the functionality of all passive and active play facilities including, inter alia, overlooking and surveillance of active play areas, detailed plans for the future use of the open space within the Landscape Protection Zone and compliance with the requirement for play facilities as per section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)."*

The functionality of open spaces is detailed in depth both on the landscape masterplan and in within this report. For active and passive spaces refer to page 23.

For information on amenity and compliance with Design Standards for New Apartment Guidelines for Planning Authorities refer to page 26. For overlooking and surveillance refer to pages 23 and 40-42.

For detailed plans for the use of the open space within the Landscape Preservation Zone refer to pages 36, 37 and 42.

14. *"Detailed plans for removal, if any of the retaining wall to the south of the site and submission for a boundary plan for the perimeter of the site, integration of any pedestrian/ cycle links ad boundary proposals along the east of the site adjoining the discussed reservoir."*

The retaining wall south of St Kevin's is proposed for removal based on engineering observation on structure (refer to 19.305 – SR – 01 by Barrett Mahony) and also to make space for a quality space within the Landscape Preservation Zone. Refer to page 42 and section D-D on dg. no 19.305 – SR – 01.

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Site Overview

02

Site Overview

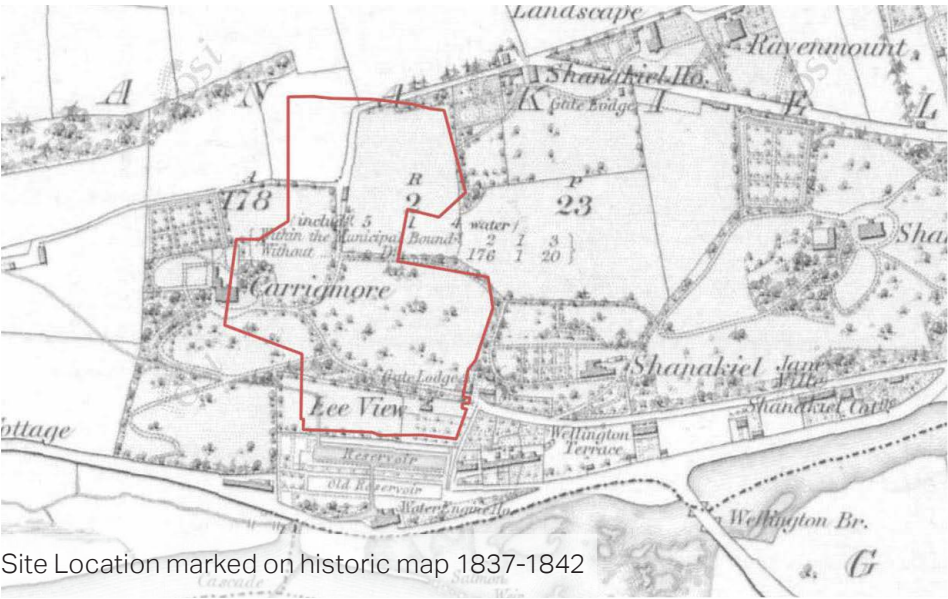
AECOM are providing the landscape design for the ‘St. Kevin’s Strategic Housing Development at the former St Kevin’s Hospital and Grounds in Shanakiel, Cork as appointed by the Land Development Agency with Reddy Architecture + Urbanism. The development of this prominent site is an exciting prospect for the team, client and Cork to enhance the unique character of the Shanakiel Ridge. Site analysis by all disciplines indicated that there are a number of factors to consider and to be cognisant of to sustainably deliver a new residential community on the 5.7 Ha site. In conjunction with the planning context of the Cork City Development Plan, Cork Landscape Strategy the team will be applying best practice principals in line with the ‘Design Manual for Urban Roads and Streets’ and the ‘Urban Design Manual’



View from Wellington Bridge

Historic Context

Originally part of a larger site, St Kevin’s and the related chapel are some of the few remaining structures of this era. The road network surrounding it has diminished overtime, disconnecting it with the changing community that surrounds it.



Site Location marked on historic map 1837-1842

Existing Vegetation

The site hosts a number of mature trees, mostly along the northern escarpment and along the eastern boundary. These trees have a significant impact on the site ecological value and its character.



Existing Mature Vegetation north bond to be retained

Topography

There are steep grades throughout the site, notably to the northern and southern boundaries, resulting in an average slope of 1:6 from North to South and 1:20 from East to West.



Extensive Slope South of the main building

Site Constraints

Due to the complex nature of the site, there are number of design constraints to be taken into account. These include maintaining and maximising the sites attributes such as heritage structures, protected views and mature trees whilst also creating usable open spaces. Furthermore, the extreme topography of some areas creates further challenges.

Key

Steep Slopes

Existing Water Main

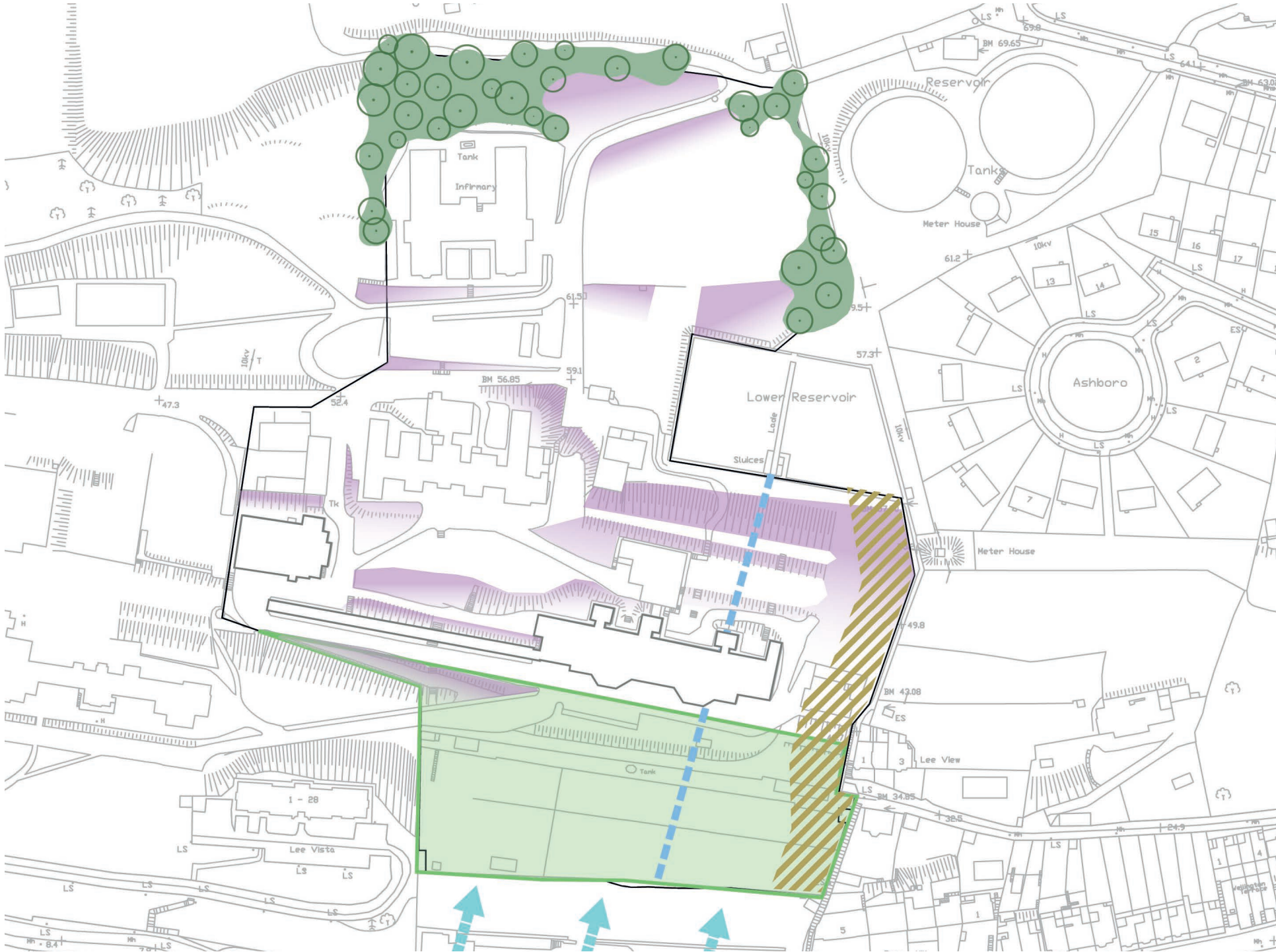
Landscape Preservation Zone

Wayleave

Existing Woodland

Direction of Protected View

Project Boundary



Design Principles Strengths, Weaknesses, Opportunities & Threats






On-site Findings

A spatial analysis exhibits the various strengths, weaknesses, opportunities and threats found across the site. This SWOT approach demonstrates a number of key observations that are to inform a public realm design approach.

Categorisation

A colour-coded plan of these four categories illustrates a variety of findings (opposite). This framework provides the design team with a summary of findings from across the site.

Key

-  Steep Slopes
-  Significant Views
-  Landscape Protection Area
-  Wayleave
-  Existing Woodland



Strengths

Site Heritage

View from Wellington Bridge



Existing Mature Trees

Mature Woodland on Northern Boundary



Panoramic Views

View from St. Kevin's over Water Works



Steep Gradients

Steep Slope North of Main Building



Weaknesses

Landscape Preservation Zone

Take Advantage of Landscape by Introducing Planting Terraces



Terraced Open Spaces

Opportunities for Existing Terrace Spaces



Necessity of Extensive Retaining Structures

Necessity of Retaining Structure to Create Usable Spaces



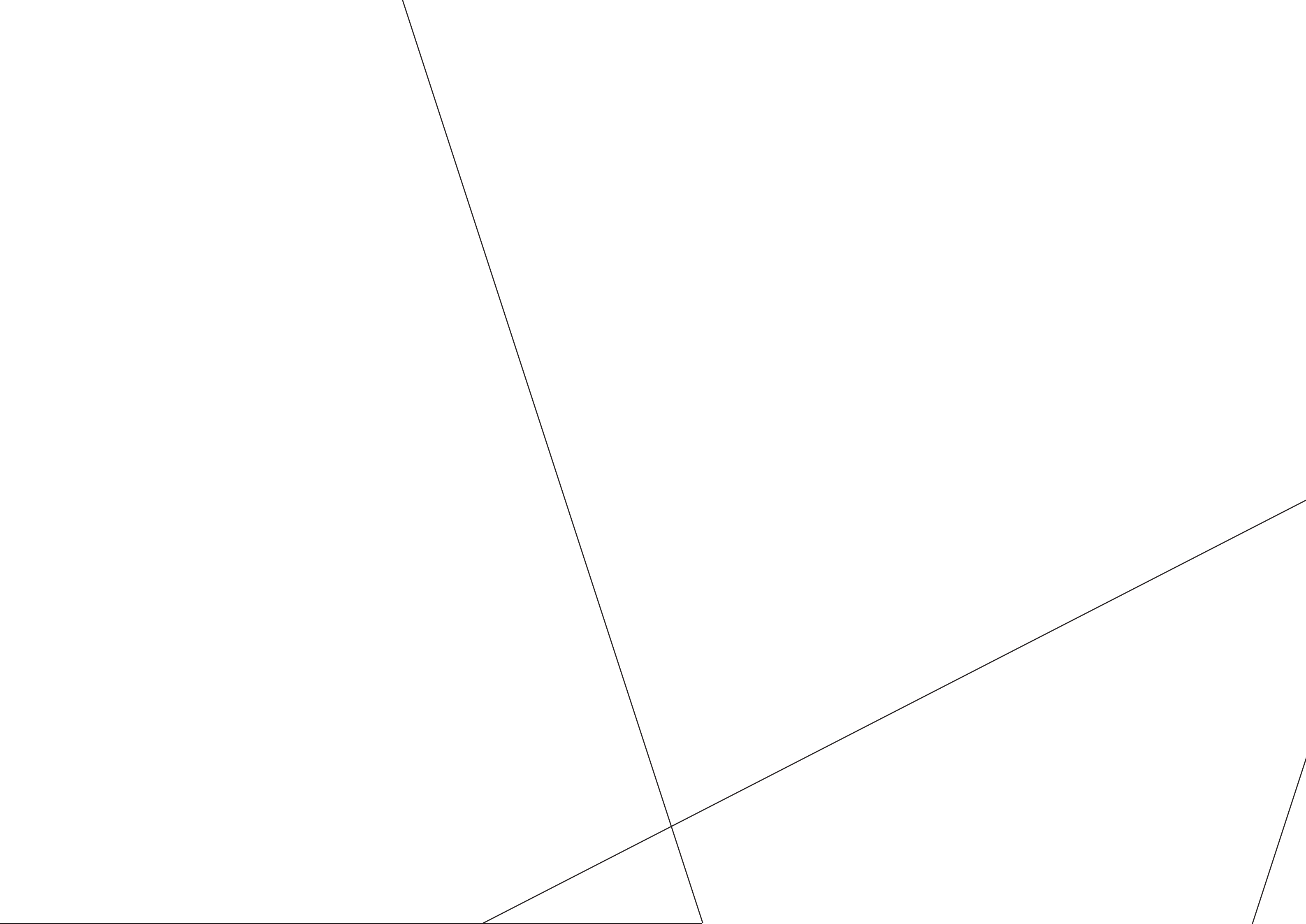
Existing Wayleaves Through the Site

Limitation of Planting and Earth Works



Opportunities

Threats



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Design Approach

02

Design Approach

The starting point of the proposed intervention has been to assess the quality of the receiving environment. The remnants of the historic demesne, namely the tree stands and landscape garden features, were assessed for retention to form the framework of the open space intervention. From this the team have sought to create a central armature through the master plan which can become an active spine for pedestrians to traverse the site and interlink that variety of open spaces and perpendicular links. This will provide the framework for a variety of functions and amenity while creating a permeable network for the end users.

Arising from this a number of strands are intertwined to ensure the proposed interventions were responsive to the site and future community of St. Kevin's. These are socially conscious, environmentally resilient and complement the proposed built form. As set out in further detail within the body of the report, the external works provide an overview of the proposed permeable and legible network for pedestrian and cycle movement creating links to the River Lee and beyond. Furthermore, there is a hierarchy of street scape networks within the site that seek to promote pedestrian priority such as shared spaces, raised tables and pedestrian/cycle streets.

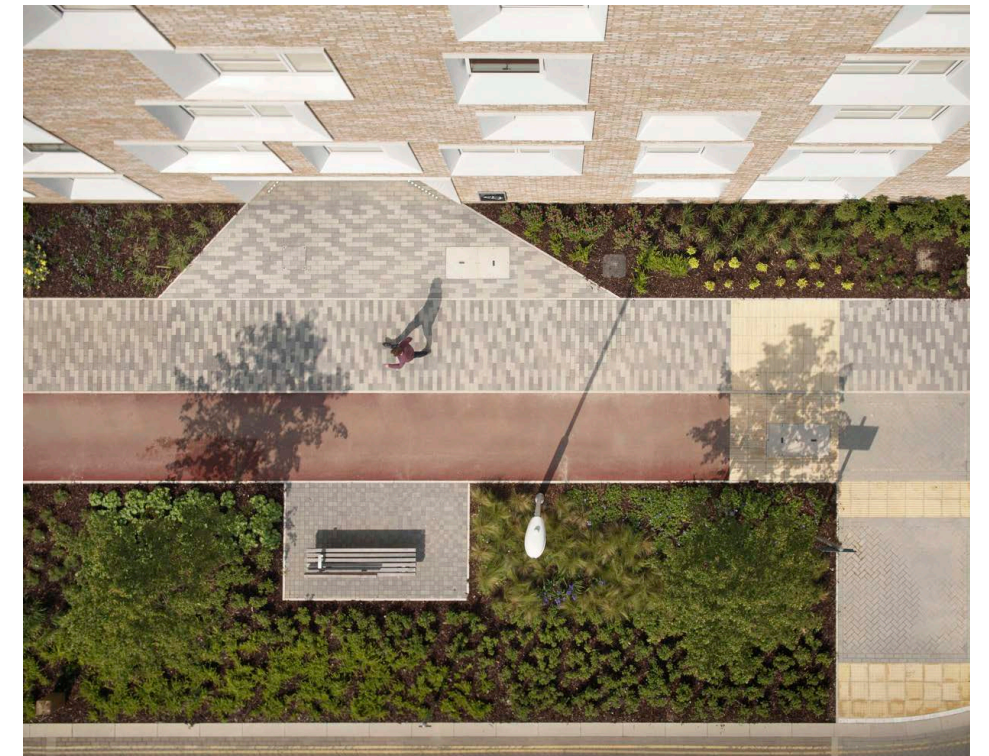
Acknowledging that there is a significant change in use for the site, there is a discreet approach to the landscape interventions which will need to be visually appropriate and responsive to the visual impact of the scheme. The team will set out to create visual cues that illustrate the historical landscape with an overlay of contemporary functionality which are complementary. For example, the interface between the St. Kevin's Curtilage and the Landscape Preservation Zone will be delineated by an up stand wall which overlooks the parkland meadow and is remnant of a ha-ha wall.

The development of distinct character areas across the scheme will be central to the programming and selection of hard and soft materials within public open spaces and along with the streets

capex within this new residential community. These character areas help creating visual and aesthetic interest and a sense of place which can contribute to the forming of a community among residents.

In conjunction to the fundamentals of designing the spatial framework for the reduced external landscape the team will pro-actively integrate resilience through materiality and a holistic approach to water management. 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.

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.



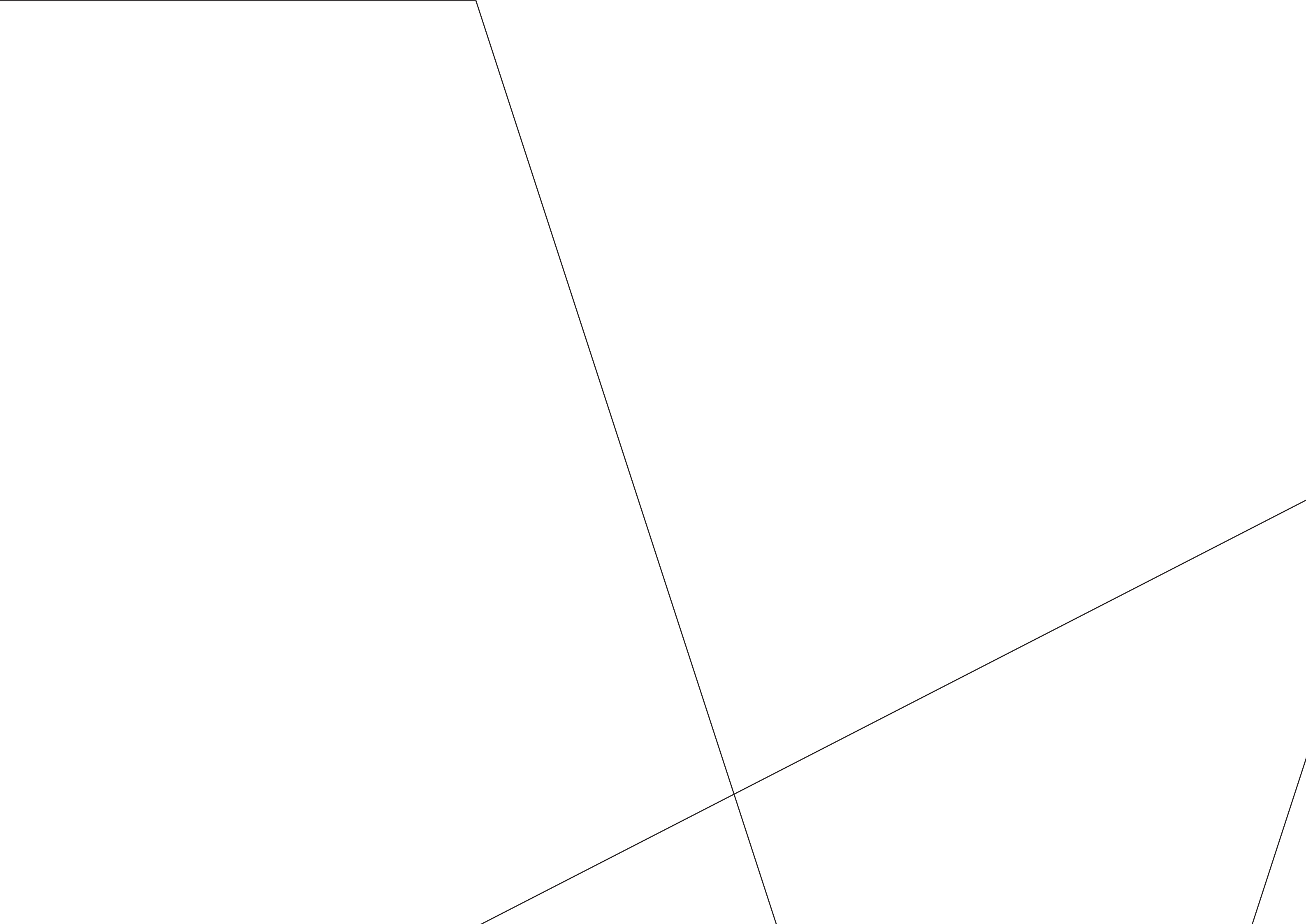
Landscape Framework Plan



Key

- Existing Mature Vegetation Retained
- Proposed Native Woodland Planting
- Proposed Native Hedge to Boundary
- Grass Slopes
- Home Zone with Shared Surface
- Shared Tabletop Crossing
- Plazas
- Partially Retained Corridor
- Pedestrian and Cyclist Only Routes
- Stepped Connections
- Segregated Vehicular Traffic
- Play Opportunities
- Project Boundary





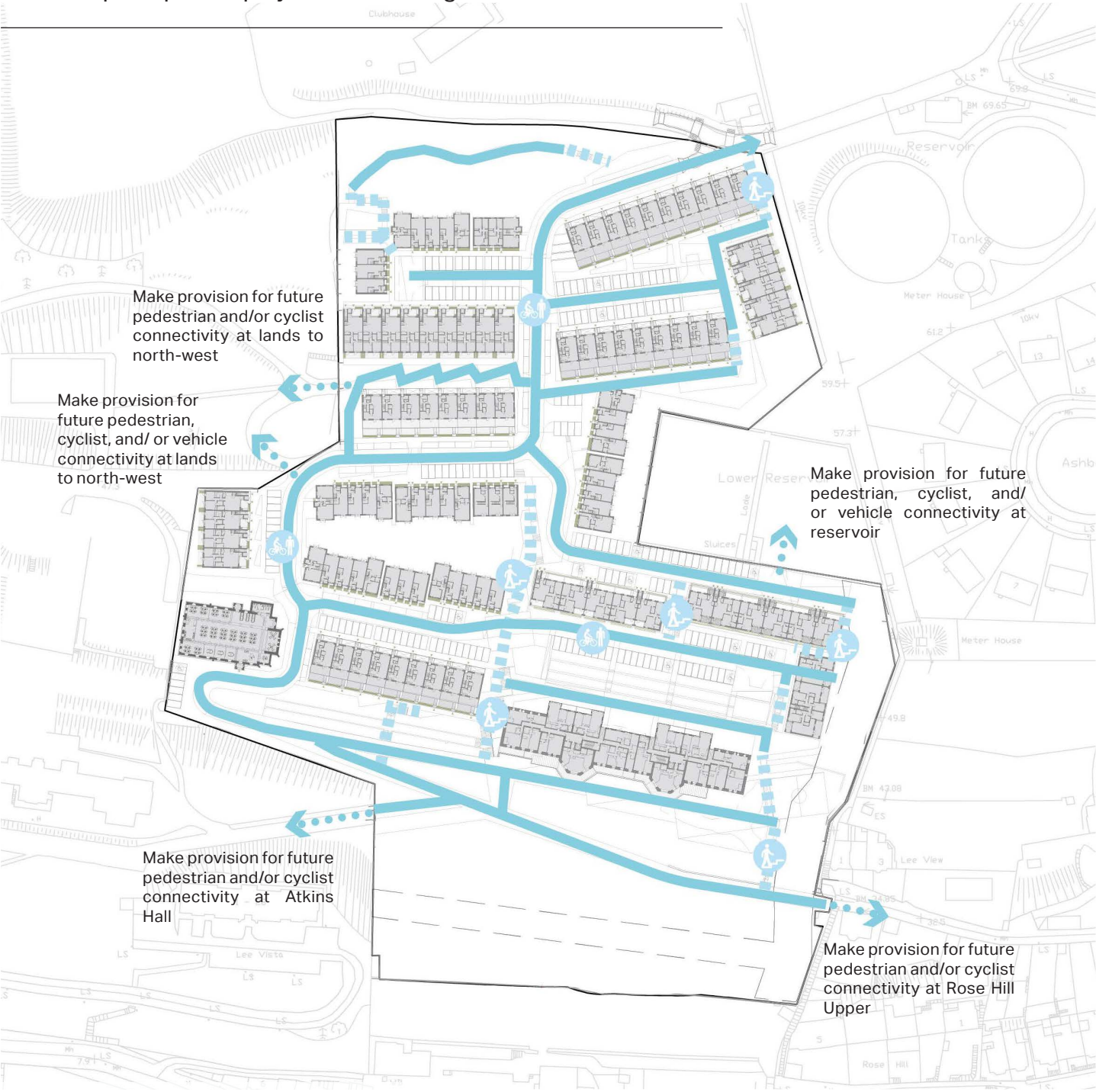
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Landscape Strategies

04

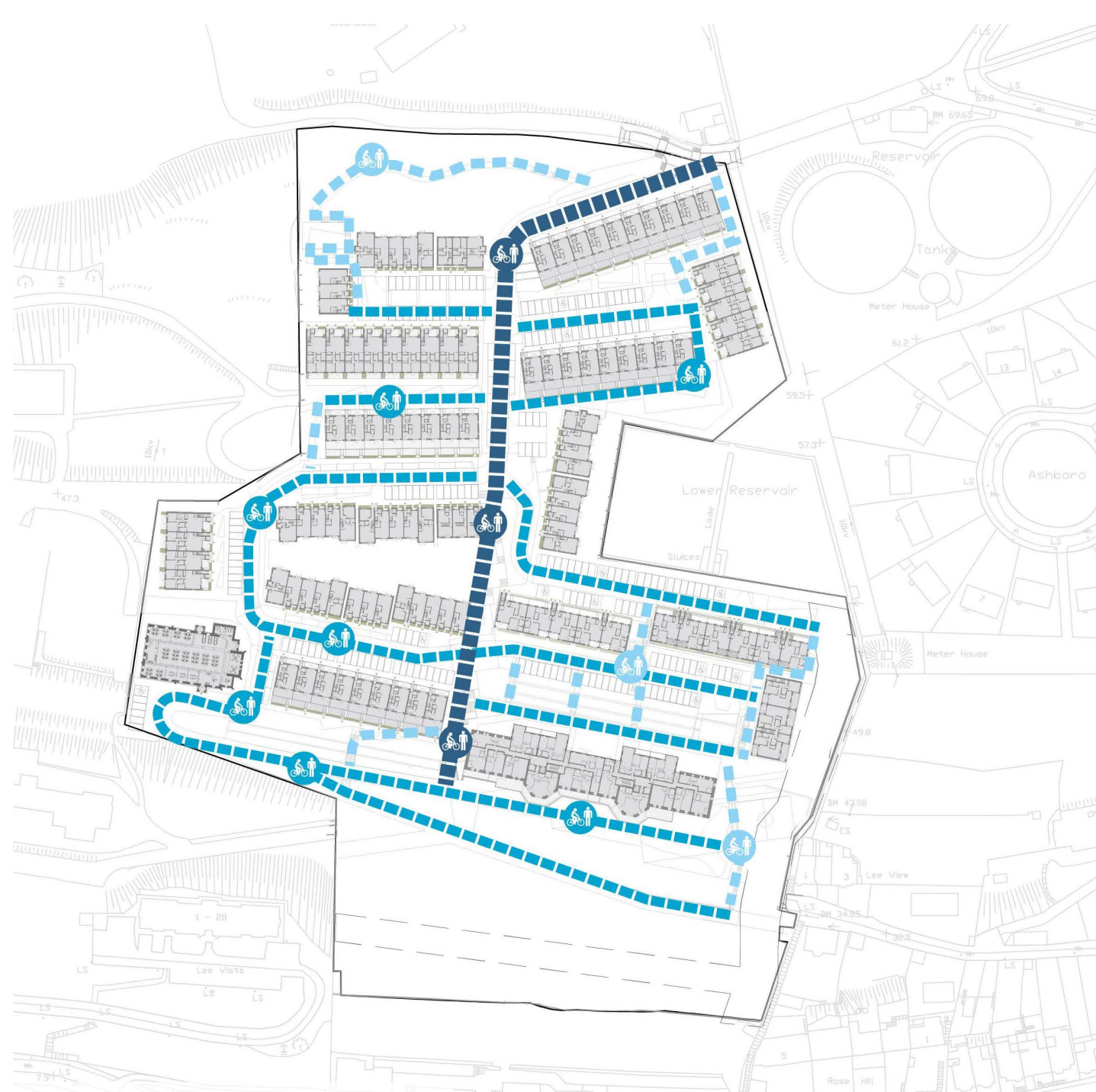
Connectivity - Permeability

Connectivity and permeability were some of the most important aspects of the design. These routes not only help residents navigate the site, they also play a key role in linking together the various open spaces, play areas and neighbourhoods.



Pedestrian & Cyclist Connection Typology

- Pedestrian & Cyclist Connection
- Stepped Pedestrian Connection
- Provision made for future pedestrian, cyclist, and/or vehicle connectivity

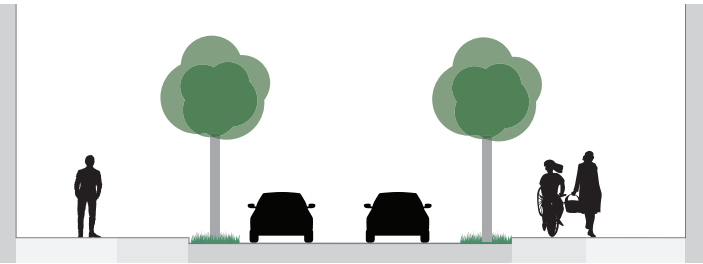


Pedestrian & Cyclist Connection Hierarchy

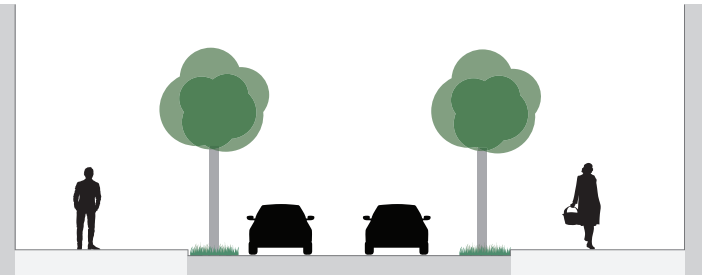
- Primary Route
- Secondary Routes
- Tertiary Routes

Streetscape Hierarchy

Streetscapes vary based on hierarchy, function and typology, helping to reinforce the uniqueness of each character area.



Main Vehicular Access Route



Local Street



Shared Streets



Shared Pedestrian and Cycle Route



Main Vehicular Access Route Local Streets Home zones & Shared Streets Pedestrian and Cyclist Routes

Open Space Hierarchy

The open spaces are organised along a north-south **Primary Link**, that is also the main pedestrian corridor. This link consists of a series of open spaces on various levels connected by Part M compliant 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** on the south. The Landscape Preservation Zone covers most of the are 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 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 directly connected to the primary link or are part of home zones therefore gaining indirect connection to the main spine. 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.

Key

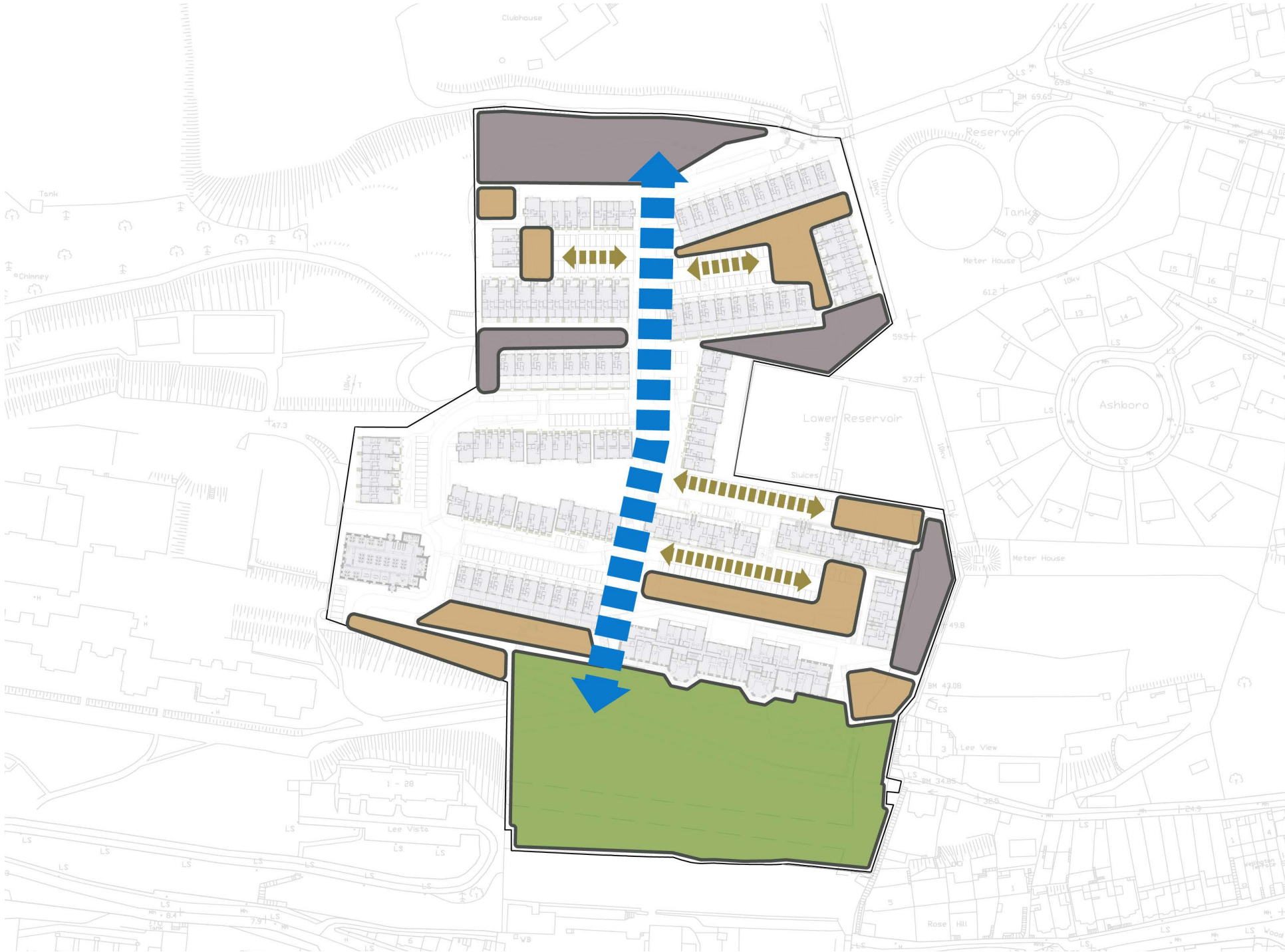
Primary Link

Secondary Link - Homezones

Primary Open Space

Secondary Open Space

Tertiary Open Space



Usable Open Space

Within the 5.7Ha site there is 4.2Ha site area available for development in which there is provided 2.59Ha 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 1.27Ha landscaped Landscape Preservation Zone. As a result, the site is well serviced by usable, landscaped and equipped public open space.

The usable open space can be further divided into active and passive usable open space. Formal play and sport opportunities, such as the MUGA form the 'active' category, while spaces for informal kickabout, picnic gatherings or relaxation make up the 'passive' category.

The open spaces are well overlooked by adjacent units, this way providing passive surveillance and preventing anti social behaviour.

Key

Developable Area: 4.2Ha

Gross Open Space: 2.59Ha

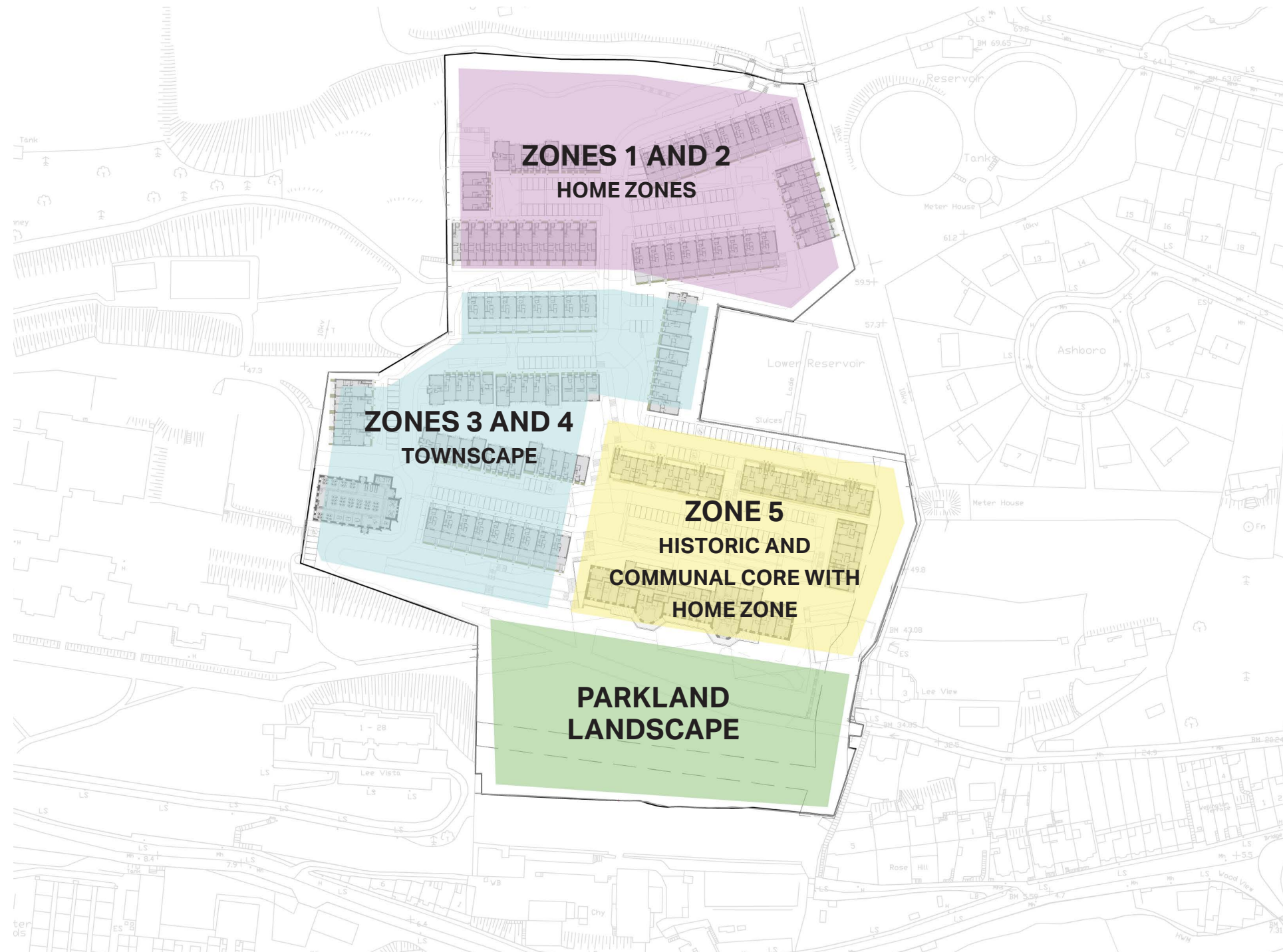
Active Usable Open Space: 0.14Ha

Passive Usable Open Space: 0.58Ha

Passive Supervision



Neighbourhood Character Areas



Home zones

Characteristics:

- Pedestrian and Cyclist Priority
- Sense of Space
- Character
- Play Opportunities
- Safe Environment
- Passive Surveillance
- Traffic Calming with Planting, Chicanes, Parking and Change of Materials
- Carved Out Open Spaces
- Privacy Strip to Dwellings



Neighbourhood Character Areas



Townscape

Characteristics:

- Vehicular Traffic Along Periphery
- Shared Road Surface
- Protected Pedestrian/Cyclist only Zone
- Seating and Play Opportunities
- Opportunities for Outdoor Extension of Cafe or Restaurant
- Way finding and Permeability
- Passive Traffic Calming Measures
- Water/Play/Seating/ Sculptural Feature



Historic and Communal Core

Characteristics:

- Privacy Buffer for Ground Floor Apartments
- Pedestrian Circulation
- Flexible Central Open Space
- Formal And Informal Play Opportunities
- Congregation And BBQ Opportunity
- Recreational Opportunities
- Communal Garden Opportunity
- Storage provision
- Structural Planting with Seasonal Interest



Parkland Landscape

Characteristics:

- Interface
- Connection
- Play Opportunities
- Integration into Existing Green infrastructure
- Privacy
- Biodiversity
- Softened Hard Surfaces
- Activities Under Tree Canopy



Recreation & Amenity

The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces. Children's play needs around the apartment building should be catered for. Within the private open space associated with individual apartments.

Within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms

Within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms. (Design Standards for New Apartments 4.13)

Small play areas can be found;

- At the corner of the homezone between Blocks U, T, and S
- Between Block F and G
- Above Block A

Larger play areas can be found;

- At the corner of the St. Kevin's apartments and Block U.
- Below Blocks H and G



--- Play Spine Informal Lawn Play/Sport Area for Older Kids min 200m² as per Apartment guidelines Small Play Space for up to 6 min 85m² as per Apartment guidelines Terraced Play Spaces

SuDS Strategy

The green infrastructure concept involves the planning, management and engineering of green spaces in order to provide specific benefits to society. It is a network of green spaces, habitats and ecosystems within a defined geographic area and comprises of wild, semi natural and developed environments.

The proposal seeks to create a positive receiving environment and access in conveyance of water surface run off, which creates a better sense of place and a more aesthetically pleasing landscape. Sustainable drainage systems slow down the flow of rainwater entering drainage systems, they filter out pollutants, immediately improving water quality and allow groundwater to recharge.

Designing streetscapes, green space and public realm with a sufficient green infrastructure strategy that works well during all seasons of the year can provide valuable community recreational space as well as important environmental infrastructure. The team have set out some SuDS measures that will be incorporated into the scheme as the master plan evolves further.

Rain gardens, reinforced grass areas and permeable paving to car parking spaces along carriage ways help with surface water drainage on carriageways, while other hard surfaces are designed to drain into adjacent softscape areas.



Reinforced Grass Rain Gardens Permeable Paving

Boundary Treatment

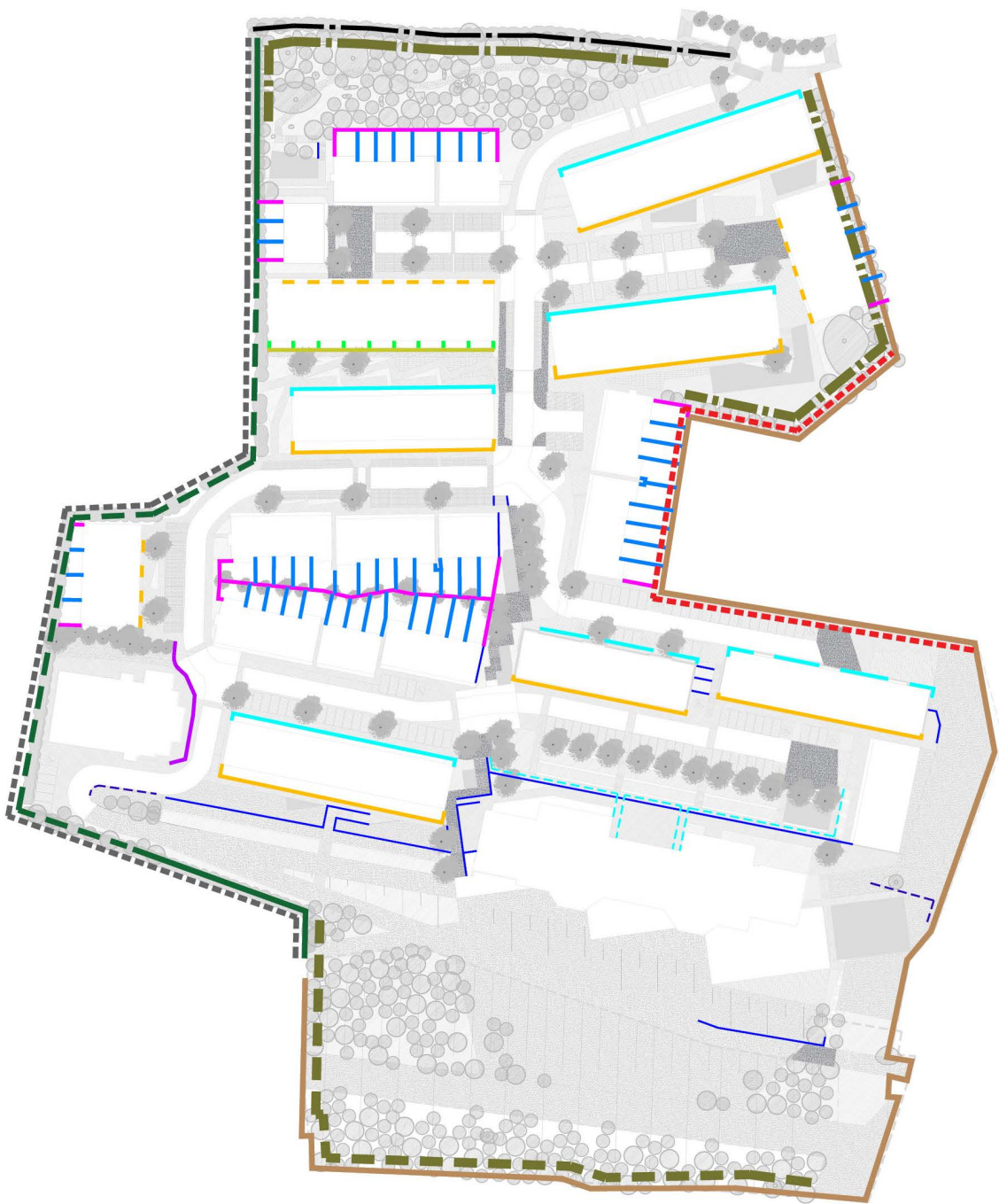
The design approach for external boundary treatment is to retain as much of the existing boundary walls and planting as possible and to supplement where necessary. Internal boundaries help reinforce local area characteristics.

Existing boundary walls on the east and south are retained but supplemented with native woodland planting where appropriate. The generous woodland area along the south will help creating a dark sky area in accordance with the bat report.

The existing fence and woodland along the northern boundary is also retained and the woodland is supplemented with native species to provide for the loss of trees due to poor condition in accordance with the arboricultural assessment. This also helps creating a dark sky area in accordance with the bat report.

The western boundary is defined with a 1.8m high weld mesh fence that is softened by native hedge planting.

- External Boundaries**
 - Existing vegetation removed and replaced with native hedge
 - Existing boundary hedge retained
 - Existing woodland retained and supplemented
 - Proposed native woodland planting
 - Existing boundary wall retained
 - Existing boundary fence retained
 - Proposed 1.8m High Weld Mesh Fence
 - Proposed 1.2m Weld Mesh Fence on top of existing boundary wall
- Internal Boundaries**
 - Proposed 2m high block wall with plaster finish
 - Proposed 2m high horizontal timber panel fence
 - Proposed 1.1m high block wall plastered and capped
 - Proposed 0.5m high brick wall to front gardens
 - Proposed 1.1m high selected painted galvanised railing, with planter
 - Proposed 1.1m high selected painted galvanised railing
 - Proposed 1.1m high divider wall with selected finish
 - Proposed green wall
 - Existing retaining structure to be retained
 - Proposed retaining structure



Boundary Treatment



Native Hedge



Existing Boundary Hedge Retained



Existing Woodland to be Supplemented



Native Woodland



Existing Boundary Wall Retained



Existing Boundary Fence Retained



Weld Mesh Fence



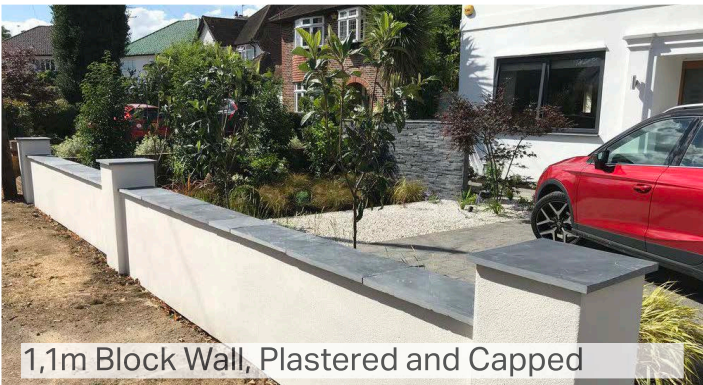
Weld Mesh Fence to Top of Existing Wall



Block Wall with Plaster Finish



Horizontal Timber Panel Fence



1,1m Block Wall, Plastered and Capped



0.5m Brick Wall



1.1m Selected Galvanised Railing




1.1m Divider Wall with Selected Finish


Softscape Strategy

Characteristics, Opportunities


- Interface between Parkland and Residential
- Transition from Historic to Contemporary
- Pedestrian and Cyclist Connection
- Threshold to Parkland




Retained Trees




Removed Trees




No. Proposed Specimen Trees




Proposed Woodland Trees 5,619m²



Proposed Hedgerow



Proposed Grass and Wildflower Meadows



Proposed Shrub and Ground cover



Softscape Strategy

A planting scheme focused on biodiversity

The following sources have been used in the development of a suitable planting scheme that combines the overall design intent with a biodiverse planting palette to achieve a rich and sustainable soft scape programme:

- All-Ireland Pollinator Plan 2015-2020
- National Biodiversity Action Plan 2017-2021
- Urban Forestry Strategy, as per Cork City Council Landscape Strategy 2008

The landscape architecture proposal aims to create a diverse planting scheme that contributes to the overall biodiversity within Cork City and the wider area. Plant species have been selected with direct reference to the 'All-Ireland Pollinator Plan 2015-2020'.

Pollinator friendly wild flower meadow has been provided along the southern boundary and to the edge of the existing woodland along the northern boundary. This is a way of utilising spaces that are unsuitable for development to enhance the biodiversity of the area.






The overall planting approach is focused on creating a rich and biodiverse planting footprint in the context of an urban environment. The removal of existing green space is offset by the addition of pollinator friendly wild flower meadows, tree planting and mixed native hedgerow creation.

All retained tree and hedgerow protection measures will be in accordance with the measures to alleviate impacts as prescribed in the ecologists report.



Bat Protection

In accordance with the bat report, a number of bat boxes being provided along the site. These are placed on existing, retained trees. A number of dark sky areas are also provided, manly along the periphery, outside of areas of vehicular traffic. These will provide habitat and traffic corridors for bats. A significant portion of the site is going to be planted with native shrub, tree and wildflower species, in accordance with the All Ireland Pollinator Plan that will help the bats feeding.

-  Tree to be removed
-  Tree to be retained
-  Bat box location
-  Heated bat box location
-  Designated dark sky area



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Concept Design Approach

05

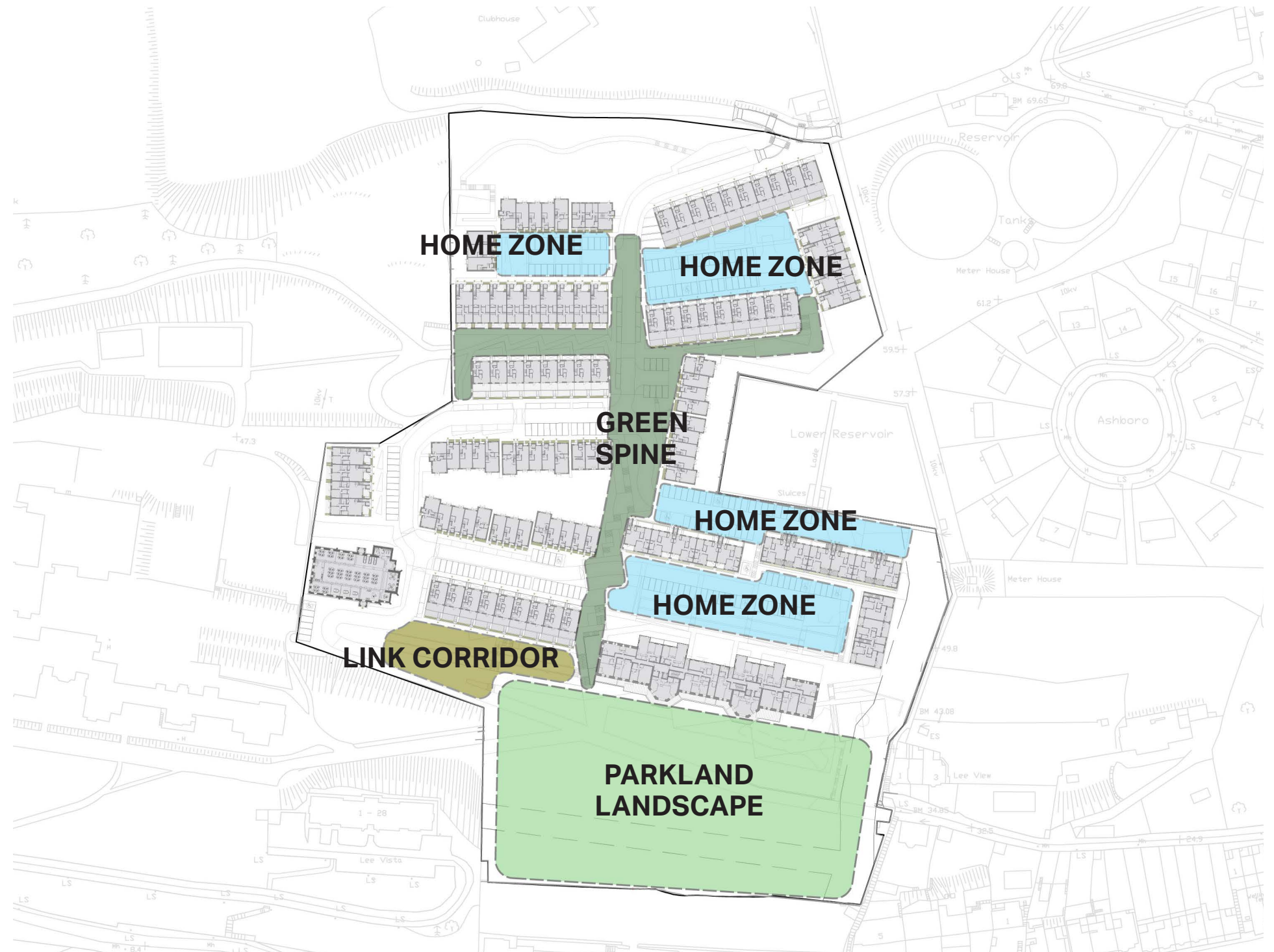
Landscape Typologies

The green space typologies for the site will fit into three broad categories: Home zones, the Green spine and the Parkland Landscape. However, whilst their characters differ, all spaces will remain connected.

Home zones will be spaces of a smaller scale, including parking areas and green spaces to be used by their immediate residents. They will also include SuDS and swale systems to manage water at a localised level.

The Green Spine will be a continuous green corridor leading through the site in its entirety. It will consist of a series of smaller spaces coming from the main road, providing rest and play functions. It also aims to create a pedestrian-dominated environment through the road through a series of raised tables and crossing points.

The Parkland Landscape will be a more traditional green space at the south of the site, leading from the Green Spine. It will incorporate woodland planting and play spaces, without restricting the view of the historic building.



Landscape Typology Precedent Studies

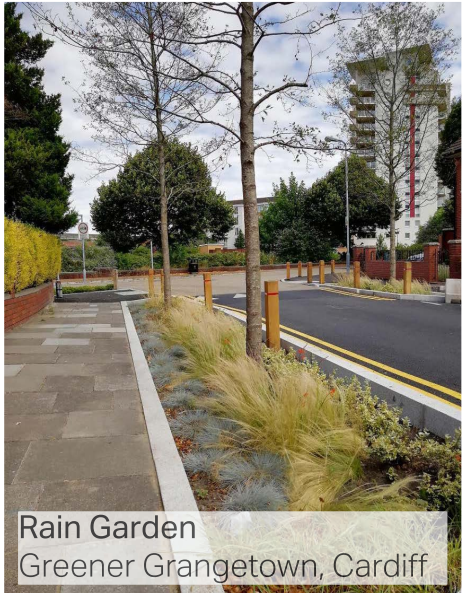
Home Zones

Previous examples of successful home zones and shared spaces indicate that using a variety of methods to slow traffic are required when prioritising the pedestrian. Most notably, the sporadic location of Swales/SuDS features to limit the road width create a separation between parking spaces and homes/pathways.

It is also necessary to make a distinction between the car-dominant zones and pedestrian dominant zones by the use of paving changes and raised tables.



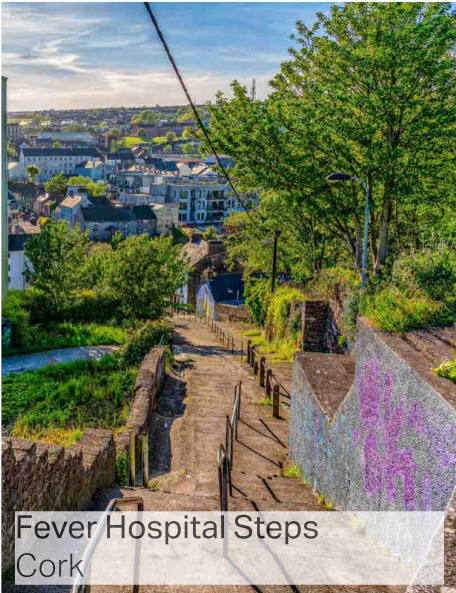
Home Zone Shared Surface
Grangeabbey, Dublin



Rain Garden
Greener Grangetown, Cardiff

Green Spine

The Pedestrian Spine will make up a linear route leading from the north entrance of the site to the south as a nod to historic stepped connections in Cork City such as Widderling's Lane and Fever Hospital Steps. Along it will be a series of playscape and stopping points. It aims to connect all neighbourhoods within the site and will cater for all age groups. It is also well overlooked from adjacent houses to prevent antisocial behaviour. The spine will also be pedestrian orientated with footpaths/cycle paths taking priority, and traffic accommodating to this.



Fever Hospital Steps
Cork



Terracing
Berkeley, California

Parkland Landscape

Rolling slopes and dense patches of woodland, simplicity. Leaving an untouched and natural look to the landscape.

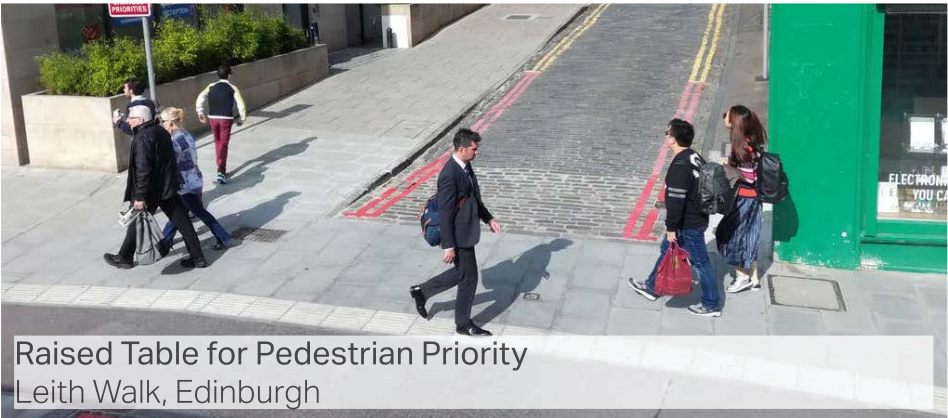
A singular path running through the landscape splitting the grass slopes and the surrounding woodlands. A timeless look which will mature with the site and its occupants.



Sloped Woodland
White Mansion, Lake Bled



Wildflower Meadows
Ballincollig, Co. Cork



Raised Table for Pedestrian Priority
Leith Walk, Edinburgh



Play Features Taking Advantage of Level Change
Play Landscape, Belgium



Sloped Open Space
UNESCO World Heritage Site, Abbey Lorsch

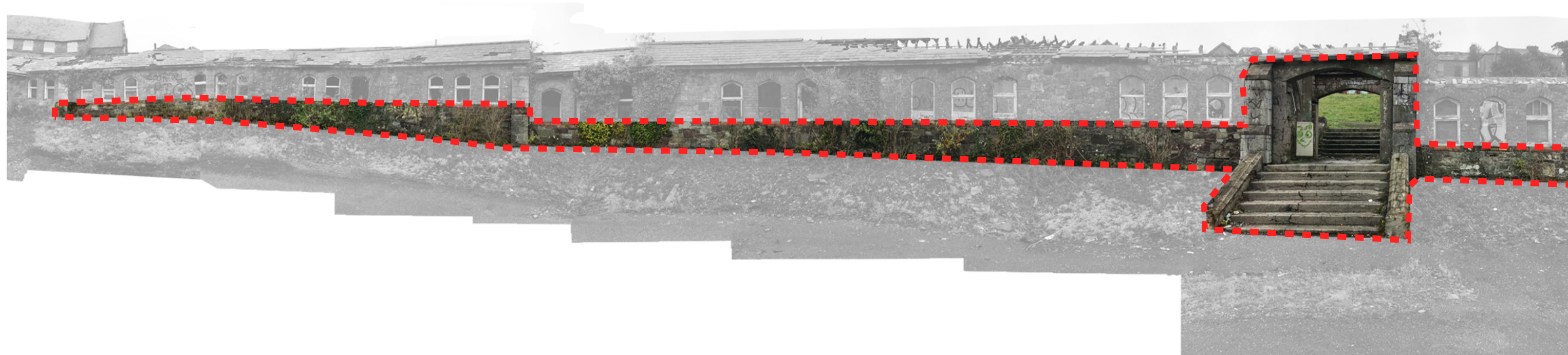
Concept Design Link Corridor Reinterpretation

The corridor which formerly connected the main St. Kevin's Building to the adjacent Atkins Hall will be repurposed to become a new landscape feature that creates a point of interest within the site while also acknowledging the historic footprint to the past use of the site.

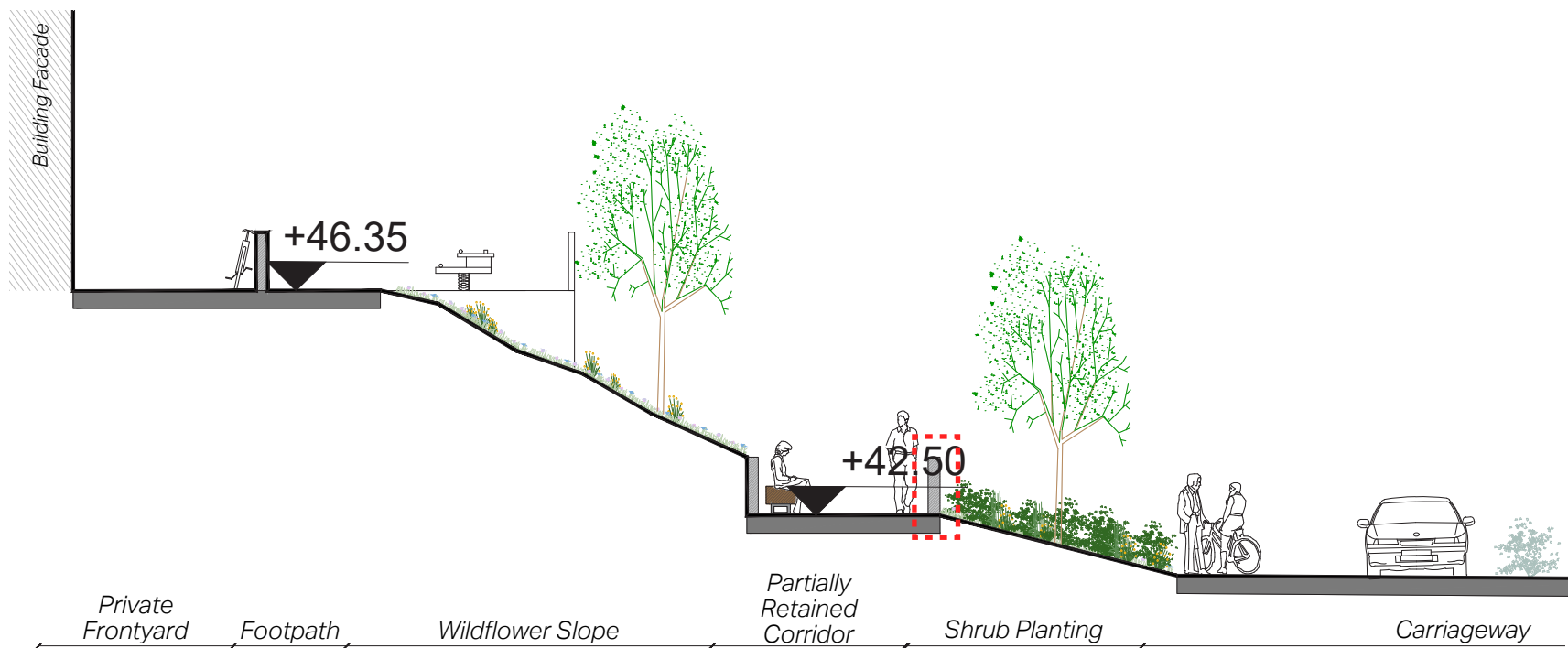
The southern facade of the link and the central archway will be retained. The wall is retained to the bottom of each window sill, which is defined by a red stock brick detail while the archway is fully retained. The brick surround of the existing windows will be retained and repurposed as coping to the top of wall. Due to the change in elevation along the facade, each buttress will mark the step in elevation.

The northern facade of the wall will be rebuilt to retain the slope to the rear in its current location to a height of 1m allowing for passive surveillance to be retained to the space.

The route will be laid in hoggin and include a number of seats dispersed along the route.



Concept Design Link Corridor Reinterpretation



Buttress allows for and delineates level change



Detail Areas - Home Zones

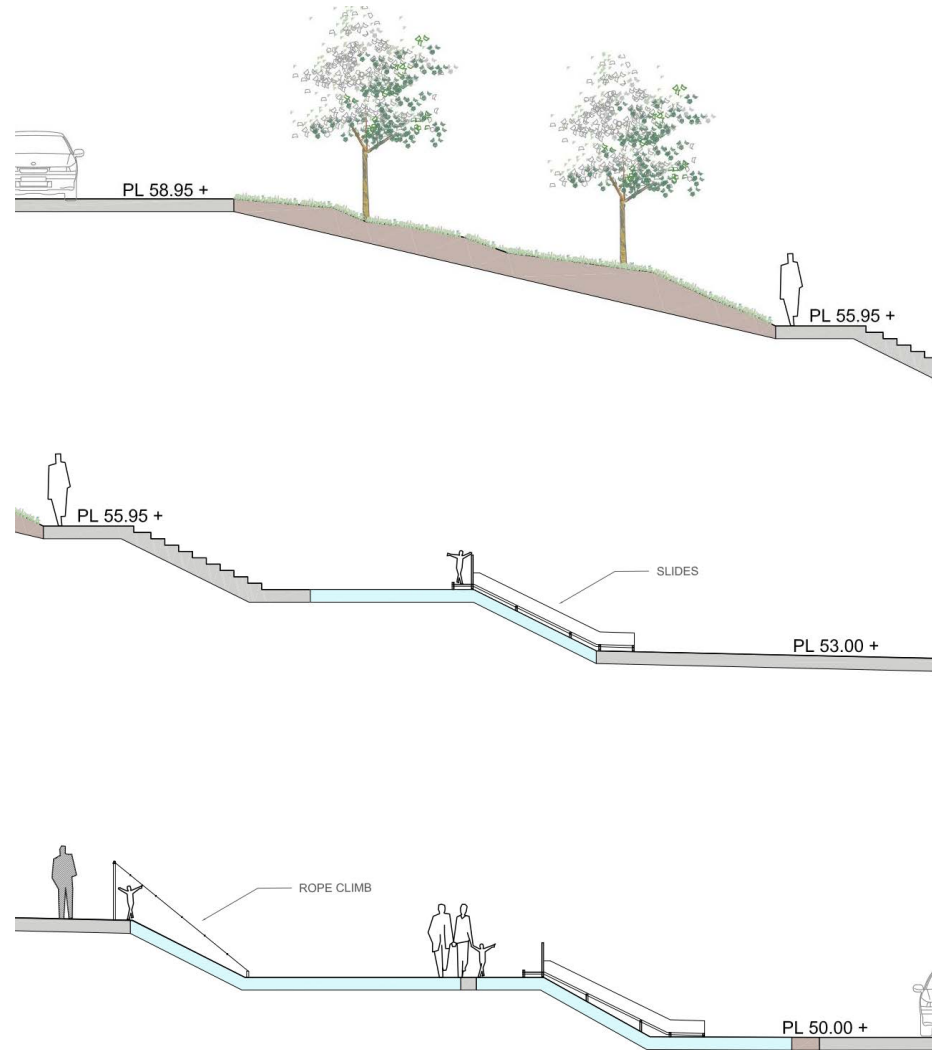
A series of high quality, functional, amenable, well overlooked and permeable active and passive open spaces, home zones and play spaces are spread across the development, interconnected with a network of pedestrian and cycle routes.

- 1** Woodland amenity route - An informal, pedestrian route through the supplemented existing woodland that promotes passive recreation and biodiversity. The route is overlooked from Blocks B and C and also feature public lighting to ensure security.
- 2** Woodland play area - A small play space for children up to 6 years old. Framed by an embankment on the north and native hedge on the west with passive surveillance from Blocks A and B. In accordance with Clause 4.13 of Design Standards for New Apartments
- 3** Home Zone - Informal space with seating opportunities, rain gardens and feature paving, enclosed and overlooked by Blocks A, B, C and D.
- 4** Small Play Space - For children up to 6 years old with passive surveillance from Block F. In accordance with Clause 4.13 of Design Standards for New Apartments
- 5** Small Play Space - For children up to 6 years old with passive surveillance from Blocks F and G. In accordance with Clause 4.13 of Design Standards for New Apartments
- 6** Home Zone - Informal space with seating and play opportunities, rain gardens and feature paving, enclosed and overlooked by Blocks F, G and H.
- 7** Play Area and Grassed Open Space - Play area for older children and younger teens surrounded by an informal grassed open space the passive surveillance from Block H. In accordance with Clause 4.13 of Design Standards for New Apartments
- 8** Terraced Amenity Route - Gently sloping amenity route through planted terraces, bordered by a green wall on the north, with passive surveillance from Blocks D and E.



Detail Areas - Green Spine And Corridor

- 9** Central Spine - A series of terraced spaces with integrated play opportunities, connected by steps forms the primary pedestrian spine route, that also links the various open spaces and home zones together. Passive surveillance is provided from Blocks J, K, Q, S and St Kevin's Apartments.



- 10** Play Area and Viewing Point - A small play area loosely connected to the main spine, forming a stop on the play trail. A viewing point with seating overlooking the city is also located here.
- 11** Link Corridor- The existing link corridor is partially retained and transformed into a reflective seating area. Refer to Link Corridor Interpretation section for further detail.



Detail Areas - Parkland Landscape And Home Zone

- 12** Sun Garden and Viewing Point - The level, south facing space in front of St Kevin's building is converted into an informal relaxation area with feature paving, planting and views over the city. It is directly above the Landscape Preservation Zone which makes it an excellent location for passive recreation.
- 13** Landscape Preservation Zone - The space is accessed via a footpath from the curtilage of St Kevin's and the link that falls along a similar cut that exists on site and circulates back around on the eastern end via a set of steps. The existing retaining wall on the upper side is removed and 1 in 3 slopes with wildflower meadow planting is proposed allow for improved passive surveillance and to soften the interaction of St Kevin's to the space. It is hoped that this intervention to remove the retaining wall will allow for a greater continuity within the Landscape Preservation Zone. The diagonal amenity path is set out as a 1in21. The new sloped planting area, integrated with a new pedestrian and cyclist walkway, provides opportunities for clear, uninterrupted views towards the impressive structure of the St. Kevin's Building from the city. The removal of the wall allows the new planting area to guide your eye towards the building, enhancing the visual setting of the structure and creating an emphasis on the visual qualities of the building. Also, during the periods of the year when the wildflowers are in bloom the newly created slope will be awash with continuous colour providing highly attractive visual qualities that will only enhance the views towards the site further. The lower half is planted with native woodland planting to soften the boundaries and to help contributing to biodiversity and bat habitat protection, in accordance with the bat report.
- 14** Home Zone - Informal space with seating opportunities, rain gardens and feature paving, overlooked by Block T.
- 15** Home Zone - Informal space with seating opportunities, rain gardens, avenue of trees, feature paving and play opportunities, with passive surveillance from Blocks S, T and U.
- 16** Terraced Amenity Space - A south facing terraced open space, bordered with an avenue of trees on the north is providing passive recreational opportunities for residents in Blocks S, T, U and St Kevin's Apartments. It is well overlooked from both the south and the north from Block S and St Kevin's apartments.
- 17** Small Play Space - For children up to 6 years old with passive surveillance form Blocks T and U. In accordance with Clause 4.13 of Design Standards for New Apartments
- 18** MUGA - To provide play and sport opportunities for older children and younger teens. Passive surveillance provided from Block U and St Kevin's Apartments. In accordance with Clause 4.13 of Design Standards for New Apartments
- 19** Existing Wall Removed for Structural reasons and to create planted slope that gives more emphasis to the heritage building. Refer to report no.19.305 – SR – 01 by Barrett Mahony.



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