

Anglesea Terrace Cork City, Ireland

The proposed development will consist of the demolition of 4 no. buildings on the site and the construction of 147 apartments in one new building. The unit mix comprises of 72 no. 1-bed; 15 no. 2-bed-3-person and 60 no. 2-bed-4-person units.

The ground floor includes 242 m² of publicly accessible mixed use space that can be divided in two to three tenancy opportunities. Residential Amenity is provided at ground floor and Level 7 rooftop areas. Public realm upgrades are included along the Northern, Eastern and Southern ownership boundaries of the site.

The building height varies from four, through seven to 16 storeys in height. The highest point of the building is at the North-Eastern corner of the site diagonally opposite the existing Elysian building.

The development includes zero parking provision, but includes a service setdown which sits along Anglesea Terrace. A total number of 147 internal bike storage and 30 external bike storage spaces are provided on the site.

The development includes ancillary uses - an ESB substation and associated electrical plant rooms, services infrastructure, bin store and boundary treatments. Supportive infrastructure and public realm works are necessary along Anglesea Terrace and Old Station road to facilitate the development.

Quality Information

| Document | Reference | Prepared for | Prepared by | Date |
|---|----------------------|-------------------------------|-------------|---------------------------------|
| Anglesea Terrace Landscape Architectural Design Statement | 1665 X02 P04 RPRT | Land Development Agency (LDA) | BOD, EF, MK | 12 th September 2025 |

Document History

| Date | Revision | Details | Checked | Position |
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| 12 th September 2025 | P01 | Draft for Planning | BOD | Associate D. |
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Henry J Lyons

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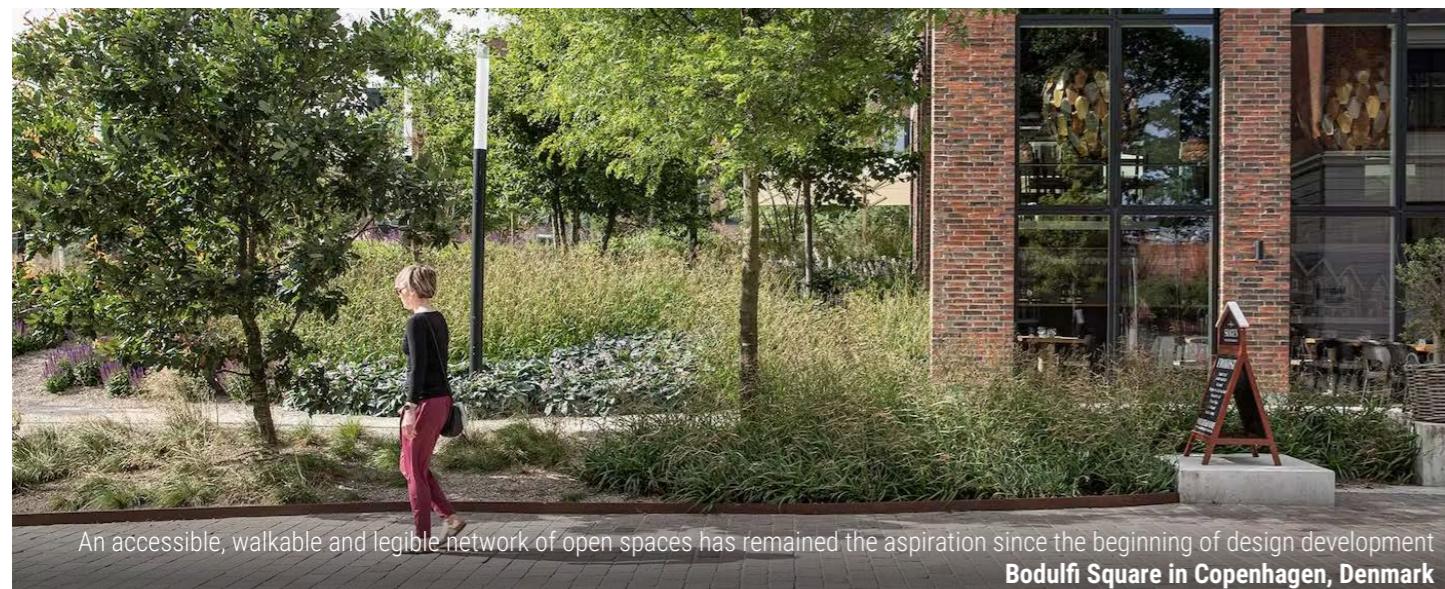
Introduction & Overview

Development Context

The Land Development Agency (LDA), working in collaboration with Cork City Council (CCC) has prepared this proposal for urban regeneration on a brownfield site in Cork City centre. The development site measures ~0.25ha in area, and is located between Old Station Road and Anglesea Terrace in the centre of the city.

This development proposes to deliver a quality high-density residential building with mixed use functions at ground level. A detailed description of the proposed works will be set out across material to be prepared by the Architect-Led Design Team (ALDT), led by Henry J Lyons (HJL). As the appointed landscape architect for the project, The Paul Hogarth Company (TPHC) has been working closely alongside HJL and the wider design team to prepare landscape architectural proposals across the open space areas at ground level and at accessible roof level.

This report forms part of the wider package of design documentation prepared for planning by the design team, and is to be read in conjunction with all additional material prepared by other disciplines.



Purpose of this Report

This report presents a summary of the design process and open space strategy for the proposed development; it forms part of a body of landscape architectural documentation prepared for planning submission, to include each of the following:

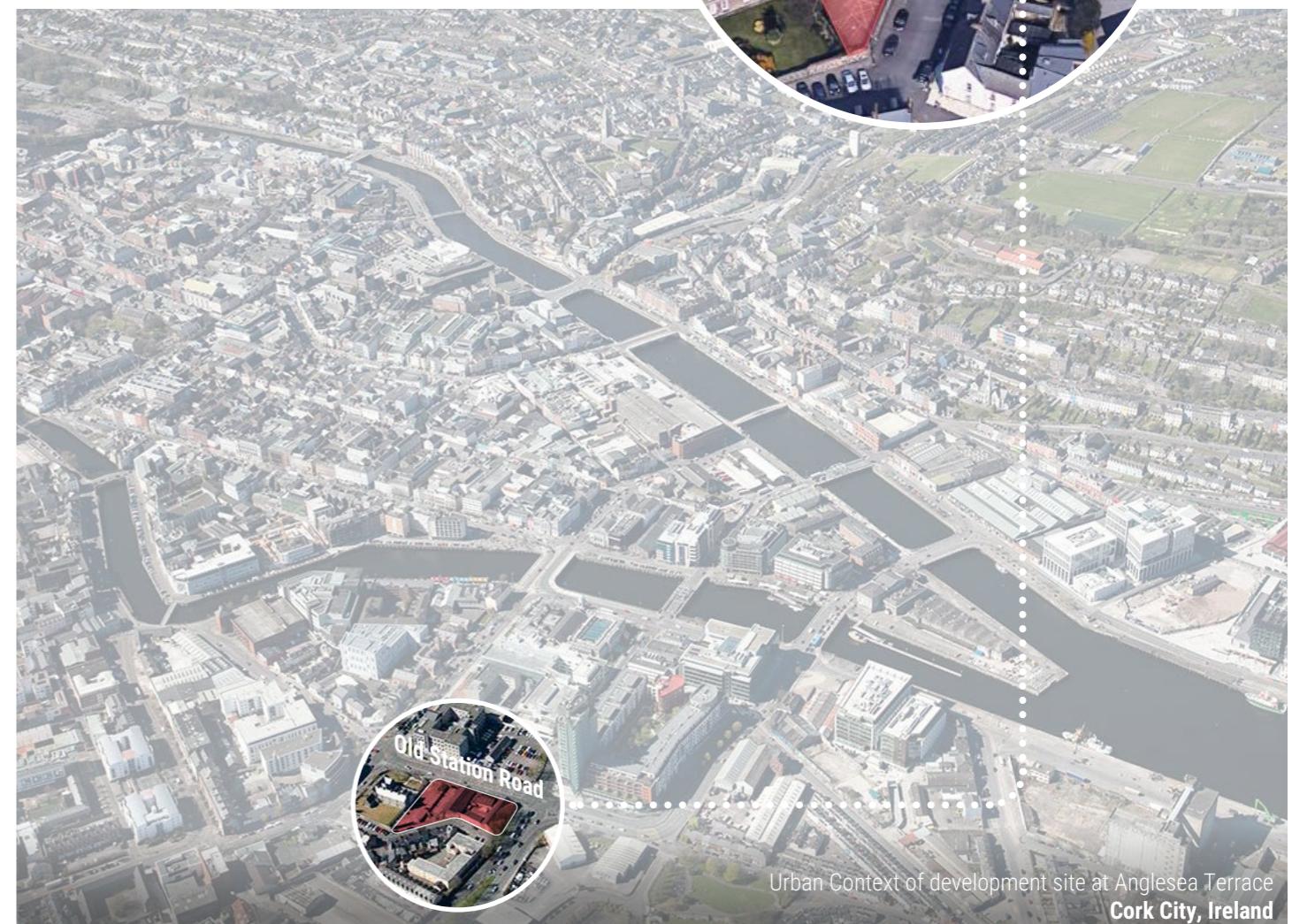
- Landscape architectural drawings to include site plans and sectional edge conditions, materials
- Design statement (this document)
- Arboricultural survey information, including report and drawings (as prepared by Arborcare)



Context: Anglesea Terrace

The site of proposed development is located in the south inner city of Cork, at the junction of Old Station Road (running east-west direction along the north of the site) and South Link Road (national road N27, running north-south along the east of the site).

Located along the south of the site is Anglesea Terrace - a local spur from Anglesea Street (R610). Immediately adjacent to the west of the development site is SS Joachim and Anne's - a historic asylum building built in the mid-19th century and is currently providing a homecare provider service.

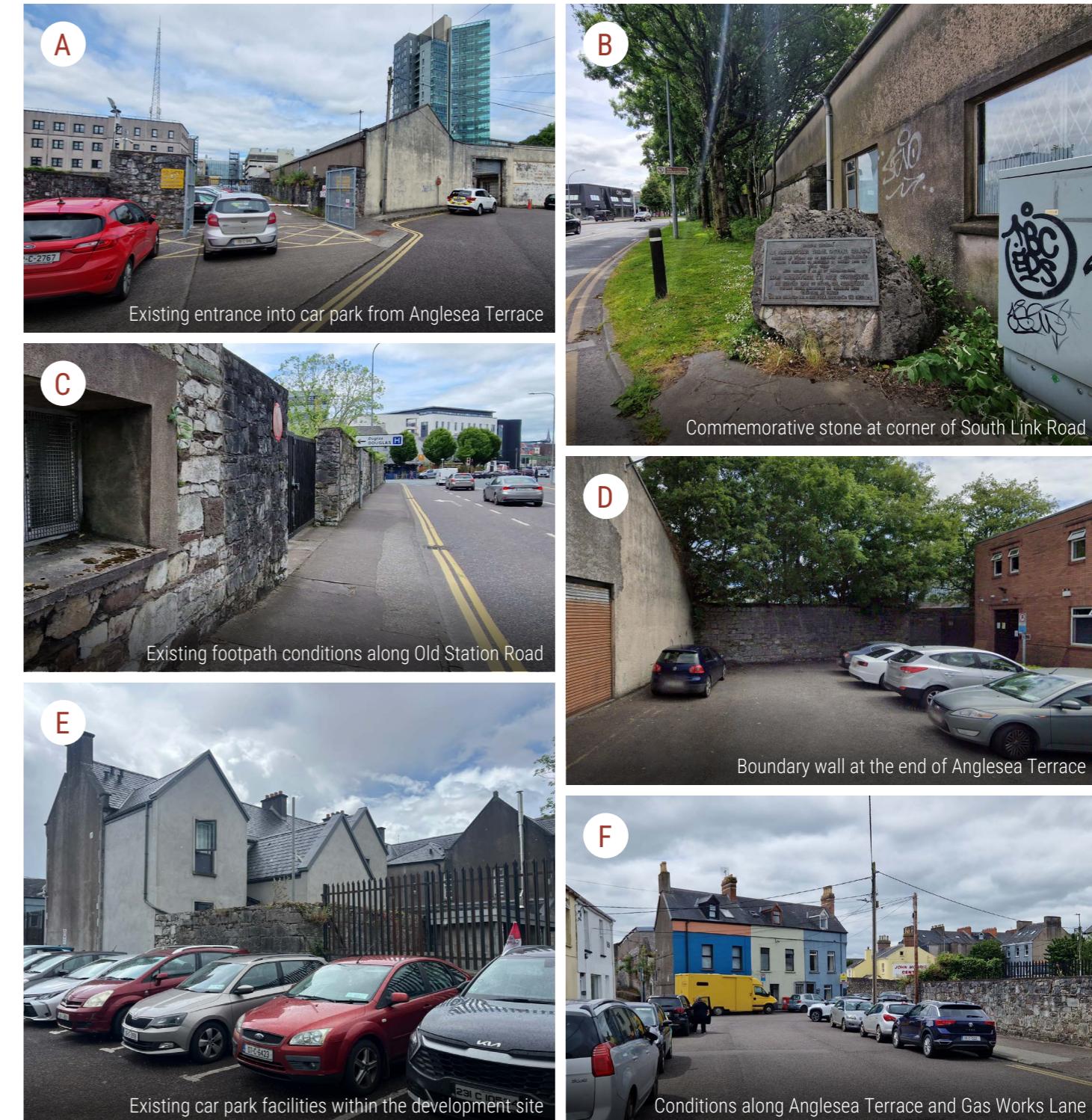


Introduction & Overview

Existing Site Conditions

Observations of existing conditions and dynamics of the site and its wider context have been recorded, shared and developed alongside the wider team.

A number of important interfaces and edges are noted, as summarised on the opposite page: these demonstrate environments of sensitivity, important interpretation opportunities, points of historic significance, or local challenges within the built environment. The following is a summary of those observations that have informed the design process and the proposed development:



Design Approach

Aims and Objectives

Through the development of design proposals, a number of important aims and objectives were established alongside the design team, the client team and recognised project stakeholders.

Summarised below, these items establish broad aspirations for how best the open space network may be developed - and how best it may function for those who live in, work at or visit the area:

Site Connectivity and Linkages

Creating **accessible links** from the heart of the development into the wider city, offering residents and visitors a **legible network** of linked spaces.

Tangible and Intangible Heritage

Celebrating the **local vernacular** in the built form: where feasible, adopting and **re-using material** within the landscape and open space network.

Comfortable user Access and Safety

Ensuring that those who live in, visit, and work in the area are granted an environment that can cater to their **safety** and **comfort**.

Maximising Biodiversity Potential

Where deemed feasible and appropriate, the development shall strive to maximise the inclusion of **environmentally sensitive** elements.

An Enhanced Active Travel Network

Catering towards sustainable transport options, the proposed development aims to maximise the **walking** and **cycling** opportunities for visitors.

Emerging Strategies

A number of site-specific strategies are applied and tested to the proposed development through its continued design development alongside the team.

Stemming from these aims and objectives, these strategies each offer an important role to play. With an aim to create a range of people- and environment-friendly places throughout, these strategies are described below:

Enhanced Sitewide Route Network

Creating generous routes towards and through the development site, each offering **legible** and **safe connections** onwards into the wider city of Cork.

Unique and Quality Placemaking

Shaping points of visitor **interest** and **curiosity**: catering for the comfort of residents and visitors as they explore and enjoy the open space network.

Activated and Welcoming Entrances

Establishing **legible** points of interest between the proposed building entrances, the open space network, and the site's wider urban context.

Introducing Areas of Vegetation

Adopting a variety of site-wide planting material: offering environmental **interest**, visual **screening**, and sustainable **drainage** opportunities.

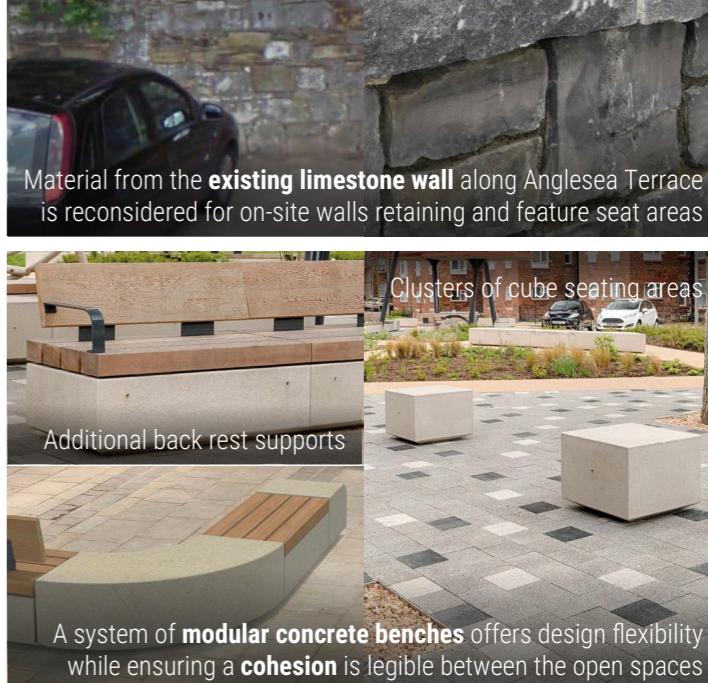
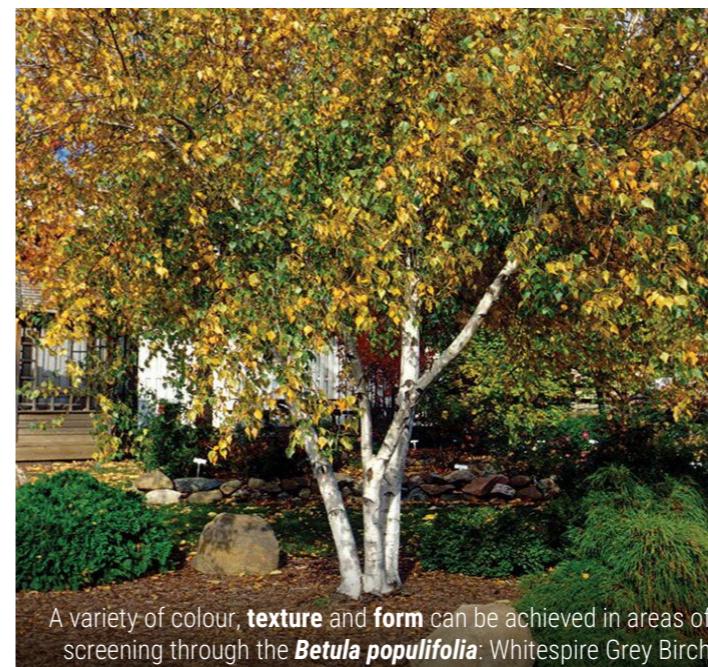
Pedestrian and Bicycle Linkages

Where feasible and appropriate in the site's wider context, the scheme will offer extensive active travel **infrastructure** and places to **park** a bicycle.

Placemaking and Character

Through the process of design development alongside stakeholders, it has remained important to enhance the unique character of the site - and to contribute towards the area's unique sense of place.

With this in mind, a number of important design details have been considered as part of the proposed public realm works. These are seen in areas relating to hardworks, site furniture, biodiversity and vegetation, as described below:

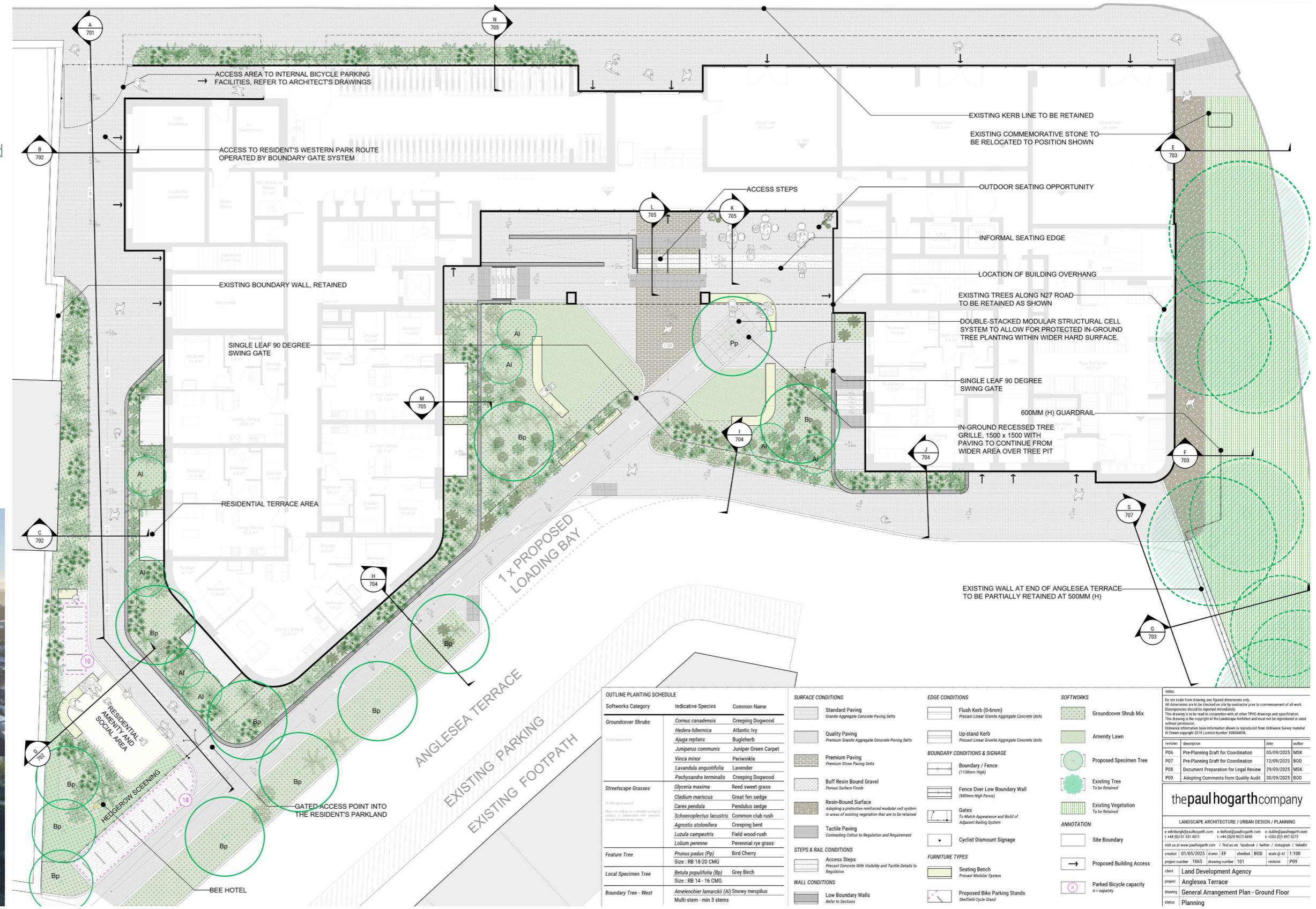
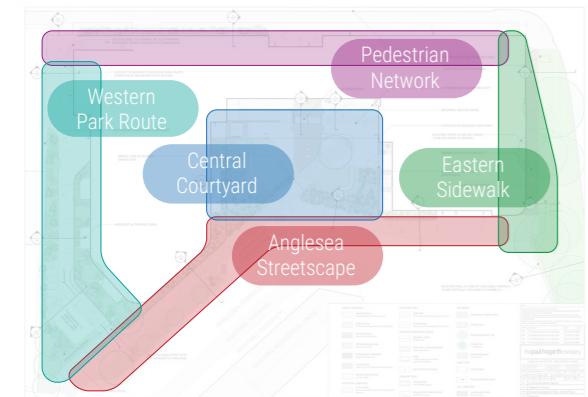


Design Approach

Sitewide Landscape Plan

An extensive network of open space typologies is proposed - tying the development into its urban context through a cohesive plan of paved materials and vegetation. A range of hardy plant types are employed - enhancing the site's biodiversity and placemaking opportunities.

Ground level typologies are described below:



Design Approach

Podium Landscape Plans

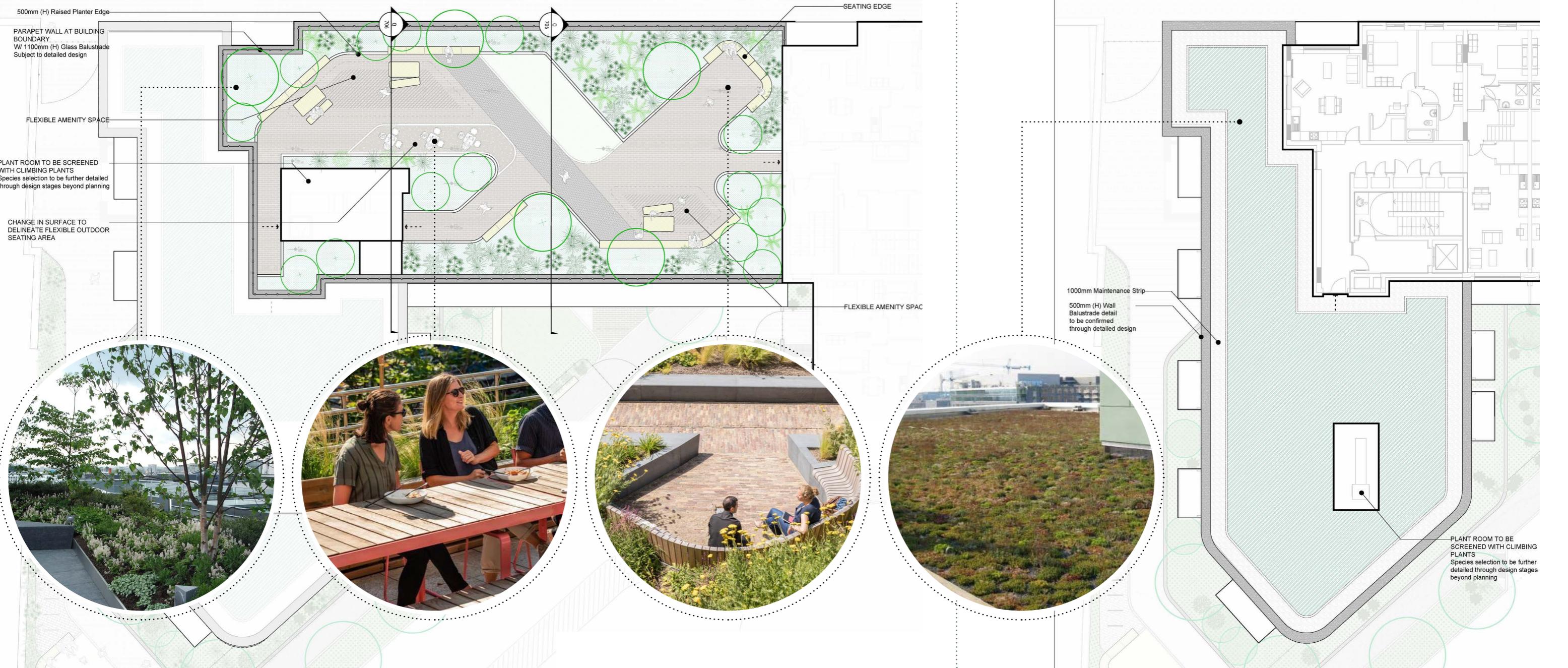
Level 07 Podium

An **intensive** green roof will form part of the residents' accessible roof terrace at level 07, providing a network of accessible social,

amenity and recreation spaces with generous space for buffer planting at the terrace boundaries. Due to the increased depth that is feasible in

the raised beds, the terrace can host a diverse range of shrubs, groundcover and small feature trees - offering local variety and interest.

Below Level 07 Plan
Right Level 04 Plan





Design Approach

A Unique Sense of Place in the Heart of Cork City

Anglesea Terrace and its surrounding environment is re-imagined as a bustling network of pedestrian-friendly places, spaces and linkages that cater for a mix of local residents and those exploring the wider city of Cork.

At the heart of the development is a **central courtyard** - a space that offers rest and respite from the busy streets of the city. This courtyard is directly connected onto Anglesea Terrace along a **spacious pathway network** with generous swathes of planting along its boundaries: dense grasses, groundcover and overhead tree canopies offer an immersive and sensory environment that screens adjacent sensitivities.

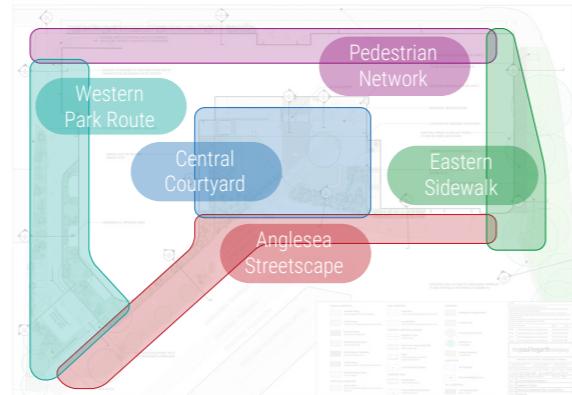
Movement around the building is enabled along a pedestrian route along the site's **eastern boundary** - retaining in as far as possible the existing trees along Cork's South Link Road. A separate western **parkland route** offers a dedicated link area for residents: seating, bicycle parking, recreation space and an onward journey towards Old Station Road.

Open Space Typologies

Landscape Typologies Overview

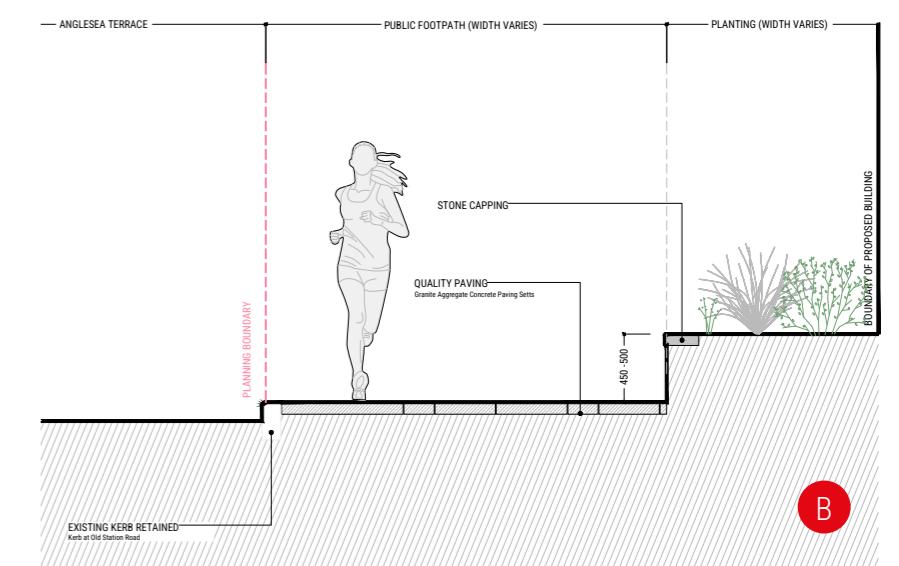
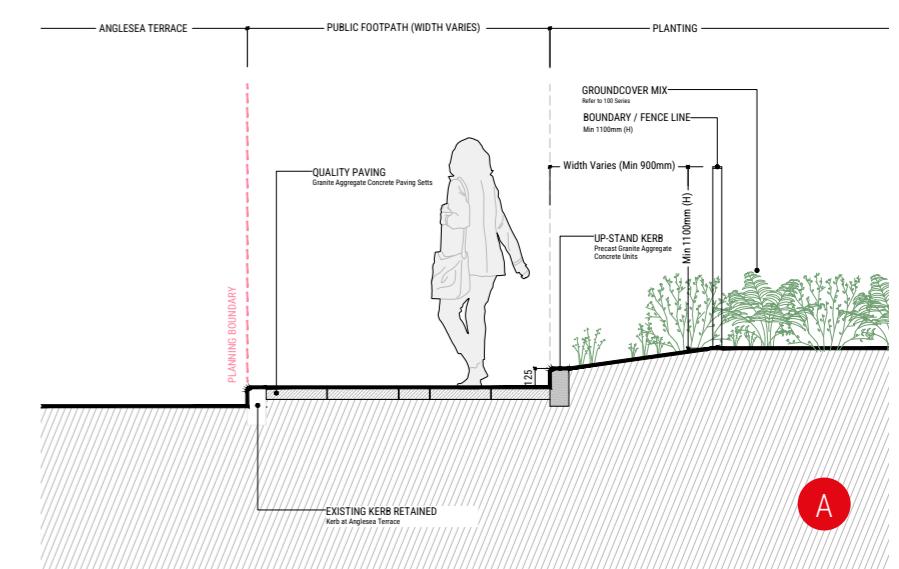
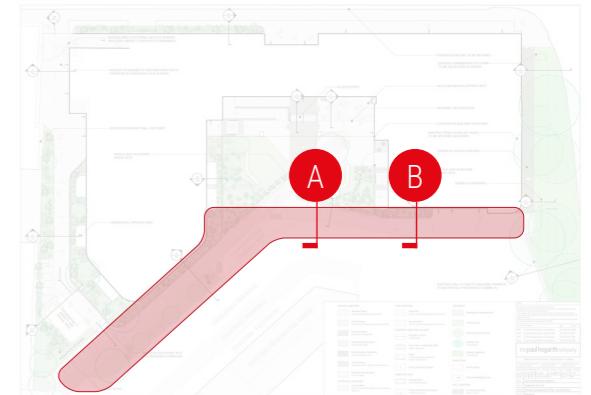
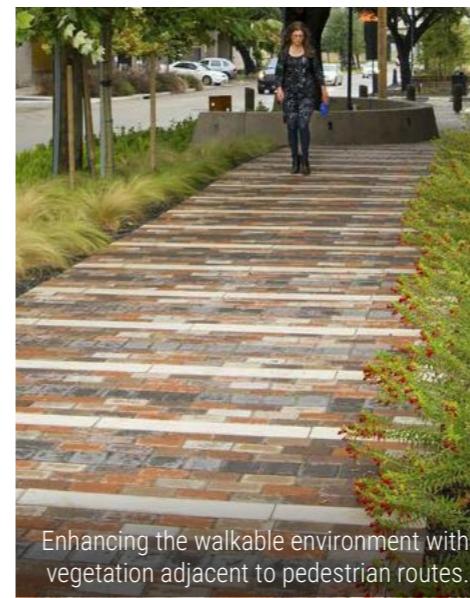
A diverse range of open spaces is proposed across the development, explored in further detail as below:

- Anglesea Terrace Streetscape
- Pedestrian Pathway Network
- Central Courtyard Open Space
- Resident's Western Park Route
- Eastern Sidewalk Connection



Anglesea Terrace Streetscape

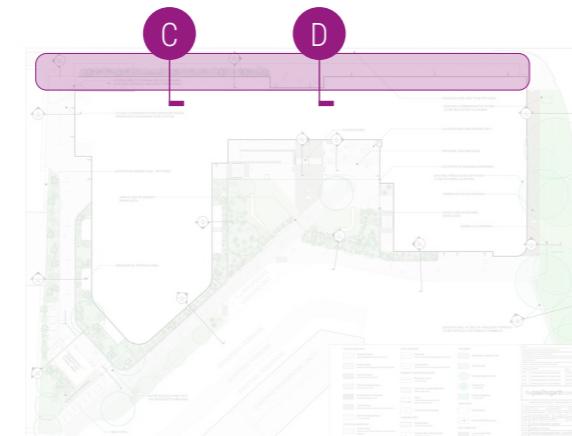
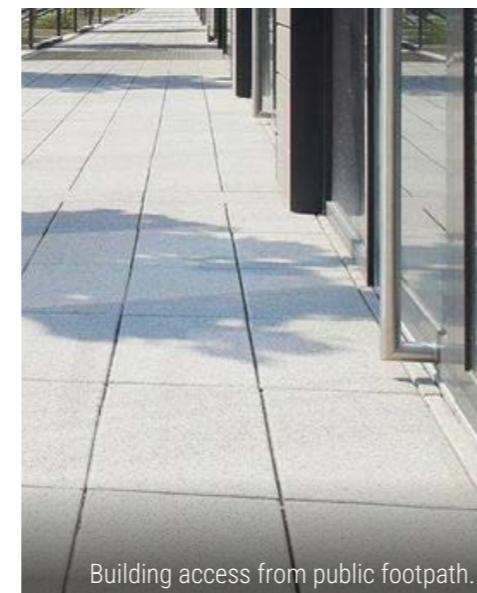
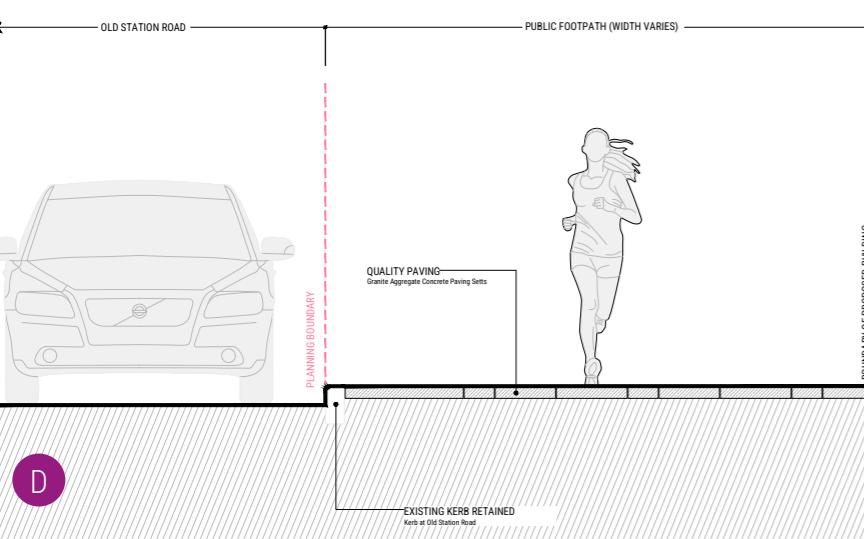
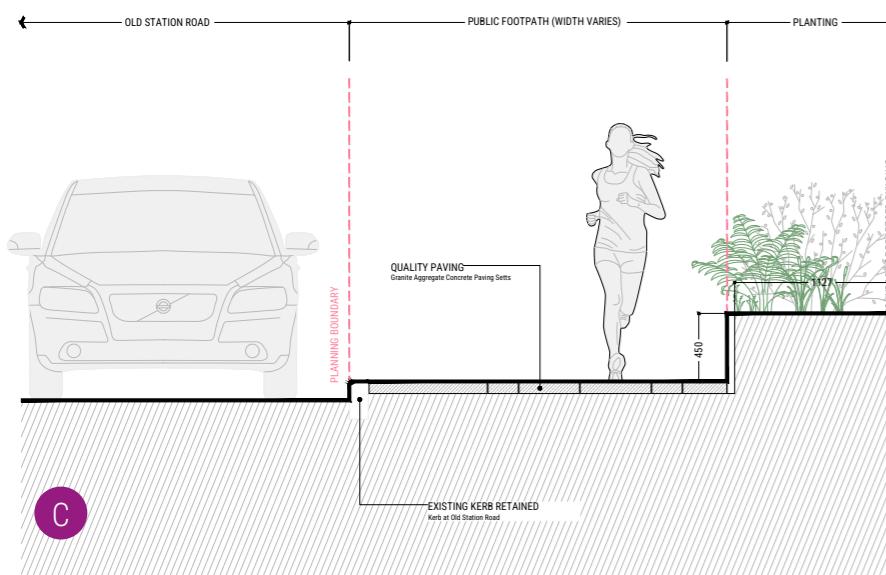
Enhancing pedestrian movement along the southern boundary of the development site while strengthening visibility and permeability into the central courtyard, this streetscape along Anglesea Terrace will provide greater width for pedestrians alongside bicycle parking areas, improved planting and localised seating close to the entrance point.



Pedestrian Pathway Network

Widening the footpath along Old Station Road offers an enhanced, safe and attractive pedestrian environment, as shown in the below studies.

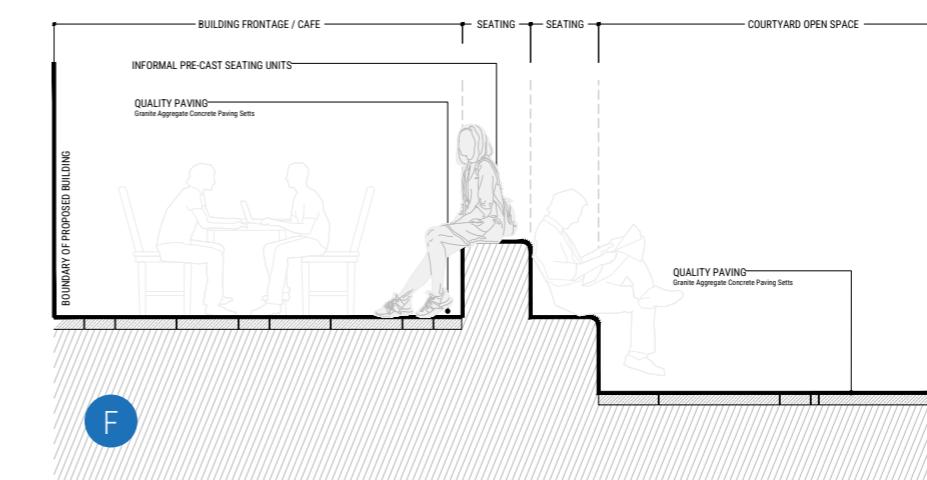
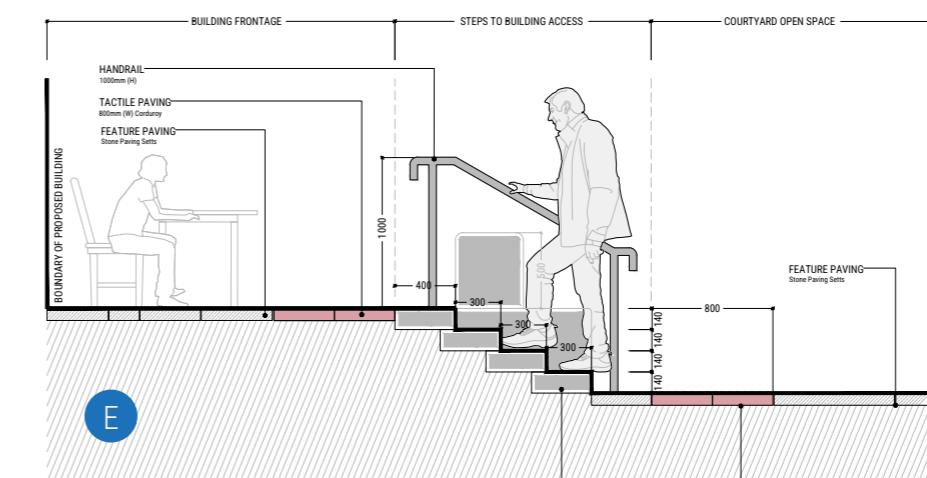
In each condition along this northern boundary of the development, a cohesive palette of material presents a legible surface, while the western-most portion (Section C, below) of the footpath presents an attractive planted buffer along the building edge.



Central Courtyard Open Space

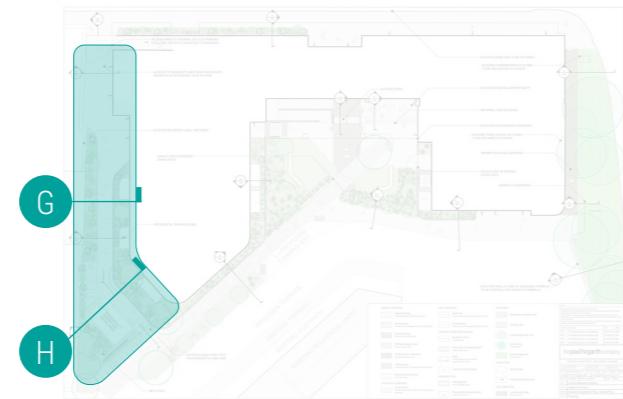
Due to site-wide level changes, it will be important to offer a ramped and stepped access route into the proposed building from the central courtyard area.

Shown in Section E below, the stepped access is flanked by handrails and the required tactile paving, while Section F shows the adjacent seating environment that offers greater containment to the seating spill-out area at the top of steps.

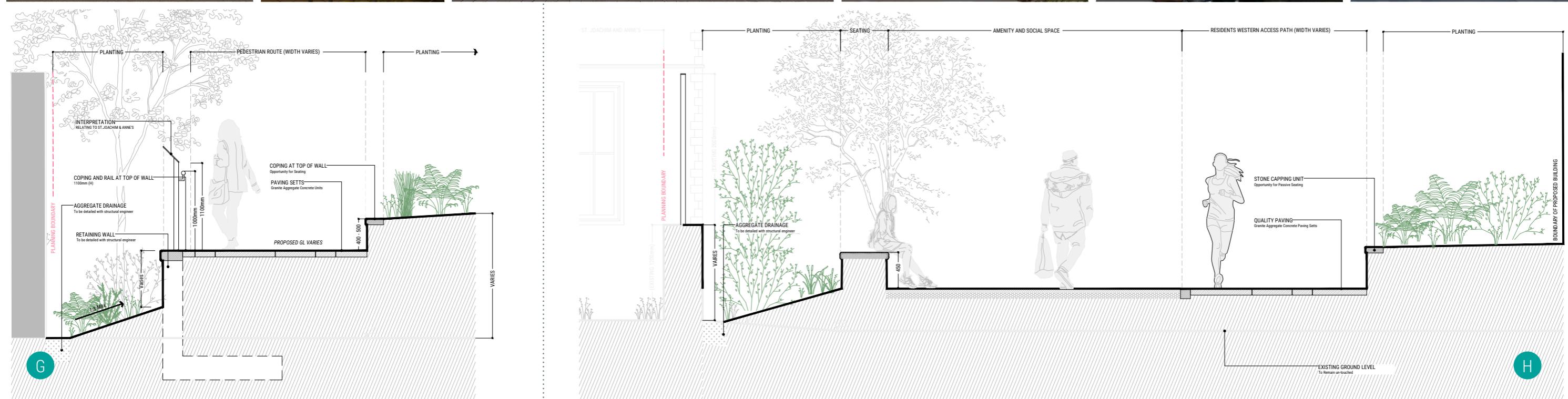
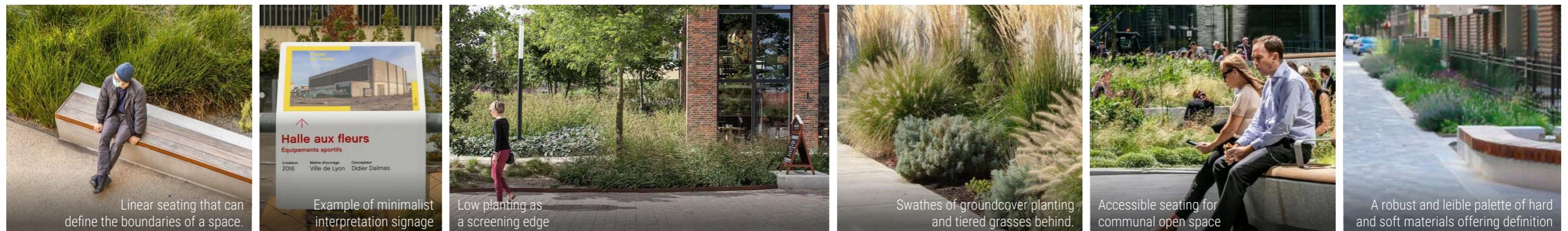


Residents' Western Park Route

Integral to the site movement strategy for residents, this western park route offers a safe and generously-proportioned pedestrian link next to the proposed building. Given its adjacency to the historic structure at SS Joachim and Anne's, there is an opportunity for historic interpretation for those visiting this space, as shown in Section G below.

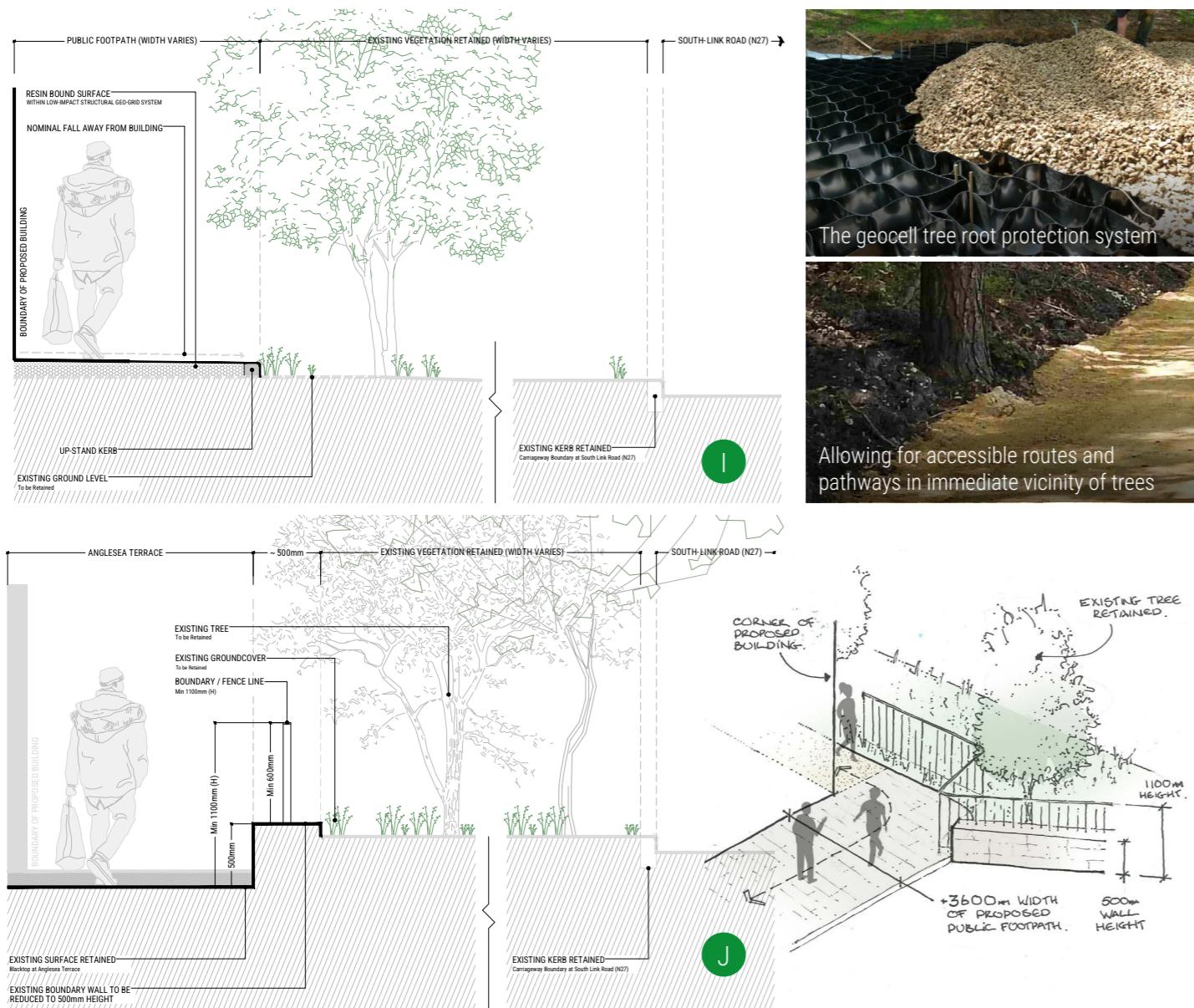


As each end of the route are to be gated for residential access only, the wider end of the western park route presents an exciting opportunity for communal seating area, passive recreation or play, alongside bicycle parking and generous planting areas for screening and for enhanced biodiversity within the scheme, as shown in Section H below.



Eastern Sidewalk Connection

Protecting and retaining the existing vegetation in as far as possible along the east of the site boundary has remained an important consideration through design development: existing trees beside South Link Road are offered greater protection through a low-impact method of geo-cell structure filled with a aggregate and a smooth resin bound surface finish.



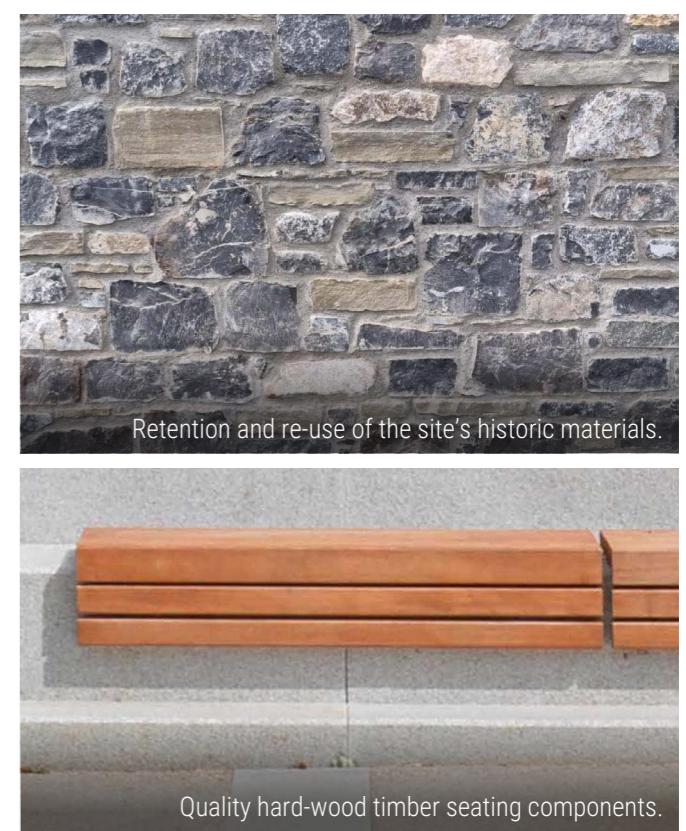
Biodiversity Enhancement

Working alongside the project ecologist, a number of features are integrated into the wider scheme to contribute to the wider urban environment:



Community Placemaking

Through the palette of materials, celebration of the vernacular and landscape detailing, this plan can offer strong positive gain towards placemaking:



Detail and Elements

Softworks and Vegetation

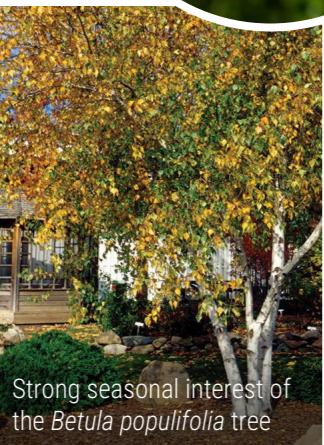
A simple palette of trees is proposed - aiming to maximise contribution to sitewide biodiversity while limiting management requirements:



Proposed feature tree of *Prunus padus*, bird cherry, with a vibrant white flower



Low and elegant habit of the *Amelanchier lamarckii* tree



Strong seasonal interest of the *Betula populifolia* tree



Scent, colour and texture of *Lavandula angustifolia*



Dense, resilient groundcover planting of *Ajuga reptans*



Native hedgerow of *Carpinus betulus*



Shrubby, colourful perennial of *Cornus canadensis*



Dense grassland screening and texture of *Carex pendula*



A flowering sedge grass of *Cladium mariscus*

Hardworks and Paving

Three major categories of paving surface are proposed across the network of open spaces at Anglesea Terrace:



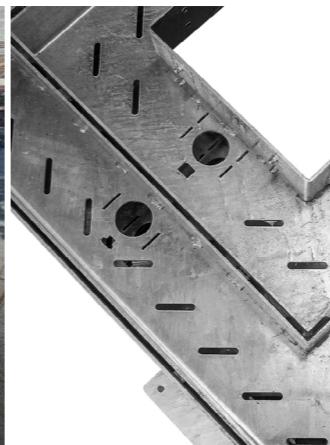
Premium stone paving sets provide accent at building entrances and points of social congregation



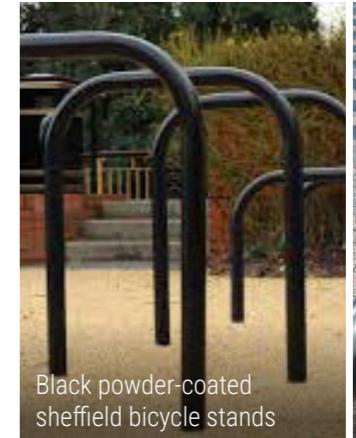
Quality paving sets of granite aggregate material offer legibility on routes between or towards points of interest



Recessed tree grille allowing for paving closer to feature tree in paved central space



A number of key details will contribute towards the development's cohesion, legibility and resilience within the wider urban environment:



Black powder-coated Sheffield bicycle stands



Legible and cohesive steel rail system at stepped area



Precast modular step units



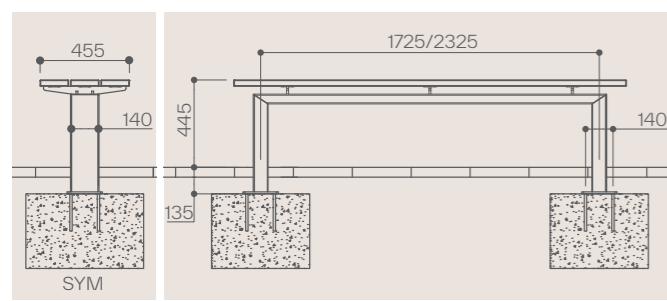
Root protection and growth within modular cell system beneath the paved surface



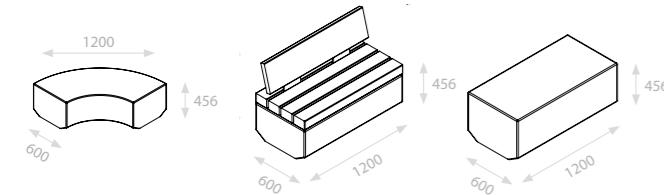
Eastern Route surface: resin-bound surface over reinforced cell system filled with crushed aggregate, over a membrane.

Sitewide Furniture Suite

A robust palette of materials is proposed for linear seating elements at Anglesea Terrace - powder-coated galvanised steel with a hardwood finish:

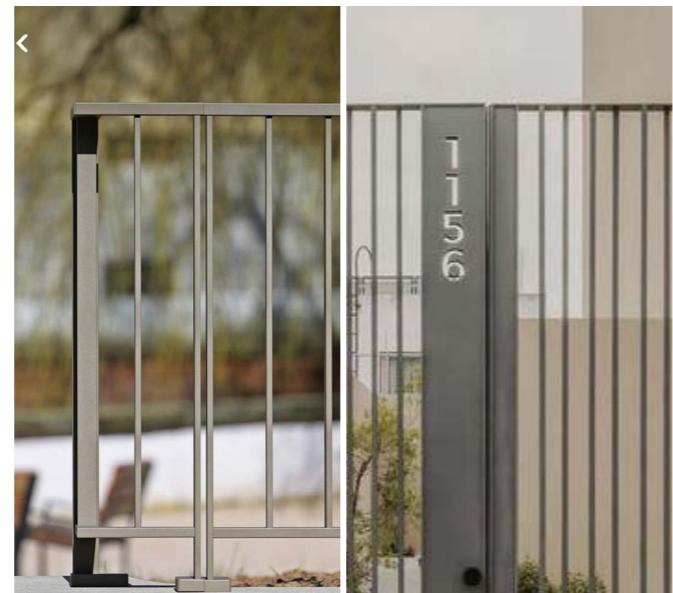


In areas with curvilinear bench components, a precast modular system has been adopted so as to ensure compatibility and site-wide cohesion:



Boundaries and railings

A suite of boundaries such as fences and railings are to complement the contemporary aesthetic of the development using simple modular steel design:



Points of interest (such as the facade of SS Joachim and Anne's) can be addressed with localised signage:

