

Opera Site

Limerick City and County Council

Public Realm
Design Statement

Quality information

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Executive Summary

01

Executive Summary > **1.1 Public Realm Overview**

The Public Realm Design Statement provides a comprehensive presentation of the proposed external works for the Opera Site. At the outset, the team;

- Extrudes the parameters upon which the brief for the public realm has been developed;
- Assess the site, its context and the related policy.
- Address feedback arising from stakeholders

This is the basis upon which a Strengths Weaknesses, Opportunities, Threats (SWOT) analysis is established to evaluate the assessment. The SWOT provides the foundation for the design objectives to be set out for the public realm.

Other considerations in this report are as follows:

- Public realm in terms of activation
- Public realm being a flexible void.
- Providing interest and attraction throughout the year
- Supplementing the built form
- Contribute to the Opera Site as a destination within the city.
- Set out character areas to provide active and passive uses.
- How the scheme physically stitches into the immediate context
- Creation of a northern gateway; Bank Place
- To provide a continuity to the variety of existing and proposed built form on the northern edge of this city block.
- Set the stage for a variety of activities and functions

Abstract geometric lines in the top left corner, consisting of three thin black lines that intersect to form a triangular shape.

Context and Site

02



Receiving Environment
An aerial photo of the Opera site looking east

Context and Site > 2.1 Design Brief

“To create a high quality and safe urban environment attractive to investors, employers, residents and tourists which generates a sense of pride in the City”.

Quantum of Development Open Spaces

In conjunction with the Limerick 2030 plan the design brief for the scheme lists the following public realm requirements:

Project	Outcome	Site Area (sq/m)
Interior 'Quad'	Courtyard respite	3,700
Bank Place Sq	Stronger gateway	1,100
Mid-block pedestrian link	New Connection	100
Ellen St	High Quality St	300
Patrick St	High Quality St	350
Michael St	High Quality St	250

Public Realm and Permeability

The design brief calls for a managed public space within the development. Much of the objectives relate to pedestrian focused connectivity improvements to existing spaces, adjacent neighbourhoods and the shopping core to the south.

There is reference to a courtyard space within the development and a high quality landscape setting on Bank PI to include new pedestrian links through the development.

Positive Urban Design and Architecture

Arising from this section are principles for the public realm to create a framework for a resilient space which include multi-modal infrastructure with a priority towards walking which will be

a fundamental consideration when developing the public realm design.

Permeable Urban Grain

The principal component for consideration under this section is the development of the site to consider the human scale and a new east-west axis. The overall masterplan will set a framework for existing and new connections to be developed within this design process and our team will seek to increase the legibility and personalisation to complement the bows and lanes that exist within the context of the city.

Streets and Frontages

There is a desire to retain much of the existing street frontage as possible within the built form setting the backdrop to the public realm. The public realm should interface positively with the existing and proposed architecture and offer visual engagement between those in the street and those on the ground floors of buildings.

Material Palette

The material palette for streetscapes should complement the site context of other Limerick streets while the new public realm areas suggest there is an opportunity to offer an alternative approach while being cognisant of the design requirements. The team will seek to engage stakeholders and undertake an assessment of recently established and upcoming streetscape schemes to gain direction on the approach to streetscape regeneration.

Public Realm Objectives

Bank Place

- A gateway to the Opera site
- Should relate to the Opera site and Charlotte's Quay context.

- Highlight important linear vistas over the adjacent Abbey River.
- Reduce the visual prominence of the adjacent carriageway
- Bank Place incorporate bars/restaurants.
- Include robust planting to create a colourful waterside space.

New Internal Square

- Flexible courtyard space
- A different form...open space and offer respite
- This courtyard space should have a strong visual identity
- Lanes/alleys should flow through this space
- The majority...should comprise hardscape
- Mobile furniture may facilitate daily café culture
- A limited amount of fixed seating/seating wall
- A complementary palette of street furniture

Patrick Street/Rutland Street

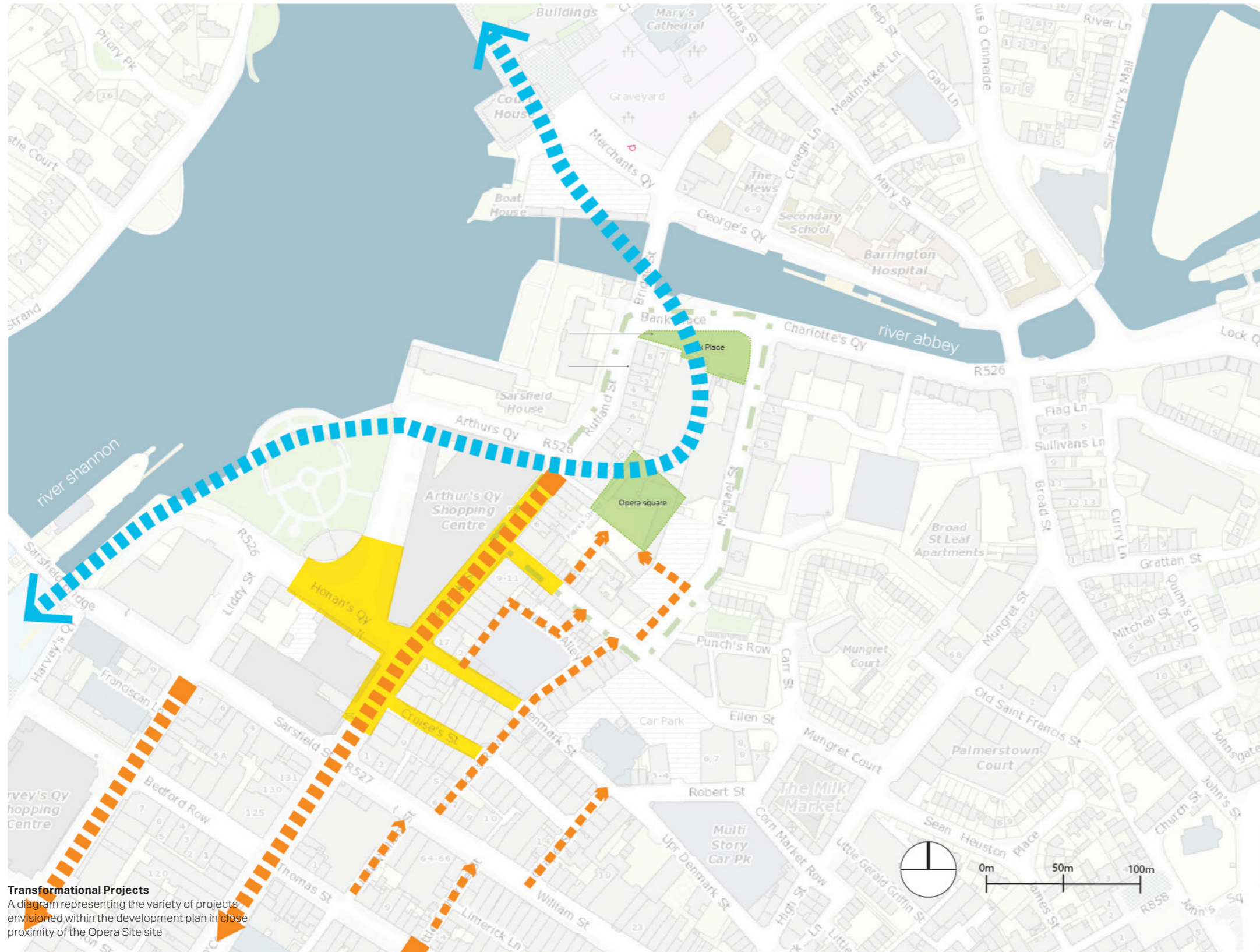
- This is the primary streetscape
- Improved public realm and pedestrian provision
- Use the design language of the new O'Connell Street proposals
- Create a quality streetscape with pedestrian priority.
- A new 'lane' access should link to the new internal square

Ellen Street

- Incorporate with and facilitate permeability through the Opera site masterplan.
- Should strengthen and promote its small scale retail character.
- Be high quality and improve the pedestrian experience.
- Footpath should be widened to reduce car dominance
- A new 'lane' in place of the corner access

Michael Street

- Consider the nearby residences
- Create a quality streetscape with increased pedestrian priority.
- A new 'lane'/access should link to the new internal square.



- Waterfront Renaissance
- A New City Square
- Great Streets
- Opera Site Public Realm

Transformational Projects

A diagram representing the variety of projects envisioned within the development plan in close proximity of the Opera Site site

Context and Site > 2.2 Policy Context

Arising from the 'Limerick 2030; an economic and spatial plan for Limerick' are a number of transformational projects within the vicinity of site. This sections seeks to extrude the pertinent strategies and examine the opportunities to further validate the approach for the public realm for Opera Site.

A renaissance of Limerick's entire Waterfront

The development of a 'World Class' waterfront is envisioned for Limerick. The intended scheme seeks to re-invent the space as the main entertainment and leisure destination for the city. This will include a more pedestrian friendly environment along the Quays and facilitate a continued Waterfront 'park' along the River. Included within the overview is the intent to link to Bank PI which draws Opera Site as a contributing component of the overall vision. This is reinforces the importance of a holistic solution for this portion of the site that not only announces the scheme but draws pedestrians to the site as a destination.

A new city square

It is envisioned to create a new city square/plaza space to define the focal point of the city centre. This space will be positioned at the heart of a network of new and revitalised spaces and squares across the City Centre (Honan's Quay and Cruises Street). These spaces will be where celebrations are held, where events take place, surrounded by shops, cafés and restaurants and include features that celebrate its status and function. Where people congregate – meet, sit, rest and 'watch the world go by'. Much of the aspiration for this space correlates with the design brief for the central plaza space for Opera Site. This enables the primary space to complement the network of public realm spaces across the city.

Great streets

A transformation of the City's three main streets – O'Connell Street, Catherine Street and Henry Street, which is underway at present, aims to enliven the streets with more pedestrian movement and give pedestrian and cycle activity greater prominence. Furthermore it is hoped that this regeneration will bring key buildings back to life and connect key elements – for example Colbert Station with the shopping core. Through the upgrade the public realm, implementation of a unified sign system to assist pedestrian movement; and expanding the City's green infrastructure through the use of street trees this scheme provides a positive insight to the approach that could be considered for the surrounding streetscape of Opera Site. As part of the analysis the team proposes to integrate the hierarchy of the intended streetscapes to gain an sense of continuity for the city centre.

A final component included in the overall development plan relates to the renewal of the Georgian Quarter which is central to the Opera Site scheme due to the nature of the current built form on site.

In accordance with Limerick City Development Plan the team have extruded the relevent public realm related policies that assist in setting the approach

Policy CC.9 Infrastructure / Public Realm Investments

This policy relates to the above content included in the Limerick 2030 spatial plan including a city centre transport study and separate public realm strategy which provides greater emphasis on pedestrian movement, improving on street parking management, a network of public plaza and improved connectivity.

Policy CC.5 New Business Offer

While this policy refers to the opera site as a whole it is the reference to its adjacency to the core retail area which reinforces the benefit of permeable and legible public realm design in achieving this policy.

Policy ACT.10 and ACT.11 Public Art

The receiving envelope should consider opportunities to incorporate art or the enable the future provision of art an intervention. This aspect of investment may assist in supplementing a unique sense of place for the anticipated scheme.



Context and Site > 2.3 Site Context

Baseline Environment

This section provides a summary of the current baseline conditions within the study area, as defined in the Landscape and Visual Impact Assessment.

Site Context

The city block containing the Opera site and the proposed development is bound to the west by Rutland Street (R526), to the north by Bank Place (R526), to the east by Michael Street and to the south by Ellen Street. It is situated to the northernmost section of the Georgian expansion of Limerick City. The site along Bank Place is facing the Abbey River, which merges into the River Shannon east of Rutland Street and Bridge Street. The site comprises block of urban structures, yards, sheds, warehouses, car parking facilities and the former Granary (along parts of Michael Street), which is currently in use for offices including the Limerick city library.

Historical Context

The Opera site is located south of the medieval centre of Limerick and outside the former city walls, which were demolished from 1760. The area adjacent to the Opera site and the site itself including the Granary building formed part of the large city expansion beginning in the last quarter of the 18th century, generally referred to as the Georgian Quarter or Georgian extension. The former Custom House, which is the Hunt Museum of today, is one of the earliest buildings of this expansion and architecturally the most significant building remaining in the immediate area to the development site.

A detailed description on the building and site history is contained in the Archaeological Assessment by IAC Archaeology and in the Architectural Heritage Impact Assessment by JCA Architects included in the planning submission package.

Existing Urban Context

Limerick City Development Plan 2010-2016 categorises the city into Area Profiles, which provide general information about the townscape character. These profiles exclude the City Centre / Urban

Core and regeneration areas such as Moyross, Southill and King's Island (northern section). The predominant element of the City of Limerick and the core study area is the River Shannon. The eastern and western part of the city is connected by 3 bridges, Thomond Bridge in the north, Sarsfield Bridge in the centre and Shannon Bridge in the south. An overview of the existing urban setting and townscape character profiles on either side of the River Shannon based on the profile zoning, desktop studies and site surveys is provided in the Landscape and Visual Impact Assessment chapter of the EIAR.

Open Space, Vegetation and Green Infrastructure

The Opera site does not currently provide public open spaces of any quality. The majority of the southern and western side is closed off. Existing buildings are often derelict and any former access to the yards at the back of buildings is prevented by fencing or hoardings. The car park along sections of Michael Street and Ellen Street does provide access to this part of the site but has no quality in terms of public open space or green infrastructure.

The city centre surrounding the Opera site has little permeability. Open Spaces are mainly confined to the streets. Bank Place at the north end of the Opera site provides a humble amenity with the provision of some trees, which are otherwise often absent in the vicinity of the Opera site and within the grid pattern of the Georgian Quarter.

Site Particulars

- Part of the historic city core
- Riverside position
- Brownfield Site
- Majority of the City block
- Largely vacant and underutilised
- Georgian Architecture
- Granary Building is actively occupied
- Generally mixed-use development in the context of the site
- Typical minimal streetscape provision
- On street parking



View of existing northern edge of site on Bank Pl



View from top of Rutland St looking South



View of Ellen St from Patrick St intersection

Context and Site > 2.4 Site Analysis

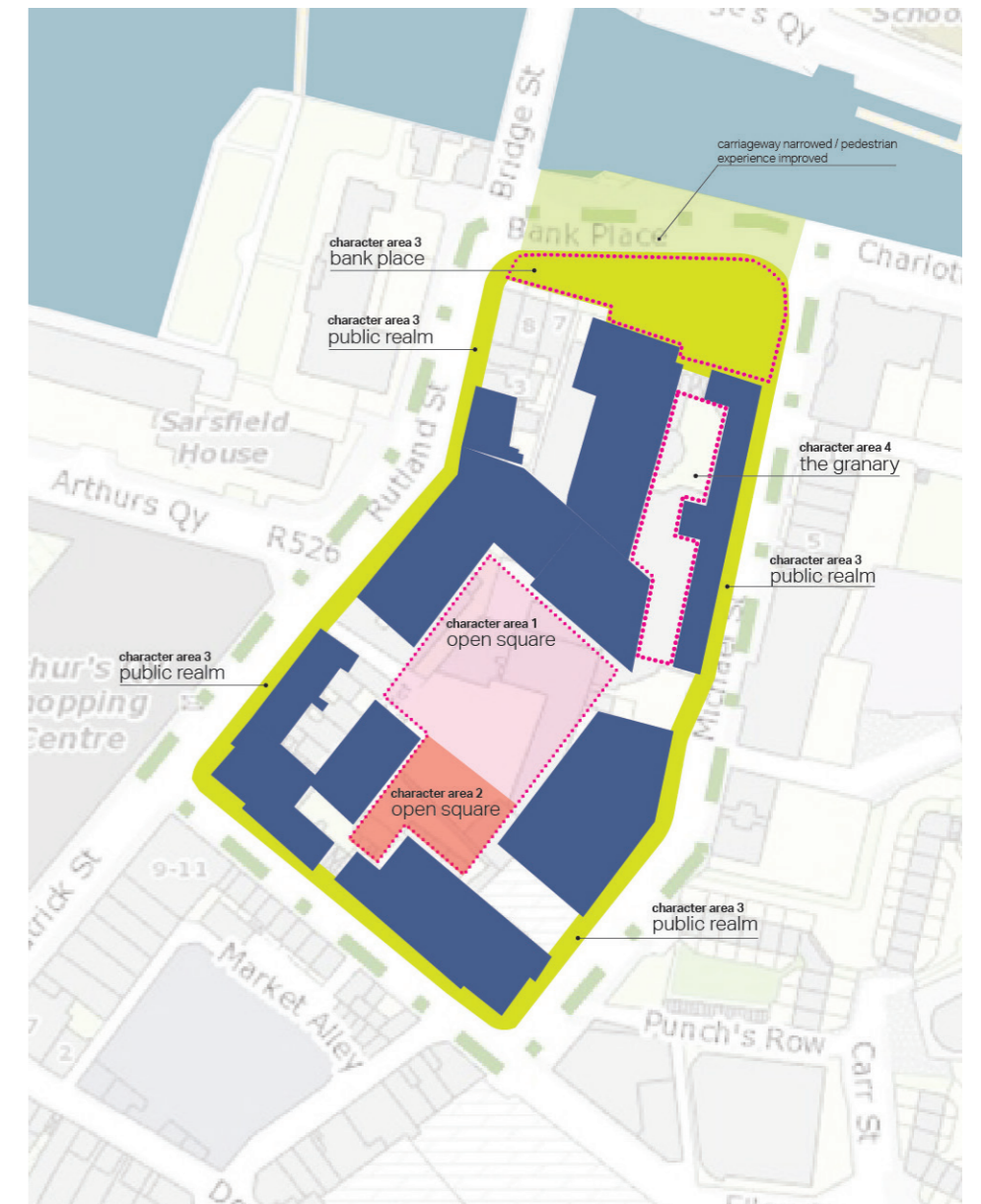
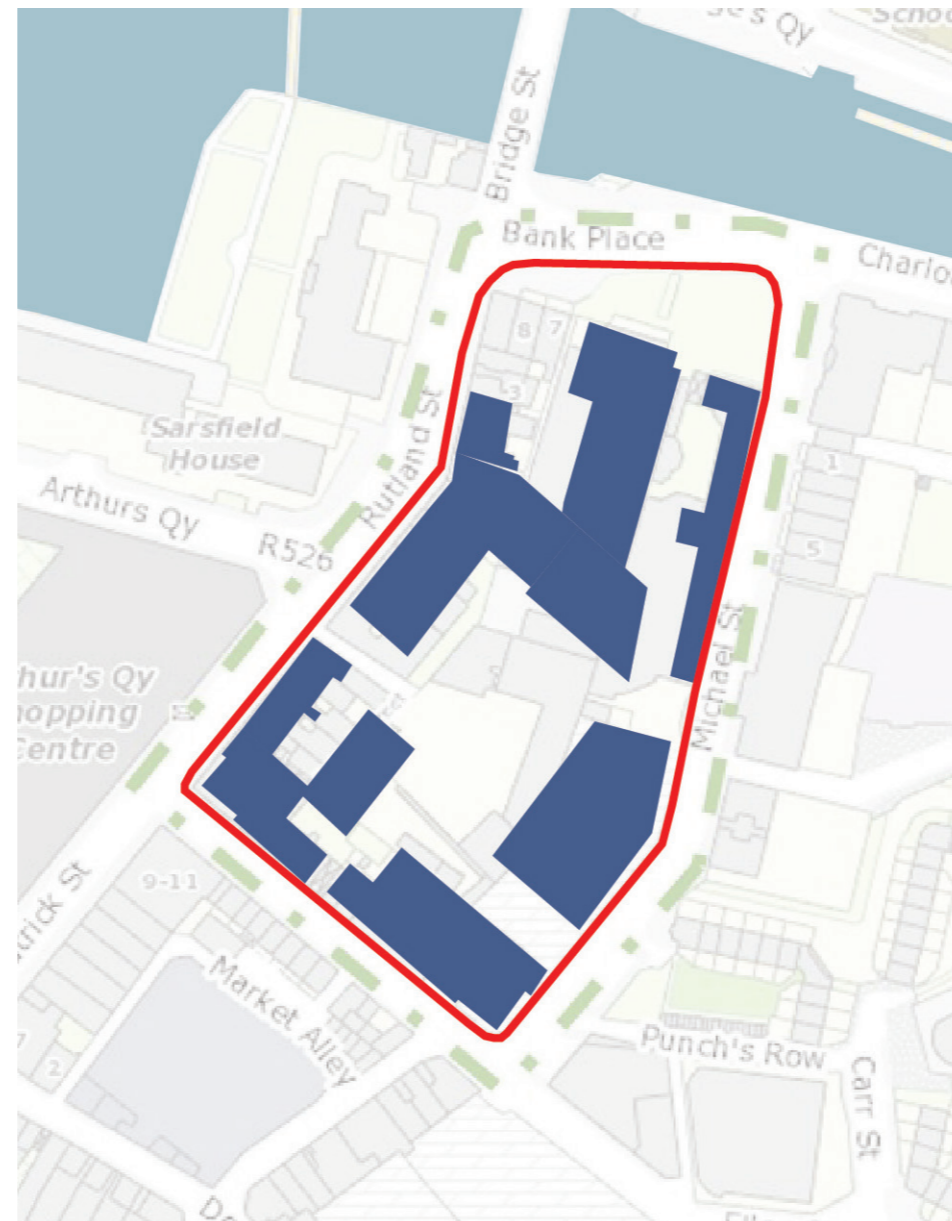
In conjunction with the design briefs consideration to built form and massing the team have analysed intended layout in conjunction with the public realm brief objectives.

Figure Ground Plan

The proposed figure ground layout identifies areas of enclosure and continuity of external space. Much of the existing street frontage will be retained and supplemented while a significant central space is carved out in line with the urban fabric context.

Key Spaces

The design brief identifies a number of key spaces within the design such as the central plaza and Bank Pl. It is intended to carve out character areas arising from the hierarchy of spaces formed by the proposed built form.

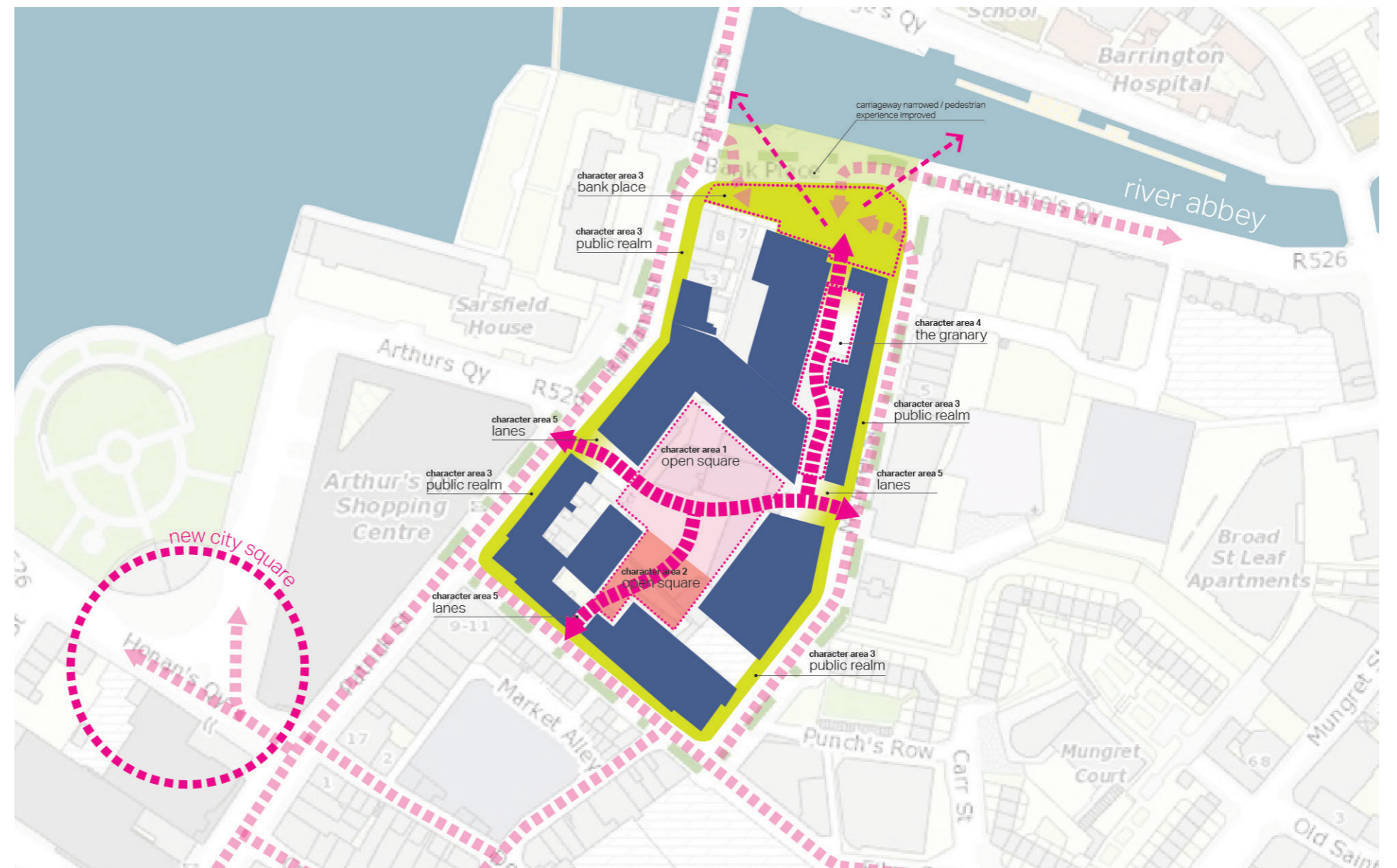
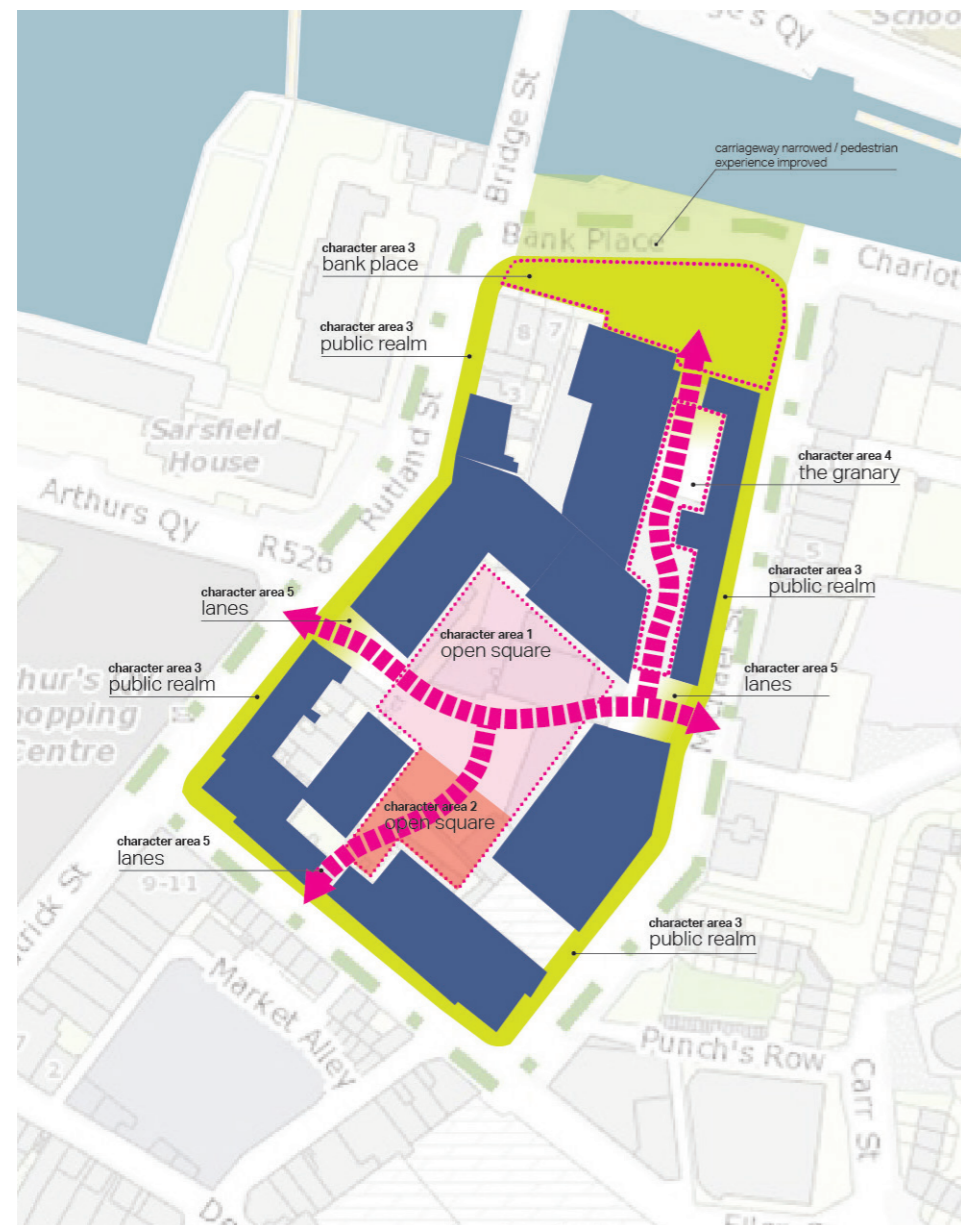


Desire Lines

The success of the open space will be determined by quality and legible connectivity. An integral aspect will be to draw more pedestrian footfall to and through the site. Two principle desire lines have been identified via a gateway space on Bank Place moving south and a east-west link from Irishtown to Arthurs Quay.

Links

Arising from these desire lines there are numerous links to existing and proposed destinations such as the Hunt Museum, Kings Island, the retail core of the city and various public realm spaces, plazas and squares. It is intended the Opera site will supplement this network with a responsive environment for the public realm.

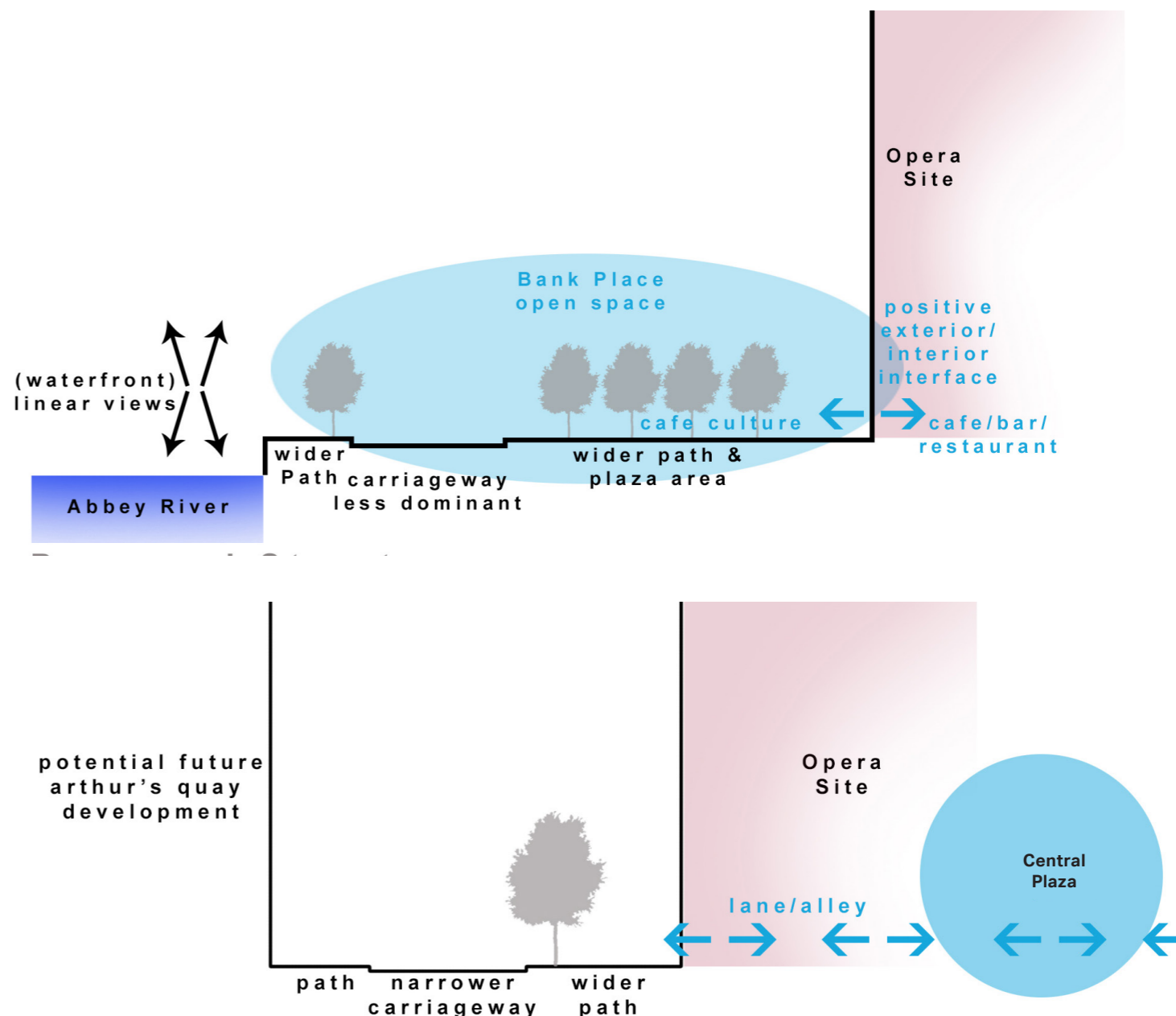
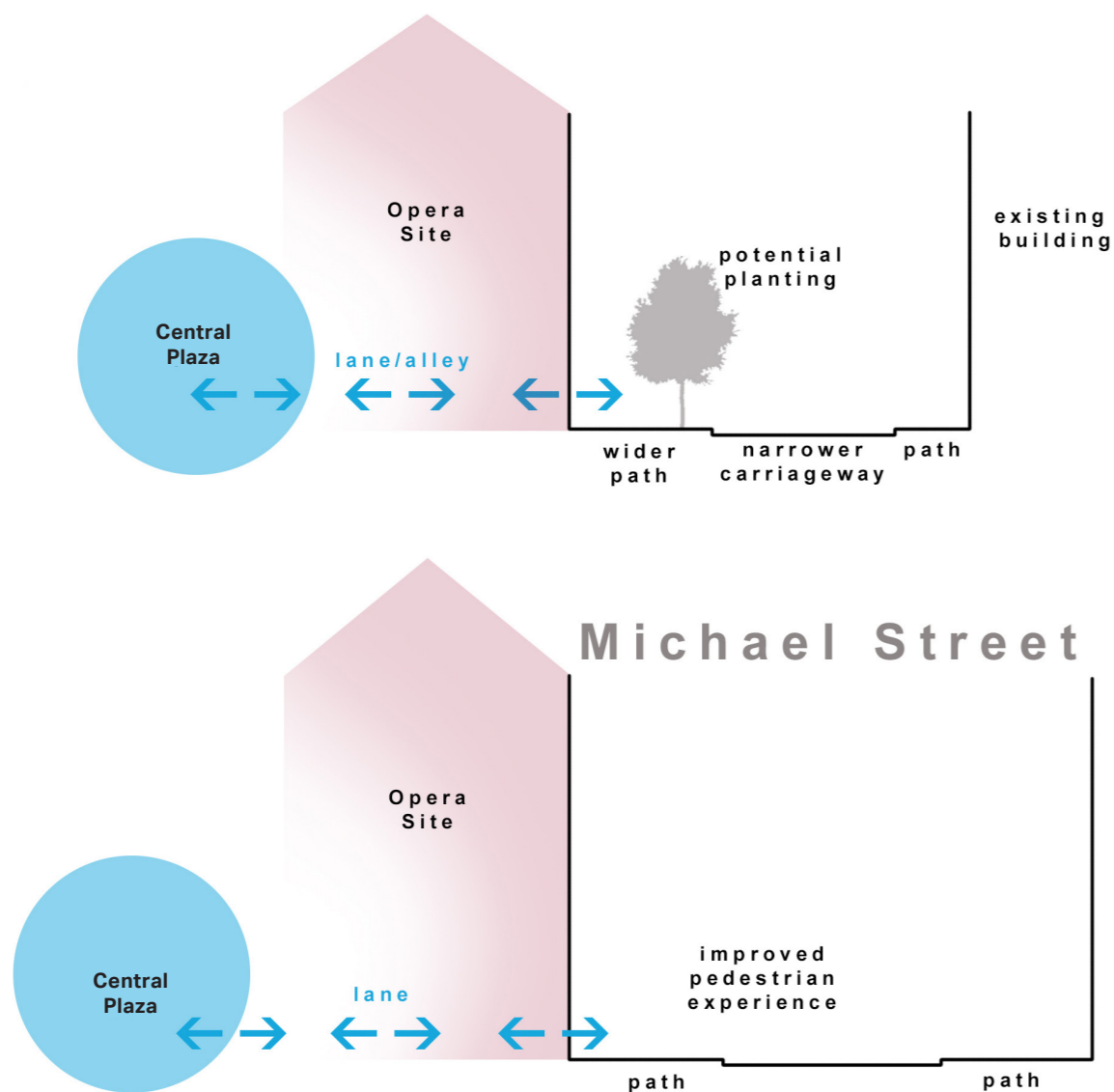


Context and Site > 2.5 Surrounding Streetscapes

Sucessful Context

The comfortable and safe arrival of visitors to Opera’s central plaza spaces is conducted from the very periphery of the development site. An analysis of surrounding streets and their subsequent improvements has set the framework for a successful intergration of the overall public realm intervention ensuring the enjoyment of those who visit and use the spaces.

Here, a study is conducted to examine the spatial relationships between the surrounding streetscapes and the built edge condition of the development site with some supporting site photos of the challenges that exist on site.





Natural Desire line from Little Ellen St through to Michael St



Existing pedestrian crossing on Ellen St



Existing access to site from street



Existing footpath on Michael St looking North



Signage and parking on Ellen St



Variety of clutter on Bank Pl



Existing wide carriage way on Bank Pl quayside



Varied poor paving and non-compliant hazard paving



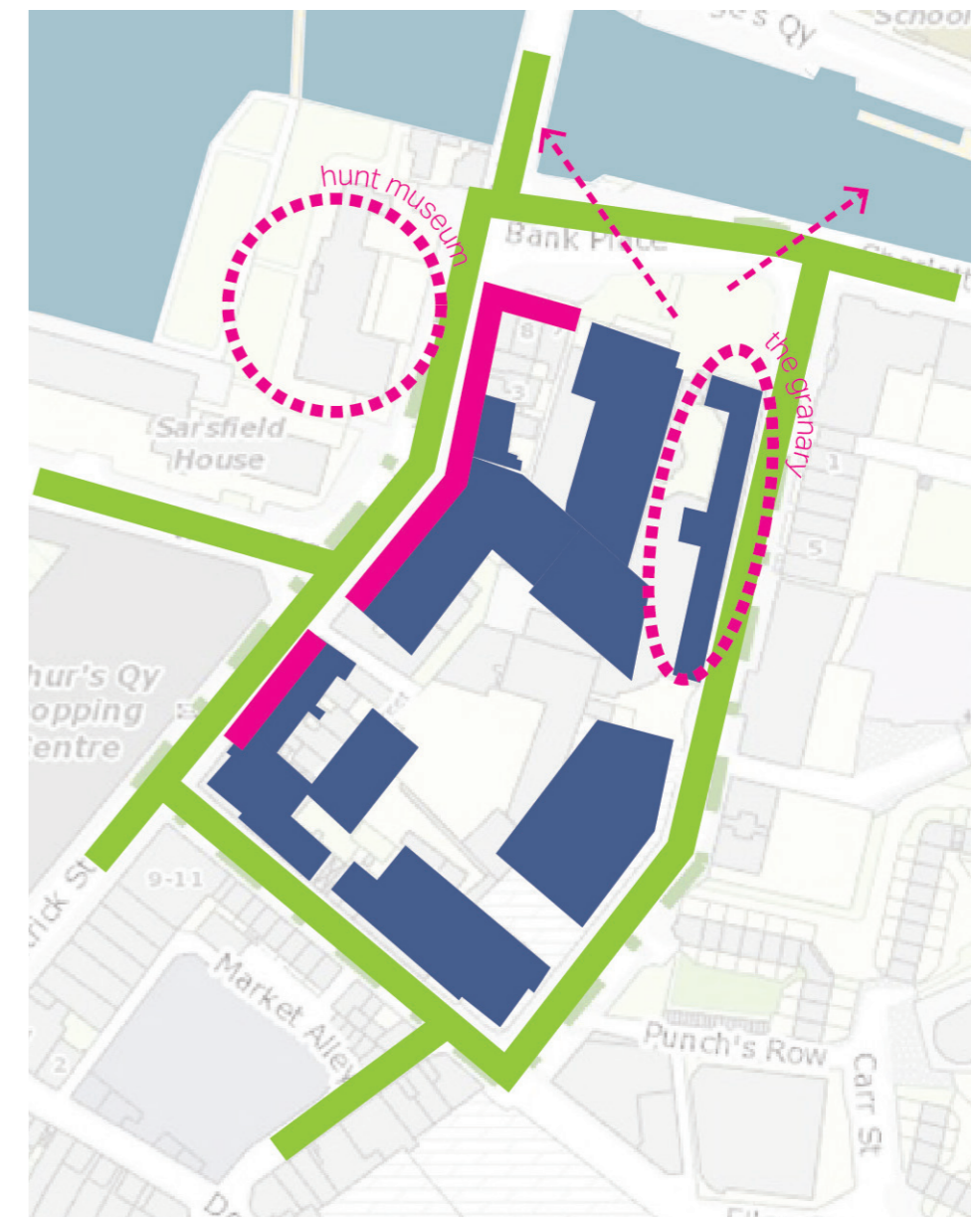
Shop Frontages on Ellen St

Context and Site > 2.6 SWOT Analysis

The public realm site analysis culminates in a SWOT analysis. This is the basis of validating the site, policy, design brief and creating a set of objectives and opportunities to commence the conceptual design stage of works. The team will seek to reduce the risk of threats occurring and extrude appropriate interventions arising from the opportunities.

Strengths

- City centre location
- Frontage onto Abbey River
- Nearby landmark buildings: existing four-storey Georgian buildings along Charlotte's Quay and Rutland Street
- Close proximity to open spaces in the city
- Surrounding street life / activity / businesses
- The Granary is a local landmark building and positive asset to the streetscape



Weaknesses

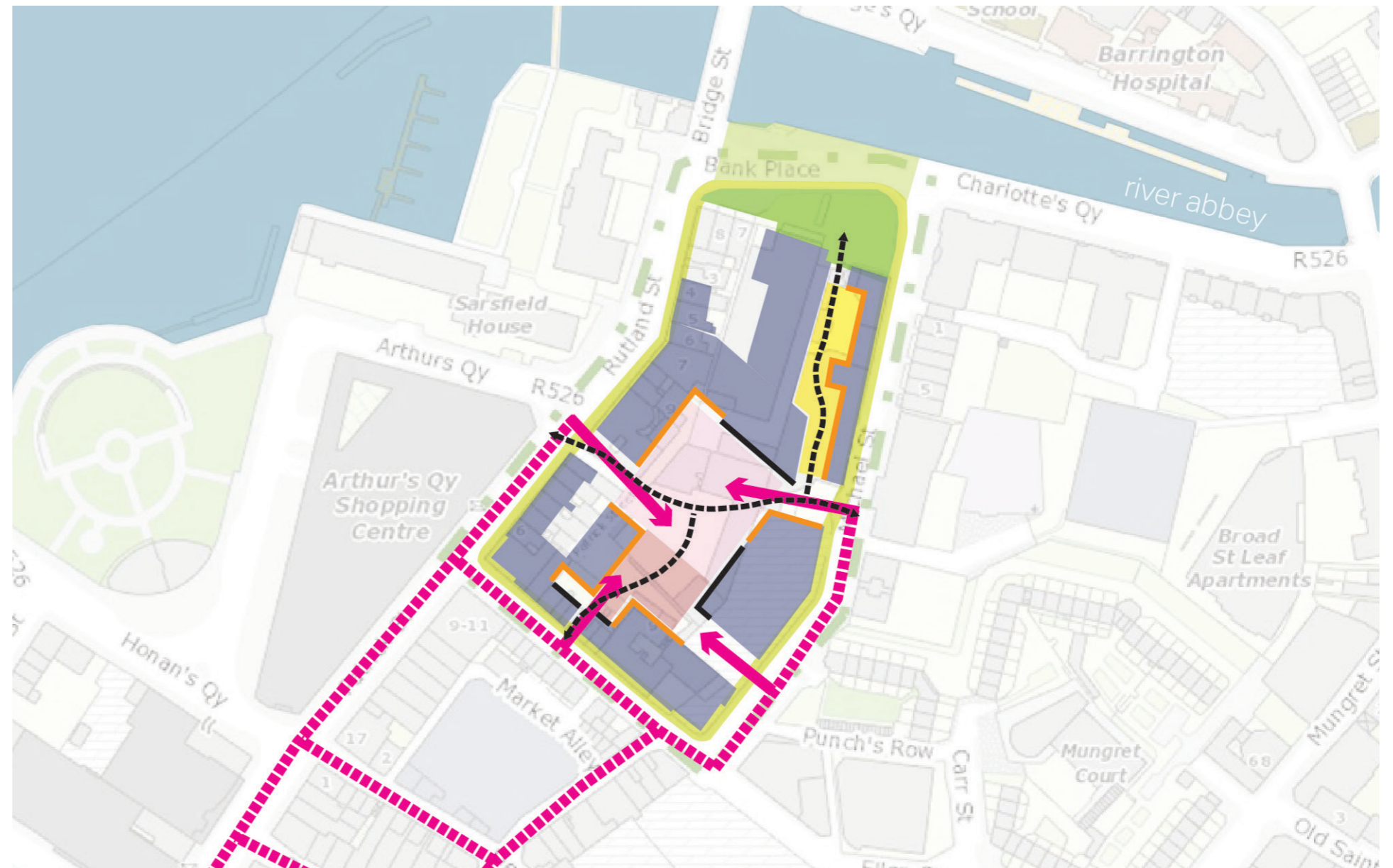
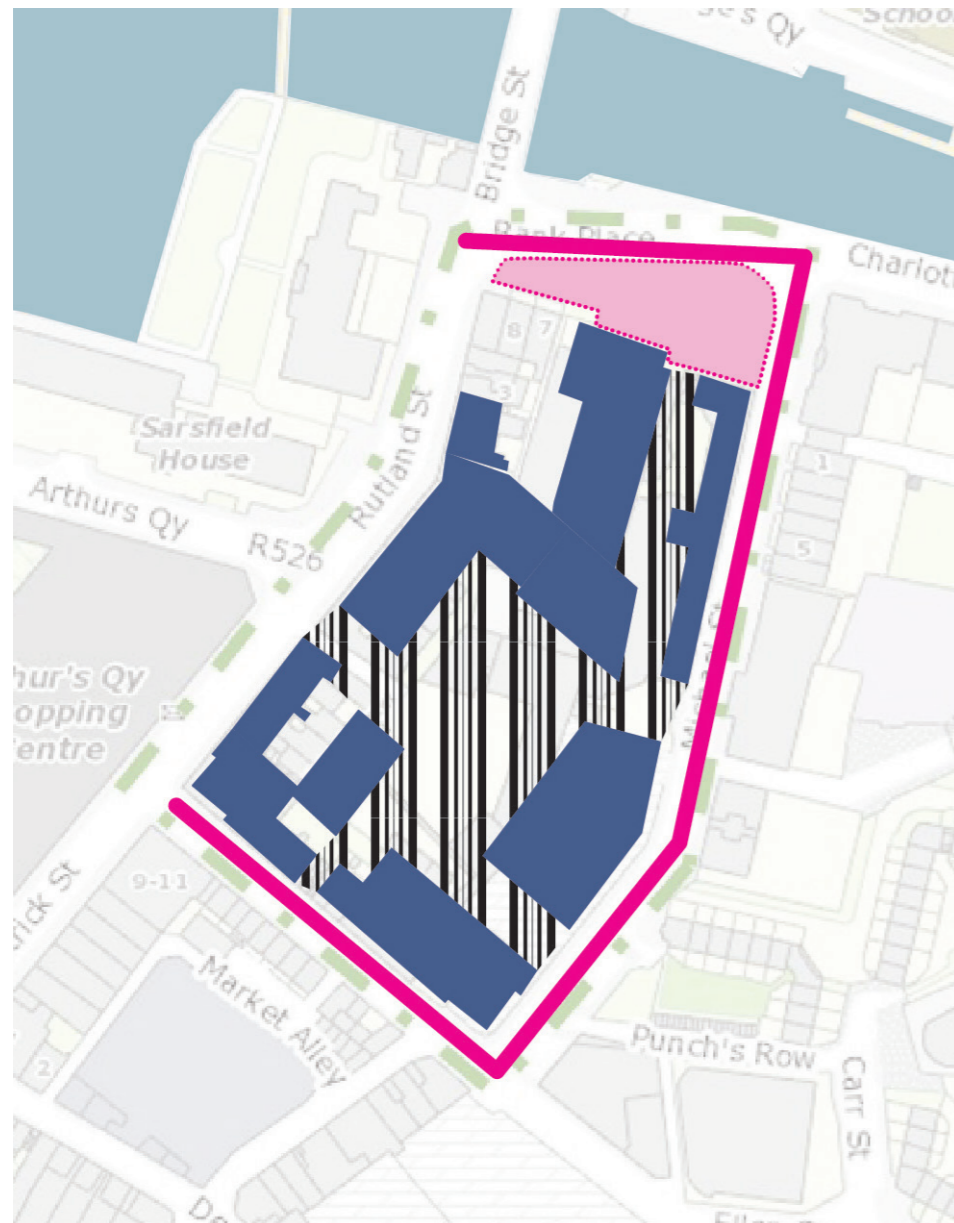
- Derelict buildings / inactive street fronts
- Car-dominated roads surrounding the site
- On-street car parking on Ellen Street and Michael Street
- Narrow footpaths / poor pedestrian experience on Ellen Street and Michael Street
- Surface car park at junction of Ellen Street and Michael Street
- Bank PI is exposed and undefined with poor river connection
- No clear public access through the urban block

Opportunities

- Improve spatial relationship within Bank Place
- Improve pedestrian permeability through the site
- Create a distinct and memorable public space within block
- Provide a central space that will facilitate many uses
- Further definition of internal space with creation of sub-space
- Create distinct character areas that are related and cohesive
- Provide active day and night ground floor uses
- Integrate the surrounding streetscape and public realm spaces

Threats

- Poor activation of the central public space due to limiting ground floor public uses
- Car parking and narrow footpaths along surrounding streets creating poor pedestrian experiences
- Poor public realm links to the wider city leading to illegible access into the centre of the site
- Failure to create a central void space that is clearly defined and provides flexibility for a variety of civic events



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Design Principles

03

Design Principles > 3.1 Design Principles

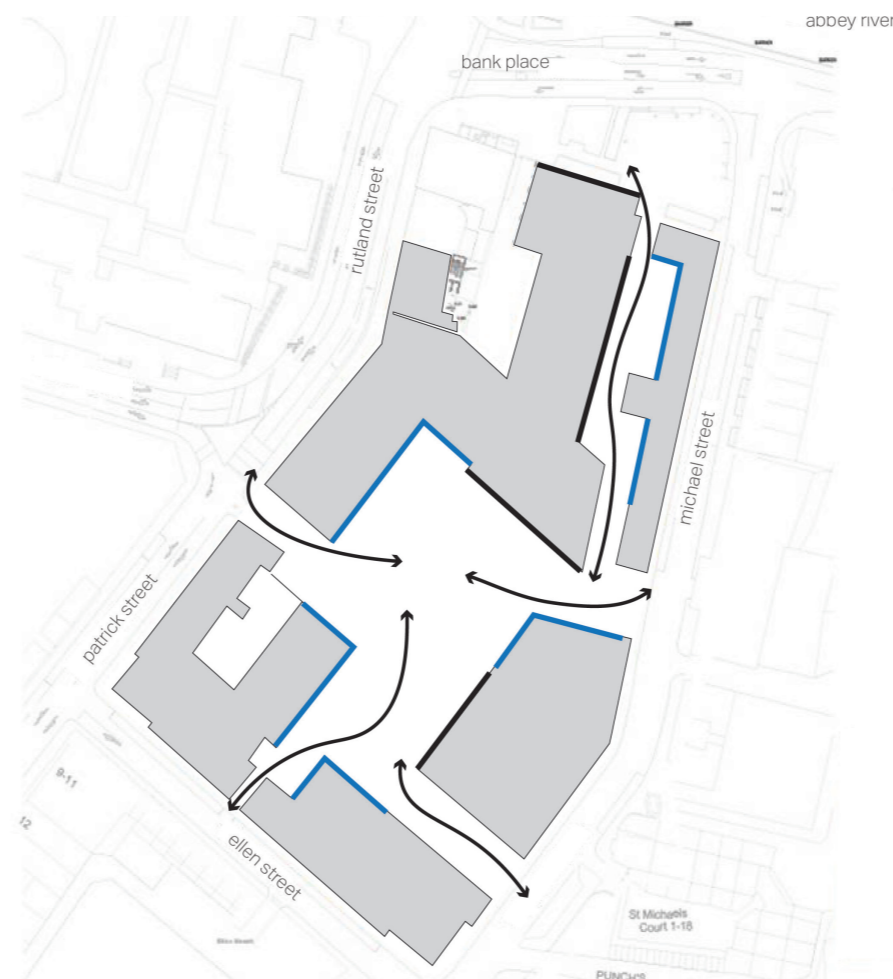
Following assessment of the existing site, its strengths and weaknesses, the design principles have been established to guide the proposals for the public realm. These follow best practice guidance for creating quality spaces and inclusive design and utilising the proposed edge condition of public realm spaces.

Permeability and Movement

The Central Plaza is accessible on all sides with linkages provided from Michael Street, Ellen Street, Rutland Street and Bank Place via the Granary courtyard. Active edges frame both the Central Plaza and the Granary courtyard, and front Bank Place. These include active frontages of food & beverage and cultural uses (shown in blue) creating an attractor for activation Monday to Sunday through the daytime and evening. Office frontages (shown in black) add to this active frontage Monday to Friday.

Spatial Hierarchy

The site layout provides a large open void within the new and existing built form. There is a subtle subdivision of space created by varying levels of spatial enclosure. Area 1 is open and expansive, forming a node between the various directions of pedestrian footfall. This space will provide for the majority of users during events and will contain a central feature or focal point. Area 2 is a continuation of area 1 but is more enclosed. This provides the opportunity to vary the use in this space and create a more intimate setting. The design should respond to the active ground floor uses providing space for activity to spill out into the Plaza.



Gateway: Bank Place

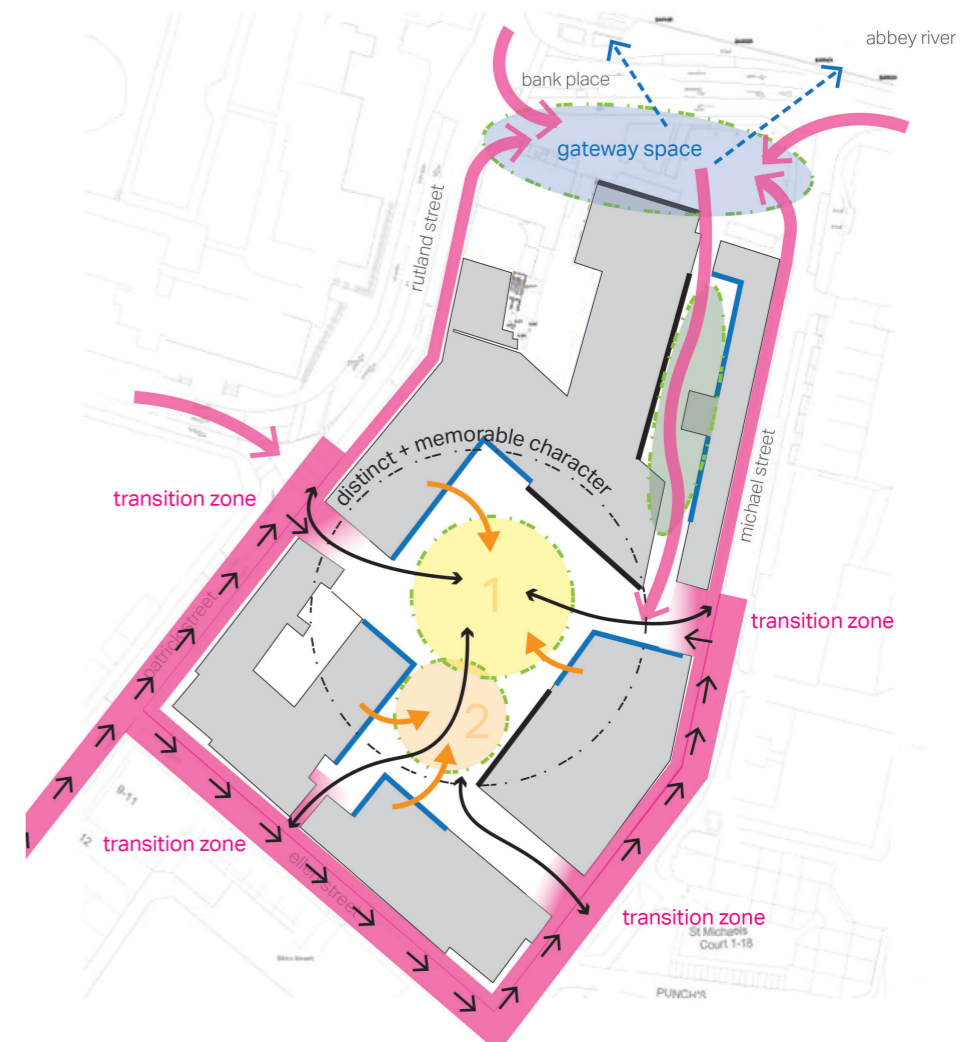
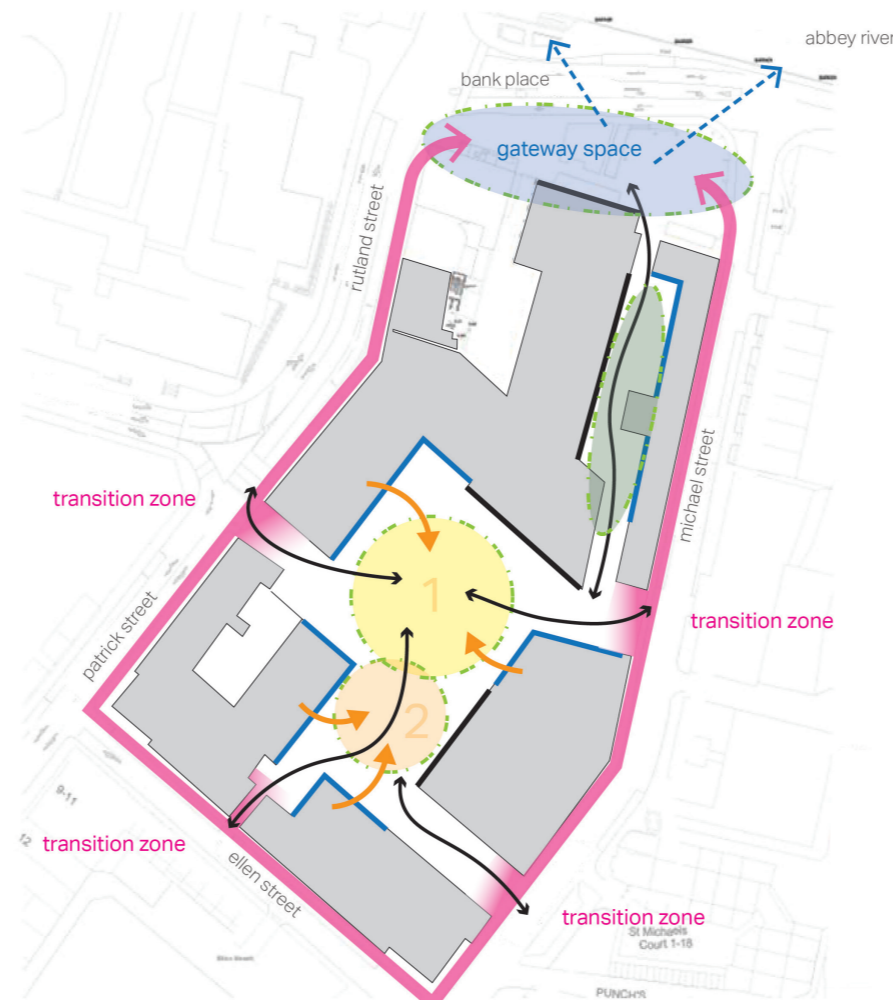
Bank Place will become a gateway in the Opera site and provide a high quality and vibrant congregation space. This public space will accommodate planting and seating, while also providing access for temporary food trucks at prescribed times during the year. The upgraded streetscape will tie in with the design of Bank Place offering accessible routes into the site through the Granary courtyard and surrounding streetscape.

Peripheral Streetscape

The surrounding streetscape will be upgraded to create an improved public realm around the site which promotes pedestrian activity and provides a safe and welcoming environment. This will seek to rationalise paving materials, improve pedestrian crossings and provide new street lighting.

Desire Lines

The adjoining streets and public spaces must respond to the existing and expected pedestrian movement. This includes routes between the site and the city centre, providing easy access into the site. Desire lines through the Central Plaza will be incorporated into the design, this includes the east west route between Patrick Street and Michael Street, as well and the access from Ellen Street to the south.



Design Principles > 3.2 Qualities of Successful Spaces

Published in 2000, the UK Commission for Architecture and the Built Environment, the document "By Design: Urban Design in the Planning system Towards Better Practice" establishes seven clear objectives of urban design. Discussed and illustrated below, these objectives aim to establish criteria for the planning of successful public spaces in the city, dealing with the dynamics between people, their scale, the space they're in and the buildings they're next to. This provides clear direction for the successful design of an urban development like Opera District in Limerick City centre.

CHARACTER



“ A walkable community has to have **useful things** for people to **walk** to. ”

- Philip Langdon
Walking Within Distance: Creating Livable Communities for All (2015)



CONTINUITY & ENCLOSURE

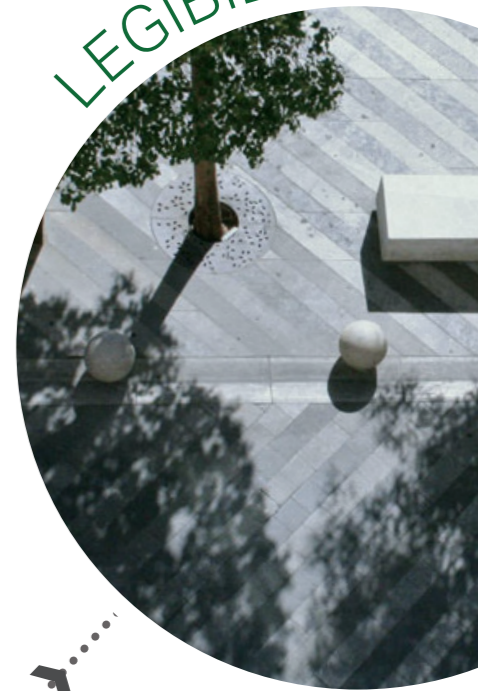
QUALITY of the PUBLIC REALM



“ Cultures and climates differ all over the world, but **people** are the same. They'll gather in public if you give them a **good place** to do it. ”

- Jan Gehl
Towards a Fine City for People (2004)

LEGIBILITY



EASE OF MOVEMENT

“ And yet to be **successful**, a city has to be open to continuous development: free to **evolve** and **grow** with the demands of new times. ”

“ A distinctive and **legible** environment not only offers security but also heightens the potential depth and intensity of human **experience**. ”

- Kevin Lynch
The Image of the City (1960)

DIVERSITY



ADAPTABILITY



“ In real life only **diverse** surroundings have the practical power of inducing a natural, **continuing flow** of life and use. ”

- Jane Jacobs
The Death and Life of Great American Cities (1961)

Scheme: Mint Plaza, San Francisco
Landscape Architect: CMG Landscape Architecture
Year: 2009



Design Principles > 3.3 Public Realm Activation

Place Vision: 2030 Plan

“The potential exists to create **active use** at ground floor level. A new setting will include high quality **pedestrian-oriented** streets, strengthened **connections** to and through Arthur’s Quay to the Waterfront and a new managed **public space** within the site itself.



- Limerick City & County Council
Limerick 2030: An Economic and Spatial Plan for Limerick (2013)

Successful Places

Successful places occur when a range of disciplines and functions work together, underpinned by strong community participation and stakeholder engagement. If considered in isolation, design and planning are not able to solely deliver all the qualities required for places to be truly effective from a social, commercial and environmental perspective. This Place Activation Strategy is structured around the core elements of Place Vision and Brand, Strategic Partnerships, Place Management, Investment Attraction, Amenity and Governance.

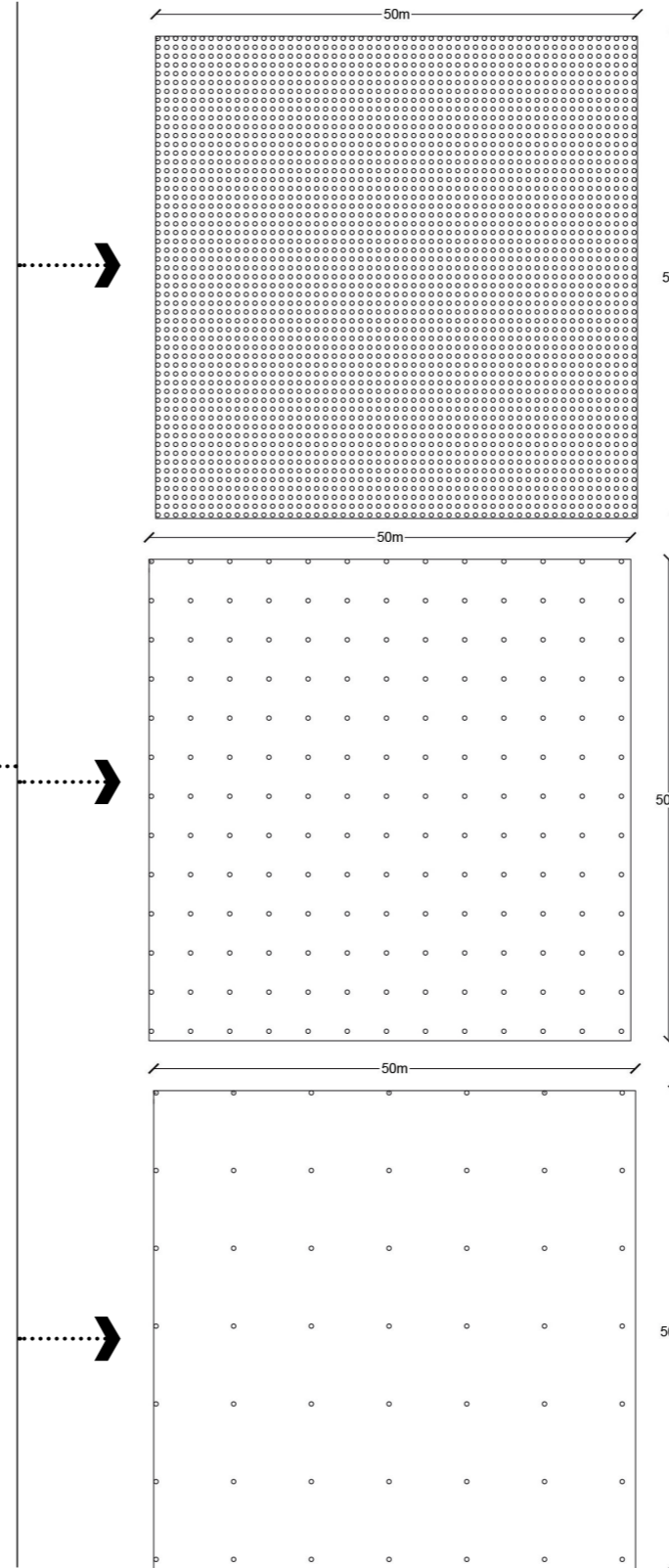
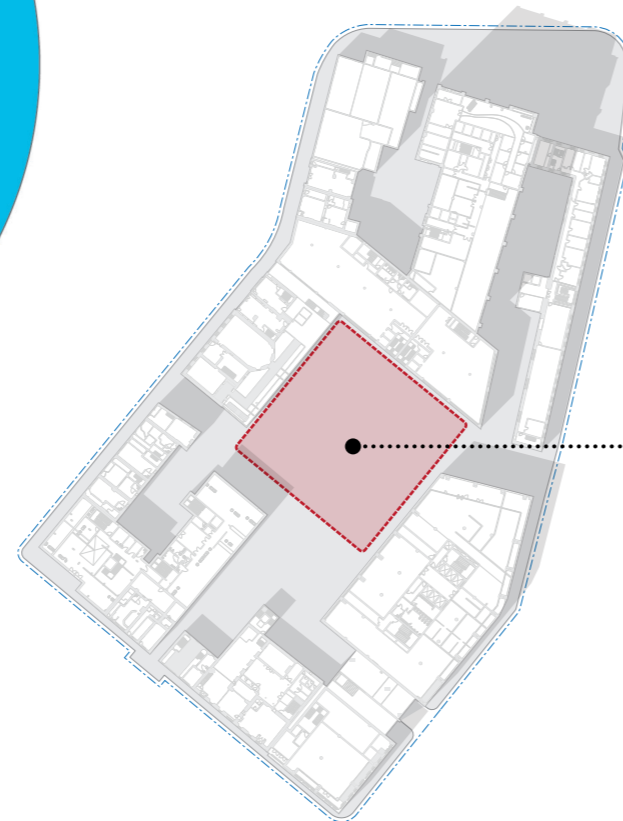
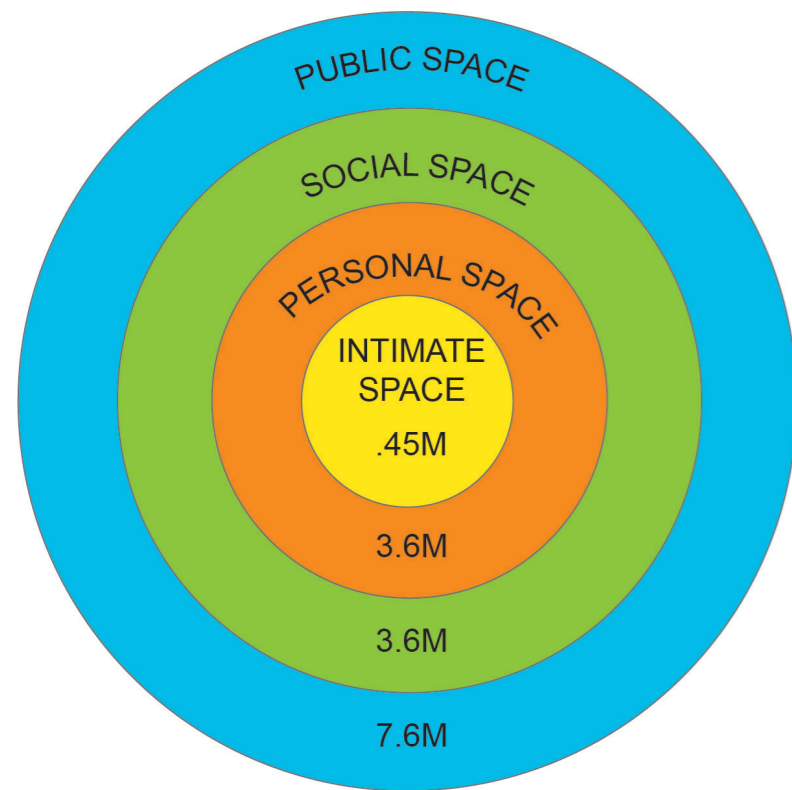
The Public Realm will set the stage for the scheme and will be complemented by the variety and quantum of active ground floor uses. However it is the programme of activities and development of a brand through a management strategy that will ensure a legacy is established to create a successful space for Opera.



Activation Opportunities

- Seasonal pop-up bars
 - Cocktails
 - Craft beers
- Temporary art exhibitions
 - Artist take-over
 - art pop-up schemes
- Sports-themed events
 - Kicking competition (February / March)
 - Table tennis marathon (June)
 - Zorb ball (August)
 - Handball (September)

Design Principles > 3.4 Public Realm Capacity Study



Intimate Space

Capacity: 3,025
 Density: 0.45m between people
 Scenarios: large events, concerts
 seasonal events, big wheel,
 cinema screening

Personal Space

Capacity: 169
 Density: 3.6m between people
 Scenarios: food market, art and craft fair,
 events with temporary seating

Public Space

Capacity: 49
 Density: 7.6m between people
 Scenarios: day-to-day life on the plaza
 with fluctuating pedestrian
 movement based on the time
 of day / week.

Amenity Provision

- Increase legibility through streetscape interventions and animated thresholds
- Optimise the potential dynamic spaces in front of cafes and restaurants
- Create flexible space for a variety of investment attractions
- Provide site components to complement built form aesthetic
- Ensure a permeable network of quality public realm character areas

Design Principles > 3.5 Characteristics of Inclusive Design

Places everyone can use

Published by CABI in 2006, the principles of inclusive design are a benchmark for ensuring that the design of a place or space - public or private - remains accessible and comfortable for all users or visitors.

Inclusive Design

places **people** at the heart of the design process.

acknowledges **diversity** and difference.

offers **choice** where a single design solution cannot accommodate all users.

provides for **flexibility** in use.

provides buildings and environments that are **convenient and enjoyable** to use for everyone.

The adoption of these inclusive design principles will help people use developments safely, with dignity, comfort, convenience and confidence.

This should lead to a development that is

1 **Inclusive**
so everyone can use them safely, easily and with dignity.

2 **Responsive**
taking account of what people say they need they want.

3 **Flexible**
so different people can use them in different ways.

4 **Convenient**
so everyone can use them without too much effort or separation.

5 **Accommodating**
for all people, regardless of their age, gender, mobility, ethnicity or circumstances.

6 **Welcoming**
with no disabling barriers that might exclude some people.

7 **Realistic**
offering more than one solution to help balance everyone's needs and recognising that one solution may not work for all.



As part of the legacy of the 2012 Olympic master plan, Queen Elizabeth Olympic Park in London was strongly prescriptive in its inclusive design requirements, becoming the UK benchmark for accommodating British Standard BS 8300 while also being developed as a high-quality public realm scheme. Landscape Architects: Hargreaves Associates, LDA Design

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Design Proposals

04

Design Proposals > 4.1 Sketch Framework

Arising from the previous section's design principles the team formed a sketch framework for the scheme to identify the key interventions proposed within the public realm.

An open space to facilitate gathering and orientation at this gateway to include a terraced edge with seating and continuous tree planting to define the space, while allowing permeable connections to the river corridor and other destinations.

Granary courtyard is a sheltered subspace, with evergreen tree canopies defining the space while also providing vertical interest. A continuous ground plain and views into the site from Bank Place offer continuity. Specimen tree planting in planters creates a sense of human scale within the space and contributes to the creation of intimate seating areas for pedestrians and office staff.

Public realm and streetscape improvements to the surrounding streets anchor the site into its setting, while also providing opportunities for positive interfacing and linkage with the existing city fabric and future development.

The surrounding public realm will transition into the plaza space via 2 lanes on the east and west. These zones will have a distinctive character and mark the threshold from the 'outside' to the 'inside'.

The Central Plaza forms a 'void' within the urban block that facilitates east-west pedestrian movement across the site, flexibility for events and the creation of a unique space within the city. A central feature on the ground plain will add interest without subdividing the space.

The surrounding public realm will transition into the plaza space via 2 lanes on the east and west. These zones will have a distinctive character and mark the threshold from the 'outside' to the 'inside'.



Design Proposals > 4.2 Site Design

The proposals create a series of public spaces which respond positively to the sites context and offer high quality public space which can play a central role in the success of public realm development for Limerick City.

Adjacent to city attractions such as The Hunt Museum, the waterfront promenade and various popular food and drink establishments means these new public spaces are ideally located as a place of congregation and public activity.

The design of the spaces is based on the established design principles and design guidance, new public spaces created by the development include;

The Central Plaza: A contemporary main plaza space located in the centre of the development providing a structural element to the site layout. It will be a focus for daily activity and seasonal events.

Bank Place: carves out a threshold subspace to set the variety of architecture into the northern block edge. It provides an arrival space to the development and an attractive frontage to Bank Place.

The Granary: Provides a hidden space to be discovered. Its character is inherently influenced by the adjoining Granary building.

Surrounding Streetscape improvements: Public realm and street scape improvements to the surrounding streets anchor the site into its setting.

Roof Gardens: There are two private roof gardens included in the development providing amenity space to the adjoining buildings.

The following pages provide a full description of each space and the details of their component parts.



Design Proposals > 4.3 Central Plaza > Character Area

Public Space

Pivotal to the development's success is a central plaza: a public arena that provides a multi-functional platform for social congregation and public interaction, while allowing also for ease of movement into and through it.

Void

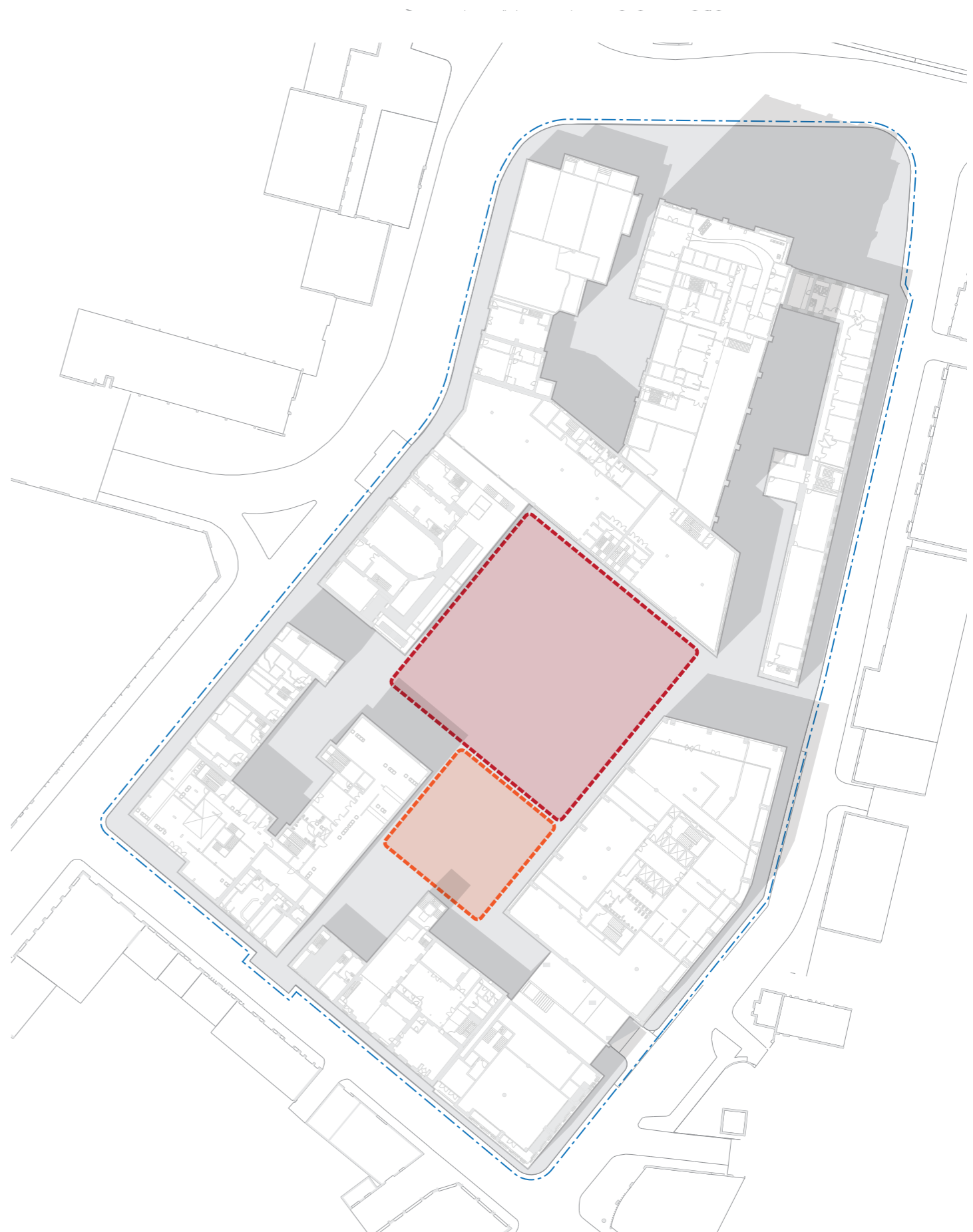
A hierarchy of two adjacent plazas allows for the definition of two individually legible spaces, each defined by character, material, programme and size, and each complementary to one another. Collectively, this Central Plaza is defined as a void within the form.

Active Edges

Through an analysis of proposed built form and the resulting active edges that are produced around the Central Plaza, it is proposed that the urban form and the urban void act in parallel with one another: a reciprocal dynamic between the plaza spaces - where public interactions and activities take place - and the architectural form, which define the robust edge to the core central space.



Centred in the bustling financial district of East London, Finsbury Square was re-designed with a variety of public uses in mind so as to provide for an area that changes functions, users and programmes throughout the day, the week and the calendar year.



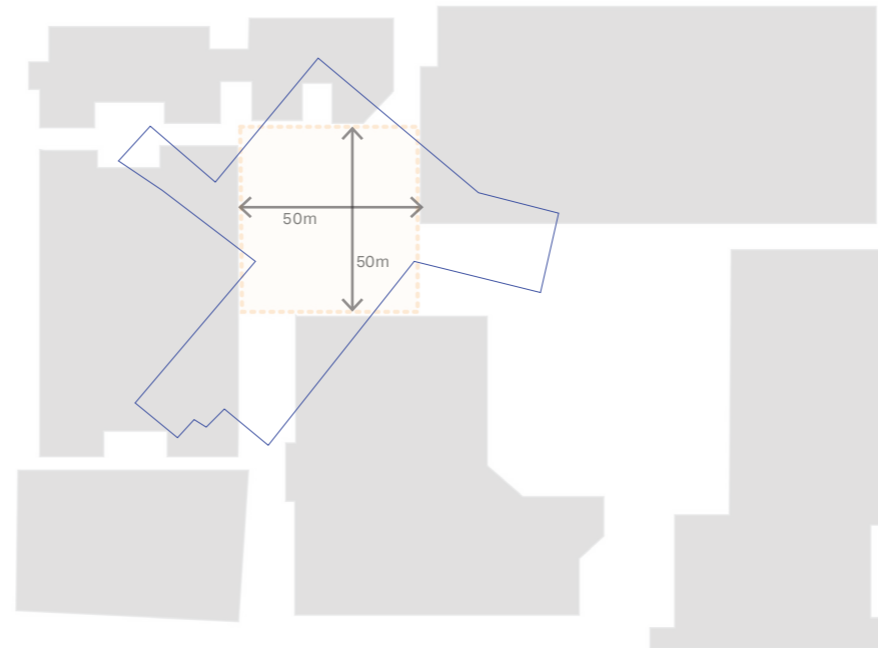
- Key
- Central Plaza
 - Character Area 1: 2,448m²
 - Character Area 2: 906m²

Design Proposals > 4.3 Central Plaza > Precedent Study

Finsbury Avenue Square

London, United Kingdom

Client n/a	Key Contact Skidmore, Owings & Merrill London United Kingdom	Start date ---	Overall value n/a
		Completion date ---	Fee value n/a
Services Landscape Architecture	Site Area ~2,500m ²	Contract Length ---	Awards n/a



The Public Space Enhancements at Broadgate have re-activated this important financial district of London, animating the area and maximizing its appeal to office workers and visitors alike. Through a range of imaginative solutions, SOM has developed the unique identities of Finsbury Avenue Square, the Octagon, and Broadgate Circle, and re-established the status and reputation of each as a valid, attractive venue both during the working day and as a leisure destination.

The light design for Finsbury Avenue Square was part of a light masterplan for the entire area around the square in the middle of the Broadgate business district: 372.000 sq metres of office, retail and leisure accommodation, and Liverpool Street Station. The aim was to transform the square, a rather unprepossessing space where people wandered around aimlessly at night, into an attractive social space with a distinct identity. But the result does more than that: thanks to the innovative use of lighting, Finsbury Avenue Square has become one of the most exciting public spaces in the city. The open space is structured by a taut grid of LED-backed frosted glass strips, which emerge from the ground to form the supports for the square's benches. The LED's (over 100.00) can change colour, be dimmed and are currently programmed to display 10 'scenes', varying from subtly changing (in the time that it takes to cross the square), to turbulent 'Tsunami' or violent 'Matrix' scenarios.



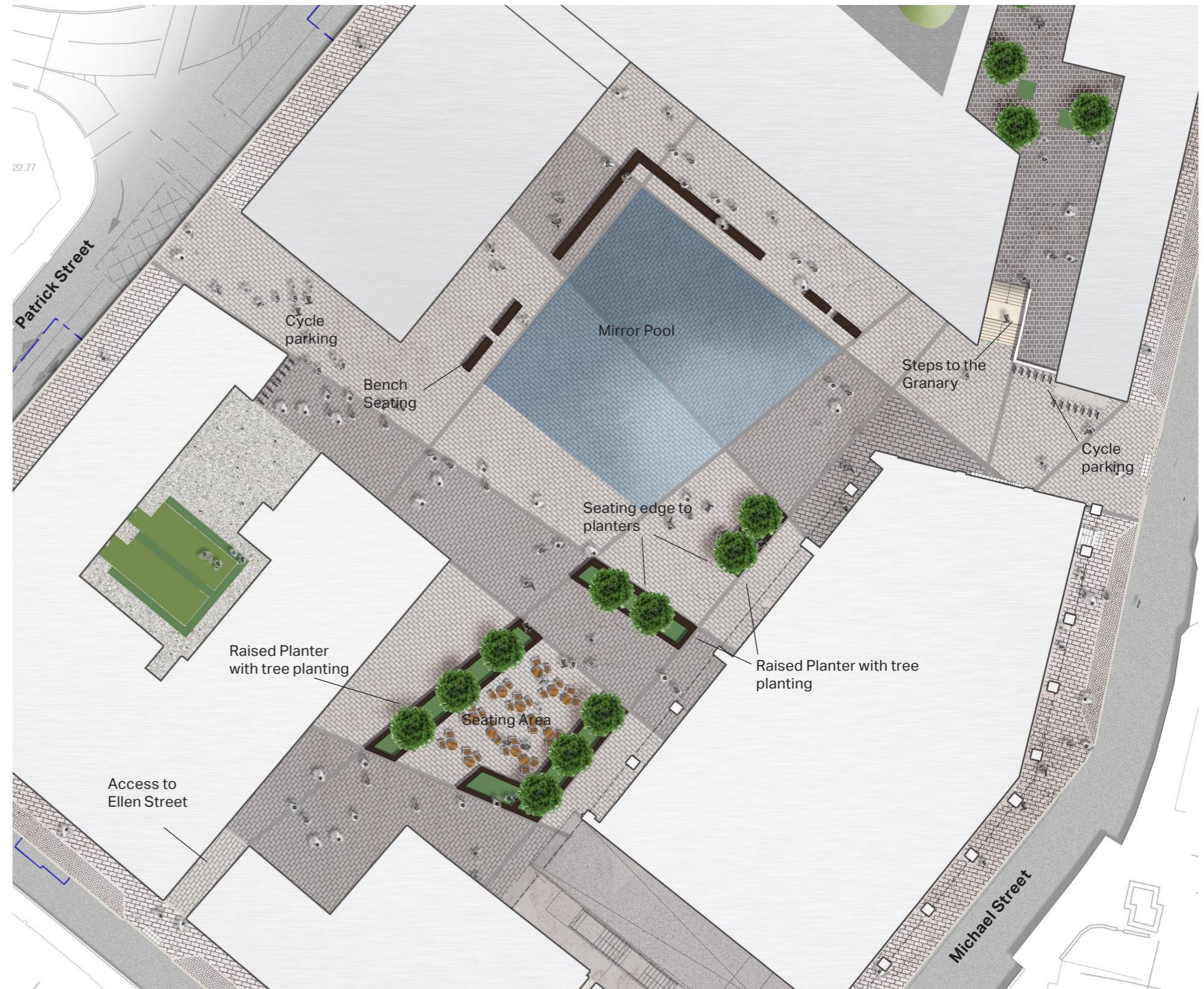
Design Proposals > 4.3 Central Plaza

Pivotal to the development's success is the Central Plaza: a public arena that provides a multi-functional platform for social congregation and public interaction, while allowing for ease of movement into and through it.

The new public Plaza will have a contemporary design and include the following features and elements;

- A large mirror pool water feature,
- Raised planters including small trees and seating edges
- Space for cafe seating and activity to spill out from adjoining buildings
- A simple but contemporary pallet of materials

The Central Plaza will be a lively space adjoined by a series of active uses including the Library and Cafe uses. The design of the Plaza allows for activity to spill out from adjoining buildings with areas defined for cafe seating and benches provided for informal social space.





Raised planter with cafe seating



Mirror pool water feature



Aerial view of proposed Central Plaza



Sketch View of the Central Plaza showing seating surrounded by raised planters, with the mirror pool beyond.

Whilst the Plaza is a space to dwell and spend time in, key movement routes have been well considered and incorporated in the design. A clear central route is provided between Patrick Street and Michael Street. Access is also retained from Ellen Street with direct access into the Plaza. Vistas and Views have been carefully considered at the site entrances to entice people into the space and provide clear legible routes through the space. The shape of the water feature is carefully considered to allow this pedestrian movement whilst creating a key feature in the square.

The Plaza is designed to be flexible to accommodate changing demands for activity in the space through the day and year.

The Mirror Pool provides animation and interest to the space but can be switched off to create a flexible plaza space. This could accommodate seasonal activities such as ice skating and carol singing or organised events such as a market or entertainment event.

The plaza podium can accommodate recessed power points and anchor points for power connections and temporary marquees to be erected for various events and activities.

The paving design creates a subtle pattern across the space which unifies the surrounding buildings. This includes a simple geometry that responds to the 90 degree angle of the Town Hall and Library building but creates a looser pattern across the plaza.



Plaza with Mirror Pool



Plaza with seasonal activity (Mirror Pool Switched off)



Plaza with Event (Mirror Pool Switched off)

Design Proposals > 4.4 Bank Place > Character Areas

Gateway

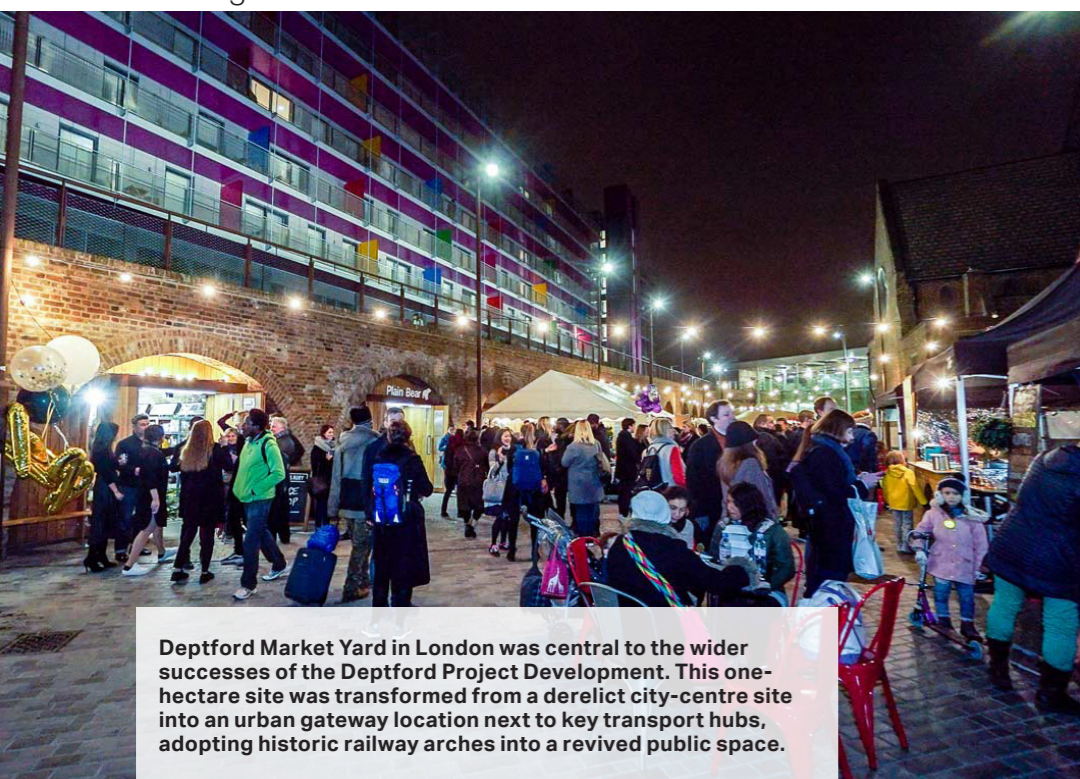
In an urban context, Bank Place plays a central role in the success of public realm development for Limerick City. Generously set back from the surrounding streets, the plaza carves out a new subspace and therefore poses an opportunity to create a nodal gateway from the north of the city.

Meeting Place

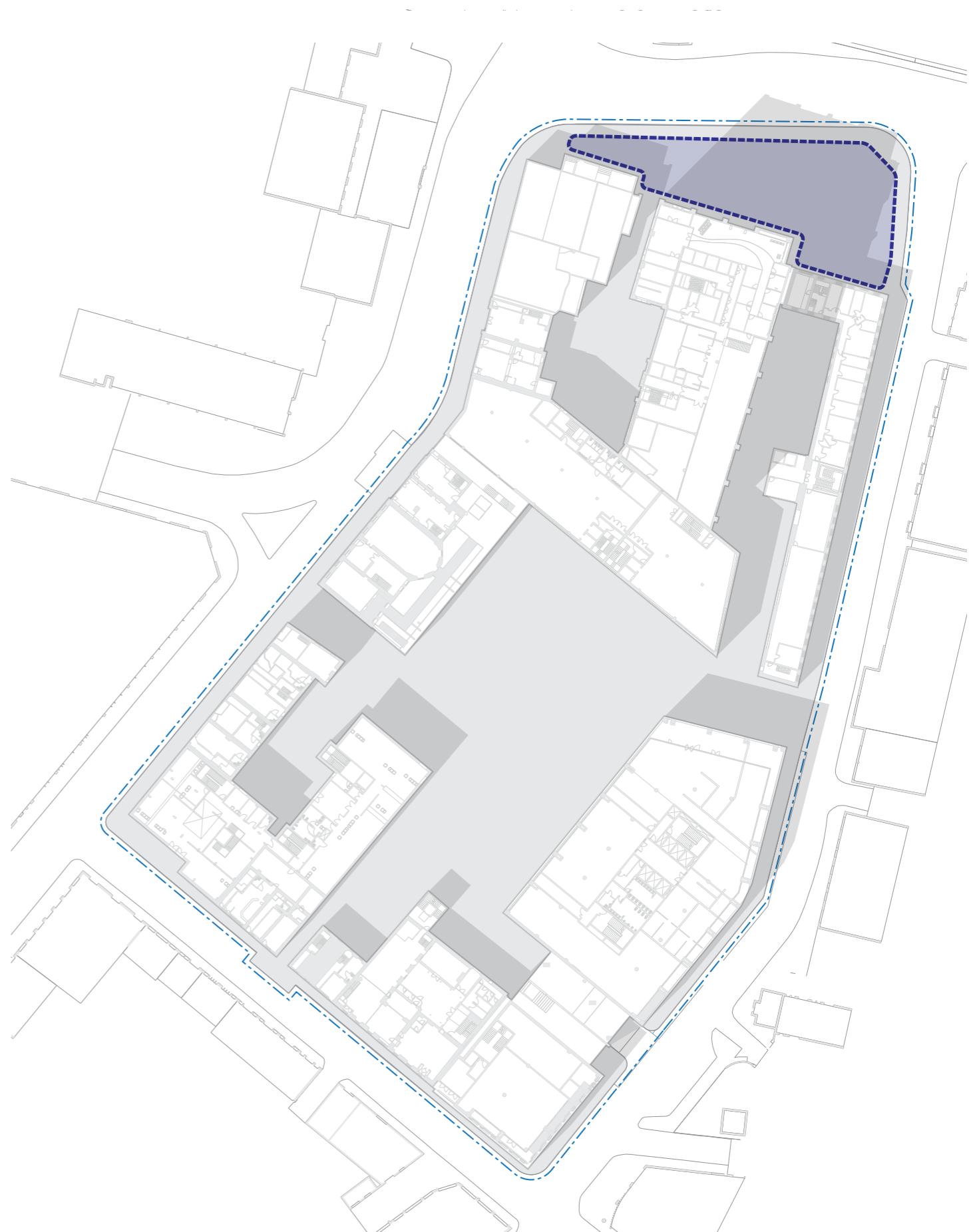
Adjacent to city attractions such as The Hunt Museum, the waterfront promenade and various popular food and drink establishments means that Bank Place is ideally located as a place of congregation and public activity.

City Heritage

Responding to the space's historic fabric, the protected structure of the Granary as well as its future functions creates a design for Bank Place that is both sensitive to the city's rich heritage as well as ambitious and forward-thinking in its development. Public amenity and comfort are priority alongside the space's response to the existing form and context.



Deptford Market Yard in London was central to the wider successes of the Deptford Project Development. This one-hectare site was transformed from a derelict city-centre site into an urban gateway location next to key transport hubs, adopting historic railway arches into a revived public space.



Key
 Bank Place
 Area: 1,455m²

Design Proposals > 4.4 Bank Place > Precedent Study

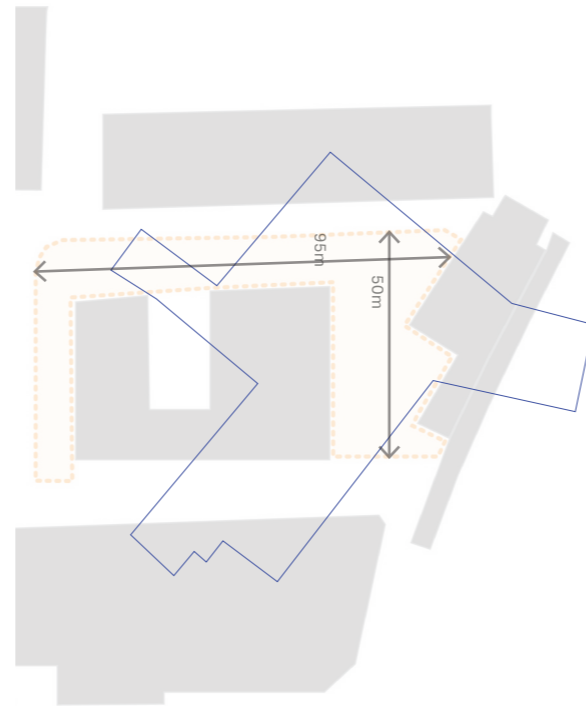
The Deptford Project

London, United Kingdom

Client U+I and London Borough of Lewisham	Key Contact Farrer Huzley Associates London United Kingdom	Start date 2012	Overall value n/a
		Completion date 2016	Fee value n/a
Services Landscape Architecture	Site Area ~3,700m ²	Contract Length 4 years	Awards n/a

Market Yard is a new public space in the heart of Deptford, London, incorporating the restored carriage ramp and arches, the oldest railway structure in London. The 14 arches are now home to artisanal businesses, and the ramp will soon provide public access to the rebuilt station. The yard itself hosts a pop-up food market, complementing the existing local street market.

The comprehensive repaving, new drainage and lighting all done in robust materials balances the vernacular of the past, through use of sympathetic quality materials with a forward and optimistic future, by the use of 'Corten' Steel and subtle contemporary detailing and design. The final piece is the planted soft seating edge and the 6 large trees that have introduced to just enough nature, seasonal change and summer shade to this edgy and exciting place. The real success is the choreography of the retention of existing businesses and attracting appropriate new. The new vibrancy has been almost immediate yet the effect will be lasting.



Design Proposals > 4.4 Bank Place

A new public space adjoining Bank Place and the opportunity to create a new gateway from the north of the city.

Responding to the space's historic fabric as well as its future functions creates a design for Bank Place that is both sensitive to the city's rich heritage as well as ambitious and forward-thinking in its development.

The design uses granite sett stone paving which is in-keeping with the character of the retained historic building and the site heritage. This is combined with sinuous geometry that allow the design to accommodate the complex level changes across the site.

Step free access is provided from the public pavement to the existing and proposed buildings with levels to existing properties on the corner of Rutland Street and Bank Place and the retained Granary Building.

Usable public space is created by terracing between the levels with a series of steps worked seamlessly into the design geometry. These spaces provide the potential for public activity and for the adjoining cafe use within the Granary building to spill out into this space with cafe seating.

Planting is integrated into this design with raised planters along the north east edge of the site as well as within the space. This provides enclosure and shelter to these spaces to make them more pleasant to use. New tree planting is proposed across this new public space within the planters and the lower terrace in front of the Granary Building.

In contrast to the flowing geometry of the planters a continuous stand of holm oaks are positioned in grid formation within the planters. These trees will be cleared stemmed to 2m and ultimately conjoined to form a constant canopy to the space. It is envisaged that the oaks will be lopped at 9m tall. Set back from this band will be informally positioned pines in hardstanding which will eventually rise above the holm oak to create a layered landscape.



Landscape plan for Bank Place



Steps and terraces



Continuous band of Holm Oaks



Natural stone sett paving



Initial sketch intent for Bank Place

Design Proposals > 4.5 The Granary > Character Areas

Character

Differing from the Central Plaza through materiality, form and scale, The Granary is a place of unique character and form. Dramatic length and varying edge conditions create a break-out space ideal for dining and chilling out.

Cool and unique

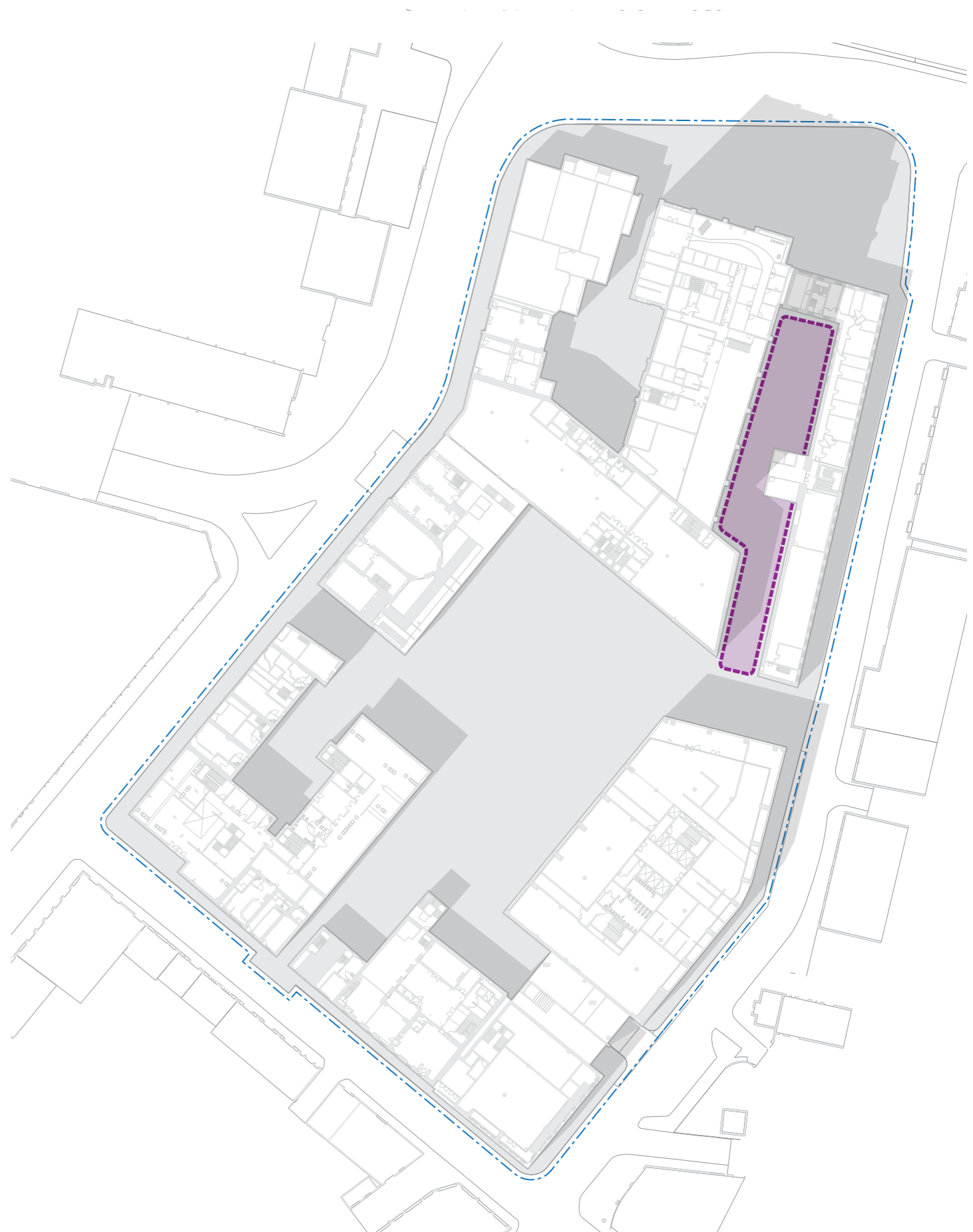
The Granary space is inherently unique, pedestrian and cool: it is navigated and discovered as a surprise enclave that offers unique dining experiences and a very high quality public realm.

City life

In its context, The Granary space is key to the mixed-use successes of the Opera Development - contributing towards the vibrant, urban atmosphere that is aspired towards in this ambitious and important city centre location. It is a place for al fresco dining and contemplative coffee lovers, adding a mature and sophisticated edge to the bustling centre of the development.



Originally considered a tight space between historic buildings in San Francisco's downtown area, Mint Plaza was redeveloped to allow for spatial reconfiguration according to the needs of the day and the people using it. Coffee shops and restaurants offer active edges, while people fill it daily with energy and life.



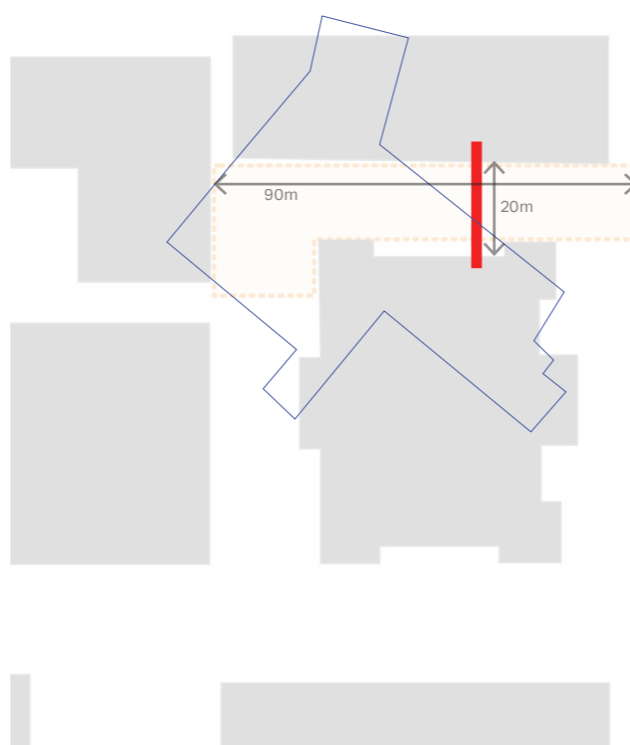
Key
 The Granary
 Area: 778m²

Design Proposals > 4.5 The Granary > Precedent Study

Mint Plaza

San Francisco, United States

Client Martin Building Company, City and County of San Francisco	Key Contact CMG Landscape Architecture, 444 Bryant Street, San Francisco, CA 94107.	Start date 2005	Overall value n/a
Services Landscape Architecture	Site Area ~1,800m ²	Completion date 2009	Fee value n/a
	Contract Length 5 years	Awards n/a	



Mint Plaza is an economic and social catalyst for the downtown neighborhood and a prototype of urban stormwater management best practices.

Seeing the potential for stormwater management, CMG led the design of a system that could navigate the complex infrastructure found below city streets. The reproducible system is presented as a model of sustainable infrastructure by the SF Public Utilities Commission.

The plaza surface is formed by two gently sloped planes, meeting at a slot drain that directs stormwater into two gardens. Each planting area functions as a filter for rain runoff, through which water percolates into the sandy soil of the historic Bay edge.

- Mint Plaza is the first privately-funded conversion of a city street to a public plaza.
- The project also includes one of the first Silva Cell installations, a modular system to support paving and optimize soil volume for tree growth and site stormwater management.
- In 2010, Mint Plaza was awarded an EPA Smart Growth Award for Civic Spaces.

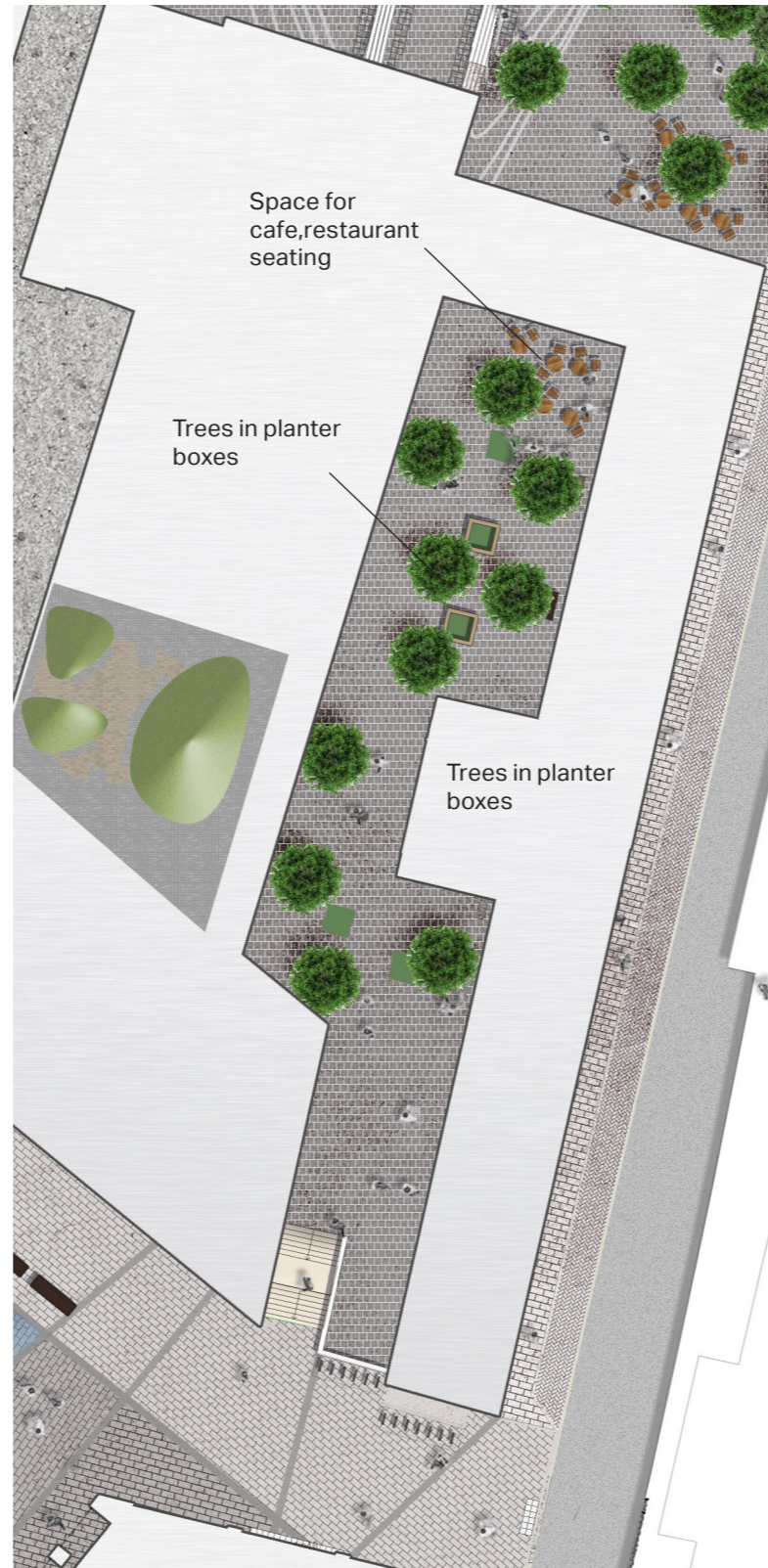


Design Proposals > 4.5 The Granary

Accessed through an Archway from Bank Place the Granary space is a unique space, to be discovered as a surprise.

In comparison to the other public spaces, this is a quieter courtyard that offers the potential for outside dining to the adjoining restaurant. Its character is true to the site heritage with robust, industrial materials. Granite sett paving provide a simple finish in-keeping with the adjoining stone Granary building.

Evergreen trees form a high canopy with specimen trees and shade tolerant planting are included through the centre of the space within planter boxes and timber benches provide additional seating through the space. It is envisaged the the immediate curtilage of the building can accommodate loose frurniture for the retained F&B facility.



Plan of the Granary



Timber benches



Tall corten steel planters



Granite sett paving

Design Proposals > 4.6 Surrounding Streetscape

In developing the landscape proposals the existing surrounding streets have been reviewed and improvements put forward.

The proposals seek to rationalise the surrounding streetscape to improve pedestrian movement.

The principal improvements include the realignment of the kerbs to increase pavement widths, new pedestrian crossing proposed on Michael Street and the inclusion of new lighting columns and bike stands, including bike hire stands.

Footpaths will be resurfaced to provide a more consistent streets scene, using a mixed aggregate concrete paver.

Due to the numerous basements of the existing Georgian buildings and existing utilities it was found that the streetscape was too congested to consider proposing new street trees.



Existing crossings to be improved and new crossing point proposed on Michael Street



Pavements to be widened along Bank Place



Cycle Hire Stands



Inconsistent paving palette to be rationalised

Design Proposals > 4.7 Roof Gardens

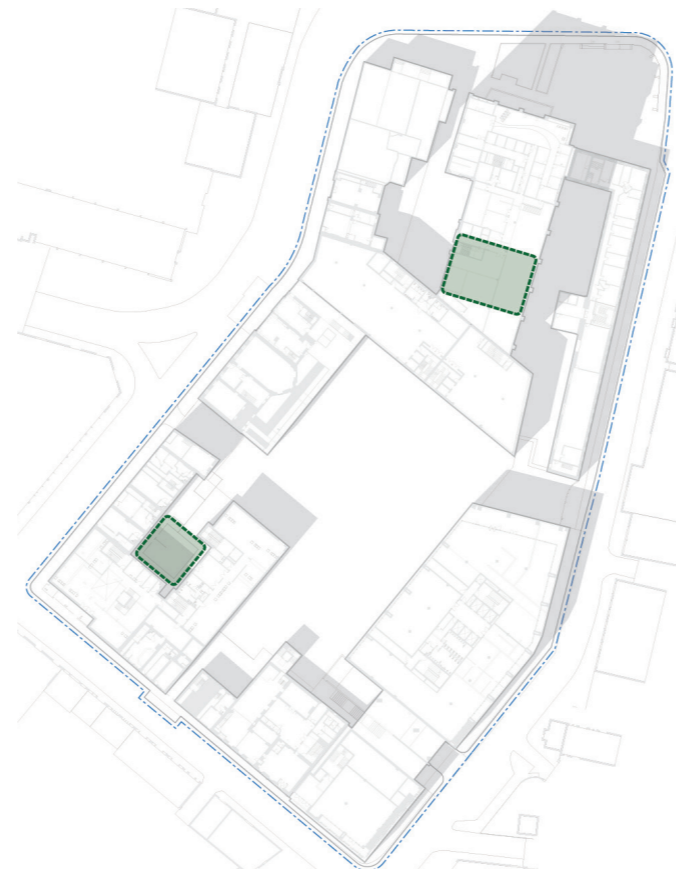
There are two rooftop gardens included within the new development and a number of external terraces on Parcel 1. The larger of the two rooftop gardens is located on the main building adjacent to Granary courtyard. It is proposed to include a balance of soft and hard landscape components using three large planted organic mounds with seating located along the edges to create an aesthetically pleasing and usable space.

Species of low growing ornamental grasses are selected to create a tufted and mounding planting scheme, that is eye catching and a stark contrast to the other public realm interventions. Within the rolling rooftop topography, a composite timber deck runs through the space, providing the main access paths through the garden.

Three multi-stem trees, *Acer griseum*, are located on top of the largest mound, and provide a vertical feature element. The texture of the bright peeling bark will provide strong contrast and visual interest against the grass foliage. Perforated steel screens will echo the shapes in the space, while also providing a safety restraint to the open boundaries of the space. Curved timber benches and flush steel edging to the planted mounds, will create a clean, contemporary and stylish space.

The second is a smaller garden located on the building in the south west corner of the site. This is a private amenity space for the residential units on Patrick's street. These spaces provide a robust and durable framework that includes areas of artificial lawn, framed by raised planters. These will use a mix of planting to include shrubs and ornamental grasses. This is a simple yet functional space with careful consideration given to create a low maintenance requirement.

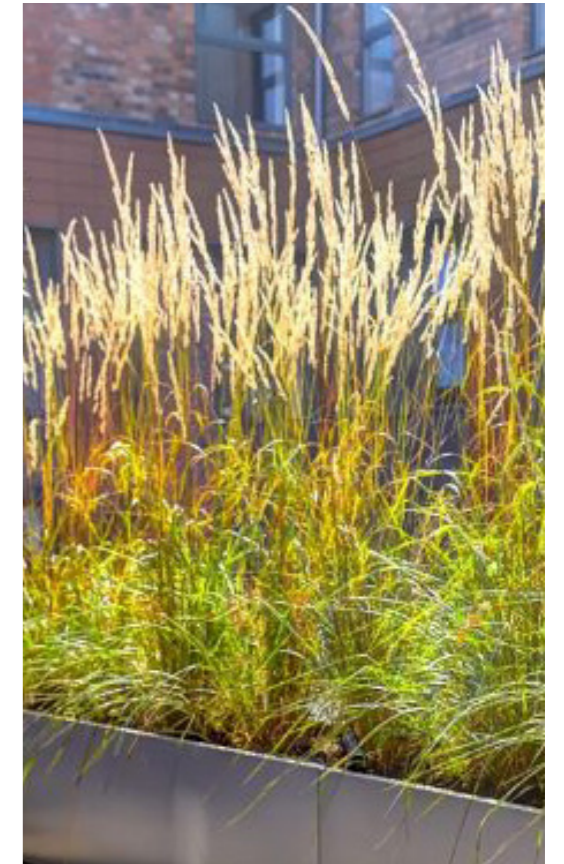
The numerous external terraces on parcel 1 will be laid with pavers throughout. It is anticipated the full fit out of these terraces could include prefabricated planters with specimen planting included.



Location of Roof Gardens



Acer griseum



Ornamental grasses in planter



Roof deck planter, with timber decking terrace



Artificial turf to roof deck

Abstract geometric lines in the top-left corner of the page, consisting of three thin black lines that intersect to form a triangular shape.

Design Details

05

Design Details > 5.1 Paving Materials

Three areas of paving are identified in line with the character areas across the proposals. These have guided the selection of paving as well as functional requirements of the different spaces. These areas include;

1. The Central Plaza
2. Bank Place and Granary Court
3. Adjoining streets

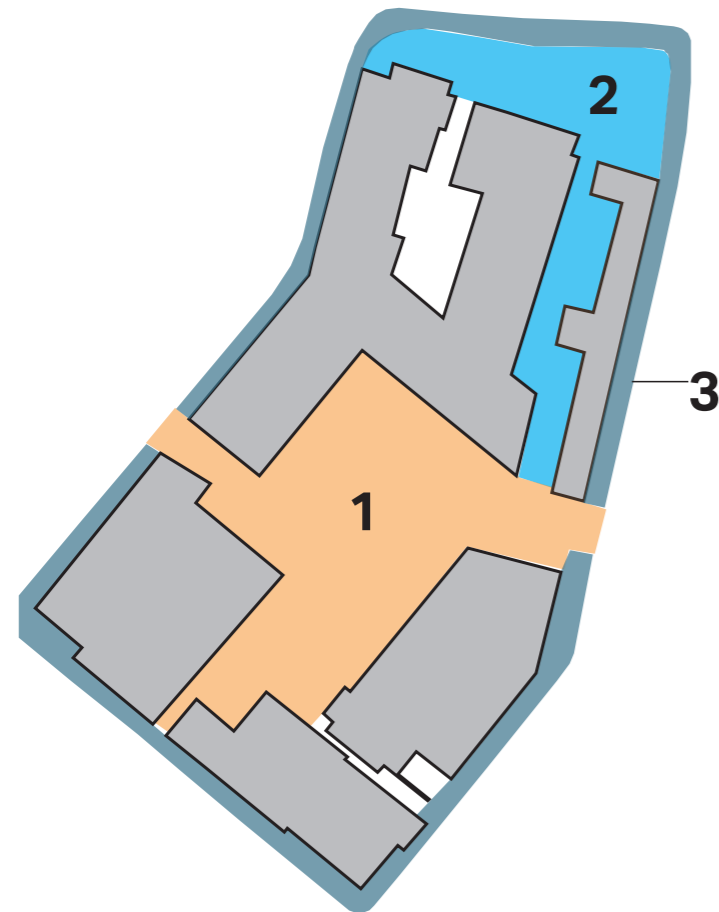
For further information on paving materials and specification please see the submitted landscape drawings and specification.

Central Plaza

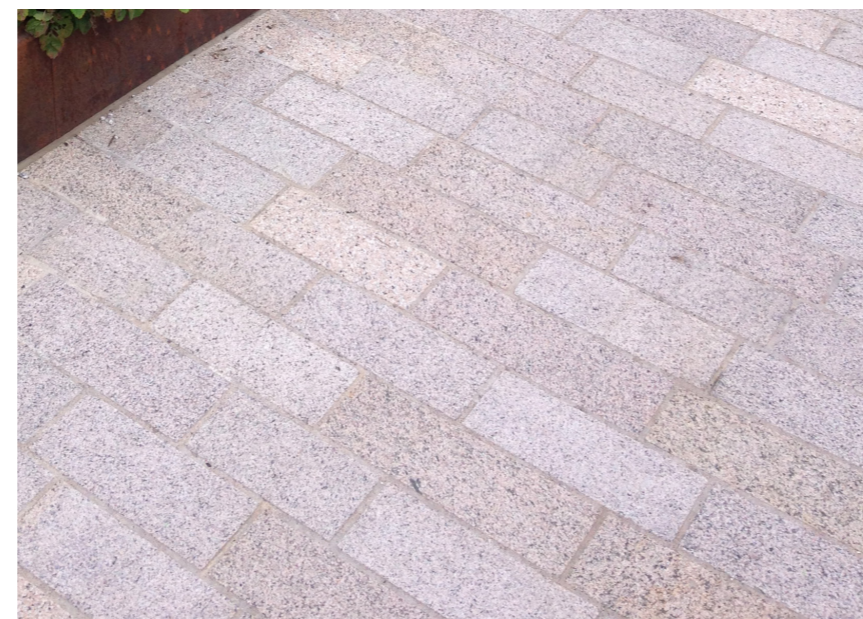
A flame textured granite paving has been selected to achieve the contemporary high quality character of this space.

This will be a mix of silver grey and light buff colours varying across the proposed paving pattern. The paving materials will be consistent across the plaza including the area of the mirror pool. Granite has been selected for its low porosity suitable for its use in conjunction with the water feature.

A paving size of 150 x 300 is proposed to be suitable for occasional vehicle access including fire tender.



Paving hierarchy diagram

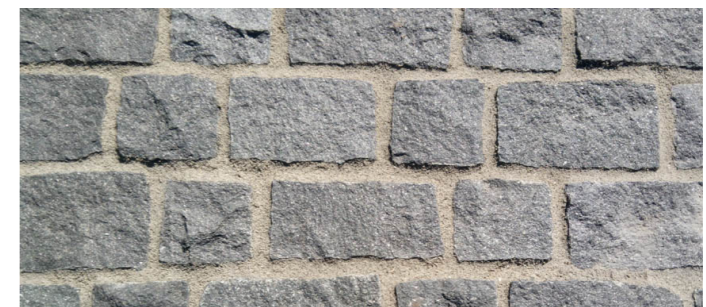


Granite Paving in mix of silver, greys and light buff colours

Bank Place and Granary Court

Materials within Bank Place take influence from the adjoining Granary building and seek to add to the historic character of this place.

Granite stone setts are proposed in a size of 100x100mm. These are proposed as a mid grey to dark grey colour with a fine picked finish. This is intended to provide a finish in-keeping with the heritage character of the space whilst providing a usable and accessible surface.

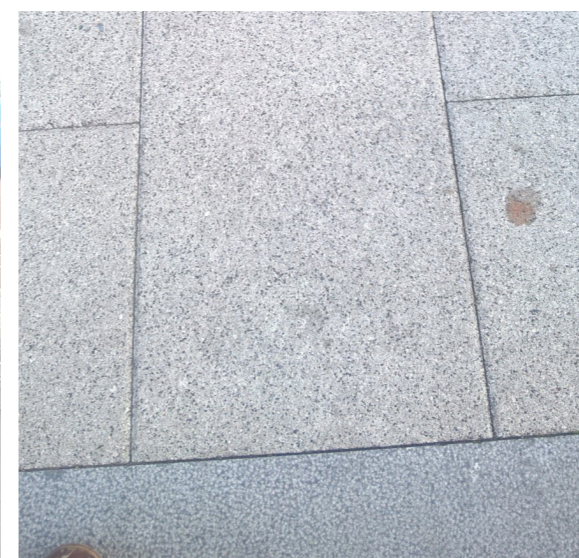
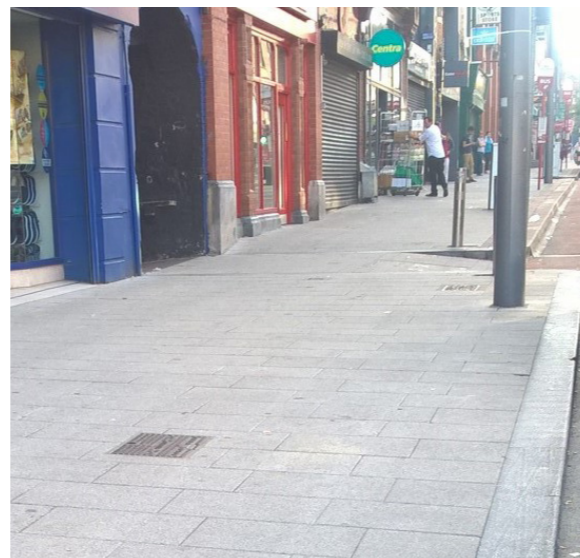


Granite Sett paving

Adjoining Streets

Adjoining streets will follow the material pallets which exist in the surrounding area. These will remain within the public highway and need to conform to the local councils adoptable standards.

Footpaths will be resurfaced with the mixed aggregate concrete pavers in a combination of 400x400 and 400x600mm.



Mixed aggregate concrete pavers to adjoining streets

Design Details > 5.2 Furniture

The selection of furniture across the public spaces is described below. However further details and location are provided on the submitted landscape drawings. The selection of furniture has been guided by the character and expected use of the different public spaces. Overall there will be components that will have continuity to represent the overall site such as the raised planters, cycle stands and litter bins.

Central Plaza

Within the Central Plaza furniture has been selected to suit the contemporary character of the space and new architecture.

This includes a series of low in situ concrete planters formed with a dark grey pigment and aggregate content. The finish to the walls are acid etched to provide a rich yet smooth finish. This application will be applied to other site components such as the benches around the mirror pool which give continuity to the side wide public realm components. This tone is selected to contrast with the lighter paving and providing a striking edge to the mirror pool.

Cycle stands, a stainless steel fixture with a bright coating, through all of the spaces will be positioned at street thresholds to reduce the traversing of bicycles in the space. Colours can vary and perhaps could be numerous in appearance to assist in announcing these thresholds to the development.



Proposed raised planter

Loose cafe seating



Natural stone bench



Litter Bin



Hot Dip Galvanised Cycle Stand

Bank Place

Concrete planters and steps form the spaces through Bank Place to assist with the level change and delineate the space that will be taken in charge. Seating is provided as integrated seating walls to selected planters surrounded by continuous softscape creating more intimate areas of congregation.

Space is provided in front of the Granary building for loose cafe seating and for infrequent set down for food vendor vehicles. It is intended to enable the raised planters to include a power connection for this provision.



Cafe seating and raised planters within Bank Place

The Granary

Tall, large planter pots made of corten steel are included within the granary to reflect its industrial heritage character. In addition chunky, robust timber benches provide opportunities for informal seating. Space is provided for loose cafe chairs to be included for use by the adjoining restaurant.



Corten planter pots



Chunky timber benches with corten frame

Design Details > 5.3 Planting

New trees and planting is proposed throughout the site within the public spaces. To maximise seasonal interest, trees have been selected for their character, autumn colour, blossom. A palette of trees and plants has been developed to accentuate the key character areas as described below. For more information on planting specification and details please see the submitted landscape drawings and specification.

Central Plaza

In this contemporary new square, planting is proposed within the raised planters. Trees species have been selected to help soften this space and add seasonal interest and include *Styphnolobium japonicum* 'Regent' (Japanese pagoda) and *Magnolia kobus* (Japanese magnolia).

These trees are suitable for planting within the raised planters and grow to a mature height of 10-12 meters. The Japanese pagoda tree provides a light and airy appearance with yellow/white flowers. Whilst the Magnolia has a more structured form and large white flowers in spring.

A mix of under-storey planting including box hedge for structure combined with ornamental grasses and flowering perennials to provide orange and yellow colours. These are shown in the adjacent plant pallet.



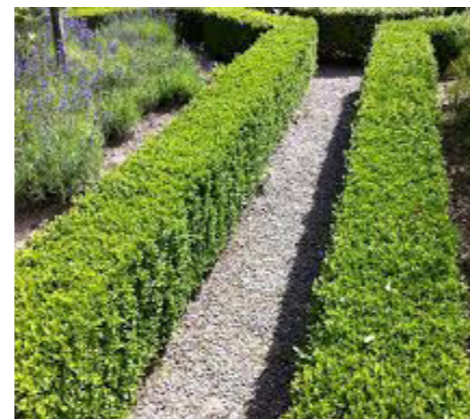
Magnolia kobus



Magnolia kobus in flower



Styphnolobium japonicum 'Regent'



Buxus sempervirens



Cornus stolonifera 'Flaviramea'



Calamagrostis x acutiflora 'Karl Foerster'



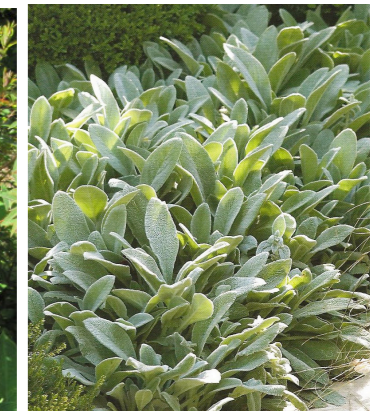
Pennisetum alopecuroides 'Hameln'



Achillea filipendulina 'Gold Plate'



Euphorbia griffithii 'Fireglow'



Stachys byzantina

Bank Place

Bank Place offers generous areas of planting through the new plaza. A continuous stand of Holm Oak (*Quercus Ilex*) will form a monoculture of high canopy has been selected to reflect its close proximity to the exposed river corridor. It is anticipated that the trees will be clear stemmed to 2m and be managed to a height of 9m. Various evergreens (*Pinus montana* and *Ilex*), have been selected to compliment this in the hardstanding areas to eventually create a layered landscape for the space.

Trees in hard paving will have a paved in tree surround and use a soil system to ensure an adequate volume and condition of soil within the tree pit.

The adjacent planting palette has been selected to provide a rich understory including ferns and grasses as well as pinks and purples provided by the *Salvia* and *Sedum*.



Quercus Ilex



Liquidambar styraciflua



Molinia caerulea



Asplenium scolopendrium



Sedum 'Herbstfreude'



Pinus Montana



Euonymus fortunei



Sesleria autumnalis



Salvia nemorosa 'Amethyst'

The Granary

The Granary is a unique space with a variety of canopy planting from the tall evergreens to the low canopy planting in planters. *Dicksonia antarctica* (Tasmanian Fern) has been selected for this space to create a unique interest and surprise as people discover this hidden space.

These will be planted in groups along with other shade tolerant planting (set out in the adjacent palette) to add further texture and colour. Planting is included within large tall pots (approx 2x2 metres) to add a level of flexibility and adaptability to this small space.

Towering over these planters will be semi-mature evergreen species to further shelter the courtyard and create a secluded space.



Dicksonia antarctica



Dicksonia antarctica



Dryopteris affinis



Anemone 'Honorine Jobert'



Heuchera 'Red Spangles'



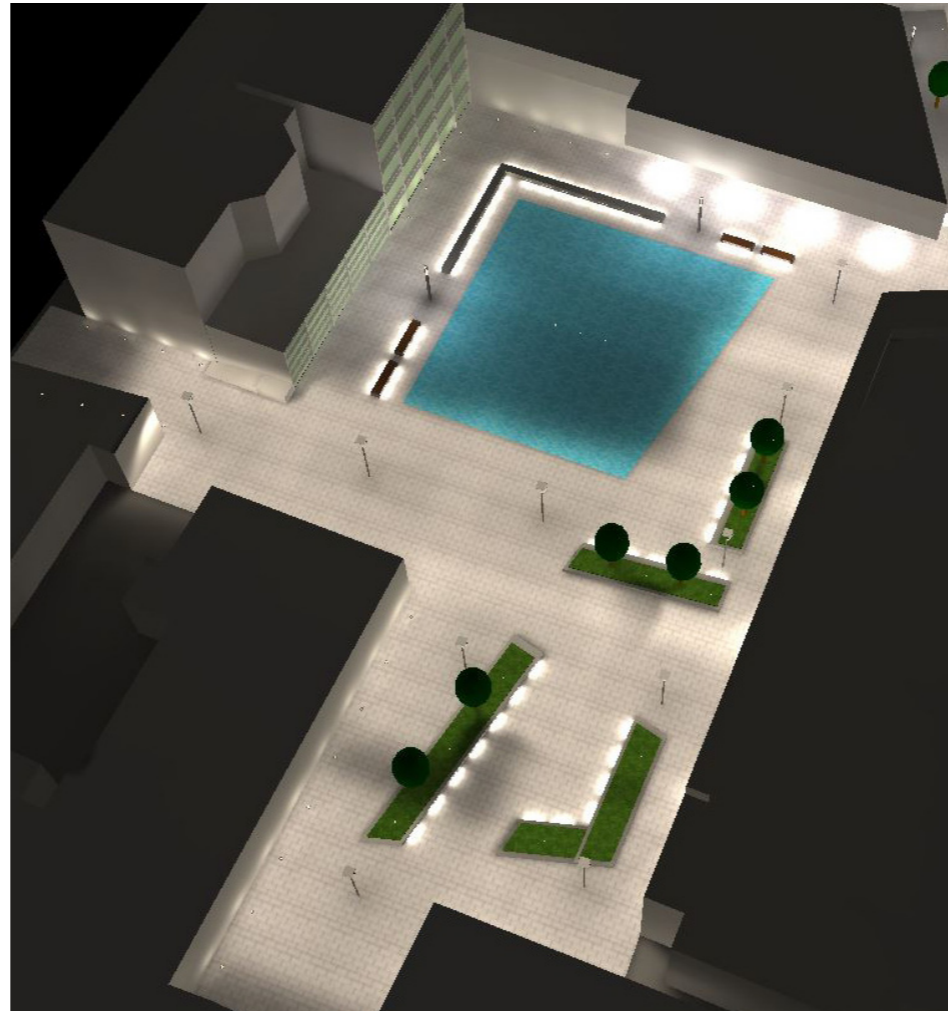
Milium effusum 'Aureum'

Design Details > 5.4 Lighting

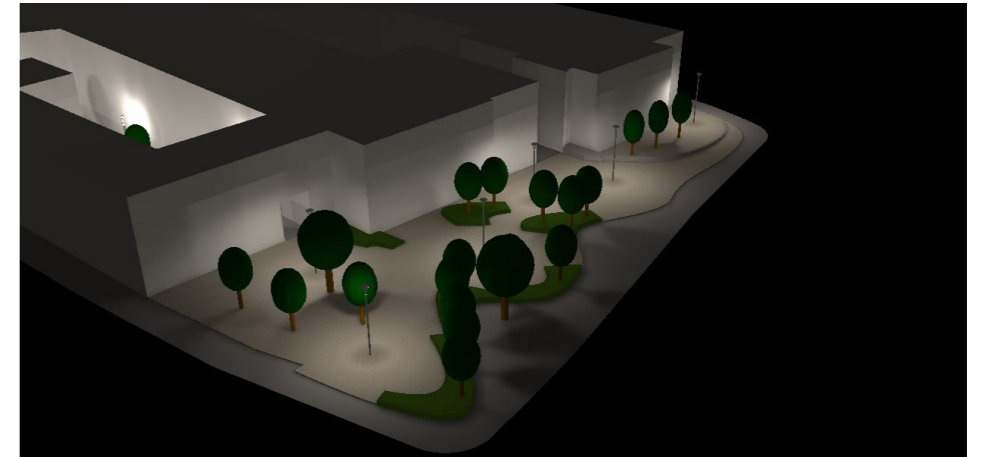
Low level, atmospheric lighting is proposed within the key public spaces of Bank Place and the Central Plaza. This lighting is proposed in addition to the functional lighting across the development, to further accentuate the hierarchy of public spaces.

This will consist of a combination of low level lighting including wall mounted down lights within the raised planters, strip lighting below benches around the mirror pool and up-lighting to feature trees.

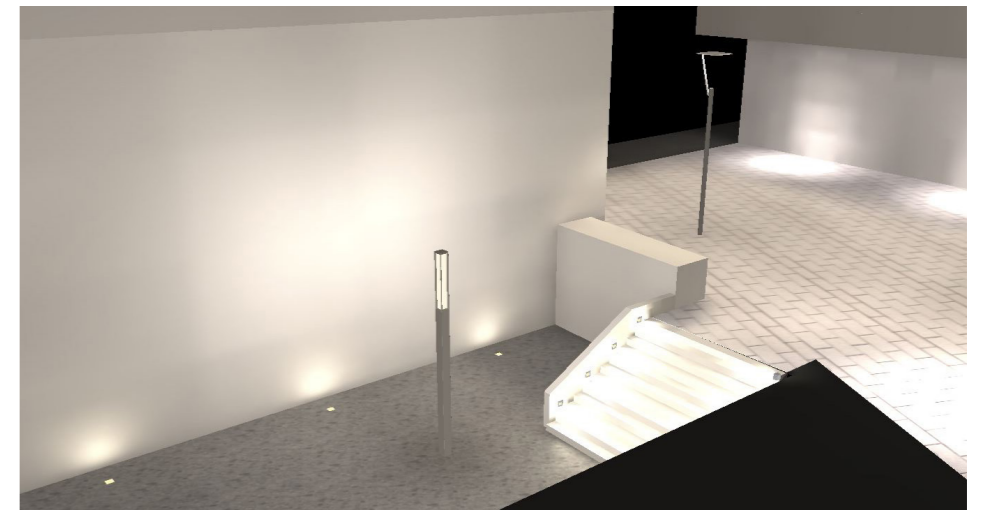
For full details of the lighting proposals please see the separate lighting scheme document and drawings.



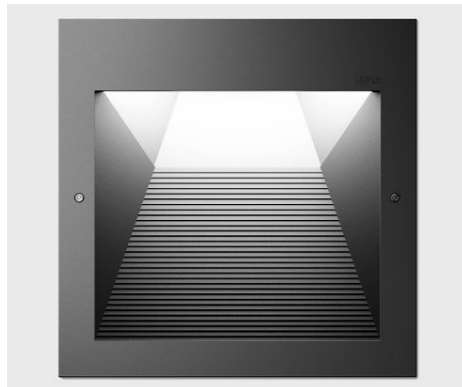
Aerial view illustrating the proposed lighting scheme for the main plaza



Aerial view illustrating the proposed lighting scheme for Bank PI



Perspective of lighting fixture linking the Granary and Plaza



Proposed wall down light fixture



Proposed in ground light fixture



Proposed lighting pole fixture



Example of tall bollard in context



Example of pole lighting in context



Lighting within raised planters



Uplights to feature trees

Design Details > 5.5 Water Feature

The central water feature is intended to add richness to the space and to create a point of interest that identifies this main plaza space.

It is intended as a very shallow flat pool that will reflect the surrounding architecture and sky to animate the space and create an attractive setting to the Town Hall.

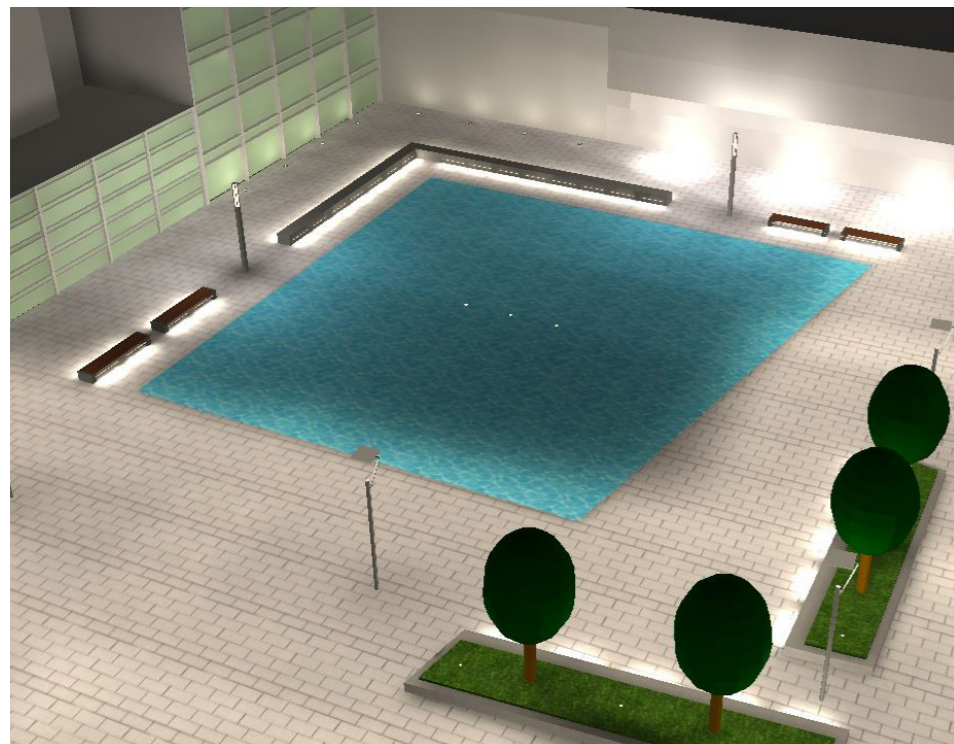
The water feature will fill and drain from a central point with additional slot drains integrated with the paving on all four side of the mirror pool. This will control the extent of the water and create a straight edge to the pool to achieve the contemporary character intended.

Plant space is allocated within the basement to accommodate required pump and filter. The technical aspects of the water feature will be further developed in conjunction with a specialist water feature consultant.

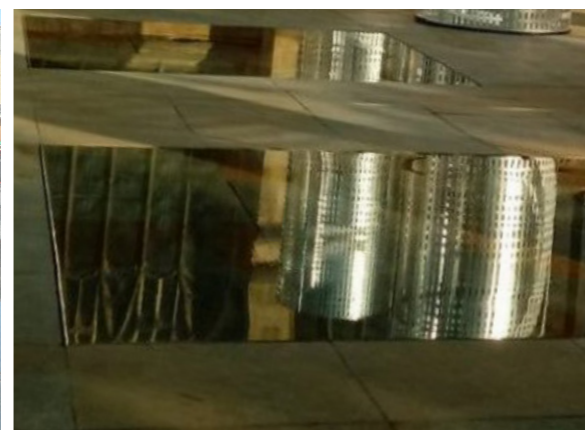
The paving used across the plaza will extend across the area of the water pool. The feature will have the ability to be drained and provide paved surface to be used as part of the plaza when required.



Aerial view of proposed mirror pool



Night view showing illumination around the mirror pool



Precedent images showing intended mirror pool effect



Design Summary

06

Design Summary > 6.1 Public Realm Brief Fulfilment

The team have itemised the public realm objectives set out in the design brief and provided an outcome following conclusion of the design stage assessing whether the criteria was achieved.

“To create a high quality and safe urban environment attractive to investors, employers, residents and tourists which generates a sense of pride in the City”.

Provide an appropriate quantum of open spaces within and around the site that achieves, as a minimum, the footprint envisaged in the Limerick 2030 Plan, including inter alia, a 3,700 sq m internal square with a strong visual identity and permeable linkages, a stronger gateway at Bank Place (1,100 sq m) and high-quality surrounding streets to provide a safe, animated and inviting public realm that optimises the pedestrian experience and linkages with surrounding areas.



Project	Criteria	Outcome	Criteria Achieved
Overall	To create a high quality and safe urban environment	Focus has been applying best practice design guidance while allowing for a legible and permeable public realm to include passive surveillance and high lighting lux levels	Y
Overall	Generates a sense of pride in the City	The potential to positively activate a derelict site should have a positive influence of the context	Y
Overall	Managed public space	It is understood a management company will be established to manage and operate the public real areas proposed within the development	Y
Overall	Pedestrian Focused Connectivity Improvements	The overall scheme is proposed as pedestrian campus with numerous links established	Y
Overall	Multi-modal infrastructure	Improved bus set downs, increase footpath provision, all vehicle movements limited to periphery and basement and extensive cycle parking throughout	Y
Overall	Permeable connections	The overall block has 5 pedestrian thresholds of access within the public realm to traverse the development	Y
Overall	Retain Street Frontage	Street frontage is retained and regenerated to form edge of public realm and reinstate stature of existing built form	Y
Overall	Material palette should complement site context	Surrounding streetscape improvements have applied similar surface finishes used elsewhere in other city regenerative schemes	Y
Bank PI	1,100m ²	1,775m ² (building to kerb)	Y
Bank PI	High Quality landscape setting	With a rich mix of softscape set out in raised planters inclusive of seating creating a unique space	Y
Bank PI	A gateway to the Opera site	Bank PI is set out as a nodal space around the Granary archway with the ground plain being continuous with the granary courtyard to draw pedestrians in	Y
Bank PI	Should relate to the Opera site and Charlotte’s Quay context.	Material continuity provides relationship to the opera site and peripheral footpaths provide links to quayside	Y
Bank PI	Highlight important linear vistas over the adjacent Abbey River.	View corridors are established through position of trees to link to quayside	Y
Bank PI	Reduce the visual prominence of the adjacent carriageway	Establishment of mixed canopy planting and raised planters create a subspace within the plaza set back from surrounding carriageway	Y
Bank PI	Bank Place incorporate bars/restaurants.	It is understood that all existing uses within the Granary will be retained which includes F&B	Neutral

Project	Criteria	Outcome	Criteria Achieved
Bank Pl	Include robust planting to create a colourful waterside space.	A unique and distinctive planting palette has been developed to promote a robust and visually interesting landscape	Y
Plaza	3,700m ²	4,013m ² (Gross)	Y
Plaza	Flexible courtyard space	The central plaza is fundamentally a void space providing maximum flexibility	Y
Plaza	A different form...open space and offer respite	The space differs in character to all other subspaces and in the wider context of the site; a contemporary design set out on a traditional urban grid structure	Y
Plaza	This courtyard space should have a strong visual identity	Proposed built form will create the baseline for a unique identity complemented by the mirror pool and hardscape features in the public realm	Y
Plaza	Lanes/alleys should flow through this space	As demonstrated by the desire line diagrams the links will be legible and predominantly allowed for	Y
Plaza	The majority...should comprise hardscape	There is a 90/10% hardscape/softscape	Y
Plaza	Mobile furniture may facilitate daily café culture	The provision of fixed planters has insinuated the opportunity for an external seating area for the F&B facilities	Y
Plaza	A limited amount of fixed seating/seating wall	A permanent seating wall and a number of linear benches are positioned to the edge of the mirror pool	Y
Plaza	A complementary palette of street furniture	The team have selected and set out the style of the site furniture to complement the contemporary design and give a sense of unity throughout the scheme	Y
Patrick/Rutland St	350m ²	630m ² (building to kerb)	Y
Patrick/Rutland St	This is the primary streetscape	Acknowledged; there are no substantial changes to the hierarchy of the street	Neutral
Patrick/Rutland St	Improved public realm and pedestrian provision	localised improvements to rationalise carriageway widths and increase extend of footpaths have been considered including opportunities for new pedestrian crossings	Y
Patrick/Rutland St	Use the design language of the new O'Connell Street proposals	Surrounding streetscape improvements have applied similar surface finishes used elsewhere in other city regenerative schemes	Y
Patrick/Rutland St	Create a quality streetscape with pedestrian priority.	Localised improvements to rationalise carriageway widths and increase extend of footpaths have been considered including opportunities for new pedestrian crossings	Y
Patrick/Rutland St	A new 'lane' access should link to the new internal square	A pedestrian access has been retained through the break in the existing built form between Patrick St and Rutland St	Y
Ellen St	300m ²	363m ² (building to kerb)	Y
Ellen St	Incorporate with and facilitate permeability through the site	Localised improvements to rationalise carriageway widths and increase extend of footpaths have been considered including opportunities for new pedestrian crossings	Y
Ellen St	Should strengthen and promote its small scale retail character.	Localised extension of footpaths are secured continuous footpath widths, with set down for deliveries and public parking	Y
Ellen St	Be high quality and improve the pedestrian experience	Rationalised linear parking inclusive of refuge spaces for pedestrians	Y
Ellen St	Footpath should be widened to reduce car dominance	Localised extension of footpaths are secured continuous footpath widths, with set down for deliveries and public parking	Y
Ellen St	A new 'lane' in place of the corner access	An existing archway positioned mid-block will be provided on Ellen St and another access at the lower end of Michael St	N
Michael St	250m ²	491m ² (building to kerb)	Y
Michael St	Consider the nearby residences	The masterplan has been considered to retain Michael st based on its existing hierarchy as a secondary streetscape cognisant of its residential setting	Y
Michael St	Create a quality streetscape with increased pedestrian priority.	Localised improvements to rationalise carriageway widths and increase extend of footpaths have been considered including opportunities for new pedestrian crossings	Y
Michael St	A new 'lane'/access should link to the new internal square.	Two pedestrian access points are provided from Michael st to the plaza	Y

