



POST TRI-PARTY ALTERATION REPORT

SHiPSEYBARRY

THE FARM
BESSBOROUGH
BLACKROCK
CORK

MARCH 2022

foreword

Considerable adjustments and improvements have been made to the scheme since the cross table tri-party discussion which has advanced the quality and consideration to the current application proposal . Additional scope items have been included in the application to address all items outlined in the Boards Opinion . The following document presents a broad summary of the changes made to the design of the Proposal since the Board Opinion and is supported by a full Architectural Design Statement in the main documentation set.

SHIPSEYBARRY

CORE DEVELOPMENT DATA

TRI-PARTY STAGE

SITE AREA -developable	45,327
G.D.A.	20,601
PLOT RATIO	0.45
SITE COVERAGE (INC.PODIUM)	13%
HEIGHT RANGE	1-5 STOREYS

TYPE	NUMBER
STUDIO	3
1 BED 2 PERSON	85
2 BED 3 PERSON	7
2 BED 4 PERSON	86
3 BED 5 PERSON	3
TOTAL	184

Reduction in number of buildings on the site due to concerns over site coverage limiting the size of public park. This causes the total number of apartments to drop by 44, with the mix consequently altering.

APPLICATION

SITE AREA –developable	42,842
G.D.A.	14,937.8
PLOT RATIO	0.3
SITE COVERAGE (INC.PODIUM)	10.5%
HEIGHT RANGE	1-5 STOREYS

TYPE	NUMBER	%
STUDIO	0	0%
1 BED 2 PERSON	70	50%
2 BED 3 PERSON	12	8.6%
2 BED 4 PERSON	57	40.7%
3 BED 5+ PERSON	1	0.7%
TOTAL	140	100.0%

BOUNDARY UPDATE

Updates to the site boundary have been made to allow for better pedestrian access to the site. The building key has also been updated due to buildings A, B & C at the tri-party stage being removed.

 ADDITIONAL SITE AREA

TRI-PARTY STAGE



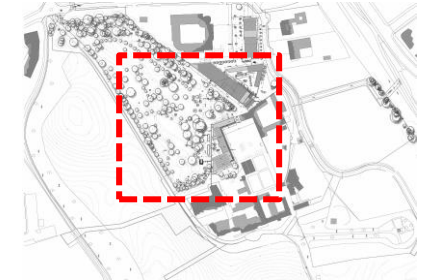
APPLICATION



TRI-PARTY STAGE



SITE LAYOUT ALTERATIONS



- BUILDINGS REMOVED
- BUILDINGS ALTERED
- NEW BUILDING

APPLICATION



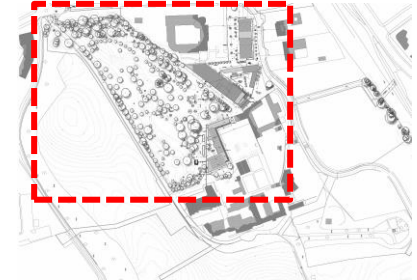
One building has been removed and the other two combined into one building, which sits along the site boundary in order to accommodate a larger public park area.

'.....(Block A should be omitted, and Blocks B and C relocated and reconfigured to form an edge to this parkland in association with the farm buildings.' – City Architect.

TRI-PARTY STAGE



PUBLIC PARK AREA



 PUBLIC PARK

APPLICATION



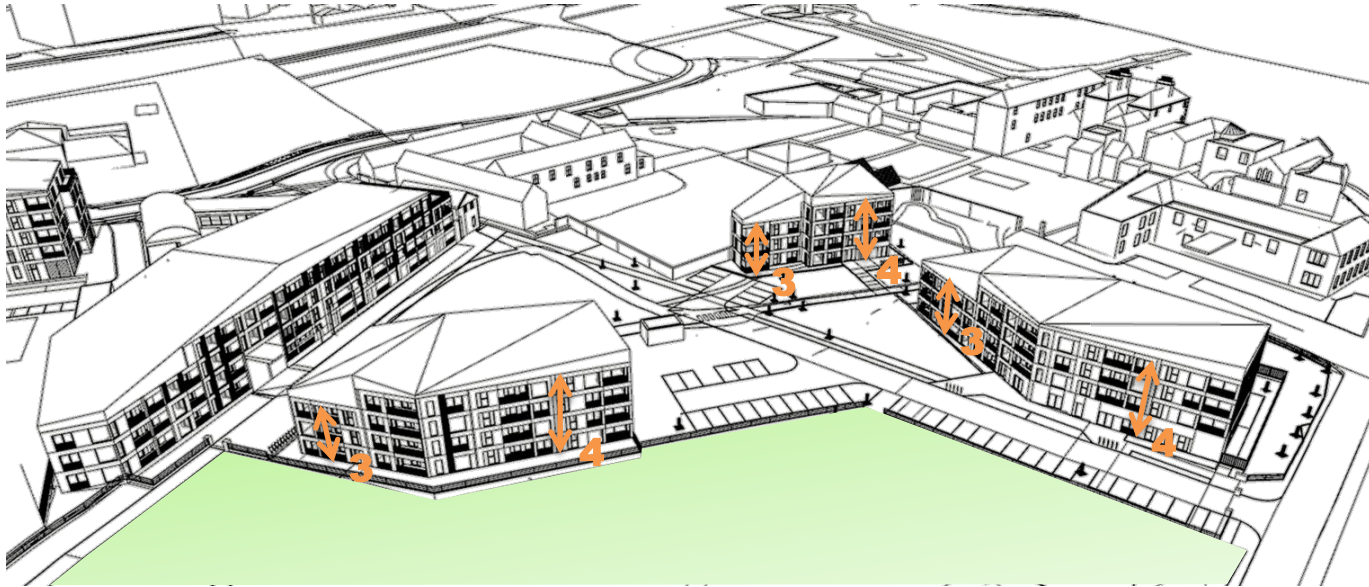
Public park area has been increased from 19,107m² to 24,520m².

TRI-PARTY STAGE

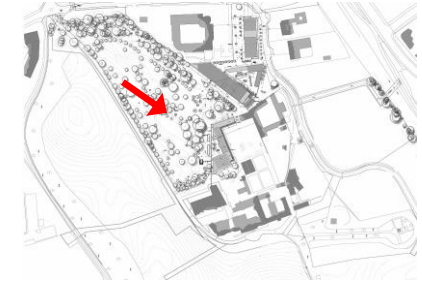
TREE REMOVAL



TRI-PARTY STAGE



BUILDING HEIGHT

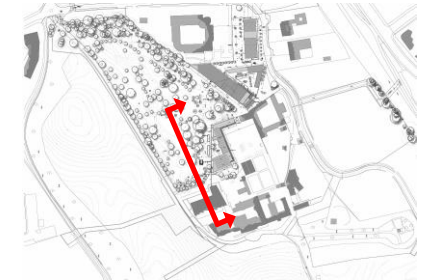


 PUBLIC PARK

APPLICATION

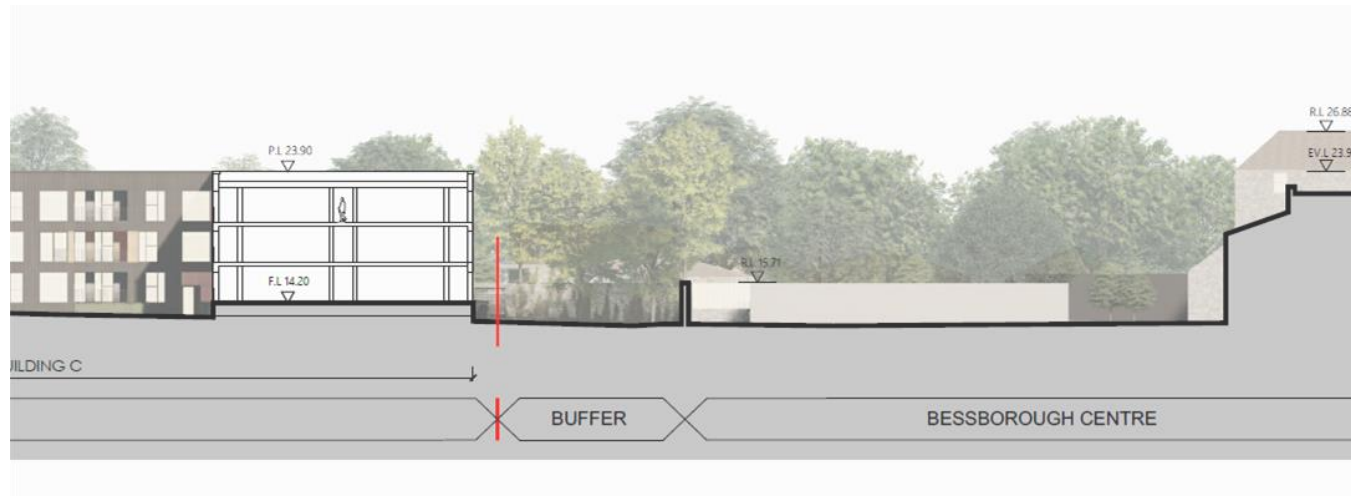


Building heights reduced from 4 storey to 3 storey in park area .



Section showing relationship with adjacent Bessborough Centre buildings.

APPLICATION



TRI-PARTY STAGE



BUILDING FORM



 BESSBOROUGH CENTRE LANDS

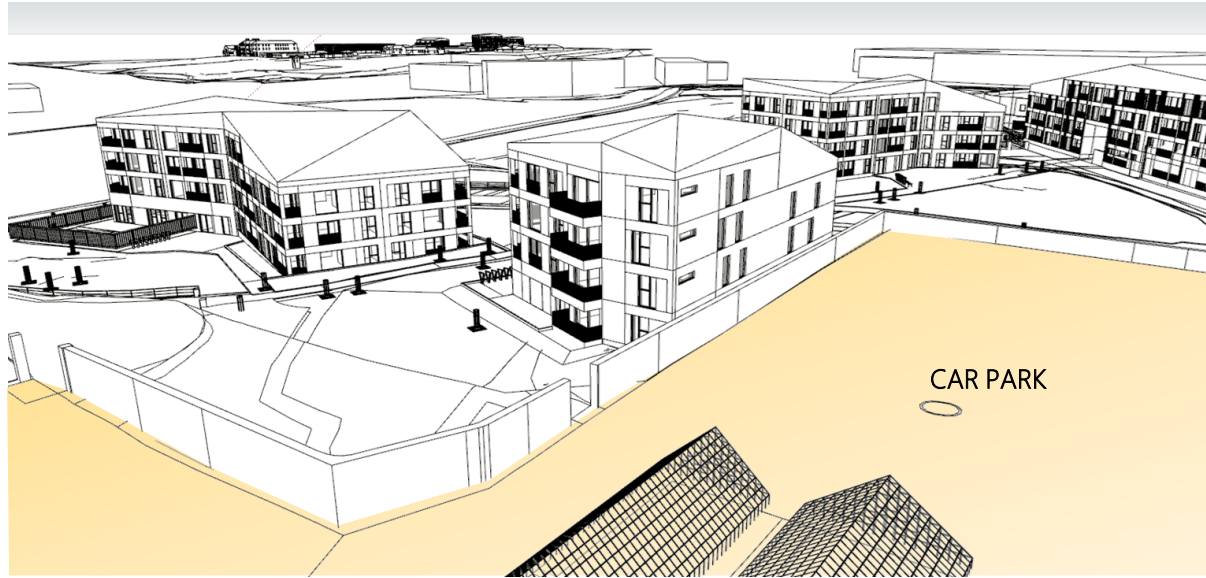
APPLICATION

10

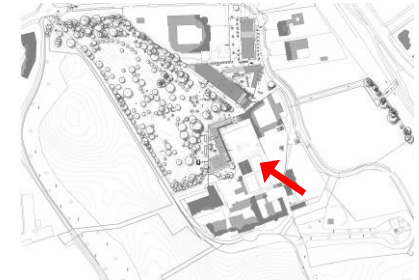


Scale and expression of building C next to car park has been softened and adjusted to hug boundary

TRI-PARTY STAGE

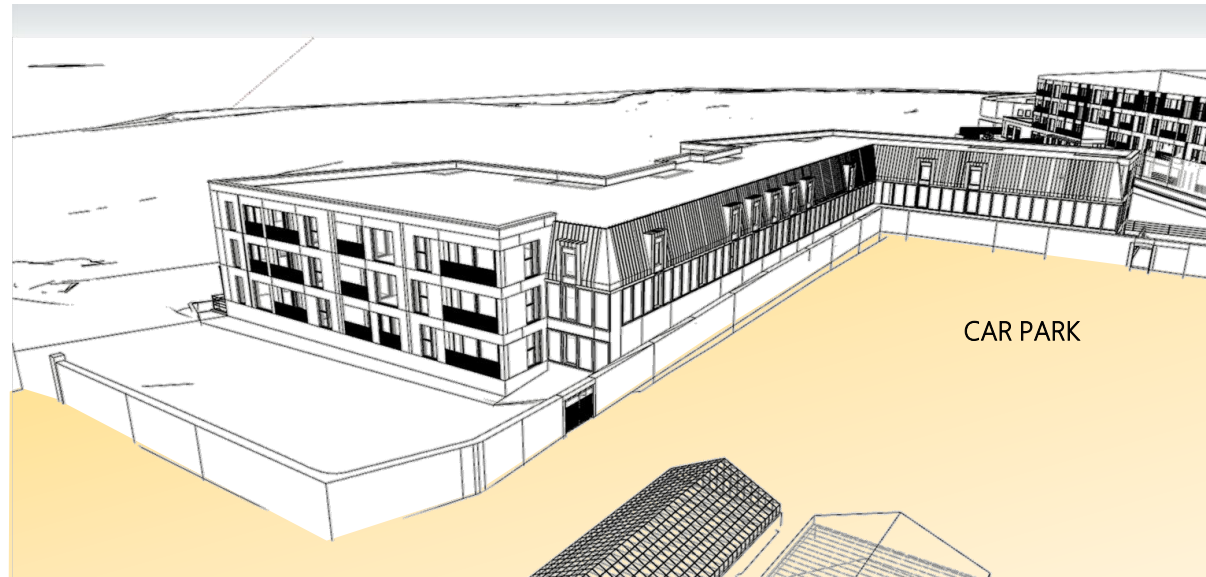


BUILDING FORM



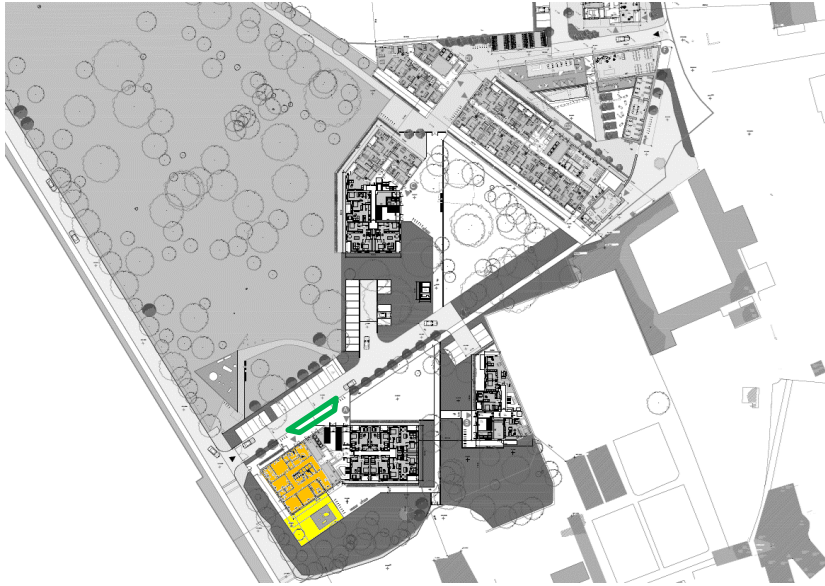
BESSBOROUGH CENTRE LANDS

APPLICATION

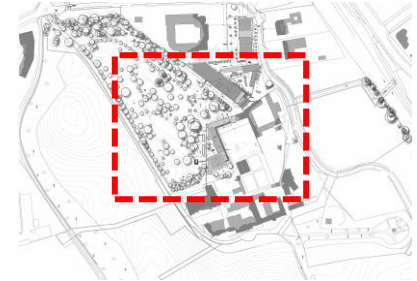





Scale and expression of building C next to car park has been softened and adjusted to hug boundary

TRI-PARTY STAGE

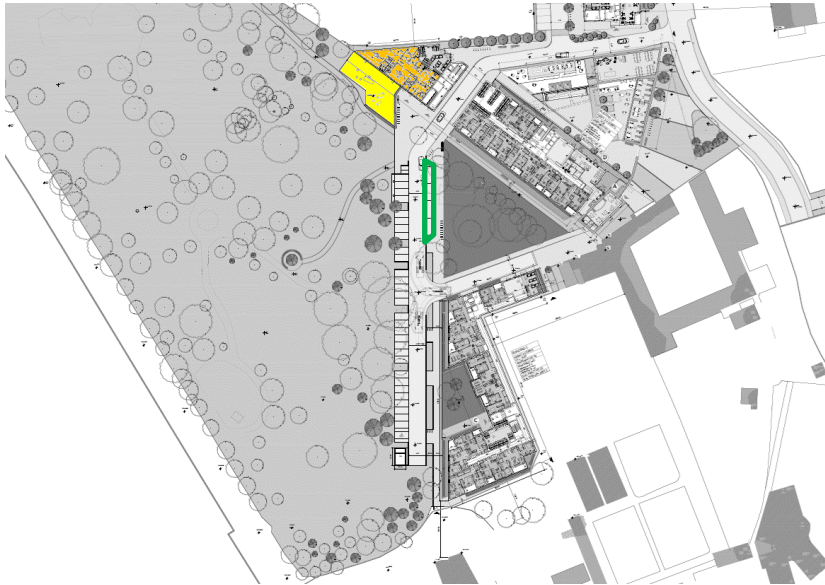


CRECHE



-  CRECHE
-  CRECHE PLAY AREA
-  CRECHE DROP OFF AREA

APPLICATION

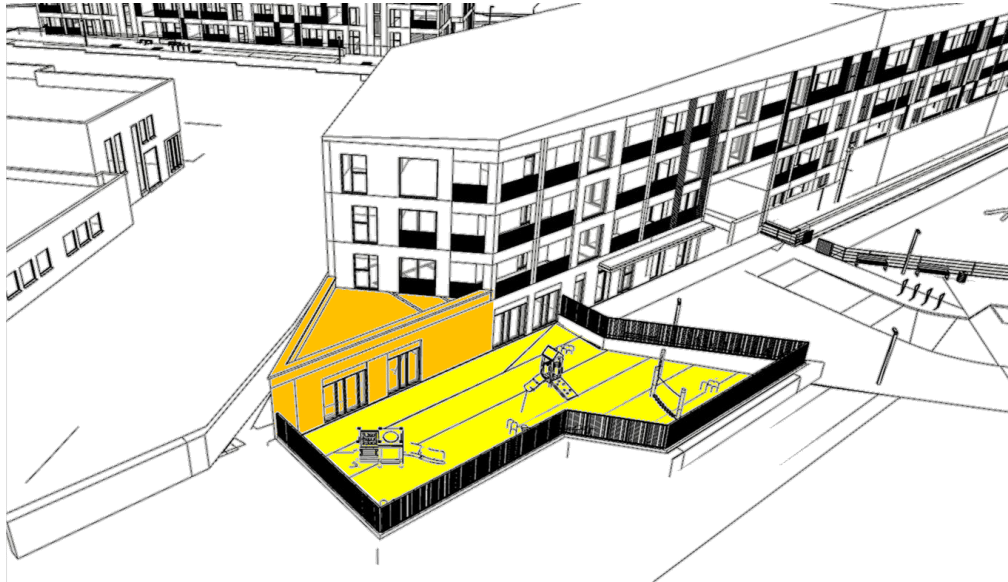


The creche has been moved due to the alterations to buildings at the south of the site. Traffic calming measures are in place between the creche drop off area and the creche, with a pedestrian crossing connecting them.

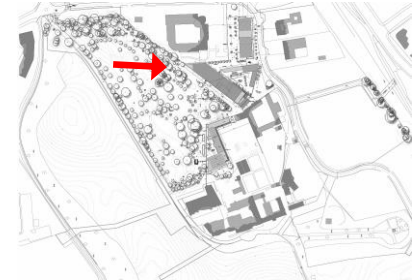
TRI-PARTY STAGE



APPLICATION



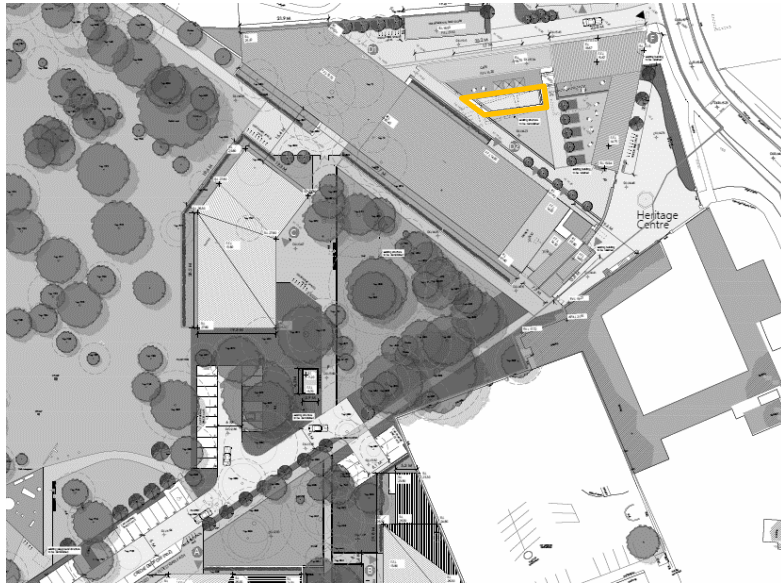
CRECHE



- AREA ADDED FOR CRECHE
- CRECHE PLAY AREA

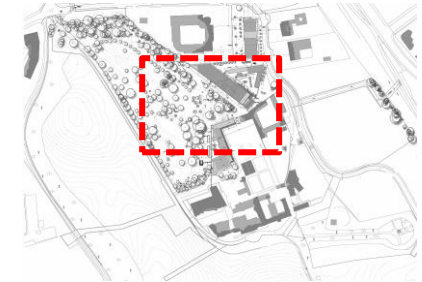
The area highlighted in orange is a ground floor addition to the building in order to accommodate the additional area needed for the repositioning of the creche.

TRI-PARTY STAGE



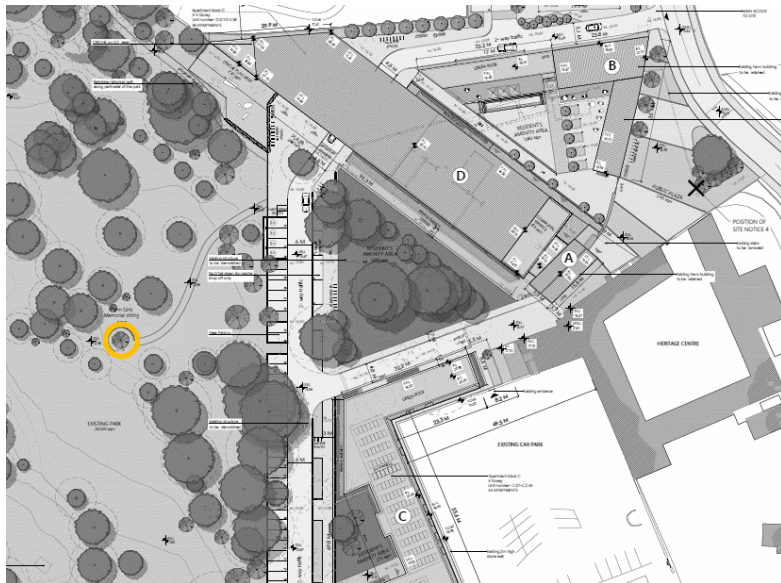
SURVIVORS MEMORIAL

TEXT



 FARM GIRLS MEMORIAL

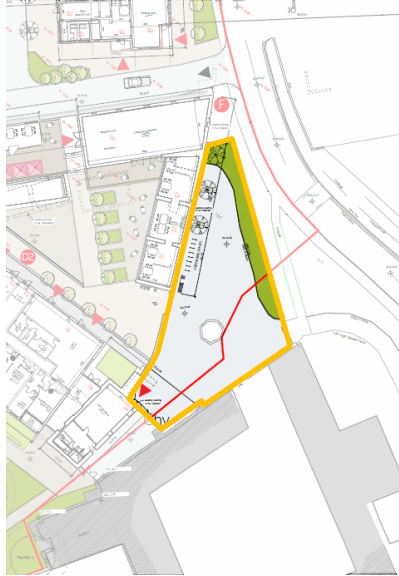
APPLICATION



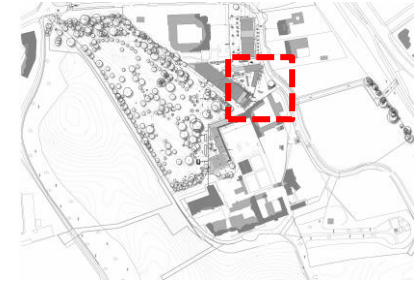
Relocation of Farm Girls memorial to rewilded park setting in consultation with CSSA



TRI-PARTY STAGE

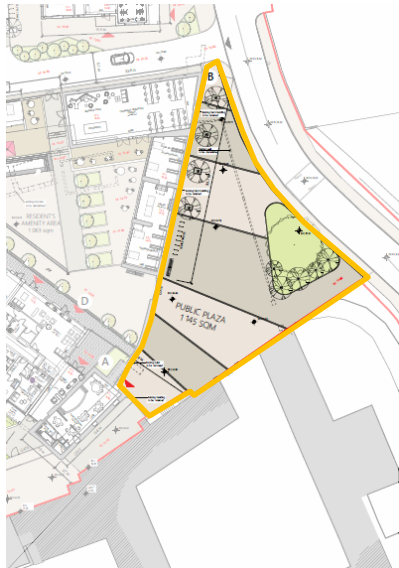


PLAZA



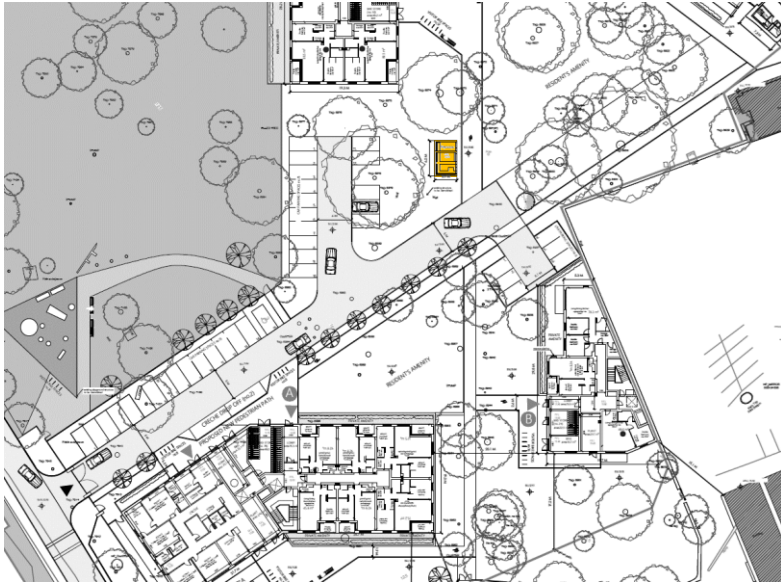
 PLAZA OUTLINE

APPLICATION

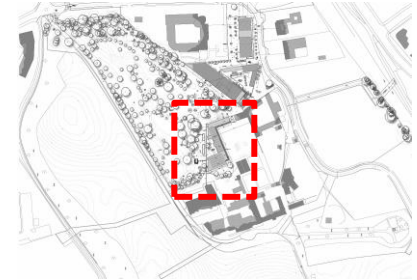


Boundary change in this location
And redesign to high quality public
realm piece for open access

TRI-PARTY STAGE



SUBSTATION



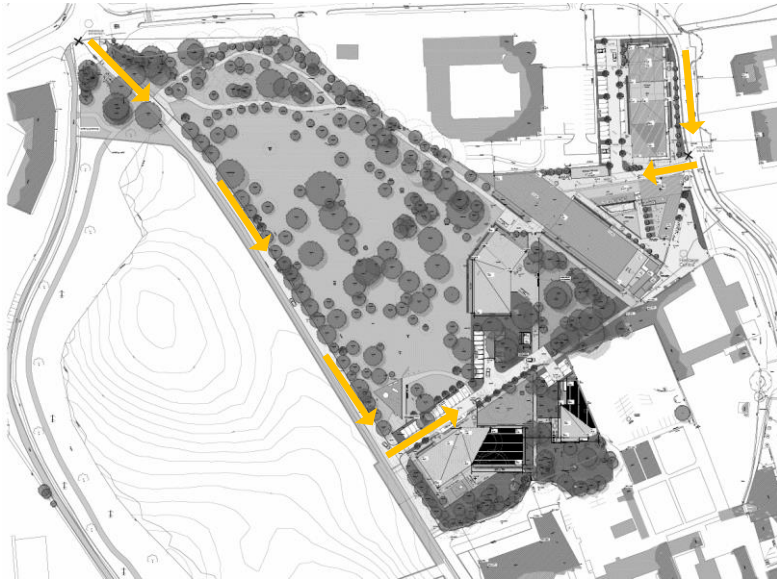
 SUBSTATION

APPLICATION

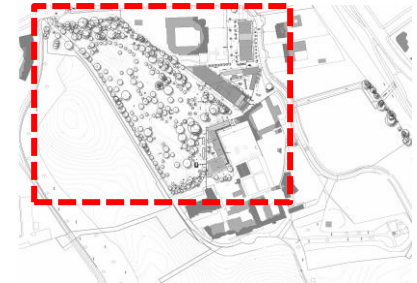


The substation has been moved as a more appropriate space was available following the alterations made to buildings at the south of the site.

TRI-PARTY STAGE



VEHICLE ACCESS



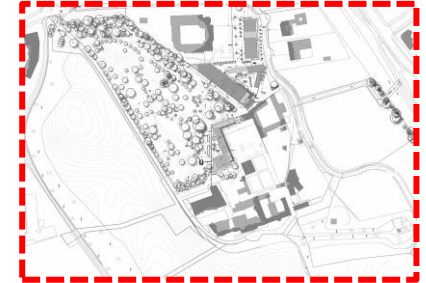
← APARTMENT VEHICLE ACCESS

APPLICATION

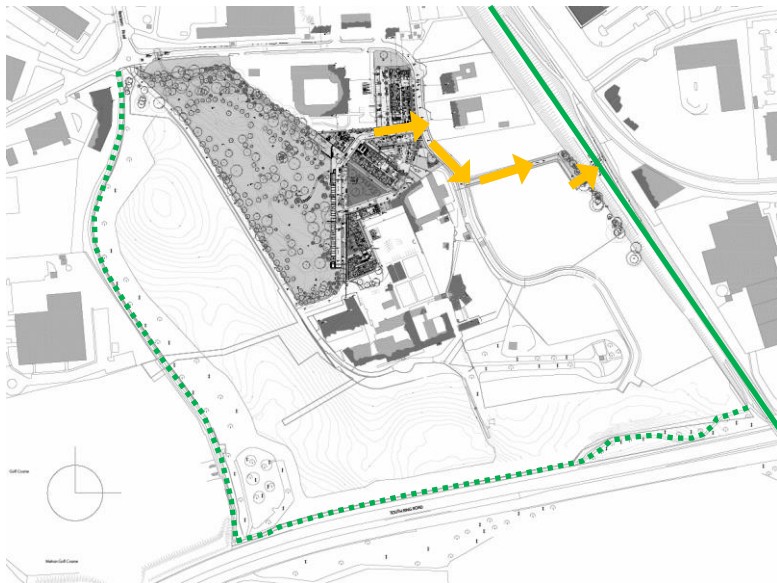


Vehicle access to the site has been altered to not include the existing entrance gates to Bessborough House.

ACCESS TO GREENWAY

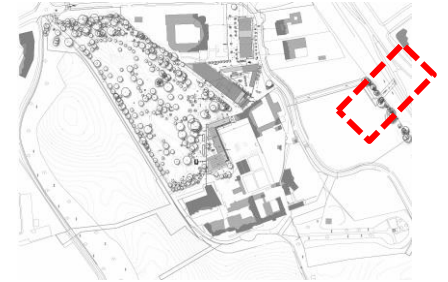


- ← ACCESS TO GREENWAY
- 'THE LINE' GREENWAY
- - - GREENWAY TO BE UPGRADED

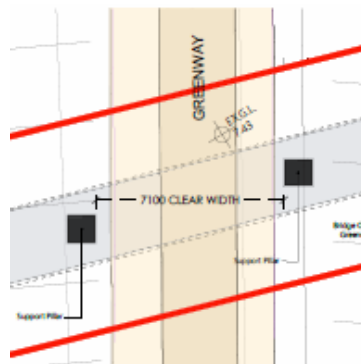
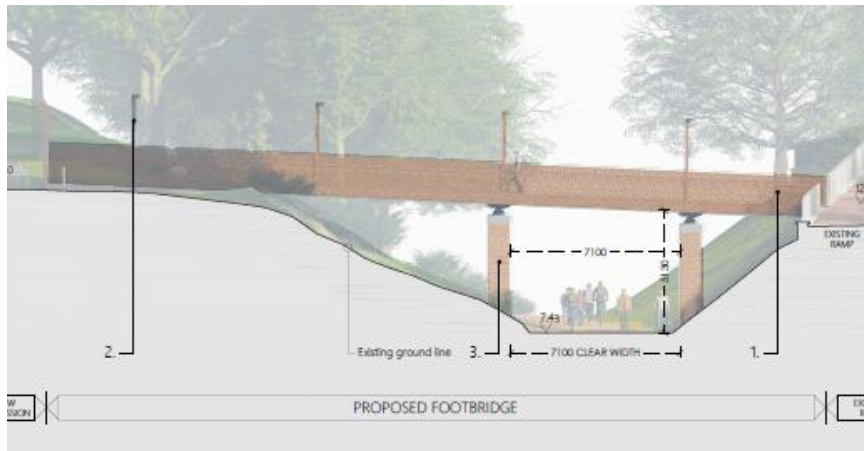


Site boundary extended to connect to 'the line' greenway via proposed bridge with outline design approved by Cork City Council.

BRIDGE



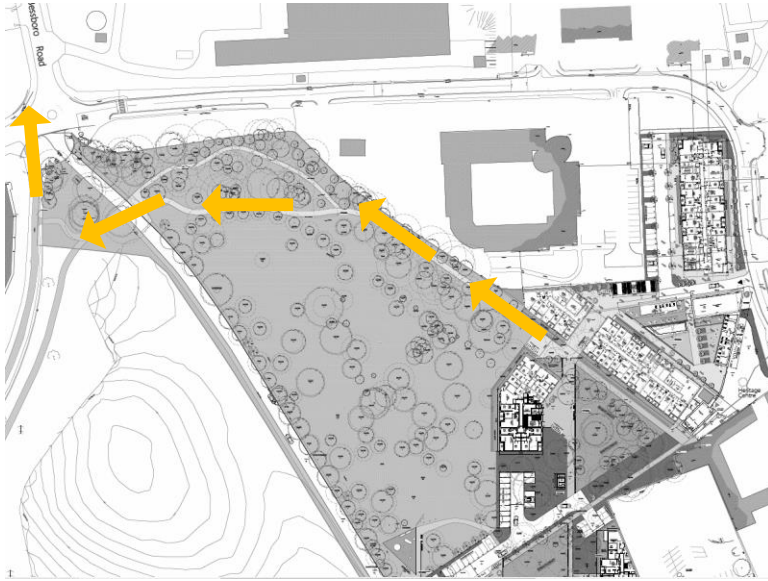
APPLICATION



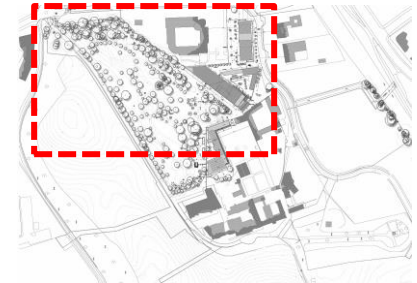
Minimum height of 4.9m and minimum width of 7m clearance between pillars and 3 meter wide gangway as requested by CCC is observed in an amended bridge design to allow for future development of light rail public transport.



TRI-PARTY STAGE

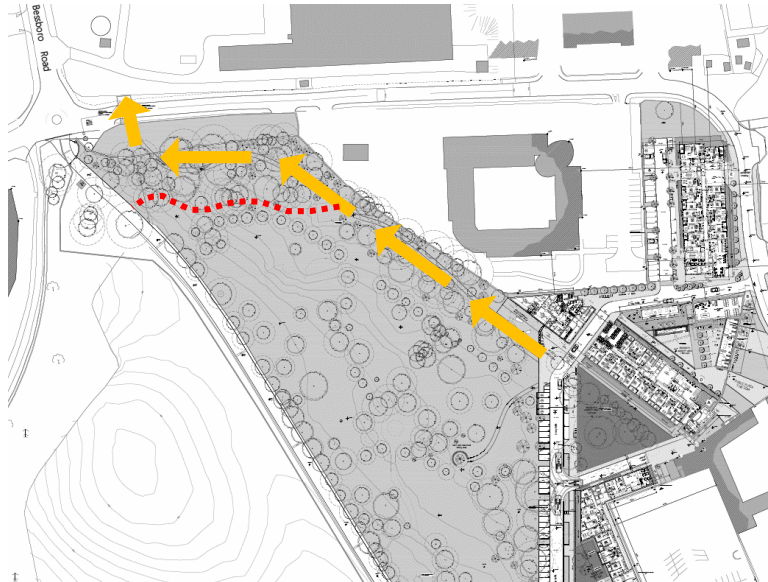


PEDESTRIAN ACCESS



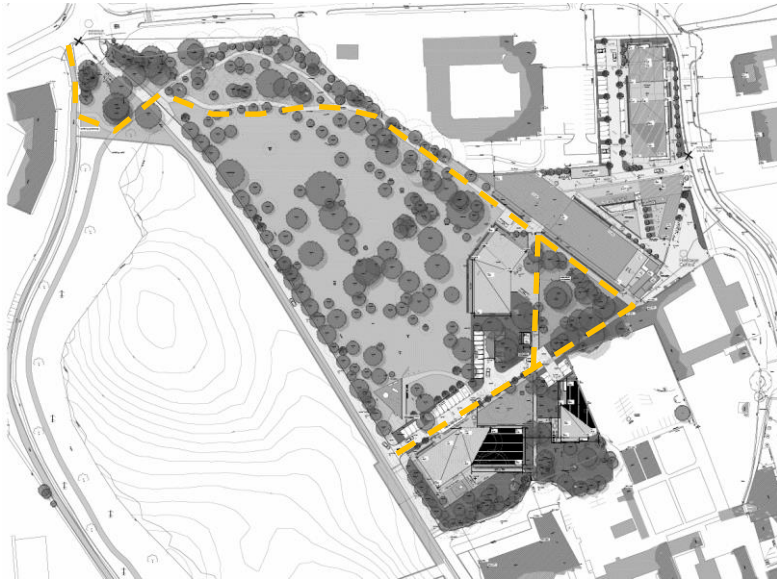
- ← PEDESTRIAN ROUTE
- ... PEDESTRIAN ROUTE REMOVED

APPLICATION



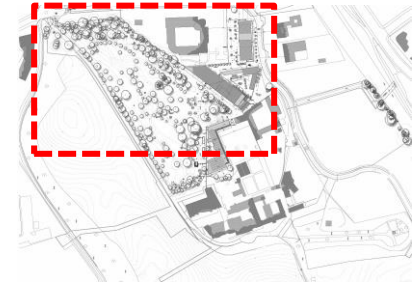
Pedestrian route altered to allow easier access to the site, with new gate to site adjacent from existing pedestrian crossing to the north of the site.

TRI-PARTY STAGE



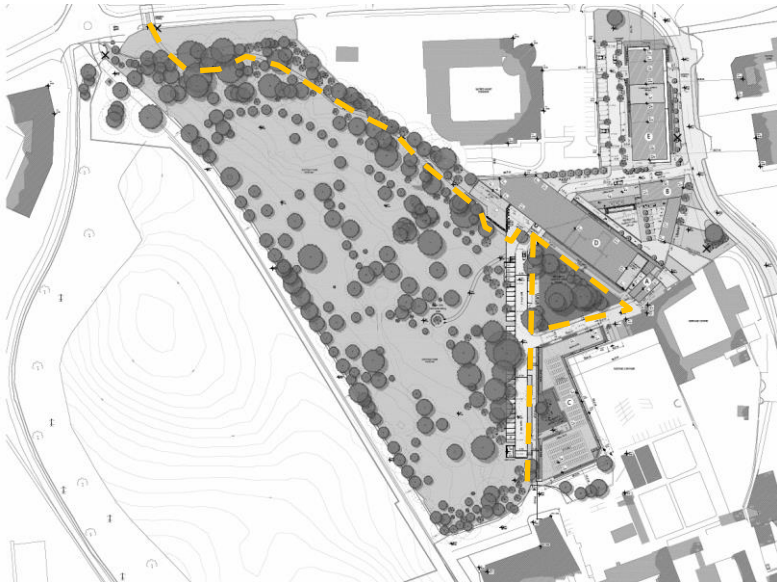
PEDESTRIAN ACCESS

New pedestrian routes which respond to updated masterplan, while also better preserving the historic pathways.



- PROPOSED PEDSTRIAN ROUTE
- HISTORIC PEDESTRIAN ROUTE

APPLICATION



HISTORIC MAP 1888-1913



other aspects

ACROSS TEAM FURTHER ALTERATIONS

- Revised landscape drawings in line with architectural changes
- Revised engineering drawings in line with Architectural changes
- Revised redline to allow for design changes
- Revised daylight and shadow assessments in line with Architectural changes
- Revised supporting documentation to capture all design changes



SHiPSEYBARRY

MASTER PLANNING | URBANISM | ARCHITECTURE

www.shipseybarry.com

