

Appendix C: Architectural Masterplan



Bessborough - A New Masterplan

Remembering the Past & Planning for the Future.

SHIPSEYBARRY



RIAI RIBA

Commissioned by E.V.E 2021



Cork Survivors & Supporters Alliance (CSSA)

& EVE engagement

We are mindful of the submissions made by The Cork Survivors & Supporters Alliance (CSSA) on the planning application made by MWB Two Ltd in 2020 on lands to the East of Bessborough. We note CSSA's concerns and aspirations per these submissions.

- The CSSA is "not opposed to appropriate and sensitive development of the site at Bessborough" and "is not opposed to the development of Bessborough per se and appreciates that the applicant developer would wish to develop the lands";
- The CSSA's seek to ensure that:
 - I. The Burial Ground is respected by avoiding any placement of buildings, structure or the carrying out of works (enabling works/grounds works) within the Burial Ground.
 - II. A condition be imposed that the burial grounds at Bessborough be appropriately recognised and maintained in accordance with the objectives of Cork City Development Plan 2015-2021; and in line with the shared obligations of the Developer and the Local Authority to record and maintain historic burial grounds;
 - III. A condition be imposed for the provision of reasonable access to the burial grounds at Bessborough in respect of former residents of Bessborough and for family members of those buried within Bessborough.

'EVE' have engaged extensively with the CSSA over a period ,from early stages prior to design of proposed phases currently in the SHD process through to most recent consultations ahead of Tri-Party submission stage . One particular meeting was on site of the potential burials areas of concern. This was very informative and useful in our consideration in how to progress with early design. In summary the CSSA have concerns on a very specific area outside our control and are seeking a modest memorial area for survivors and family to visit and reflect and we strongly support and advocate for this to be facilitated . Eve has committed to helping the CSSA in any way possible to achieve there goal and have also committed to memorialising the location where Farm Girls worked in the former farm area of the site within our control. Eve is also committed to a remembrance park to the South of the House to be seeded to the City for public use which they welcomed . The CSSA have stated clearly to us that our proposed development locations as outlined within are not of concern to them and they are not opposed to new housing on the site particularly give the current need. As mentioned it is one particular location under 2 separate land owners that is their area of concern.

We have committed to further engagement with the CSSA as we progress through our design phase and welcome their engagement going forward.

Contents

CSSA Engagement	Page	2
EVE - Who we are and Vision.	Page	4 - 6
Site Assessment	Page	7-11
A New Masterplan	Page	12-19
Cork City Council Analysis	Page	20
Neighbourhood / Remembrance Park	Page	21 - 31
Play – A New Generation	Page	32 - 34
North Fields Residential Community	Page	35 - 39
Zoning Request	Page	40

E.V.E – who we are.

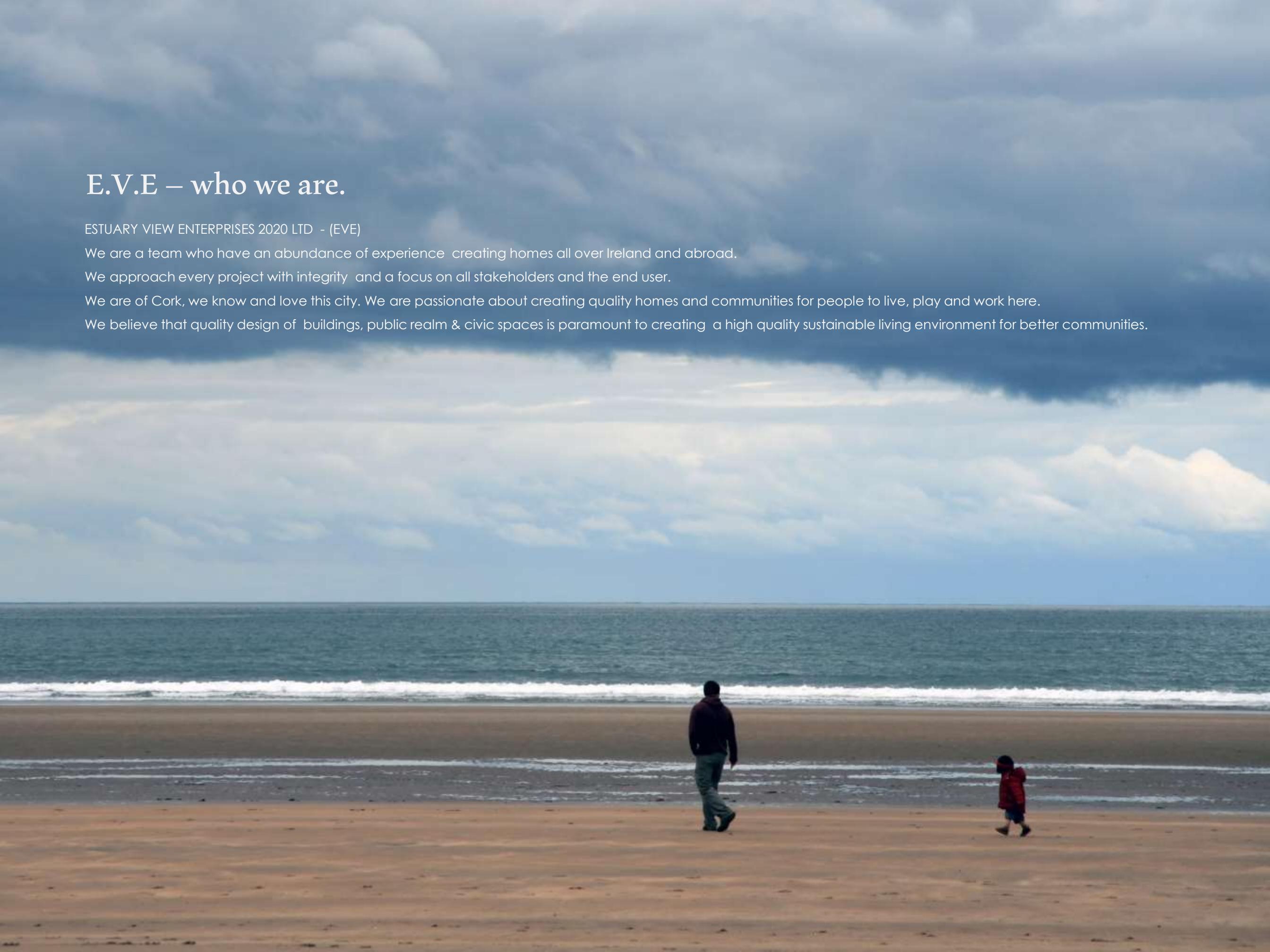
ESTUARY VIEW ENTERPRISES 2020 LTD - (EVE)

We are a team who have an abundance of experience creating homes all over Ireland and abroad.

We approach every project with integrity and a focus on all stakeholders and the end user.

We are of Cork, we know and love this city. We are passionate about creating quality homes and communities for people to live, play and work here.

We believe that quality design of buildings, public realm & civic spaces is paramount to creating a high quality sustainable living environment for better communities.





E.V.E – Our Vision

- Deliver on the Survivors requests and respect the legacy of Bessborough House.
- Achieve this through appropriate memorialisation within or through a New Neighbourhood / Remembrance Park to be decided following a process of consultation with The Survivors, advocacy and championing with stakeholders and Cork City Council Working Group.
- Ensure lands within or adjacent to The Folly and to the south of Bessborough House within our control remain free from development and be the focus for a future memorial and New Neighbourhood / Remembrance Park.

These lands will be ceded to Cork City Council and the people of Cork City to ensure the “provision of reasonable access to the burial grounds at Bessborough in respect of former residents of Bessborough and for family members of those buried within Bessborough”.

- Develop lands to the North of Bessborough House in accordance with the Cork City Development Plan 2015-2021.
- Develop the North Fields for a residential development with a preponderance of social and affordable housing respecting the historic landscape and setting .



A EVE LAND OWNERSHIP - 40.3 ACRES

B1 Convent Congregation of the Sacred
Hearts of Jesus and Mary

B2 Congregation graveyard & folly - 2.75
Acres

C HSE

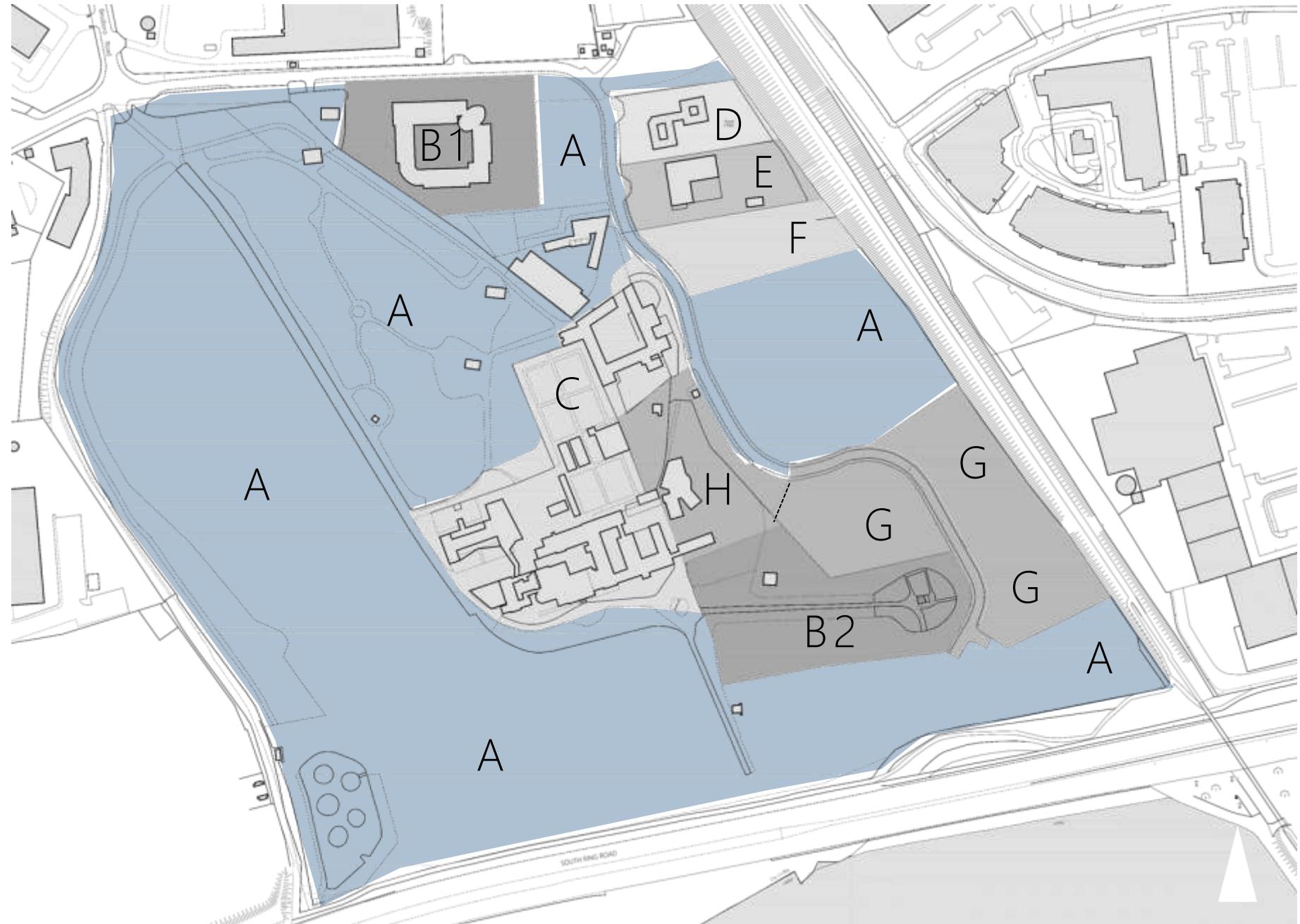
D HSE

E ALZHEIMERS SOCIETY

F HSE

G MWB TWO LTD.

H BESSBOROUGH CRECHE

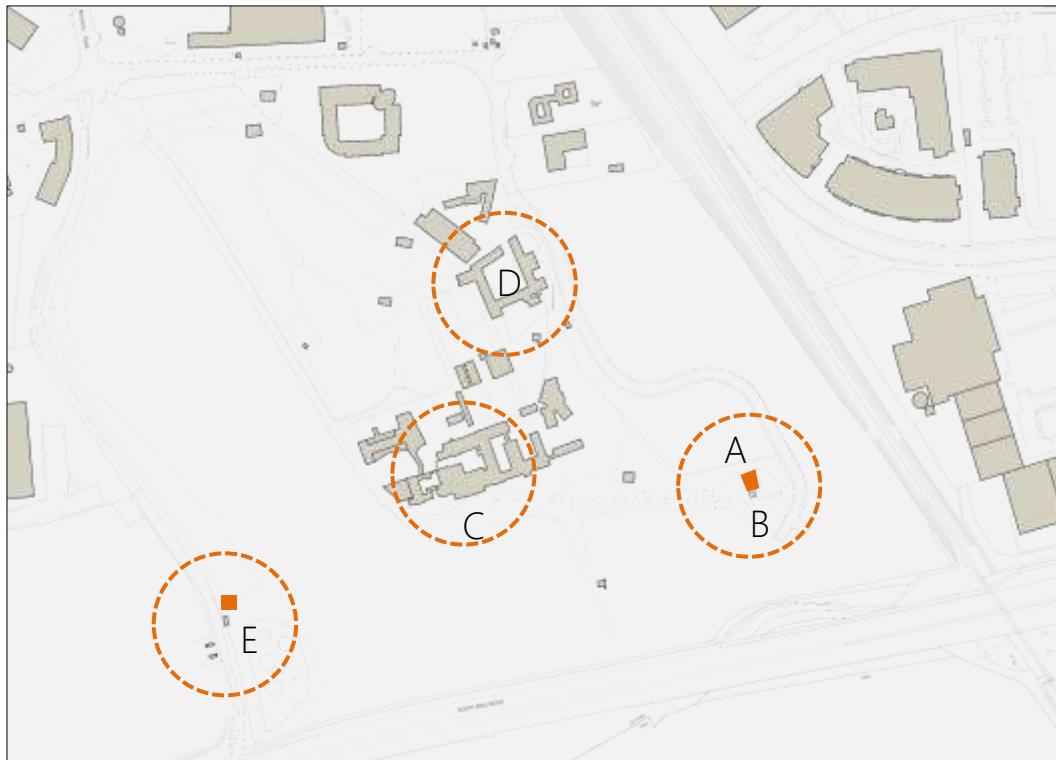


Lands A are owned by EVE (ESTUARY VIEW ENTERPRISES 2020 LIMITED) –. Lands A represent approximately 16.3 hectares (40.3 acres). Lands are fully serviced and accessible to adjoining greenway & road networks.

EVE – land ownership

Site Assessment

Heritage, Recent & Older



A -Cemetery

B -Folly (NIAH 20872007)

C -Bessborough House

(PS 490)

D -Farmyard & Stables

NIAH (Rea. no. 20872006)

E -Ice House

(RMP no. CO074-051)

Detailed consideration has been given to all sensitive historical and heritage aspects on the site in the Masterplan presented. In Heritage approach, John Cronin Associates have set out clear terms of reference for the constraints of the Masterplan for the design team from inception of the design process.

Bessborough House represents the centre piece to the site and holds a prominent landmark view from the South with particular prominence from more distant views across the estuary valley. A large green area to the South of the protected structure is regarded as highly sensitive and is highlighted as a landscape protection zone in Landscape assessments report. Any new interventions needs to be respectful in scale and alignment not to detract from this landmark. Three other heritage elements are located across the site, the Folly to the South East, The Stables complex to the North and the Ice House to the South West. The cemetery adjoining the Folly to the South East, while not highlighted as of heritage significance in the National record of monuments, forms part of sensitive history associated with the former Mother and Baby Home and should be given sensitive consideration and acknowledgment in any future proposals. The Masterplan proposed is considerate of all these aspects and endeavours to offer a sensitive solution to the sites future.

1837-1842 6 inch map



Cassini map



1888-1913 25 inch map



Mother & Baby Home (image date unconfirmed)



Arboricultural Analysis

A preliminary assessment of the Arboricultural value to the specimen variety across the site has been conducted and is referenced in the Historic Landscape assessment as part of the submission. Large tree stands form significant features across the landscape and provided for a high quality environment. The Masterplan acknowledges this high quality asset to this location and uses this feature to offer an enhanced parkland setting for the community.



1995 AERIAL PHOTOGRAPH



MATURE SPECIMENS BROAD LEAF & MIX



BROAD LEAF FORMAL ORDERED LAYOUT



RECENT (c.2000) MIX, SAPLING & HEDGEROW



Contours

The Topography on the site is significant to the interpretation of the Masterplan, with Bessborough House occupying an elevated prominent location central to the site. The Lands to the South and West have significant level change offering and opportunity for any interventions to be respectful in prominence while still achieving a sustainable community population within the site. Lands to the East and South while more elevated benefit from mature tree stand locations to minimise any impacts on the existing built heritage.

Cultural Heritage Elements



— Visually sensitive to South

★ Structures of Significance

— Mature tree Stands

■ Indicative extent of Neighbourhood/memorial park

A New Masterplan

The landscape setting of the site is unique to the local and offers a template for a sensitive approach to a Parkland typology of residential community. Key to the success of this type of intervention is to maximise the natural amenity of the site and sensitively locate and shape any elements to compliment these core landscape elements. From mature tree stands, woodland walks, expansive parkland and heritage elements, all provide the components that intervention should happen 'around' and enhance this environment. With a Parkland approach to the site, pedestrian and cycle linkages become key elements to consider given the proximity to the former railway greenway to the East. All Architectural elements should be treated as placements on the existing parkland as opposed forming green spaces around a more urban typology. Heritage and landscape elements typically considered constraints should be treated as opportunity's for site to support and enhance its unique identity.

The central heritage elements to the site and expansive green areas to the South, present natural fulcrums for any proposals to play off. From interconnected green linkages to place making opportunity's, these core elements inform all aspects of the masterplan. Communities will gain from this sense of place and high quality amenity value with the scale of the Southern park alone providing huge opportunities for public amenity and recreation elements such as mixed age playgrounds, ball pitches, skate parks and quiet areas of interest, viewing and reflection.

The proposed Masterplan presents an overview on how these elements could come together to provide Bessborough as a place at the heart of this area with a diverse, sustainable and vibrant place to live, while enjoying the quality of its retained setting into the future.



Potential for the future

NEW
COMMUNITIES

NEW
COMMUNITIES

NEW
COMMUNITIES

Neighbourhood / Remembrance Park

PLAY /
RECREATION

MEMORIAL
SURVIVORS

MEMORIAL
PAST



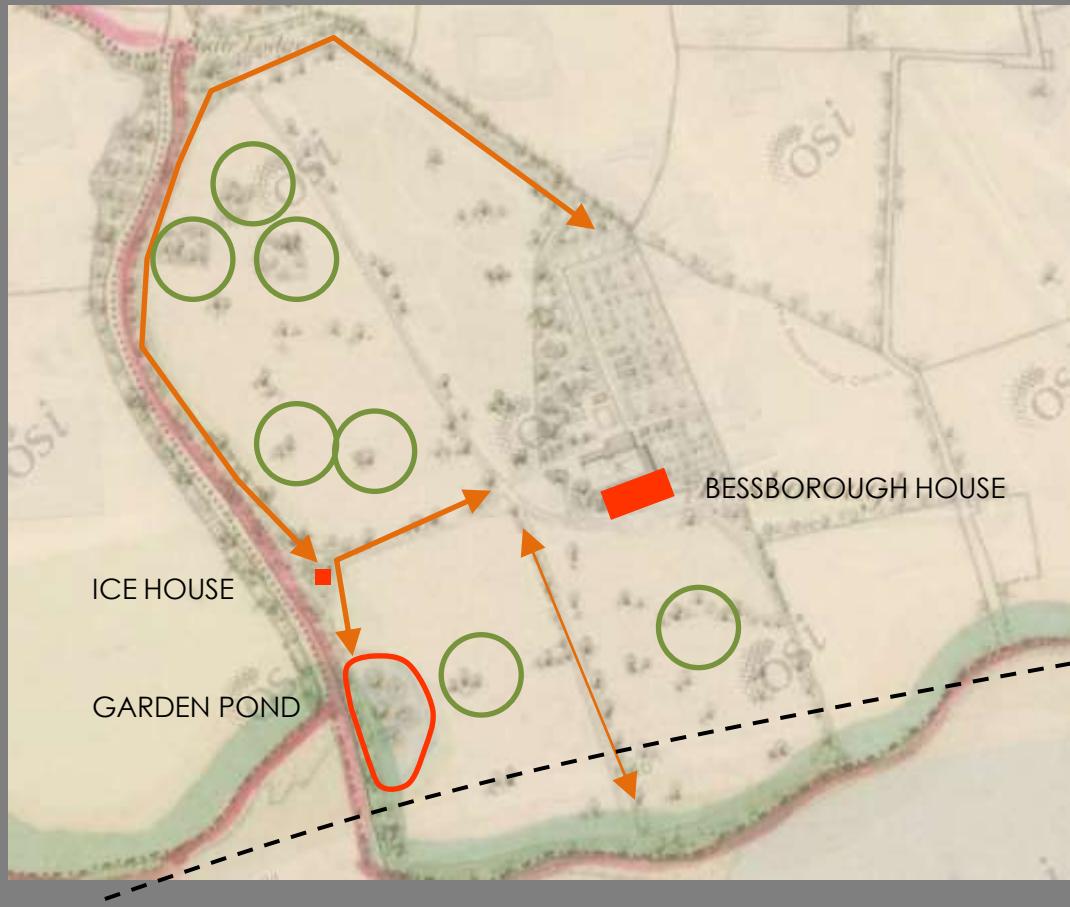
The approach is simply to provide the scenic South facing Parkland to the South of Bessborough House as large Remembrance Parkland while retaining the parkland character & value to the North of this for the creation of new homes and communities. Areas North of Bessborough House (X-X on Map), we see as having possibilities for new communities and regeneration.

- NEIGHBOURHOOD / REMEMBRANCE PARK
- NEW HOMES
- NEW HOMES – SOCIAL & AFFORDABLE





Community & Public linkages

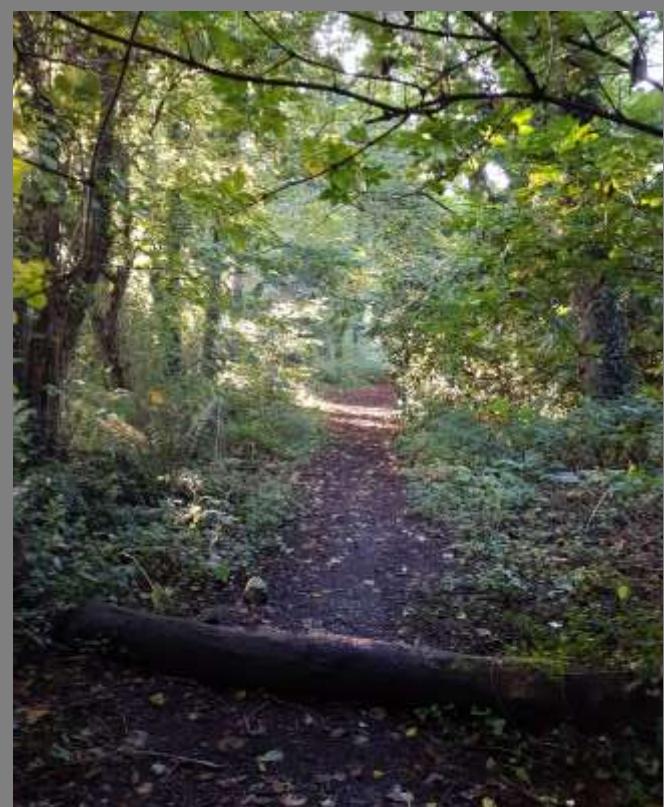


- ↔ HISTORIC ROUTES RESTORED WITH PUBLIC ACCESS
- HISTORIC LANDMARKS
- HISTORIC TREE CLUSTERS RE-PLANTED WITH NATIVE SPECIMENS

Historic landscape restoration



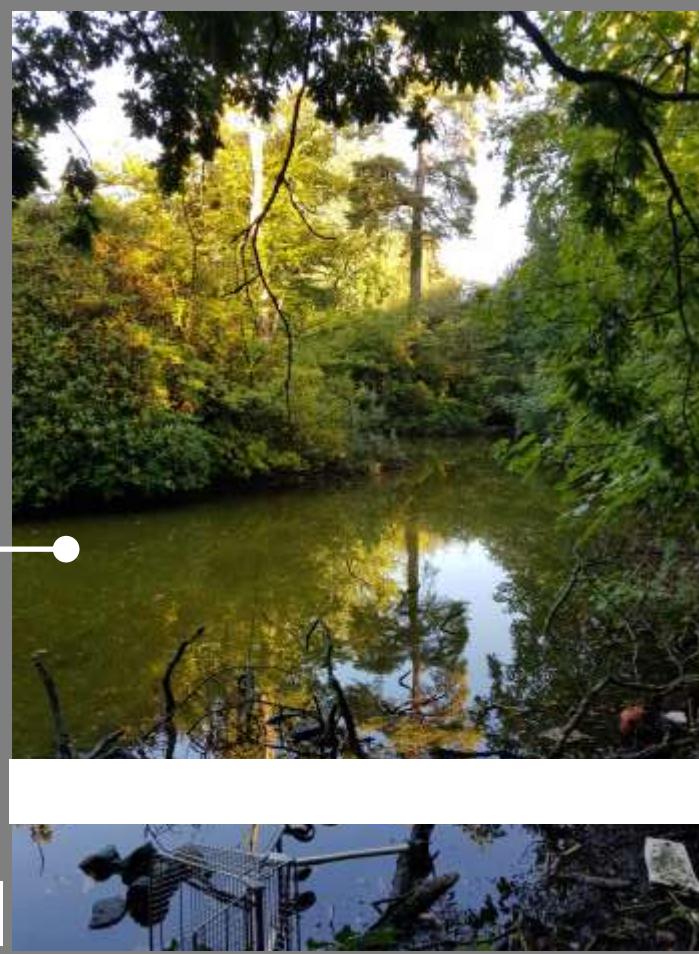
Disused historical path - renewal



Disused historical path - renewal



Existing greenway (West)



Potential Remembrance Park to South

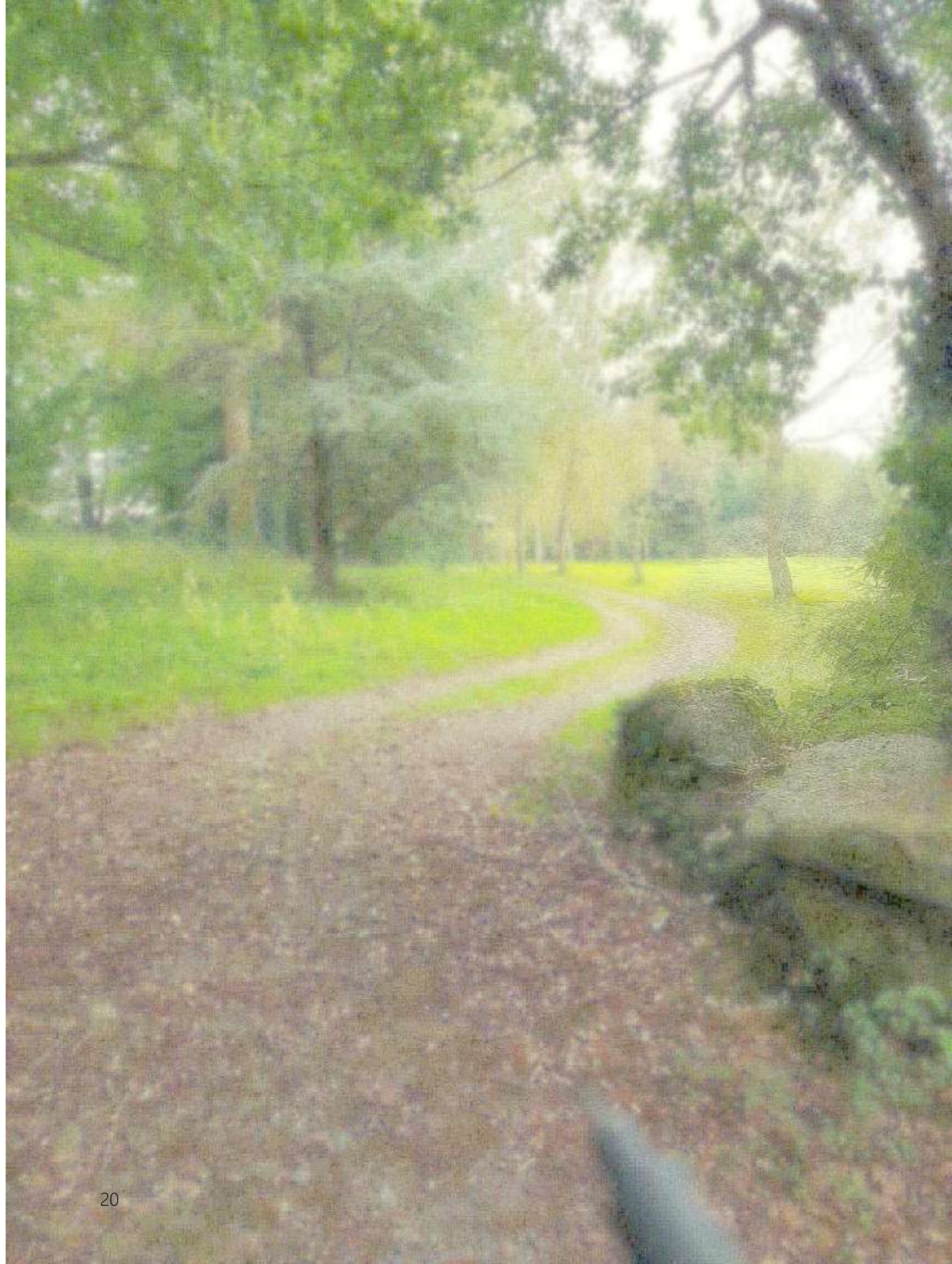
Cork City Council Analysis

In his report to An Bord Pleanála on the MWB Two Ltd SHD application the City Council's Conservation Officer indicated that

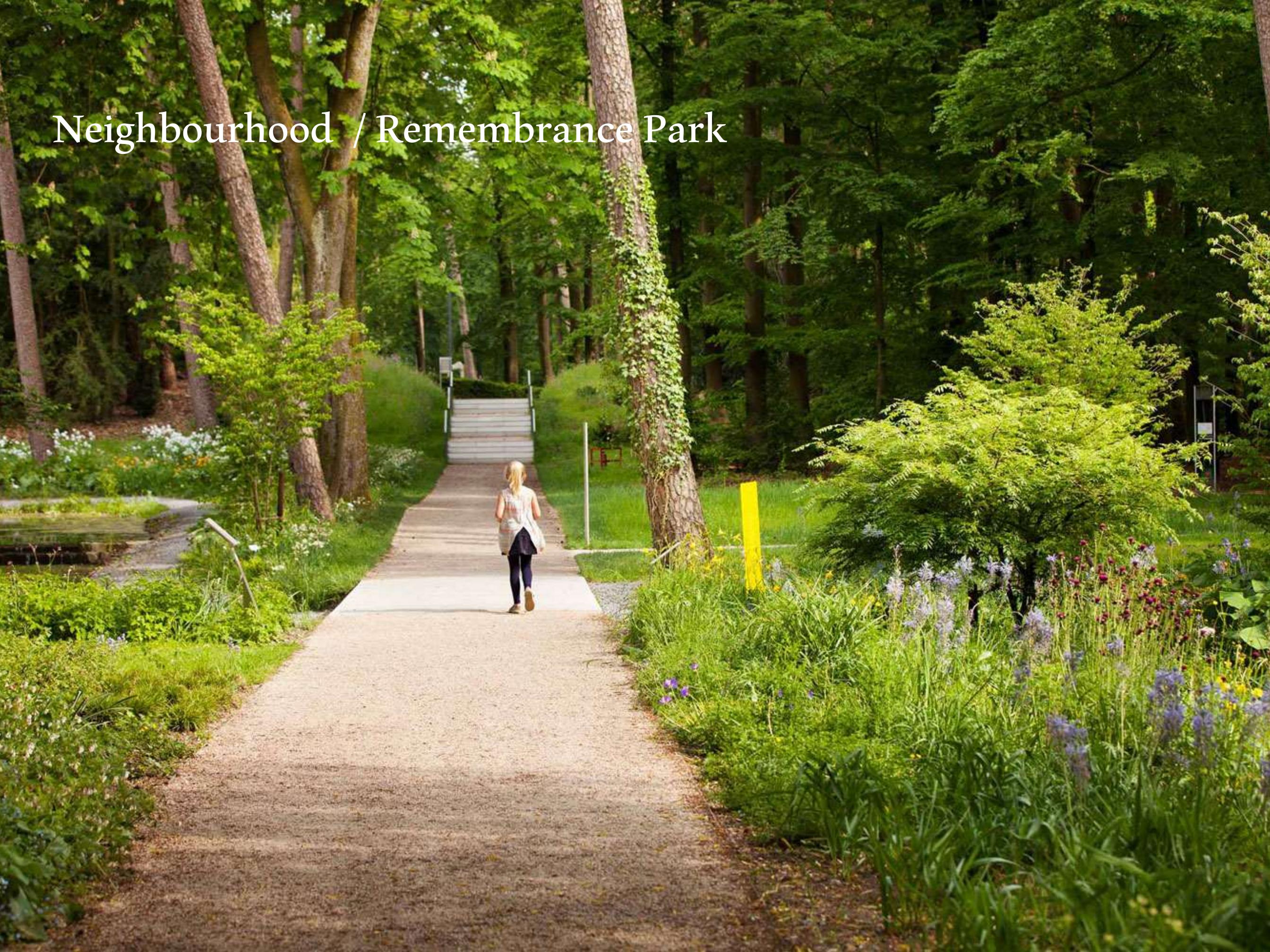
'The site is located immediately to the north of the 19th C stone folly, a landscape feature of the former demesne and consequently part of the curtilage of the protected 18th C house'.

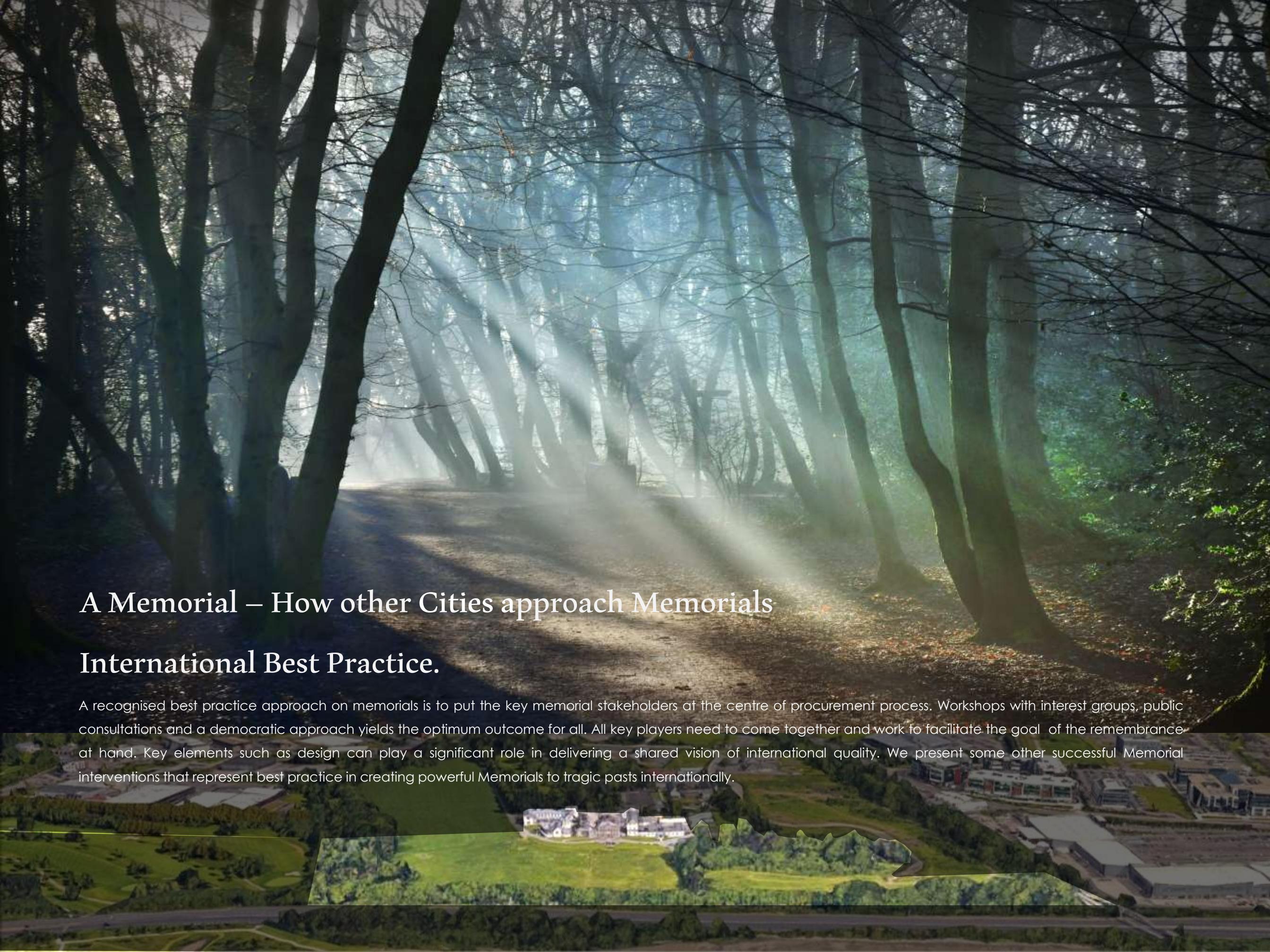
'The house, outbuildings and demesne landscape features, including the folly, were originally situated in a rural largely agricultural landscape; since the 1970s they have gradually been absorbed by the suburban growth of Cork city and today are facing even greater change as national policy seeks to increase density as part of a more sustainable model of urban living'.

'Given this context, the aim of the protection of our cultural heritage in an evolving urbanised landscape is not to freeze development but to ensure that the significance of the existing sites is retained and reinforced as part of how that new development is conceived.'



Neighbourhood / Remembrance Park





A Memorial – How other Cities approach Memorials International Best Practice.

A recognised best practice approach on memorials is to put the key memorial stakeholders at the centre of procurement process. Workshops with interest groups, public consultations and a democratic approach yields the optimum outcome for all. All key players need to come together and work to facilitate the goal of the remembrance at hand. Key elements such as design can play a significant role in delivering a shared vision of international quality. We present some other successful Memorial interventions that represent best practice in creating powerful Memorials to tragic pasts internationally.



By Gaeta Springall Architects:
The site is in Chapultepec, the most important park of Mexico City. This part of the forest belongs to the Federal Government and was under the custody of the Secretariat of National Defense for many decades, so, first of all, the memorial project means the recuperation of 15,000 square meters of public space. In this project, we give material form to one of the most important issues of contemporary Mexican society: violence. In response to this, we propose an open project, open to the city and open to appropriation by its citizens: a space that exists in a state of complete openness to the city and the people

Memorial to Victims of Violence – Mexico City

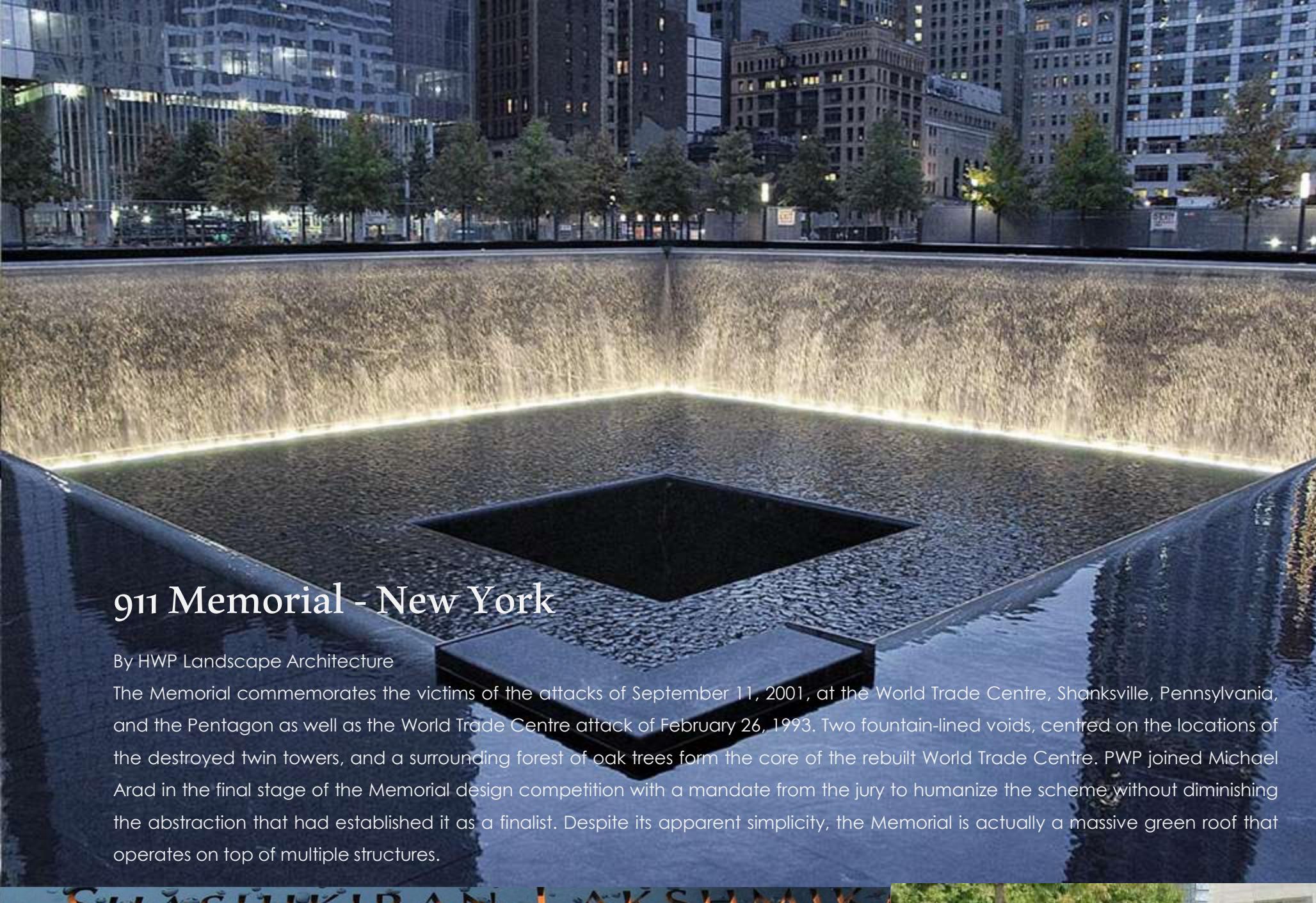


WES Landscape Architecture: On the site of the concentration camp Esterwegen, built in 1933, a memorial was set up in memory of all fifteen camps in the Ems region and their victims. None of the above-ground construction elements were still standing. For this reason, "tree parcels", with the dimensions of the former barracks were cut out of the red oaks planted in the fifties. A contrast to this almost park-like scenario is formed by the gravel covering of the entire area that once housed the prisoners, the bulky silhouettes like paper cuttings, high walls made of Corten steel, an interpretation of the watchtowers, the course of the wall and the gates. A place for "active" recollection has developed, which encourages the visitors to allow the history and the topography of violence, threat and destruction to evolve in their imagination, while also relating this to the present.



Esterwegen Memorial Site – Esterwegen Germany





9/11 Memorial - New York

By HWP Landscape Architecture

The Memorial commemorates the victims of the attacks of September 11, 2001, at the World Trade Centre, Shanksville, Pennsylvania, and the Pentagon as well as the World Trade Centre attack of February 26, 1993. Two fountain-lined voids, centred on the locations of the destroyed twin towers, and a surrounding forest of oak trees form the core of the rebuilt World Trade Centre. PWP joined Michael Arad in the final stage of the Memorial design competition with a mandate from the jury to humanize the scheme without diminishing the abstraction that had established it as a finalist. Despite its apparent simplicity, the Memorial is actually a massive green roof that operates on top of multiple structures.

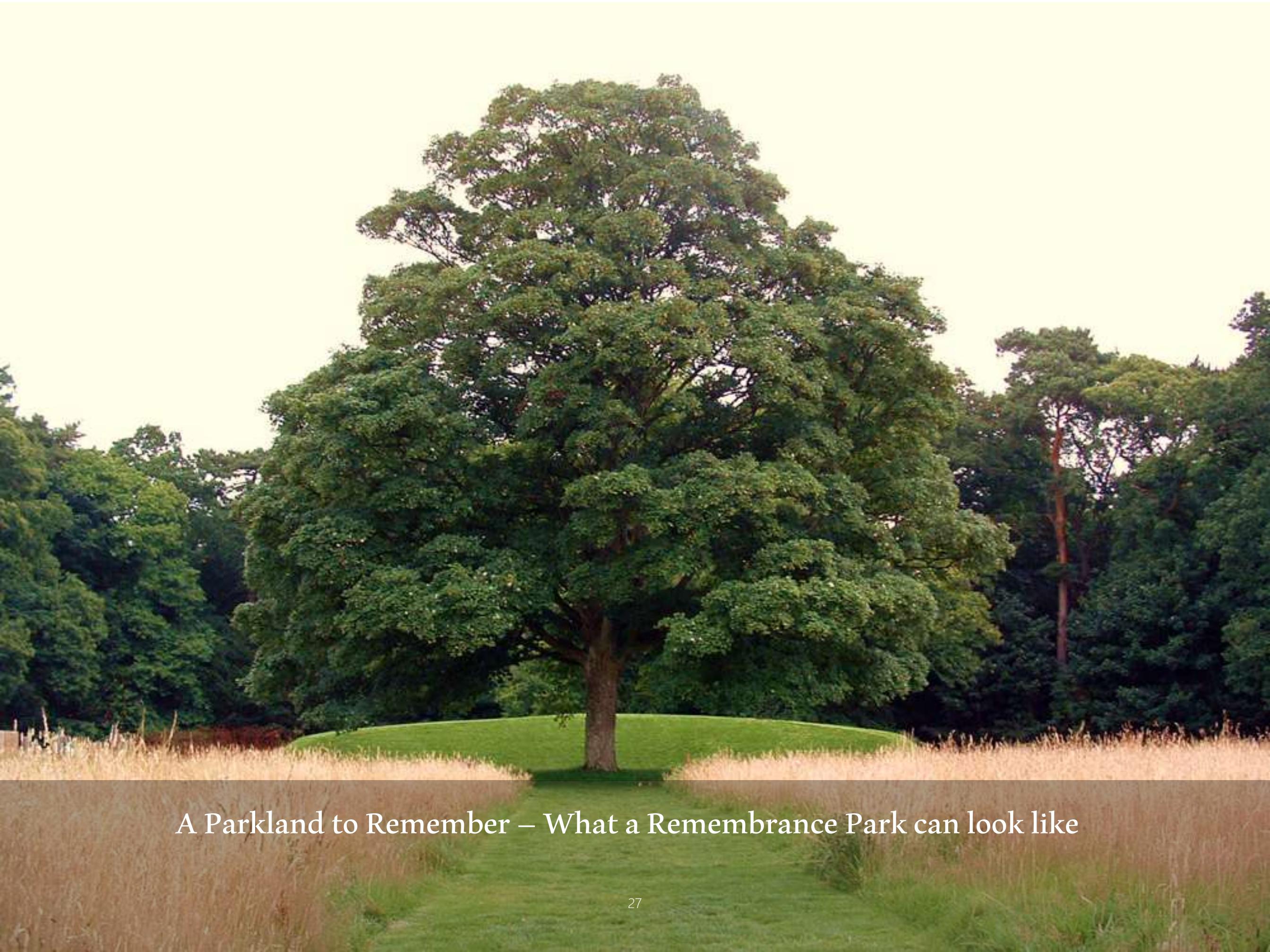




The Bluff Memorial -Ypres Belgium

By OMGEVING Architects :

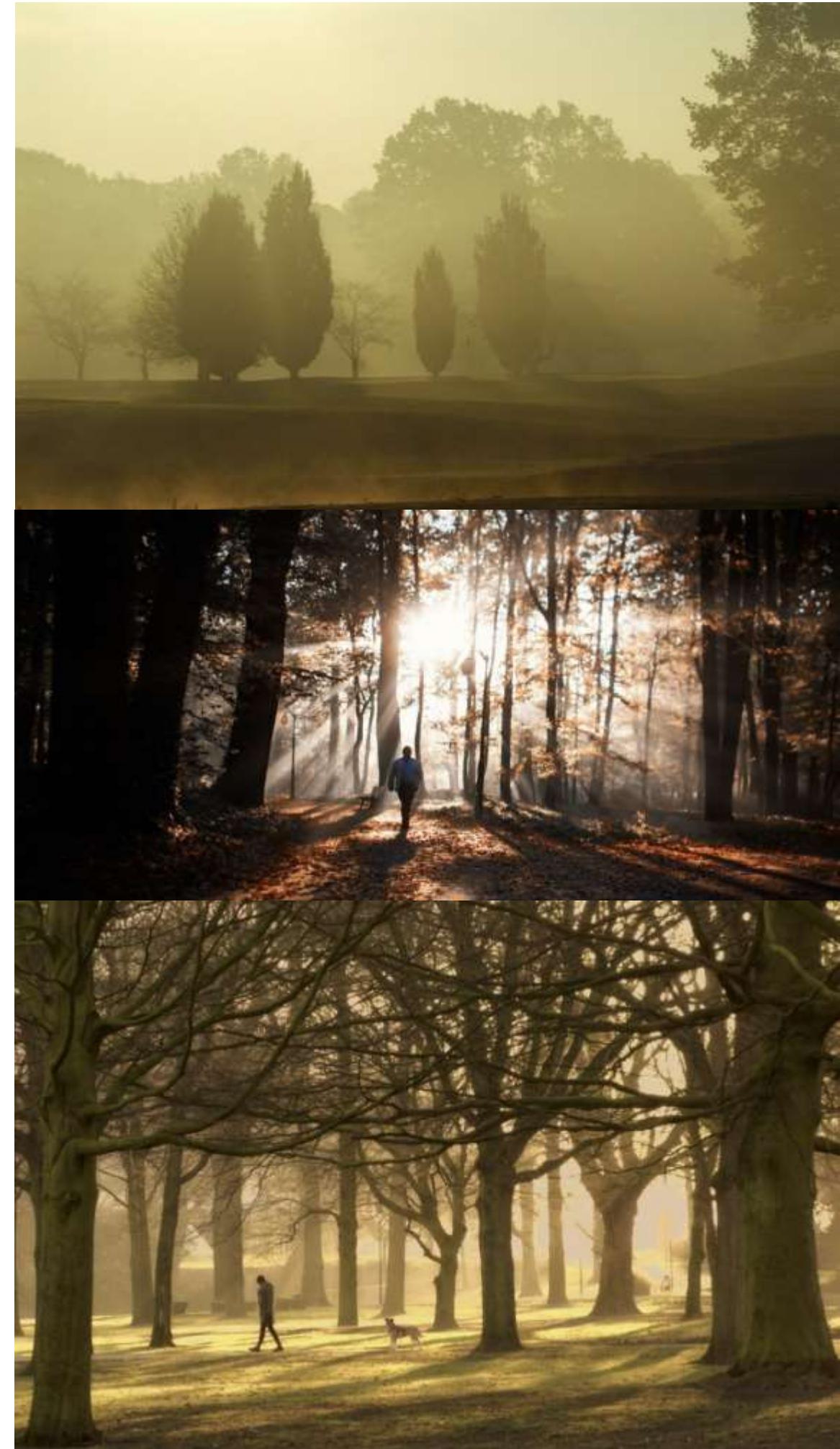
The Bluff in the notorious 'Ypres Salient' is a unique wartime landscape that survives from the First World War. The site was the scene of widespread feverish digging of underground passages and shafts, mine explosions, sabotage and attempts at eavesdropping. In the context of the cultural tourism project, 'Remembrance Park 14-18', subtle measures in and around the site have been taken to improve access for visitors and so that visitors can see what the unique landscape framework in which the fighting took place looked like.

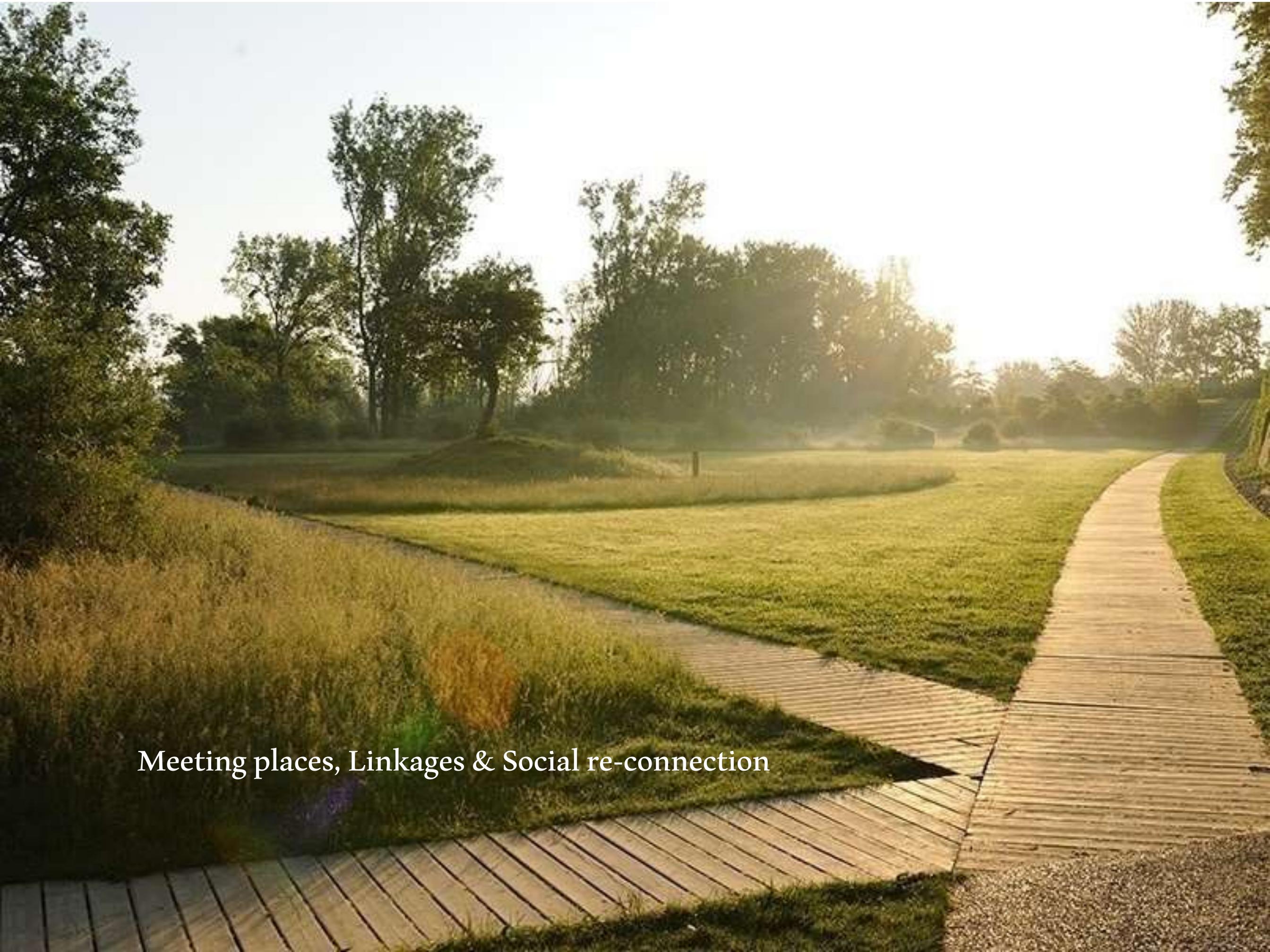


A Parkland to Remember – What a Remembrance Park can look like

Nature

There is an opportunity to use and build on the existing natural landscape on these grounds, to create a park and green space for the public to use. Our belief is there is a basis already that exists in the current landscape character which, with some low level intervention in parts, could renew this space into a beautiful remembrance park for the citizens of Cork.





Meeting places, Linkages & Social re-connection



New communities to the North of the Park will create new homes for families to live and grow. We believe through quality design approaches to the sensitive landscape, architecture and public realm, it can be a place for communities to build, to grow and meet together. A space too for individuals to come to contemplate. For children and their families to come and play.



PLACE MAKING



LANDSCAPE FEATURE ENHANCEMENTS



COMMUNITY AMENITIES



ACCESS FOR ALL



SENSITIVE INTERVENTIONS



WOOD LAND WALKS & CYCL WAYS



Play - A New Generation

Play - A New Generation





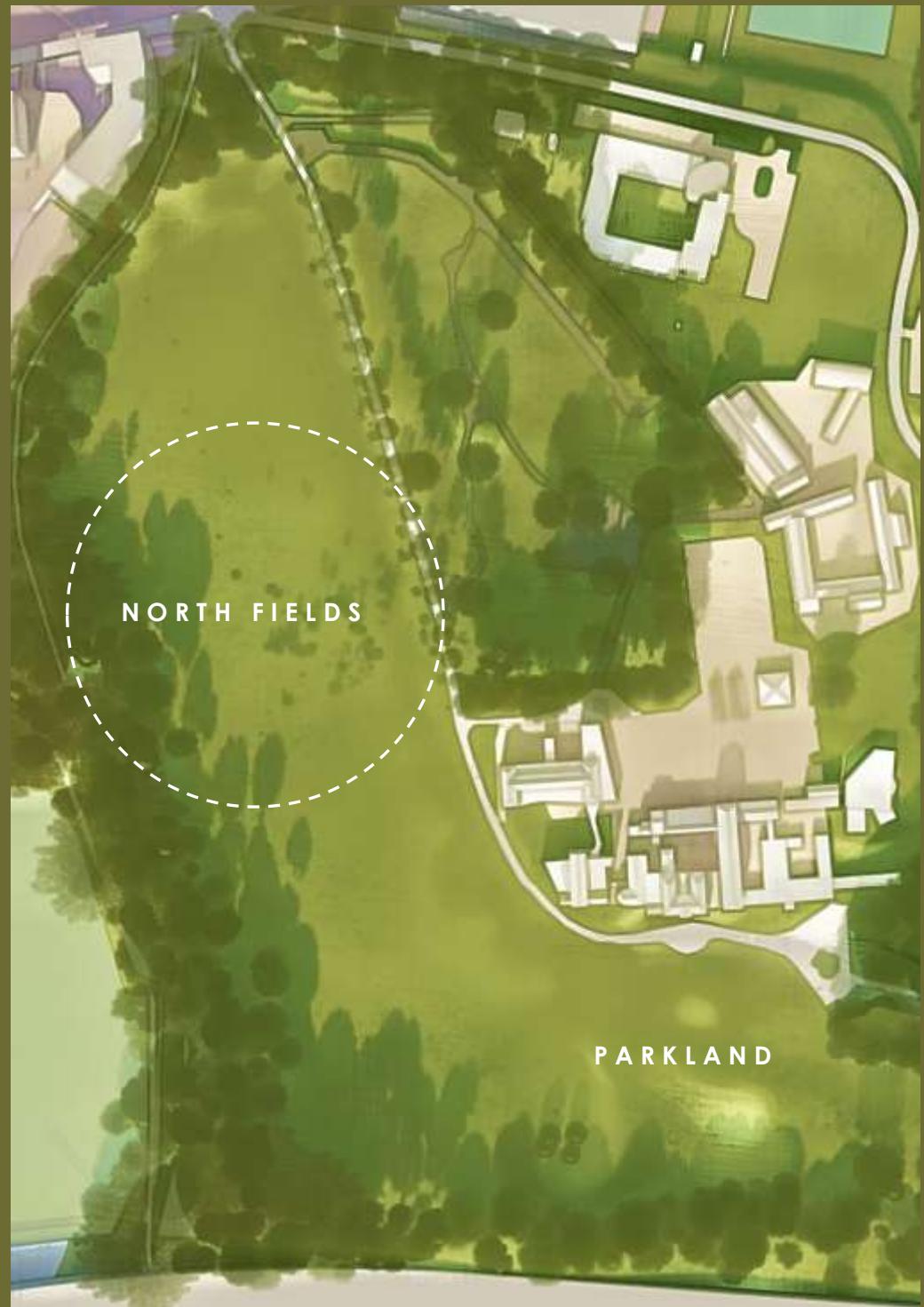
Bessborough presents a unique opportunity to have a new space for children, for children to be the focus in a new and positive way – a new generation while acknowledging the past. This location has the potential to create innovative & child centred spaces of play and exploration. Already on site is an award winning Creche facility ushering in a new generation of child focused care. We feel new play areas with children's voices in laughter and play in this place would hold deep resonance coupled with the remembrance theme at its core



New Residential Community at North Fields

Situated in the south eastern suburbs, Bessborough has become a highly sustainable and self sufficient location. Adjacent to the thriving district centre of Mahon which has witnessed exponential employment expansion over the last 15 years, and one of Cork's strongest performing areas in terms of growth during the period 2006-2016. Hubs such as Mahon Point Shopping Centre, Mahon Point Retail Park and several major industry employers make this a flourishing area and present sustainable and viable employment opportunities for existing and future residents.

The potential of the area to accommodate continued growth has been acknowledged in successive City Development Plan since 1998 and the current Cork City Development Plan 2015 assigns Mahon a designation as a 'Key Development Area'. It is an area earmarked for significant public transport investment in the coming years and is primed to play an ever-increasing critical role in the economic development of Cork City and wider Cork Metropolitan Area



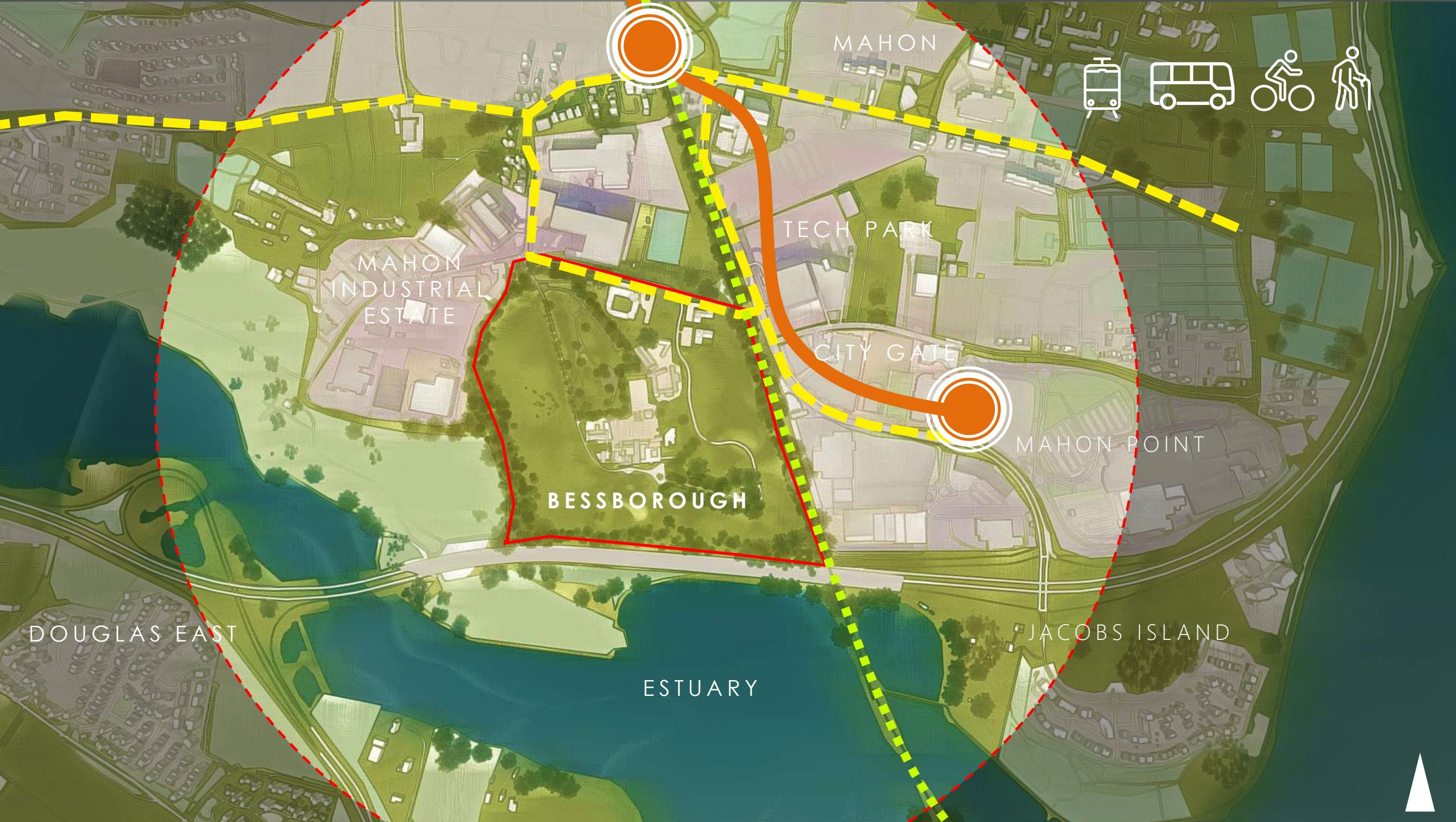


Cycle Network

- BESSBOROUGH BROAD AREA LOCATION
- CYCLE NETWORK



10 MINUTE WALKING TIME



Connectivity and Place Making

- BESSBOROUGH BROAD AREA LOCATION
- CMATS LIGHT RAIL INDICATIVE ROUTE
- CMATS BUS CORRIDOR



CMATS LIGHT RAIL STATIONS



10 MINUTE WALKING TIME



CMATS BUS CORRIDOR



GREEN WAY TO CITY



New Communities

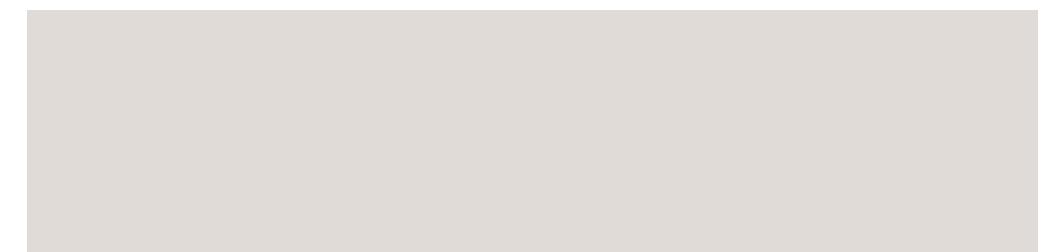
The site is strategically located next to strong employment zones and in proximity to the City centre core. It benefits from nearby links to key sustainable transport networks, from the adopted CMATS rapid rail routes in Mahon, the priority bus corridors to extensive cycle way network with the former rail line green way forming a central piece to this connectivity adjoining the location. While this presents huge opportunities for the development of a sustainable community, the natural and heritage character of the location offers a potentially unique setting for new communities. A parkland approach has been adopted in the Master Plan with the Natural landscape providing the principle core design generator to allow a less urban and more expansive and parkland approach to future development.





The site's special character and scale allows for sensitive interventions to the surrounding arboriculturally rich environment. High quality amenity and recreation areas follows this approach with clear greenway linkages to surrounding areas and facilities. New architectural forms and aesthetics can be treated softly in this setting where the visual quality of the landscape and tone becomes the centre piece and the Architecture a backdrop.

Bessborough presents the opportunity to create an unique living environment for its occupants while enjoying central connectivity and proximity to nearby supporting services as a flagship sustainable model for the future.



zoning request

- To reinstate Historic Landscape
- Provision of grounds to the south of Bessborough House for use as a Memorial & Neighbourhood Park;
- To allow development to the north and north west of Bessborough House consistent with the landscape and protected significance of the site
- Residential development permitted on lands to the north west to be reserved for social & affordable use or housing in support of the Government's 'Housing for All',





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