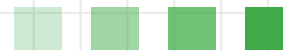


Landscape Design Statement Monaghan Civic Offices

the **paul hogarth** company



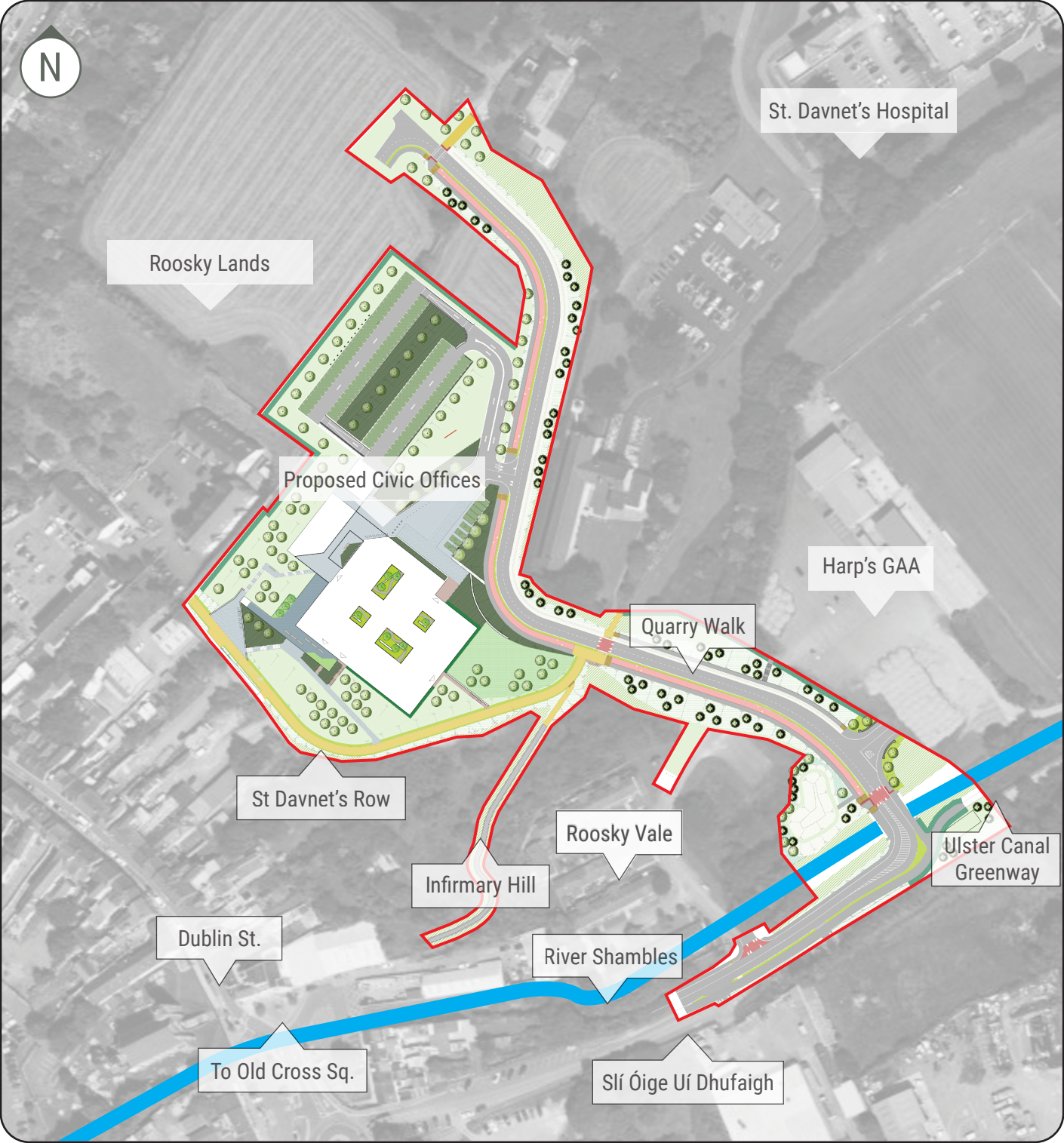
September 2023



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Fig1. Plan Showing Proposals with aerial map and redline boundary-3.9Ha



Redline Boundary - Proposals

1. Landscape Design Opportunities

This document explains the approach to the landscape design in relation to the Civic Offices proposed within the south facing land to the North of Dublin Street, Monaghan Town.

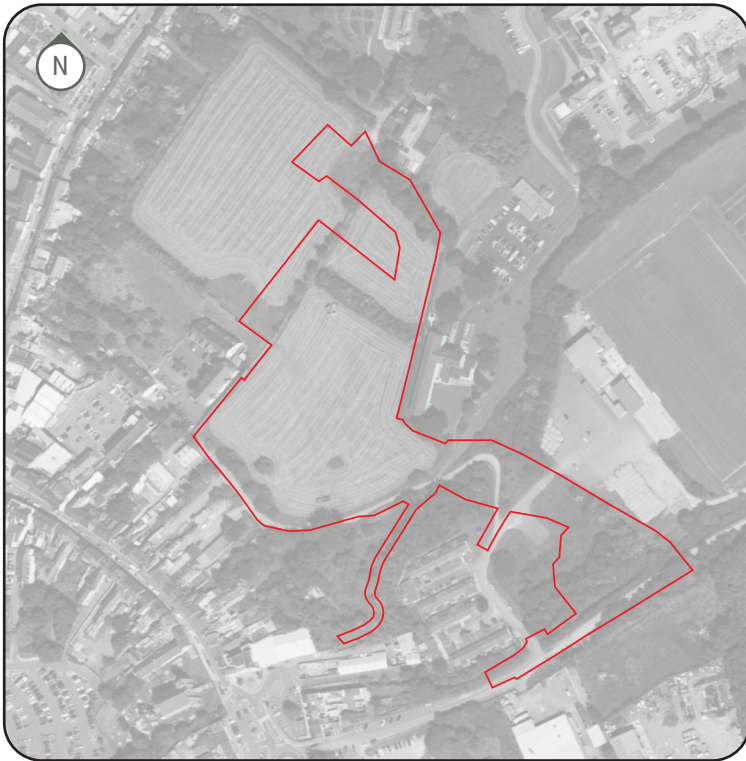
The landscape proposals are designed to align with the principles outlined in the Roosky Lands Masterplan and future development of Dublin Street North Regeneration Plan, in that they will provide seamless links to future and existing developments by creating a high-quality external environment that is defined by legible stimulating spaces, utilising a range of hard and soft materials, reflective of the immediate environment, its heritage and the architectural proposals.

By developing an environment that is meaningful, accessible to all and adaptable for the community to benefit from events is central to ensuring the continuing enrichment of the Civic Space, associated directly with the Civic Offices.

The aim is an external environment that is:

- Practical and distinctive
- Sensitive to the sites location, gradients, views and heritage
- Considerate of high quality soft and hard materials which are appropriate to long term maintenance and sustainability
- Rich in terms of its biodiversity
- Adaptable to activation and flexibility
- Low in terms of embodied carbon

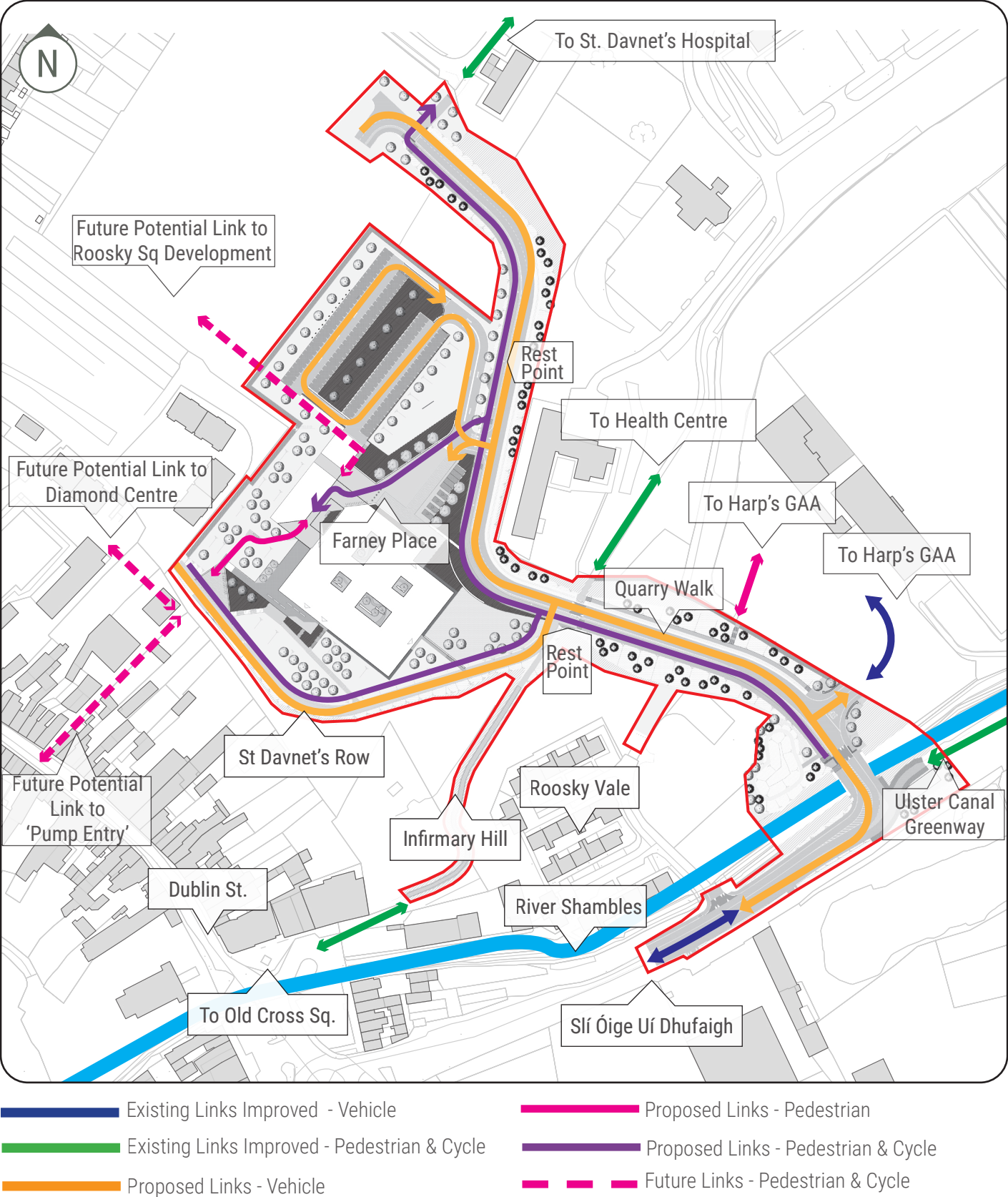
Fig1.1 Plan Showing aerial map & redline boundary



Redline Boundary - Existing Conditions



Fig2. Plan showing existing and future links



2. Connectivity and Wider Landscape Opportunities

The site is located to the North of Dublin Street, Monaghan Town at the mid-point of the rising ground, on a South facing slope, with views of the Town's rooftops and glimpses of agricultural countryside beyond. The location is currently improved grassland with tractor access via St Davnet's Row. A narrow footpath, Infirmary Hill, connects the site from Old Cross Square to St Davnet's Hospital to the North. To the South of St Davnet's Row the site abuts the backs of Dublin Street properties, with groups of storage buildings and yards arranged along narrow passageways.

Key features of the existing site demonstrate the role landscape can provide in wider connectivity and flexibility of use. These opportunities have influenced the layout of the scheme and dynamic earth modelling has been implemented to improve links and accessibility, encouraging users to approach the building on foot or cycle. Given the challenging topography, resting points (RP) with seating and cycle stands have been located along the main approach at Quarry Walk and wheelchair and buggy access have been provided to public approaches to the building ensuring level access. Farney Place provides direct accessible parking alongside opportunities to stage events within a generous shared space directly associated with the Civic Offices.

Key Connecting Concepts & Approaches





Cycling Opportunities

Integral to the design and layout of the scheme is the identification of potential wider movement networks and opportunities. Adjacent links to the Ulster Canal Greenway and Infirmary Hill will benefit those cycling to the Civic Offices from beyond the urban fringes of Monaghan Town. By promoting physical activity and extending peoples commuting opportunities the Civic Offices align with the MCDP objectives associated with Table 1.2 County Monaghan Strategies, Walking and Cycling Strategies. Future pedestrian and cycling links to the Diamond Centre will enable greater connectivity to the Town Centre with footpath widening and lighting upgrades to Infirmary Hill also contributing to safer shared pedestrian and cycling access from Old Cross Square. Cycling storage is proposed to be provided within the service block for staff and visitor cycle stands are provided at St Davnet's Row and adjacent to the primary pedestrian access to the building.



Indicative Image: Dedicated Pedestrian, Cycle and Vehicle Route



Pedestrians

By being connected to the existing Ulster Canal Greenway the infrastructure is built in to meet MCDP 5.9 Cycling and Walking Strategies and Transport and Infrastructure Objective TISO 1 to achieve more sustainable movement patterns. When approaching the Civic Offices from Slí Óige Uí Dhufaigh and the Ulster Canal Greenway along Quarry Walk the building is elevated and becomes clearly visible to visitors, ensuring enhanced legibility at the approach. Views to St Macartan's Cathedral from the proposed podium terrace provide further links to cultural heritage, allowing these visual cues to respond to the sites connectivity, responding to its location. Visual links along the alleyways from Dublin Street up to the Civic Offices will tie into the urban fabric. Future connections from Dublin Street to the proposed lift tower will direct the eye from the 'Pump Entry' to the accessible approach from St Davnet's Row.



Indicative Image: Dedicated Pedestrian and Cycle Route



Future Proofing Linkages

In responding to the Roosky Lands Masterplan Strategy and Dublin Street North Regeneration Plan the objective is to provide a context sensitive proposal, which responds to the gradients of the site while being sensitive to its neighbours. The building has been designed to nestle into the hillside as a series of platforms giving rise to a variety of spaces and uses. The proposals have been developed to ensure they are future proofed with links to adjacent future developments via St Davnet's Row and North toward the future Roosky Square. The location of the Civic Offices is central in forging new and improved cycle, pedestrian and vehicular access to the existing urban fabric. The Civic Offices proximity to Monaghan Town creates a sustainable town centre encouraging access by foot and cycling.

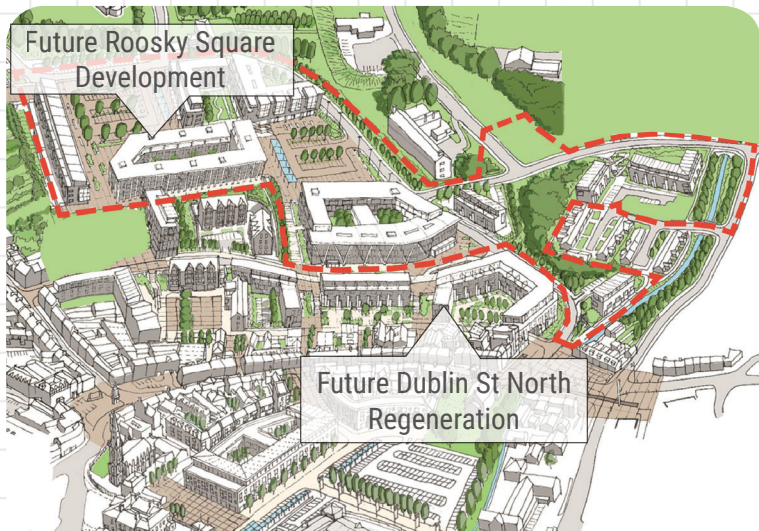


Illustration: Roosky Lands Masterplan Strategy