

2. Framework Strategy

2.6 St. Mary's Park

Residents at St Mary's Park who attended public consultation events held in March 2013 gave near unanimous support for the objectives of the refocussed Framework Plans presented. The physical objectives are grouped under key strategies and are described in more detail as follows:

2.6.1 Movement and Connectivity Strategy

It is the objective of the Framework Plan to:

1. Examine options to improve permeability and connections from St Mary's Park to its wider context at the following locations, whilst ensuring protection of the integrity of the environmentally designated sites:
 - a) At Island Road: to improve connectivity from St Mary's Park to the Medieval Quarter by transforming from a route that is predominantly designed for the movement of vehicles to a traffic calmed street where the needs of pedestrians, cyclists and public transport users are prioritised. Measures to balance the needs of different street users, for example the narrowing of carriageways, the redesign of the major roundabout at Island Road and side-road entry treatments, will be incorporated to improve safety for all road users.
 - b) From the northwest of St Mary's Park to the New Road, Thomond Park and beyond.
2. Improve local connections converging on the existing St Mary's Park Community Centre at the following locations:
 - a) A one-way link road from the Toll House to Verdant Place. This proposal recognises the restricted dimension between the Toll House and the Bridge and the lack of pedestrian footpaths in the area.
 - b) A new street, at Island Gate, from Verdant Place to Dominick Street.
3. Provide on street parking along existing and new streets where feasible. Lengths of on-street parking will be broken up through the inclusion of a street trees or other landscape features. Parking areas will be designed so that they do not dominate the street scene. Short term on-street car parking will also be provided adjacent to the existing Community Centre.
4. Provide crossings for pedestrians and cyclists which will provide direct and convenient access between local amenities at the following locations:
 - a) At Star Rovers Football Club;
 - b) At the Primary Health Care facility at Island Road;
 - c) At St Mary's Community Centre, Verdant Place.
5. Retain the general arrangement of streets and services infrastructure as existing within St Mary's Park.
6. Environmentally improve the existing street network of St Mary's Park to provide a safe, attractive, accessible and well-designed network of streets in tandem with the upgrade to the existing water network and refurbishment works to existing houses.
7. Maintain and augment the existing embankment walkway.

St. Mary's Park Movement and Connectivity Map



Legend

Movement and Connectivity Strategy

- Statutory Regeneration Area Boundary
- Study Area Boundary
- Strategic Link
- Local Street
- Enhanced Traffic Calming and Crossing at Major Junction
- Informal Pedestrian Crossing and Traffic Calming
- Existing and New Replacement Housing
- Active Open Space
- Passive Open Space

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

2. Framework Strategy

2.6.2 Land Use Strategy

It is the objective of the Framework Plan to implement the following land uses:

Employment Generating Uses

1. Promote employment growth in King's Island and St. Mary's Park through the re-use of underutilised sites, derelict buildings and the upgrading of sites already in employment uses. Consideration should be given to how the extent of the reuse will meet the needs of local people and in particular the unemployed.
2. Promote the development of key strategic sites within Nicholas Street and Bridge Street for potential enterprise development attracting further inward investment.
3. Support the creation of an identity for Nicholas Street, the main commercial street within King's Island and St. Mary's Park. Develop stronger relationships with the creative, tourism and cultural industries sector whereby on-site employment opportunities are created for members of King's Island and St. Mary's Park to work near where they live and where the employment offer generates complimentary supporting facilities.
4. Regenerate unutilised or underutilised land and buildings in St Mary's Park and King's Island by considering alternative uses of a temporary nature, 'meanwhile uses', to ensure a productive use. Sports use, allotments, small scale urban farms, urban nurseries, use of buildings by arts, community and educational organisations are some of the potential functions for unutilised land and buildings. Temporary uses also offer potential to grow into new or sustainable permanent uses.
5. Promote the development a National Social Innovation hub within Nicholas Street to attract a mix of social innovation and social enterprise.
6. Promote the development of the waterway to include St. Mary's Park, Moyross to Grove Island and the city as a flagship project with training, employment and tourism potential. The development of a maritime themed approach will open access from the city to regeneration areas and link into tourism destinations such as Killaloe. Further opportunities will include the creation of training in a range of maritime service supports, river maintenance, guiding and provision of dedicated water sports areas such as a paddle sports centre.

7. Support the redevelopment of the Opera Centre site, adjacent to King's Island/Saint Mary's Park, which is seen as an economic catalyst for the area, city and region.

Retail

8. Promote the vitality and viability of the city centre by encouraging small scale shops, financial/ professional services and food and drink uses within King's Island. The provision of these uses will not detract from the function of the existing designated District and Neighbourhood Centres. Rather the development will support and enhance the vitality as well as meet the needs of existing and additional residents in the future.
9. Ensure that all non-residential uses proposed within King's Island and St. Mary's Park have a strong street presence, generous floor to ceiling heights and window sizes or areas of glazing and flexible layout and design that allows for a range of uses over time.

Community Use

10. Support the provision of an extended multi-use community centre at St Mary's Park Community Centre to provide flexible and accessible spaces adaptable to the communities' needs. The provision of an extended centre at this location, within easy access to the city core will ensure that the centre is used not only by residents of St Mary's Park but the wider community also.
11. Ensure that the delivery of community facilities are brought forward in tandem with housing development (replacement, refurbishment and new-build housing development) in King's Island and St. Mary's Park.

Infrastructure

12. Upgrade the existing water network in St. Mary's Park in tandem with refurbishment works to existing houses. St Mary's Park is currently serviced by a 3 inch cast iron water main network (which dates from the 1930s). The provision of adequate water is a key development objective in the short-term to sustainably develop the water and drainage infrastructure for St Mary's Park for existing and future residents.

Nicholas Street,
King's Island



St. Mary's Park Land Use Map



Legend

Land Use Strategy

- | | | | |
|---|--------------------------------------|---|---------------------------------------|
|  | Statutory Regeneration Area Boundary |  | Community, Education and Cultural Use |
|  | Study Area Boundary |  | Mixed Use (Residential use permitted) |
|  | Non-Replacement Housing (eg Private) |  | Active Open Space |
|  | Existing and New Replacement Housing |  | Passive Open Space |

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

2. Framework Strategy

2.6.3 Housing Strategy

It is the objective of the Framework Plan to:

1. Retain and refurbish existing housing units where possible within St. Mary's Park in tandem with creating new connections with natural surveillance, functional public open spaces and a more consolidated urban structure refocussed around the existing St. Mary's Community Centre.
2. Promote a higher quality residential built environment, with a better mix of units and increased densities, in greenfield/brownfield sites proposed for replacement housing, in line with Government legislation and guidelines.
3. Develop sites for replacement housing in the short-medium term within a suitable catchment area of the city core (500-800m) from which residents can easily access local services and convenience shopping
4. Develop sites for replacement homes with a coherent perimeter block layout and maximise the number of homes with direct street entrances. Streets will be arranged on the outside of the block to encourage permeability.
5. Develop the site at GooGoos Hill ('the Orchard' site) for elderly housing. Small Area Population Statistics (2011) for King's Island and St. Mary's Park show relatively high elderly dependency ratios with 20% of the population recorded as being over 60 years old. This figure is particularly high when compared with recorded figures of 18.1% for Limerick City and 16.3% for the State. Furthermore, the national population projections suggests an increase in the population of older persons. At present, those presently entering old age (55-69 years) will create future demands for care, support and housing services specific to their needs as they progress to a transitional phase (70-84 years) and beyond (85 years and over). The site at Googoo's Hill will assist in delivering the anticipated demand for elderly housing in the future.
6. Encourage, in refurbished homes within St Mary's Park and at Gaol Lane, the incorporation of energy and water efficiency measures to at least meet Irish national standards and guidelines. Refurbishment of both privately owned and local authority tenanted homes will be carried out with the objective to achieve a BER rating of C.
7. Incorporate flexibility within house design to adapt to changing needs in line with standards such as Lifetime Homes.
8. Ensure that replacement homes will have generous internal and private open space in compliance with the Limerick City Development Plan 2010-2016.
9. Ensure that replacement homes will have their own front door to the street where at all possible to minimise potential problems associated with shared communal areas.
10. Ensure that replacement homes will have a positive outlook onto surrounding public spaces and streets, to create an appropriate sense of enclosure and natural surveillance, whilst protecting the privacy of ground floor habitable rooms.
11. Promote high-quality design and detailing in replacement and refurbished homes to create a sense of robustness and longevity as well as support tenure-blind principles.
12. Include a diversity and fluidity of tenure options to ensure that each part of St Mary's Park becomes more mixed. (Please refer to Tenure Diversity Strategy for more detailed information).
13. Consider the existing housing need (replacement housing and need arising due to overcrowding) of St. Mary's Park, in determining the type and size of replacement and additional housing provision in order to sustain a mixed and sustainable neighbourhood.
14. Consider the future housing need required over the regeneration programme in relation to overcrowding, emerging household types and elderly housing. It is prudent to plan for a net gain in replacement homes which will act as a sufficient buffer over the lifetime of the regeneration project.

Housing Deliverables	Total	Private	LA				
Current numbers of Occupied and Unoccupied Homes in St Mary's Park (as at 31.12.2012) ¹	386					A	
Total number of Occupied Homes	315	204	111			B	
Total number of Unoccupied Homes	71					C	(A-B)
Demolition							
Number of Occupied Homes to be demolished ²	42					D	
Number of Boarded Homes to be demolished	23					E	
Total number of Occupied and Boarded Homes to be demolished				65		F	(D+E)
Refurbishment							
Number of Existing Private and Local Authority Occupied Homes to be refurbished	273					G	(B-D)
Number of Private and Local Authority Unoccupied homes to be refurbished	48					H	(C-E)
Total number of Occupied and Boarded Homes to be refurbished	321			321	321	I	(G+H)
Replacement Housing							
Number of Private and Local Authority Unoccupied homes to be refurbished	48					J	
Number of Occupied Homes to be demolished	42					K	
Total number of Replacement Housing Need Surplus		0	0	6		L	(J-K)
Estimated additional need due to additional Overcrowding (as at May 2013)				32		M	
Overall Replacement Housing Need ³				26		N	(M-L)
New Homes proposed with approval from DoEC&LG (as at May 2013)						O	
New Homes under consideration	49					P	
Infill houses on sites previously used for housing	49						
Total new homes proposed				49	49	Q	(O+P)
Net Gain in Replacement Homes				23		R	(Q-N)
Final Number of Homes in the Study Area ⁴					370	S	(Q+I)

1 Within St.Mary's Park

2 Assumes occupied homes proposed for demolition will decant into unoccupied proposed for refurbishment

3 Housing need excludes need arising from future household formations (e.g. Elderly housing)

4 Figure excludes private units generated by lands allocated for private housing

Note: For the purpose of the housing strategies proposed for each regeneration area, a household is considered overcrowded if a person with an existing address within a regeneration area applies to the housing waiting list with a specific desire for housing in the regeneration area to which they currently reside. Therefore, no new social housing tenants from outside the regeneration areas will be introduced into the regeneration areas. It is a specific objective of the LRFIP to support those tenants who wish to remain in a regeneration area where they have lived for some time and have a strong kinship. This strong social capital, amongst other variables, will assist in stabilising the regeneration areas. This objective supports national policy guidance whereby "all households [have] access [to] good quality housing appropriate to household circumstances and in their particular community of choice" (Housing Policy Statement 2011). Furthermore, Limerick City Council supports a policy to accommodate those families to move back to the regeneration areas, who were displaced out of the areas at the beginning of the regeneration process.

St. Mary's Park Housing Strategy Map



Legend

Housing Strategy

- Statutory Regeneration Area Boundary
- Study Area Boundary
- Non-Replacement Housing (eg Private)
- Replacement Housing

- Existing Housing
- Active Open Space
- Passive Open Space

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects

Q. "Reinforce existing community hub by improving the quality and extending the choice of uses available?"

A. "The Centre needs badly an upgrade as it is been used by so many groups, young and old. If it was bigger we could have more than a café running there. And a meeting place for people to meet up for a chat."

Resident of St Mary's Park

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2.6.4 Open Space and Public Realm Strategy

It is the objective of the Framework Plan to:

1. Protect and enhance the special landscape character and setting of the Special Area of Conservation (SAC) and in particular the extensive area of SAC to the north east of the island.
2. Restrict development on the strip of land east of St. Munchin's Street which was used as a landfill site and filled with domestic refuse. It is a requirement to monitor the site and monitor in accordance with EPA Landfill Management Guidelines.
3. Return the eastern side of St Munchin's Street to parkland once demolition of the area has taken place.
4. Provide opportunities for increased community interaction and employment by encouraging local management of open space.
5. Promote the retention of existing trees at the following locations, where possible and practicable:
 - Significant tree groups to the north west and eastern boundaries of St Mary's Park
 - Within the Military Graveyard
 - Along George's Quay
 - At Merchant's Quay
6. Implement a programme of street tree-planting within the private curtilage of new and refurbished homes to ensure better management of the tree stock.
7. Minimise run-off to the existing drainage infrastructure through the integration of Sustainable Urban Drainage System (SUDS) technologies on a site-by-site basis as appropriate, i.e. swales, brown roofs, porous paving etc.
8. Retain and upgrade the following active recreation facilities:
 - Star Rovers Football Club to facilitate local sports clubs
 - Athlunkhard Boat Club
 - Handball Alley to the north of St Mary's Park
9. Explore the potential to upgrade Eel's Weir to provide a cycle and pedestrian link to the New Road and beyond.

10. Provide opportunities to maximise the educational value of the passive open space surrounding St Mary's Park. There is ample provision of passive open space in St Mary's Park at present, much of which is environmentally designated as an SAC. However the majority of the passive space remains underutilised. There exists opportunities to develop environmental awareness and training programmes as part of an economic and tourism strategy for the area. Care should be taken not to negatively impact on the natural hydrology of the designated SAC.
11. Provide for active playspace facilities, based on the existing and expected child population projections generated by the existing and future need. St Mary's Park is under resourced in terms of active play facilities. As set out in the socio-economic chapter, the age structure of St Mary's Park states that 25% of the total population of St Mary's Park is below 15 years old (216 persons). The proposed need below 15 years old generated from replacement housing in the short-medium term

envisages an extra 23 persons. The existing and proposed need will generate a play space requirement in total of 2151m²* (239 children x 9m²) of high quality active play space for a range of ages up to 15 years with good natural surveillance to maximise the safety of these areas.

12. Protect and enhance the existing biodiversity value of St Mary's Park by ensuring that proposed open space and built development proposed protects and enhances areas of biodiversity value with the view to achieve an overall net gain in biodiversity.
13. Manage the existing and future flood risk to St Mary's Park by:
 - Protecting the integrity of the existing flood defences and embankments
 - Incorporate flood resistant and flood resilient measures appropriately
 - Utilise sustainable urban drainage systems (SUDS)
 - Establish flood warning and emergency procedures.

St. Mary's Park Existing persons (CSO 2011)	Existing Number of Occupied Houses (as at 31.12.2012)	Existing Household Size for Southill	Assume 23%(CSO 2011) below 15 years old
863	315	2.7	216

St. Mary's Park Proposed additional persons based on projected new replacement homes	Proposed additional replacement homes	Household Size for Southill	Assume 23% below 15 years old
100	37	2.7	23
Total existing and proposed children below 15 years			239



*Note: At present there is no legislation that sets out precisely how much outdoor space is made available per child. However, it is suggested in the publication 'We Like This Place. Guidelines for Best Practice in the Design Of Childcare Facilities' written by the National Children's Nurseries Association on behalf of the Equal Opportunities Childcare Programme (EOCP) 2000- 2006, that a minimum of 9 sqm of uninterrupted outdoor space per child should be provided.

St. Mary's Park Open Space Map



Legend

Open Space Strategy

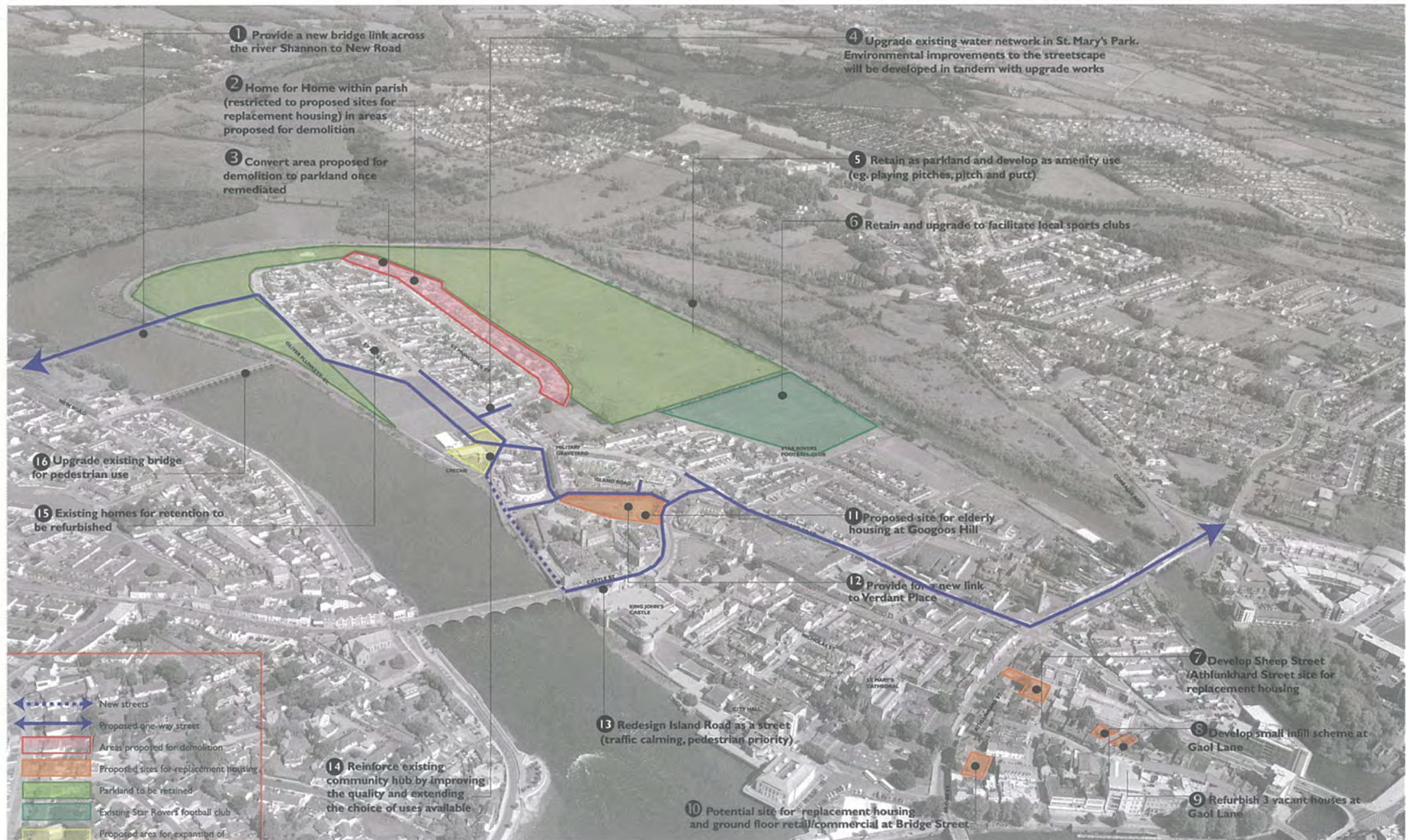
- | | |
|--|--|
|  Statutory Regeneration Area Boundary |  Existing and New Replacement Housing |
|  Study Area Boundary |  Active Open Space |
|  Key Walking/Cycling Route |  Passive Open Space |

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects



 **POTENTIAL CONNECTION**

Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.



2. Framework Strategy

2.6.5 Refurbishment Strategy

Refurbishment Strategy St Mary's Park

Refurbishment of the existing housing stock is proposed for all dwellings that are to be retained in the long term. This refurbishment will take place in the short to medium term and can progress in tandem with, and independently of, the new build programmes.

A comprehensive programme of the refurbishment works will be prepared once the strategy is agreed. The refurbishment strategy has been developed in response to the following:

- The current economic climate refurbishment will create a greater impact within a shorter time scale.
- The desire of many members of the existing St Mary's Park community to see a portion of the existing housing stock retained.
- The key objectives of the regeneration strategy can be met by creating the appropriate balance between retention, refurbishment and demolition.

1. Introduction to the Pilot Thermal Upgrade Study

To establish the likely level of refurbishment necessary to bring the existing housing stock up to C BER ratings across the regeneration areas we have carried out pre-refurbishment assessment of 49 houses. These were chosen as a representative sample of the housing types used in each of the regeneration areas.

In St Mary's Park 58-68 St. Ita's park were chosen. As they were constructed in 1935 this puts them amongst the earliest units built in St Mary's Park and which would therefore be expected to have the poorest base thermal performance, and would give an indication of the extent of works required across the area. In addition this block demonstrated a mix of Local Authority and privately owned houses and as they are adjacent to the main entrance into the park would have a high profile, being a highly visible example of the works which will be carried out.

These houses are constructed of mass concrete and therefore don't lend themselves to cavity insulation so external render systems will be used for the external walls of these houses. There is an opportunity during the refurbishment to remodel the floor plans to bring the houses back to the original footprint while updating the internal layout to incorporate bathrooms to accommodate some of the smaller families in the

park. Our research has shown that we would expect to reduce the average energy use from an E1 rating to a C1 rating and reduce energy bills by approx 50%.

The works necessary to be undertaken to attain this level are typically

- Upgrading of attic insulation
- External wall insulation
- Boiler upgrade
- Additional heating controls
- Servicing of windows and
- Improvement of air tightness
- In some cases where the existing conditions make them harder to treat or if they are starting from a lower base, they may also necessitate
- Installation of new gas fired boilers and heating systems
- Solid fuel stoves
- New windows and external doors

The extent of works to be carried out on private houses will be limited to the above thermal upgrade works, some cosmetic works to the front elevation and garden walls. However in the Local Authority houses this work may be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand as well as more general decorative upgrades where necessary. Where required this may include changes to individual dwellings to facilitate increased passive surveillance and to improve the overall visual amenity.

2. Upgrading the External Environment

In conjunction with the works carried out within the curtilage of each house it is our intention to carry out wider public realm improvements in each estate to improve the appearance of houses and streets together.

We will also encourage the involvement of the local community in DIY minor repair, gardening or painting projects within each area and will work with local community groups to realise any of these works that they feel could be done in partnership between them and the Office of Regeneration.

3. Priorities – Selection of Streets and Blocks.

To increase the efficiency of this a priority schedule is currently being drawn up which will show how we can work on blocks of housing to fulfil not only the thermal upgrade but the more in depth refurbishments and in fill housing and general upgrade of street blocks at the same time. It is more efficient if a contract includes all necessary works to a block of approx 8-10 houses including the houses and public realm works than to work on one house at a time. To this end we have started a process of prioritisation in each regeneration area to select block on which to work.

Selection of Blocks

Working with the community representatives, the local regeneration personnel on the ground we are compiling a list of priorities of work within the LRFIP based on:

- Current needs
- Current condition of the houses
- Tenure mix
- Geographical spread
- Visibility

This selection will facilitate the roll out of the refurbishment program across the area.



Figure 1.15 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.

St.Mary's Park	Totals	Unit Type	% Mix Required	Proposed No. of Units
Total Number of Replacement and Refurbished Units	370			
Number of Replacement Units	49	1 & 2 Person 3 Person 4 Person 5 Person 6 Person	51% 19% 12% 8% 10%	25 9 6 4 5
Number of Units to be Refurbished	321			
Number of Units In Future phases – to be Private ¹	98			

Table 1.5

1 Figure derived for additional private housing capacity in King's Island is elaborated in more detail in Appendix 3: Core Strategy Compliance

2.6.6 Replacement Housing Strategy

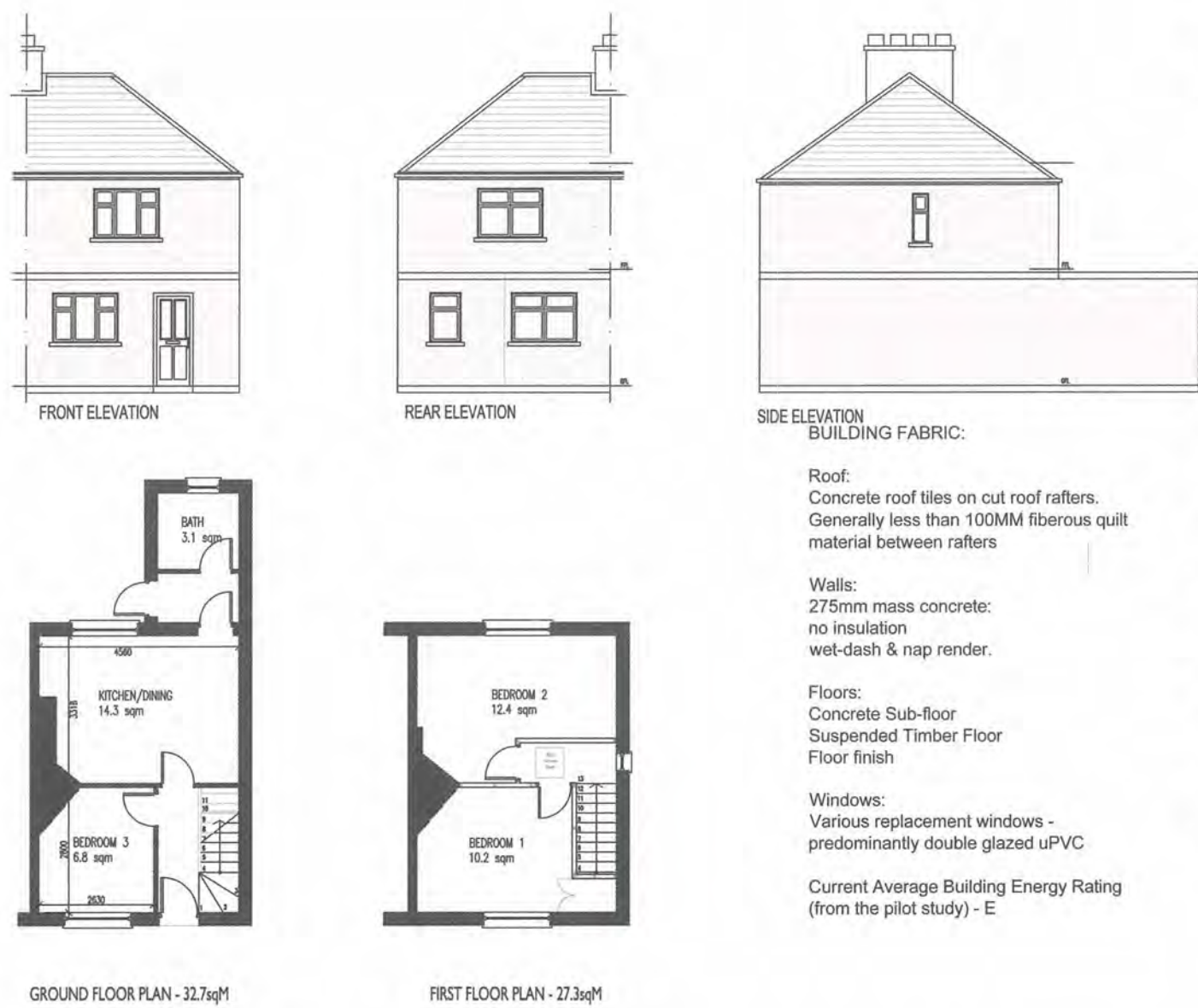
In order to achieve the proposals within the overall Masterplan for St Mary's Park 65 houses have been identified for demolition. These demolitions will take place over the short to medium term and the residents of these houses will need to be provided with replacement housing.

Therefore a phasing strategy has been developed for the new build projects which will meet the need for replacement housing for the existing residents of St Mary's Pk.

The strategy will take place over a number of phases and will run in tandem with the refurbishment strategy. Once the replacement housing has been complete any future phases of housing development will be allocated to the voluntary and private housing sectors in order to achieve a social mix within the St Mary's area. However, should an uplift in market conditions occur, the phasing strategy will allow for the development of private housing in tandem with replacement housing.



Figure 1.16 Note: The drawings set out the design principles proposed, but minor adjustments may be necessary during detail design of individual projects.



SCHEDULE OF REFURBISHMENT WORKS:

ALL HOUSES:

All Units will be upgraded to achieve a minimum C Building Energy Rating.

Internal works:

After detailed surveys of individual units internal upgrades are likely to include the following:

- upgrading of attic insulation
- external wall insulation or cavity insulation (dependant on the construction type)
- boiler upgrade
- additional heating controls
- servicing of windows and
- improvement of air tightness

External Works:

General upgrade of external elements and general environmental works to achieve a cohesive uniform appearance to the area.

LOCAL AUTHORITY HOUSES:

In addition to that described above the works to Local Authority houses may also be extended to incorporate the removal or remodelling of rear extensions and internal remodelling to best reflect the current housing typology demand depending on the existing tenure and need of the tenants

SCHEDULE OF ACCOMODATION:

3 Bedroom - 5 Person House - Area 60sqM

Ground Floor:

Kitchen/Dining/Living - 14.3sqM
Bedroom 3 - 6.8sqM

First Floor:

Bedroom 1 - 10.2sqM
Bedroom 2 - 12.4sqM

Current Department Guidelines for 3 Bedroom 5 Person House
92sqM

Ground Floor:

Aggregate area: 32.7sqM

First Floor:

Aggregate Bedroom area - 27.3sqM

STOCK CONDITION SURVEY - TYPICAL 3-BED (5-PERSON) DWELLING, ST. MARY'S PARK

Fig 2.1

**Q. "Re-design Island Road as a street
(traffic calming, pedestrian priority)?"**

A. "I feel it is essential. People can't cross the
road to the medical centre safely."

Resident of St Mary's Park

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