

# TOP OF THE HILL MASTERPLAN

JOB REF: 2025101

DATE: JANUARY 2026

PRESENTATION DOCUMENT

GREEN INFRASTRUCTURE  
98 STRAND ROAD  
DERRY~ LONDONDERRY  
BT48 7NN



Derry City & Strabane  
District Council  
Cathair  
Chathair Dheire &  
Cheantar an tGrátha Báin  
Derry Cille & Stràbane  
Deistric Ceaneil



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# INTRODUCTION

## THE BRIEF

THE TOP OF THE HILL MASTERPLAN HAS BEEN PREPARED IN RESPONSE TO AGENDA ITEM 13 – “TOP OF THE HILL PARK: MASTERPLAN,” AS **ENDORSED BY COUNCIL MEMBERS**.

IT FULFILLS COMMITMENTS OUTLINED IN THE COUNCIL'S GREEN INFRASTRUCTURE PLAN (2023) AND ALIGNS WITH THE STRATEGIC GROWTH PLAN (2017–2032), SUPPORTING MAJOR AREA-BASED REGENERATION INITIATIVES, INCLUDING THE TOP OF THE HILL PROJECT.

THE MASTERPLAN PROVIDES **A COORDINATED DESIGN FRAMEWORK** FOR COUNCIL-OWNED LANDS AT

- **TOP OF THE HILL COUNTRY PARK,**
- **KELLY'S FIELD,**
- **AND ESKAHEEN VIEW.**

IT IDENTIFIES OPPORTUNITIES TO ENHANCE CONNECTIVITY, RECREATION, AND COMMUNITY WELL-BEING, ENSURING THESE AREAS SERVE AS VALUABLE RESOURCES FOR LOCAL RESIDENTS.

THE CONTENT OF THIS MASTERPLAN HAS BEEN DEVELOPED THROUGH ENGAGEMENT WITH:

- **THE HILLCREST TRUST,**
- **COMMUNITY GROUPS, AND**
- **LOCALLY ELECTED MEMBERS,**

THE MASTERPLAN REFLECTS LOCAL NEEDS AND CONTRIBUTES TO THE COUNCIL'S BROADER OBJECTIVES FOR SUSTAINABLE, INCLUSIVE, AND CLIMATE-RESILIENT REGENERATION.

IT ESTABLISHES **A CLEAR SPATIAL VISION TO GUIDE FUTURE INVESTMENT AND IMPROVEMENTS WITHIN THIS IMPORTANT AREA**



# SITE ANALYSIS

SITE ANALYSIS WORKS WERE CARRIED OUT THROUGH OUT THE INITIAL STAGES OF THE PROJECT INCLUDING THE FOLLOWING ACTIVITIES, TASKS AND SURVEYS:

## BASELINE STUDIES

- TOPOGRAPHICAL SURVEY COMMISSION (ESKAHEEN)
- OBTAINING OSNI & BASE MAP SURVEYS
- UTILITIES RECORDS SEARCH

## LANDOWNERSHIP

- FULL STUDY OF COUNCIL OWNED LANDS WITHIN THE STUDY AREA
- ANALYSIS OF LANDS AND COLLABORATION WITH DCSDC LEGAL TEAM

## PLANNING HISTORY

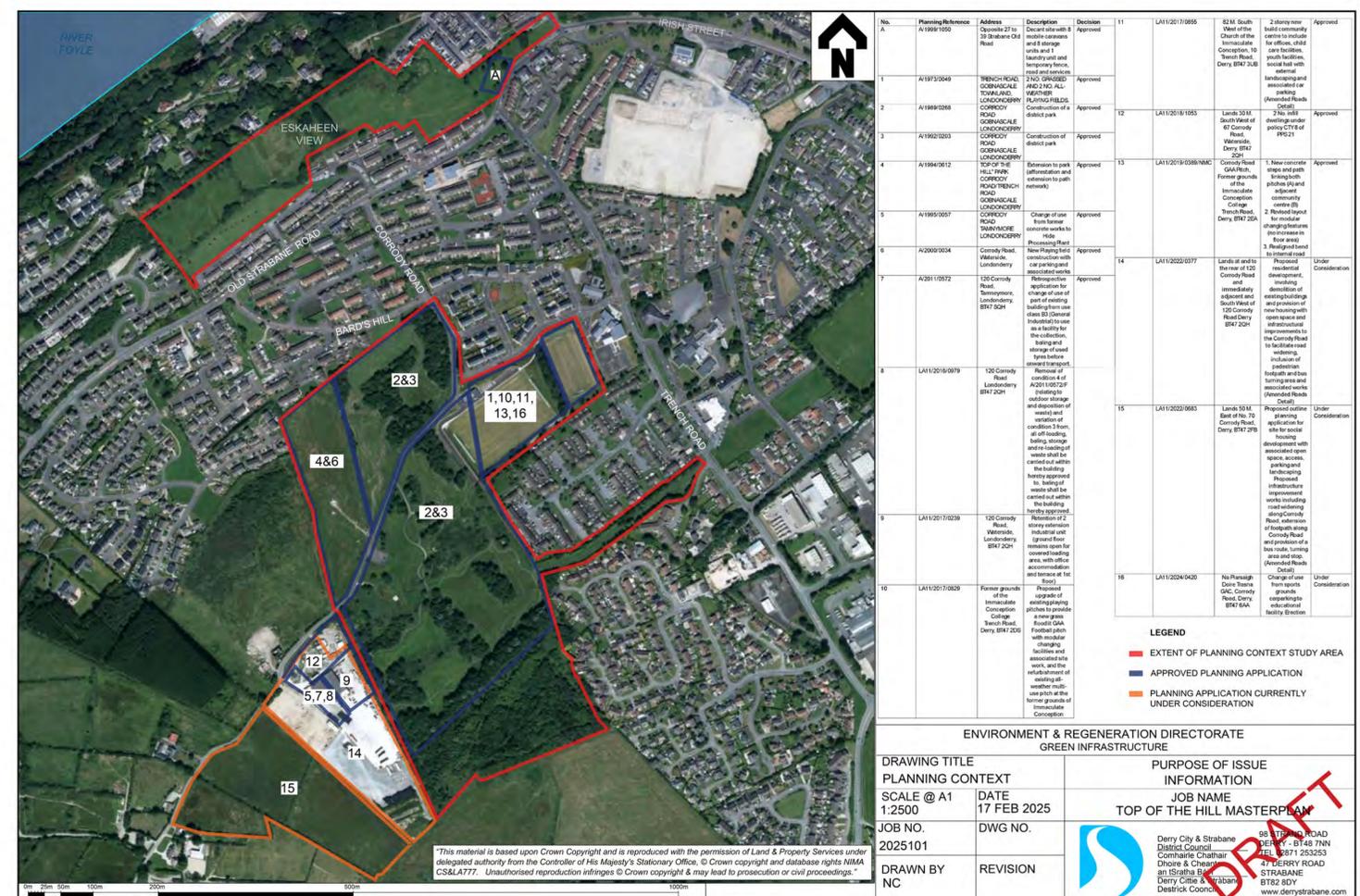
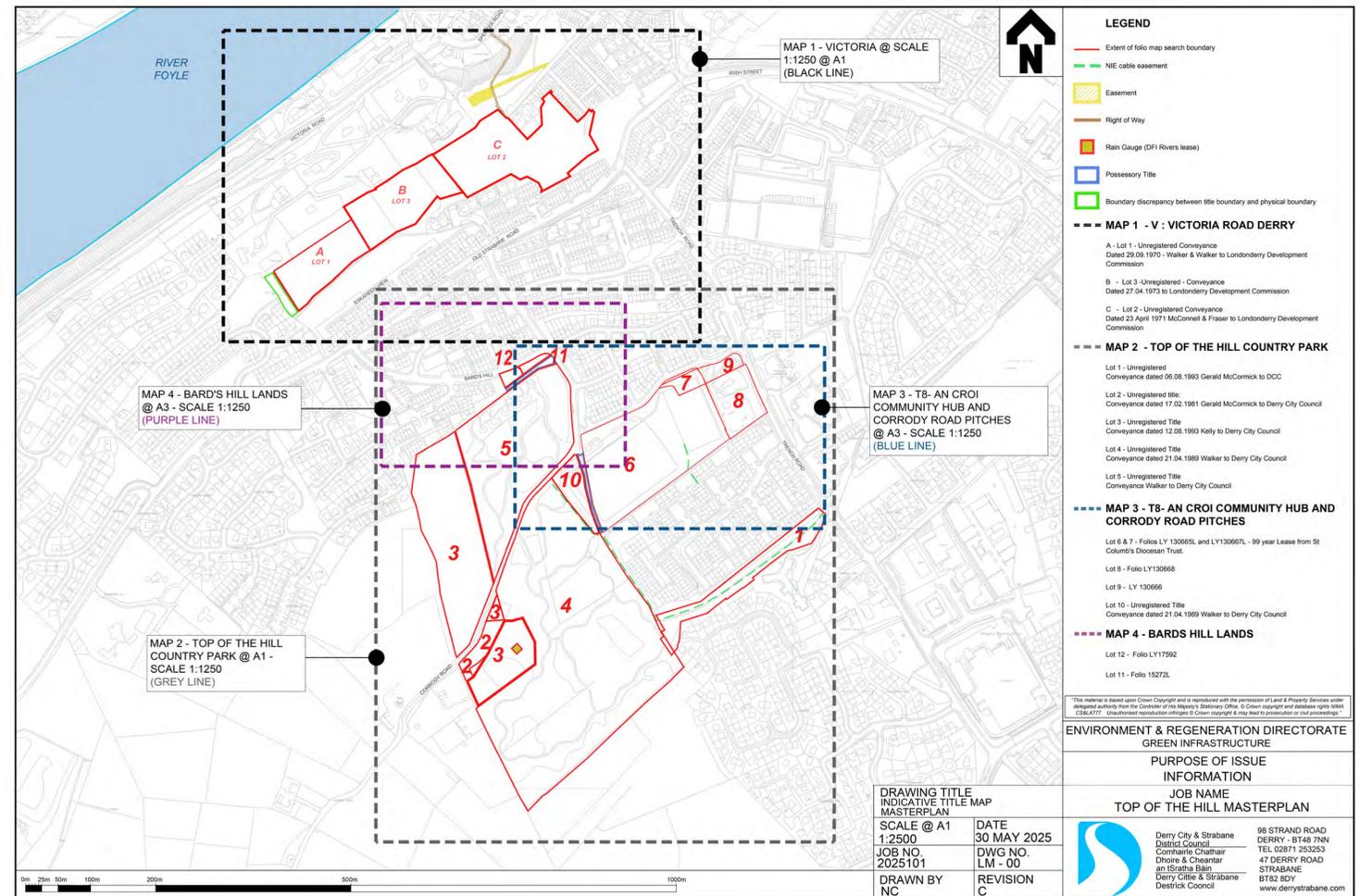
- PREPARATION OF MAPPING EXERCISE ON HISTORICAL PLANNING APPLICATION WITHIN THE STUDY AREA.
- ANALYSIS OF LIVE PLANNING APPLICATIONS

## SITE INSPECTIONS

- SITE WALKS TO UNDERSTAND CONTEXT AND EXISTING CONDITIONS (2 No. at TOP OF THE HILL COUNTRY PARK)
- MEETING WITH CRIME PREVENTION OFFICER
- MEETING WITH BIODIVERSITY OFFICER

## DISCUSSIONS & MEETINGS

A SERIES OF STEERING GROUP MEETINGS HELD MONTHLY FROM JANUARY TO OCTOBER ASSISTED THE DESIGN TEAM TO ANALYSE THE SITE AND ESTABLISH HISTORICAL USES, CURRENT CONDITIONS AND COMMUNITY REQUIREMENTS.



ENVIRONMENT & REGENERATION DIRECTORATE GREEN INFRASTRUCTURE	
PURPOSE OF ISSUE INFORMATION	
JOB NAME TOP OF THE HILL MASTERPLAN	
<b>MAP 1 - VICTORIA ROAD DERRY</b>	<p>A - Lot 1 - Unregistered Conveyance Dated 29.05.1970 - Walker &amp; Walker to Londonderry Development Commission</p> <p>B - Lot 3 - Unregistered - Conveyance Dated 27.04.1973 to Londonderry Development Commission</p> <p>C - Lot 2 - Unregistered Conveyance Dated 23 April 1971 McConnell &amp; Fraser to Londonderry Development Commission</p>
<b>MAP 2 - TOP OF THE HILL COUNTRY PARK</b>	<p>Lot 1 - Unregistered Conveyance dated 06.08.1993 Gerald McCormick to DCC</p> <p>Lot 2 - Unregistered Title: Conveyance dated 17.02.1981 Gerald McCormick to Derry City Council</p> <p>Lot 3 - Unregistered Title Conveyance dated 12.08.1993 Kelly to Derry City Council</p> <p>Lot 4 - Unregistered Title Conveyance dated 21.04.1989 Walker to Derry City Council</p> <p>Lot 5 - Unregistered Title Conveyance Walker to Derry City Council</p>
<b>MAP 3 - T8 - AN CROI COMMUNITY HUB AND CORRODY ROAD PITCHES</b>	<p>Lot 6 &amp; 7 - Folios LY 130665L and LY130667L - 99 year Lease from St Columba's Diocesan Trust.</p> <p>Lot 8 - Folio LY130668</p> <p>Lot 9 - LY 130666</p> <p>Lot 10 - Unregistered Title Conveyance dated 21.04.1989 Walker to Derry City Council</p>
<b>MAP 4 - BARDS HILL LANDS</b>	<p>Lot 12 - Folio LY17592</p> <p>Lot 11 - Folio 15272L</p>
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<p><b>DRAWING TITLE</b> INDICATIVE TITLE MAP MASTERPLAN</p> <p><b>SCALE @ A1</b> 1:2500</p> <p><b>DATE</b> 30 MAY 2025</p> <p><b>JOB NO.</b> 2025101</p> <p><b>DWG NO.</b> LM - 00</p> <p><b>REVISION</b> C</p>	
<p><b>DERRY CITY &amp; STRABANE DISTRICT COUNCIL</b> Derry City &amp; Strabane District Council Derry &amp; Strabane District Council Derry City &amp; Strabane District Council</p> <p>98 STRAND ROAD DERRY - BT48 7NN TEL 02871 253253 47 DERRY ROAD STRABANE BT82 8DY www.derrystrabane.com</p>	

No.	Planning Reference	Address	Description	Decision	Approved
A	A/199/1050	Opposite 27 to 29 Bracken Old Road	Decant site with 8 mobile containers and 8 storage units with 1 laundry unit and temporary fence, road and services.	Approved	11
1	A/19/3049	BENCHOIGH CORNICAL TOWNLAND, LONDONDERRY CORRODY ROAD	2.5AC. GRASSED AND 2NO. ALL-WEATHER PLAYING PITCHES. Construction of a select park	Approved	12
2	A/199/0266	CONORICAL TOWNLAND, LONDONDERRY CORRODY ROAD	Construction of a select park	Approved	13
3	A/199/0203	CONORICAL TOWNLAND, LONDONDERRY CORRODY ROAD	Construction of a select park	Approved	14
4	A/194/0612	TOP OF THE HILL, T8 - AN CROI COMMUNITY HUB AND CORRODY ROAD PITCHES, LONDONDERRY CORRODY ROAD	Extension to park information and extension to path network	Approved	15
5	A/199/0057	CONORICAL TOWNLAND, LONDONDERRY CORRODY ROAD	Change of use from former residential to a site for a new play park	Approved	16
6	A/200/0004	Conorical Road, Waterside, Londonderry, B81 2QH	New playing field on parkland with new parking and infrastructure	Approved	17
7	A/201/0032	120 Conroy Road, Termonreevan, Londonderry, B81 2QH	Retrospective application for change of use of part of existing building from use as a library for the collection, holding and storage of used motor vehicles	Approved	18
8	LA1/2016/0819	120 Conroy Road, Londonderry, B81 2QH	Review of condition of A201/10072 of building and outdoor storage and disposal of waste) and condition of building. 3 from all offloading of waste shall be carried out within the building. Retrospective application for change of use of part of existing building from use as a library for the collection, holding and storage of used motor vehicles	Approved	19
9	LA1/2017/0209	120 Conroy Road, Londonderry, B81 2QH	Review of condition of building and outdoor storage and disposal of waste) and condition of building. 3 from all offloading of waste shall be carried out within the building. Retrospective application for change of use of part of existing building from use as a library for the collection, holding and storage of used motor vehicles	Approved	20
10	LA1/2017/0829	Former grounds of Immaculate Conception College, Trench Road, Derry, BT47 2D6	Proposed extension of existing playing pitches to provide a new grassed area for recreational use, with office accommodation and tennis at 1st floor.	Under Consideration	21

ENVIRONMENT & REGENERATION DIRECTORATE GREEN INFRASTRUCTURE	
PURPOSE OF ISSUE INFORMATION	
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<p><b>DRAWING TITLE</b> PLANNING CONTEXT</p> <p><b>SCALE @ A1</b> 1:2500</p> <p><b>DATE</b> 17 FEB 2025</p> <p><b>JOB NO.</b> 2025101</p> <p><b>DWG NO.</b> LM - 00</p> <p><b>REVISION</b> C</p>	
<p><b>DERRY CITY &amp; STRABANE DISTRICT COUNCIL</b> Derry City &amp; Strabane District Council Derry &amp; Strabane District Council Derry City &amp; Strabane District Council</p> <p>98 STRAND ROAD DERRY - BT48 7NN TEL 02871 253253 47 DERRY ROAD STRABANE BT82 8DY www.derrystrabane.com</p>	

# TOP OF THE HILL MASTERPLAN - PHOTOGRAPHIC SURVEY

## ESKAHEEN LANDS - PHOTOGRAPHIC SURVEY



## ESKAHEEN LANDS - PHOTOGRAPHIC SURVEY



- Football pitch and club house
- Allotments
- Apiary
- District Play Park
- Youth Centre
- Nascoil & Bunscoil

0m 25m 50m 100m 200m 500m	
ENVIRONMENT & REGENERATION DIRECTORATE GREEN INFRASTRUCTURE	
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NOTES:	

DRAWING TITLE TOPOGRAPHICAL SURVEY EXTENTS	
SCALE @ A1 1:2000	DATE 25 MAR 2025
JOB NO. 2025101	DWG NO.
DRAWN BY NC	REVISION -

PURPOSE OF ISSUE INFORMATION	
JOB NAME TOP OF THE HILL MASTERPLAN	
 Derry City & Strabane District Council Comhairle Chathair Dhoire & Cheantar an tSraith Bain Derry City & Strabane District Council	
98 STRAND ROAD DERRY - BT48 7NN TEL 02871 253253 47 DERRY ROAD STRABANE BT82 8DY www.derrystrabane.com	

# SCHEMATIC DESIGN

DURING THE INITIAL STEERING GROUP MEETINGS SCHEMATIC DESIGN CONCEPTS WERE PREPARED AND AGREED BY THE STEERING GROUP MEMBERS WORKING COLLABORATIVELY WITH THE DESIGN TEAM.

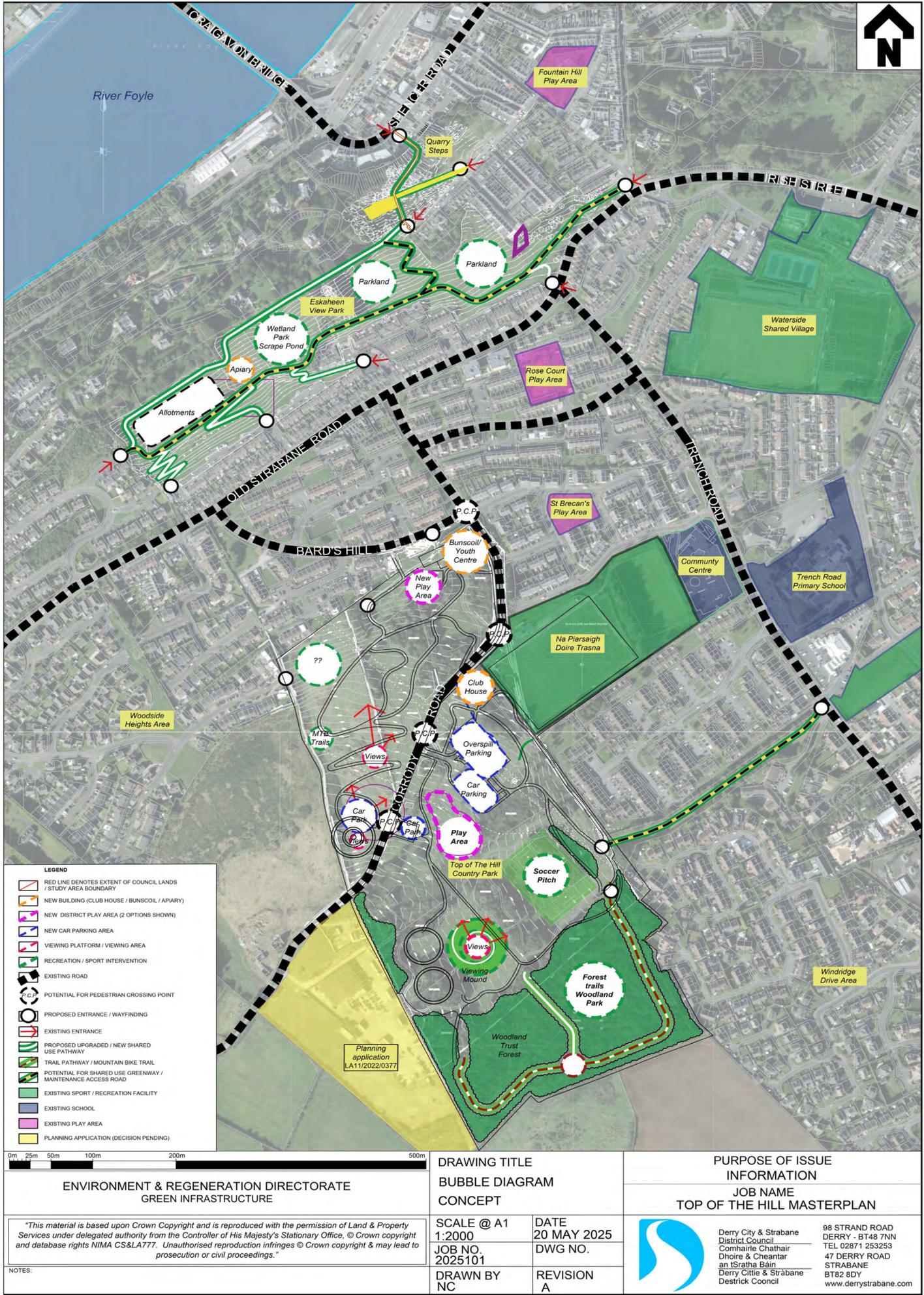
THE KEY DESIGN CONTENTS AS REQUESTED BY THE COMMUNITY AND APPORVED BY THE ELECTED MEMBERS WERE:

- NEW PLAY PARK
- NEW FOOTBALL PITCH
- COMMUNITY ALLOTMENTS
- MENS SHED
- BUNSCOIL
- YOUTH CENTRE
- CHANGING FACILITY & TOILETS
- CAR PARKING SPACE / OVERSPILL CAR PARKING
- APIARY

LOCATING THE ABOVE 'SHOPPING LIST' OF ELEMENTS WAS THE INITIAL TASK INCLUDING CONSIDERATIONS FOR:

- CONNECTIVITY,
- ACTIVE TRAVEL
- PLANNING CONSIDERATIONS
- ACCESS
- PARKING
- BIODIVERSITY
- SITE TOPOGRAPHY
- EMERGING PLANNING APPLICATIONS
- LAND OWNERSHIP
- UTILITIES AND SERVICES

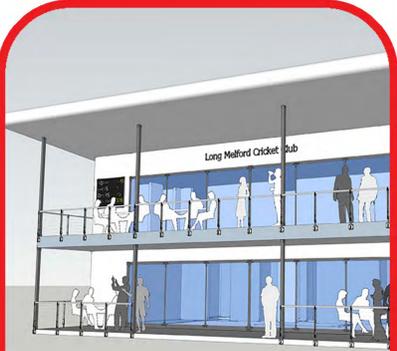
THE FOLLOWING DIAGRAMS WERE DEVELOPED AND AGREED WITH THE STEERING GROUP INCLUDING AMENDING AS REQUIRED TO DEVELOP A GENERAL ARRANGEMENT TO BE ADVANCED AT FEASIBILITY STAGE. THE LAYOUT WAS APPROVED AND CONSENTED TO BY THE STEERING GROUP TO ALLOW DESIGNS TO ADVANCE.



ENVIRONMENT & REGENERATION DIRECTORATE GREEN INFRASTRUCTURE		DRAWING TITLE BUBBLE DIAGRAM CONCEPT		PURPOSE OF ISSUE INFORMATION JOB NAME TOP OF THE HILL MASTERPLAN	
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NOTES:		JOB NO. 2025101	DWG NO.		
		DRAWN BY NC	REVISION A		

MASTERPLAN OVERVIEW & DESCRIPTION

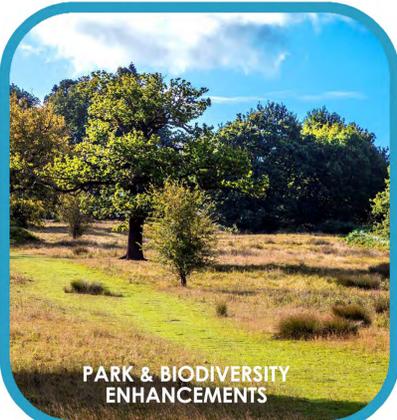
PRECEDENT IMAGES



NEW GAA CLUB HOUSE



NEW DISTRICT PLAY PARK



PARK & BIODIVERSITY ENHANCEMENTS

**1 NEW CLUB HOUSE FOR GAA**  
 • CLUB REQUESTED SITE AJACENT TO CORRODY ROAD DUE TO COSTS & OPTIMAL VIEWS AT THIS LOCATION.  
 • PROPOSED SITE WILL ERADICATE GROUP OF TREES THAT ASSIT WITH MITIGATING DEVELOPMENT.  
 • PLANNING CONSENT TO BE CONSIDERED

**2 GAA CAR PARKING**  
 • INDICATIVE PARK AREA FOR GAA CLUBHOUSE (ESTIMATED 20 - 25 SPACES).  
 • DFI ROADS & PLANNING AUTHORITY WILL DETERMINE ACCESS & PARKING SPECIFICS.  
 • CURRENT PROPOSAL REMOVES ALL TREES IN THIS AREA.

VEHICULAR ACCESS AT EXISTING LOCATION RETAINED AND ENHANCED TO ACCOMMODATE TWO WAY TRAFFIC & PEDESTRIAN PATHWAY.

POTENTIAL FOR PEDESTRIAN CROSSING POINTS & TRAFFIC CALMING MEASURES TO ENHANCE CONNECTIVITY AND SAFE ACTIVE TRAVEL TO SHARED USE PATHWAYS

**5 NEW DISTRICT PLAY PARK**  
 • LOCATED WITH PARKING CLOSE BY  
 • ACCESSIBLE TOILET IN CLOSE PROXIMITY  
 • TRADING PLACE POTENTIAL FOR ECONOMIC OPPORTUNITY  
 • SECOND PARKING AREA CLOSE BY  
 • TOPOGRAPHY TO BE CONSIDERED  
 • OVERLOOKED TO REDUCE CRIME

PEDESTRIAN CROSSING POINTS INTO LOWER PARK & KELLYS FIELD

**6 EXTEND EXISTING CAR PARK**  
 • UTILISES EXISTING VEHICULAR ACCESS  
 • ENHANCES ENVIRONMENT  
 • PROVIDES ADDITIONAL CAR PARKING AND ENTRANCE TO THE PARK (40 SPACES)  
 • CONNECTS EXISTING AND POTENTIAL PATHWAY NETWORKS

**7 NEW CHANGING ROOMS & TOILETS**  
 • INDICATIVE PARKING FOR 80 CARS  
 • UTILISED EXISTING ACCESS.  
 • POTENTIAL FOR COMBINED BUILDING / CLUB HOUSE / COMMUNITY SPORT HUB WITH COUNCIL FACILITIES FOR PLAY PARK.

**8 BIODIVERSITY & AESTHETIC ENHANCEMENTS TO PARK**  
 • PATHWAY, WAYFINDING IMPROVEMENTS  
 • SPECIES RICH GRASSLAND AND TREE PLANTING.  
 • GRADING WORKS TO ENHANCE USEABLE SPACE

LEGEND



**CAR PARKING**  
 BLACK DASHED LINE DENOTES POTENTIAL CAR PARK OR EXTENSION TO EXISTING CAR PARK



**NEW DISTRICT PLAY PARK**  
 ORANGE DASHED LINE DENOTES APPROXIMATE LOCATION FOR NEW PLAY FACILITY



**NEW BUILDING (GAA CLUB HOUSE & DCSDC CHANGING FACILITY)**  
 RED LINE DENOTES POTENTIAL LOCATION FOR NEW BUILDING.



**NEW FOOTBALL PITCH**  
 90m x 65m PROPOSED NEW FOOTBALL PITCH SUBJECT TO LEVELS, GRADING & STATUTORY CONSENTS



**VEHICULAR ACCESS POINT**  
 2 No. EXISTING ACCESS POINTS AND 1 No. NEW ACCESS AT GAA CLUB HOUSE (SUBJECT TO DFI ROADS CONSENT).

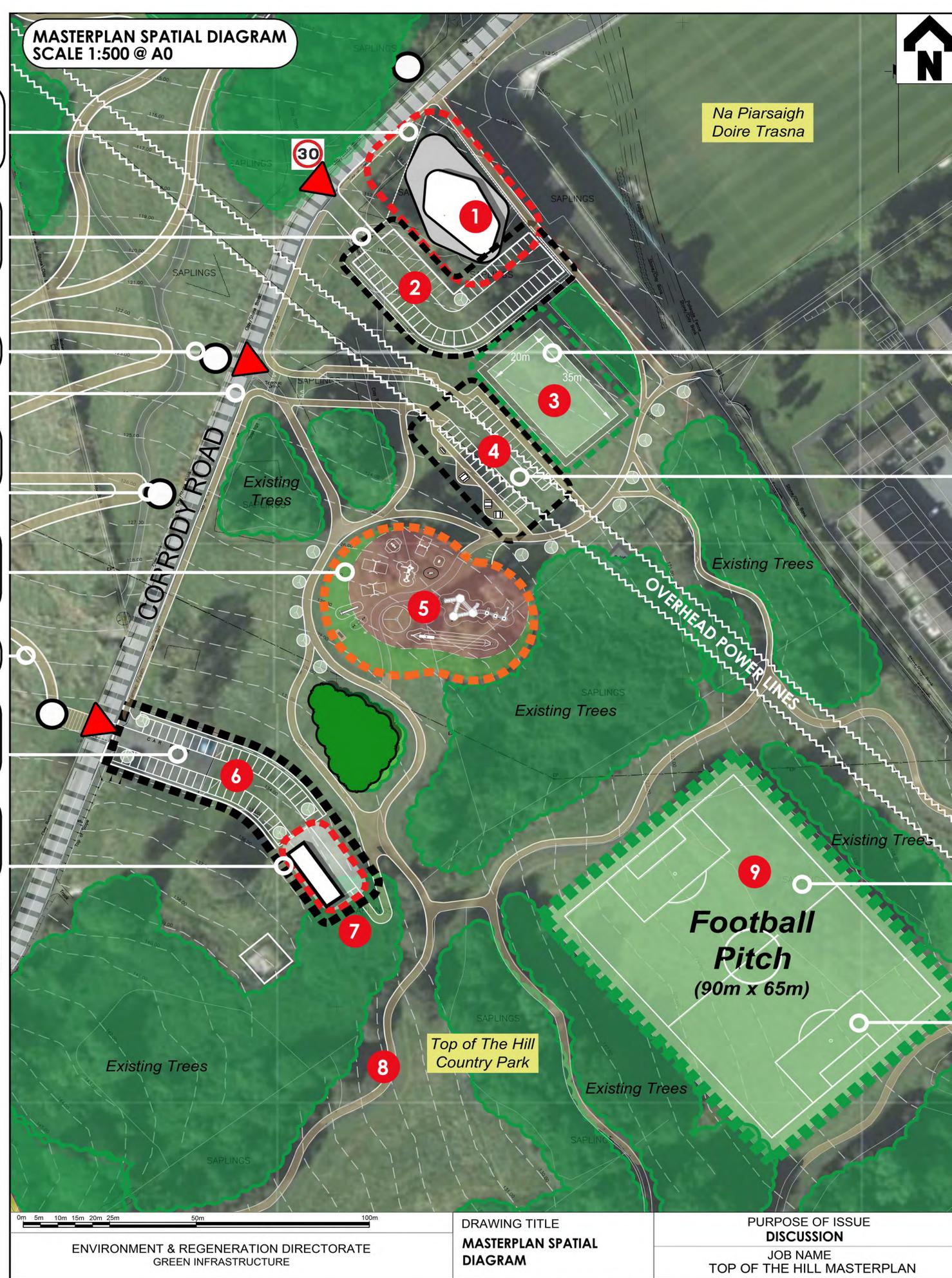


**INDICATIVE TREE PLANTING**  
 INDICATIVE SYMBOL FOR NEW TREE PLANTING



**POTENTIAL PEDESTRIAN CROSSING POINT (RAISED TABLE WITH TACTILE PAVING)**  
 SAFE CONNECTIVITY WITH KELLYS FIELD AND LOWER PARK

MASTERPLAN SPATIAL DIAGRAM  
 SCALE 1:500 @ A0



0m 5m 10m 15m 20m 25m 50m 100m

ENVIRONMENT & REGENERATION DIRECTORATE  
 GREEN INFRASTRUCTURE

DRAWING TITLE  
**MASTERPLAN SPATIAL DIAGRAM**

PURPOSE OF ISSUE  
**DISCUSSION**  
 JOB NAME  
 TOP OF THE HILL MASTERPLAN

NOTE: This drawing is issued for conceptual purposes. It has been prepared without full topographical survey (levels etc) available or knowledge of site structural sub base. It is a developing concept at RIBA work stage 1 with the purposes of establishing potential location and spatial requirements for key items requested by the community steering group.

JOB REF: 2025101 - Top of the Hill Masterplan  
 TITLE: Concept Sketch - Spatial layout  
 DATE: 09.07.2025  
 REV: B  
 DRAWN BY: NC



CAR PARKING AREA WITH SUSTAINABLE POROUS SURFACE & TREE PLANTING



**3 KICKABOUT / GAA TRAINING AREA**  
 • POSSIBLE GRASS AREA FOR FUTURE GAA EXPANSION  
 • 20m (W) x 35m (L) GRASS PITCH / TRAINING AREA  
 • INFORMAL LEVEL AREA FOR EVENTS  
 • POSSIBLE OVERSPILL CAR PARKING (SUBJECT TO DETAILING)



**4 LOWER CAR PARKING AREA**  
 • TO SERVICE PLAY AREA & COUNTRY PARK  
 • INDICATIVE OVERSPILL PARKING AREA FOR PEAK TIMES (SUBJECT TO DESIGN OF GAA KICKABOUT SPACE)  
 • POTENTIALLY 30-40 SPACES  
 • 20 ADDITIONAL SPACES ON OVERSPILL



NEW CHANGING FACILITY & TOILET WITH POTENTIAL ADDITIONAL USE



**9 NEW FOOTBALL PITCH**  
 • SERVICES TOP OF THE HILL CELTIC & GENERAL COMMUNITY  
 • CUT AND FILL EXERCISE REQUIRED  
 • GENERALLY MISSES EXISTING TREES FOR SHELTER AND MITIGATING THE DEVELOPMENT  
 • DIMENSIONS 90m x 65m  
 • RUN OFF, FENCING & GRADING TO BE INCLUDED



NEW FOOTBALL PITCH

MASTERPLAN OVERVIEW & DESCRIPTION

LOCATION PLAN



DESCRIPTION

- THE SITE HAS POTENTIAL FOR THE FOLLOWING COMMUNITY FACILITIES AND RESOURCES:
- COMMUNITY ALLOTMENT SPACE
- MENS SHED
- GREENWAY
- NEW CONNECTING PATHWAYS

THE SITE IS CURRENTLY UNDERSTOOD TO BE IN POSSESSION OF DC&SDC. IT ADJOINING NIHE LANDS & DEPARTMENT FOR ENVIRONMENT LANDS. DCSC HAVE THE RIGHT TO USE DOE LANDS FOR OPEN SPACE THEREFORE A CONNECTING GREENWAY MAY ASSIST WITH ENHANCING THE SITE FOR COMMUNITY USE.

SITE ACCESS FOR MAINTENANCE AND VEHICULAR ACCESS MAY BE POSSIBLE VIA FOX HILL, HOWEVER, FURTHER STUDY IS REQUIRED TO ESTABLISH PLANNING CONSENT & LIAISON WITH DFI ROADS.

OVERHEAD POWER LINES ARE PRESENT ON THE SITE AND ALSO NI WATER INFRASTRUCTURE MAY HAVE A MAJOR PIPE IN THE PROXIMITY OF THE SITE, WHICH REQUIRES FURTHER EXPLORATION.

THE SITE HAS STEEPLY SLOPING TOPOGRAPHY AND THIS ITSELF REPRESENTS A CHALLENGE TO DEVELOP USEABLE COMMUNITY SPACE ENSURING THAT PROPOSALS ARE PRACTICAL AND COMPLEMENTARY TO THEIR SETTING. I.e. AVOIDING REQUIREMENT FOR LARGE RETAINING WALL STRUCTURES.

THE PROPOSED DRAWING OFFERS AN IDEA OF HOW THE SPACE COULD POTENTIALLY BE UTILISED AS A VALUABLE AND ENHANCED COMMUNITY SPACE.

PRECEDENT IMAGES



IMAGE 1 - APIARY / BEE KEEPING PLACE  
 IMAGE 2 - SEATING AREA  
 IMAGE 3 - POTENTIAL TOILET, COMMUNITY STORAGE, MENS SHED & ALLOTMENT RESOURCE  
 IMAGE 4 - ALLOTMENT - COMMUNITY GROWING SPACE

CONTEXT PLAN



CONCEPT LAYOUT



LEGEND

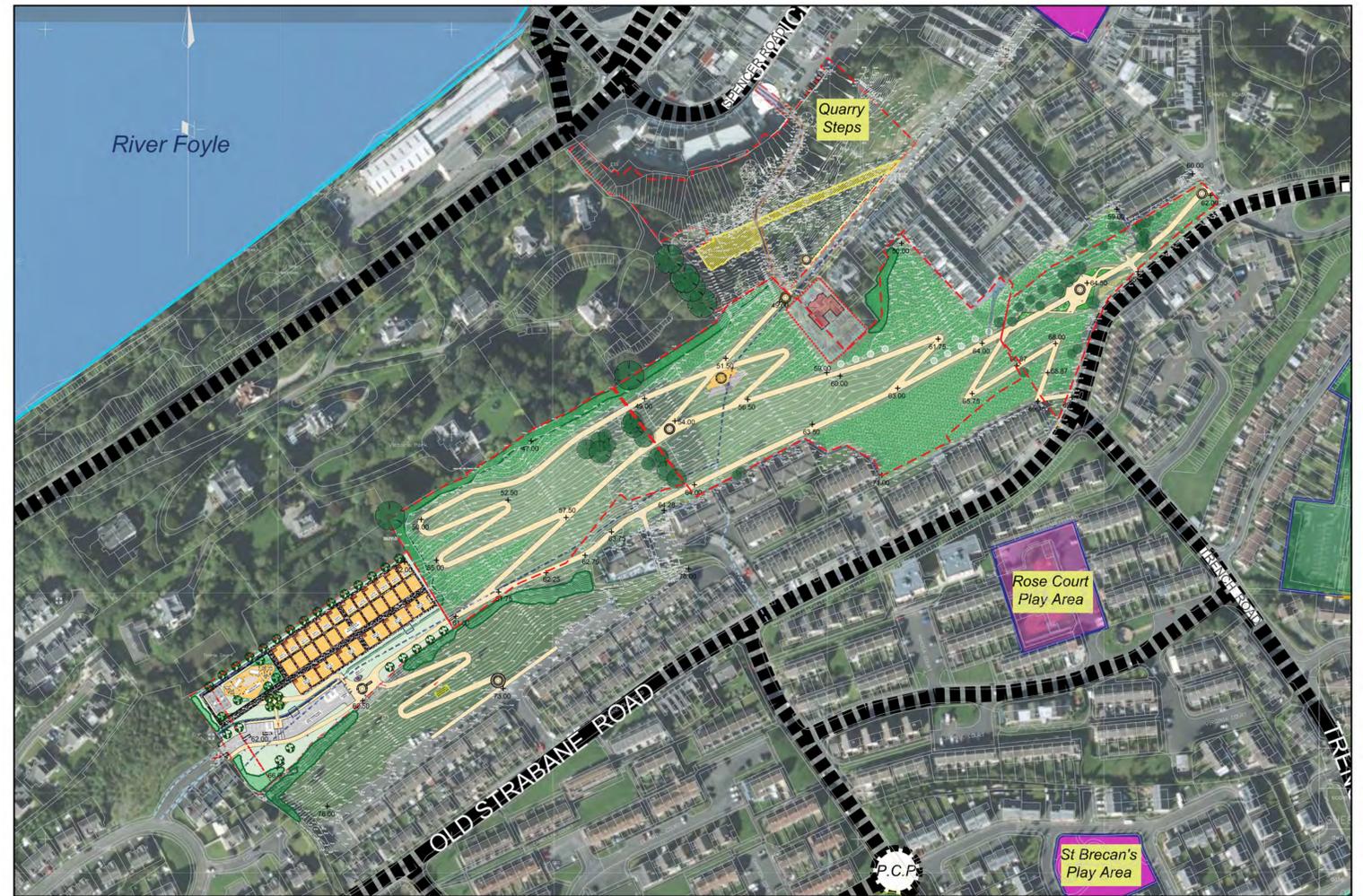
- |   |  |
|---|--|
| 1 NEW PEDESTRIAN & VEHICULAR ACCESS FROM FOXHILL (INCLUDING LOCKABLE GATES) | 5 MENS SHED, TOILET & APIARY RESOURCE BUILDING                 |
| 2 POTENTIAL CAR PARKING AREA FOR 10 - 15 CARS (INCLUDING TURNING HEAD)      | 6 GATED ACCESS POINT & GREENWAY TRAILHEAD SIGNAGE              |
| 3 GRADING AND PEDESTRIAN ROUTE AND FROM CAR PARK                            | 7 COMMUNITY GROWING SPACE / ALLOTMENTS (SPACE FOR 11 No.)      |
| 4 APIARY & AND BEEKEEPING SPACE   | 8 POTENTIAL GREENWAY LINK TO CONNECT & EMPHASISE ACTIVE TRAVEL |
|   | 9 POTENTIAL PEDESTRIAN ACCESS VIA ESKAHEEN VIEW (NIHE LANDS)   |

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JOB REF: 2025101 - Top of The Hill Masterplan  
 TITLE : Concept Sketch - Spatial layout - Eskabeen View  
 DATE: 12.06.2025  
 DRAWN BY: NC

# DEVELOPED DESIGN

THE FOLLOWING DRAWINGS HAVE BEEN DEVELOPED WITH THE COMMUNITY AND STEERING GROUP THROUGHOUT A SERIES OF MONTHLY PROGRESS MEETINGS. THE CONTENT WAS PRESENTED AND REVIEWED TO ALLOW FOR FULL STEERING GROUP DIRECTION AND BUY IN TO THE PROPOSALS. EACH ELEMENT WAS SIGNED OFF AND AGREED WITH THE STEERING GROUP INCLUDING, SCALE, LOCATION, CONTEXT AND LOCAL KNOWLEDGE INCLUDING DELIVERING REQUIREMENTS FROM THE MASTERPLAN. A COLLABORATIVE APPROACH TO DETAILING TOOK PLACE IN WORKSHOP STYLE MEETINGS TO DEVELOP THE CONTENT INTO THE FINAL VISION SHOWN IN THE FORTHCOMING PAGES. THE DRAWINGS AIM TO INCLUDE THE KEY ELEMENTS REQUESTED WITHIN THE COMMITTEE ITEM AND ALSO TO DEMONSTRATE HOW THEY MAY BE CONNECTED TO CONSIDER ACTIVE TRAVEL, CLIMATE RESILIENCE AND CONNECTIVITY WITH CURRENT AND FUTURE DEVELOPMENTS.



MASTERPLAN OVERVIEW & DESCRIPTION

SITE LOCATION AND CONTEXT



PROJECT DESCRIPTION

THE TOP OF THE HILL COUNTRY PARK ECO-THERAPY PARK IS A VISIONARY GREEN INFRASTRUCTURE MASTERPLAN DESIGNED TO MERGE COMMUNITY NEEDS WITH ENVIRONMENTAL RESILIENCE.

CENTRAL TO THE SCHEME IS THE CREATION OF A VIBRANT, MULTI-FUNCTIONAL LANDSCAPE THAT SUPPORTS

- HEALTH,
- EDUCATION,
- RECREATION,
- AND BIODIVERSITY.

A NEW BUNSCOIL WILL SERVE AS AN EDUCATIONAL ANCHOR, LINKING LEARNING WITH THE SURROUNDING ENVIRONMENT. ADJACENT TO THIS, A LOCAL PLAY FACILITY IS PROPOSED TO

ENCOURAGE ACTIVE OUTDOOR PLAY AND SOCIAL INTERACTION.

A WETLANDS PARK WILL FORM THE ECOLOGICAL HEART OF THE MASTERPLAN, INTEGRATING SUSTAINABLE DRAINAGE SYSTEMS (SUDS) AND ATTENUATION FEATURES TO

MANAGE STORMWATER NATURALLY, ENHANCE HABITAT DIVERSITY, AND PROVIDE OPPORTUNITIES FOR ENVIRONMENTAL EDUCATION.

AN EXTENSIVE PATH NETWORK WILL CONNECT ALL ZONES.

PROMOTING ACTIVE TRAVEL AND ACCESS FOR ALL ABILITIES.

LARGE OPEN SPACES WILL BE ADAPTABLE FOR COMMUNITY EVENTS, FESTIVALS, AND GATHERINGS.

SUPPORTING CULTURAL AND SOCIAL VITALITY.

SUPPORTING INFRASTRUCTURE INCLUDES A NEW CAR PARK AND A VIEWING PLATFORM TO MAXIMISE ACCESSIBILITY AND SHOWCASE PANORAMIC VIEWS.

UPGRADES TO THE CARRIAGEWAY AND THE INTRODUCTION OF WIDENED PEDESTRIAN PATHWAYS WILL IMPROVE SAFETY AND CONNECTIVITY. ALTOGETHER, THE ECO-THERAPY PARK MASTERPLAN HARMONISES URBAN LIFE WITH NATURE, FOSTERING WELL-BEING, CLIMATE RESILIENCE, AND A STRONGER SENSE OF PLACE.

TOP OF THE HILL ECO-THERAPY PARK MASTERPLAN HARMONISES URBAN LIFE WITH NATURE, FOSTERING WELL-BEING, CLIMATE RESILIENCE, AND A STRONGER SENSE OF PLACE.

PRECEDENT IMAGES



MASTERPLAN PROPOSALS - PLAN VIEW @ SCALE 1:1250

THE RED LINE DENOTES THE EXTENT OF THE STUDY AREA BOUNDARY. THE LANDS INCLUDE EXISTING COUNCIL LANDS AT TOP OF THE HILL COUNTRY PARK, WOODLAND TRUST LANDS, DFI ROADS LANDS AND LANDS KNOWN AS KELLY'S FIELD. THIS DRAWING IS CONCEPTUAL AND SUBJECT TO LAND OWNERSHIP CONSTRAINTS, A FULL FEASIBILITY STUDY, AND STATUTORY CONSENTS. ITS PURPOSE IS TO PROVIDE CONCEPTUAL PROPOSALS FOR THE TOP OF THE HILL STEERING GROUP IN ORDER TO ESTABLISH VIABLE FUTURE PROJECTS THAT RESPOND TO COMMUNITY NEEDS AND ADDRESS EXISTING CHALLENGES, INCLUDING THOSE ARISING FROM CLIMATE CHANGE.



PRECEDENT IMAGES



LEGEND

- 1 NEW PARKING AND RE-CONFIGURATION OF FORMER COMMUNITY CENTRE SITE AT BARD'S HILL
- 2 NEW BUNSCOIL SITE (INDICATIVE LAYOUT SUBJECT TO EDUCATION AUTHORITY PLANS)
- 3 YOUTH CENTRE SITE (INDICATIVE AREA SUBJECT TO EDUCATION AUTHORITY PLANS)
- 4 WETLANDS HABITAT CREATION - SCRAPE PONDS - ATTENUATION PONDS - SUDS
- 5 NEW COMMUNITY EVENTS SPACE AND AREA OF OPEN SPACE FOR RECREATION
- 6 WOODLAND MANAGEMENT (THINNING AND REPLANTING WORKS)
- 7 CULTURAL EVENTS AREA - GRASS OPEN SPACE - VIEWING PLATFORM - CONTEMPLATION POINT
- 8 NEW GAA PAVILLION WITH ASSOCIATED CAR PARKING (40 - 50 SPACES)
- 9 TRAINING AREA (FUTURE EXPANSION FOR GAA) LEVEL AREA FOR RECREATION & SPORT
- 10 CAR PARKING TO SERVICE COUNTRY PARK AND PLAY AREA (20 - 30 SPACES)
- 11 UPPER CAR PARK WITH SCENIC VIEWPOINT, TRAILHEAD AND VIEWING PLATFORM
- 12 NEW DESTINATION PLAY AREA AND ASSOCIATED LANDSCAPING
- 13 NEW CHANGING PAVILLION AND TOILETS
- 14 EXISTING NATURAL AREA TO RECEIVE BIODIVERSITY ENHANCEMENT INTERVENTIONS
- 15 NEW FOOTBALL PITCH AND ASSOCIATED FENCING (90m x 65m AND ASSOCIATED RUN OFF AREA)
- 16 NEW WELCOMING ENTRANCE WITH PLAY TRAIL ITEM AND BRANDING / WAYFINDING / GREENWAY
- 17 PLAY TRAIL ITEM - NATURAL PLAY AREA (STEPPING LOGS ETC)
- 18 MEADOW / SPECIES RICH GRASS LAND CREATION - AUGMENT EXISTING HIGH QUALITY AREA
- 19 PLAY TRAIL ITEM AND SIGNAGE INTO WOODLAND TRUST SITE - NEW WOODLAND TRAIL PATHWAY
- 20 WOODLAND TRAILS - POTENTIAL FOR GRUFFALO TRAIL, BRANDING, WAYFINDING ENHANCEMENTS
- PROPOSED FOOTBALL PITCH
- CAR PARKING
- PEDESTRIAN CROSSING POINT
- VIEWING POINT
- GREENWAY ROUTE
- PLAY PARK (PROPOSED)
- AREA TO RECEIVE ECOLOGICAL ENHANCEMENTS
- PEDESTRIAN ACCESS INTO PARK
- PLAY TRAIL ITEM

MASTERPLAN OVERVIEW & DESCRIPTION

DESCRIPTION

THE CONCEPT OF **GREEN LUNGS** IS CENTRAL TO CONTEMPORARY LANDSCAPE ARCHITECTURE AND SUSTAINABLE URBAN PLANNING. GREEN LUNGS REFER TO STRATEGICALLY DESIGNED VEGETATED SPACES—SUCH AS PARKS, WOODLANDS, AND GREENWAYS—THAT FUNCTION AS LIVING INFRASTRUCTURE TO IMPROVE URBAN AIR QUALITY, REGULATE TEMPERATURE, MANAGE STORMWATER, AND ENHANCE COMMUNITY WELL-BEING. THE PROPOSED MASTERPLAN FOR TOP OF THE HILL AT ESKAHEEN VIEW OFFERS AN EXCELLENT OPPORTUNITY TO INTEGRATE THIS VISION AND TRANSFORM THE SITE INTO A VIBRANT, HEALTHY, AND MULTIFUNCTIONAL LANDSCAPE FOR LOCAL RESIDENTS.

THE NEW PARKLAND WILL INCORPORATE A RANGE OF COMMUNITY FACILITIES AND RESOURCES DESIGNED TO MAXIMIZE ECOLOGICAL AND SOCIAL VALUE. THESE INCLUDE A COMMUNITY ALLOTMENT SPACE, WHICH WILL EMPOWER RESIDENTS TO GROW THEIR OWN PRODUCE AND RECONNECT WITH NATURE WHILE SUPPORTING LOCAL FOOD RESILIENCE. A MEN'S SHED WILL PROVIDE A DEDICATED ENVIRONMENT FOR SKILL-SHARING, SOCIAL INTERACTION, AND PERSONAL DEVELOPMENT, ADDRESSING IMPORTANT ASPECTS OF COMMUNITY HEALTH AND INCLUSION.

THE ADDITION OF A GREENWAY AND NEW CONNECTING PATHWAYS IS PARTICULARLY RELEVANT TO THE GREEN LUNG CONCEPT. GREENWAYS ARE ESSENTIAL ECOLOGICAL CORRIDORS THAT ENHANCE BIODIVERSITY BY LINKING HABITATS, WHILE ALSO PROVIDING SAFE AND ATTRACTIVE ROUTES FOR WALKING AND CYCLING. IN THIS CASE, THE PROPOSED GREENWAY COULD CONNECT THE SITE SEAMLESSLY TO ADJOINING LANDS MANAGED BY THE NI HOUSING EXECUTIVE AND THE DEPARTMENT FOR ENVIRONMENT. BECAUSE DC&SDC HAS THE RIGHT TO USE DEPARTMENT OF ENVIRONMENT LANDS FOR OPEN SPACE, THE GREENWAY REPRESENTS A UNIQUE CHANCE TO ESTABLISH A COHESIVE GREEN NETWORK THAT WILL ENCOURAGE MORE SUSTAINABLE MODES OF TRAVEL AND STRENGTHEN THE SITE'S ROLE AS A COMMUNITY HUB.

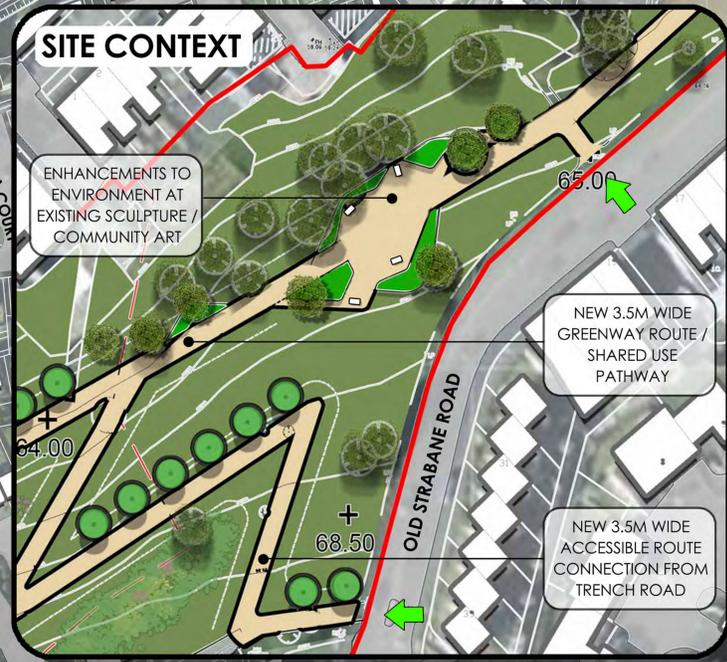
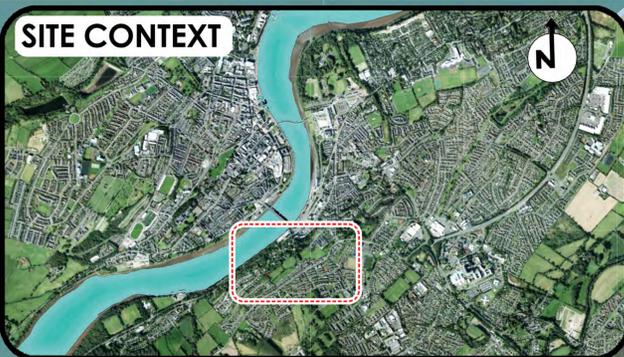
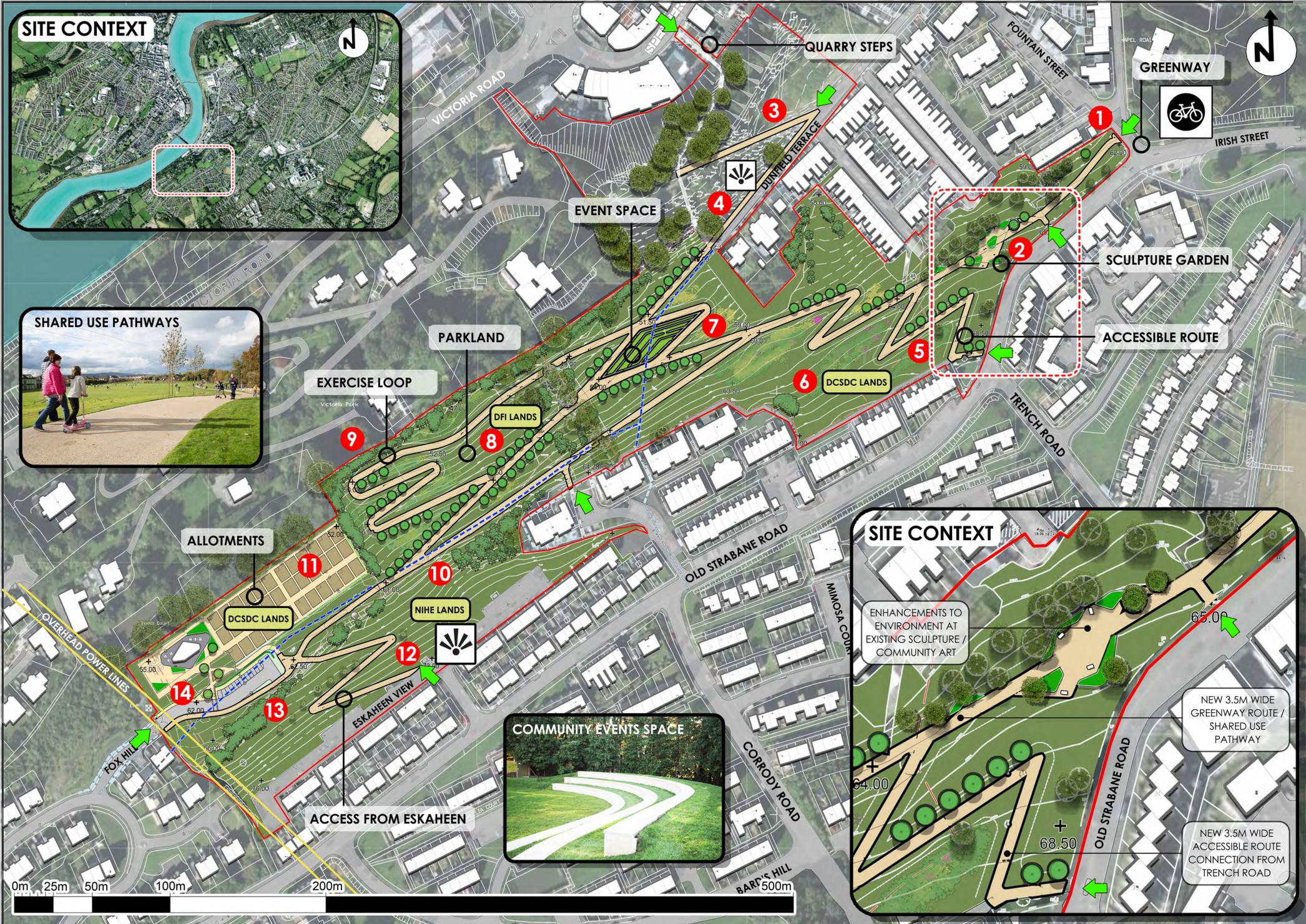
HOWEVER, THE PROJECT MUST NAVIGATE SEVERAL SITE CONSTRAINTS AND CHALLENGES. ACCESS FOR MAINTENANCE AND VEHICLES VIA FOX HILL WILL REQUIRE FURTHER STUDY, INCLUDING PLANNING CONSENT AND LIAISON WITH DFI ROADS. THIS PROCESS IS ESSENTIAL TO ENSURE THE SITE REMAINS ACCESSIBLE WHILE PROTECTING ITS LANDSCAPE CHARACTER. ADDITIONALLY, OVERHEAD POWER LINES AND POTENTIAL NI WATER INFRASTRUCTURE—SUCH AS A MAJOR PIPE NEAR THE SITE—NECESSITATE DETAILED INVESTIGATION TO AVOID CONFLICTS AND ENSURE PUBLIC SAFETY.

THE STEEPLY SLOPING TOPOGRAPHY ALSO PRESENTS DESIGN CHALLENGES IN CREATING USABLE COMMUNITY SPACE. TO FULFILL THE GREEN LUNG VISION, ANY INTERVENTIONS SHOULD BE SENSITIVE TO THE TERRAIN, AVOIDING EXCESSIVE CUT-AND-FILL OR LARGE RETAINING WALLS THAT COULD DISRUPT THE SITE'S NATURAL FORM. INSTEAD, TERRACED PLANTING, CONTOUR PATHWAYS, AND CAREFULLY GRADED ALLOTMENTS CAN MAKE THE PARKLAND BOTH PRACTICAL AND VISUALLY HARMONIOUS.

THE PROPOSED MASTERPLAN DRAWING ILLUSTRATES HOW THE AREA CAN EVOLVE INTO A VALUABLE AND ENHANCED COMMUNITY SPACE, BALANCING ECOLOGICAL FUNCTION WITH SOCIAL AMENITY. AS A GREEN LUNG, THE NEW PARKLAND WILL HELP MITIGATE THE ENVIRONMENTAL IMPACTS OF URBANISATION BY FILTERING AIR POLLUTANTS, REDUCING HEAT STRESS, AND ABSORBING STORMWATER RUNOFF. JUST AS IMPORTANTLY, IT WILL CREATE OPPORTUNITIES FOR RECREATION, EDUCATION, AND COMMUNITY COHESION—KEY INGREDIENTS IN A HEALTHIER, MORE SUSTAINABLE CITY.

BY EMBRACING THE GREEN LUNG APPROACH, THE TOP OF THE HILL SITE AT ESKAHEEN VIEW CAN SET A POSITIVE PRECEDENT FOR HOW UNDERUSED URBAN LAND CAN BE REIMAGINED TO SUPPORT BOTH PEOPLE AND NATURE.

ESKAHEEN VIEW PARK - TOP OF THE HILL'S 'GREEN LUNG' - SCALE 1:1000 @ A0



LEGEND

- 1 NEW GATEWAY PEDESTRIAN ACCESS FROM FOUNTAIN STREET
  - 2 ENHANCEMENTS TO PUBLIC ART / REST POINT
  - 3 ACCESSIBLE ROUTE FROM DUNFIELD TERRACE (EXCLUDES QUARRY STEPS)
  - 4 CONNECTION ONTO QUARRY STEPS TO SPENCER ROAD
  - 5 NEW ACCESSIBLE ROUTE INTO PARK FROM TRENCH ROAD JUNCTION
  - 6 SPECIES RICH GRASS LAND / BIODIVERSITY ENHANCEMENTS
  - 7 NEW PATHWAY WITH CENTRAL FEATURE EG. COMMUNITY EVENTS SPACE
  - 8 NEW GREENWAY PATH WITH COMMUNITY OPEN SPACE
  - 9 NEW PATHWAY CREATION TO CREATE 'LOOP' IN PARK WALKING ROUTE
  - 10 UPPER LOOP PATHWAY (NOTE NI WATER COMBINED SEWER PRESENT)
  - 11 NEW ALLOTMENTS & ASSOCIATED PARKING (ACCESS VIA FOX HILL)
  - 12 NEW PEDESTRIAN ACCESS FROM ESKAHEEN VIEW
  - 13 CAR PARKING (10 - 15 SPACES) SERVICING NEW ALLOTMENTS & GATEWAY INTO NEW GREENWAY ROUTE
  - 14 MENS SHED, APIARY & ACCESSIBLE ROUTE & FENCING TO ALLOTMENTS
- ➔ GREEN ARROW DENOTES PEDESTRIAN ACCESS POINT  
 RED LINE DENOTES EXTENT OF STUDY AREA  
 NEW 3.5M WIDE GREENWAY ROUTE OR PATHWAY  
 NI WATER COMBINED SEWER  
● PROPOSED TREE PLANTING  
 OVERHEAD POWER LINE

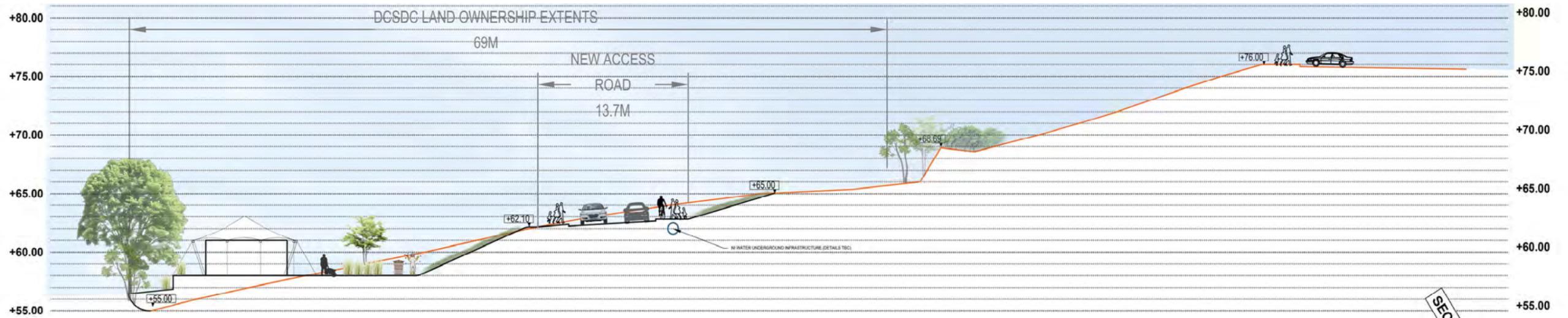
PRECEDENT IMAGES



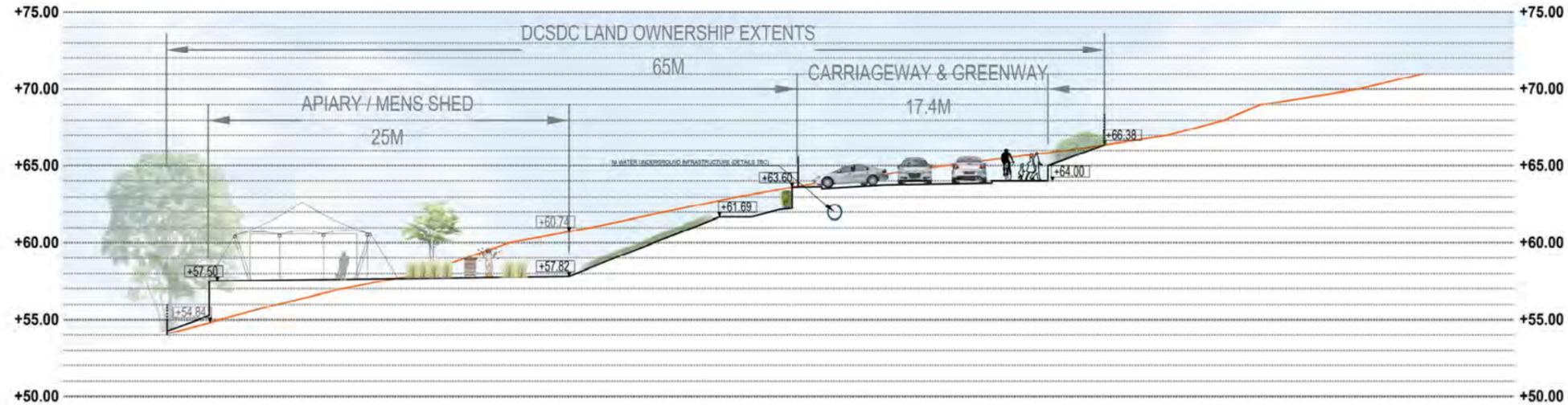
NOTE: This drawing is issued for conceptual purposes. It has been prepared without full topographical survey (levels etc) available or knowledge of site structural sub base. It is a developing concept at RIBA work stage 1 with the purposes of establishing potential location and spatial requirements for key items requested by the community steering group.

JOB REF: 2025101 - Top of the Hill Masterplan  
 TITLE : Concept Sketch - Spatial layout - ESKAHEEN VIEW  
 DATE: 03.07.2025  
 DRAWN BY: N CAMPBELL

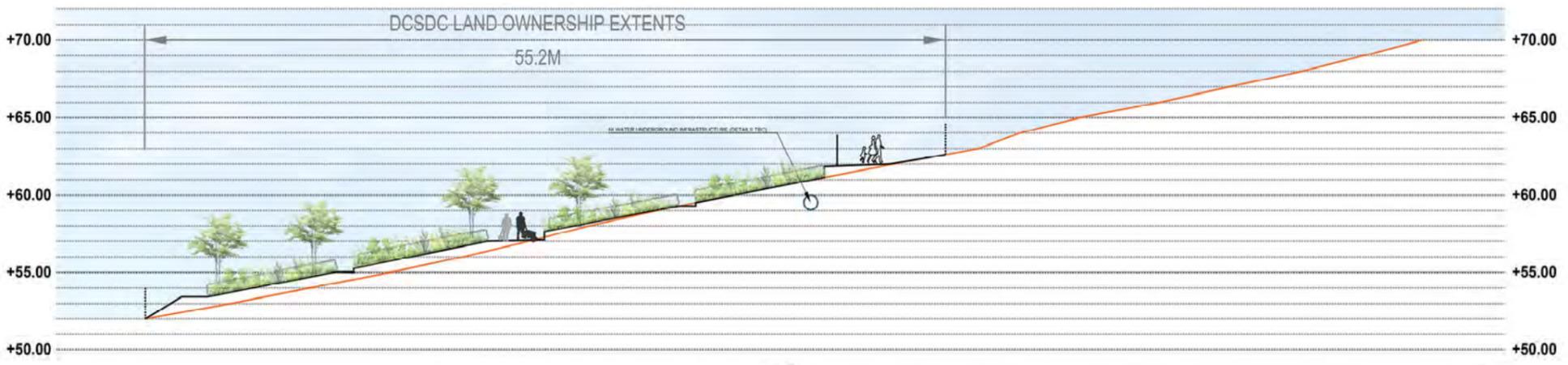




SECTION A - A SCALE 1:200

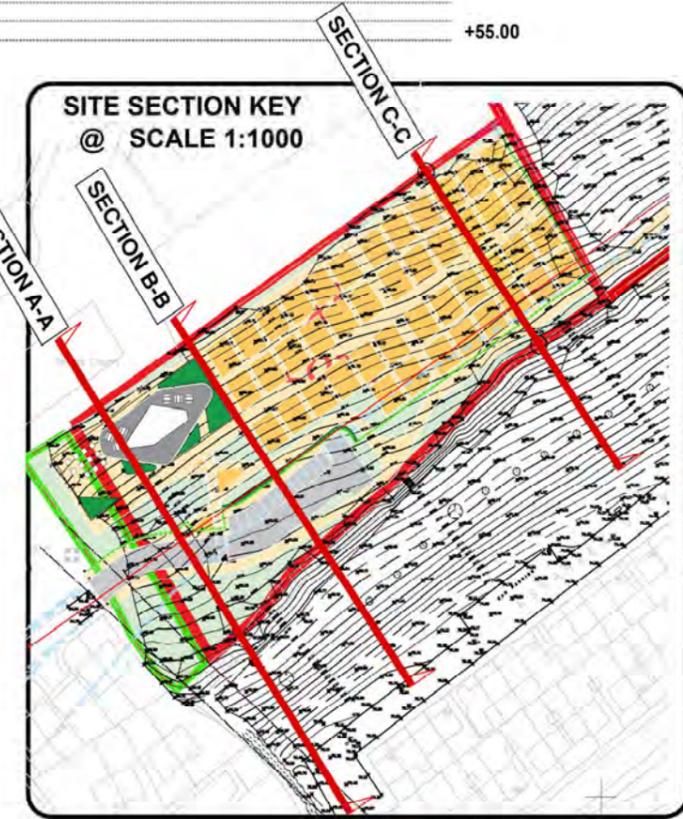


SECTION B - B SCALE 1:200



SECTION C - C SCALE 1:200

ORANGE LINE DENOTES EXISTING GROUND LEVEL  
 BLACK LINE DENOTES POTENTIAL NEW GROUND LEVEL



**GREEN INFRASTRUCTURE**

PURPOSE OF ISSUE  
 SITE ANALYSIS  
 JOB NAME  
 TOP OF THE HILL MASTERPLAN  
 DRAWING TITLE  
 SITE SECTIONS

SCALE @ A1 1:200	DATE JUNE 2025	DRAWN BY NC
JOB NO. 2025101	DWG NO. SK01 - IN - 2025	REVISION

 Derry City & Strabane District Council  
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# THE MASTERPLAN

THE FOLLOWING DRAWING REPRESENTS THE OVERALL MASTERPLAN FOR THE TOP OF THE HILL AREA. IT HAS BEEN DEVELOPED OVER A NUMBER OF MONTHS AND AIMS TO COMMUNICATE THE WIDER VISIONS AND ASPIRATIONS OF THE COMMUNITY GROUPS AND STEERING GROUP MEMBERS.

THE MASTERPLAN AIMS TO ACT AS A VISION OR SUPPORT TOOL TO ASSIST WITH DEVELOPMENT OF IDEAS, ASPIRATIONS AND STRATEGIC PLANNING. IT IS SUBJECT TO FURTHER TECHNICAL STUDIES AND STATUTORY CONSENTS AND THEREFORE, IT SHOULD NOT BE USED OR RELIED UPON AS BEING FULLY FEASIBLE AS IT MAY BE SUBJECT TO CHANGE.



MASTERPLAN OVERVIEW & DESCRIPTION

SITE LOCATION AND CONTEXT



THE BRIEF

THE TOP OF THE HILL MASTERPLAN HAS BEEN PREPARED IN RESPONSE TO AGENDA ITEM 13 – “TOP OF THE HILL PARK: MASTERPLAN,” AS ENDORSED BY MEMBERS.

IT FULFILLS COMMITMENTS OUTLINED IN THE COUNCIL'S GREEN INFRASTRUCTURE PLAN (2023) AND ALIGNS WITH THE STRATEGIC GROWTH PLAN (2017–2032), SUPPORTING MAJOR AREA-BASED REGENERATION INITIATIVES, INCLUDING THE TOP OF THE HILL PROJECT.

THE MASTERPLAN PROVIDES **A COORDINATED DESIGN FRAMEWORK** FOR COUNCIL-OWNED LANDS AT

- TOP OF THE HILL COUNTRY PARK,
- KELLY'S FIELD,
- AND ESKAHEEN VIEW.

IT IDENTIFIES OPPORTUNITIES TO ENHANCE CONNECTIVITY, RECREATION, AND COMMUNITY WELL-BEING, ENSURING THESE AREAS SERVE AS VALUABLE RESOURCES FOR LOCAL RESIDENTS.

THE CONTENT OF THIS MASTERPLAN HAS BEEN DEVELOPED THROUGH ENGAGEMENT WITH:

- THE HILLCREST TRUST,
- COMMUNITY GROUPS, AND
- LOCALLY ELECTED MEMBERS.

THE MASTERPLAN REFLECTS LOCAL NEEDS AND CONTRIBUTES TO THE COUNCIL'S BROADER OBJECTIVES FOR SUSTAINABLE, INCLUSIVE, AND CLIMATE-RESILIENT REGENERATION.

IT ESTABLISHES **A CLEAR SPATIAL VISION TO GUIDE FUTURE INVESTMENT AND IMPROVEMENTS** WITHIN THIS IMPORTANT AREA

TOP OF THE HILL COUNTRY PARK & KELLYS FIELD

FOLLOWING CONSULTATION WITH THE STEERING GROUP AND COMMUNITY REPRESENTATIVES, A NUMBER OF KEY ITEMS WERE REQUESTED TO BE INCLUDED WITHIN THE MASTERPLAN.

- 1 YOUTH CENTRE SITE
- 2 NEW BUNSCOIL SITE
- 3 COMMUNITY EVENTS SPACES & PARKLAND
- 4 GAA PAVILION WITH PARKING & TRAINING AREA
- 5 NEW DESTINATION PLAY AREA
- 6 CHANGING PAVILION AND TOILETS
- 7 FOOTBALL PITCH WITH FENCING AND RUN-OFF AREA

**ACTIVE TRAVEL ROUTES**, INCLUDING GREENWAYS AND WALKING TRAILS, PROVIDE CONNECTIONS WITH THE EXISTING WOODLAND TRUST SITE TO ENCOURAGE WALKING, NATURE ENGAGEMENT, AND BIODIVERSITY ENHANCEMENTS. ADDITIONAL ECOLOGICAL IMPROVEMENTS INCLUDE WETLANDS, ATTENUATION PONDS, WOODLAND MANAGEMENT, NEW TRAILS, AND SPECIES-RICH MEADOWS. THE MASTERPLAN ENSURES THAT THE DEVELOPMENT RESTS SENSITIVELY WITHIN THE NATURAL ENVIRONMENT, CREATING A SUSTAINABLE, INCLUSIVE, AND CLIMATE-RESILIENT DESTINATION FOR RECREATION, SPORT, AND COMMUNITY ACTIVITIES.

PLANNING FOR THE FUTURE

SIGNIFICANT NEW HOUSING DEVELOPMENT CURRENTLY WITHIN THE PLANNING SYSTEM INDICATES THE HIGH AMENITY AND COMMUNITY VALUE OF THE TOP OF THE HILL COUNTRY PARK. POPULATION INCREASE WILL PLACE PRIORITY ON DEVELOPING COMMUNITY ASSETS TO CREATE SUCCESSFUL PLACES FOR THE EXPANDING POPULATION.

FOR FURTHER DETAIL - REFER TO TOP OF THE HILL COUNTRY PARK DETAIL CONCEPT SHEET



ESKAHEEN VIEW

THE TOP OF THE HILL MASTERPLAN HAS BEEN PREPARED IN RESPONSE TO THE COMMITTEE ITEM WITH KEY FEATURES INCLUDED AS FOLLOWS:

- 8 APIARY / BEEKEEPING SPACE / MEN'S SHED, TOILET & APIARY BUILDING
- 9 COMMUNITY GROWING SPACE / ALLOTMENTS (18 PLOTS)
- 10 GATED ACCESS, CAR PARKING & GREENWAY TRAILHEAD SIGNAGE
- 11 PEDESTRIAN ACCESS VIA ESKAHEEN VIEW (NIHE LANDS) / VIEWING POINT
- 12 NEW COMMUNITY PARK AND SHARED USE PATHWAY
- 13 POTENTIAL COMMUNITY EVENTS SPACE OR PUBLIC ART WORK
- 14 VIEWING POINT AND CONNECTION TO QUARRY STEPS (SPENCER ROAD)
- 15 NEW GREENWAY CONNECTION FROM FOUNTAIN HILL & IRISH STREET
- 16 ACCESSIBLE ROUTE INTO NEW COMMUNITY PARK FROM TRENCH ROAD

TOP OF THE HILL – ESKAHEEN VIEW: PROPOSED MASTERPLAN SUMMARY

1. KEY OBJECTIVES

**GREEN LUNG CONCEPT:** TRANSFORM THE SITE INTO A MULTIFUNCTIONAL VEGETATED SPACE TO IMPROVE AIR QUALITY, MANAGE STORMWATER, MITIGATE URBAN HEAT, AND ENHANCE COMMUNITY WELL-BEING.

**COMMUNITY FOCUS:** PROVIDE SPACES THAT FOSTER SOCIAL COHESION, SKILL-SHARING, AND ENGAGEMENT WITH NATURE.

**CONNECTIVITY:** CREATE PATHWAYS AND GREENWAYS THAT LINK TO ADJACENT LANDS, PROMOTING WALKING, CYCLING, AND SUSTAINABLE TRAVEL.

**ECOLOGICAL ENHANCEMENT:** PROTECT AND ENHANCE BIODIVERSITY THROUGH SPECIES-RICH GRASSLANDS AND GREEN CORRIDORS.

SUMMARY ANALYSIS

THE MASTERPLAN **ALIGNS STRONGLY WITH CONTEMPORARY SUSTAINABLE URBAN PLANNING PRINCIPLES, EMPHASISING GREEN INFRASTRUCTURE, ECOLOGICAL ENHANCEMENT, AND COMMUNITY ENGAGEMENT.**

STRENGTHS:

- MULTI-FUNCTIONAL SPACES (ALLOTMENTS, MEN'S SHED, GREENWAY).
- CLEAR PEDESTRIAN CONNECTIVITY AND LOOPED WALKING ROUTES.
- POTENTIAL TO INTEGRATE WITH SURROUNDING LANDS FOR A BROADER GREEN NETWORK.

CHALLENGES:

- STEEP SLOPES, OVERHEAD POWER LINES, AND WATER INFRASTRUCTURE.
- VEHICLE ACCESS AND PARKING REQUIRE CAREFUL PLANNING.
- INTEGRATION WITH ADJACENT LANDS DEPENDS ON PERMISSIONS AND COLLABORATION

FOR FURTHER DETAILS REFER TO ESKAHEEN DETAILED CONCEPT SHEET

PRECEDENT IMAGES



NEW CHANGING ROOMS AND TOILETS



ACTIVE TRAVEL & SHARED USE PATHWAYS



NEW DCSDC FOOTBALL PITCH



MEADOW HABITATS & GRASSLANDS



MEN'S SHED AND COMMUNITY ALLOTMENTS



DESTINATION PLAY PARK