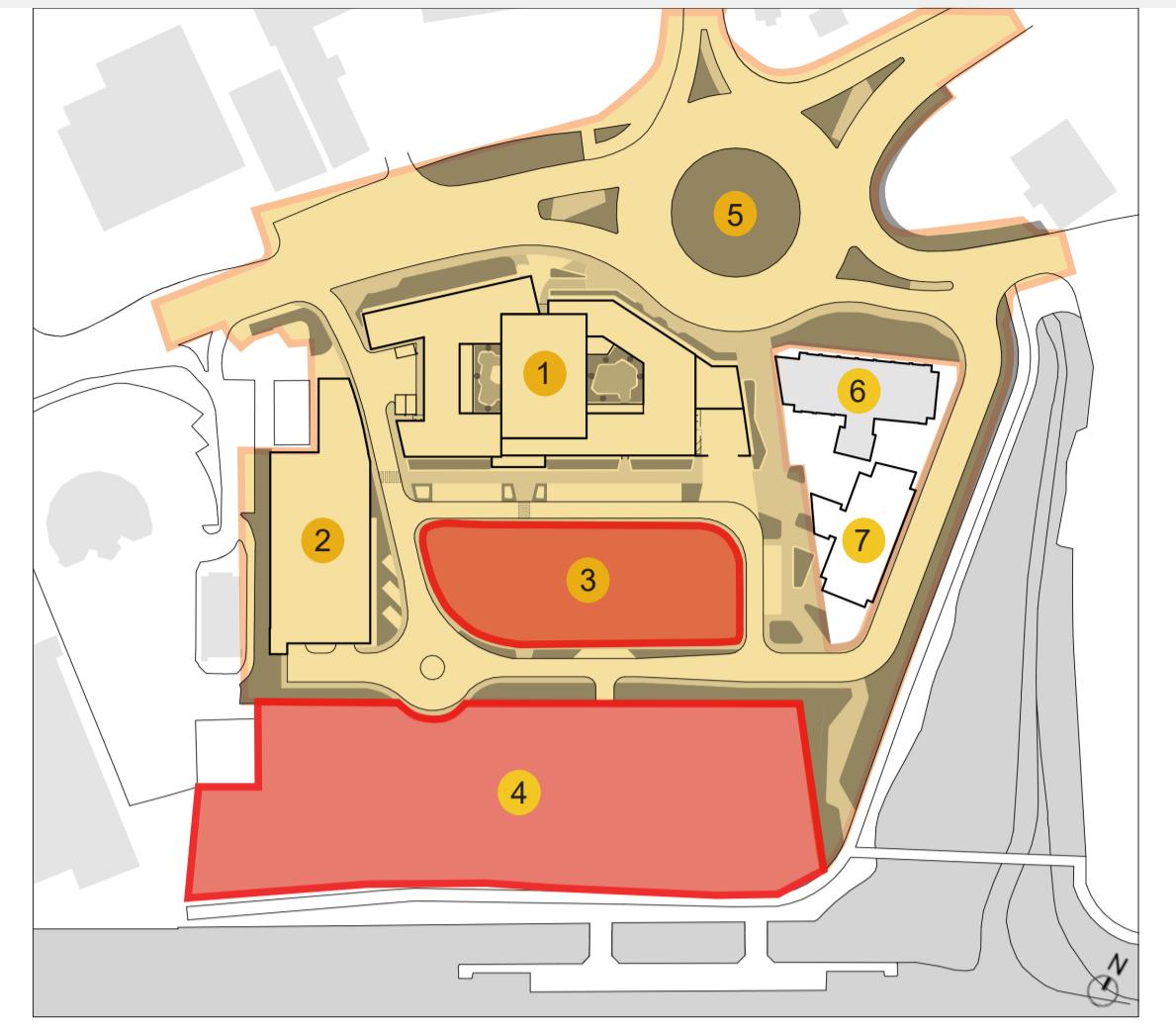


Fort George Masterplan in Context

Boards
1 2 3 4 5



Development Key



Character Areas



Sustainable Travel



Suggested phasing of development

- Development Limits (As per H&CC application - Ref: LA11/2025/0529/F)
- Fort George Development Sites
- 1 Cityside Health and Care Centre (H&CC)
- 2 Multi-storey Carpark
- 3 Fort George Development Site 1
- 4 Fort George Development Site 2
- 5 Proposed Pennyburn Roundabout
- 6 Catalyst 1
- 7 Catalyst 2

A new Health and Care Centre and multi-storey car park are proposed on the Fort George site, along with a larger roundabout at Pennyburn and an internal road network to serve the new urban blocks. Areas 3 and 4 on the left-hand diagram indicate the portions of the site covered by this outline planning application. Approval for these areas is dependent on the planning permission for the surrounding internal road network.

Character Area - The Park

The Park forms a transitional threshold between the 'Health District' and a new public space towards the riverfront. It consists of a small park and a central building block. The central block plays a passive role, prioritising visual connectivity rather than active public use. Permeable facades create openness along the park edge, while entrances at each end support subtle movement and strengthen key north-south pedestrian routes through the site.

Character Area - The Square

The urban blocks are formed around a pedestrianised streetscape that directs movement toward the riverfront and into the masterplan. The Square is defined by active, welcoming, commercial frontages and ground floor retail that animates the space. Designed for flexibility, the square supports both large events and everyday use, with comfortably-scaled surroundings that encourage walking, gathering and meandering.

Character Area - The Riverfront

The public realm is defined by active commercial frontages and the Quay Trail along the River Foyle, forming a central hub for events and year-round leisure. Materials reference the site's shipbuilding heritage, whilst the mixed-use urban edge adds vibrancy and creates a rich, layered environment.



Fort George - Outline Planning Application Masterplan

The phased development of Fort George (as currently proposed) is contingent upon the completion of the enlargement works to the Pennyburn Roundabout and the construction of the internal roads network and site infrastructure. Permission for these elements is sought via the Cityside H&CC full planning application (LA11/2025/0529/F) and remains subject to determination by Derry City and Strabane District Council.

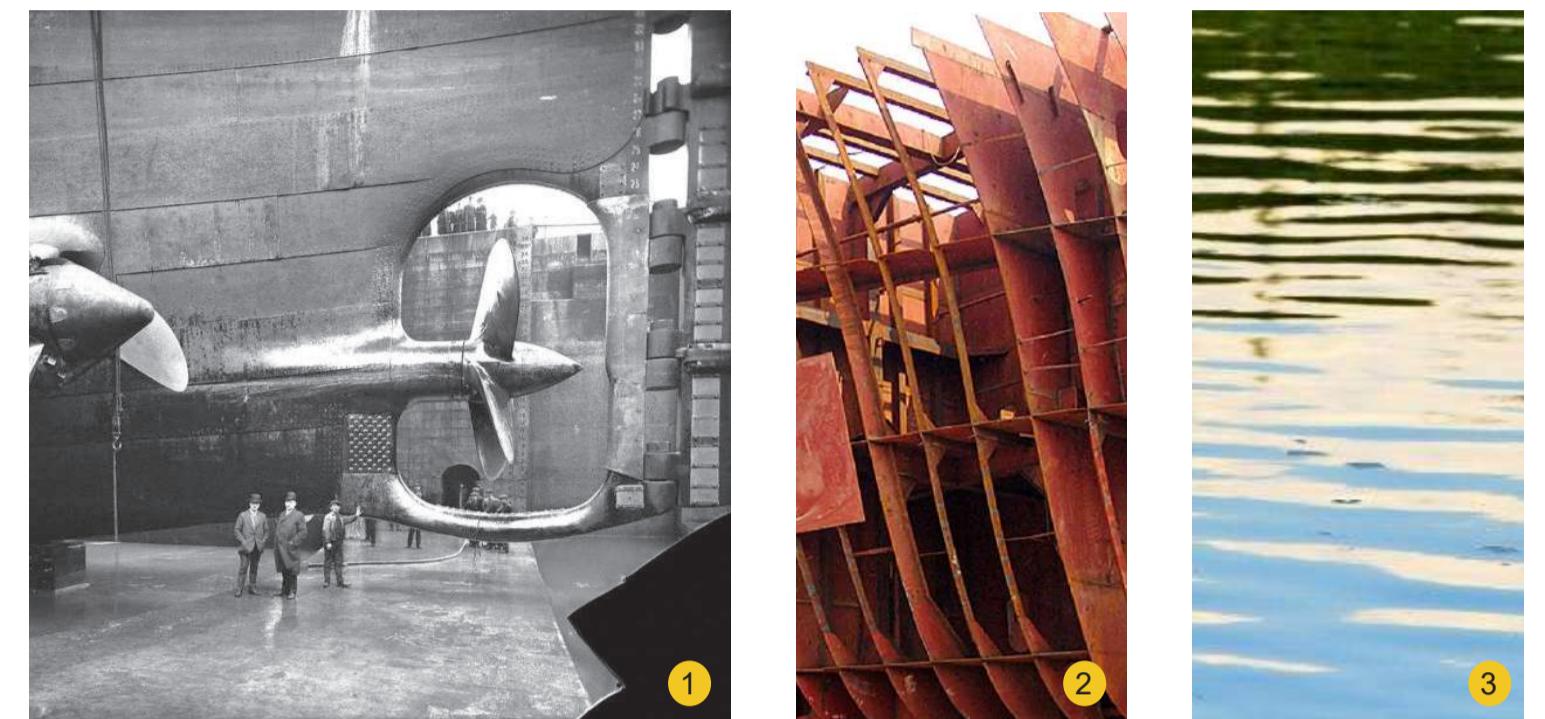
Following expressions of interest and firm commitments by interested private developers, Phase 2 of works would see completion of the public realm alongside the construction of new buildings on the development plots. Plots may be developed all at once or on a piecemeal basis.

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Character Area - The Square

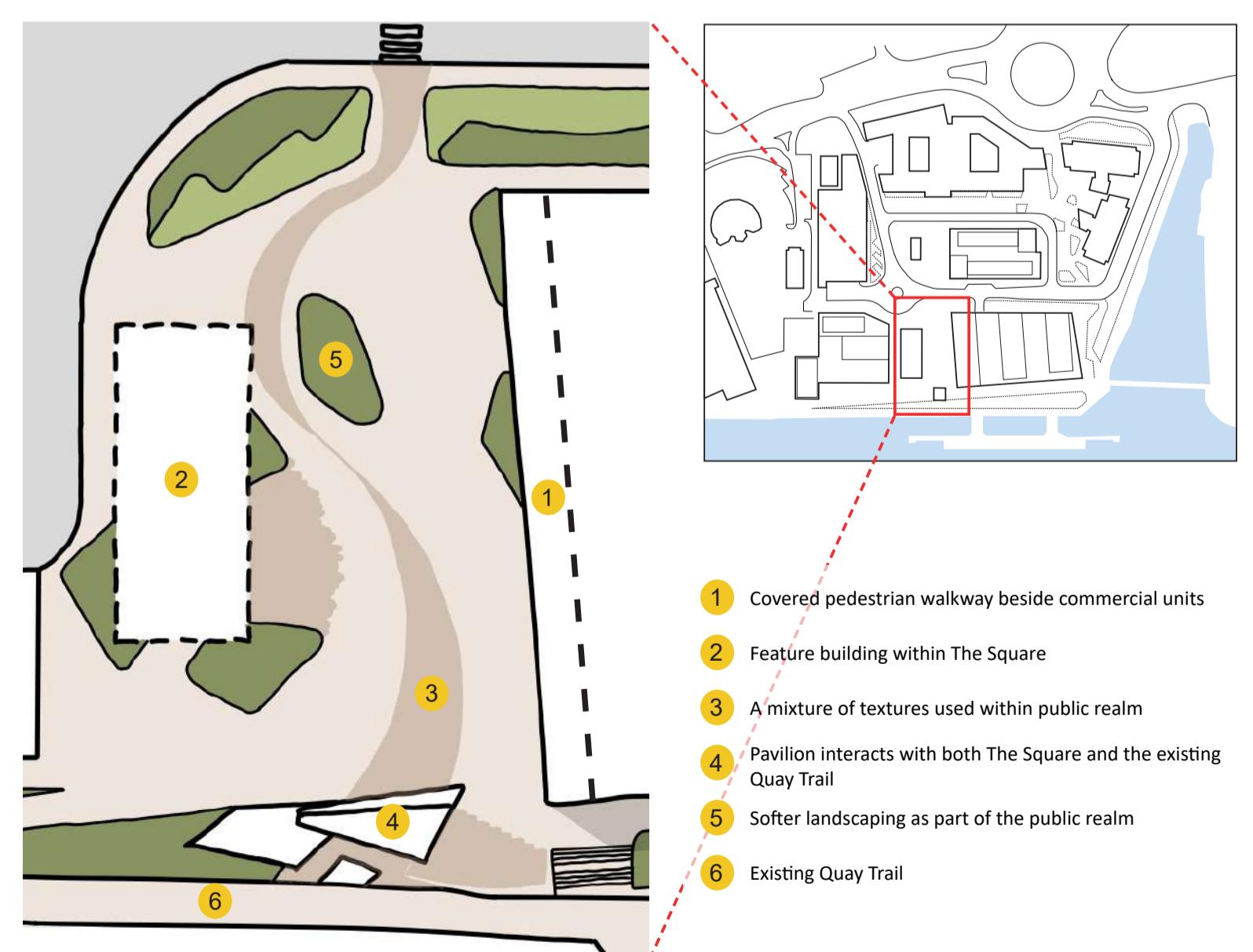
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- 1 Large scales could inspire artwork within spaces
- 2 Hull design - rhythm, thin profiles and depth of facade
- 3 Playing with reflection and rippled textures
- 4 Historic river front had interesting textured boardwalk

Connections to Fort George's ship building past

Fort George has a strong historical connection to shipbuilding, and this heritage should help shape how the site is developed in the future. The aim is to acknowledge and celebrate this past while also reflecting Fort George's new role within the wider city. The photographs and images shown above illustrate the design inspiration behind this approach. Rather than directly copying historic features, the intention is to reference the shipbuilding history in a subtle and thoughtful way, using materials, textures and design details. For example, Image 4 shows the type of boardwalk that once ran along the edge of the River Foyle. A similar style of surface could be used along the riverfront today as a gentle reminder of the site's industrial past. This would create a distinctive and attractive riverside space, enhance the character of the waterfront, and offer a unique experience for people walking along the Quay Trail.



Several key features will help make the central Square a vibrant and successful part of the Fort George masterplan. The main north-south route is highlighted by the arrangement of the surrounding buildings, guiding movement through the space. The Square is framed by two important elements: a covered pedestrian walkway with commercial spaces, and a feature building or pavilion with public access at ground floor level.

At the riverfront, a proposed pavilion marks the arrival point, offering views of the River Foyle and beyond. It also provides a connection to the Quay Trail, allowing pedestrians to continue along the trail or explore the new riverfront public space.

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Precedents conveying design intent



Pavilion of Floating Lights, South Korea



King's Cross, London



City Quay's Gardens, Belfast



Public Park, China



Streetscape, Greece

The pavilion of floating lights is a great example of a public pavilion that links two pedestrian pathways, whilst addressing a riverfront location. Within the Fort George proposals, there is an opportunity for a proposed pavilion at the end of The Square, which celebrates users' arrival at the Riverfront.

King's Cross offers a calm place to pause within the busy city environment, serving both people passing through and those visiting nearby sites. Small areas of planting and soft landscaping encourage people to stop, sit, and enjoy a more natural setting. Its slightly elevated position above the water provides attractive views and creates an appealing backdrop for people spending time in the space.

City Quay's Gardens is part of a new development along the edge of the River Lagan in Belfast. Nestled among the taller buildings, the garden creates a peaceful, sheltered space that feels hidden from the surrounding city. The area is furnished with high-quality seating and features, thoughtfully placed throughout the greenery. This playful arrangement encourages people to pause, relax, and enjoy the space in an informal, welcoming way.

The main public space can be of a more comfortable scale when smaller planters are positioned within the space. Pockets of stillness are still important within a busy, public atmosphere.

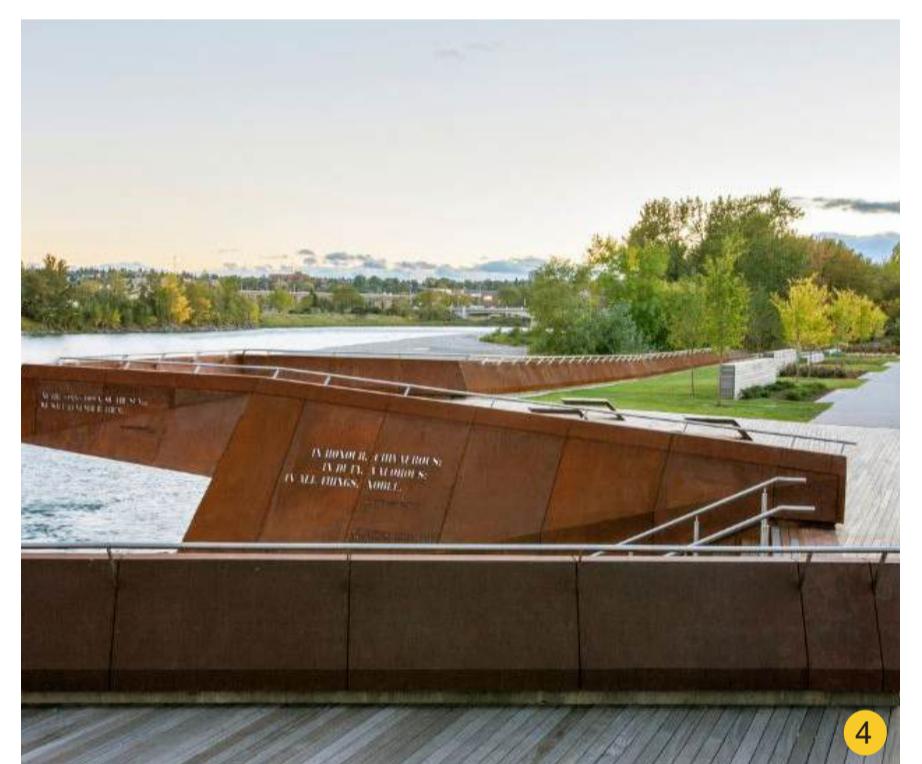
A lively streetscape is enhanced by shopfronts and commercial units that keep activity and interest throughout the day. Planting helps to provide some shelter for those wanting to rest and high quality materials are used to create a desirable public space.



Character Area - The Riverfront

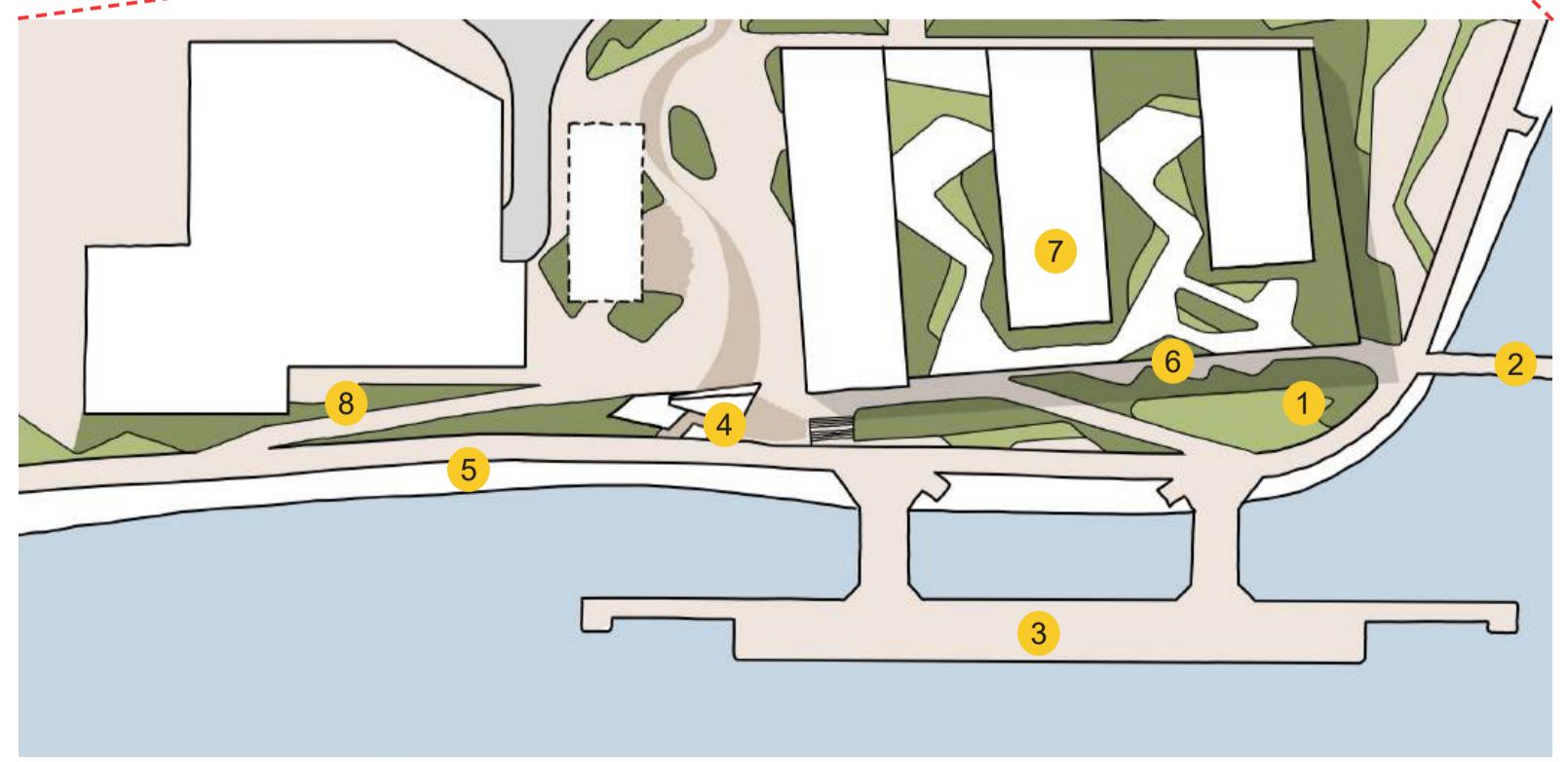
The public realm is defined by active commercial frontages and the Quay Trail along the River Foyle, forming a central hub for events and year-round leisure. Materials reference the site's shipbuilding heritage, whilst the mixed-use urban edge adds vibrancy and creates a rich, layered environment.

Precedents conveying design intent for riverfront landscaping



- 1 Benching integrated with large sections of planting
- 2 Timber details nods towards the previous along the Foyle River
- 3 Height differences are celebrated through layering of planting and walkways
- 4 Robust materials and angles are used to create a new layered riverfront

- 1 Density of planting across the site
- 2 Existing Pennyburn Bridge
- 3 Existing jetty
- 4 Pavilion interacts with both The Square and the existing Quay Trail
- 5 Existing Quay Dock
- 6 Covered pedestrian walkway along riverfront
- 7 Proposed development with upper roof gardens
- 8 Proposed development with prominent elevation facing the riverfront



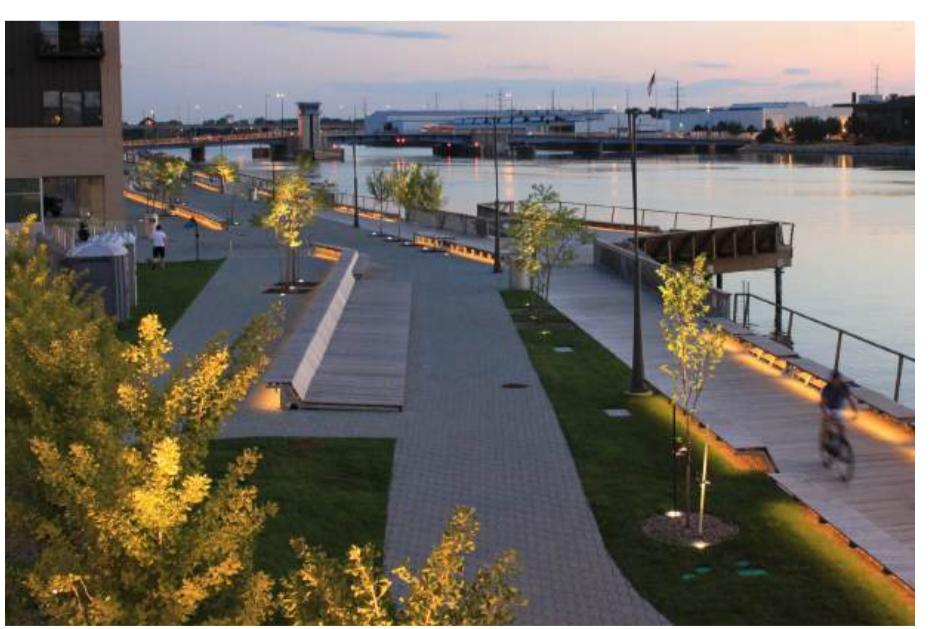
Key ingredients for the proposed Riverfront

The riverfront is to be a dynamic and interesting space that has a number of characteristics. There is an emphasis on bringing the natural landscape into the masterplan, particularly close to the existing Pennyburn Bridge. An urban block with a covered pedestrian walkway faces onto the River itself and takes advantage of the higher vantage point. The proposed urban block also has an elevated plinth that is generously planted, taking advantage of a great location and elevated views of the riverfront. This can also create a private garden area for those living or working in this urban block. Pathways are to give a sense of meandering and an alternative to the very straight and direct route of the Quay Trail.

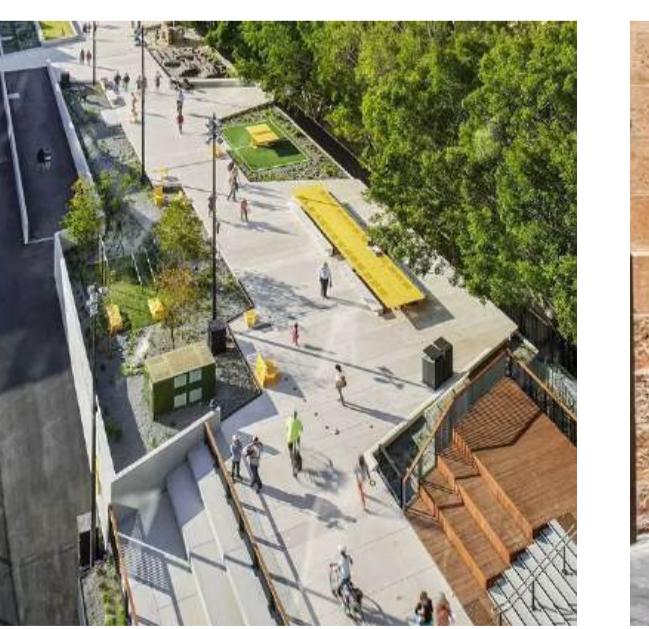
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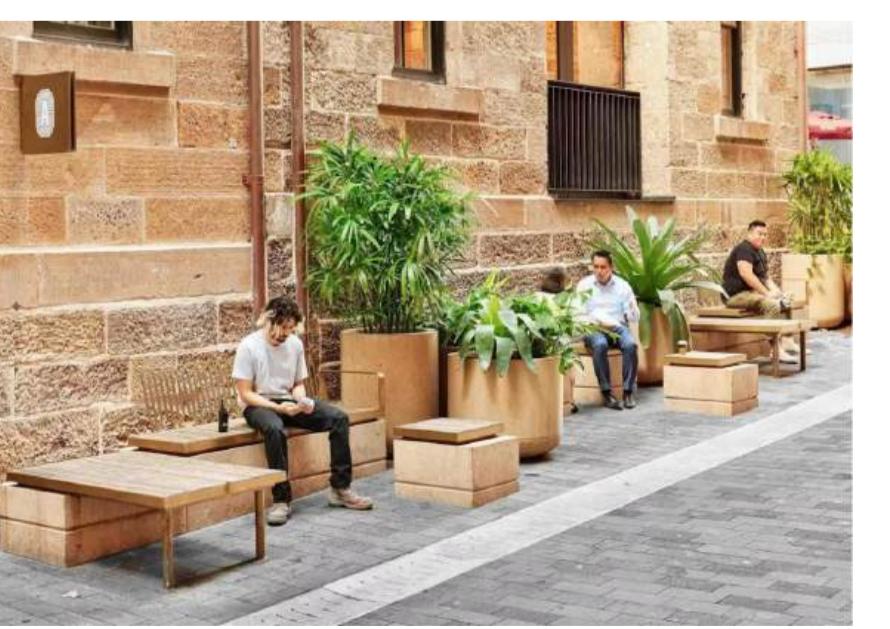
Precedents conveying design intent



This is an excellent example of a waterfront space that combines lighting, landscaped areas, and public seating. The promenade uses a variety of materials: timber runs along the river's edge, while paved areas are set back from the water. The planting is kept formal and reflects the local plants and natural environment, helping the space feel connected to its surroundings.



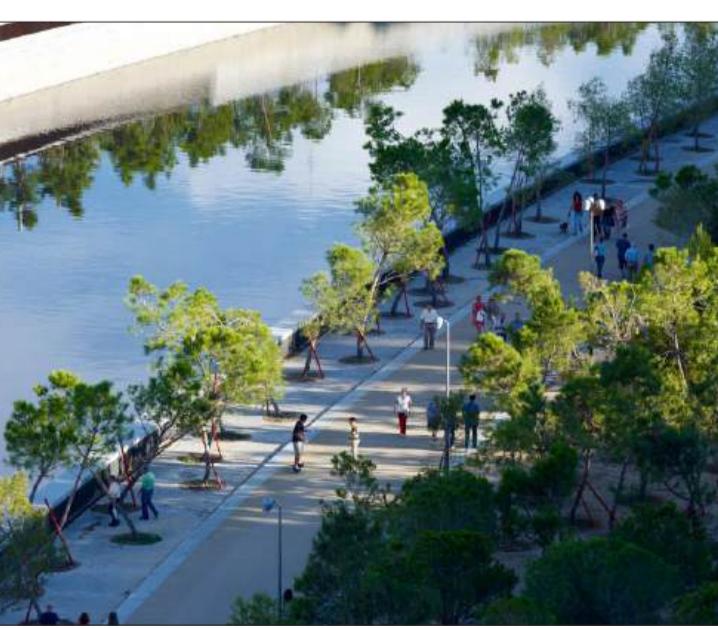
Bright yellow elements are used throughout to create a distinct identity for the Goods Line. Today, it has been transformed into a vibrant pedestrian space, offering a welcoming place to walk, relax, and enjoy the city.



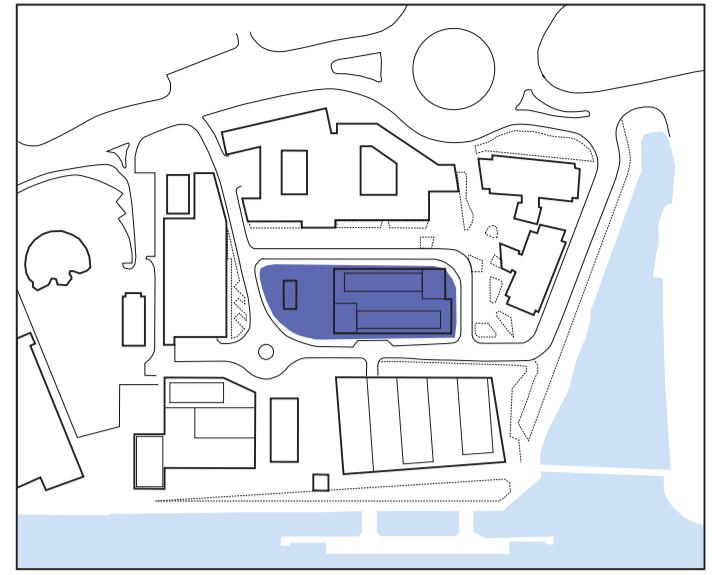
Seating is an important part of any public space, especially along a riverfront. Well-placed seating makes the area feel welcoming for people passing through or spending time there. The example above shows how seating can be arranged informally, while also providing more sheltered spots for people who want a bit of privacy or quiet.



Winding paths move through densely planted landscapes, creating a vibrant and engaging route for pedestrians. Even in this busy urban area, the greenery provides a softer, more sheltered environment for people to enjoy. Large planter edges double as informal seating, and carefully placed sculptures add extra interest and character to the space.



Layering a riverfront can create a successful and enjoyable public space. Closest to the water is a planted edge with seating, offering a relaxed riverside experience. Beyond that, a wide pedestrian area accommodates walking and cycling. The space is well-organized, allowing people to find areas that suit their needs.

**Character Area - The Park**

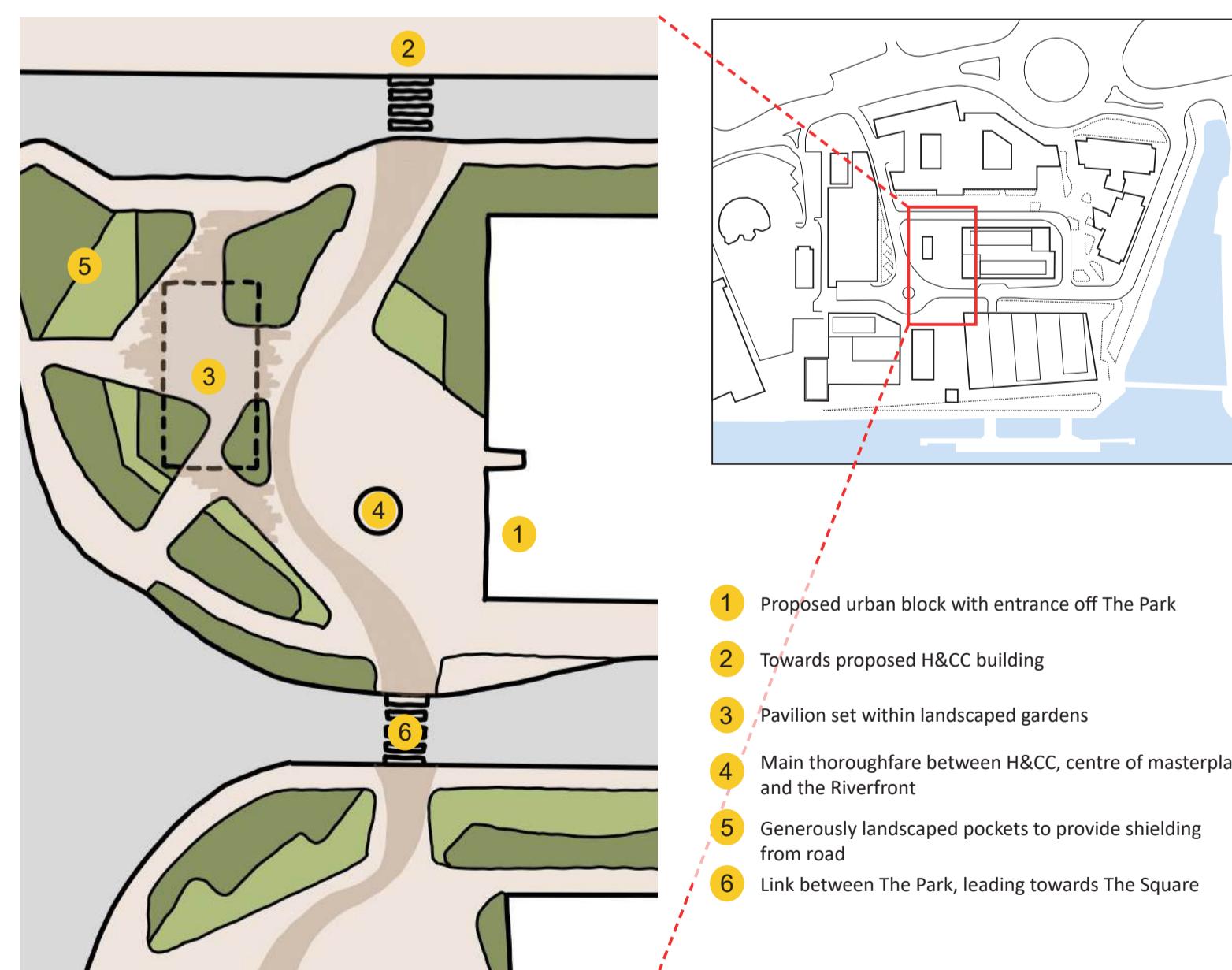
The Park forms a transitional threshold between the 'Health District' and a new public space towards the riverfront. It consists of a small park and a central building block. The central block plays a passive role, prioritising visual connectivity rather than active public use. Permeable facades create openness along the park edge, while entrances at each end support subtle movement and strengthen key north-south pedestrian routes through the site.

Precedents conveying design intent for rooftop landscaping

- 1 Holland Park, London - planted roofscapes improves the biodiversity of the area
- 2 The High Line in New York encourages planting at a higher level
- 3 The Flatiron Institute in New York has rooftop gardens that take advantage of the elevated vantage point within the city.



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**Key ingredients for The Park gardens**

A few key aspects help to make The Park a successful part of the Fort George masterplan. There is a clear plaza area situated across from the Square which emphasises the visual connection for those in the middle of the masterplan. A central pavilion structure is proposed for within the planted landscape to create interest and provide more possible uses to the space. It can be either sculptural, or play a larger public role in creating activity and meaning. Due to the proximity of the road and roundabout, it is proposed that the edge of the Park will be generously planted in order to create privacy and shelter from noise and views of traffic moving through the Fort George site.

Precedents conveying design intent

Detroit International Riverwalk, USA
Along the Detroit riverfront, a richly planted landscape creates a green oasis against the city backdrop. Tall lighting posts help make the space feel safe and welcoming in the evenings, supporting use by people in the surrounding area.



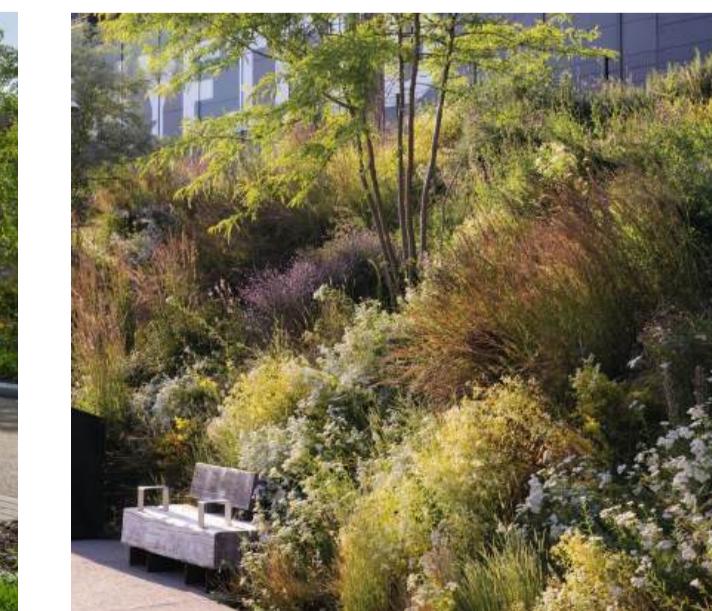
Place de la Republique, France
A main thoroughfare is flanked by calm, welcoming spaces on either side, supporting a variety of uses. Consistent ground materials help connect the space to its surroundings. Patterns in the paving act as subtle wayfinding cues for people moving through the city.



Alfred Place Gardens, London
A winding path moves through a lushly planted area, creating a sheltered and inviting space for people to enjoy. Public seating is finished in natural timber, offering a warmer, more welcoming feel than metal or other materials. Tall planting provides shade and shelter, enhancing comfort and the sense of enclosure.



City Quay's Gardens, Belfast
Large screens form part of the landscaping strategy by providing both an armrest and also a visual shield from larger scale buildings that are situated beside the gardens. Local flora and fauna is used alongside easily maintained planting - which also provides colour through all seasons of the year, ensuring that the garden is dynamic and interesting for those using it.



Mayfield Park, UK
Striking a balance between generously planted spaces and ensuring that the landscape is not extremely high maintenance is key. A landscape that can self-seed and only requires minimal attention can be achieved by selecting the appropriate plant species.