



Center Parcs Longford Forest, Ireland

IRELAND'S FIRST CENTER PARCS

Client: Center Parcs

Location: Longford Forest, Ireland

Project Value: €233M

Introduction & Site Location

The site is situated within the commercial woodland on the expansive Newcastle estate, just five kilometres from Ballymahon. The Village has been carefully designed to be sensitively set within the woodland with minimum impact on the existing wildlife, flora and fauna. Surveys have shown that the existing woodland is largely coniferous commercial woodland, with low ecological value, making it the ideal woodland for a Center Parcs Village. Center Parcs have many years of experience, and commitment to protecting the forests that they operate in, resulting in them enhancing, improving and nurturing this area of woodland. Holder Mathias is responsible for the design of the Centre Buildings, The Village Centre, Aqua Sana and Waterfront Building, as well as forming part of the team developing the strategic masterplan.

Site Plan

Longford Forest will be a 395 acre site which, when including adjoining elements of the application site (road improvement areas and other infrastructure connections) results in an application site of 404.9 acre. All guests and staff at Center Parcs arrive via the main (and only) entrance through the arrivals lodge which provides security and check-in facilities. The ethos of Center Parcs is a



relaxing woodland holiday within a car free environment and once safely in the village, with luggage dropped off at their accommodation, guests leave their car in the discreetly positioned car park until they leave.

Once within the village there is a network of roads that pedestrians and cyclists share complemented with various cycle ways, footpaths leading to the various on-site facilities or simply a woodland walk through the many untouched areas of the forest.

Each guest has their own self-catering accommodation and is able to use as many, or as few, of the on-site facilities as they wish. Facilities range from the signature and iconic swimming pool complex, numerous restaurants and shops, the relaxing and tranquil Aqua Sana health spa through to the thrill of the Outdoor Activity zone or lake activities.

Centre Buildings

The three centre buildings are: The Village Centre, Pancake House and Aqua Sana. The village centre is the hub of activity. It accommodates the: Subtropical Swimming Paradise, Sports Hall, Children's Activity Clubs and bowling together with a wide range of bars and restaurants. The building is a single storey throughout, although the shape and function of the Subtropical Swimming Paradise requires this area to have a higher elevation of 20m from the ground, compared to the Sports Hall's 11m elevation. Despite this, the entire building still sits well below the tree line and cannot be seen from outside the site, with the only exception being the private land at the top of Forgney Hill.

The Pancake House is a popular family restaurant and has views across the lake and beach. The activities are arranged from the Beach Kiosk, which has been strategically placed to allow staff to see all activities that are taking place.

Aqua Sana is the unique Center Parcs spa, positioned in a secluded area overlooking its own 'tranquillity lake' yet within easy reach of the car park for day guests. It is a discrete, single storey, contemporary pavilion set in a tranquil area of woodland overlooking its own lake, approached on foot through a landscaped entrance court. The building form creates a series of private, peaceful gardens and the use of warm, tactile materials throughout contributes to the sense of calm.