DESIGN RATIONALE - LANDSCAPE ARCHITECTURE

Project: **CARLISLE**

Project no: **Li.04**

Prepared on behalf of: **1 TERENURE LAND LIMITED**

Prepared by: **DERMOT FOLEY LANDSCAPE ARCHITECTS**

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ISSUED FOR: INFORMATION/BILLING**/PLANNING/**TENDER/CONSTRUCTION

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1 Introduction

The objective of this report is to describe the proposed landscape and external works of the proposed development at Carlisle, Kimmage, Dublin. This report should be read in conjunction with documents issued and included in this submission by Dermot Foley Landscape Architects, Burke-Kennedy Doyle Architects, McGill Planning Limited, Barrett Mahony Consulting Engineers, Arbeco Ltd and others.

Permission was granted, under ABP 313043 on the 22/09/2022, for an SHD on the subject site comprising 208 no. apartment units in 5 no. blocks. The current proposed LRD application provides the same layout and quantum of units as this permitted development. The proposed LRD landscaping proposals are the same as permitted in the SHD application.

As part of the pre-planning consultation process, Dermot Foley Landscape Architects presented and discussed proposals for the landscape, open space and planting strategies with Dublin City Council. Comments received were, where possible, incorporated into the design proposals.

Dermot Foley Landscape Architects visited the site in September 2021, in order to observe conditions on site, such as existing vegetation and structural conditions under foot, boundaries and other items which would have a bearing on the design process.

Arbeco Ltd were commissioned to carry out a Tree Survey and Arboricultural Impact Assessment in compliance with BS 5837:2012.

The following additional documents have been issued by Dermot Foley Landscape Architects as part of this submission:

No.	Scale	Size	Drawing Title
201	1:500	A2	Landscape Plan
202	1:500	A2	Boundary Plan
250	1:20	A1	Typical Landscape Details

2 Landscape Appraisal

2.1 General

The site is broadly rectangular but extends to the south at the southernmost corner of the site to create an L-shaped site. The site is bound to the north, east and west by residential rear gardens and to the south by a leisure facility carpark and to the south-east by lands on which a gallery is located. The site is primarily a grass field with some trees and shrubs lining its boundary. The site is not visible from the road except for visitors of the leisure facility using Kimmage Road. The site is relatively flat and is generally uniform across the site with a slight mound along the south end of the site.

Figure 1: View looking west across the site.

2.2 Existing and Proposed Boundaries

The boundaries of the proposed development site vary in character. A boundaries plan, prepared by Dermot Foley Landscape Architects, has been included as part of this submission; refer to *Drawing 202 Boundary Plan.* The southern boundary is currently enclosed by galvanised steel fencing and a kerb from the adjacent carpark. A lush green leisurely walk is proposed along this boundary, which will act as a green link through the site. This route will have pedestrian priority and will benefit from the south-facing aspect. A 2.1m high rendered wall is proposed in this location.

Figure 2: View looking south away from the southern boundary across the leisure facility carpark.

The southernmost point of the site directly borders the *Nora Dunne* gallery. An area of public open space is proposed for this location which will serve the new residents and local residents of the area.

Figure 3: View looking south from the southernmost corner of the site viewing the Nora Dunne gallery beyond.

The site is bounded to the north by the back gardens of the residents on Captains Road and the eastern boundary, including public open space is bound by the back gardens of the residents along Brookfield Green. Existing trees along these boundaries will be retained where possible and a dense alignment of semi-mature trees is proposed to be planted in these locations to act as a visual buffer between the new development and the established residential properties along Captains Road and Brookfield Green.

The site is bounded to the west by the residential rear gardens of Park Crescent. Existing trees along this boundary will be retained where possible and semi-mature trees are proposed to be planted. The proposed communal open space in this area will act as a buffer between the new development and the existing residents located to the west and north-western corner of the site. In this area, there is an opportunity for a communal gardening area for residents.

Figure 4: View from the site looking west. The southern boundary railing is visible to the left of the view and existing mature Lawson's Cypress trees (retained and deadwood removed), can be seen along the western and northern end of the site.

3. Landscape Strategy

The proposed site strategy has been generated by Dermot Foley Landscape Architects, Burke-Kennedy Doyle Architects. Proposed 'blocks' of residential development are within the site to allow for a generous public open space to the south and communal open spaces for the residents to the east and west as well as on the podium level between the proposed buildings (refer to figure 5 in this document for a diagram illustrating the location of public and communal open space.) Spaces are designed in such a way as to make them visible, identifiable, and easily accessible for residents. Engineering requirements for drainage and utilities have also been integrated into the overall landscape strategy.

There are several components making up the overall landscape strategy:

- Several different and easily identifiable character areas within the development;
- Distinct routes linking primary character areas throughout the site and improved permeability for pedestrians and cyclists;
- A diverse range of open space including flat open spaces, play areas, and smaller comfortable spaces with seating, native tree planting, and ground flora;
- Clear legibility between public and private open space, ensuring the provision of a safe environment which is available to future residents but also is a positive addition to the public realm of the wider area;
- Integration of functional landscape and external works such as car parking ventilation in a subtle and aesthetically pleasing manner;
- Retention and enhancement of site boundaries to form visual buffer from adjoining residents.

3.1 Circulation

A key objective of the landscape strategy is to link the proposed open spaces within a network as well as to the existing surrounding setting. The proposed green link along the southern boundary will form an important 'spine' to the site and provide views into the site and the public open space. Simultaneously a tree alignment formed by a mixture of existing and proposed trees will enclose the site from the north, east and west site boundaries, to provide a comfortable visual buffer for nearby residents. Stepped access with seating and planting is proposed as a link between the route along the southern boundary and communal open space located on the podium level.
The general site strategy also includes public open space to the southern end of the site, communal open space to the east and west of the site as well as on podium levels all connected

by green links throughout the proposed development. The main vehicular and pedestrian entrance to the site is located between the proposed blocks 3 and 5 and creates a strong threshold point. Several traffic calming measures have been proposed within the site to cater to a safe and pedestrian-friendly environment.

3.2 Diverse Range of Open Space

Communal open space for the proposed development is located between the building blocks on the podium level in addition to a larger public and communal open spaces at ground level. The layout of the communal open space located on the podium level has been considered to allow for a usable lawn area located according to where the courtyard receives most sunlight exposure, enclosed by the shade-tolerant soft landscape in less favorable locations, which also act as a privacy strip to nearby apartments and private patios. Public open space is located at the southeast end of the site and is formed between the proposed development block 5, the existing gallery, and the residential back gardens of Brookfield Green.

Figure 5: Figure showing the distribution of public and communal open space within the proposed development.

There is currently 1261 sqm of Public open space and 1619 sqm of Communal open space within the proposed development.

The landscape elements are arranged in such a way as to utilise as much of the space as possible providing opportunities for informal recreation and play. A central cut lawn area is framed by trees and groundcover and herbaceous planting. The public open space is fully accessible and passively overlooked from adjacent residential units. The public open space benefits from a sunny aspect throughout the day.

Figure 6: Figure showing precedent open space in Knockrabo, Goatstown with generous lawn area.

Additionally, communal open space for residents is proposed to the east and west ends of the site and on the podium level between the proposed buildings. The communal open space to the west is bounded by Park Crescent residential back gardens and the proposed development block 1 and the communal open space to the east of the site is located just north of the proposed public open space, bounded by Brookfield Green residential back gardens and the proposed block 5.

Figures 7-9 Clockwise from top left: Reference image illustrating the gardening opportunity within a communal open space; Montevrain park by Urbicus illustrates the opportunity for a glasshouse; Reference image showing the opportunity for communal gardening for residents.

At ground level, much of the shared space provides a sequence of usable open spaces for the residents and caters to circulation, accessibility, recreation, and car parking at the same time. Buffer planting containing hedging and other soft landscape has been considered throughout the proposed development to ensure a comfortable setting for all ground floor or other units near circulation routes or open space. Substantial tree, hedge, and groundcover planting is proposed within these spaces, providing for visual amenity from inside the apartments and balconies.

Figure 10 & 11: Reference images of completed housing development in Knockrabo,Goatstown view of natural play integrated into a soft landscape.

3.3 Integration of Functional Landscape

The landscape strategy incorporates the full range of functions required by the proposed development. These include circulation, parking, commercial and emergency vehicles, the specific and tailored routing of drainage and services in relation to Root Protection Areas (RPA) and the range of boundary treatments required to provide privacy for residents while at the same time maximising the benefits that arise for residents from living in a high-quality environment.

Figure 12 : Reference image of using soft landscape as means of providing greenery in streetscape and minimizing the visual impact of car parking. Scholarstown Road Project in Rathfarnham, Dublin 16 by Dermot Foley Landscapes architects.

3.4 Retention of Existing Trees

The Tree Survey and Arboricultural Impact Assessment, prepared by Arbeco Ltd., are included separately in this submission. All trees on site have been surveyed in accordance with BS 5837:2012. The survey identifies that all of the trees on the site are the same species and of similar size, condition and vitality, therefore they are treated as a group. The species of the group is Lawson's Cypress, located at the boundaries to the west, northwest, and sections of the northern boundary. The development will have minimal impact on the existing trees during construction. Additionally, a schedule of new trees is proposed, to be integrated with the existing trees and to improve the species mix and the proportion of native species.

4.0 Planting

Drawing 201 *Landscape Plan*, prepared by Dermot Foley Landscape Architects includes a detailed schedule of proposed planting and illustrates the location and extent of mown grass, managed long grass, reinforced grass, low groundcover, hedge, and tree planting as well as existing trees to be retained.

4.1 Tree planting

Tree species are selected for longevity, suitability to local soil conditions and microclimate, biodiversity (native species), and where required suitability to proximity to residential buildings. Proposed tree sizes range from semi-mature (35-40cm girth), to extra heavy standards and multi-stemmed trees. A total of 168 new individual trees are proposed, in order to compensate for the removal of any existing trees and to improve the species mix and the proportion of native species. Typical species are illustrated on the following pages.

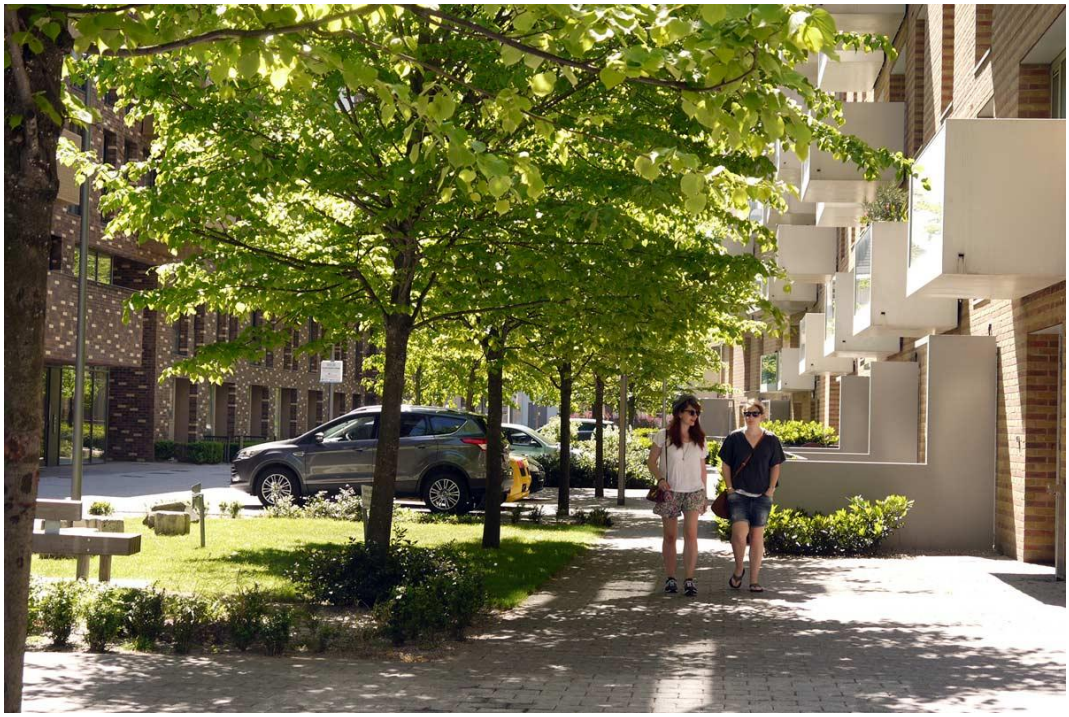

Figure 13: Reference image of substantial tree planting between apartment block, by Townshend Landscape Architects.

Figure 14: (left): Illustrating proposed native tree species. Quercus petraea (sessile oak). *Figure 16 (right): Acer palmatum* 'Osakazuki' (Japanese maple) (autumn colour)

Prunus subhirtilla 'Autumnalis' (Cherry) (summer, in the nursery)

Prunus subhirtilla 'Autumnalis' (Cherry) (winter)

Figure 15: Illustrating a selection of proposed exotic tree species.

4.2 Hedge, Groundcover and Bulb Planting

Low planting is utilised to make and reinforce sub-spaces within the larger landscape spaces, for visual screening, defensible space, visual interest, ecological purposes and to guide or direct people's movement. The low planting is conceived as the subtle layering of greens within the open spaces. The planting is layered as follows; lowest - bulb planting, groundcover planting, highest - clipped hedge planting.

Caprinus betulus (hornbeam)

Figure 16: Typical species for low clipped vegetation, or boundary treatment with fencing.

Figure 17: (left) : Species for shade groundcover – native & exotic including Darmera, Luzula, Dryopteris and Asplenium.
Figure 18: (right): Typical groundcover under tree canopy

Helleborus spp.

Hemerocalis sp

Luzula sylvatica

Dianella nigra.

Dryopteris filix- mas

Asplenium scolopendrium

Figure 21: Typical individual groundcover species.

5.0 Hard Landscape Materials & Furniture

The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout. Materials are chosen for durability, but where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Primary vehicular, pedestrian and cycle circulation is proposed as a durable, limited range of neutral materials with robust construction.

Figure 19: A range of paving details: exposed aggregate concrete (left) and self-binding gravel (right).

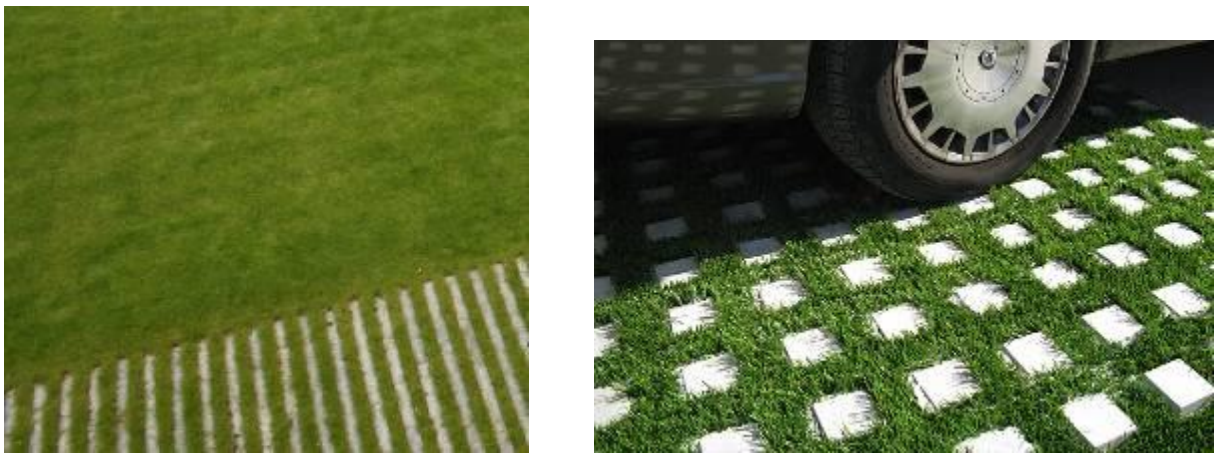

Figure 20: Integrating paving and soft landscape: (left) natural stone in lawn, (right) reinforced grass using 'Checker Block' concrete modular product.