



EAST ROAD

Landscape Design Statement



RP01
April 2019



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Project Description:

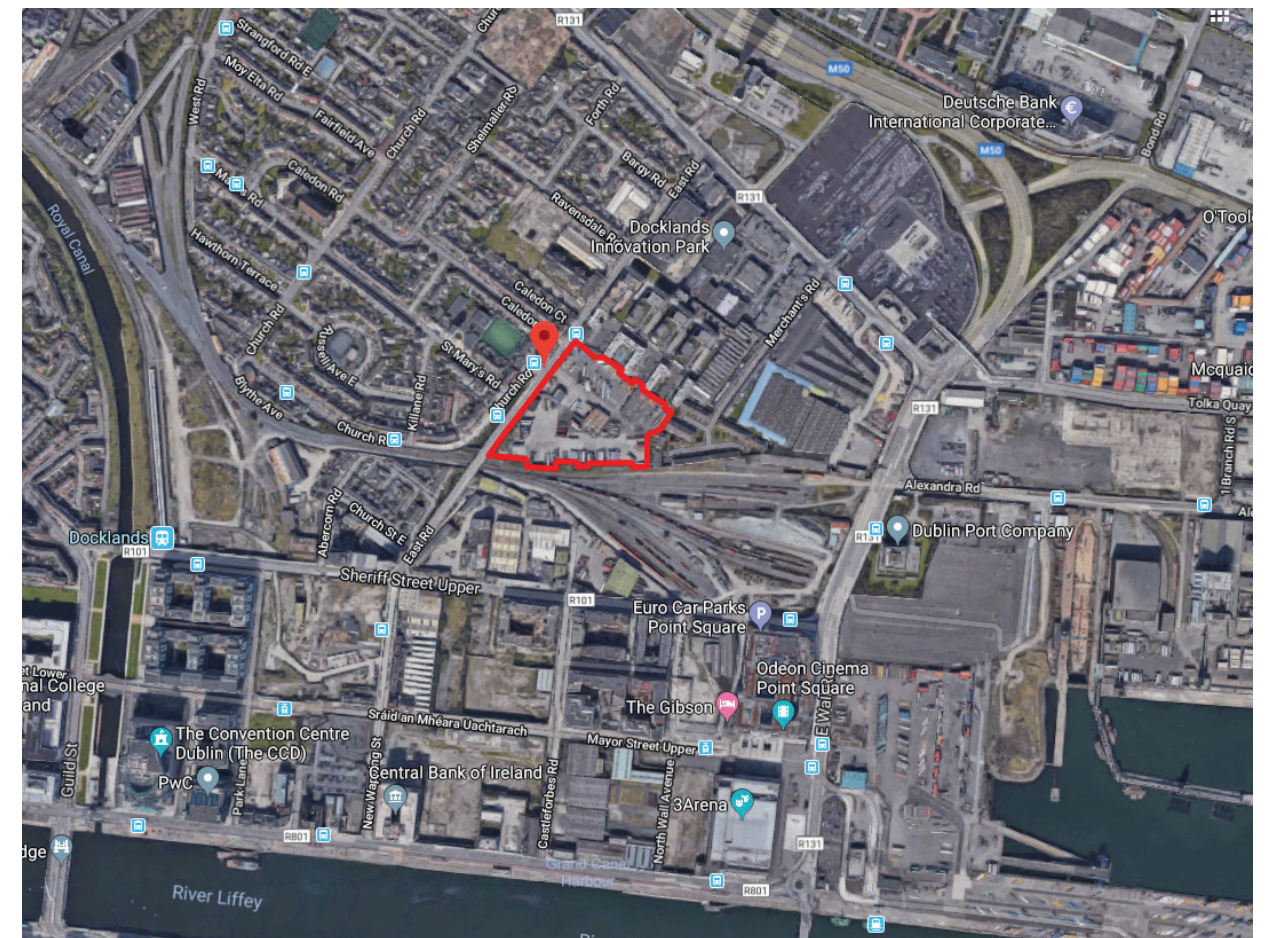
Construction of a mixed use development set out in 9 no. blocks, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments, enterprise space, retail units, food-hub/café/exhibition space, residential amenity, crèche and men's shed. The site will accommodate car parking spaces, bicycle parking, storage, services and plant areas.

Landscape proposals will include:

- High quality Public Realm at ground level throughout the scheme
- New Central Public Space with high-quality hard landscaping and structural tree planting.
- 4no Podium courtyards for residential amenity.
- Green roofs at upper levels.

Site Context:

The subject site is located on East Rd, Dublin 1. The application site has an area of approximately 2.3 ha (development site area of 2.1ha) and is bound by East Road to the West, the railway sidings to the South, Merchant's Square to the East and Island Key Apartments to the North. The site is currently in use as a warehousing/logistics/light industrial use and has a number of existing industrial sheds. The site also includes an existing redbrick building at No. 4 East Road, which is currently occupied by the East Wall Men's Shed. The site sits north of the Docklands SDZ area and with numerous developments completed, permitted and others in progress nearby, is a transition between existing higher density residential to the north of this site on East Rd and East Wall Road, and the Docklands to the south. The site is accessed from East Road.



Landscape Design Principles

Design Principles:

The design and layout of the masterplan allows for the creation of distinctive character areas within the proposed development and caters for new uses and activities. These character areas have links to the former industrial history of the site, to its former use as a Timber yard located on East Wall railway line .

These character areas comprise of:

- A new central open space (East Square), fronting onto groundfloor enterprise units, offering space for a wide range of uses (outdoor cinema, markets, cultural events, amenity and recreation) as well as feature tree planting, high quality, robust paving, feature lighting and seating areas.
- A central tree-lined pedestrian spine (East Yard Lane), which fronts onto groundfloor enterprise units and permeates the site, offering a series of seating areas.
- A second public plaza (East Yard Court), consisting of feature tree planting, cycle parking, high quality, robust paving, feature lighting and seating areas.
- A series of internal landscaped podium level courtyards branching off the central spine, providing for semi-private uses.
- New boundary treatments to help ground the development within its setting, while addressing the proposed developments interface with adjoining private properties.
- A collection of both formal and informal play areas throughout the scheme.

The principal design objectives are:

- To reflect the sites historic industrial character throughout the landscape treatment, with the use of high quality and robust materials.
- To provide a sense of place through different character areas which are catered towards specific end users.
- To provide for an appropriate, multifunctional Civic Plaza which caters for the needs of ground floor enterprise units, with potential use for social and cultural events.
- To complement the architectural design with appropriate materials, robust for proposed uses, while also enhancing the public realm and streetscape.
- To provide for a contemporary, usable landscape scheme which enhances the quality of life for future residents.



Emerging Character Areas

Public Realm & Open Space:

The landscape design includes for the provision of a variety of open space types.

Public Open Space:

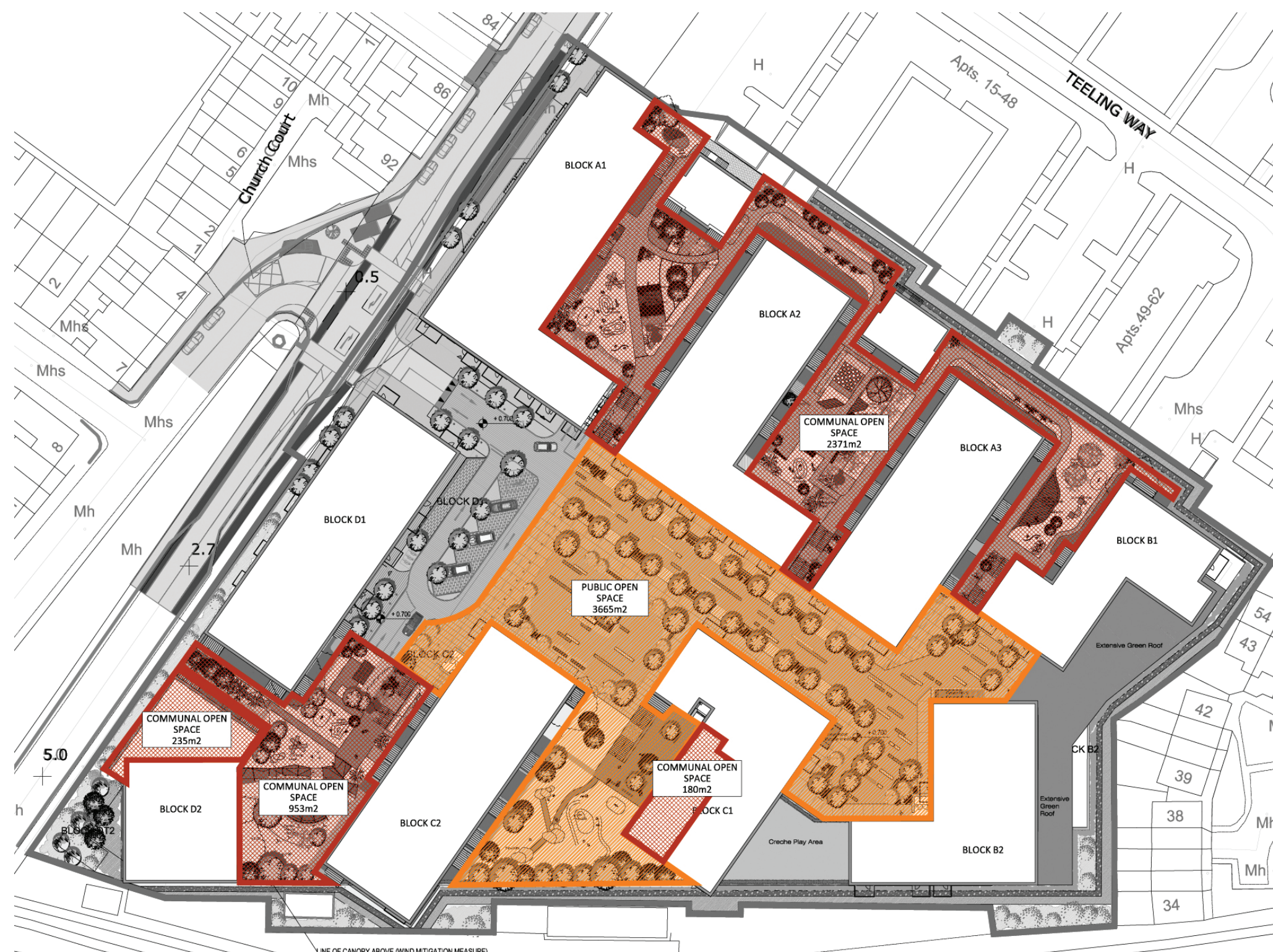
- The core of the site is dedicated to Public Open Space, with a landscaped central spine linking a multifunctional public plaza to the west (circa 875m²), to a smaller public plaza to the east. The main public plaza (East Square), has been designed as the primary public open space within the scheme, and will provide for a variety of uses.
- The smaller eastern public plaza (East Yard Court circa 770m²), has been designed to provide for more intimate seating areas within the public open space, while also accommodating for fire tender access.
- The total area of public open space within the scheme is circa **3665m²** (based on a development site area of 2.1 ha, this figure significantly exceeds the Public Open Space requirement).
- These Public Open Space areas will provide for a high quality public realm to the heart of the development.

Communal Open Space:

- Communal open space for the residents take the form of podium level courtyard spaces, which are accessed off the main public open space permeating the development.
- These communal courtyards will provide high quality semi-private spaces for the residents of the development, and have been designed as spaces to encourage social interaction between neighbours, while also providing more intimate seating areas for reflection. Play provision has also been accommodated
- The total area of Communal Open Space within the scheme is circa **3739m²**

Private Amenity Space:

- Private Amenity Space has been provided for in the form of patios/terraces.
- Terraces at podium level will have access to the communal courtyards.



Character Area Locations



- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Courtyards**
- East Yard Court**
- East Square**
- East Yard Lane**
- Site Access Road**

Pumping

Overall Landscape Masterplan



- LEGEND (Ground Floor):**
- Proposed Trees
 - Proposed Grasses & Naturalised Vegetation
 - Stepped Access to Apartment Courtyards
 - Flag Paving with Flush Corten Steel Strips
 - Flush Car Parking with Planted Areas
 - Proposed Permeable Plank Paving and bands to Plaza and Main access
 - Proposed Permeable Plank Paving to development access road
 - Feature Plant Beds with Railway Ballast, Grasses & Seating
 - Linear Plant Beds with Seating
 - Seating Areas with Grassed Jointed Cobbles
 - Proposed Bollards & Lighting
 - Proposed Native Hedgerow Boundary Planting













- LEGEND (Podium):**
- Site Boundary
 - Proposed Feature Trees
 - Proposed Mixed Trees
 - Proposed Small Specimen Trees
 - Proposed Shrub Planting
 - Proposed Specimen Shrub Planting
 - Proposed Lawn
 - Proposed Ornamental Grass - Type 1
 - Proposed Ornamental Grass - Type 2
 - Proposed Ornamental Grass - Type 3
 - Proposed Perennials / Scrub Planting
 - Proposed Climbers to Cable Trellis
 - Proposed Timber benches
 - Proposed Decking Area
 - Proposed Permeable Paving Sets to Courtyards - Type 1
 - Proposed Permeable Paving Sets to Courtyards - Type 2
 - Proposed Permeable Paving to Courtyards - Type 3
 - Proposed Permeable Paving Sets to Courtyards - Type 4
 - Proposed Maintenance Access at Level 00
 - Proposed Sheltered Walkway with climbers and seating areas
 - Proposed Lighting to podium courtyards

Pumping

Ground Floor Landscape



LEGEND (Ground Floor):

-  Proposed Trees
-  Proposed Grasses & Naturalised Vegetation
-  Stepped Access to Apartment Courtyards
-  Flag Paving with Flush Corten Steel Strips
-  Flush Car Parking with Planted Areas
-  Proposed Permeable Plank Paving and bands to Plaza and Main access
-  Proposed Permeable Plank Paving to development access road
-  Feature Plant Beds with Railway Ballast, Grasses & Seating
-  Linear Plant Beds with Seating
-  Seating Areas with Grassed Jointed Cobbles
-  Proposed Bollards & Lighting
-  Proposed Native Hedgerow Boundary Planting

Podium Level Landscape



- LEGEND (Podium):**
- Site Boundary
 - Proposed Feature Trees
 - Proposed Mixed Trees
 - Proposed Small Specimen Trees
 - Proposed Shrub Planting
 - Proposed Specimen Shrub Planting
 - Proposed Lawn
 - Proposed Ornamental Grass - Type 1
 - Proposed Ornamental Grass - Type 2
 - Proposed Ornamental Grass - Type 3
 - Proposed Perennials / Scrub Planting
 - Proposed Climbers to Cable Trellis
 - Proposed Timber benches
 - Proposed Decking Area
 - Proposed Permeable Paving Setts to Courtyards -Type 1
 - Proposed Permeable Paving Setts to Courtyards-Type 2
 - Proposed Permeable Paving to Courtyards-Type 3
 - Proposed Permeable Paving Setts to Courtyards-Type 4
 - Proposed Maintenance Access at Level 00
 - Proposed Sheltered Walkway with climbers and seating areas
 - Proposed Lighting to podium courtyards

mping

Site Sections Locations



Site Sections: Location Plan

Site Section: A-A



Section A-A East Square & East Yard Lane

Site Sections: B-B & C-C

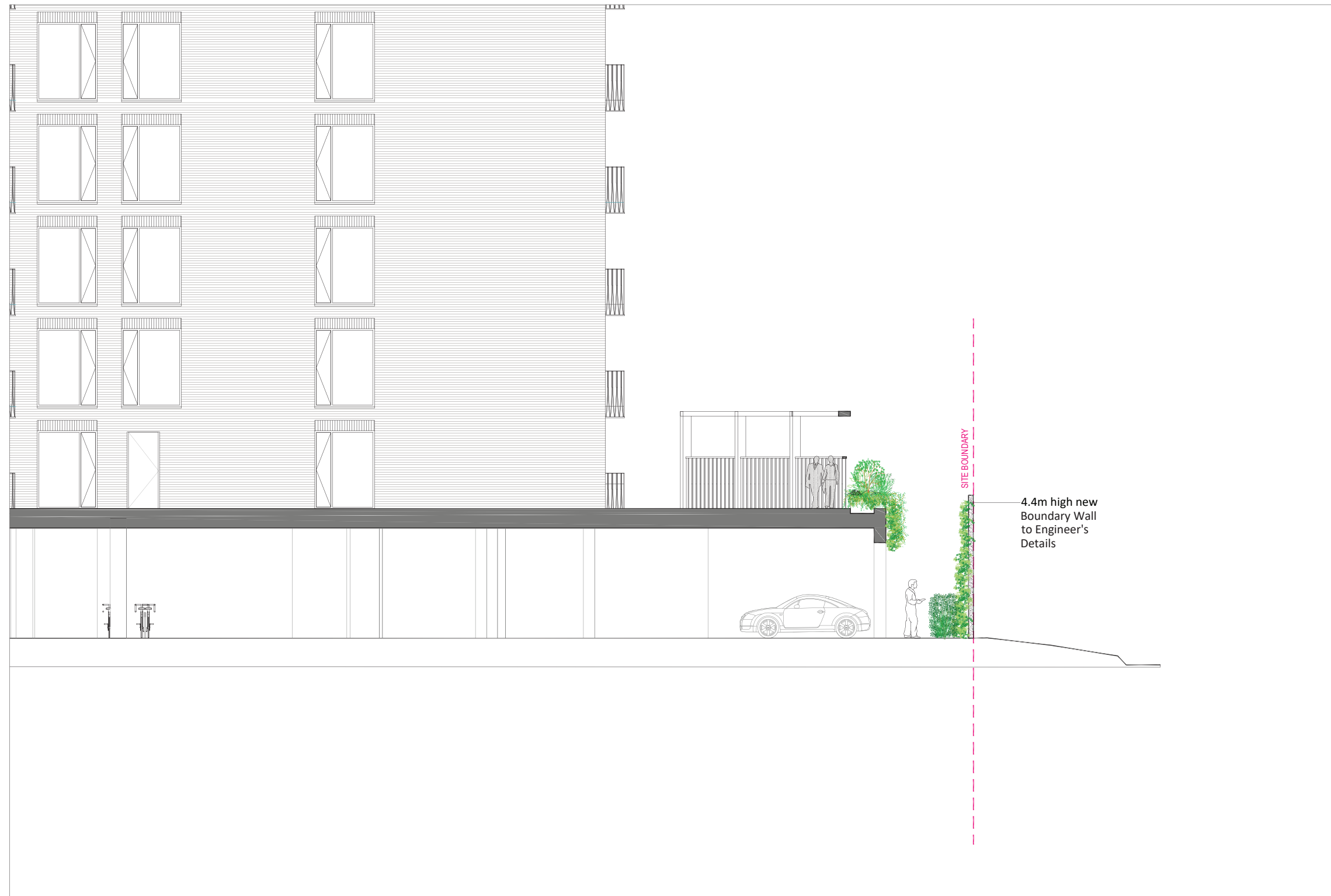


Section B-B Podium Courtyard



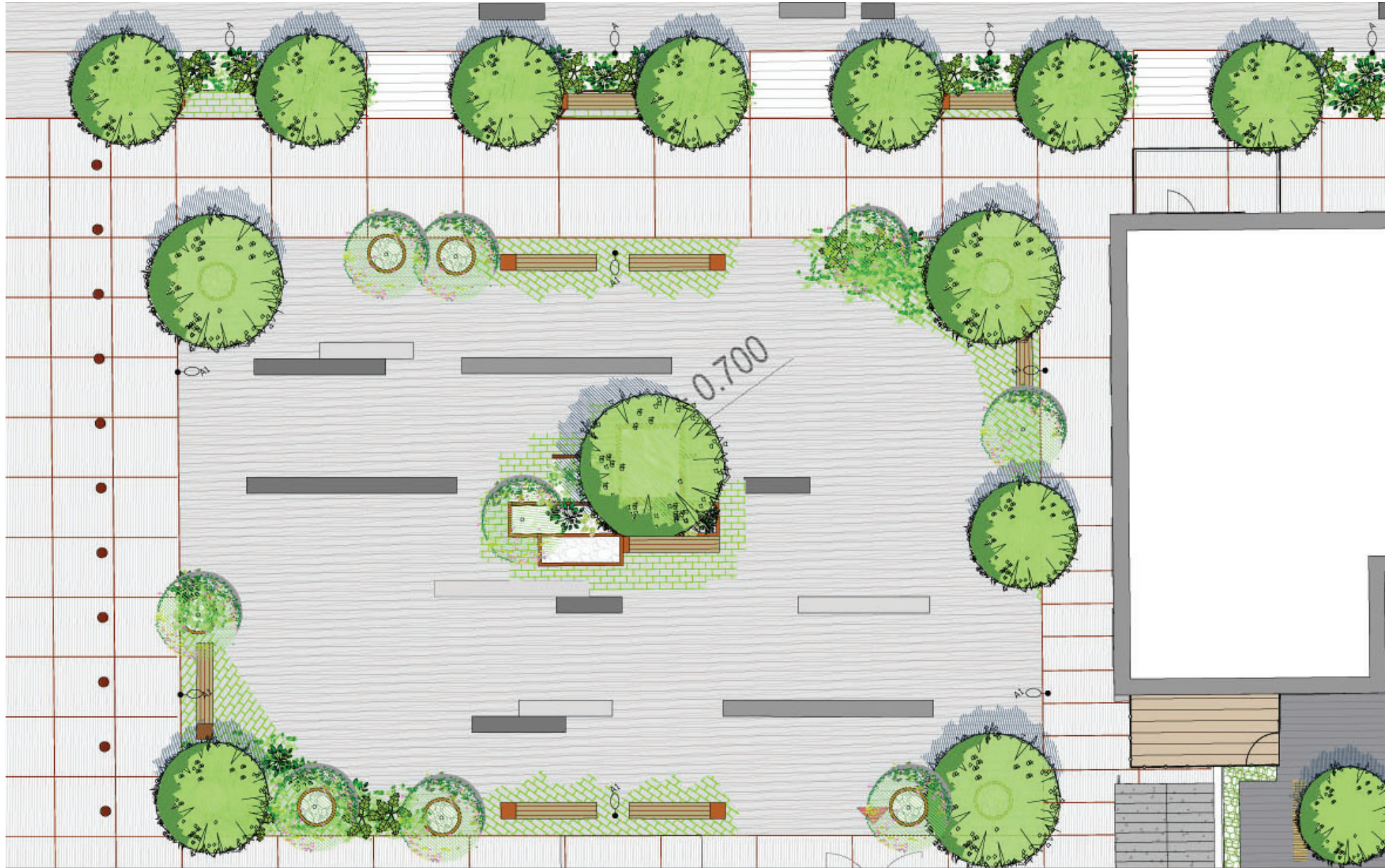
Section C-C Podium Courtyard

Site Sections: D-D



Section D-D Southern Boundary Section

Landscape Character Areas: East Square

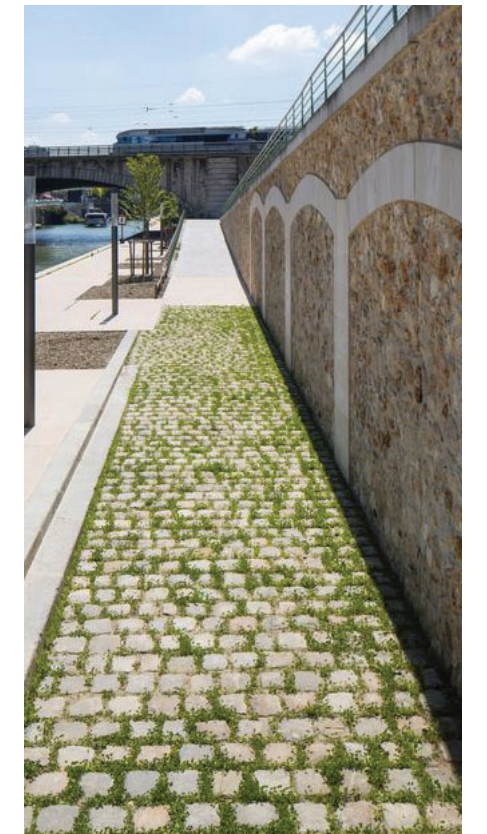
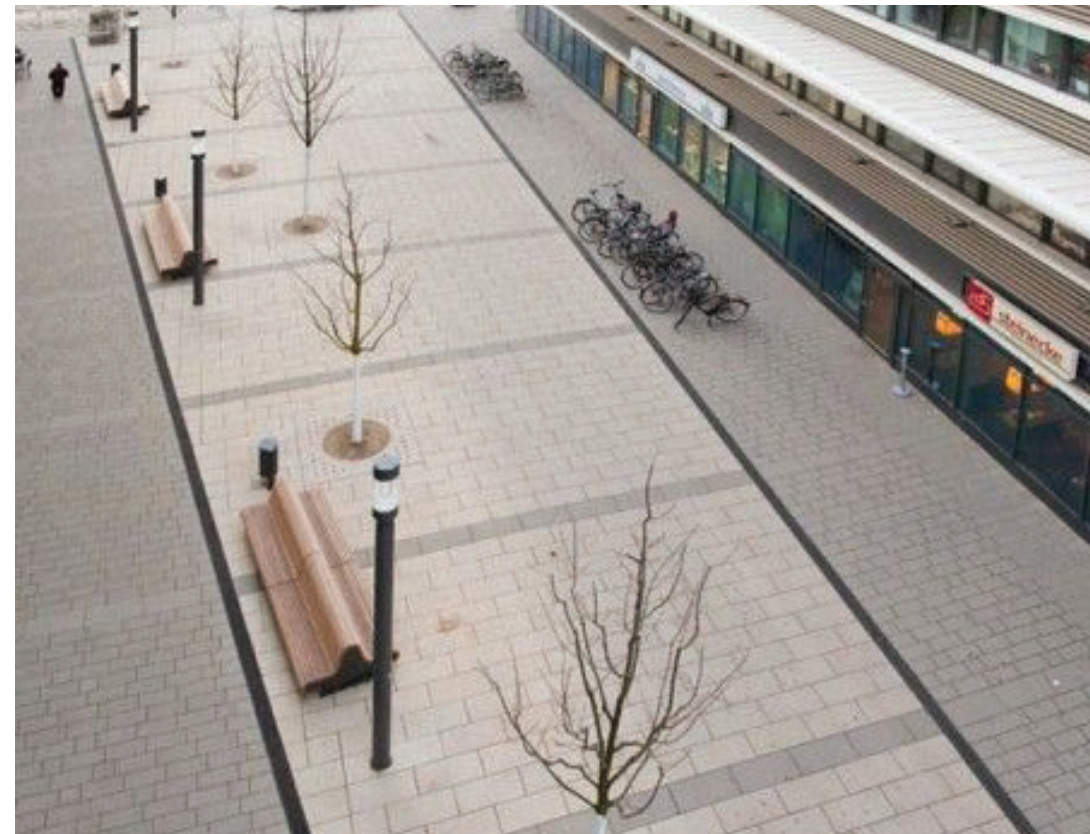


East Square: Multifunctional Uses



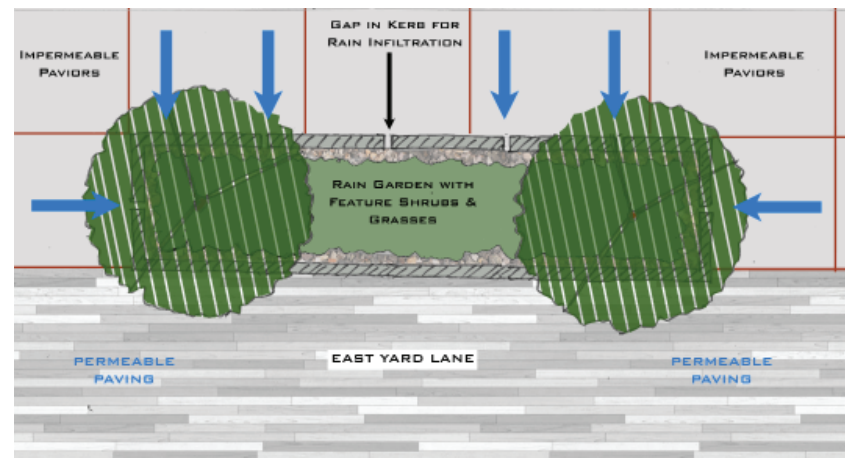
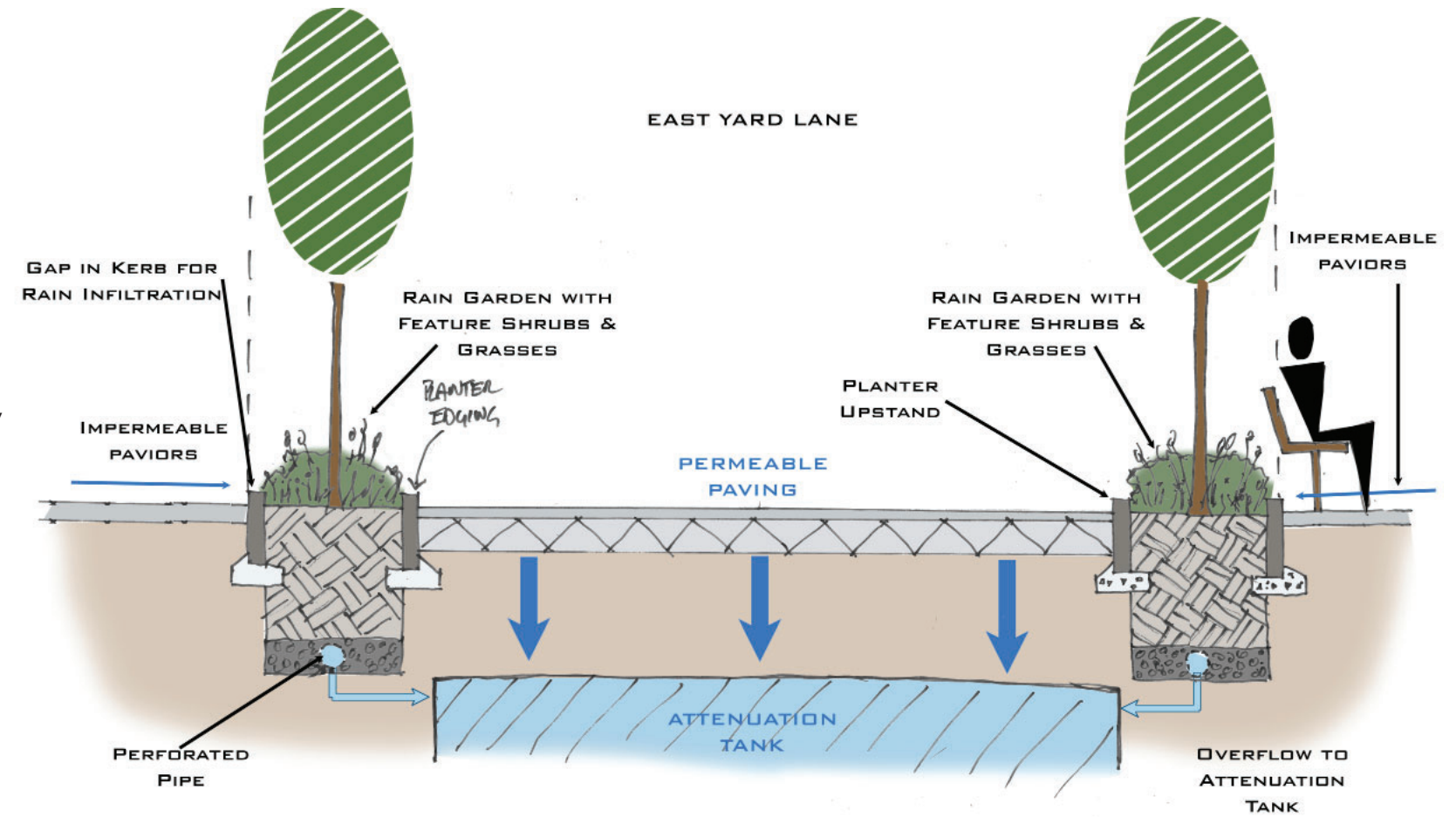
- The heart of the development has been given over to a primary hard landscaped area, which is envisaged to provide for many uses.
- The introduction of strategically placed, naturalised planting has been incorporated to visually soften the hard landscaping, whilst maintaining its flexibility in terms of use and also helping to create a character area which pays homage to its industrial past.
- This space will provide the ability to have spill out space from the internal ground floor enterprise units of the development, which will help animate this area, while also providing external space which can be used for social and cultural events, and by local community groups.
- Other uses include weekly/monthly Farmer & Flee Markets which could benefit the local area.

Landscape Character Areas: East Yard Lane

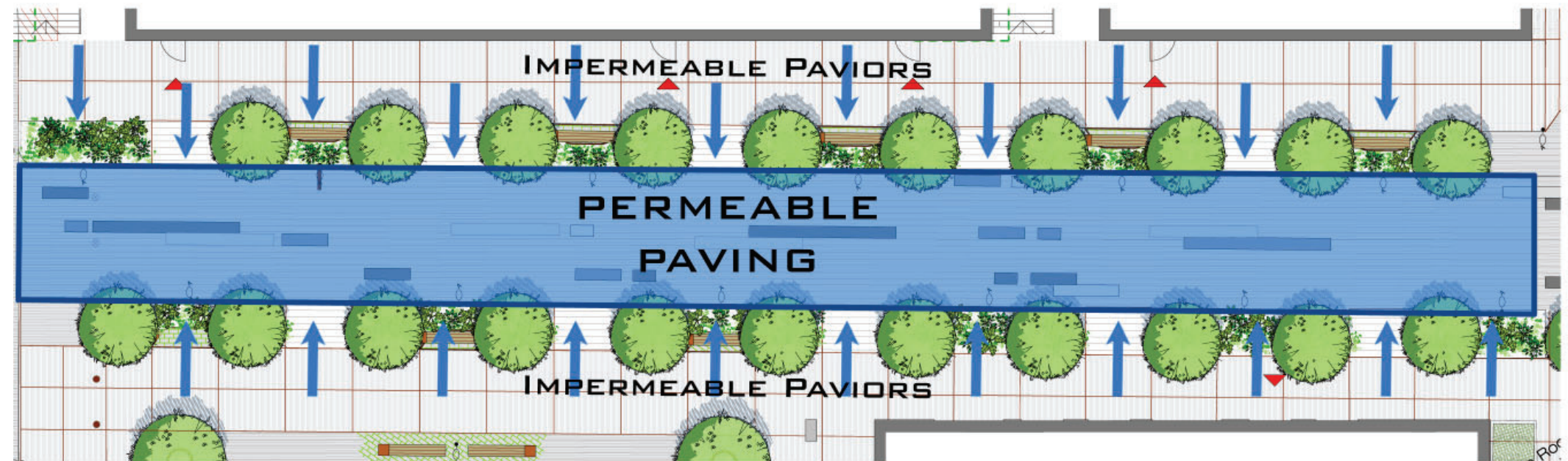


East Yard Lane - Details

- A central spine linking East Wall Road to the proposed East Yard Court at eastern end of the scheme.
- East Yard Lane is designed as a tree lined avenue, which acts as the main pedestrian thoroughfare, permeating the site.
- The lane is bound by ground floor enterprise units, with seating/gathering areas located along the enterprise frontage.
- This pedestrian link has also been designed to function as a fire tender route, providing access to the south east plaza.
- As part of the sustainable urban drainage strategy, and designed in conjunction with the project engineer, rain gardens will be utilised along this route, providing for a visually attractive street, while also functioning as an attenuation feature.



East Yard Lane Drainage Strategy

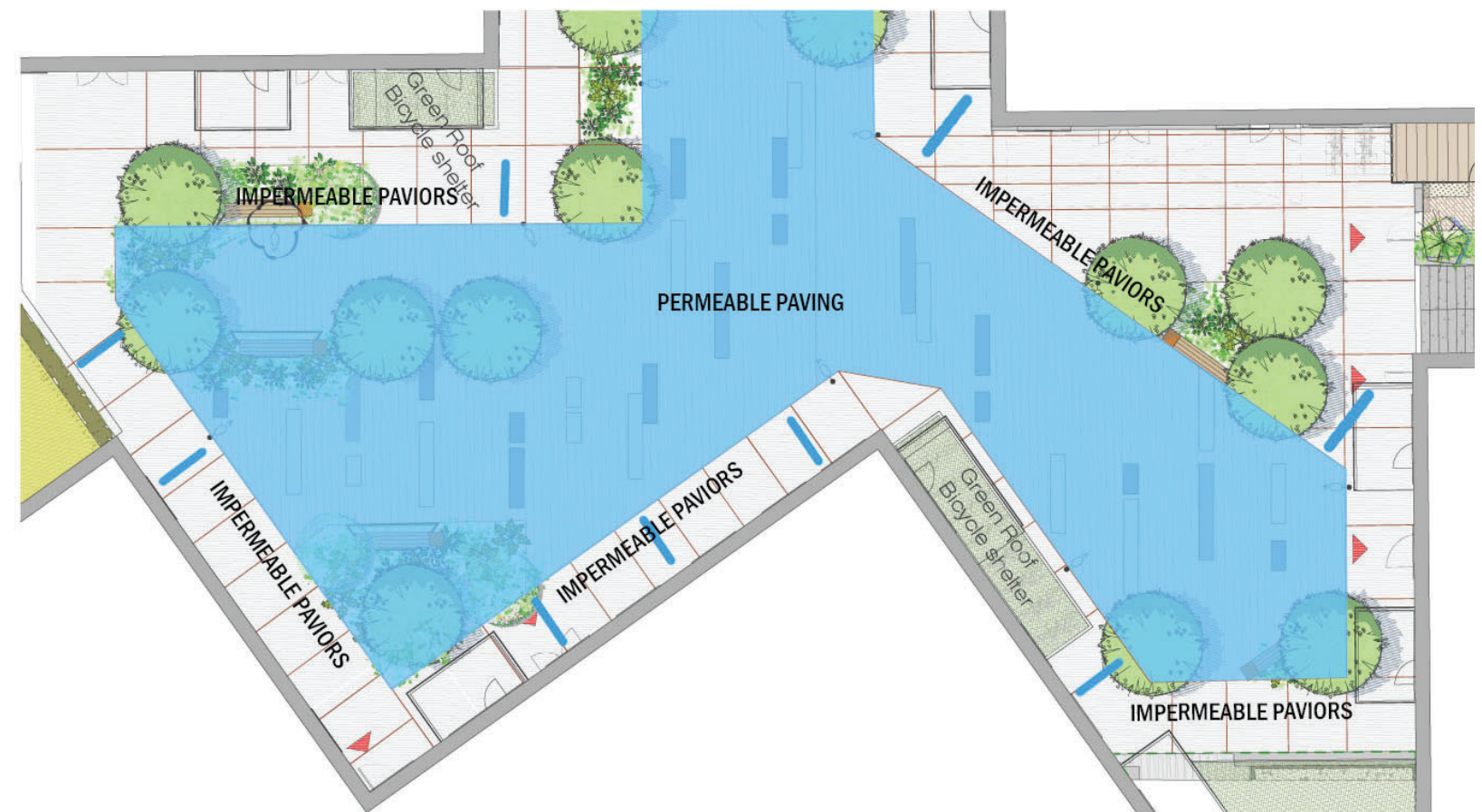


Landscape Character Areas: East Yard Court



East Yard Court - Details

- East Yard Court is located at the eastern end of East Yard Lane.
- It has been designed as a second plaza at the end of East Yard Lane.
- It contains intimate seating areas under tree canopies, green roof cycle storage, feature tree planting and a material palette which reflects the main East Square Plaza.
- This plaza has also been designed to act as a turning area for fire tender access within the development.
- As part of the sustainable urban drainage strategy, and designed in conjunction with the project engineer, rain gardens will be utilised within this plaza, providing for a visually attractive greened plaza which also functions as a rain attenuation area.
- A large area of permeable paving is bound by a perimeter path which is impermeable, taking rainwater into the attenuation tanks.

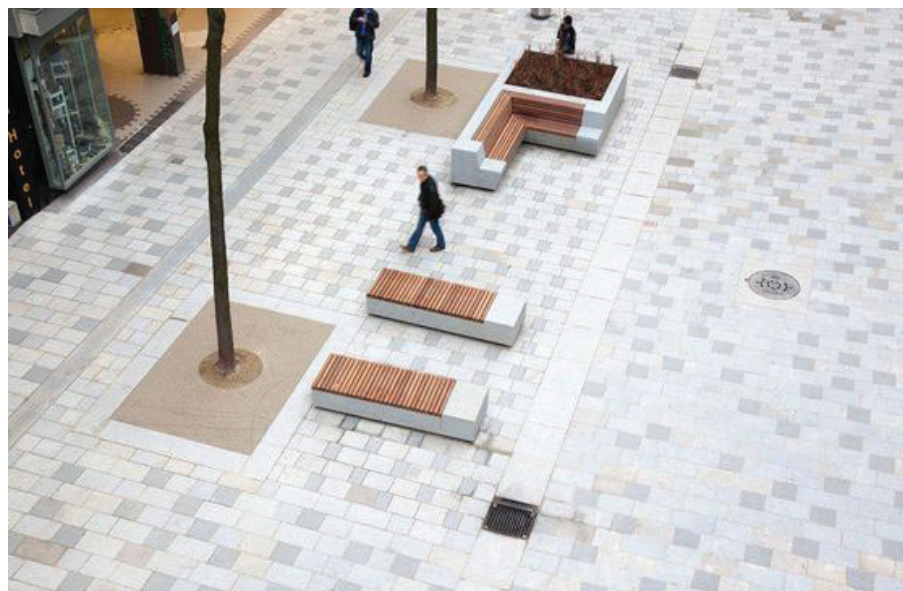


East Yard Court Drainage Strategy

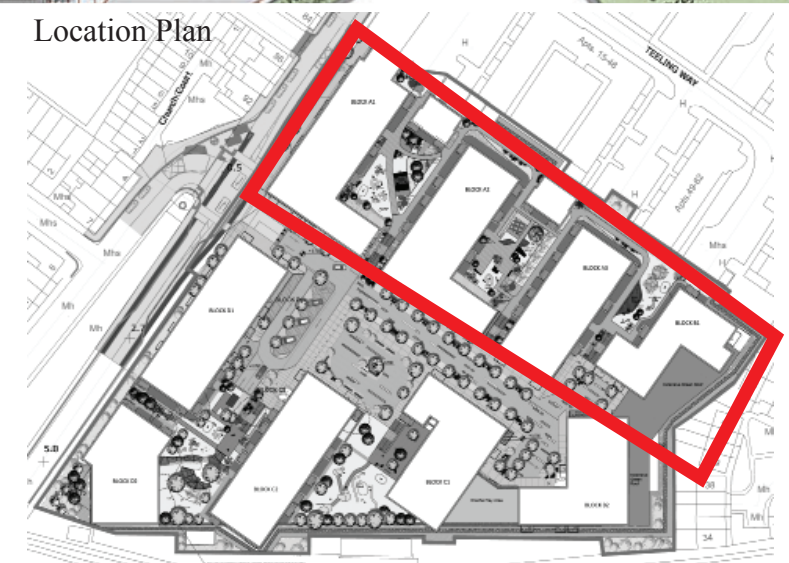
Landscape Character Areas: Podium Courtyards

- The scheme contains 4 no podium level internal courtyards which provide the residents with semi-private/communal amenity space in addition to 1 no podium courtyard which is connected to East Square providing an alternative open space for the wider scheme.
- These courtyards are visually dynamic spaces that allow for permeable resident movement between apartment blocks and access to each apartment block.
- Visual consistency will be provided through the choice of materials and planting palette, although each courtyard will have an individual identity through the incorporation of elements unique to each.
- The courtyards will contain the following feature:
 1. Feature seating areas providing for social spaces.
 2. A series of raised planting beds containing a wide mix of shrub planting encouraging pollinators within the area
 3. Undulating sculpted mounds providing for visual interest and play opportunities for children
 4. Private terraces with green screening acting as a visual break between semi-private and private.
 5. Small SuDs features, such as rills are placed within the courtyards will create visual/audio interest and help with the SuDs strategy.
 6. Informal and incidental play features which aim to provide some natural elements into children's play.
 7. A Large chess board which will provide play opportunities for a wide range of ages.
 8. A mix of intimate and semi-private seating areas catering for quiet time and social interaction between residents.
- The proposed development is designed to include a playable landscape that provides opportunities for children to explore and have imaginative fun within a safe environment. The courtyards will have informal play features such as logs, stepping stones, timber play poles and contoured grass mounds. Path widths will allow space to pedal small bikes. The provision of more imaginative play environments has received much focus in the last few years. This approach is being promoted in the UK by Play England in favour of traditional playground design and is regarded as a better response to the key principles of play. Their thinking is set out in '*Design for Play: A Guide to Creating Successful Play Spaces*'. This approach to play has been adopted within the design of the courtyards.

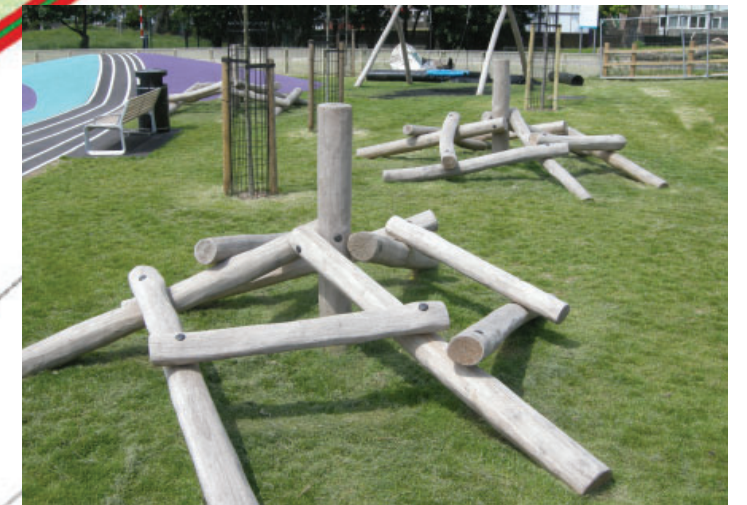
Podium Courtyards - Elements



Podium Courtyards 1-3



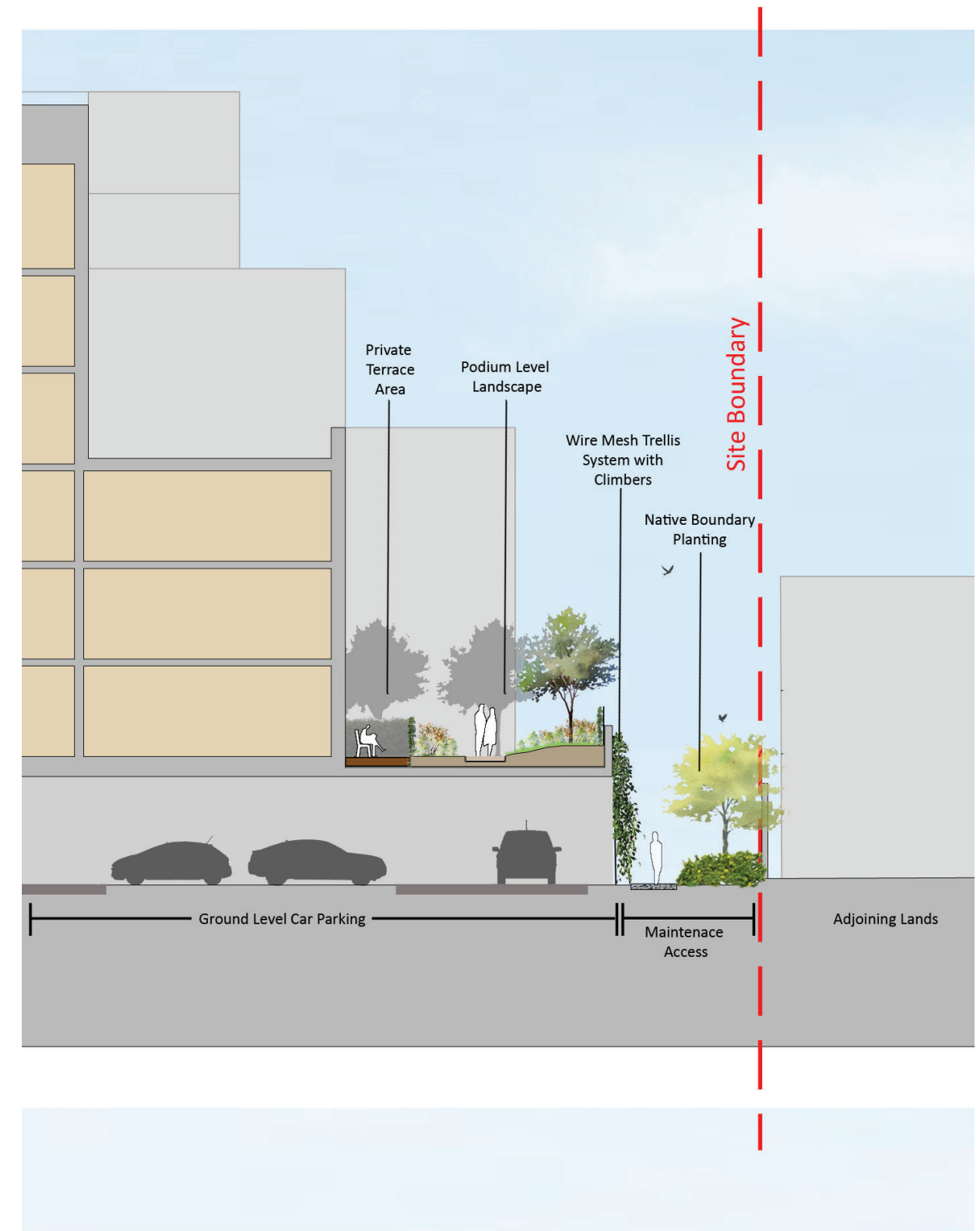
Podium Courtyards 4,5 & Creche



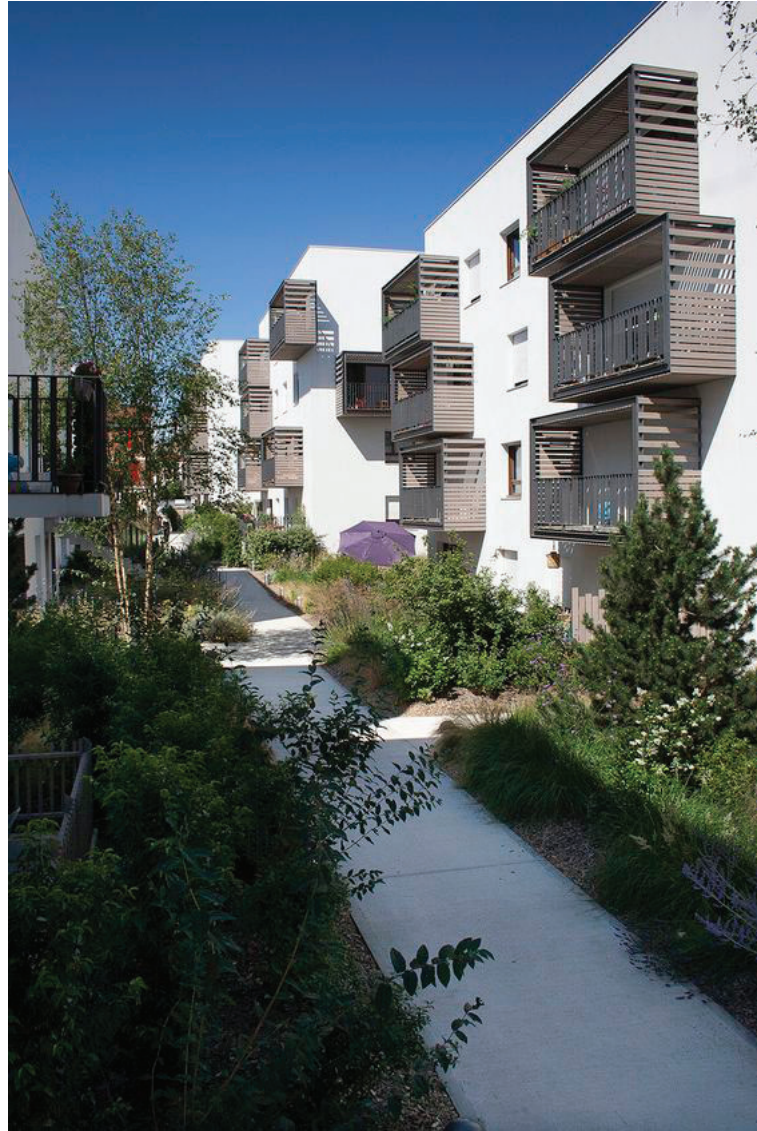
Landscape Character Areas: Boundaries & Buffers

Native Species:

- Native boundary planting has been informed by the 'All Ireland Pollinator Plan 2015-2022'. A selection of native species will help provide food and habitats for local pollinators and birds, in this urban area.
- This native boundary planting will also act as visual screening to neighbouring properties, helping to soften the edges of this development.
- A maintenance path has been incorporated around the perimeter of the development, which will allow this native boundary planting to be managed with ease.







Buffer Precedent Images



- Buffer areas from public access
- Screening for Privacy
- Biodiversity
- Micro-climate control
- High Quality Design boundary
- Framing views

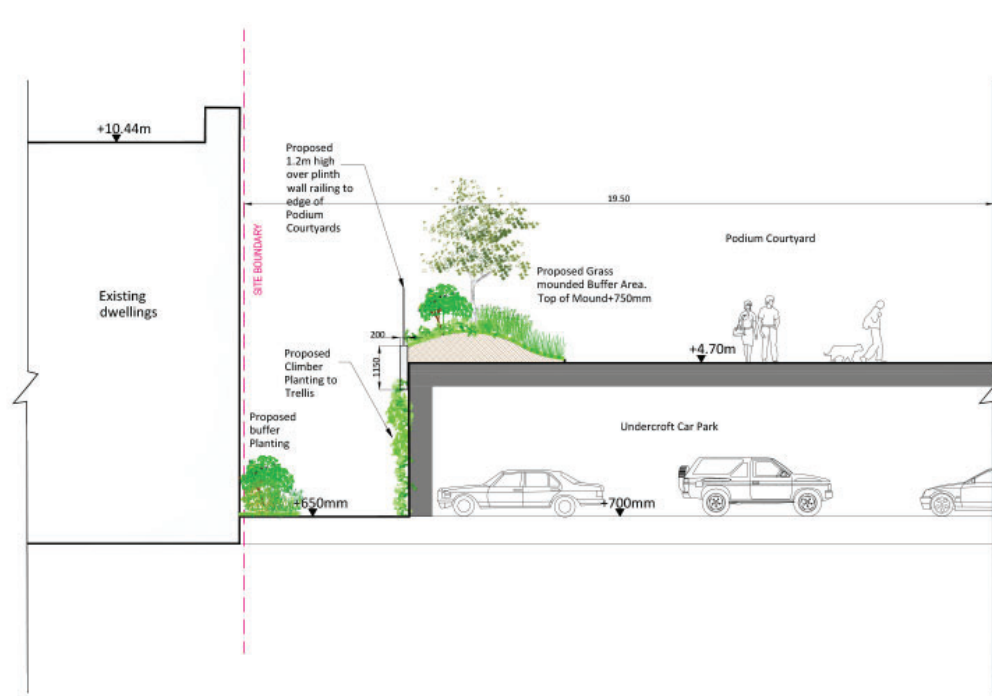
Boundary Treatment Plan

Legend:

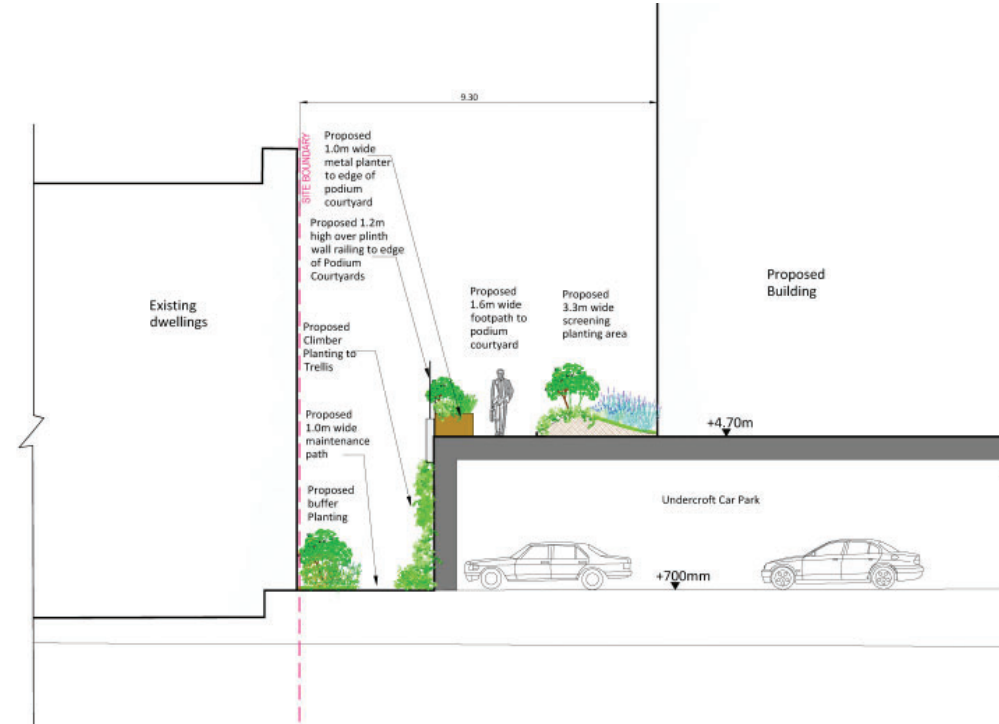
-  Existing Boundary to be removed
-  Existing Boundary to be retained
-  Existing Boundary to be retained with new Re-straint Frame. (For Details refer to Engineer's Drawings)
-  Existing Boundary to be replaced with new wall. (For Details refer to Engineer's Drawings)



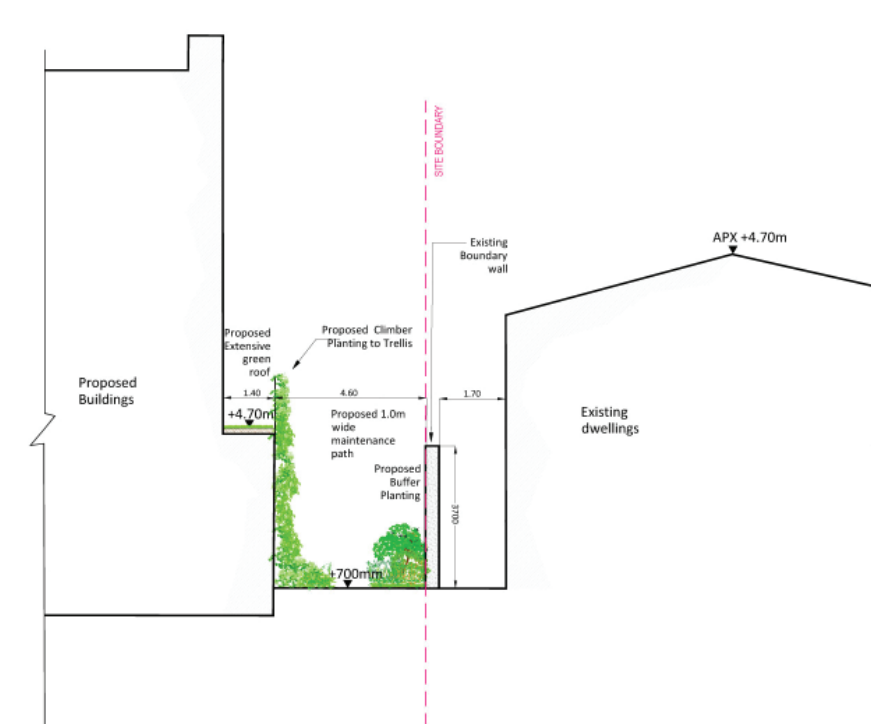
Boundary Sections



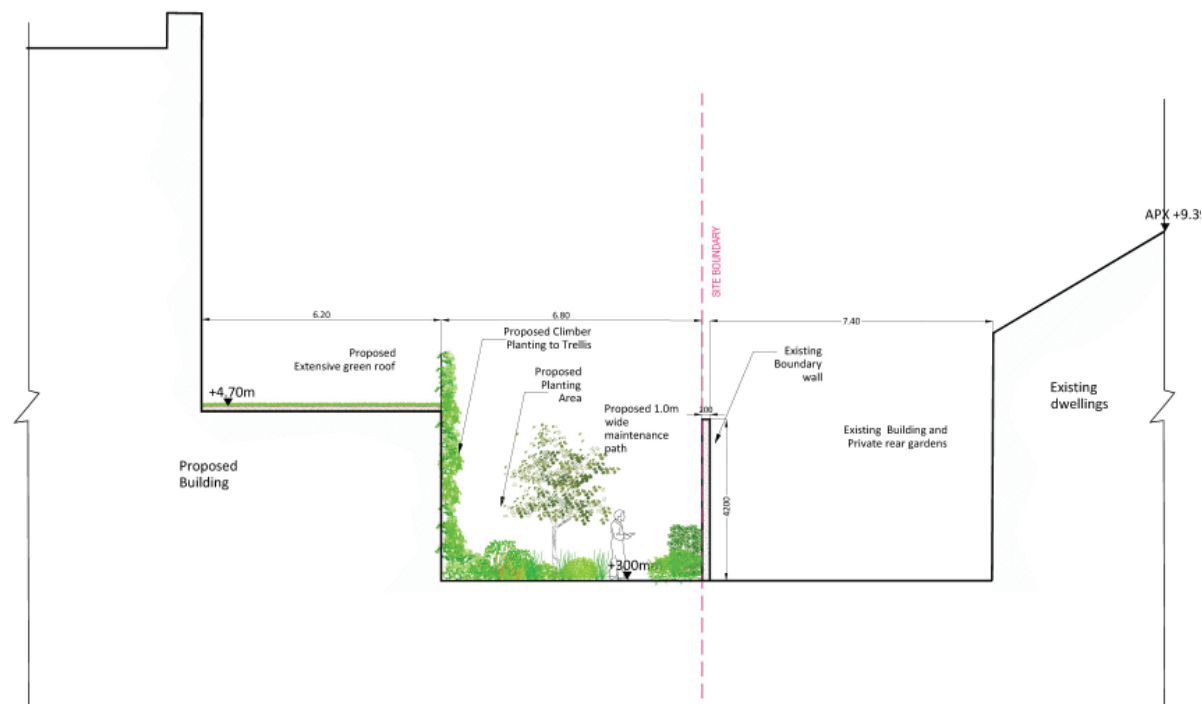
Section A-A



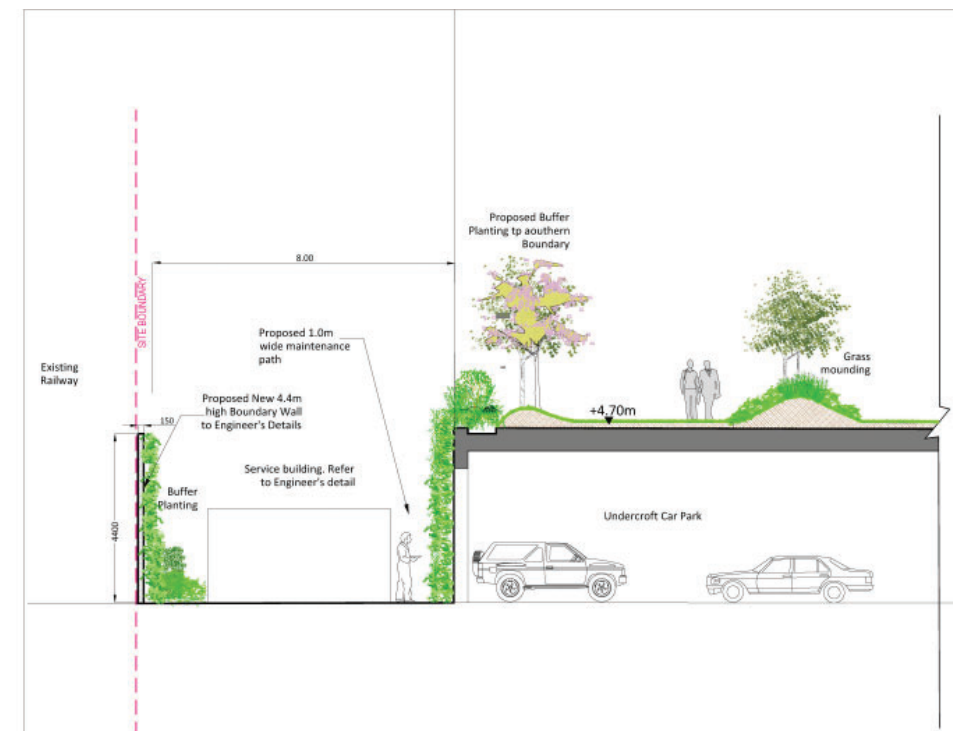
Section B-B



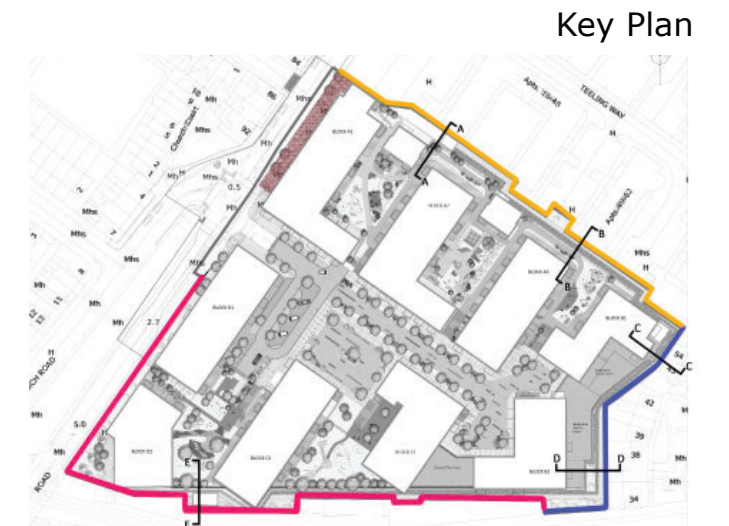
Section C-C



Section D-D



Section E-E



Key Plan

Extensive Green Roof Systems:

- Areas of extensive green roof systems have been implemented within the scheme.
- Whilst not publicly accessible these landscaped areas add to the overall environmental, sustainable urban drainage systems and landscape structure of the development.
- These areas of green roof, will also act as a visual amenity when viewed from above, while helping to mitigate against ecological habitat fragmentation caused by urban sprawl.
- A selection of sedum species have been selected which are extremely hardy, long flowering and have low maintenance requirements.

Intensive Green Roof Systems:

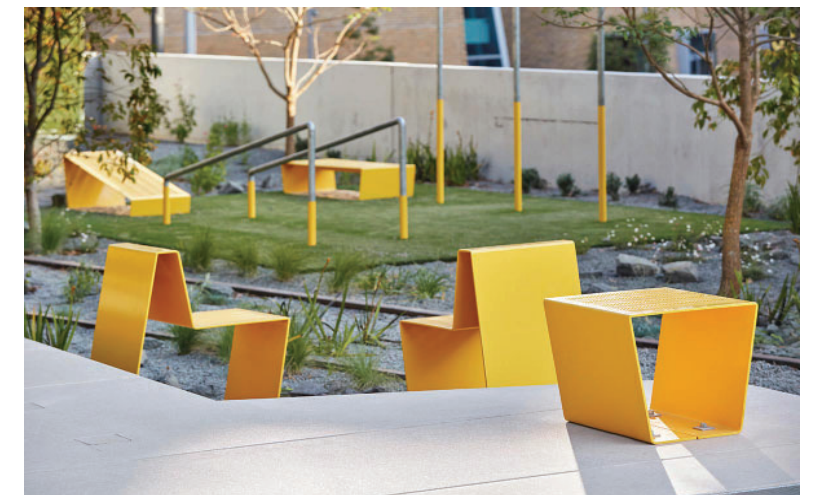
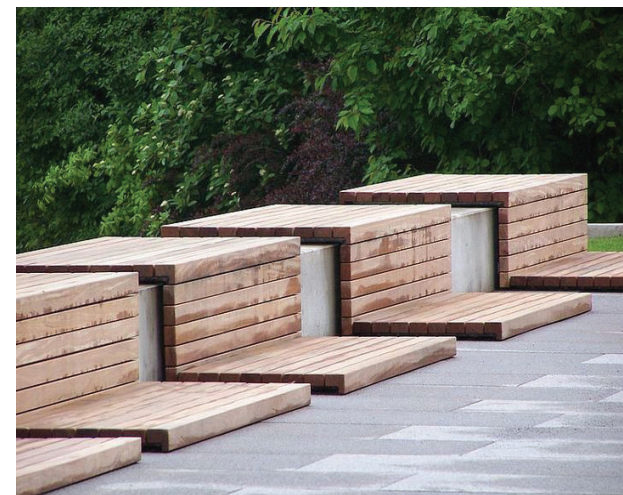
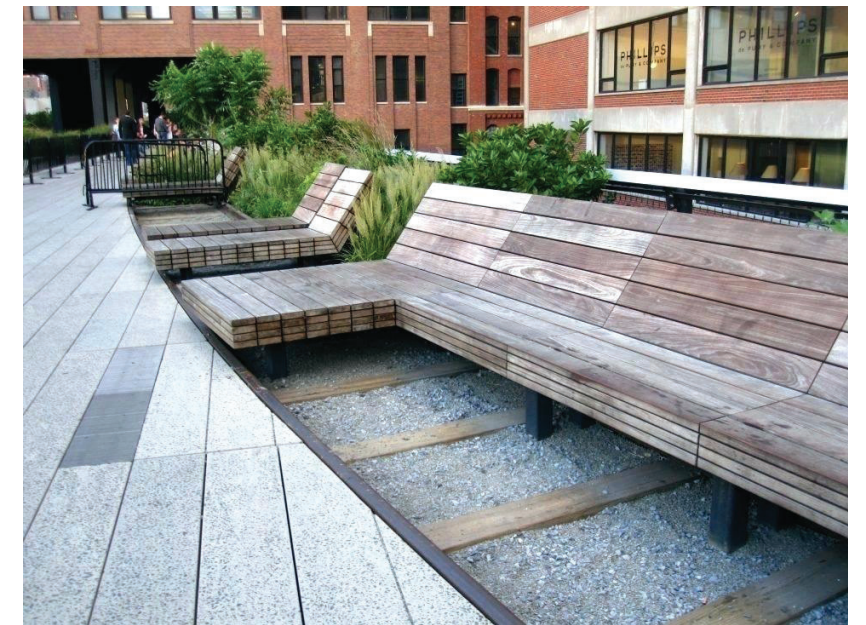
- An area of intensive green roof has been incorporated above Block C1.
- This small terrace area will be accessible to the residents and provide for a pleasant relaxation area.
- A selection of plants to help attract birds and pollinators will be utilised within this space.
- This raised garden terrace will also act as a visual amenity when viewed from above.



Green roof - Precedent Images



Materials & Street Furniture - Precedent Images



Proposed Planting -Trees

- A selection of trees, shrub planting and climbers have been informed by the 'All Ireland Pollinator Plan 2015-2022', with the intent of helping increase biodiversity and habitat creation to the local natural environment.



Prunus serrula



Amelanchier x grandiflora RobinHill



Prunus x subhirtella 'Autumnalis Rosea'



Tilia cordata 'Greenspire'



Betula pendula



Pyrus calleryana 'Chanticleer'



Arbutus unedo



Sorbus aucuparia

Proposed Planting -Shrubs

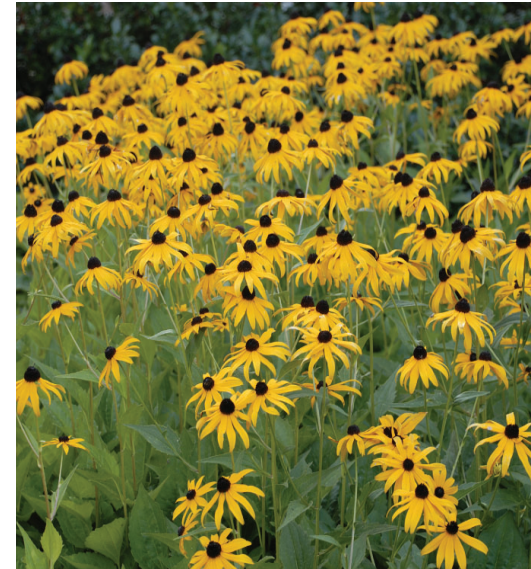
SHRUBS AND PERENNIALS



Salvia greggii



Hebe sappire



Rudbeckia 'Goldstrum'



Ceratostigma plumbaginoides

WETLAND PLANTING



Lythrum salicaria 'blush'



Asclepias incarnata



Ajuga reptans



Osmunda regalis



Dryopteris filix-mas

WILDFLOWER MIX



Echinacea purpurea



Digitalis purpurea



Blue Bells



Achillea millefolium



Allium globemaster



Verbascum thapsus