

Henry J Lyons

Claremont Residential Development, Co. Dublin
Strategic Housing Development
November- 2019 | Response to ABP Opinion Item 02

PROJECT CLAREMONT



CLAREMONT
Design Team

Architects

Henry J Lyons

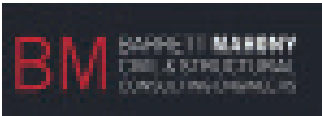
Client

ATLAS GP LIMITD

Landscape Architects & Visual
Impact Assessment

thepaulhogarthcompany

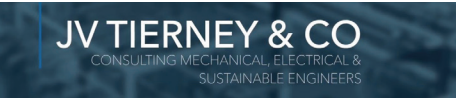
Civil and Structural Engineers



Planning Consultant



Services Consultant



Ecological Consultant



Fire & Access Consultant



Visual Impact Imagery & CGIs



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Please Refer To Drawing Series 2200 Ground Floor Elevations

01

INTRODUCTION

INTRODUCTION:

This report has been prepared in support of an application submitted on behalf of Atlas GP Ltd. (the Applicant) for a new strategic housing development on the Howth Road at the entry to Howth Village, Co. Dublin. The report specifically responds to item no.2 of An Bord Pleanála's Pre Application Consultation Opinion.

Item 2

A report including CCIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development along Howth Road, which includes for, inter alia, the relationship between the proposed development and nearby Protected Structures. A Visual Impact Assessment should be submitted in this regard. In addition, details should also include the interface between the proposed development and Howth Road/ railway line/river; boundary treatments; public realm and ground floor elevational treatments.

This report looks at the direct relationship between the proposed development and its surrounding context with particular focus on existing residential developments and protected structures. This report should be read in conjunction with the Landscape and Visual Impact Assessment (LVIA) report completed by The Paul Hogarth Company and the Conservation Report completed by Historic Building Consultants (HBC). The development has been designed to respect and compliment its surrounding context and has been carefully developed by the design team to positively relate to both existing residential buildings and protected structures through materiality, massing, orientation and site layout.

This report has been compiled by Henry J Lyons Architects and The Paul Hogarth Company.



SITE KEY PLAN

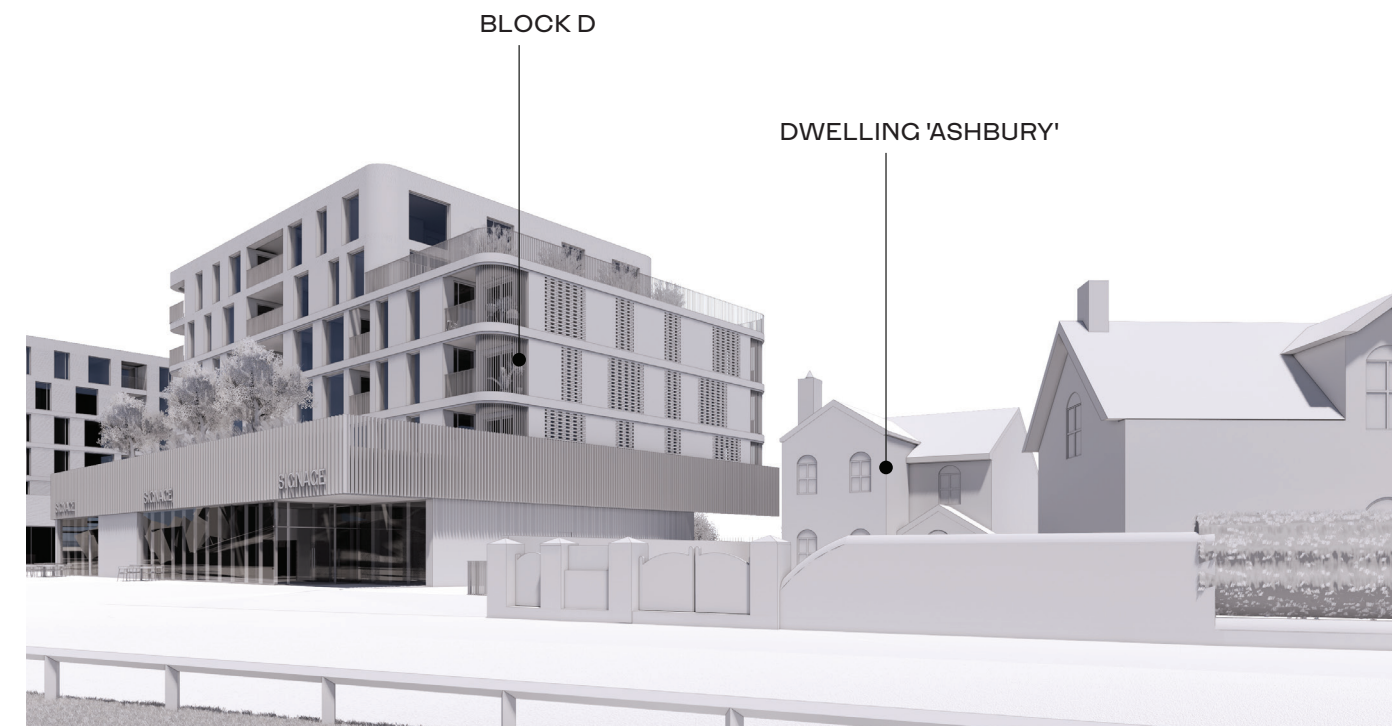


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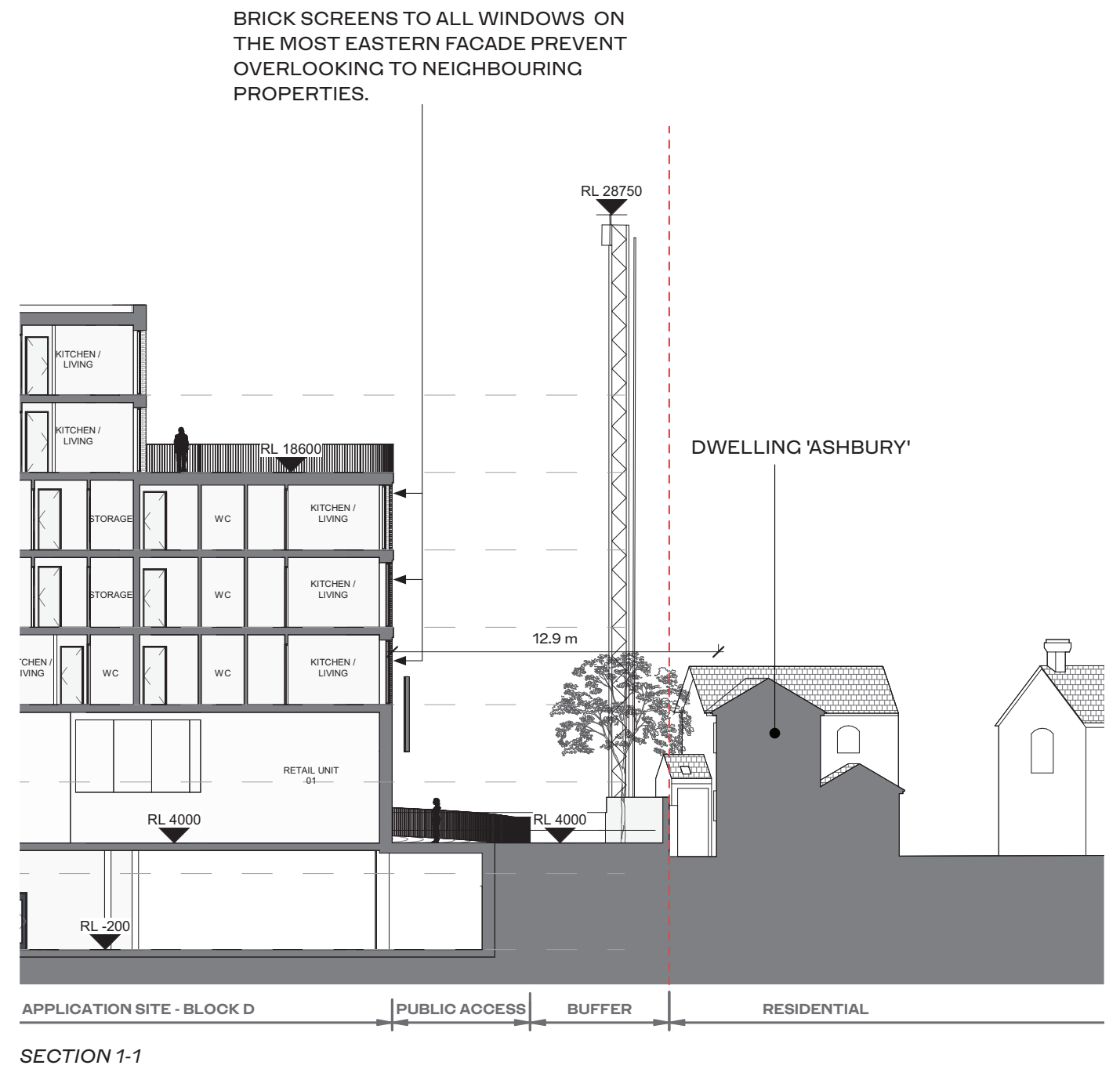
RELATIONSHIP WITH EXISTING RESIDENTIAL

01 RELATIONSHIP WITH EXISTING RESIDENTIAL

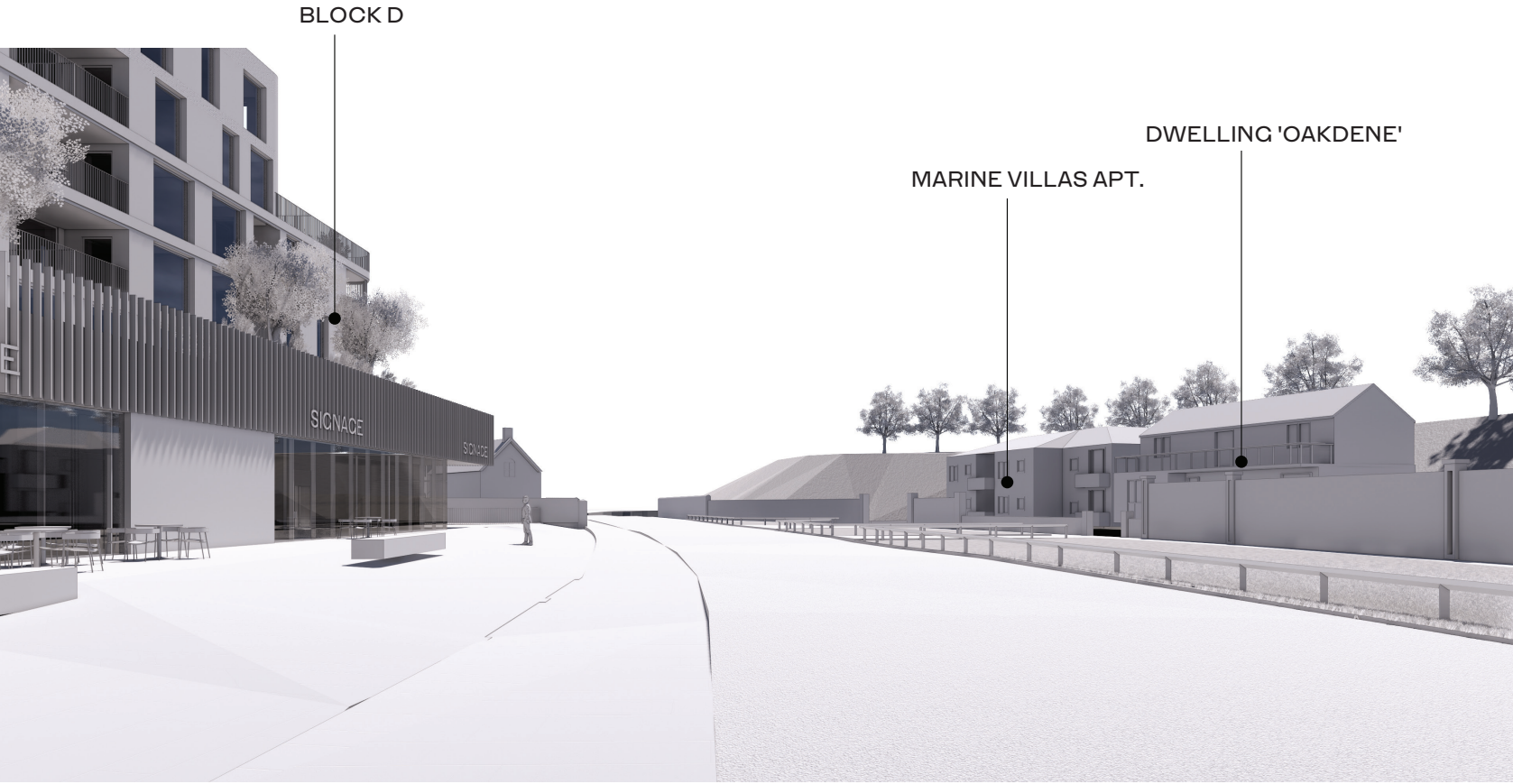
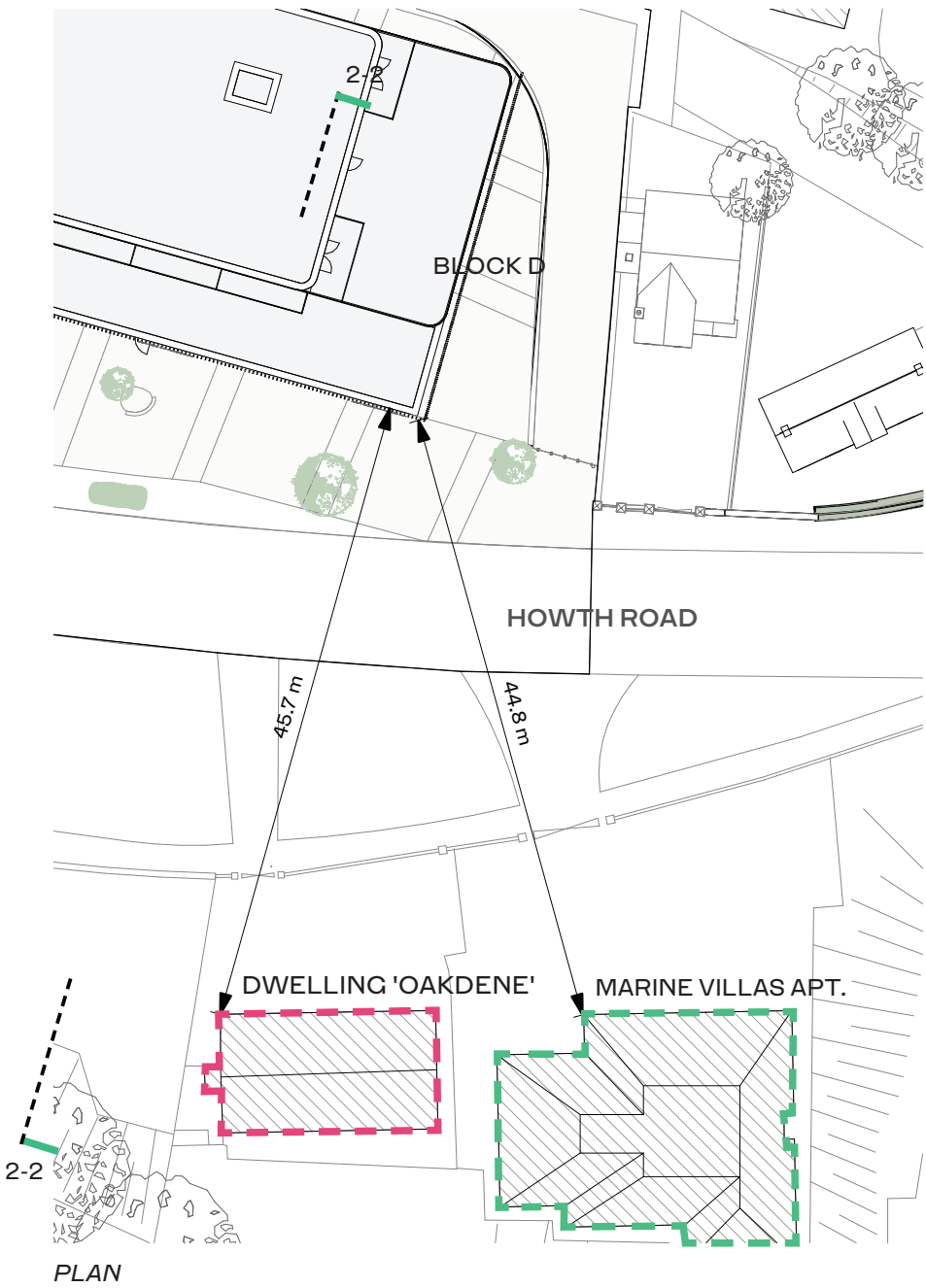
A. DWELLING 'ASHBURY'



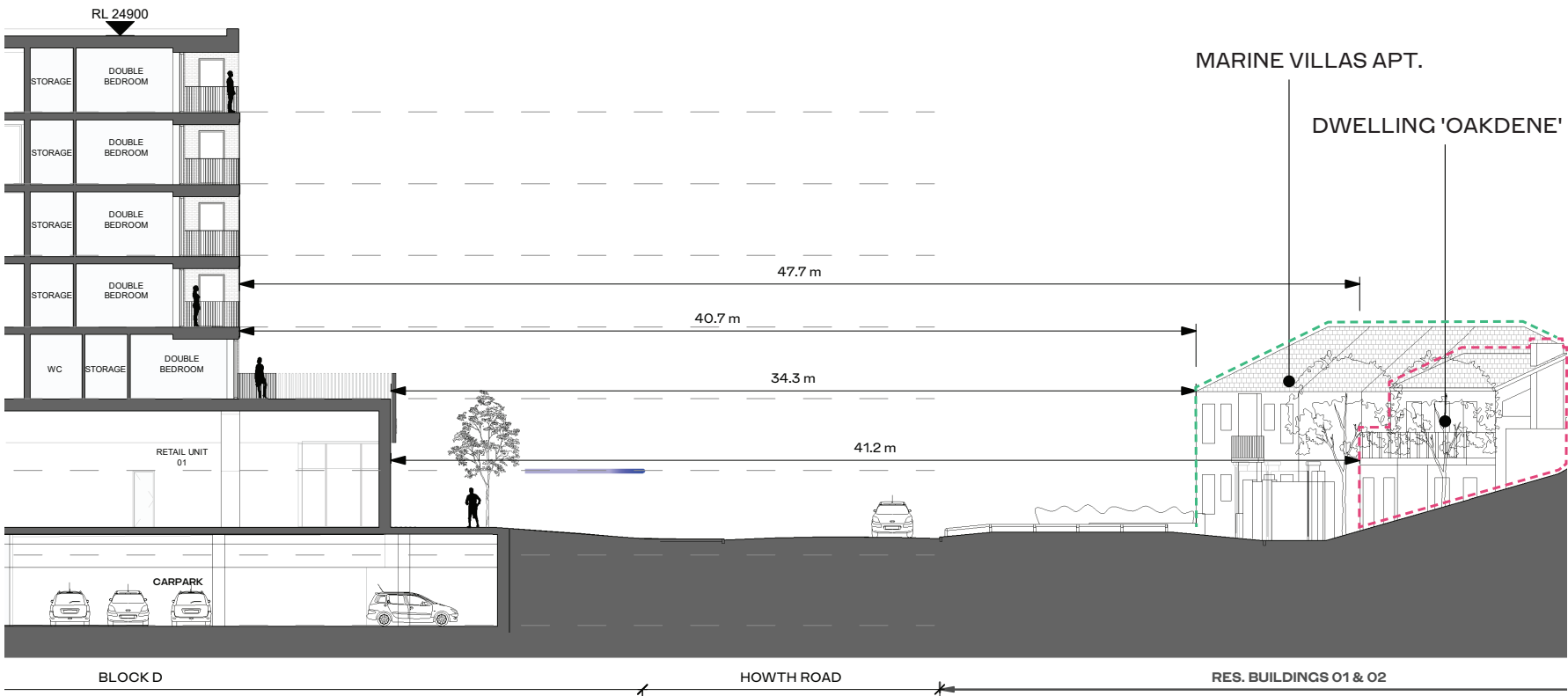
Indicative Perspective View Showing relationship to Dwelling 'ASHBURY'



B. DWELLING 'OAKDENE' & MARINE VILLAS APT.

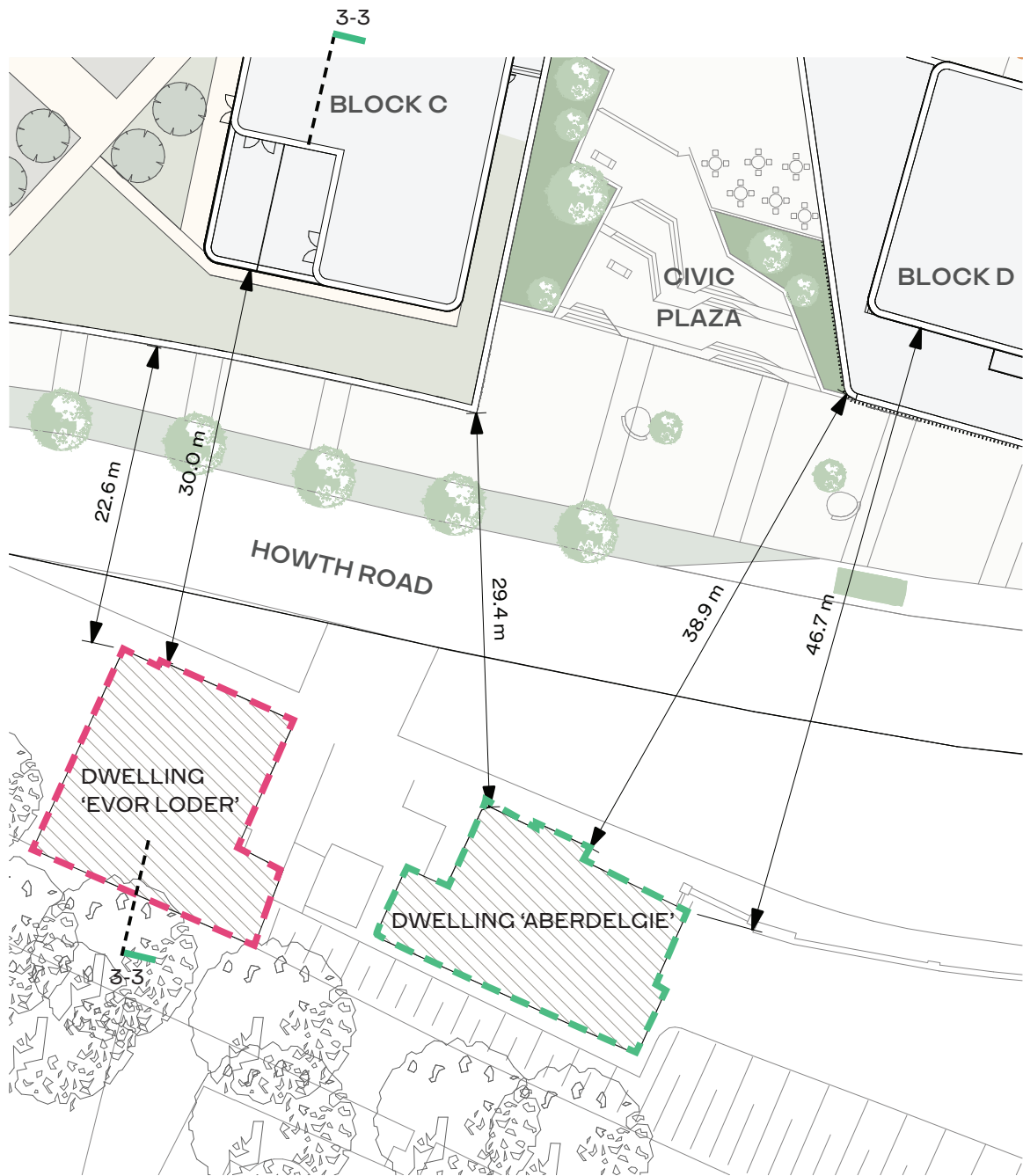


Indicative Perspective View Showing relationship to DWELLING 'OAKDENE' & MARINE VILLAS APT.



Section 2-2

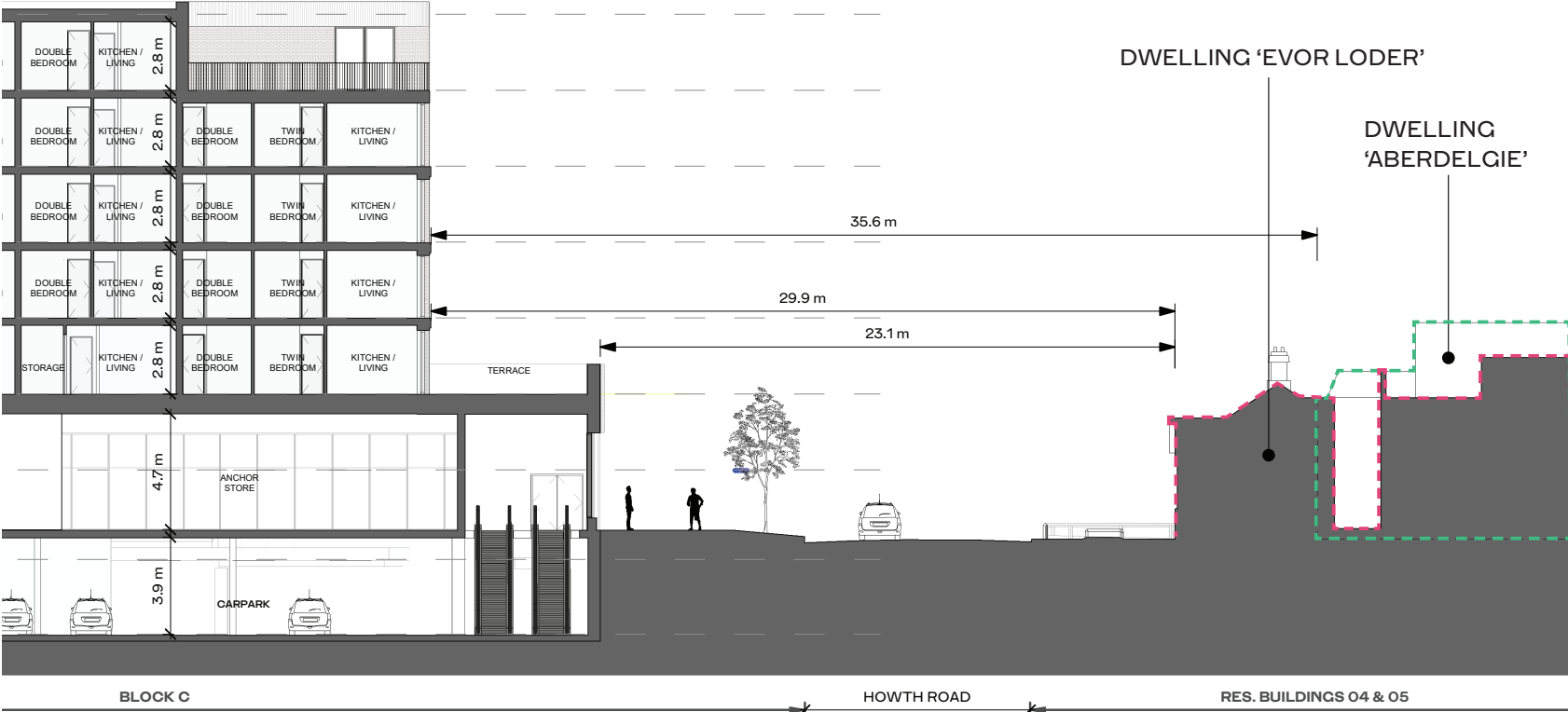
C. DWELLING 'ABERDELGIE' & DWELLING 'EVOR LODER'



PLAN



Excerpt from LVIA View 08 showing relationship to DWELLING 'ABERDELGIE' & DWELLING 'EVOR LODER'



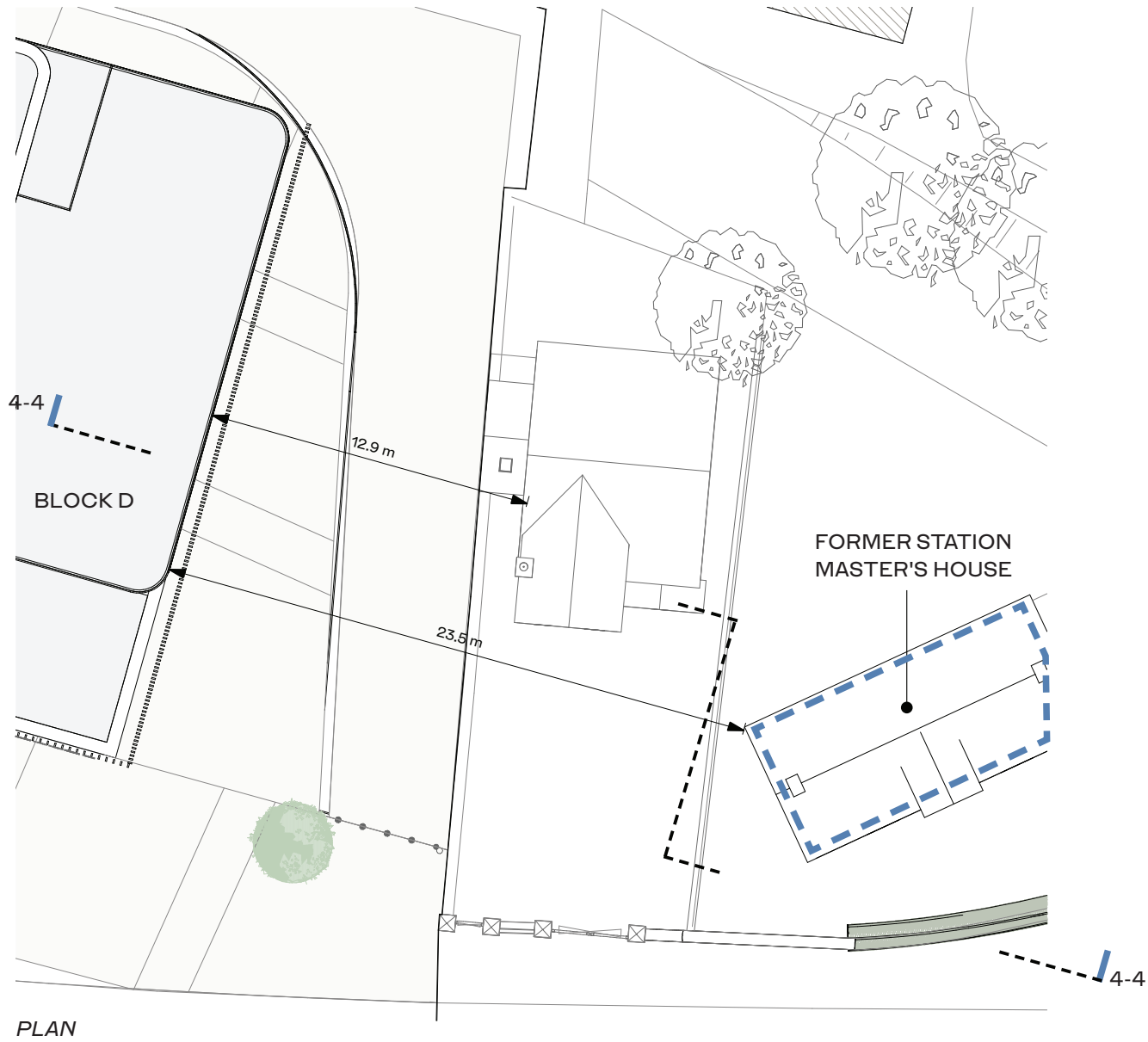
SECTION 3-3

03

RELATIONSHIP WITH PROTECTED STRUCTURES

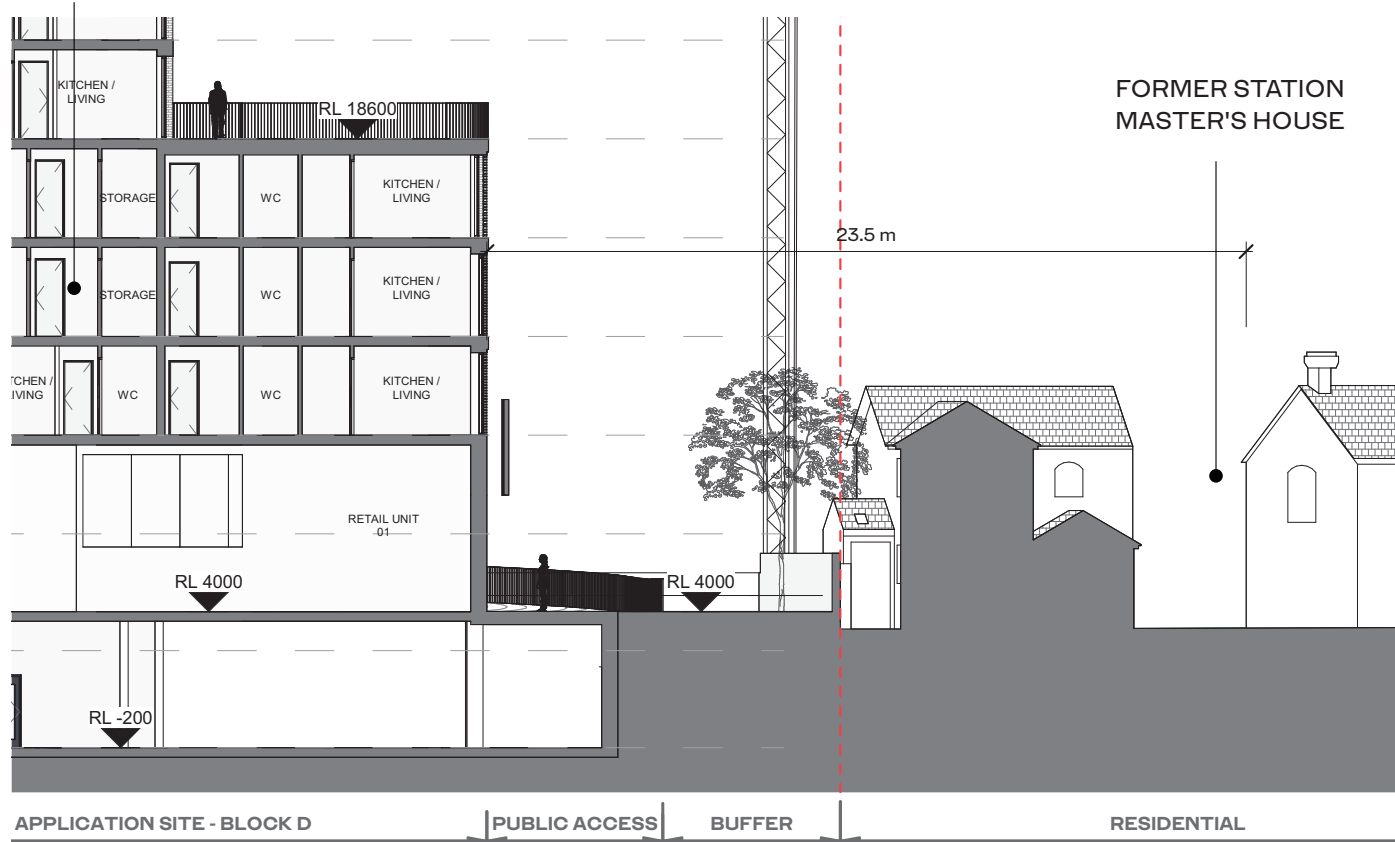
02 RELATIONSHIP WITH PROTECTED STRUCTURES

A. FORMER STATION MASTER'S HOUSE

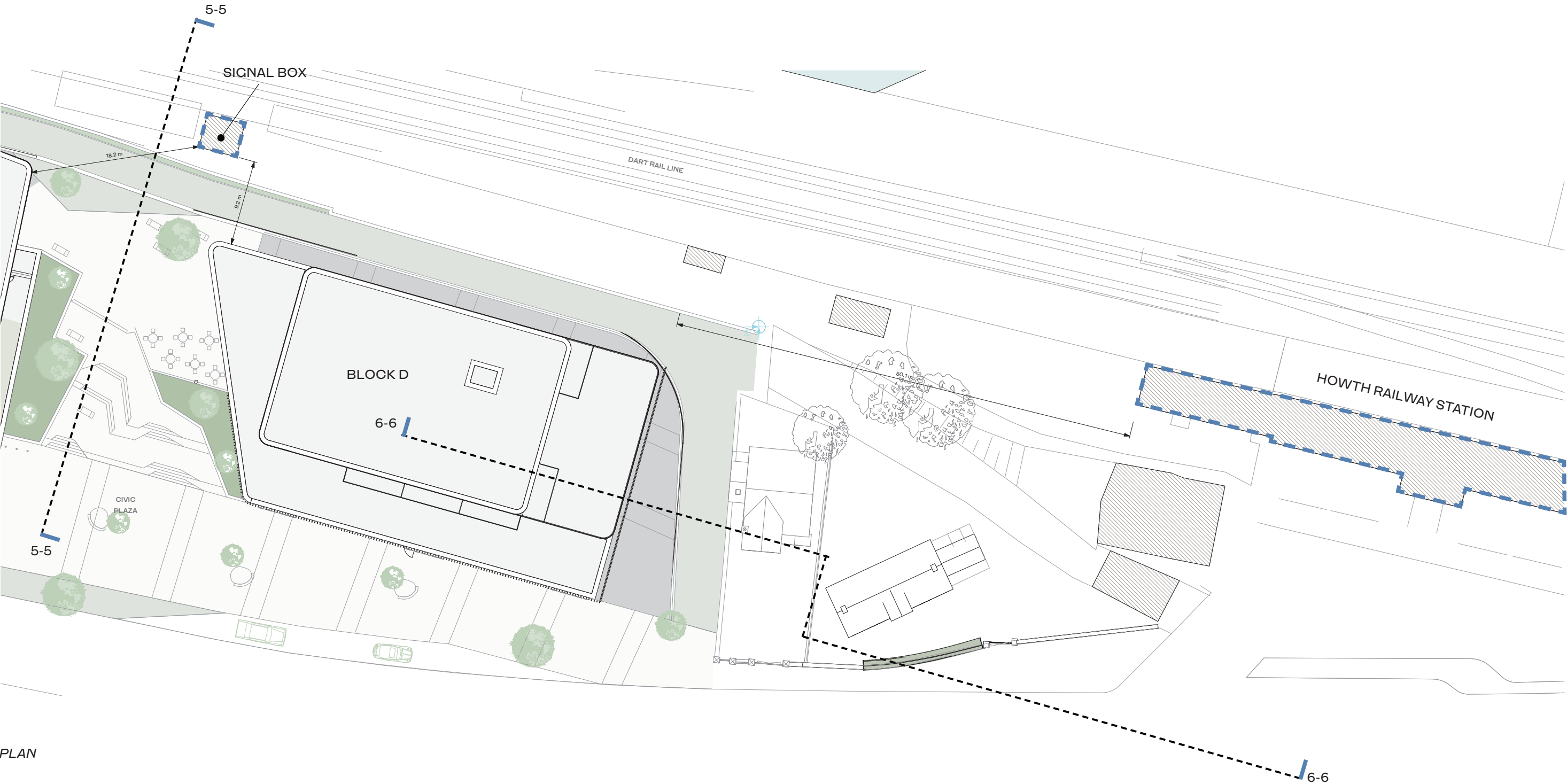


Excerpt from LVIA View 08

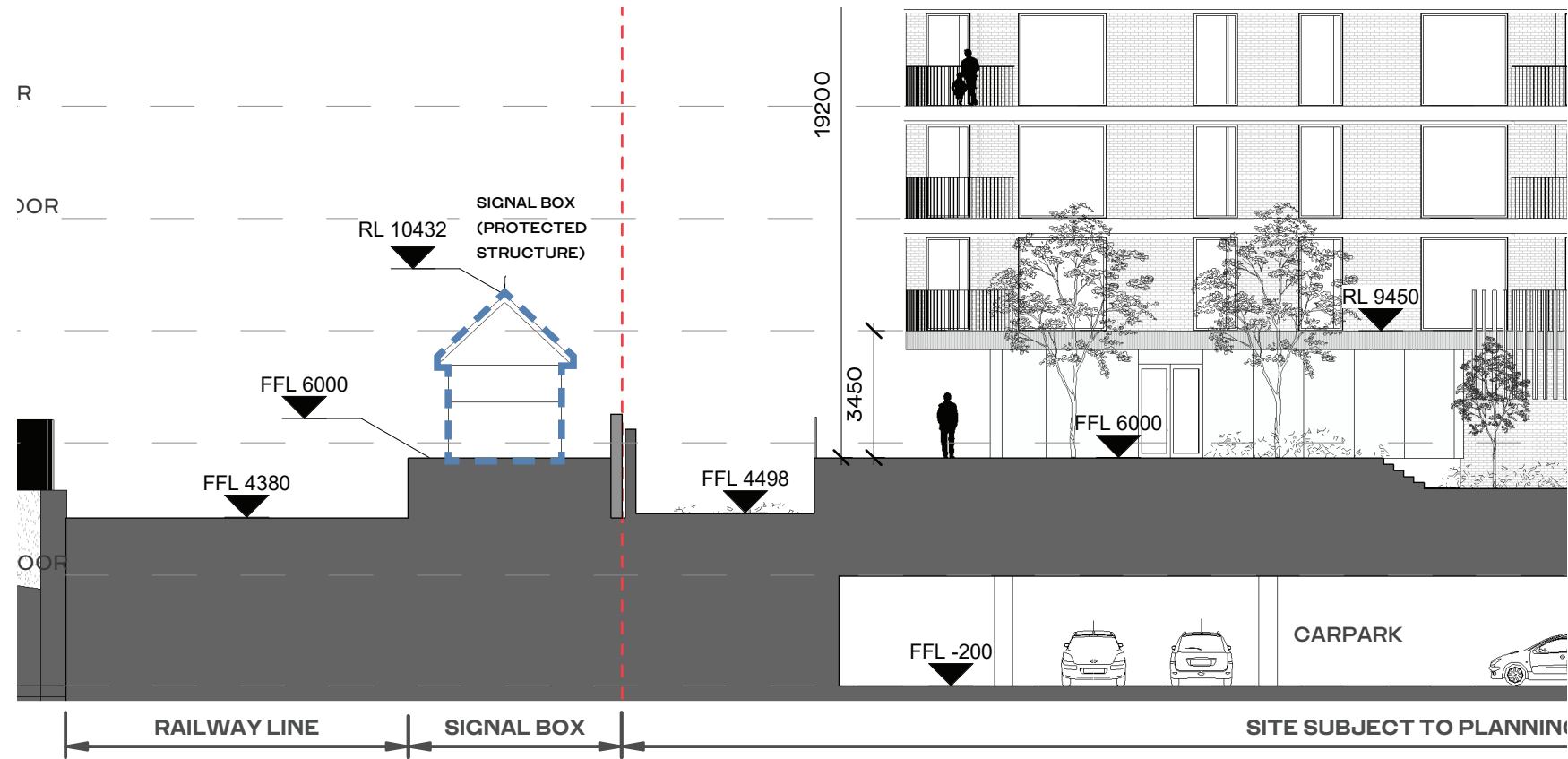
BLOCK D



B. HOWTH RAILWAY STATION



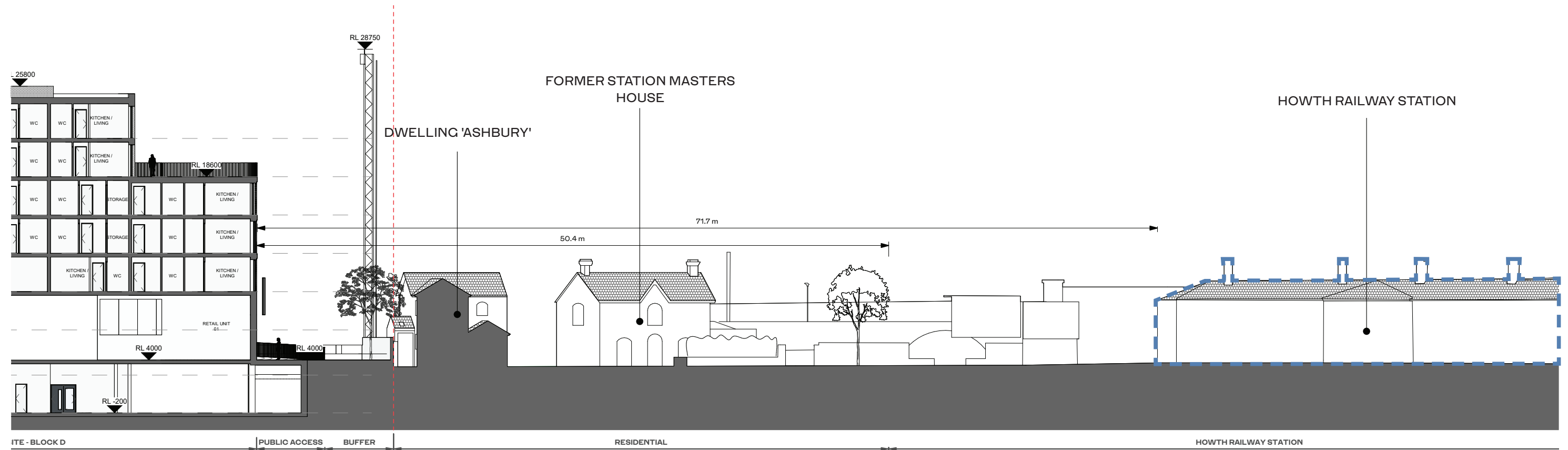
PLAN



SECTION - SIGNAL BOX 5-5

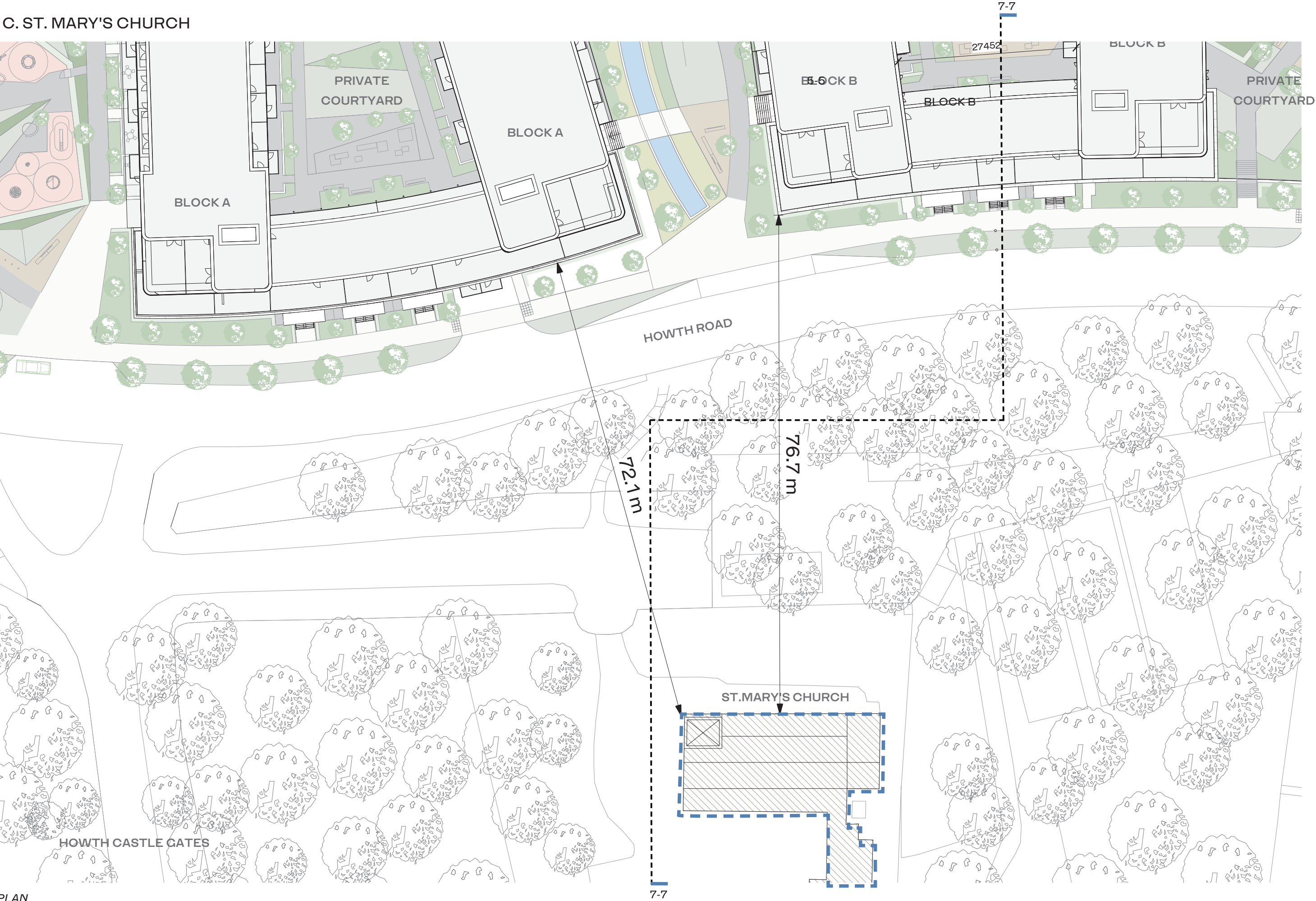


CGI - CIVIC PLAZA



SECTION - HOWTH RAILWAY STATION 6-6

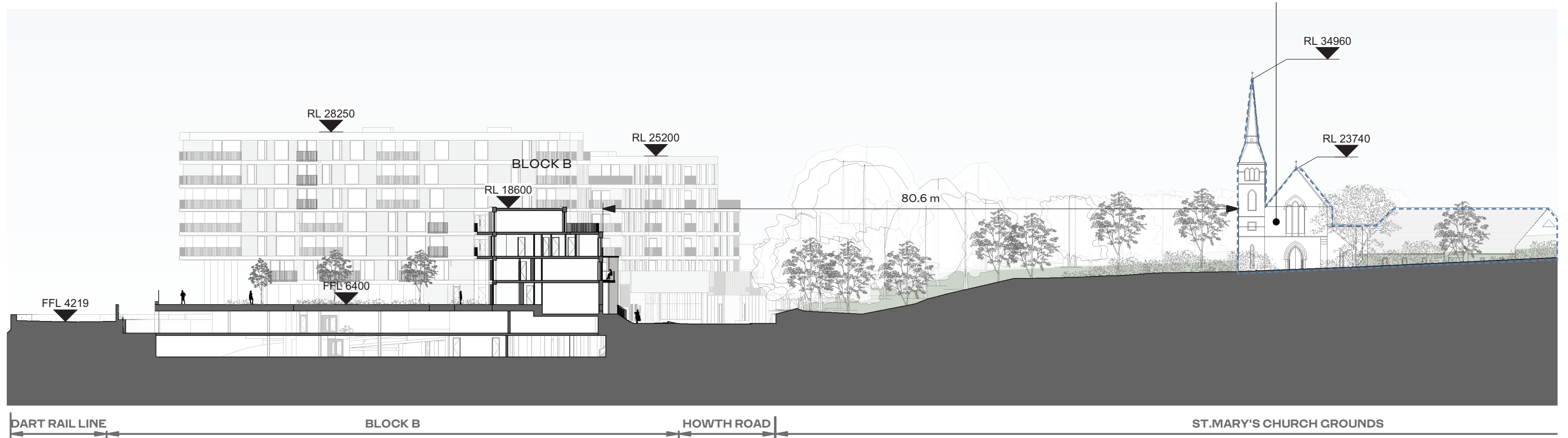
C. ST. MARY'S CHURCH





ST.MARY'S CHURCH

Excerpt from LVIA VIEW 6A



04 VISUAL IMPACT ASSESSMENT

THE PAUL HOGARTH LANDSCAPE ARCHITECTS

O4 Visual Impact Assessment

Visual impacts have been assessed within the Landscape and Visual Impact Assessment at thirty viewpoint locations within the wider landscape.

The discussion of visual impacts in this report is made specifically in response to An Bord Pleanála Item 2 of the Pre-Application Consultation Opinion which refers to the relationship between the proposed development and existing structures along Howth Road. The opinion also makes reference to the interface between the proposed development and the adjacent context and so visual impacts are discussed in relation to those that would be experienced along Howth Road.

In terms of the assessment viewpoints, Viewpoints 1-4 illustrate the influence of the development when approaching Howth from the west, Viewpoints 6a and 6b illustrate the influence of the proposed development Project Claremont in relation to St. Mary’s Church and Viewpoints 7-9 illustrate the influence of

the proposed development Project Claremont from the cluster of built form to the east of the development site, including a location close to the Howth Railway Station.

The development layout, architectural character, external spaces and material treatments associated with the proposed development have been developed as part of an iterative approach to design and assessment, drawing on a variety of technical specialist inputs.

Full methodology and the assessment criteria used to identify effects are presented in the Landscape and Visual Impact Assessment (LVIA) contained within the Environmental Impact Assessment Report (EIAR).



O4 Visual Impact Assessment

Viewpoint 1

The proposed development would create a strong urban edge to the views into and out of the village. Development would be at closer proximity to that present on the site already which is set back. At this proximity the scale of the development inherently represents a notable change to existing views and affects a large proportion of the overall visual composition. At this location, oblique views to the north along the riparian strip between blocks A and B would be possible and the separation afforded between the built form would ensure a light open character.

At this proximity, the magnitude of change is assessed as high resulting in a significant effect.

The development frontage on Howth Road has a high design and material quality, commensurate with its gateway location. The lower staged frontage is reflective of the scale of the village frontage along Harbour Road and generates a strong sense of approach into Howth. The high-quality tree avenue (set within a generously proportioned bulb planted verge) would provide a degree of screening to upper parts of the built form, enhance the sylvan character of Howth Road, create strong seasonal diversity and complement the existing tree avenue present within the village core.

Effects are considered to be positive.



Existing view



Comparative view of permitted scheme



Proposed view



Proposed view

O4 Visual Impact Assessment

Viewpoint 2

The proposed development would represent a notable addition to the existing view. Views would comprise the western face of Block A which would appear above the new planting employed along the western edge of the development site. Whilst not screening the development, this planting acts to moderate the prominence and perceived scale of the built form and introduce it more gently within views.

Although the scale of the development is notable, particularly in relation to the nature of the built form lining Howth Road to the west, its scale draws reference to (and appears within) the tree line marking the southern edge of Howth Road and the foreground vegetation along the Northern edge of Howth Road. Its scale, whilst prominent at this proximate location, has been considered such that it does not dominate the view. The change to the view would be consistent with trends for development on the site.

The magnitude of change is assessed as medium tending to high resulting in a moderate effect.

The built form through its scale and architectural character would generate a high-quality frontage to the village and generate a strong gateway character. Views to Ireland’s Eye would be retained at this nodal location through the consideration given to the disposition of planting which would soften views of the development and enhance the vegetated composition of the view in a way that is characteristic with the vegetation character of the peninsula.

Eff ects are considered to be positive.



Existing view



Comparative view of permitted scheme



Proposed view

04 Visual Impact Assessment

Viewpoint 3



Existing view

Although the western end of Block A is noticeable through the intervening tree line (in winter), the built form would appear within the context of the natural treeline which provides a moderating reference scale for the development. From this location, the proposed development would result in a relatively small change to the overall visual composition which would remain more heavily influenced by the immediate streetscape and the vegetated uplands to the south. The magnitude of change is assessed as medium resulting in a moderate – slight effect.



Proposed view

Whilst the scale of the building is notable, its scale facilitates a strong sense of approach and destination where this is not present. The changes do not result in any readily appreciable influence on the quality of the effects.

Effects are considered to be neutral.



Comparative summer view

These effects would be experienced by users of Howth Road and to a lesser degree by residents within the adjacent properties to the south of Howth Road. The orientation of these properties (along with other properties further west) are however north east – south west and so where views are possible, these would be oblique in nature.

Viewpoint 4



At locations along Howth Road further west from viewpoint 3, views are substantively screened by vegetation lining the road, as demonstrated by viewpoint 4.

04 Visual Impact Assessment

Viewpoint 5a



Existing View

Viewpoint 5c



Existing View



Proposed View



Comparative view of permitted scheme

Howth Castle Gates

Visual impacts are assessed at four separate locations (5a-d) along the approach road to Howth Castle when heading in a northbound direction towards Howth Road. These locations seek to demonstrate the gradual and changing influence of the proposed development on views of the gate pillars and the visual relationship with the sea. Viewpoints 5a and 5c are extracted for the purposes of this report.

At the most southerly point of the protected view (as illustrated by viewpoint 5a), although the western parkland would be visible, views of Block A are screened by the intervening vegetation.

With increasing proximity to the gate (as illustrated by viewpoint 5c), the proposed development becomes visible but is partially screened by existing and proposed vegetation in such a way as to moderate its scale and influence on the overall visual composition.

The western edge of Block A has been set back so as to retain views to the sea and afford the gate pillars, and the space between them, a strong degree of prominence. Visual connectivity with the sea is retained to the same extent to which the extant permission does currently and views still retain a partial sea view.

The development frontage on Howth Road has a high design and material quality. The lower staged frontage is reflective of the village terrace frontage along Harbour Road and generates a strong street frontage and sense of approach into Howth.

With increasing proximity to the road, whilst the development comprises a larger proportion of the view, the visual relationship with the gates ceases (in views to the north) and the relative visual connectivity with the sea decreases. With proximity, the integrity of the visual experience is also heavily influenced by the audible and visual influence of Howth Road.

The magnitude of change is assessed as medium tending to high resulting in a moderate effect. The area of open space enhances views and affords improved visual relationship with the sea through the gate pillars. Effects are considered to be positive.

04 Visual Impact Assessment

Viewpoint 6a



Existing view

The proposed development would represent a notable change to the existing view given the proximity at which the development is seen and the proportion of the view which it encompasses. In addition, it is recognised that the large stand of conifers on the development site, together with other trees present within the development site and along Howth Road, reduces the degree to which the existing built form on the site influences the view, comparative to other locations.

The scale and proportionality of the proposed development has been moderated by the approach taken to a staged height along Howth Road and with the recurring finger blocks creating a simple and consistent rhythm to the streetscape.

The scale of the development would not have a dominating or overbearing influence on the overall view with a reference scale that is consistent with the tree line within the rising landscape to the south of Howth Road. Its scale, whilst notable, ensures that the spire of St. Mary’s Church retains a strong degree of prominence. The magnitude of change is assessed as medium to high resulting in a moderate effect.



Proposed view

The development frontage on Howth Road has a high design and material quality. The lower staged frontage is reflective of the village terrace frontage along Harbour Road and generates a strong street frontage and sense of approach into Howth.

The high-quality tree avenue would enhance the vegetation character along Howth Road and contribute strongly to its sylvan character. Effects are considered to be positive.



Proposed view



Comparative view of permitted scheme

O4 Visual Impact Assessment

Viewpoint 6b



Existing view



Proposed view



Comparative view of permitted scheme

The development would be partially visible through (and in places above) the intervening tree line bounding Howth Road to the north. This tree line filters views and moderates the scale and prominence of the built form. Whilst visible, the finger block structure and light materiality reduces the massing and prominence of the built form, ensuring a key visual focus would remain with the church and its grounds. Although of marginally increased height over that approved, the change would be consistent with development on the development site which would be visible through and in places above the tree line.

The magnitude of change is assessed as medium resulting in a moderate effect. Effects would be further moderated by the screening provided by the intervening vegetation in summer.

The inclusion of development is considered by default to be negative given the absence of development in the existing view. However, the simple form and materiality ensures the focus of views remains with the church building and the horizontal features within the built fabric provides subtle and sensitive continuity with the architectural character of the church.

O4 Visual Impact Assessment

Viewpoint 7 & 8 - Cluster of properties to the east

Visual effects are discussed in relation to viewpoints 7 and 8, which are located near to the cluster of properties to the east of the proposed development. Visual effects are also discussed in regard to the nearby residential properties closest to the development site.

At this proximity, the scale of the development would inherently represent a notable change to existing views and would affect a large proportion of the overall visual composition (albeit consistent in extent with approved scheme on the site). However, the prominence of the built form and its relationship with the surrounding built context would be moderated by the clear architectural definition between the upper and lower building levels, this feature acting to break up the volume of the built form and draw a greater degree of prominence to the lower staged frontage and civic plaza.

The architectural approach to the slender finger blocks would allow the development to have a lighter and less dominant influence on views when compared to the extant scheme that presented a block mass of built form. Trees planted along Howth Road would provide an intermediary scaling reference and would act as a buffer to the difference in scale. The proposed built form would not have a dominating or overbearing influence on the overall view with a reference scale that is closely related to the surrounding tree line.

In locations between the site and Howth Railway Station where the Former Station Master’s House is visible (as represented by viewpoint 8), through the consideration of architectural treatments and the subdued material palette, the influence of the proposed development is moderated and affords the built heritage a strong degree of prominence.

The magnitude of change is assessed as medium to high, resulting in a significant-moderate effect. Whilst notable, due to the proximity of the views, the change and effects are considered to be consistent with emerging trends for development on the site and so effects are considered to be at the Moderate end of Significant. In locations closer to the Railway Station, views would be influenced less by the proposed development due to the screening afforded by the intervening built form.

The high-quality nature of both the architecture and public realm would significantly enhance views which are currently dominated by large vacant derelict buildings and areas of hardstanding. The development would generate a new street frontage that would bring the surrounding built form into a defined streetscape. There would be a strong ground floor relationship between the existing and proposed built form through the incorporation of civic space and retail units.

The recurring blocks create a simple and consistent rhythm to the streetscape with changes in building height being indiscernible due to the effects of distance. The contemporary architectural character and high-quality materiality would provide positive enhancements to views and would complement the character of existing built form.

Viewpoint 7



Existing view



Proposed view

O4 Visual Impact Assessment

Viewpoint 8



Existing view



Proposed view



Comparative view of permitted scheme

O4 Visual Impact Assessment

Dwelling ‘Ashbury’ (12.9m)
Former Station Master’s House (23.9m)



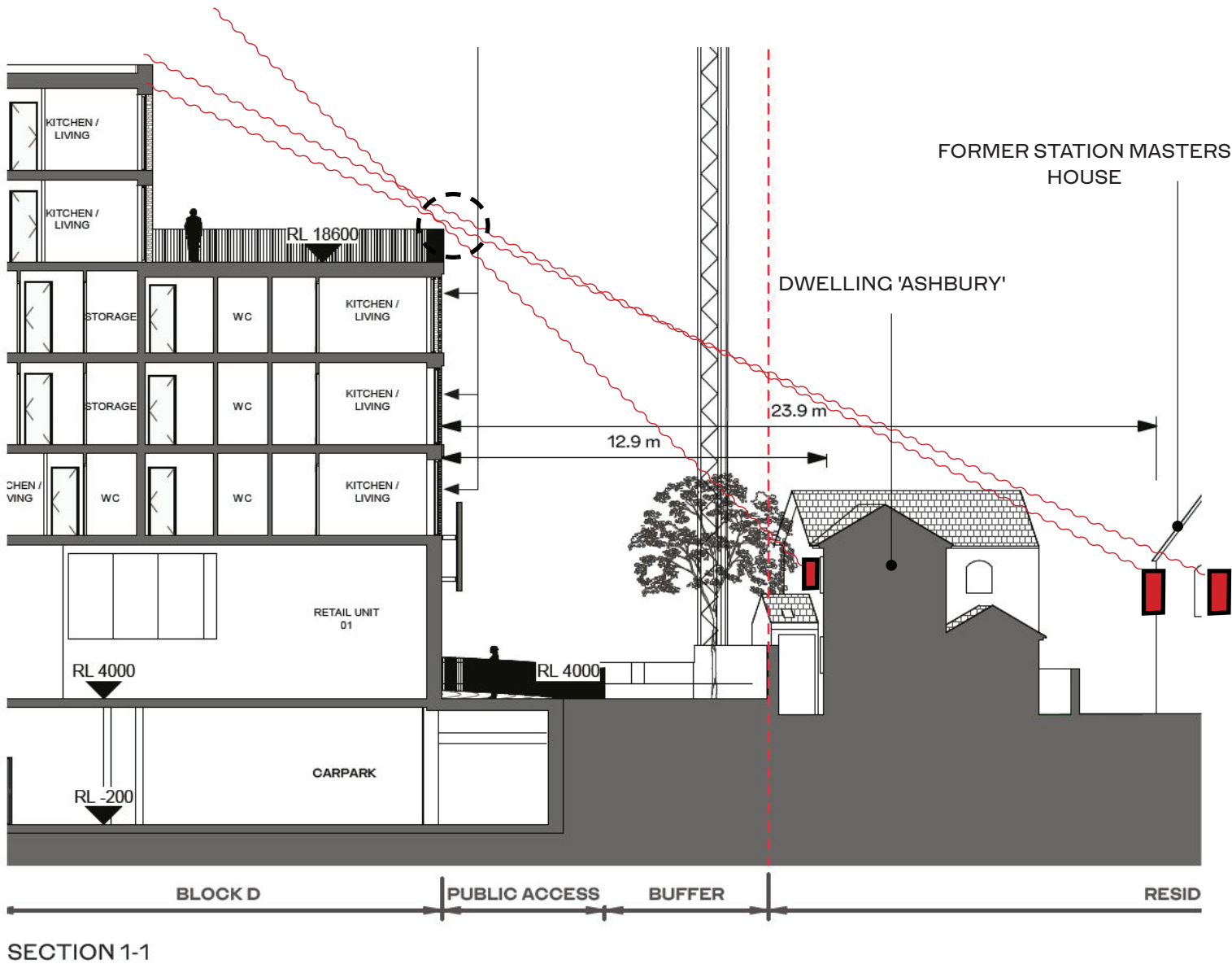
Dwelling ‘Ashbury’ is the closest residential building to the site and is 12.9m from the edge of Block D. It is separated from Block D and the public walkway by a secured green space which is afforded passive surveillance from the retail unit and residential units. The only window facing the site is a frosted glass window, the scale and nature of which is assumed to relate to a bathroom / utility room rather than a primary habitable room or living space. Other windows orientate away from the proposed development.

The Former Station Master’s House is orientated on a south west to north east angle with no façade directly facing towards the site. Views are likely to be available from a single window on the south western façade and a single window on the north west facing façade (the latter of which would be partially screened by the adjacent property) although views would be oblique in nature.

At this proximity, the development would be prominent, however views would be oblique in nature with the scale of the development moderated by the staging employed at the eastern edge of Block D such that it is not dominant or overbearing.

The magnitude of change is assessed as medium to high, resulting in a significant-moderate effect. Whilst the proposed development would have a strong influence on the views due to its proximity, the change and effects are considered to be consistent with emerging trends for development on the site and so effects are considered to be at the Moderate end of Significant.

Due to the proximity of these properties to Block D, where oblique views from the windows illustrated are possible, the staging of the development will restrict the views of the development to a perceived height of around 20m, consistent with the adjoining terrace level as indicated on the section below.



O4 Visual Impact Assessment

Dwelling ‘Evor Loder’ (22.6m)
Dwelling ‘Aberdelgie’ (29.4m)



These properties are located between approximately 22 and 30m distant from Block C. They are separated from the development by the intervening grass area in front of the properties, Howth Road, the proposed 3m tree lined verge and the civic space in front of the Anchor Retail Unit.

The front elevation of these properties orientates directly towards the site. Whilst the trees planted along Howth Road would provide an intermediary scaling reference and a degree of screening towards the development, the development would appear prominently in views to the north.

The architectural approach to the slender finger blocks would allow the development to have a lighter and less dominant influence on views when compared to the extant scheme that presented a block mass of built form. This approach would also draw a greater degree of prominence to the lower staged frontage and civic plaza.

The magnitude of change is assessed as medium to high, resulting in a significant-moderate effect. Whilst the proposed development would have a strong influence on the views due to its proximity, the change and effects are considered to be consistent with emerging trends for development on the site and so effects are considered to be at the Moderate end of Significant.

Dwelling ‘Oakdene’ (45.7m)
Marine Villas Apartments (44.8m)



These properties are located approximately 45m distant from the south western corner of Block D. These properties also orientate directly towards the site. Views of Block D would be seen in the context of the intervening grass area in front of the properties, Howth Road and the civic space in front of Retail Unit O1.

The prominence of the built form would be moderated by the clear architectural definition between the upper and lower building levels, this feature acting to break up the volume of the built form and draw the focus of the view to the ground level.

Whilst notable, its scale would not have a dominating or overbearing influence on the overall view. Effects are considered to be consistent with those described for viewpoint 7 given its location.

05

ANALYSIS OF THE BOUNDARY TREATMENT AND PROPOSAL OF THE PUBLIC REALM INTERFACE

HENRY J LYONS

05 Public Realm, Boundary Treatments and Interfaces

The proposals will provide the development with a high quality external environment that is defined by legible and stimulating spaces that utilise a range of high quality materials and finishes, reflective of the quality of the sites’ environment, its heritage and the architectural proposals.

Developing an environment that is meaningful, is accessible to all, which provides facilities that encourage the existing community and future residents to utilise this area will ensure the continuing enrichment of this development as it matures.

The aim is an external environment that is attractive and practical, of high quality, with hard and soft landscape materials that are sensitive to the sites’ location, appropriate to long term maintenance considerations and which are sustainable and rich in terms of its biodiversity and activity.

The layout of the built form and its external spaces enable future occupants of dwellings to benefit from sea views and views to the north as well as provide visual and passive supervision of the open space area and its users.

Landscape Design Proposals

The overall aim of the landscape design is to create a high quality attractive environment which provides safe and accessible amenity for the existing local community and potential future residents.

Through sensitive and considered treatments, public spaces will contribute positively to Howth’s strong sense of place.

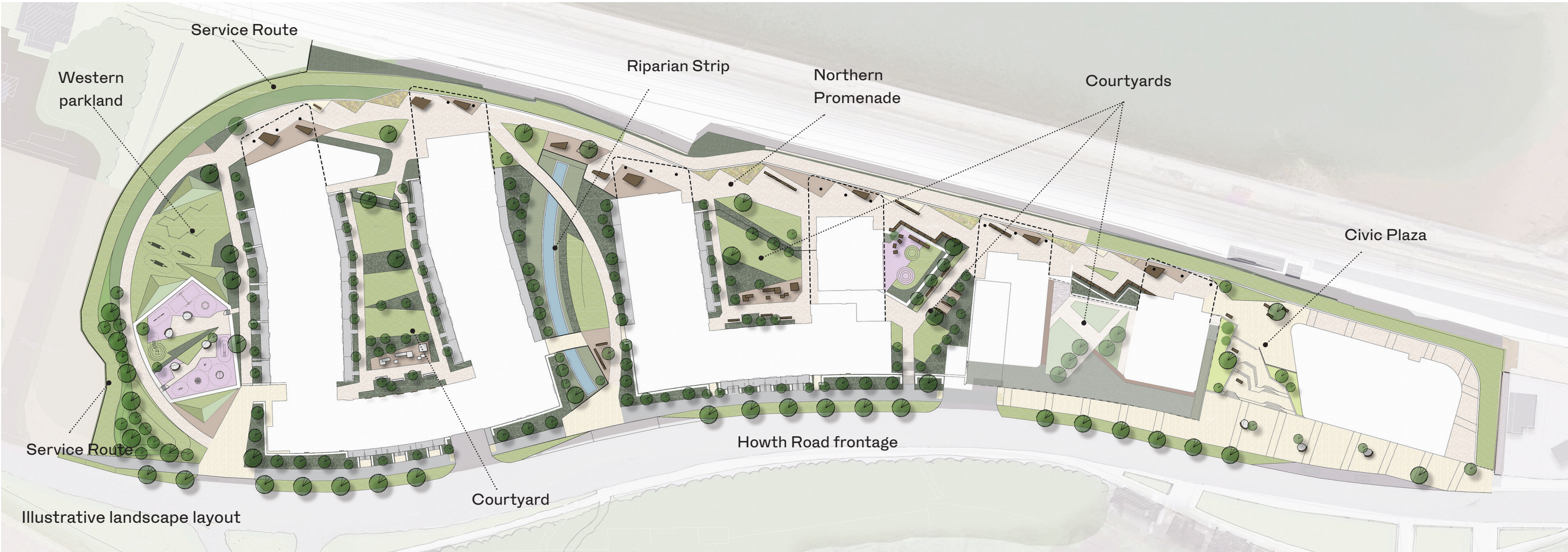
Overarching strategic concepts for the site that have influenced the design of the external environment include:

- The transition in character from east to west across the site with the character becoming increasingly urban and civic in character towards the village;
- The transition in character from south to north across the site to sensitively mark the change between the lush sylvan character of the hillside and the open coastal environment.

In order to guide the design of spaces at the more immediate level, external spaces have been characterised into the following areas:

- Civic Plaza
- Northern Promenade;
- Howth Road frontage;
- Riparian strip;
- Western parkland;
- Courtyards;
- Front gardens; and
- Roof gardens.

The character of these areas will be managed sensitively in line with the overarching transitions in character, integrating hard and soft landscape treatments and street furniture that are appropriate to both future users and the climatic coastal conditions.



05 Public Realm, Boundary Treatments and Interfaces

With the objective to develop a context sensitive development proposal, it is recognised that the development layout, architectural character, external spaces and material treatments have been developed as part of an iterative approach to design and assessment.

1. The finger block layout, which allows high levels of sunlight penetration into internal courtyards and the Northern Promenade and reduces the mass of built form in views from the sea by allowing a greater degree of visual permeability between the built form. In terms of the amenities of potential future occupants, this approach also allows sea views from a greater number of apartments.
2. The building proportions and the stepping of the development along Howth Road have been considered to minimise the impact of taller built elements when viewed from the road and align with the proportions of the Georgian terraces along Harbour Road.
3. The creation of a vegetated tree lined avenue character along Howth Road has sought to moderate the visual impact of the proposed development, contribute to the sylvan setting of the road and generate a strong sense of approach into the village that is congruous with the avenue character present along Harbour Road (in line with objective GI36 of the development plan).
4. The layout of the built form at the western end of the development and the design of the western parkland has considered in detail the maintenance of a visual relationship with the sea when viewed between the gates on the exit of Howth Castle.
5. The layout of the development has sought to capitalise on the opportunity to generate a new vista towards St. Mary's Church Spire from the seafront walkway (in line with objective GI34 of the development plan). It has also considered the maximisation of the amenity value of the coastline and Ireland's Eye and has incorporated a publicly accessible walking route along an elevated promenade.
6. The design of the public realm has sought to incorporate vegetation around the built form and within open spaces such as to generate a strong sylvan character close to the road and a more coastal character along the northern edge of the site, thus integrating the scheme within its context.



Computer Generated Image of the view towards St. Mary's Church Spire from the Northern Promenade.



Computer Generated Image of the view towards the Civic Plaza from Howth Road.

A. Civic Plaza



This key external space will provide a high quality civic space at the interface between the existing edge of the village and the proposed development. The space will allow a flexibility of use that would facilitate village events and activities and would enable free pedestrian movement between Howth Road and the Northern Promenade.

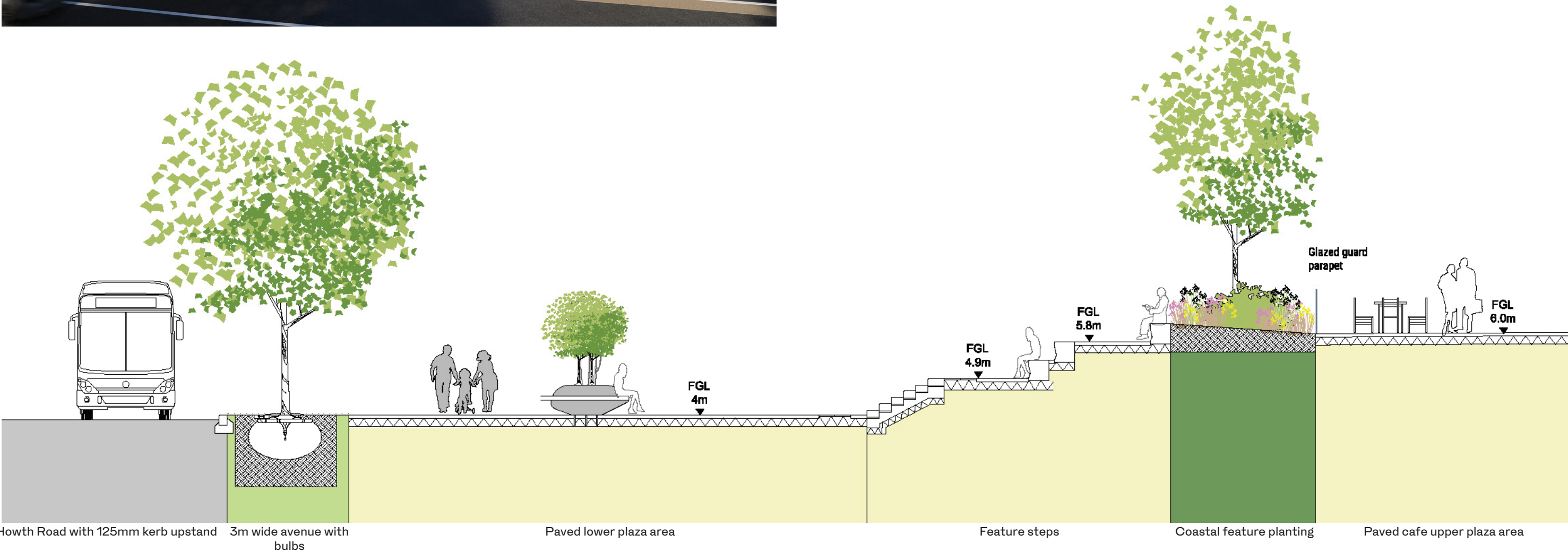
The space will complement the retail/cafe uses that define its edges and whilst distinctive in its own right would be sensitive to its cultural heritage context at a location close to the main point of arrival by train.

Level changes between Howth Road and the Northern Promenade offers the opportunity to create a dynamic and exciting area of public open space

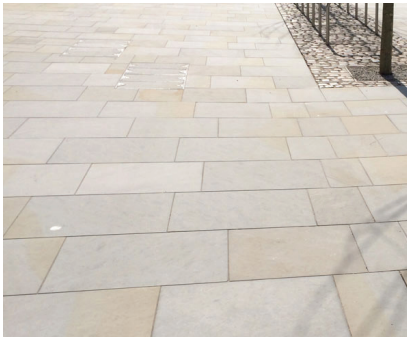
The Civic Plaza will comprise an upper and lower area that are connected by a series of feature

steps. These steps will provide pedestrian connectivity between Howth Road and the Northern Promenade with the design of the steps allowing for informal seating opportunities. The lower plaza space is separated from Howth Road by a 3m planted verge with a drop off zone incorporated to the front of Block D.

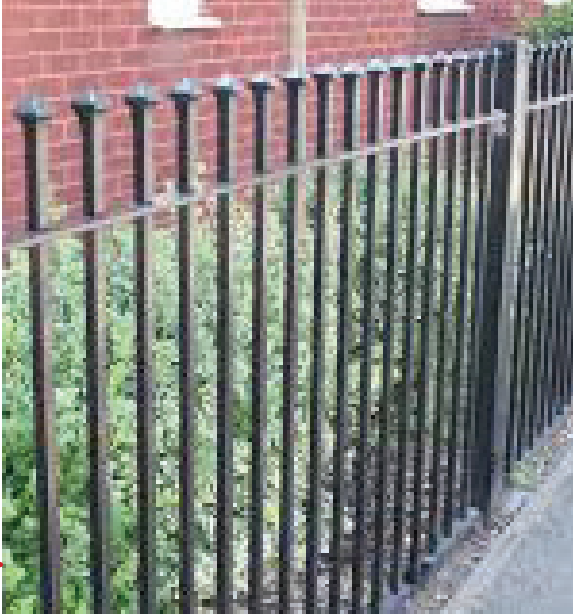
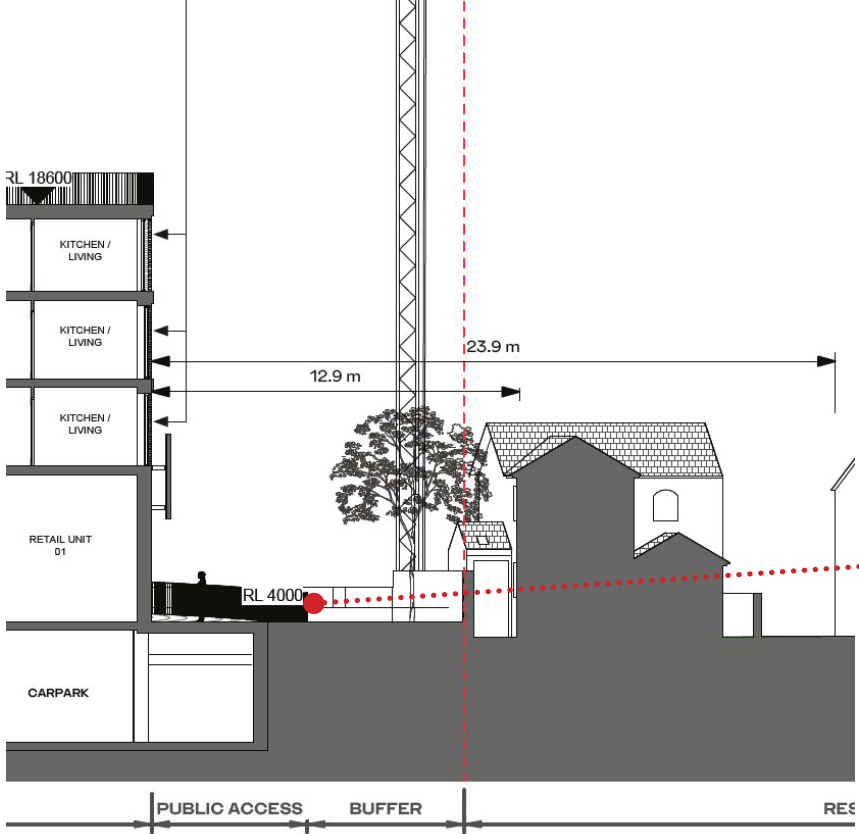
A consistent and high quality palette of hard materials and street furniture will define the civic character. This would be supplemented by colourful coastal planting to enliven the space and provide seasonal interest. Threshold spaces at entrances and within external cafe spaces will adopt subtle differences in paving detail and specification to define these thresholds.



A. Civic Plaza

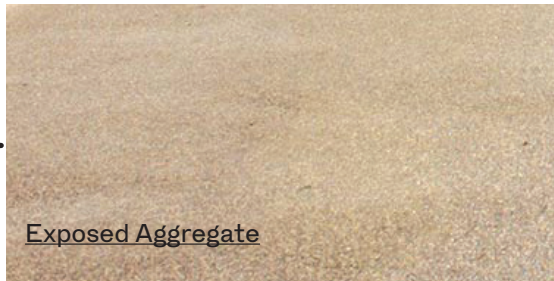
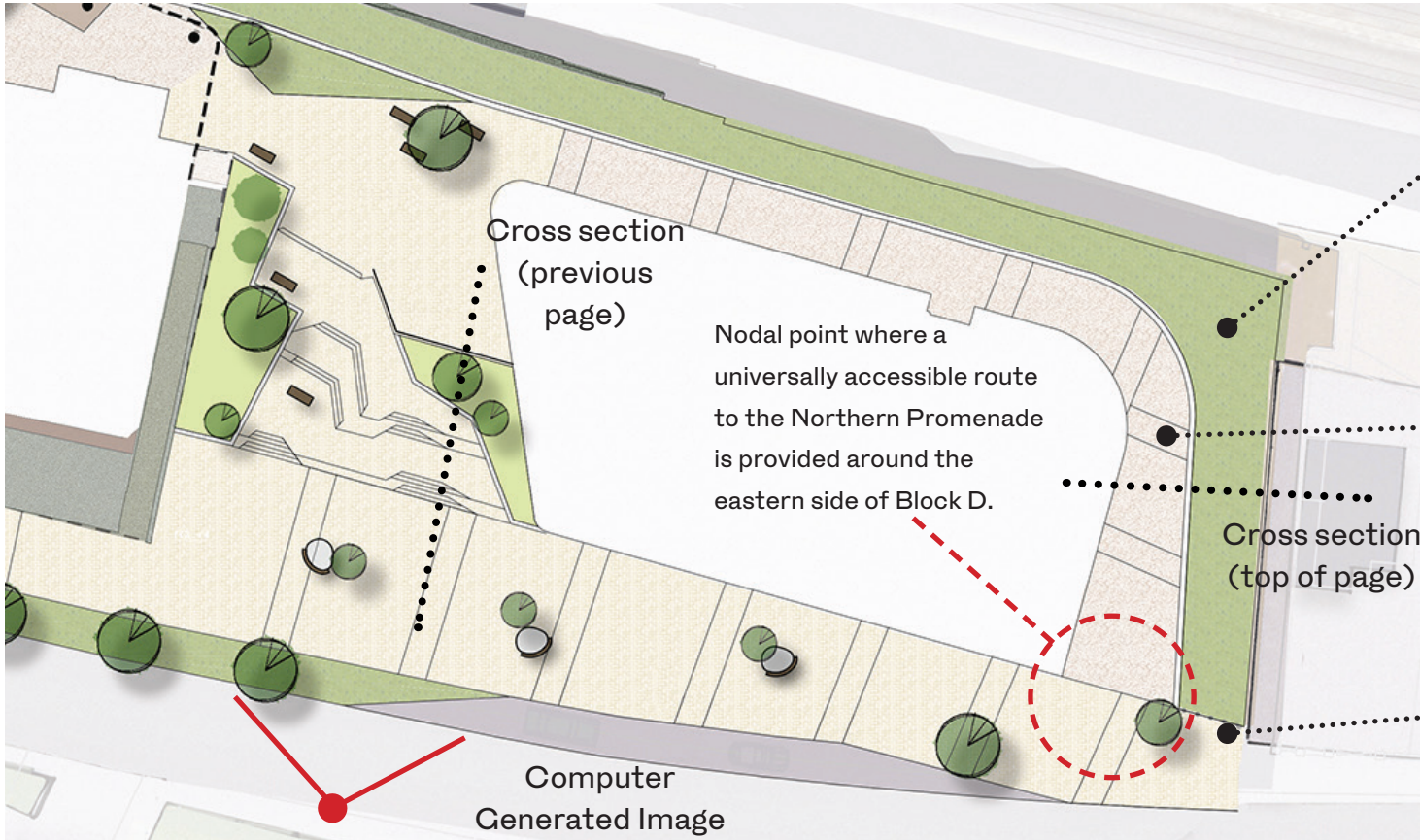


Feature maritime planting

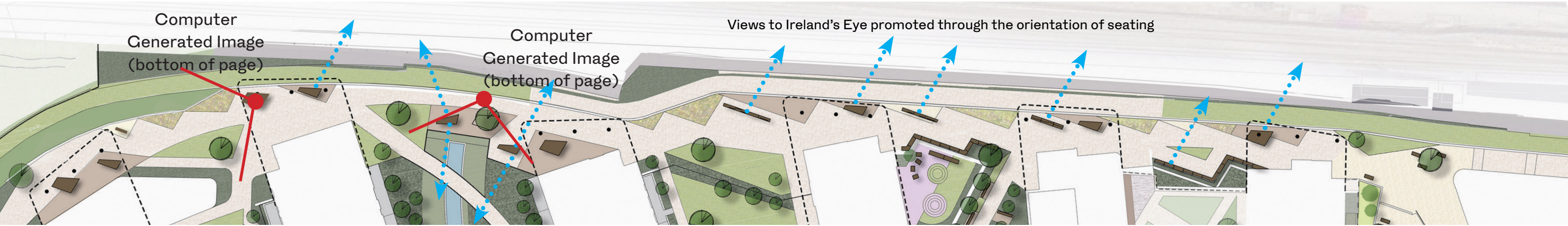


Eastern boundary

The eastern boundary will comprise a green buffer that provides a separation between the adjacent property boundary and the walkway that wraps around the eastern edge of Block D. This green buffer would be contained by a simple vertical bar fencing that would provide a guarding measure for users of the adjacent footway which rises around Block D.



B. Northern Promenade



The Northern Promenade will provide a linear elevated route along the northern boundary of the site where clear views over the distinctive coastline towards Ireland's Eye can be enjoyed. The character and experience of the walkway would be enlivened by differing material treatments and the incorporation of coastal feature planting. Seating opportunities along its length (both in open areas and under the undercrofts) will allow the appreciation of views and provide spaces for social interaction.

These spaces allow a 3m (min.) walkway to permeate along the entire frontage with high levels of passive surveillance being afforded by strategic consideration of animated frontages. The design of the Northern Promenade will tie in with building and courtyard interfaces with design layout and landscape treatments ensuring spaces and uses are clearly defined.

The boundary along the edge of the elevated Northern Promenade at its interface with the lower level service route would comprise a 1.8m glazed boundary feature that would allow views towards the wider seascape and Ireland's Eye for those using the new walkway. This boundary would have a light character that would maximise visibility. It would have a lower level 'kicker' wall and an upper glazed element set within a light frame to the required 1.8m.



Precedent examples of glazed boundaries to afford views

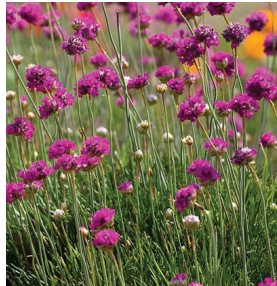
Materiality

Warm tones with natural materials used to generate interest and spatial variation in the floor plane.

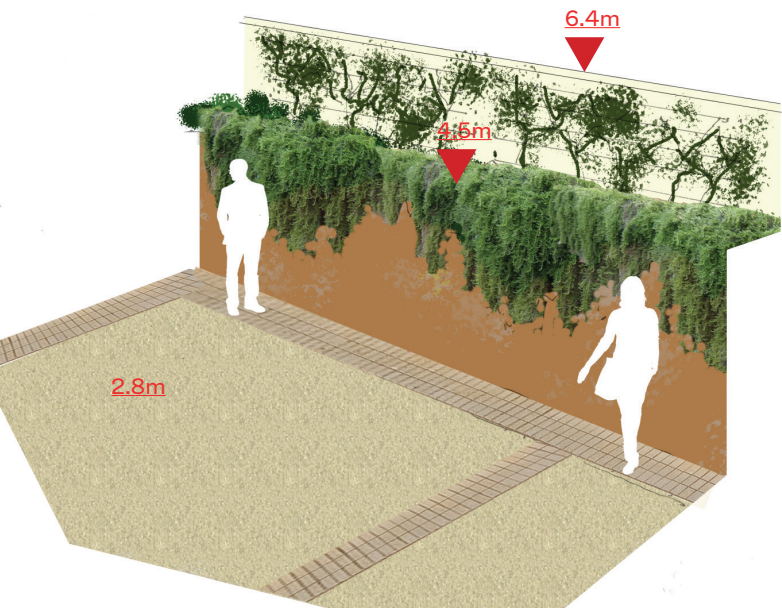
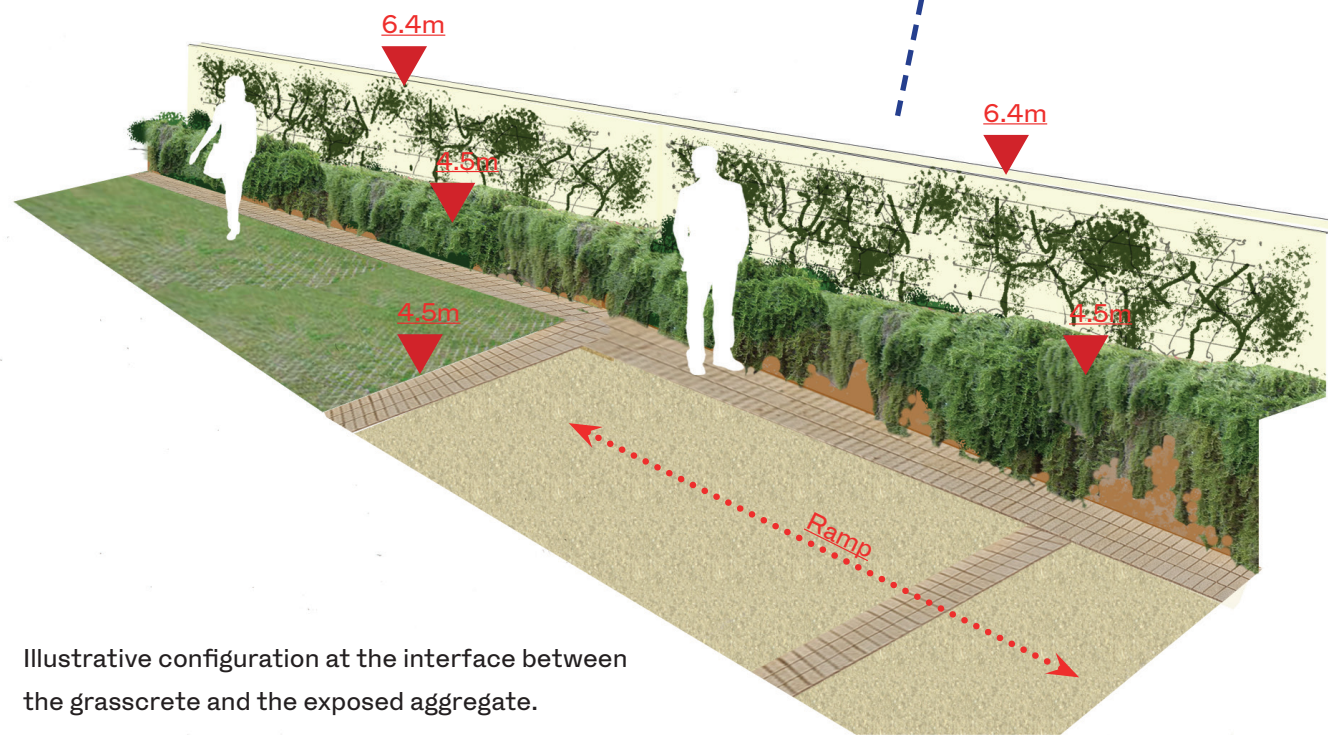
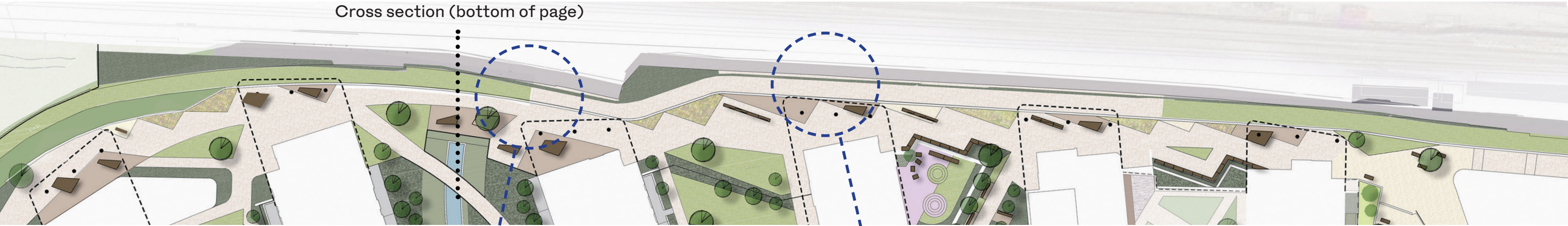


Planting

Planting used to generate strong coastal amenity character



B. Northern Promenade



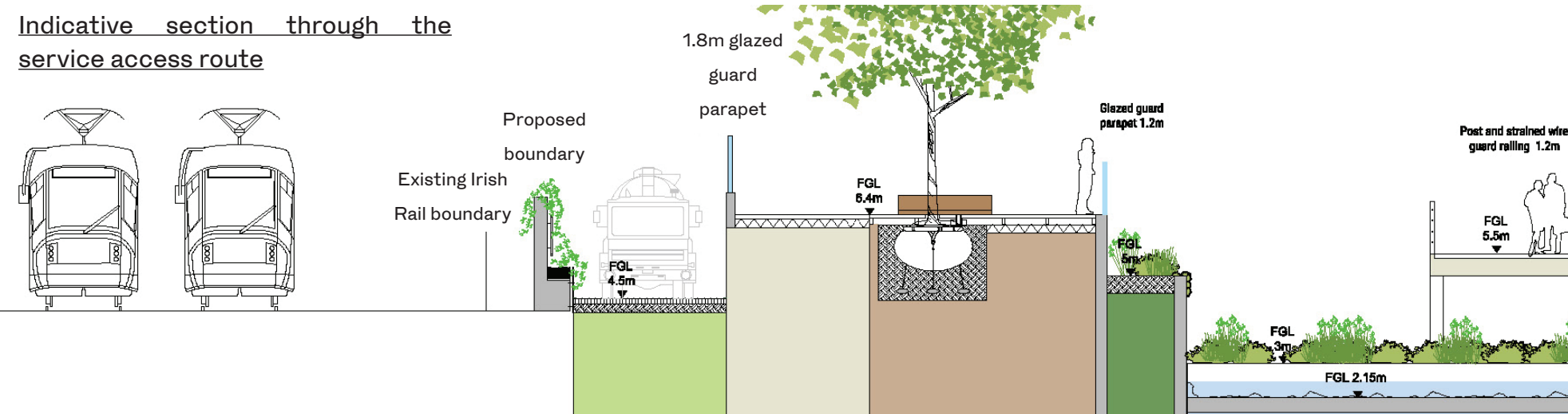
The northern boundary of the service route where this lies adjacent to the Irish Rail land would be bound by a retaining wall to (min) 4.5m and a subsequent protective wall between the site and the railway to CIE height requirements 2.4m above the railway track levels (6.4m). It is proposed that these elements are staggered so as to minimise their perceived height and to incorporate a narrow planting strip that would support various climbing and trailing plants. This configuration would provide a consistent edge to the development and would screen the edges of the railway lands when viewed from the walkway. Planting would contribute to the foreground of sea views and soften this boundary feature.



Exposed concrete upper face with strained wire supports for climbing plants.
Corten Steel faced lower level, partially covered with trailing plants.



Indicative section through the service access route



C. Western Parkland

The western parkland is a key area of public open space that has been designed to complement the proposed built form at the principle gateway into Howth. The western parkland will incorporate a gently sweeping path that would provide a universally accessible route between Howth Road and the elevated seafront walkway around the western area of open space.

Planting incorporated through this space would seek to moderate the visual impact of the built form on the approach into Howth and generate a strong gateway character. Planting would be carefully positioned so as to maintain a visual link with Ireland's Eye from parts of Howth Road whilst also framing views to the sea when travelling towards Howth Road from Howth Castle (protected view). The incorporation of a coniferous content to this vegetation and the use of gorse/broom within its understorey seeks to relate to the upland areas where this combination is prevalent.

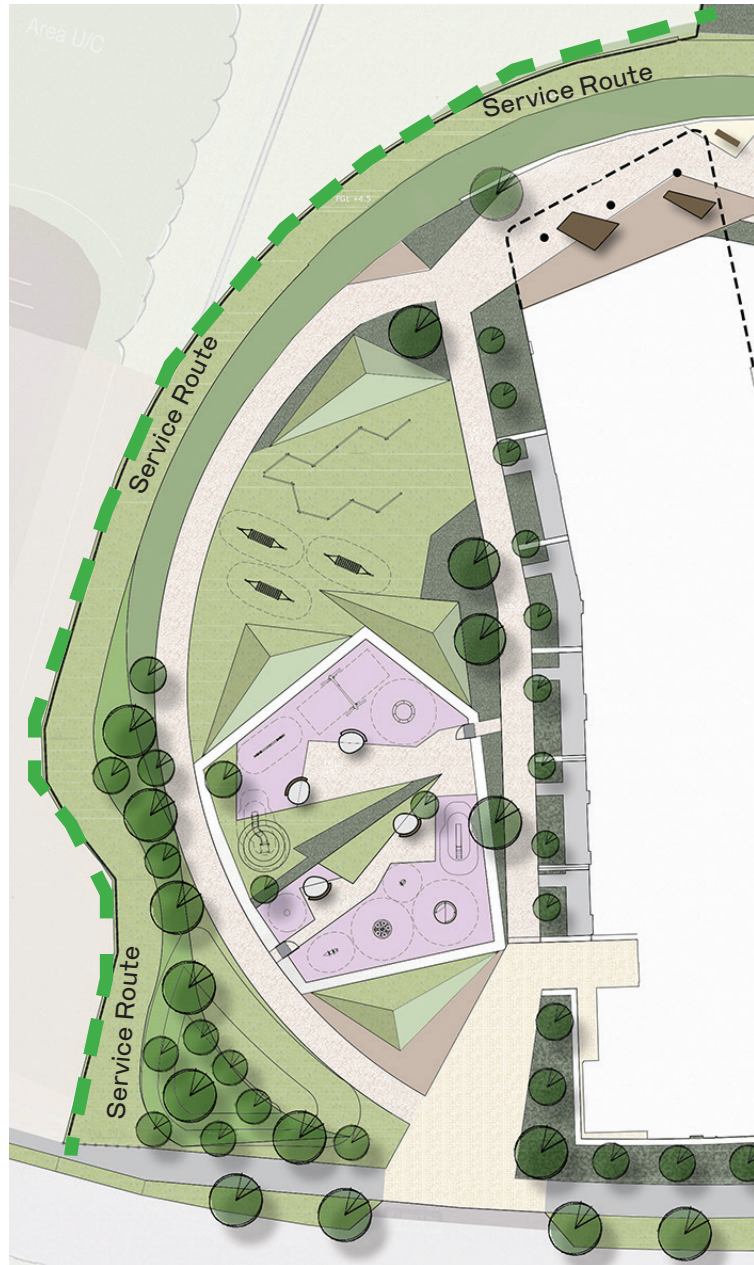
The character and scale of this space and the associated planting would 'anchor' the development into the landscape and integrate with the lush vegetated character of the land to the south of the site as it transitions to the coastal edge.

Landform elements within the open space draws on coastal landform prevalent on the peninsula. Its incorporation helps to mitigate views of play equipment from the protected view, allow informal play, provide a sense of containment and shelter to those within the play area and contribute to a strong sense of identity.

The space would sensitively incorporate play facilities which would include elements of natural play and multi-age facilities. Play features and opportunities for exercise would further enhance the quality of the landscape proposals and contribute to the resident's living experience.

Planting would comprise medium to large scale trees to provide shade and shelter and soften built form. More targeted areas of amenity planting would contain a mix of coastal tolerant planting which would deliver biodiversity benefits and generate seasonal interest.

Together with the riparian strip, the treatments employed at the western end of the scheme would provide strong positive public connectivity around the westernmost block and a natural setting to the development.



Vegetation character reference



Western boundary treatment

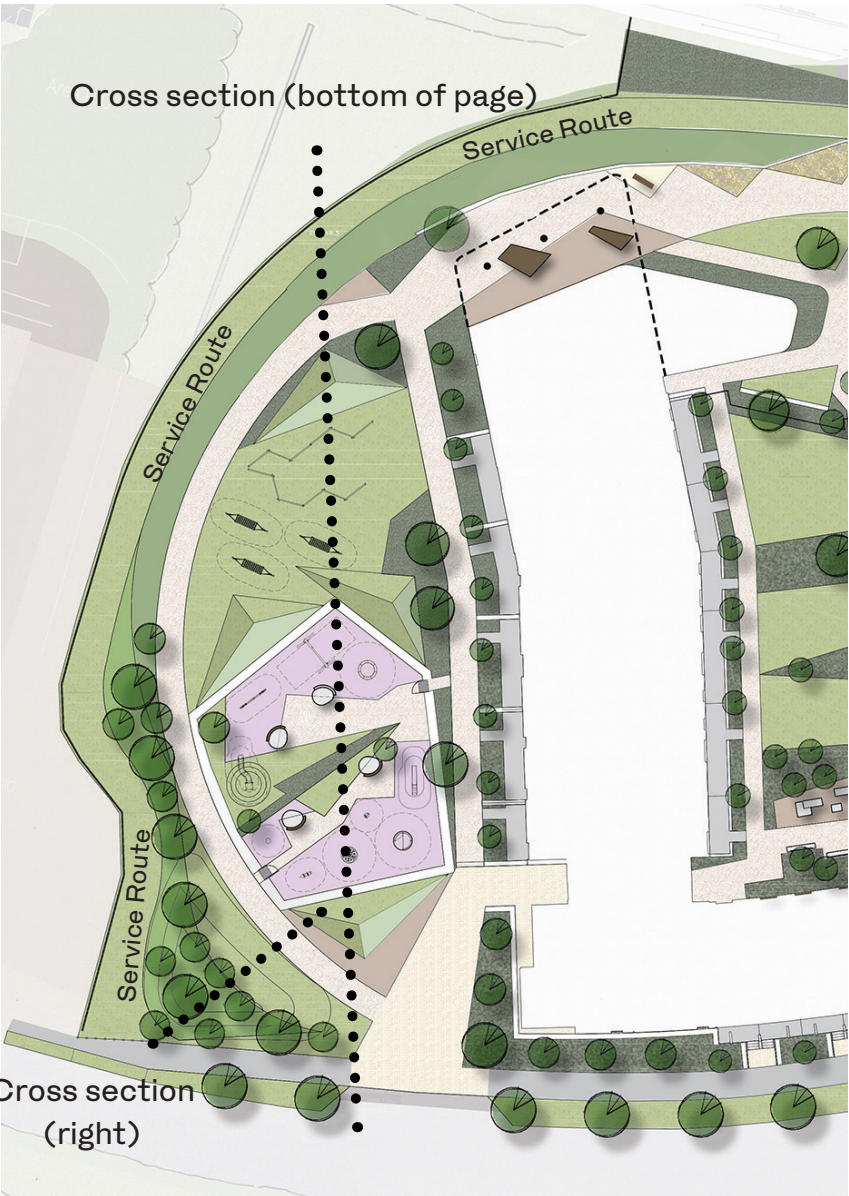
The western boundary would facilitate a service route. Given the nature of the condition and inaccessible adjacent water pumping station site, a soft approach has been adopted where planting and grassland contribute to the views of the the western elevation of Block A in a way that is sympathetic to the wider vegetated context of the view. A physical boundary delineation is provided by a post and wire fence, with grasscrete allowing the service strip (in occasional use) to retain a natural character.



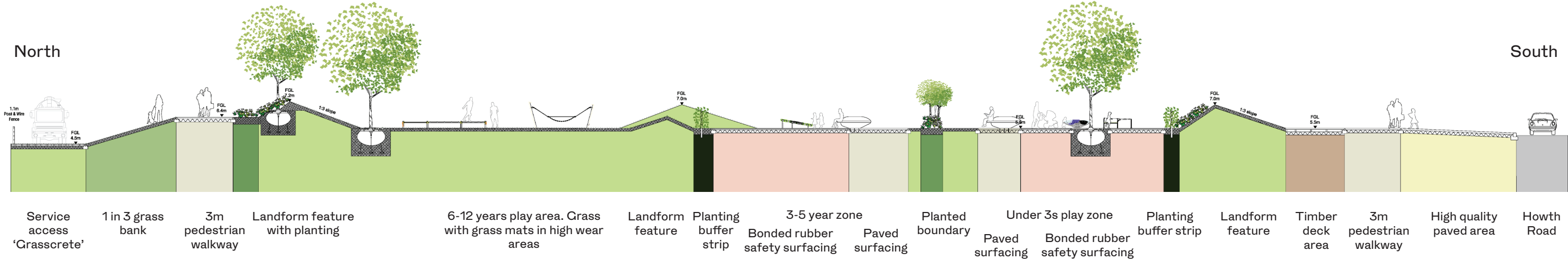
Western boundary treatments



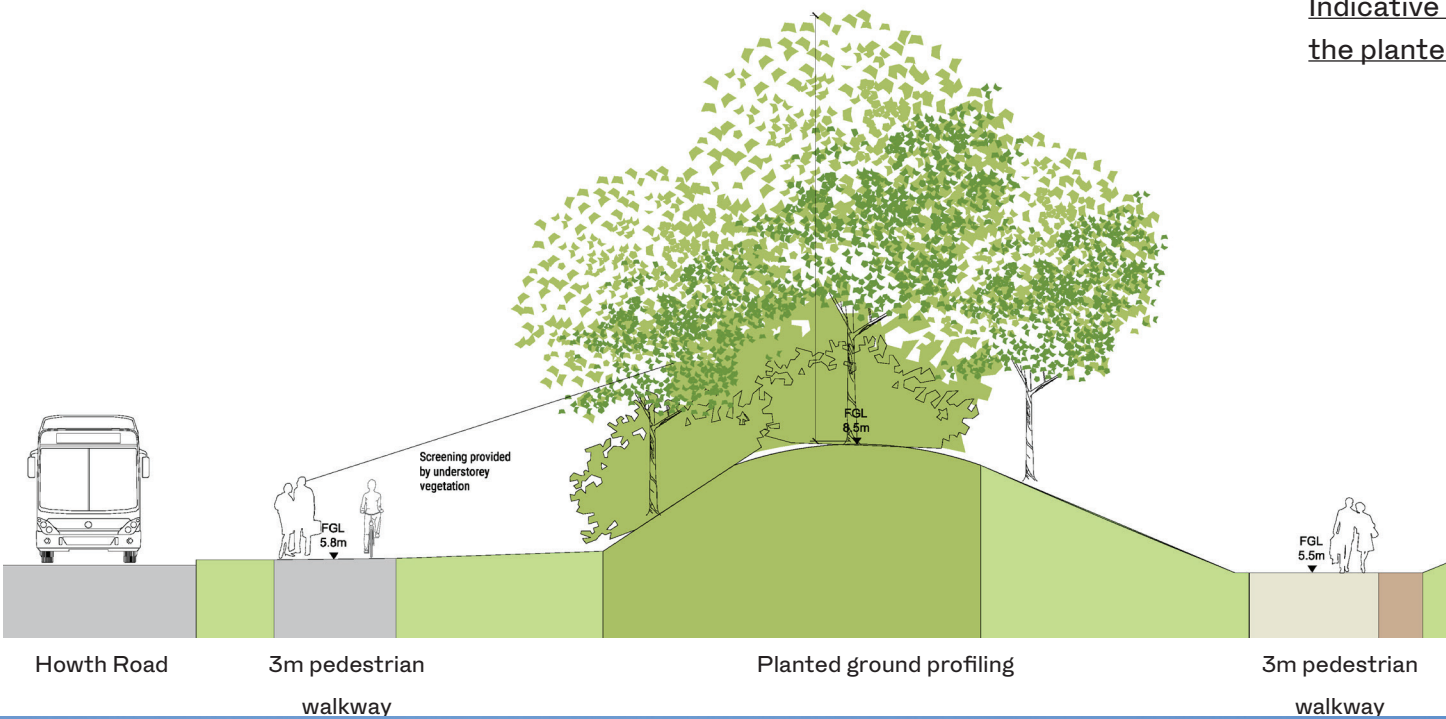
C. Western Parkland



North to south section through western parkland



Indicative section through the planted earth bund



D. Howth Road and Private Interfaces



Computer generated image of the Howth Road frontage and ground floor entrances

The interface between the proposed development and Howth Road is defined by a 3m wide tree lined verge, a 3m wide public walkway and planting strip (varying widths along its length).

This configuration and treatment will ensure that the amenities of both users of the road and of future occupants are compatible, will enable a more comfortable pedestrian use of the walkway due to the separation from vehicular movement and will allow the sensitive incorporation of site entrances and drop-off areas. Users of the 3m wide public walkway would also benefit from a high degree of passive surveillance.

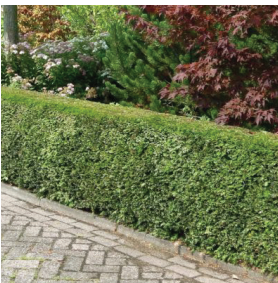
The simple and consistent tree lined verge and walkway will complement the avenue character present along the village frontage and will enhance the sylvan character of the road. Species selection together with bulb planting will create strong seasonal effects that will enhance the sense of arrival into the village.

Large avenue trees would complement the scale of vegetation present on the rising ground to the south of the site and will generate a strong degree of screening towards the upper parts of the built form, channelling views to the lower building frontages and planting. Avenue trees would have a clear stem height of 2m and be positioned at 10m spacings so as to allow appropriate visibility.

Private ground floor entrances within the courtyards and along the edges of Blocks A and B are incorporated as part of a private defensible space that is separated from public/communal areas by level differences, simple private balustrading and a strip of naturalistic structure planting.

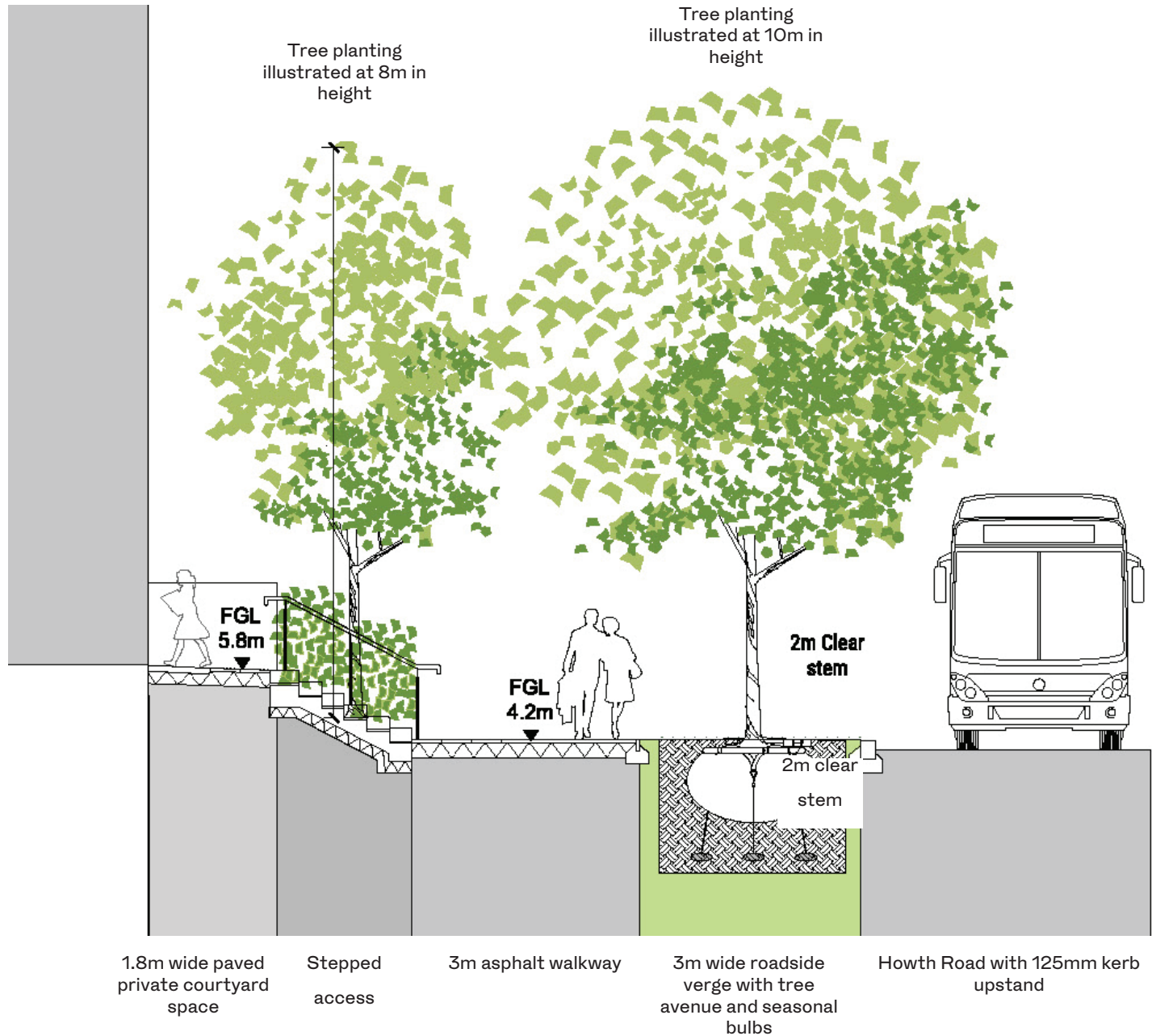
Paving detailing and low formal hedging at thresholds to these access routes (whether level or stepped), will provide differentiation and legibility.

Materials and planting will be of high quality, commensurate with the importance of this boundary on the approach to the village.



Seasonal planting within the 3m verge will provide a strong sense of approach and positive first impressions

Indicative section through the Howth Road frontage



E. Riparian Strip

This key area of open space will feature the restoration of a natural heritage asset within Howth, that being the culverted Bloody Stream. This space would be designed with a natural character, with high ecological value and will provide significant amenity to both future occupants and the wider public.

The feature water channel which runs through the space would have a strong sweeping form with cobbles / rocks and rills within the base and sides to generate movement and noise in the water. This channel would be set within planting which would both contribute to the natural character of the stream and preclude access to it. Seating terraces and decks would facilitate a close auditory and visual interaction with the water and allow more contemplative and quiet recreation.

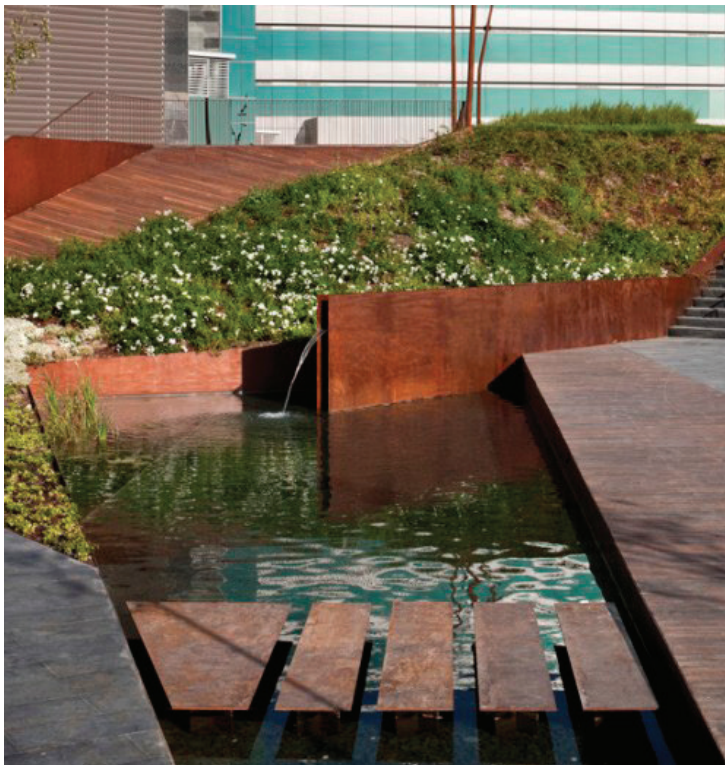
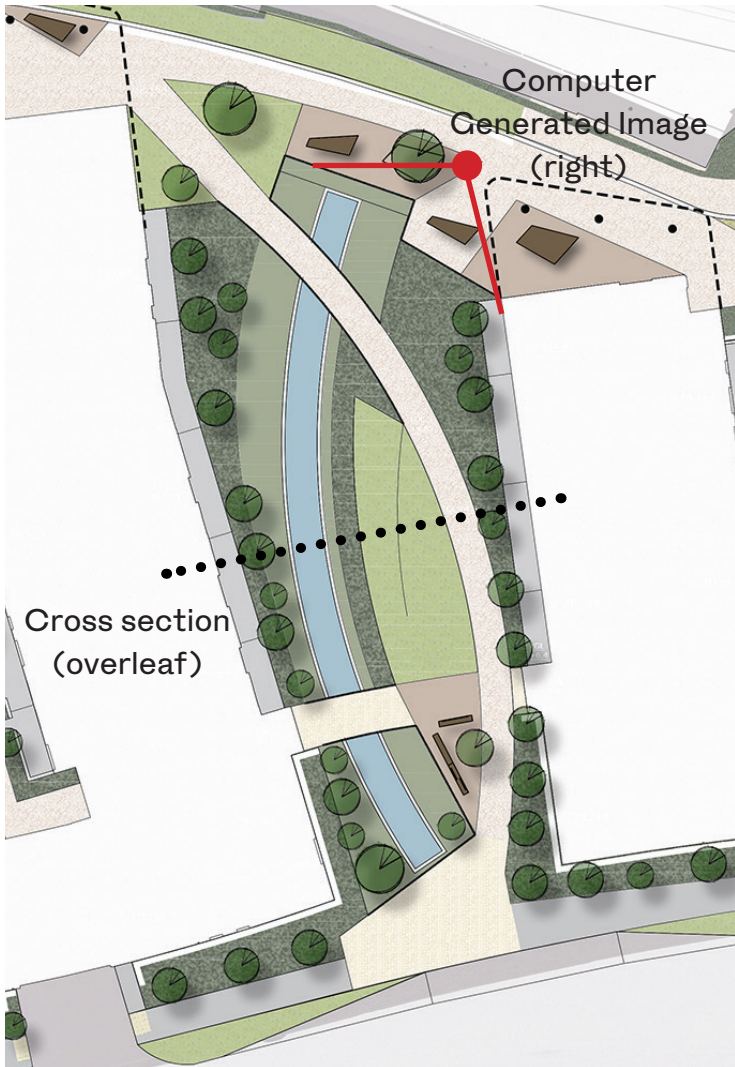
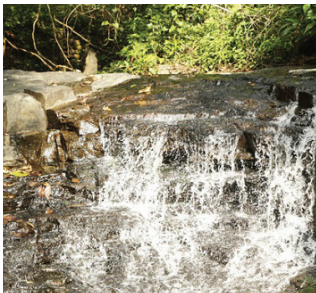
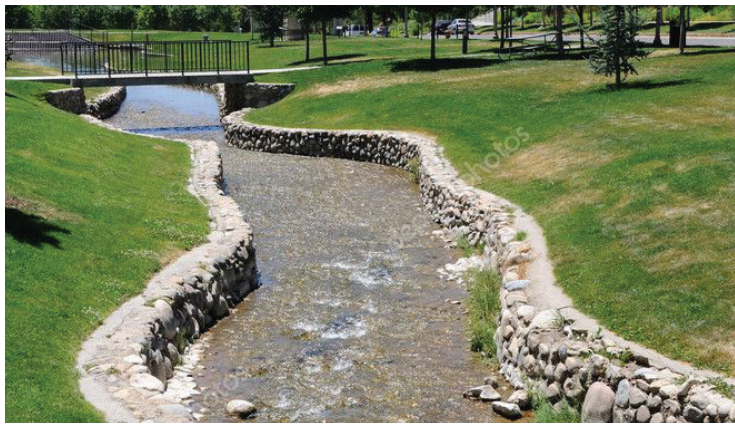
The space would include universally accessible north - south connectivity between Howth Road and the Northern Promenade. This walkway also adopts a broad sweeping form which in combination with the stream would contrast the natural qualities of the space and generate a strong visual relationship between the Northern Promenade and Howth Road.

Near the walkway, this would include a 'well'. Appreciated from four sides this would be a dramatic and interesting feature near to where the water collects under the walkway. Accesses to the residential blocks would be via a broad walkway over the stream.

A key feature of this space that has been considered in the layout of the development is the creation of a vista towards St. Mary's Church Spire. A series of south facing terraces have been created to connect the lower level riparian area to the comparatively elevated Northern Promenade. These terraces would provide south facing opportunities to enjoy views of the stream against the backdrop of St. Mary's Church spire.



Character of the stream south of Howth Road



Computer generated image looking towards St. Mary's Church Spire
(location illustrated on the plan to the left)

E. Riparian Strip

Accesses to the residential blocks would be via broad walkways, one of which crosses over the stream. Building entrances will incorporate subtle elements of material detailing to define thresholds.

The edges of the riparian strip are bound by private defensible terraces. Access to these are provided internally and so there is no connectivity with the public space. The interface between these private terraces and the public walkway that runs through the centre of the space is managed by a level difference, planting and private boundary balustrades.

Planting will comprise tree planting and naturalistic lush areas of vegetation that have sensory characteristics synonymous with a riparian environment. Planting would seek to replicate the ground covering character of the banks bounding the Bloody Stream to the south of Howth Road.

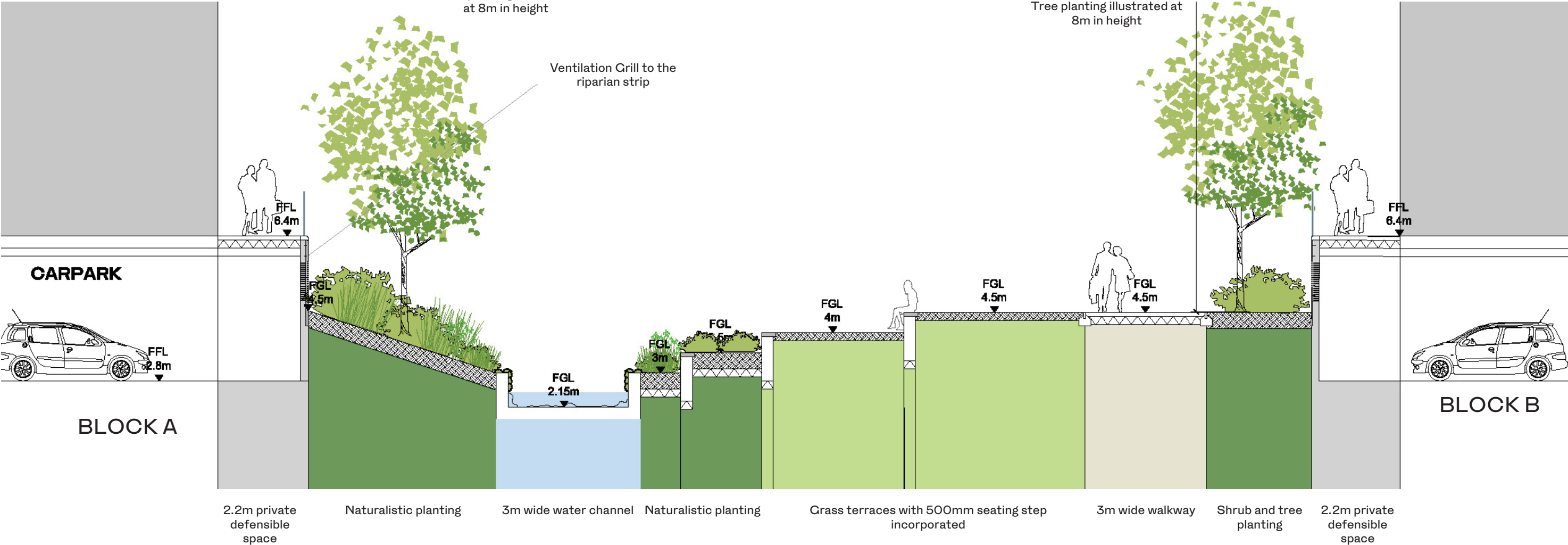
The space would comprise a relatively simple and consistent palette of high quality materials and planting.



3m wide water channel. Base and sides incorporating stones / texture to create a natural character and generate water movement.



Indicative section through the riparian strip.

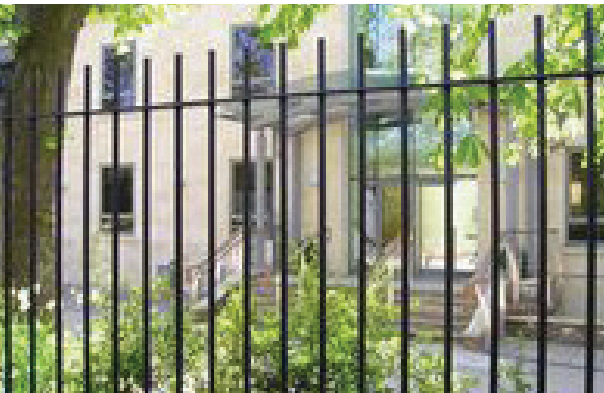
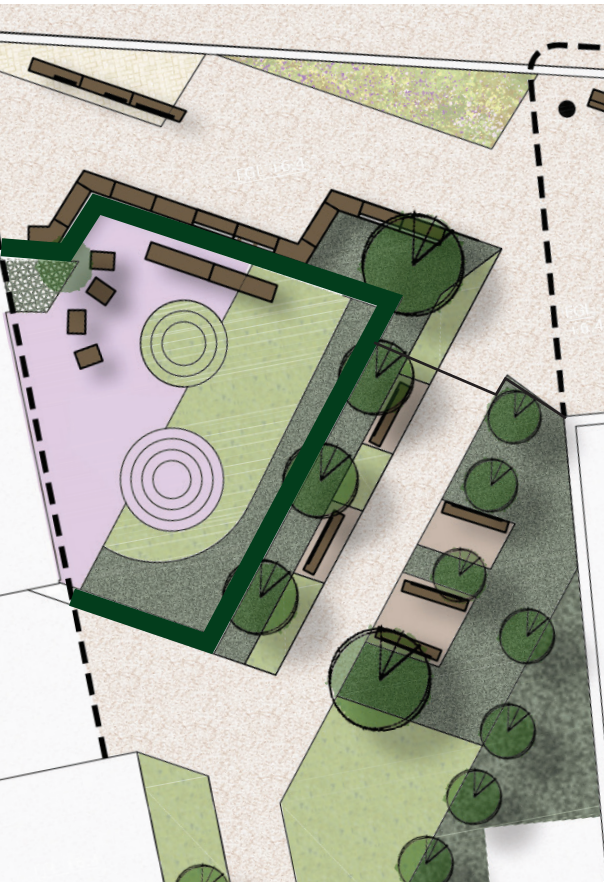


F. Courtyards and Green Roofs

Northern Promenade Public Realm interface

The Northern Promenade facilitates passive and active public recreation along the entirety of the route. At various points along this route the interface between public, private and communal spaces is sensitively defined. At the entrances to the courtyards, a physical delineation in the form of a simple 1.2m vertical bar fence with lockable gates within a strip of planting provides strong definition without being visually imposing.

Around the Crèche play area, the boundary is defined by a physical fencing treatment contained within a hedgerow. Seating provided at the public side provides further definition and promotes a passive use of the space at this interface. Where building entrances directly abut the northern promenade, these interfaces will incorporate subtle elements of material detailing to define thresholds. The treatments allow a strong visual relationship between public and private areas whilst ensuring legibility.

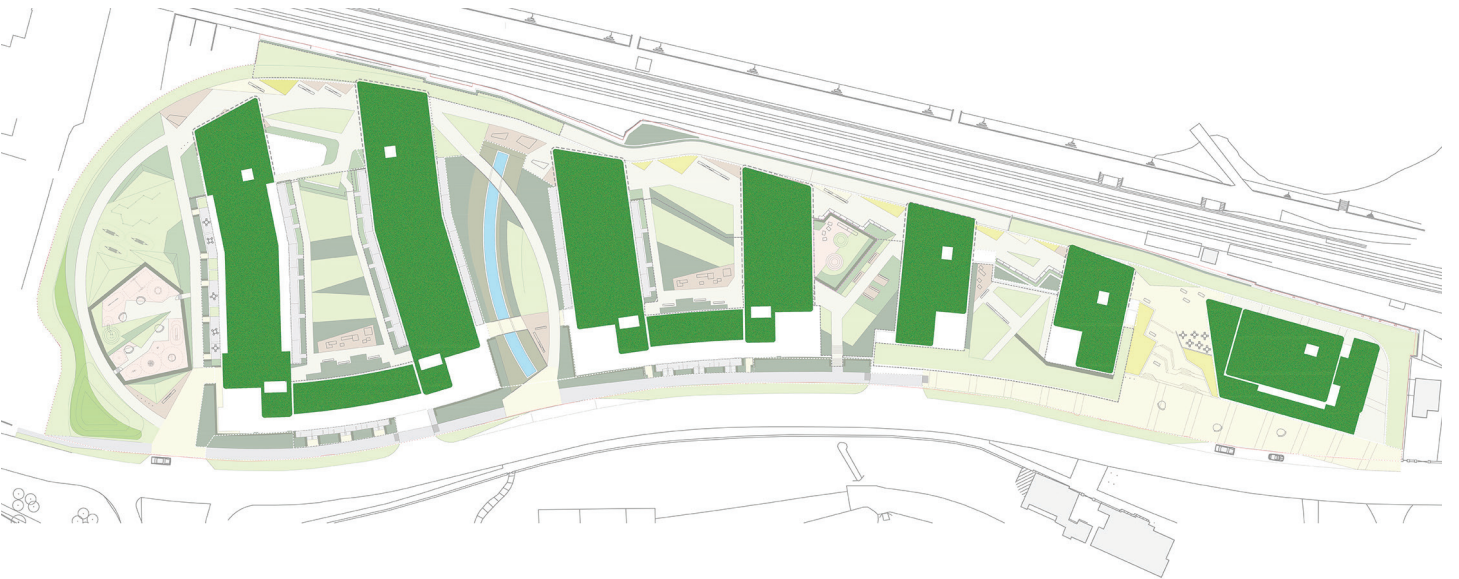
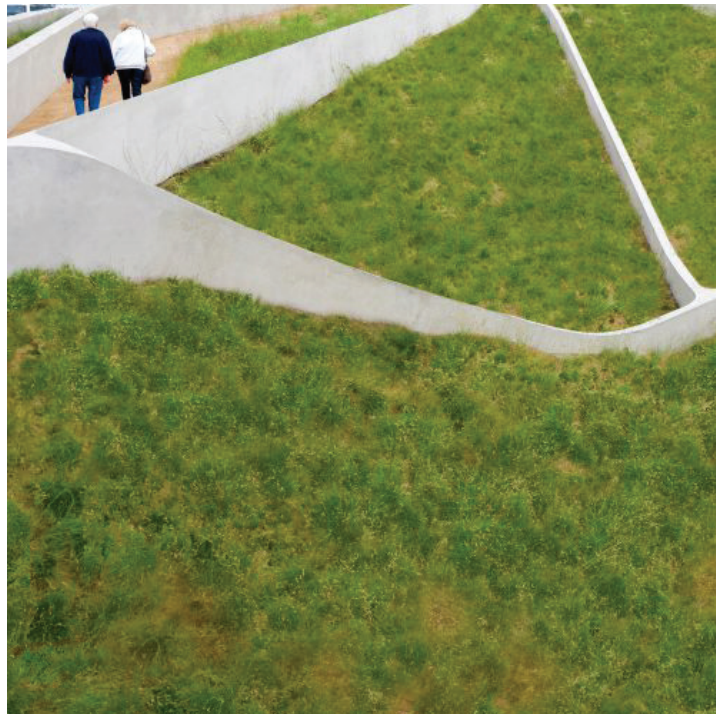


Green roofs

The upper parts of the buildings and the roofs have the potential to be visible from elevated locations on the peninsula to the south and from locations to the north of the site. In addition they would also be visible to residents in upper floors.

The design of the roof areas will seek to moderate the visual impact of the built form from these locations by the integration of 'green roofs'. The character of these would comprise predominantly of minimal maintenance grassland and sedum.

Lower level roof terraces which provide private terraces would include for shrub planting at the building edges. This planting would help to soften this building ledge and contribute to the sylvan character of Howth Road.



G. Hard and soft landscape treatments

Hard landscape

Paving provides the ‘floor’ of hard surfaced public realm areas. The quality of materials, laying arrangement, colour and texture all contribute to the experience of the public realm. An appropriate and cohesive palette of hard surface materials and street furniture has been developed across the scheme, the combinations of which will create a distinctive character to external spaces and has been selected on the basis of delivering high quality. Selection will also consider in detail longevity and maintenance issues, particularly in the context of the site’s coastal environment.

There is no prevailing material that defines the existing streetscape in the village. Reference is taken from the harbour frontage where examples of exposed aggregate concrete and natural stone, both in warm buff colours are present. It is proposed that paving will replicate these warm, buff tones so as to generate a warmth to the streetscape and reflect the natural tones present in this coastal environment. These tones also set off the built features such as the natural stone walling found along Howth Road.

Warm buff coloured high quality natural stone paving



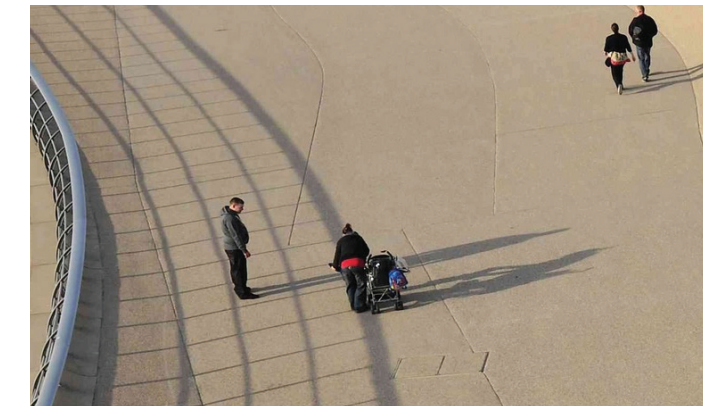
Timber decking



Residential private paving



Warm buff coloured exposed aggregate concrete



Howth Road frontage



It is proposed that a high quality sandstone is used at high priority public areas and building thresholds with other areas consisting of exposed aggregate concrete. In addition, decking areas will complement the maritime character, diversify the streetscape and define seating areas and areas of differing use.

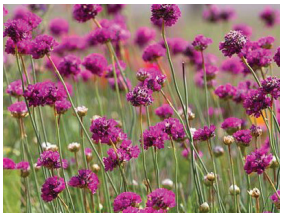
Soft landscape

Given the context of the site and the proposed development, planting is very important to the scheme. It will be used in a variety of ways through the scheme to reflect both the sylvan characteristics prevalent along Howth Road and the more open and exposed character of the coastal environment.

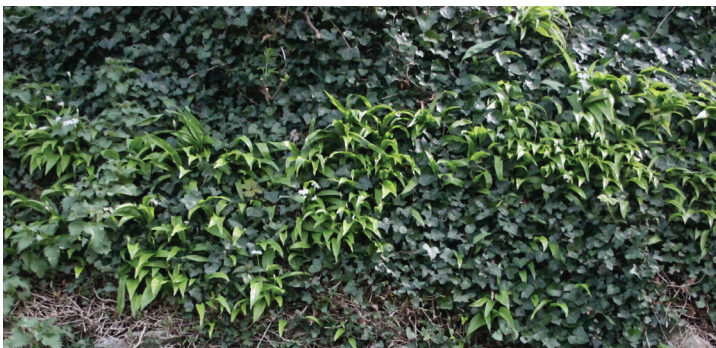
Functionally, it will be used to provide landscape structure, provide a natural scaling reference that will moderate the perceived scale of the built form, mitigate visual effects through screening and minimise the effects of wind incurred through new built form.

Spatially, planting will be used to define public and private spaces, marshal pedestrian activity and provide visual foci throughout the development.

Aesthetically, planting will be used to create a strong sense of character, generate seasonal diversity, provide sensory qualities to external spaces and provide a high visual amenity to the environment.



Amenity planting on the harbour frontage



Dense woodland understorey along Howth Road



Mixed tree cover and gorse in upland areas



H. Public Art

Public Art proposals

Elements of street furniture throughout the scheme, such as the seating ‘pebbles’ and light columns, together with creative landform elements, contribute a sculptural quality in their own right.

However, there are two key locations within which it is proposed to incorporate public art. These are described below with an indication of the considerations for each location. The detail of any artwork would be developed in conjunction with an appropriate artist.

Western Parkland

The western end of the site presents a unique opportunity to provide an element of public art at the key gateway to the village. This piece of artwork has the potential to contribute with the new development and area of public open space to a new sense of arrival.

It is proposed that a sculptural piece incorporating a number of angled faces could be incorporated that reflects its surrounding context, be that towards the Castle gates and the Hill of Howth, towards the new tree planting and play area and back towards the sea.

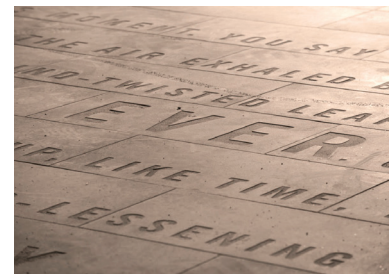
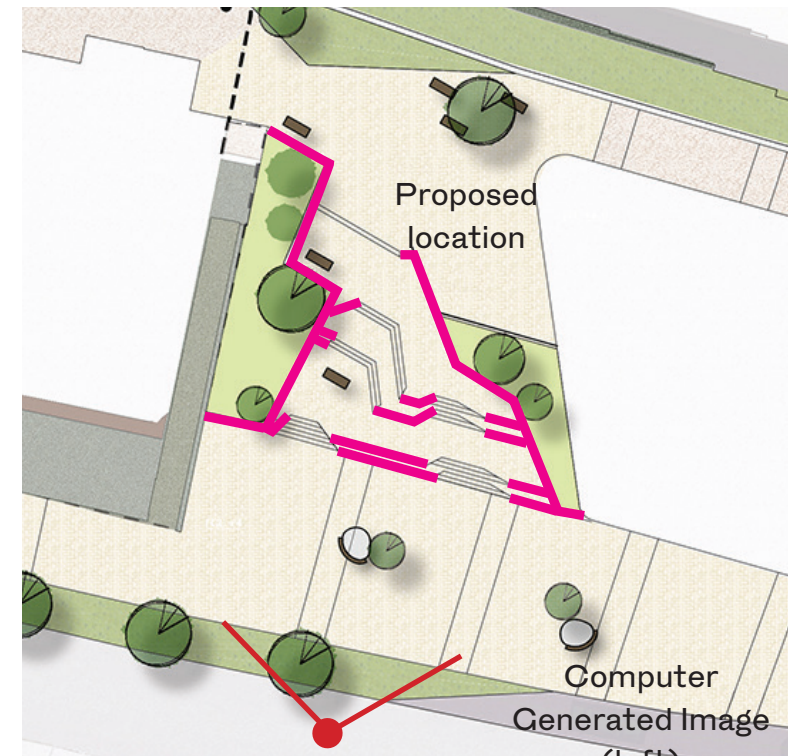
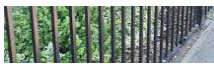
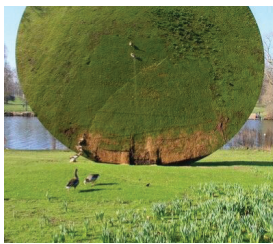
It would also incorporate an element of feature lighting that would animate the floor plane during darkness. The content of this could draw on a variety of sources relevant to the village, or comprise ambient lighting that generates a sense of arrival during evening hours.

The incorporation of such a feature would require sensitive consideration of the protected view through Howth Castle gates, ensuring that the proposed development was not reflected into views. Reflective characteristics will also need to consider the impact of glint and glare (particularly on road users, air traffic and future residents).

Civic Plaza

It is proposed that this area of civic open space would creatively incorporate interpretative artwork within the feature steps connecting the lower part of the civic plaza with the upper part. These steps have been designed to facilitate both access between these two levels but also informal seating and congregating.

The content of the text would have an inherently local steer and could draw on a variety of sources including the village’s maritime and fishing industry context, its historic tramline context or significant people in the history of Howth.



Illustrative example

Henry J Lyons