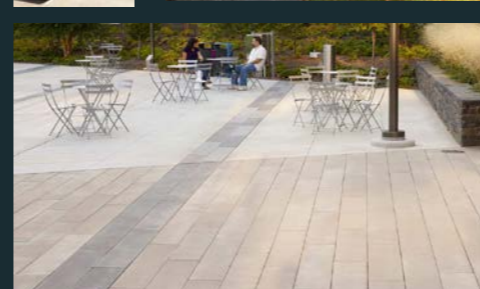


# PROJECT CLAREMONT



Response to An Bord Pleanála Opinion - Item 04.

Architects

**Henry J Lyons**

Client

**ATLAS GP LIMITED**

Landscape Architects & Visual  
Impact Assessment

thepaulhogarthcompany

Civil and Structural Engineers



Planning Consultant



Services Consultant



Ecological Consultant



Fire & Access Consultant

**Maurice Johnson & Partners**  
FIRE SAFETY ENGINEERING & ACCESS CONSULTANTS

Visual Impact Imagery & CGI's



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.4 of An Bord Pleanála's Pre-application Consultation Opinion.

Item 4

*"A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should also be submitted. Additional cross sections, CGIs and visualisations should be included in this regard."*

The proposal is for the demolition of the existing structures on site (the former Techrete Factory and its associated buildings) and the provision of 512 apartments across four residential buildings, ranging in height from 3 storeys, with a further floor setback, to seven storeys over a partial basement. Associated resident amenities, a crèche and a commercial element including retail, restaurant and café will also be provided.

The development has been designed to respect and compliment it's 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 looks at the landscape proposals for the site, the disposition of public, communal and open space around the site, the interface between the site and the adjacent lands, and details for hard and soft landscaping and street furniture.

This report should be read in conjunction with the Landscape Layout, Indicative Landscape sections and Planting Layout included as part of the application as well as the Landscape Design Report from which the content of this report has been drawn.

This report has been compiled by The Paul Hogarth Company.

Spatial Landscape Plan





Public, communal and private space is defined on the plan above with corresponding figures relating to each provided in the key opposite.

At various points within the scheme, the interface between public, private and communal spaces has necessitated a sensitive design response.

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.

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.

- Public Open Space (11,695m<sup>2</sup>)
- Communal Amenity space\* (3,259m<sup>2</sup>)
- Private Open Space\* (1,885m<sup>2</sup>)
- Crèche Landscape (240m<sup>2</sup>)
- Green Roof (7,230m<sup>2</sup>)
- Service Strip Landscape (2,047m<sup>2</sup>)

\* Not to be confused with indoor communal facilities

\*\* Ground level private spaces and private terraces only included in calculation. Additional private space provided within balconies.



Computer generated image illustrating the public/private interface



See A1 Landscape Layout included within the planning application

**LEGEND**

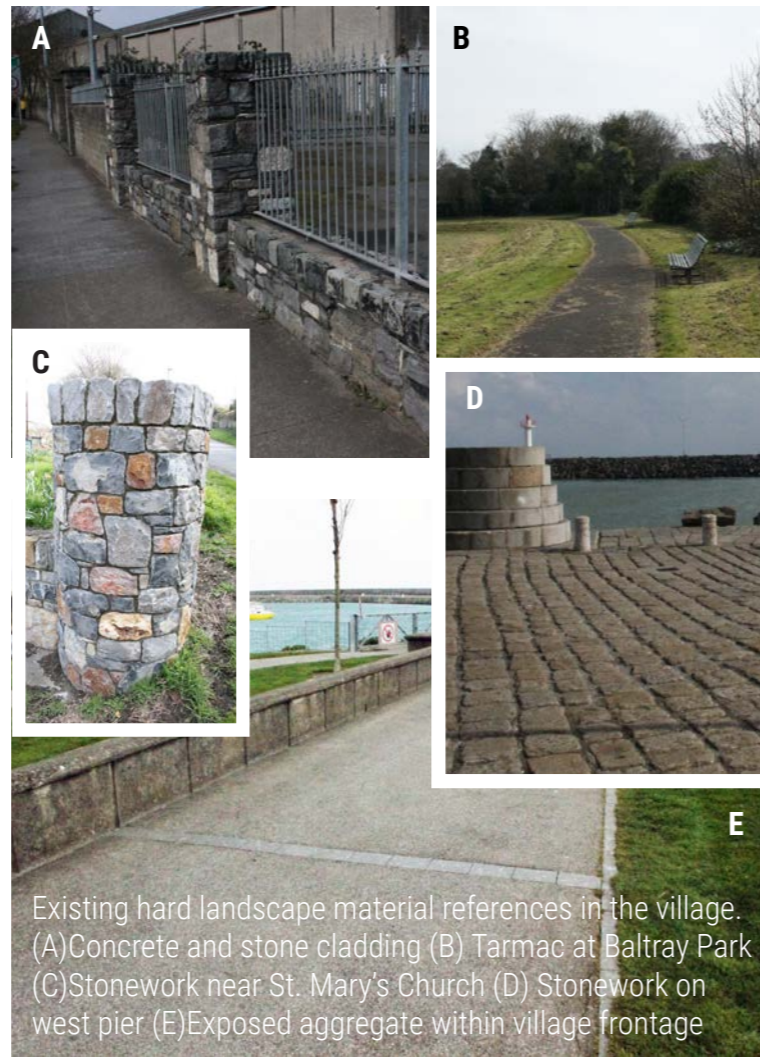
SOFTWORKS	BUILDINGS	SURFACES	FEATURES	SEATING
Proposed Semi-mature Trees	Proposed building support pillars	High Quality Surfacing Natural Stone	Wall	Benches - Type A Moonstone with & without seat
Proposed Standard Trees	Proposed building overhang	Timber Boardwalk/Seating	Pedestrian guardrailing 1.2M high	Benches - Type B Rivola
Specimen Shrub/Small Tree Planting	<b>LEVELS</b>	Private Patio Surfacing Brick paver to complement building brick	Site boundary post and wire fencing along western end 1.2m high	Benches - Type C0 Harris with & without backrest - Modular
Proposed Hedgerow planting 0.7-1m in height	(4.3) Existing ground levels	Exposed Aggregate Concrete surfacing	Steps	Benches - Type C1 Big Harris - Modular
Proposed Ornamental Shrub Planting	FGL +8.3 Proposed finished ground level	Bonded Rubber Play Safety Surfacing	Demountable bollards	Platform Benches - Type C2 Harris Sjt1 Isola - Modular Type C3 - Bespoke Harris
Proposed Coastal Feature Amenity Planting	FFL +8.3 Finished Floor level (reference only)	Pedestrian Asphalt	Indicative bicycle stand locations	Benches - Type D Anastasio - Modular
Proposed shrub and groundcover Planting				Benches - Type E Sedis - Modular
Proposed native scrub and understorey Planting				Benches - Type F Valencia - Modular
Proposed Grass seeded Areas (including amenity areas and grasscrete)				Benches - Type G i-Box - Modular
Proposed Coastal Wildflower Grass Areas				
Naturalistic Planting around the Bloody Stream				

## 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 paving and street furniture 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.

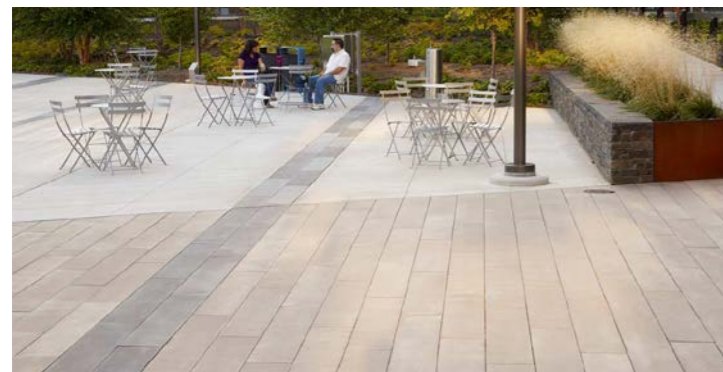
There is no prevailing material that defines the existing streetscape in the village. Reference is taken from the harbour frontage where examples of exposed aggregate concrete and natural stone, both in warm buff colours are present. It is proposed that paving will replicate these warm, buff tones so 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.

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 would complement the maritime character, diversify the streetscape and define seating areas and areas of differing use.



Existing hard landscape material references in the village. (A) Concrete and stone cladding (B) Tarmac at Baltray Park (C) Stonework near St. Mary's Church (D) Stonework on west pier (E) Exposed aggregate within village frontage

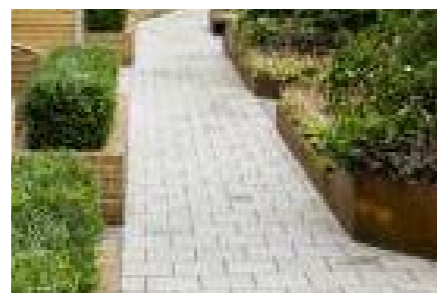
## Warm buff coloured high quality natural stone paving



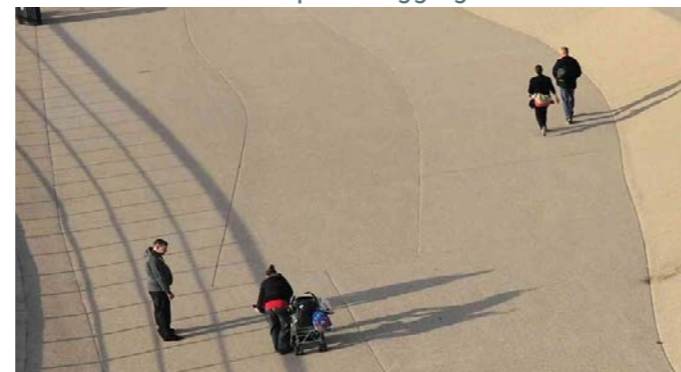
## Timber decking



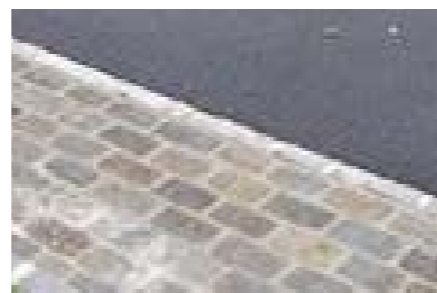
## Residential private paving



## Warm buff coloured exposed aggregate concrete



## Howth Road frontage



## Street furniture

### Seating

Seating opportunities will include both formal and informal provision (i.e. seat units and seating terraces etc.) that will cater for the needs of all users. The location and number of these will be considered appropriately in terms of the function and character of each space.

### Lighting

It is important that lighting should first ensure a safe environment but also with the potential to enhance and enliven spaces, highlight buildings, contribute to events and create a sense of drama. Lighting will include the formal provision of street lighting but also elements of lighting to contribute to a distinct sense of place and enliven the night time environment such as accent lighting, lighting within handrails and ground mounted uplighting.

In all instances, consideration will be given to the use of low energy technology and the minimisation of light pollution.

### Other street furniture

The design, form and location of street furniture elements such as waste bins, seating, tree grills, signage and bollards are integral to the quality and experience of the public realm. Careful provision and siting of street furniture will minimise street clutter and obstructions to movement. The character of street furniture will be simple and selected to be complementary with the character and forms of the architecture.

## Standard Light Columns

General linear lighting along walkways  
 Chroma - Imawa Column Iguzzini UFO lamp



## Bollards

Hartecast - Ductile Cast Iron Bollard  
 Fixed and removable options HC2100



## Bins

Metalco - Box-Design staubach & Kuckertz



Bike locks  
 Vestre - Vega  
 cycle rack

Feature / accent lighting Columns

Technilum  
 Treille Decorative Lighting  
 Aluminum made  
 Entirely Weld-free

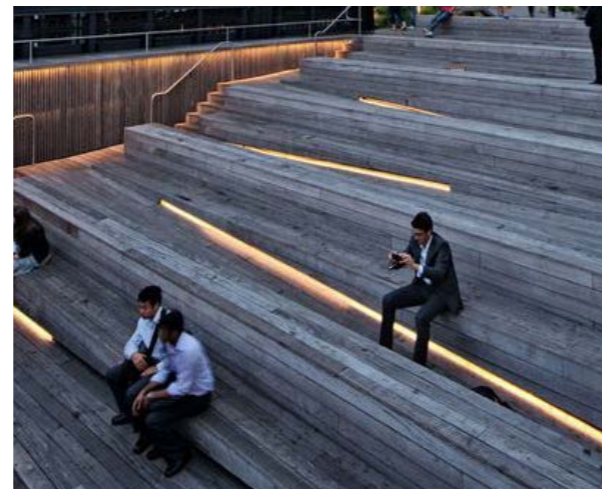


Marine environment

All street furniture will consider in detail the specification and materiality of the street furniture given the marine environment and the potential for corrosion (for example Marine grade 316 stainless steel would be used).

Feature lighting

- Ground lighting - directional feature and undercrofts
- Strip lighting at feature steps
- Handrail lighting - Schreder / DW Windsor



Seating in the Civic Plaza



Metalco  
 Moonstone-Pamio design

Metalco  
 Rivola-Design pecoraro +Abate + Brunazzi



Seating in the Courtyards



Metalco  
Harris collection design Sjit



Seating in the Western Parkland



Metalco  
Rivola-Design pecoraro + Abate + Brunazzi



Metalco  
I-Box Collection

Seating on the Northern Promenade



Metalco  
Anastasio-Design alonzi + De Napoli + Veduno + Tronchin



Metalco  
Serdis, sedis Torsion-Design Antonio Citterio



Metalco  
Valencia-Design Alfredo Tasca



Metalco  
Harris collection design Sjit













See A1 Planting Layout included within the planning application



**LEGEND**

**SOFTWORKS**

-  Proposed Semi-mature Trees  
35-40cm girth  
Avenue trees to have a clear stem height of 2m at 10m spacings
-  Proposed Standard Trees  
10-18cm girth
-  Specimen Shrub/Small Tree Planting
-  Proposed Hedgerow planting  
5L container stock planted in a single row at 3 plants per 1m
-  Proposed Ornamental Shrub Planting  
2/3L container stock planted at a density of 3/5/m<sup>2</sup>
-  Proposed Coastal Feature Amenity Planting  
2/3L container stock planted at a density of 3/5/m<sup>2</sup>
-  Proposed shrub and groundcover Planting  
(climbing/trailing mix along the Irish Rail boundary)  
2/3L container stock planted at a density of 3/5/m<sup>2</sup>
-  Proposed native scrub and understorey Planting  
Mix of container stock and 40-60cm bare-root transplants planted at a density of 4/m<sup>2</sup>
-  Naturalistic Planting around the Bloody Stream  
2/3L container stock planted at a density of 3/5/m<sup>2</sup>
-  Grass seeding - species appropriate to context

**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

Planting will comprise native and non-native species that will have notable biodiversity benefits. The species composition will pay regard to the Fingal Tree Strategy and will comprise species that are tolerant of coastal conditions and which contribute to Howth's strong maritime context and character.

Whilst the design of planting will vary within each area, generally it would comprise tree planting (at a variety of stock sizes), deciduous and evergreen shrub planting, areas of herbaceous and bulb planting and areas which would be managed as grassland (both amenity and naturalised). Plant material will be specified as appropriate to each location with particular consideration given to achieving high quality, well-maintained planting, vital to the quality and overall experience of the public realm.

### Proposed Semi-mature trees

Semi mature 35-40cm girth rootballed stock. Species would comprise:

- *Alnus glutinosa* (Alder)
- *Pinus nigra* (Black Pine)
- *Quercus palustris* (Pin oak)
- *Tilia cordata* (Small leaved lime)
- *Tilia cordata* 'Greenspire' (Small leaved lime)



*Tilia cordata*



*Tilia cordata* 'Greenspire'



*Alnus glutinosa* (Alder)



*Pinus nigra* (Black Pine)



*Quercus palustris* (Summer)



*Quercus palustris* (Autumn)

## Proposed standard trees

Extra heavy standard 16-18cm girth rootballed stock.  
Species would comprise:

- Acer campestre 'Elsrijk' (Field Maple)
- Amelanchier lamarckii (Service berry)
- Betula pubescens (Downy Birch)
- Carpinus betulus 'Lucas' (Hornbeam)
- Cornus officinalis (Japanese Cornelian Cherry)
- Crataegus lavalleyi (Hybrid Cockspur Thorn)
- Eleagnus angustifolia (Russian olive)
- Populus x canadensis 'Robusta' (False Lombardy Poplar)
- Pyrus calleryana 'Chanticleer' (Callery Pear)
- Pyrus nivalis (Snow Pear)
- Quercus ilex (Holm Oak)

## Specimen shrub / small tree

Specimen trees located in courtyards and around feature seating. These would be multistem and be between 2.5-3m in height on planting. Species would comprise:

- Amelanchier lamarckii - Multistem (Service berry)
- Prunus serrula - Multistem (Paperbark cherry)



Prunus serrula - multistem



Pyrus nivalis



Betula pubescens



Carpinus betulus 'Lucas'



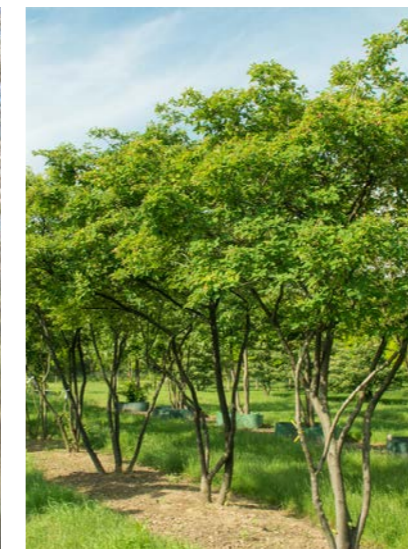
Amelanchier lamarckii (Spring)



Pyrus calleryana (autumn)



Amelanchier lamarckii - Multistem (Spring)



Amelanchier lamarckii - Multistem (Summer)



Amelanchier lamarckii - Multistem (Autumn)



Quercus ilex



Sorbus aria 'Majestica'



Sorbus 'Cardinal Royal'



Tilia cordata (autumn)



Acer campestre 'Elsrijk'



Eleagnus angustifolia



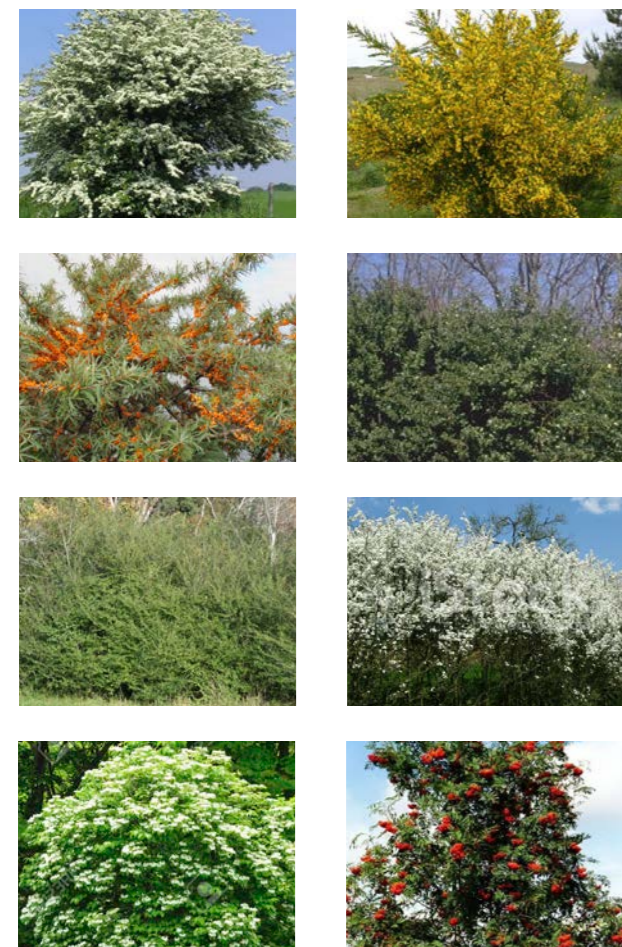
Ulmus hollandica 'Lobel'

## Proposed native scrub and understorey planting

Scrub planting that will naturalise to a dense belt of vegetation along the western boundary so as to minimise visual impacts of the built form and to generate a strong and characteristic approach into the village. A mix of containerised stock and 40-60cm (min) bare root transplant planted at 4nr. per sq. m.

Species would comprise:

- Crataegus monogyna (Hawthorn)
- Cytisus scoparius (Common broom)
- Hippophae rhamnoides (Sea buckthorn)
- Ilex aquifolium (Holly)
- Ligustrum vulgare (Wild privet)
- Prunus spinosa (Blackthorn)
- Viburnum opulus (Guelder rose)
- Sorbus aucuparia (Mountain ash)



## Proposed shrub and groundcover planting

Structural shrub and groundcover planting to contribute to the sylvan setting of Howth Road, provide public / private thresholds and to anchor the built form into a natural setting. 2L/3L container stock planted at a density of between 3-5 / m2.

Species would comprise:

- Euonymus fortunei 'Emerald Gaiety' (Wintercreeper)
- Choysia ternata (Mexican Orange blossom)
- Cornus sanguinea 'midwinter fire' (Dogwood)
- Cornus stolonifera 'flaviramea' (Golden Dogwood)
- Geranium sanguineum (Bloody Cranesbill)
- Hebe salicifolia (Koromiko)
- Hedera helix
- Lonicera pileata
- Olearia macrodonta (New Zealand Holly)
- Rosmarinus officinalis (Rosemary)
- Rubus tricolor 'Betty Ashburner'
- Symphoricarpos albus (Common snowberry)
- Vinca major (Bigleaf periwinkle)



## Proposed ornamental shrub planting

Ornamental shrub planting would provide a transition between the shrub and groundcover planting and the coastal feature planting. 2L/3L container stock planted at a density of between 3-5 / m2.

Species would comprise:

- Berberis thunbergii 'Crimson Pygmy' (Japanese Barberry)
- Brachyglottis 'Sunshine' (Senecio)
- Ceanothus thrysiflorus var. repens (Creeping blue blossom)
- Cytisus x kewensis (Kew broom)
- Escallonia 'Apple Blossom'
- Genista Lydia (Lydian broom)
- Hebe 'Great Orme'
- Hebe 'Mrs Winder'
- Lonicera pileata (Box leaved honeysuckle)
- Rosmarinus officinalis (Rosemary)
- Olearia x haastii (Olearia)
- Pittosporum tenuifolium
- Skimmia japonica (Skimmia)
- Teurium fruticans (Tree germander)

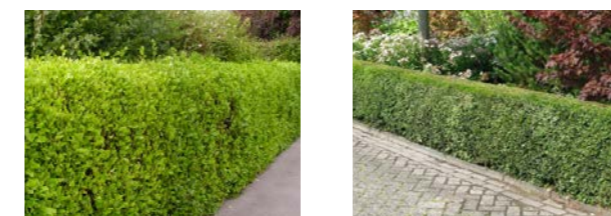


## Proposed hedgerows

Hedgerow plants would be 5L container stock and planted in a single row at 3 plants per linear m.

Species would comprise:

- Escallonia 'Iveyii'
- Griselinia littoralis
- Taxus bacatta (Yew)



## Spring bulbs within Howth Road verge

Bulbs planted as an equal mix in large naturalistic groupings within the roadside verge.

Species would comprise:

- Narcissus 'February Silver' / topsize 20
- Narcissus 'February Gold' / topsize 20



## Naturalistic planting around the Bloody Stream

The intention of this planting is to be characteristic with the lush, natural planting that defines the slopes on the southern side of Howth Road. 2L/3L container stock between 3-5 / m2.

Species would comprise:

- *Bergenia cordifolia* (Heart leaf Bergenia)
- *Brunnera macrophylla* (Siberian bugloss)
- *Digitalis purpurea* 'Dalmatian White'
- *Dryopteris filix-mas* (male fern)
- *Geranium sylvaticum* (Wood Cranesbill)
- *Hedera helix* (Ivy)
- *Liriope muscari* (Big blue lily turf)
- *Luzula nivea* (Snowy Wood Rush)
- *Persicaria bistorta* (Common bistort)
- *Rosmarinus officinalis prostratus* (Rosemary)
- *Rubus tricolor* 'Betty Ashburner'
- *Sarcococca humilis* (Sweet box)
- *Symphoricarpos albus* (Common snowberry)
- *Vinca minor* (Periwinkle)

## Trailing / climbing mix along the Irish Rail boundary

The intention of this planting is to provide a natural strip of planting along the Irish Rail boundary that will trail and climb to soften the character of built elements.

Species would comprise:

- *Cotoneaster horizontalis* (Cotoneaster)
- *Euonymus fortunei* 'Emerald Gaiety' (Wintercreeper)
- *Hedera helix* 'Glacier' (Ivy)
- *Clematis montana* (Clematis)
- *Cytisus x kewensis* (Kew broom)
- *Pyracantha* 'Orange Glow' (Firethorn)
- *Rosmarinus officinalis prostratus* (Rosemary)



## Proposed coastal feature amenity planting

2L/3L container stock between 3-5 / m2

Species would comprise:

- *Achillea* 'Moonshine' (Yarrow)
- *Agapanthus* 'Blue Giant' (African lily)
- *Armeria maritima* (Thrift)
- *Astelia chathamica* (Silver spear)
- *Ceanothus thrysiflorus* var. *repens* (Creeping blue blossom)
- *Ceratostigma willmottianum* (Chinese plumbago)
- *Choisya ternata* 'Sundance' (Mexican Orangeblossom)
- *Cistus x hybridus corbariensis* (Rock Rose)
- *Convolvulus cnoereum* (Silverbush)
- *Cytisus x kewensis* (Kew broom)
- *Crambe maritima* (Sea Kale)
- *Festuca glauca* (Blue fescue)
- *Genista lydia* (Lydian broom)
- *Kniphofia* 'Percys Pride' (Red Hot Poker)
- *Lavendula angustifolia* 'Hidcote' (Lavender)
- *Libertia grandiflora* (New Zealand Satin Flower)
- *Luzula sylvatica* (Snowy woodrush)
- *Phormium* 'Cream Delight' (New Zealand Flax)
- *Salvia x superba* 'Mainacht' (Wood sage)
- *Santolina chamaecyparissus* (Cotton Lavender)
- *Sisyrinchium striatum* (Yellow Mexican satin flower)





Universal accessibility

With the exception of the civic plaza where a series of feature steps have been incorporated, all public routes through the site are universally accessible with a slope gradient of no steeper than 1:21.

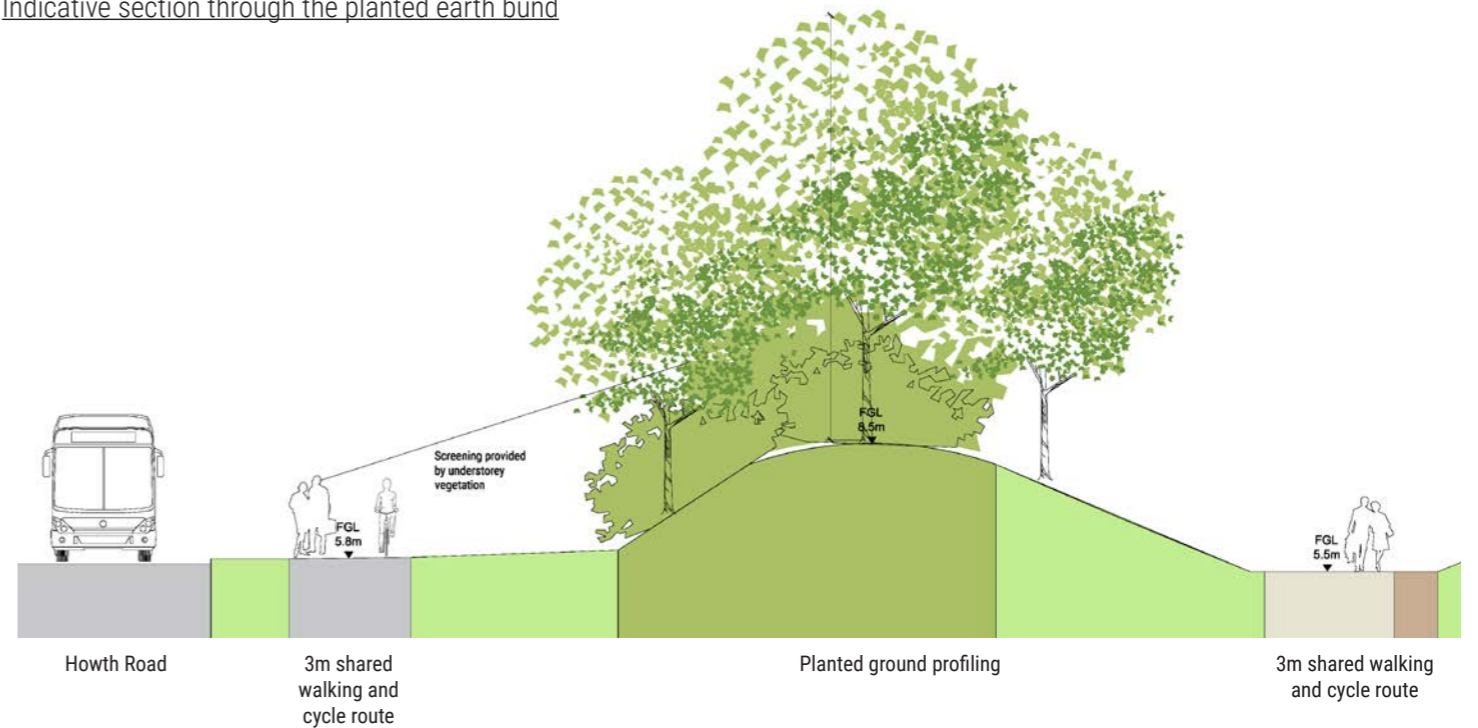
- ● ● ● ● Universally accessible routes
- ● ● ● ● Stepped route



Vegetation character reference



Indicative section through the planted earth bund



Western boundary treatment

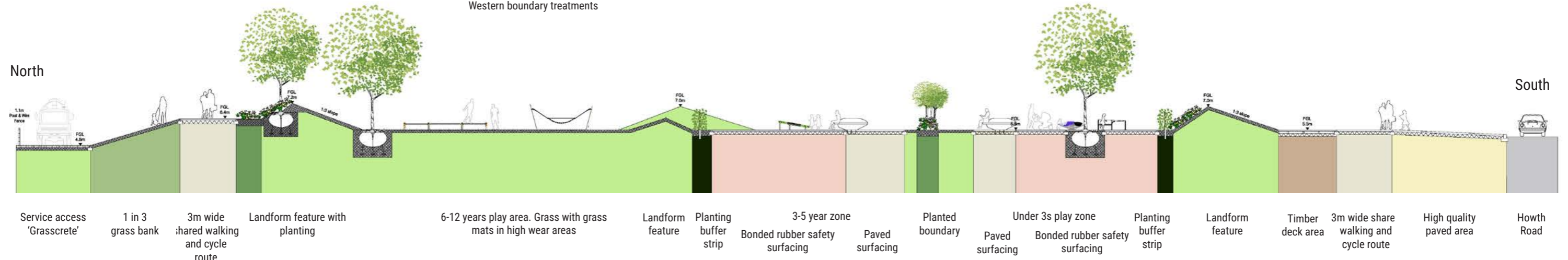
The western boundary would facilitate a service route. Given the nature of the inaccessible adjacent water pumping station site, a soft approach has been adopted where planting and grassland contribute to the views of the western elevation of Block A in a way that is sympathetic to the wider vegetated 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



North to south section through western parkland





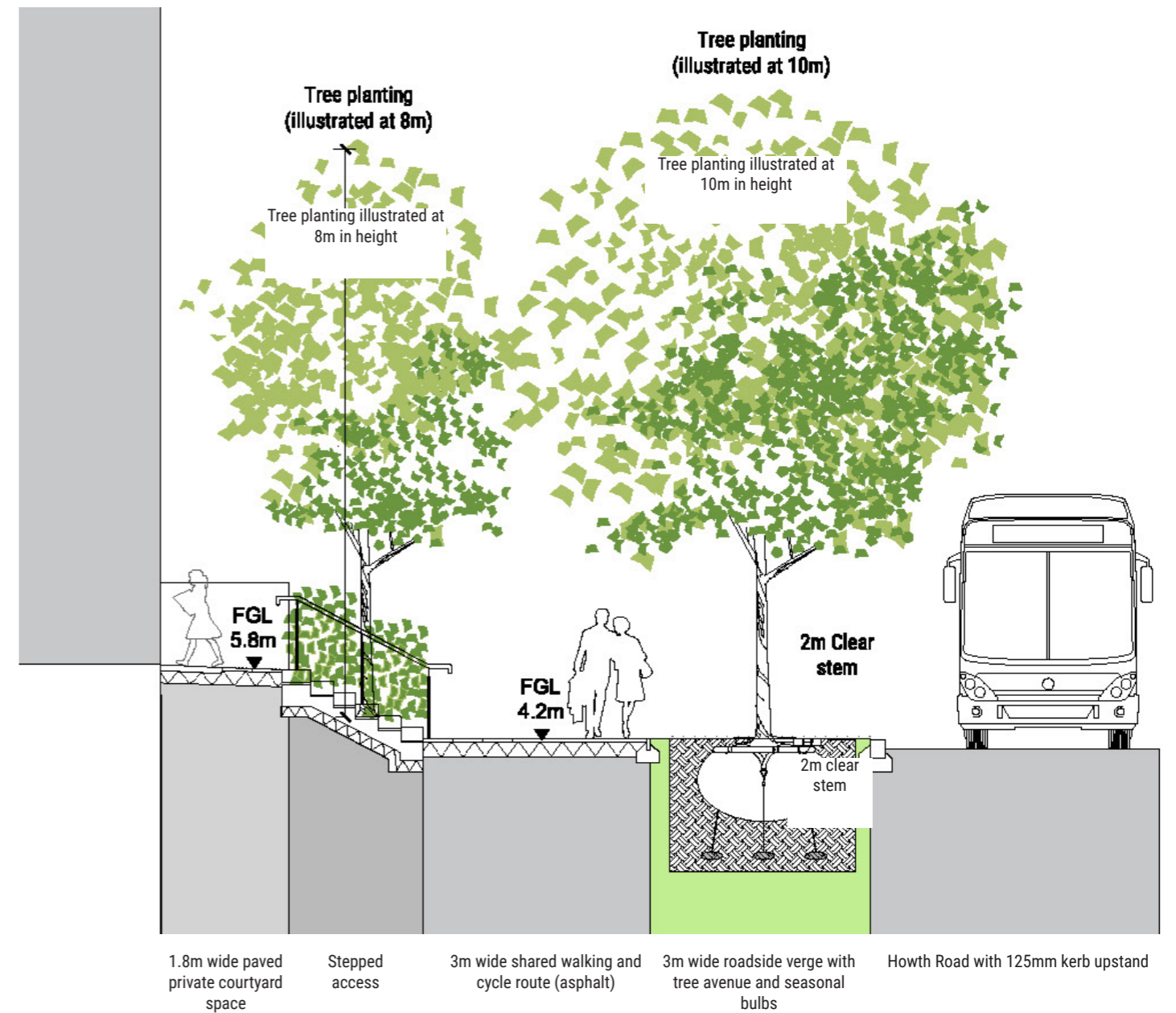
Computer generated image of the Howth Road frontage and ground floor entrances

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.

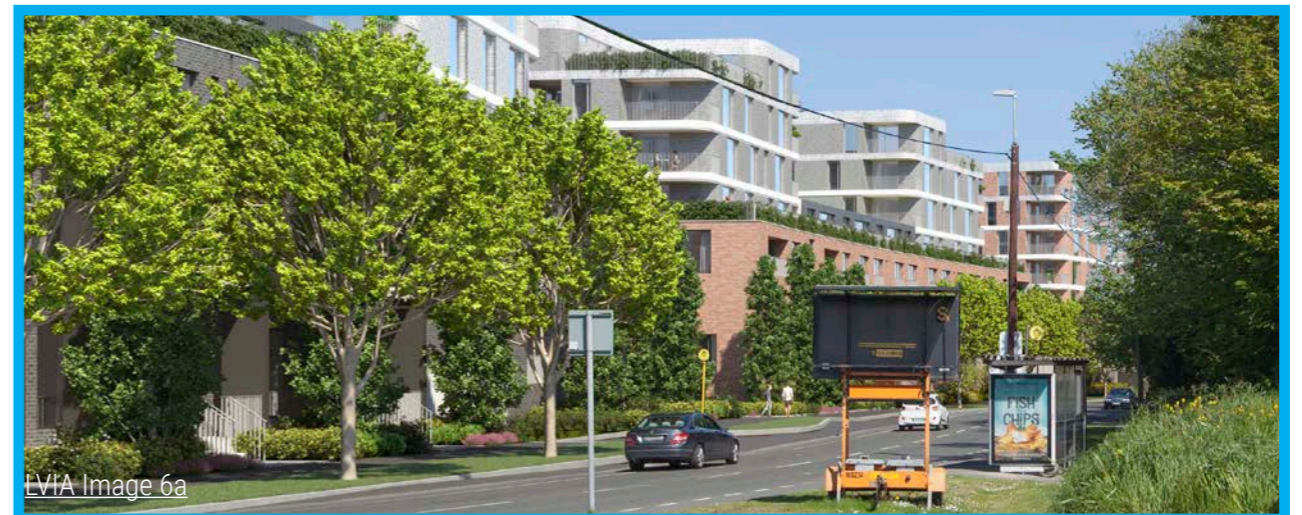
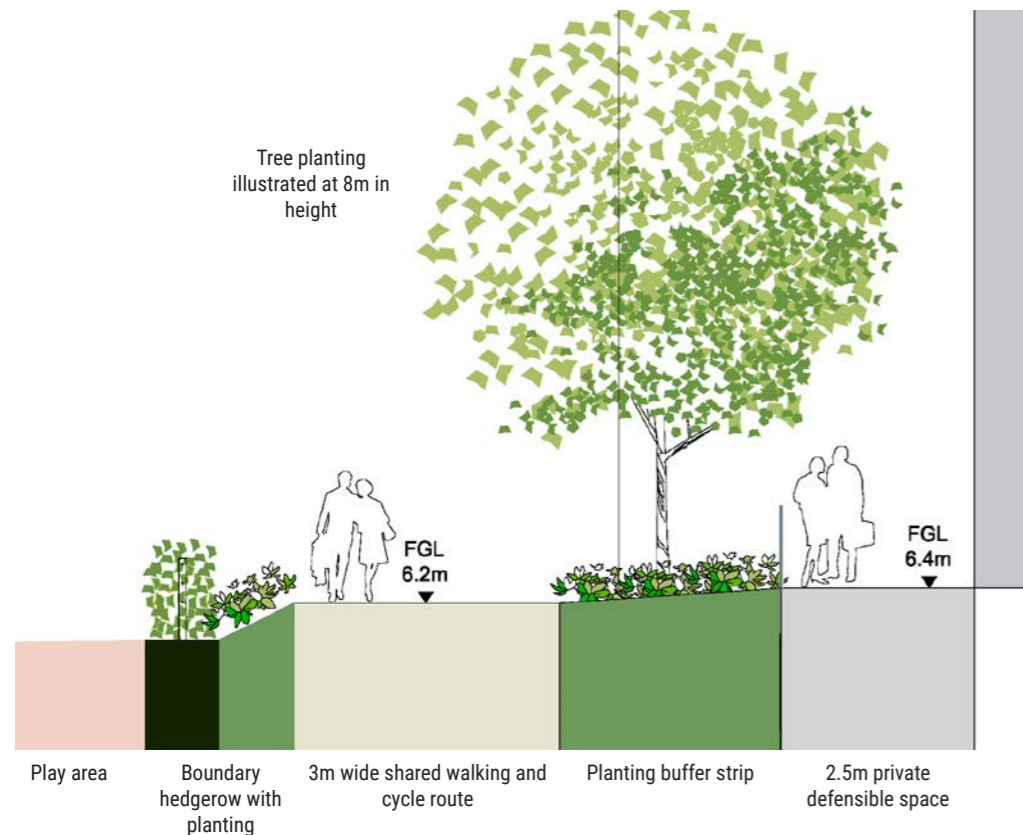


Seasonal planting within the 3m verge will provide a strong sense of approach and positive first impressions

Indicative section through the Howth Road frontage

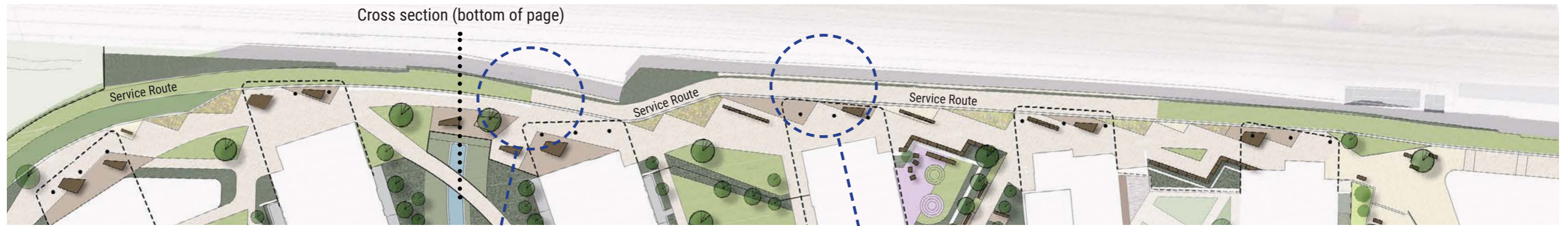


Indicative section through private residential terrace at the western edge of Block A.

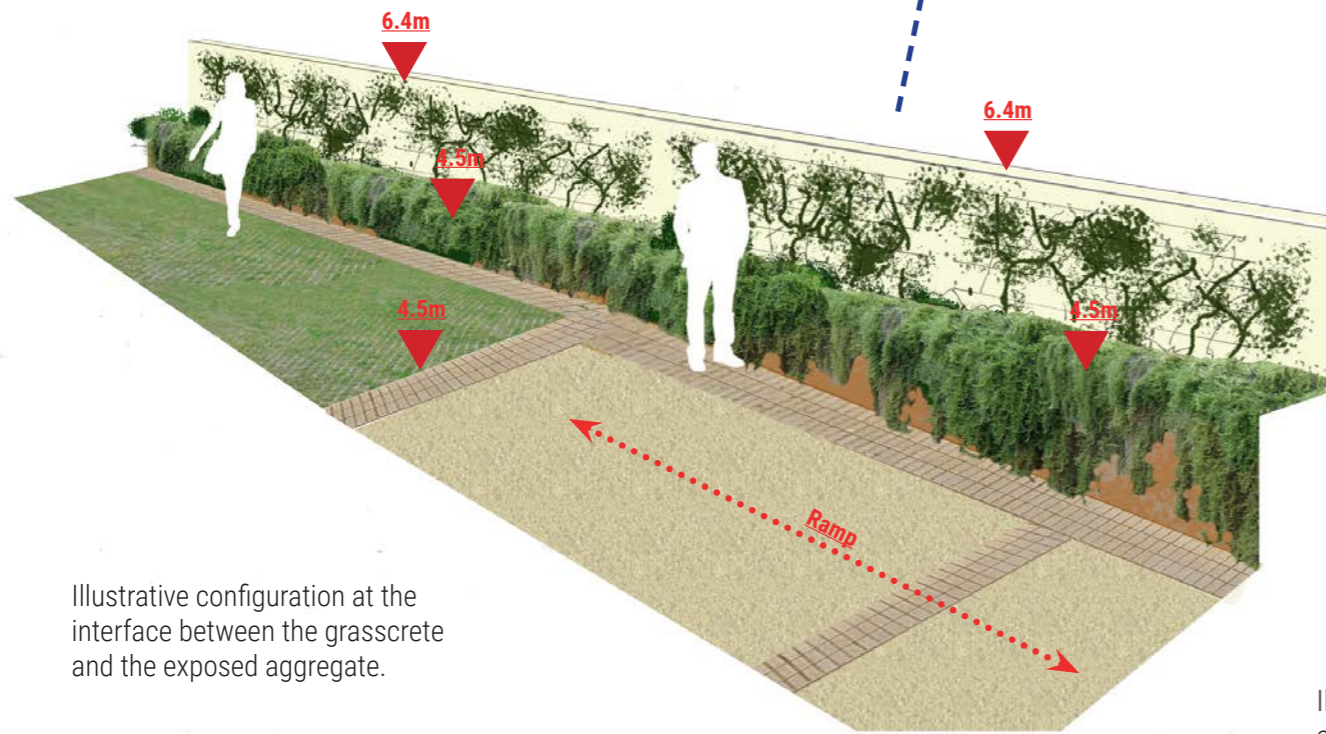


L'VIA Image 6a

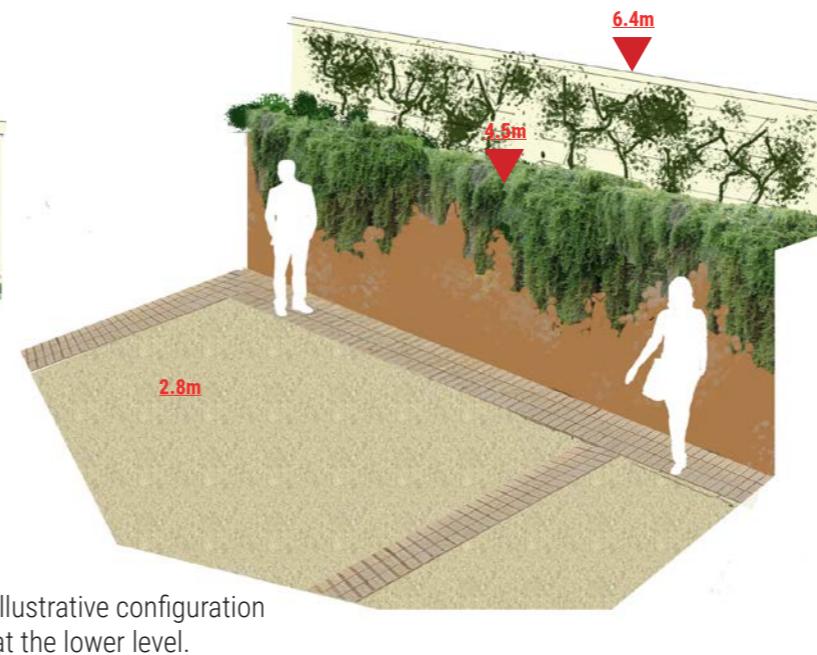




Cross section (bottom of page)



Illustrative configuration at the interface between the grasscrete and the exposed aggregate.



Illustrative configuration at the lower level.

**Irish Rail boundary treatment**

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 Northern Promenade. Planting would contribute to the foreground of sea views and soften this boundary feature.

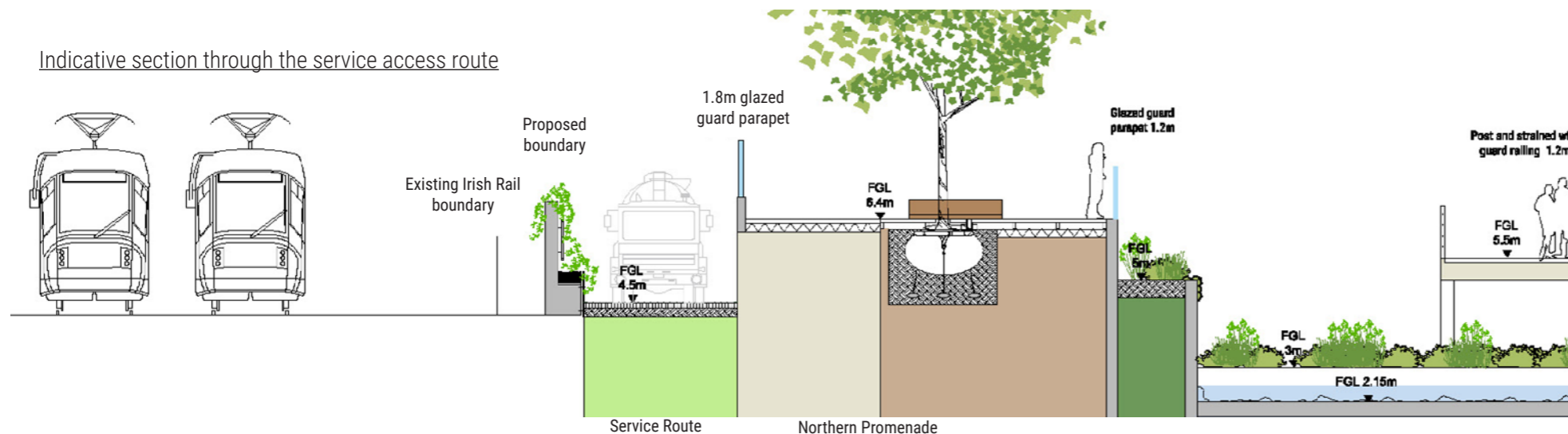


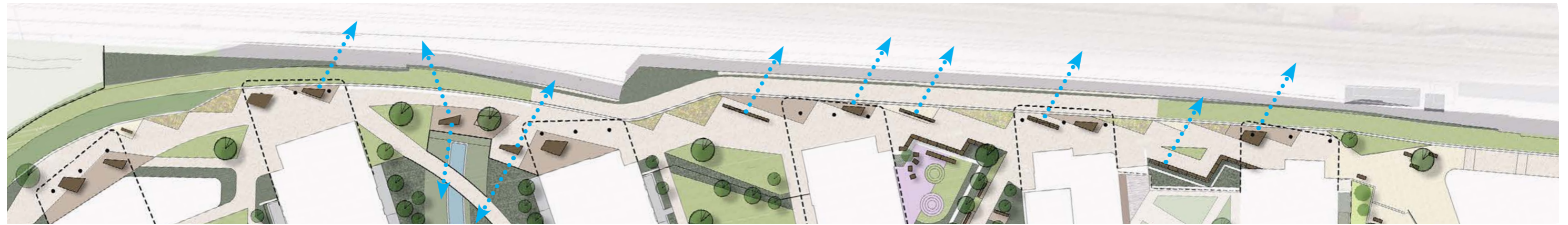
Exposed concrete upper face with strained wire supports for climbing plants.

Corten Steel faced lower level, partially covered with trailing plants.



Indicative section through the service access route





**Northern Promenade**

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 shared walking and cycle route.

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



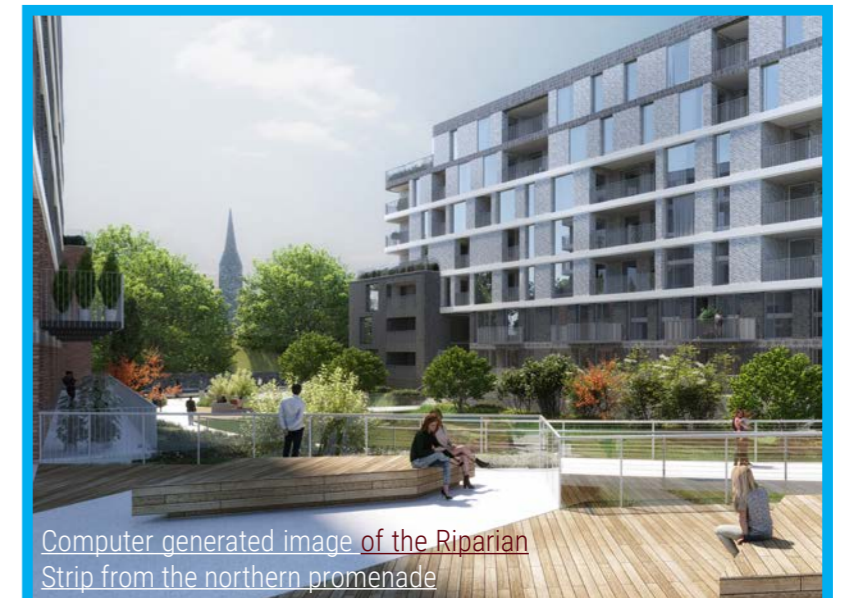
**Materiality**

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



Computer generated image of the Riparian Strip from the northern promenade



Computer generated image from the Northern Promenade at Block A looking towards the western parkland



Civic Plaza Public Realm

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.

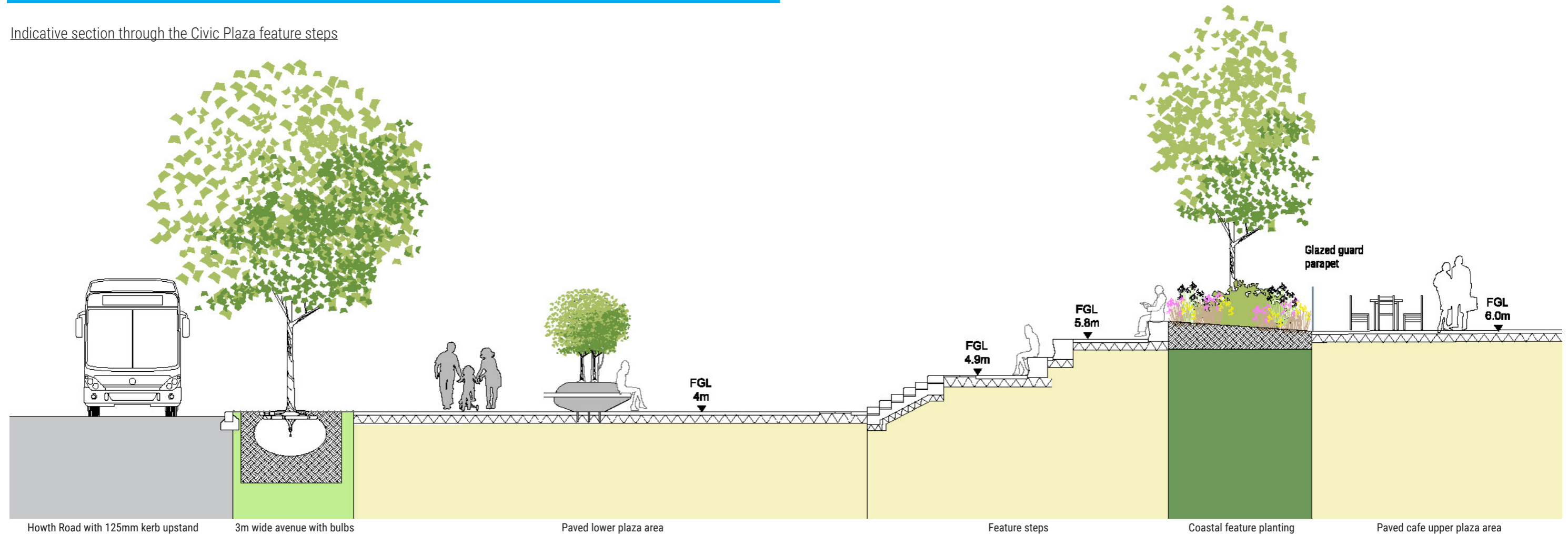
A consistent and high quality palette of hard materials and street furniture will define the civic character. This would be supplemented by colourful coastal planting to enliven the space and provide seasonal interest. Threshold spaces at entrances and within external cafe spaces will adopt subtle differences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



Feature maritime planting

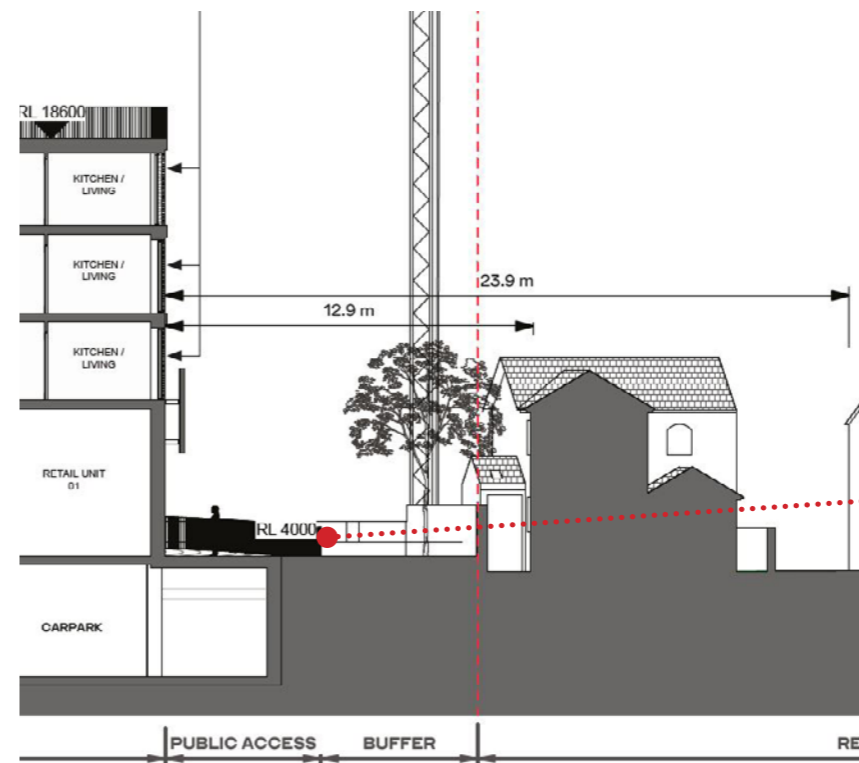


Indicative section through the Civic Plaza feature steps



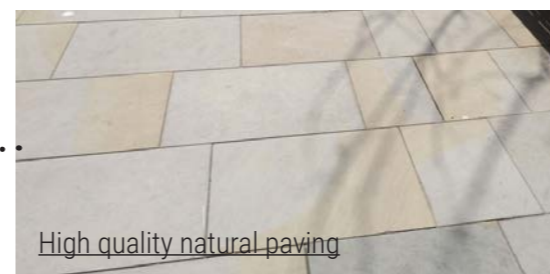
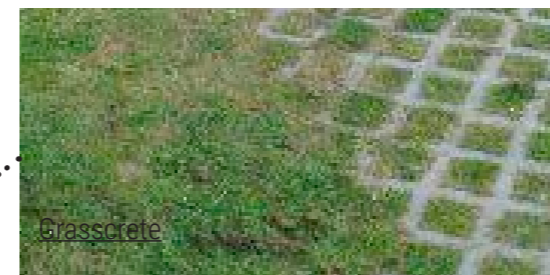
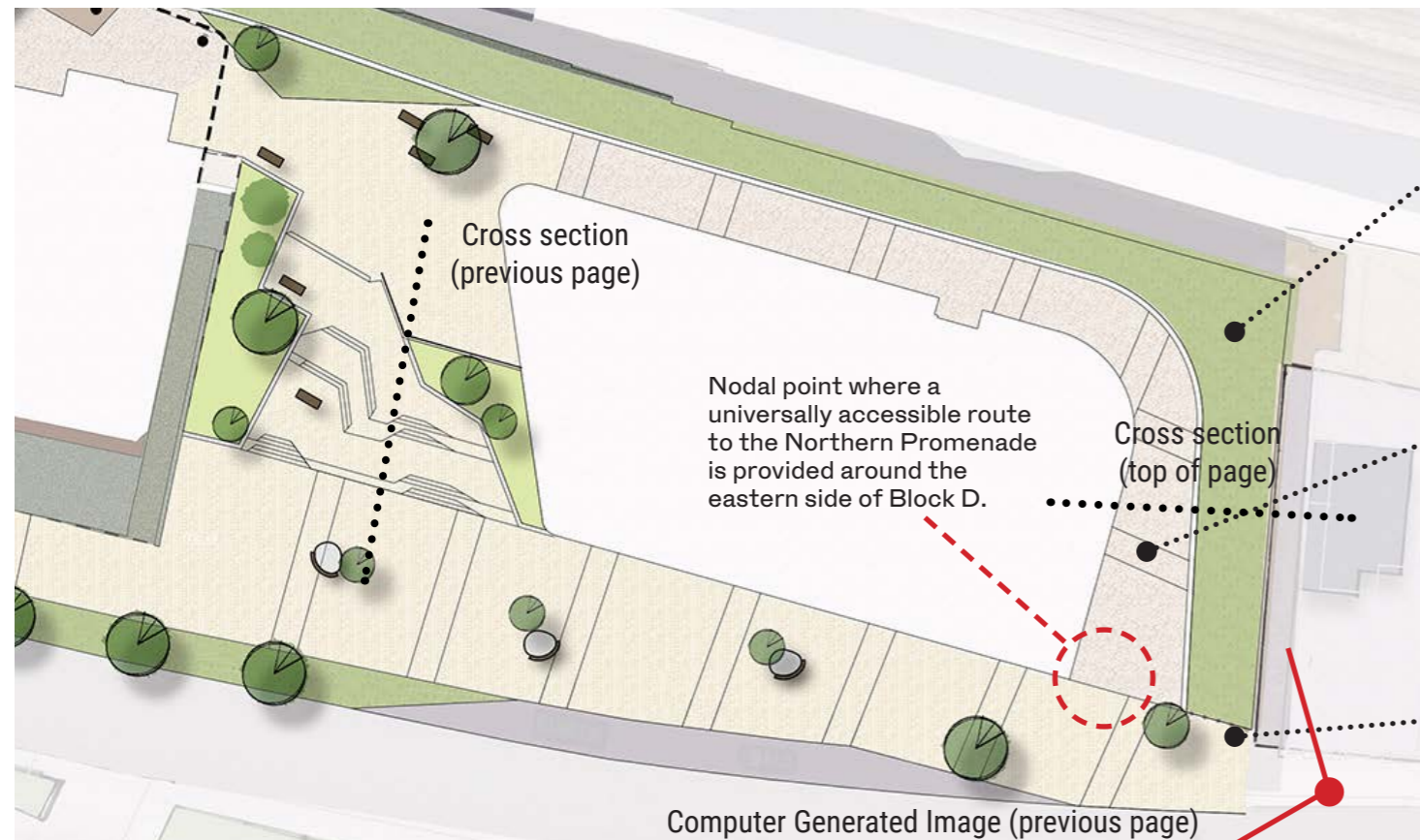


Cross section through eastern elevation of Block D



**Eastern boundary**

The eastern boundary will comprise a green buffer that provides a separation between the adjacent property boundary and the public walkway that wraps around the eastern edge of Block D to the Northern Promenade. This green buffer would be contained by a simple vertical bar fencing that would provide a guarding measure for users of the shared walking / cycling route around Block D.



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