

PROJECT CLAREMONT

Howth, County Dublin



Landscape Design Report

Produced for Atlas GP Limited

the paulhogarth company

LANDSCAPE ARCHITECTURE / URBAN DESIGN / PLANNING

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This document seeks to explain the approach to the landscape design and proposals in relation to the redevelopment of the former Techrete manufacturing facility, the former Beshoff's Motors showroom, and the former Howth Garden Centre sites on Howth Road, Howth, Co. Dublin.

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;
- Rich in terms of its biodiversity and activity.

The proposed development site is located at a strategic gateway into Howth and has a strong relationship with both the vegetated slopes of the hills to the south and the coastal landscape to the north.

Ireland ratified the 'European Landscape Convention' (ELC) in 2004. The Convention defines landscape as:

"... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." and "as a zone or area as perceived by local people or visitors, whose visual features and character are the result of the action of natural and/or cultural (that is, human) factors."

The principles guiding the disposition of the built form and external spaces have been set within a comprehensive understanding of its immediate and wider landscape context and the identification of the unique opportunities this site has to offer.

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.

Key opportunities include:

- The opportunity to create positive first impressions of the village and generate a strong sense of arrival;
- The opportunity to capitalise on the recreation value of this coastal environment through the creation of new views to the sea;
- The opportunity to restore a natural heritage asset (the culverted Bloody Stream) and use it to create a unique area of public open space for passive recreation;

- The creation of accessible and inclusive spaces that enable flexibility in recreation activity and social interaction both to future residents and to villagers within Howth;
- The opportunity to provide enhanced pedestrian linkages between the village and Howth Castle and improve its profile as a cultural/tourist destination; and
- The establishment of high quality pedestrian and cycle connections including links to the station promoting sustainable and active travel.

The development layout, architectural character, external spaces and material treatments have been developed as part of an iterative approach to design and assessment.



Illustrative landscape layout



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



LVIA Assessment viewpoint 6a

The layout has sought to provide a network of interconnected spaces that are accessible to residents and the wider public. The most notable connectivity provided through the scheme is that between the village and the western end of the scheme. This is provided by an elevated public route along the northern boundary of the scheme and the generously proportioned tree lined route that lines Howth Road.

A key feature of the proposed site (one which is highlighted in the Howth Urban Centre Strategy) is its role in providing wider connectivity and recreational opportunities. This opportunity has influenced the layout of the scheme where the ability to view the coastal landscape (where views are currently limited) has been incorporated.

There are many promoted walks in the village and this form of recreation is synonymous with Howth. Both the Howth Road route and the elevated public route along the northern boundary, offer potential to strengthen pedestrian connectivity generally but importantly between the village and Howth Castle. This connectivity could form the basis of a new promoted walk that seeks to enhance the profile of Howth Castle.

Integral to the design and layout of the scheme is the identification of potential wider opportunities. Whilst outside the application area, these wider opportunities nonetheless demonstrate how the site could deliver future village enhancements.

These opportunities are identified in turn as follows:

Linkage with Howth Railway Plaza

The Howth railway station is currently a key point of arrival into Howth. The existing area in front of the station is vehicle dominated and does not provide a positive first impression of the village. Subject to future agreements, the site offers flexibility for legible connections between both the railway platforms and the railway plaza.

Visual connectivity with St. Mary's Church.

The access to St. Mary's Church is identified in the Howth Urban Centre Strategy as providing a positive contribution to legibility. Currently, the key visual relationship with the spire is from Howth Road on the approach into the village. The layout of the scheme has sought to provide a vista across the riparian strip to the church spire (in line with objective GI34 of the development plan). Through the careful management of vegetation on the intervening banks, these new views could be further enhanced in years to come.

Linkage with Baltray Park

Baltray Park to the west of the site, is an area of locally valued public open space. There is potential to provide recreational linkages between the park and the western open space and create a significant connected area of public open space at the gateway into the village.

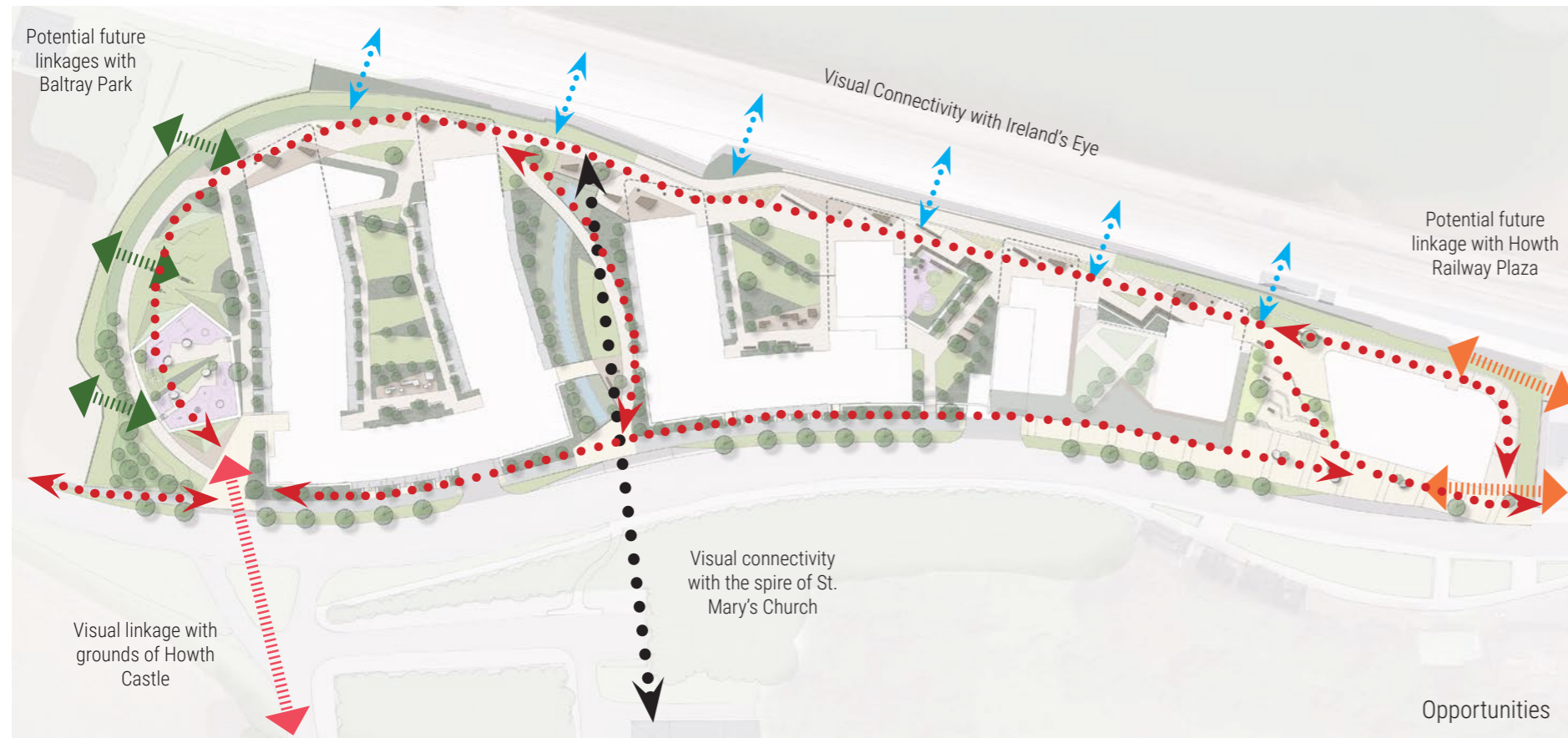
Linkage with Howth Castle

There are many promoted walks within Howth and walking is a popular activity on the peninsula. A key feature of the proposed site is its role in providing recreational opportunities to the west of the village centre, with the majority of walks starting at the railway station and heading east. Both the Howth Road frontage and the northern promenade offer potential to facilitate future pedestrian connectivity between the village and Howth Castle. This connectivity could form the basis of new promoted walks west of the village.

Visual connectivity with the sea and Ireland's Eye

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.

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.



Response to context

As previously stated, with the objective to develop a context sensitive development proposal, the development layout, architectural character, external spaces and material treatments have been developed as part of an iterative approach to design and assessment.

The finger block layout allows high levels of sunlight penetration into proposed external spaces, a greater degree of visual permeability between the built form and allows sea views from a greater number of future dwellings.

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.

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, consistent with that present along Harbour Road (in line with objective GI36 of the development plan).

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.

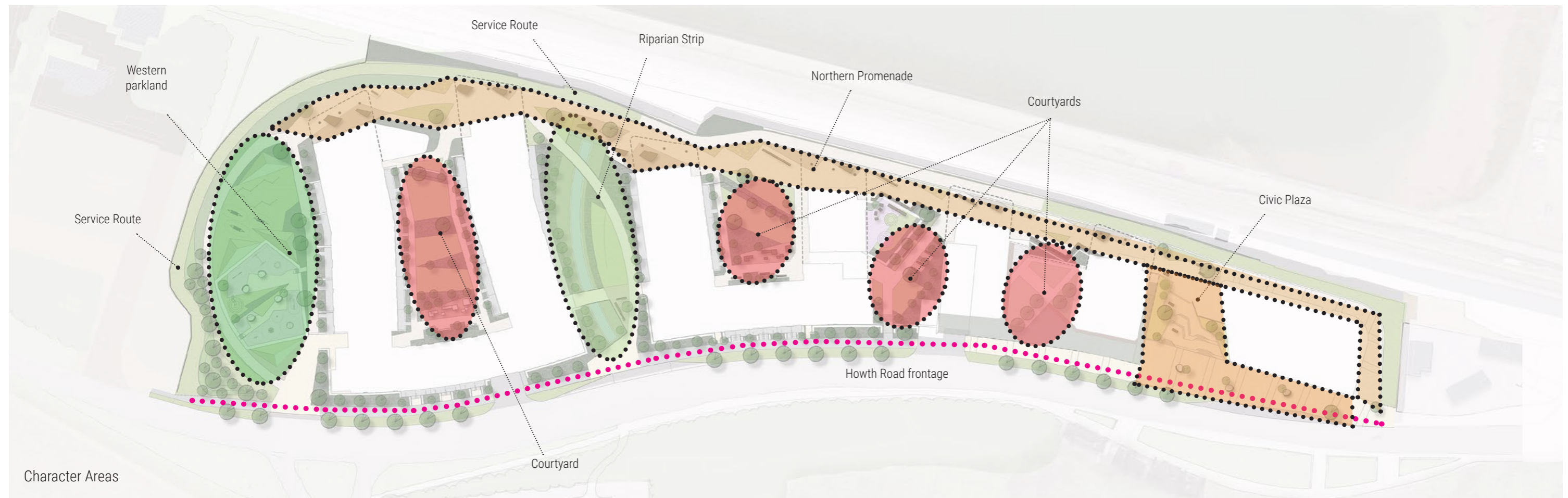
Overarching strategic concepts for the site that have influenced the design of the external environment include:

- 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.



Character Areas

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.

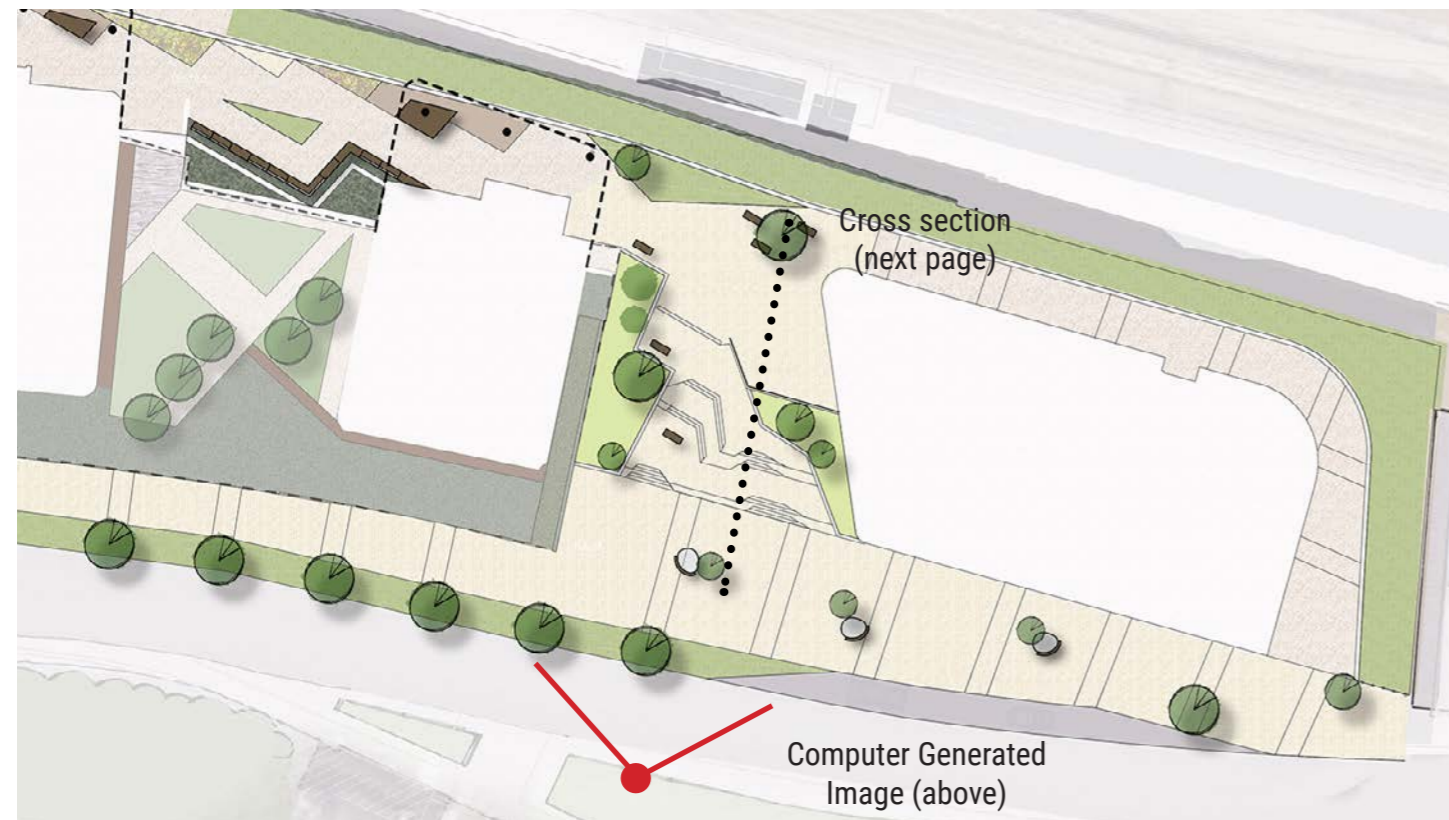
The space will allow a flexibility of use that would facilitate village events and activities and would enable free pedestrian movement between Howth Road and the Northern Promenade.

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 that would comprise upper and lower areas connected by feature steps that would incorporate elements of seating, planting and lighting.



Computer generated image of the civic plaza (location illustrated opposite)



Cross section (next page)

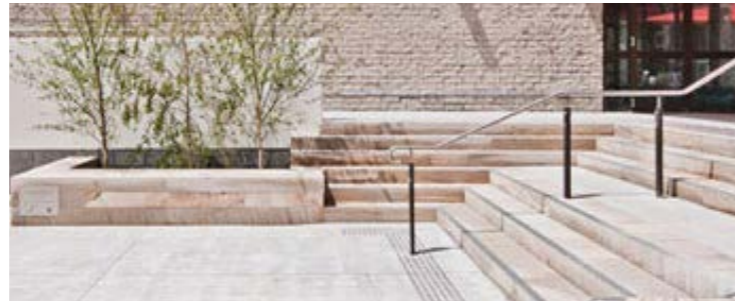
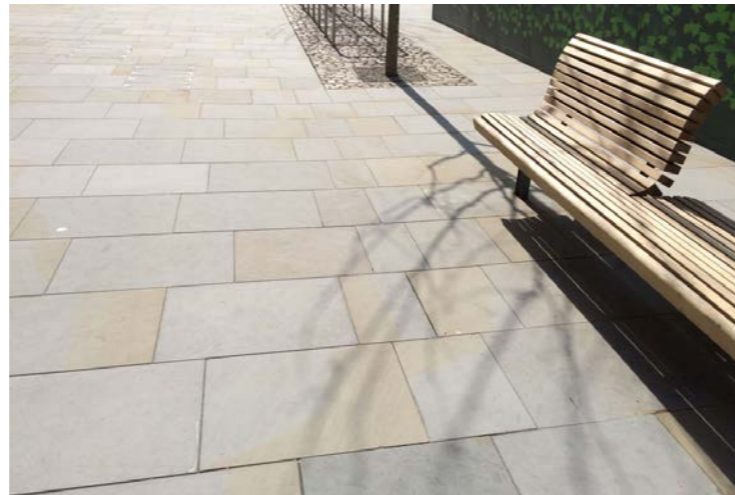
Computer Generated Image (above)



Civic Plaza Public Realm interface

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.

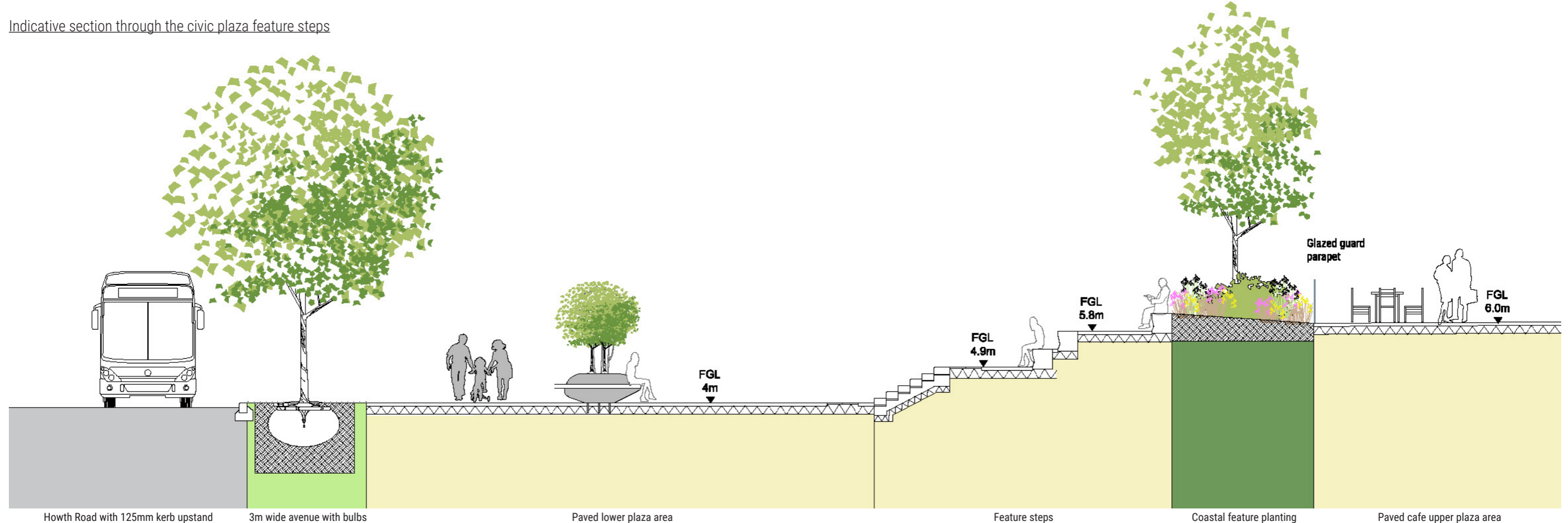
A consistent and high quality palette of hard materials and street furniture will define the civic character. This would be supplemented by colourful coastal planting to enliven the space and provide seasonal interest. Threshold spaces at entrances and within external cafe spaces will adopt subtle differences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



Feature maritime planting



Indicative section through the civic plaza feature steps



Howth Road with 125mm kerb upstand

3m wide avenue with bulbs

Paved lower plaza area

Feature steps

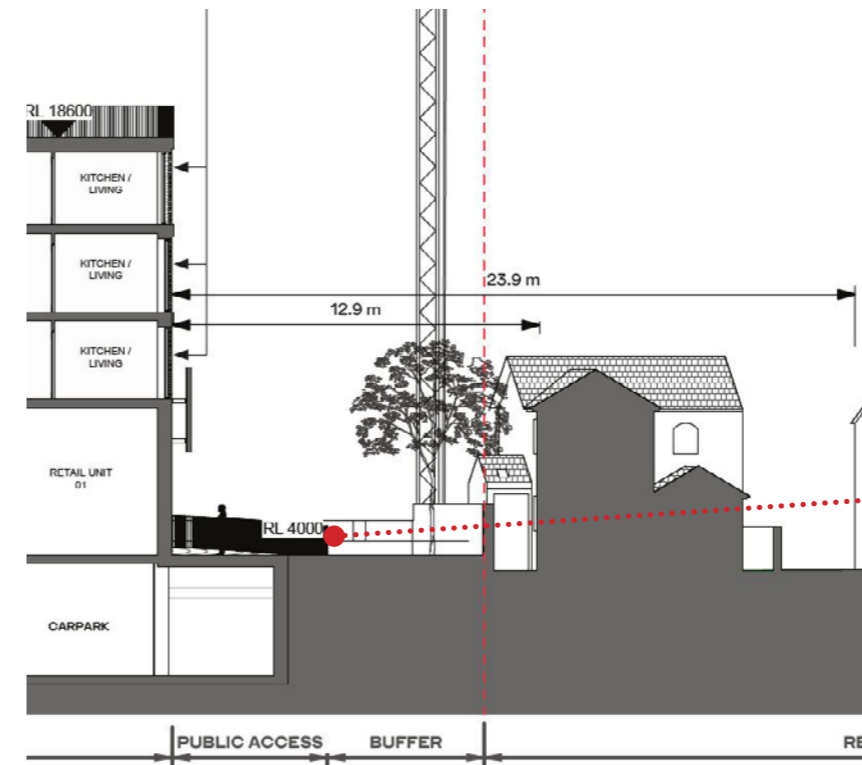
Coastal feature planting

Paved cafe upper plaza area

Computer generated image of the Civic Plaza

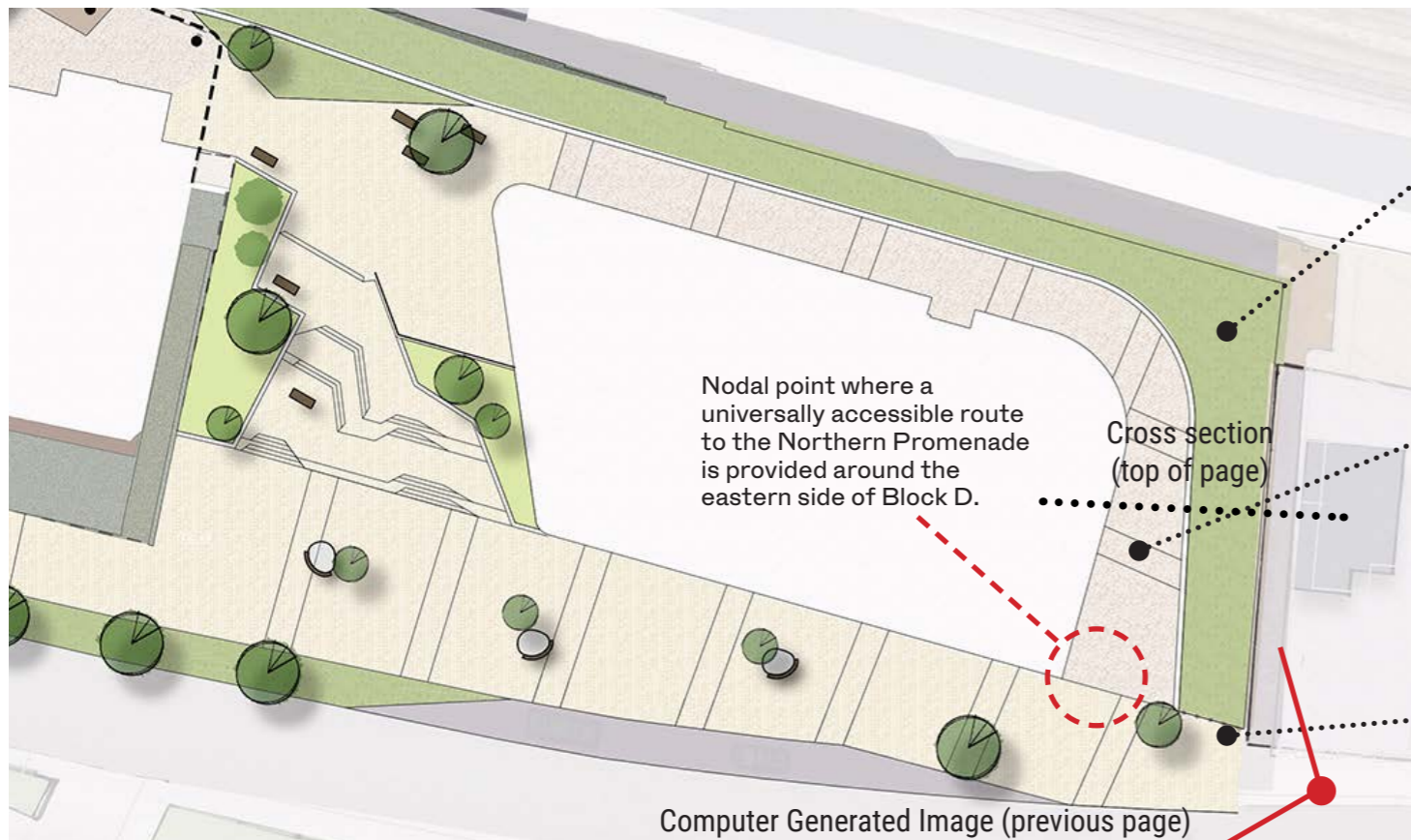


Cross section through eastern elevation of Block D

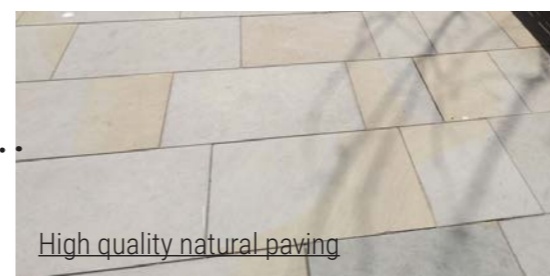
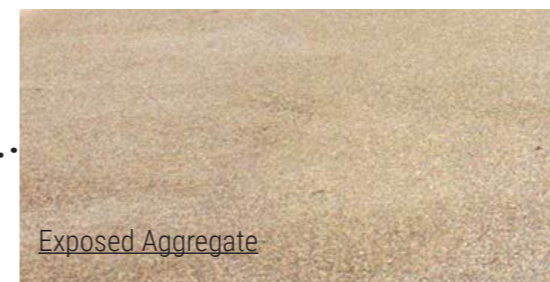
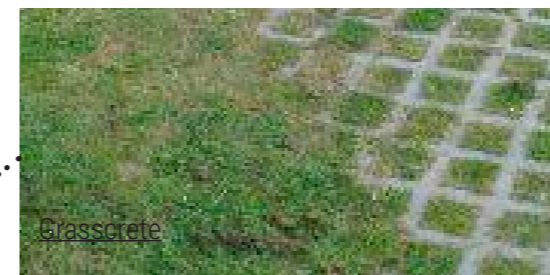


Eastern boundary

The eastern boundary will comprise a green buffer that provides a separation between the adjacent property boundary and the 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.



Computer Generated Image (previous page)

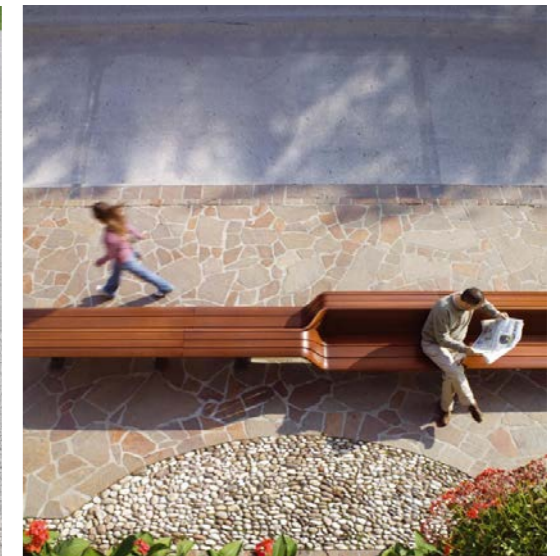
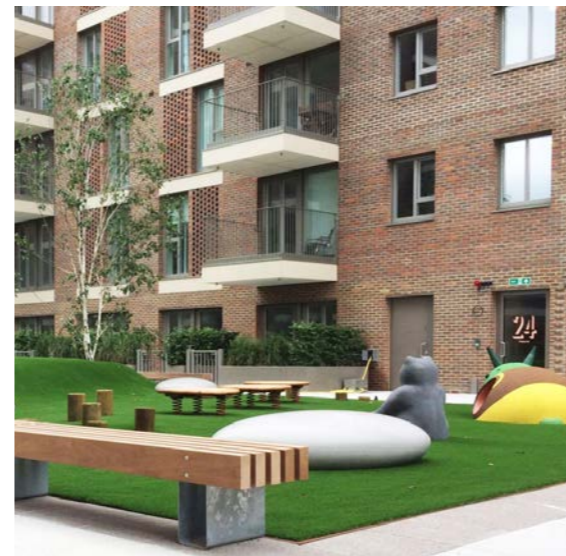


The Northern Promenade will provide a linear elevated route along the northern boundary of the site where clear views over the distinctive coastline towards Ireland's Eye can be enjoyed.

The character and experience of the promenade 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.) wide shared surface to permeate along the entire frontage allowing walking and informal cycling with high levels of passive surveillance being afforded by strategic consideration of animated frontages.

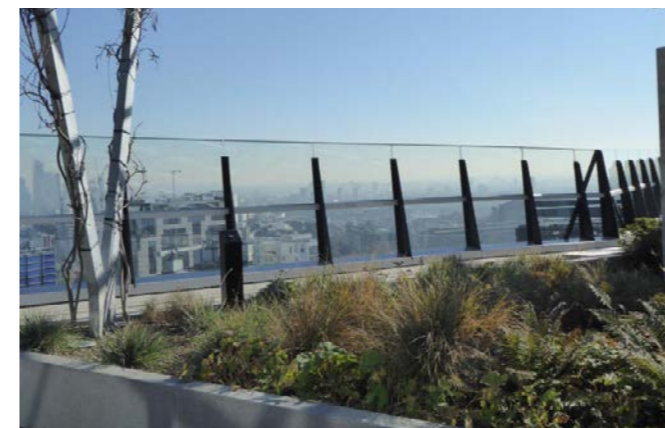
The design of the Northern Promenade will tie in with building and courtyard interfaces with design layout and landscape treatments ensuring spaces and uses are clearly defined.

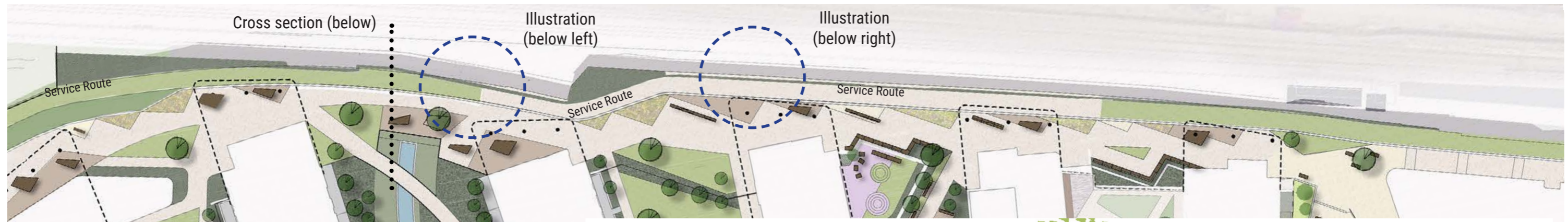


Northern Promenade boundary treatment

The boundary along the northern edge of the elevated Northern Promenade 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 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 shown to the right.





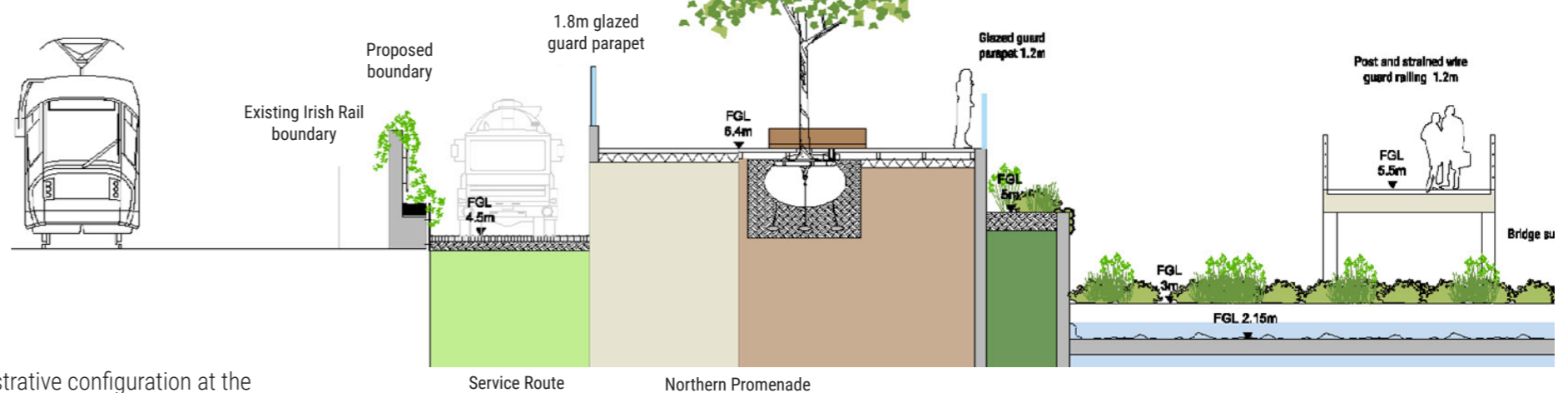
Irish Rail boundary treatment

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.

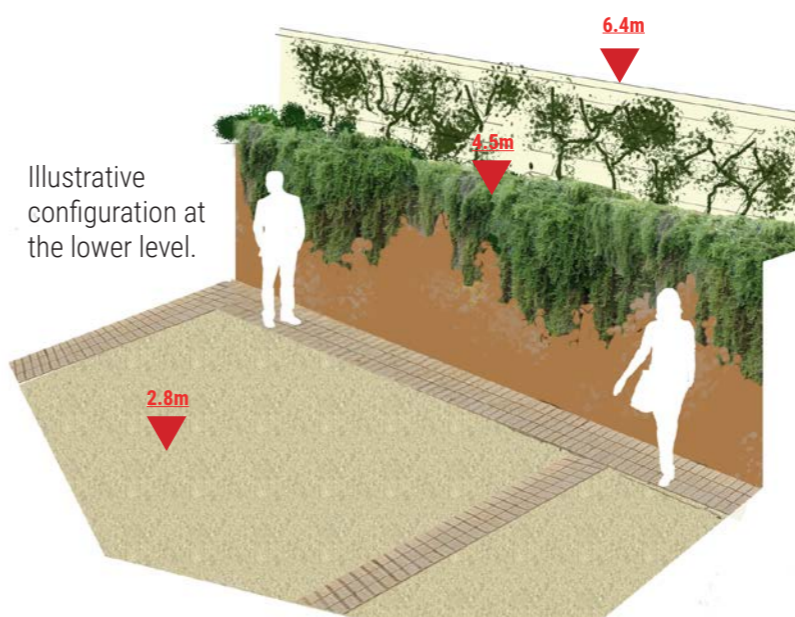
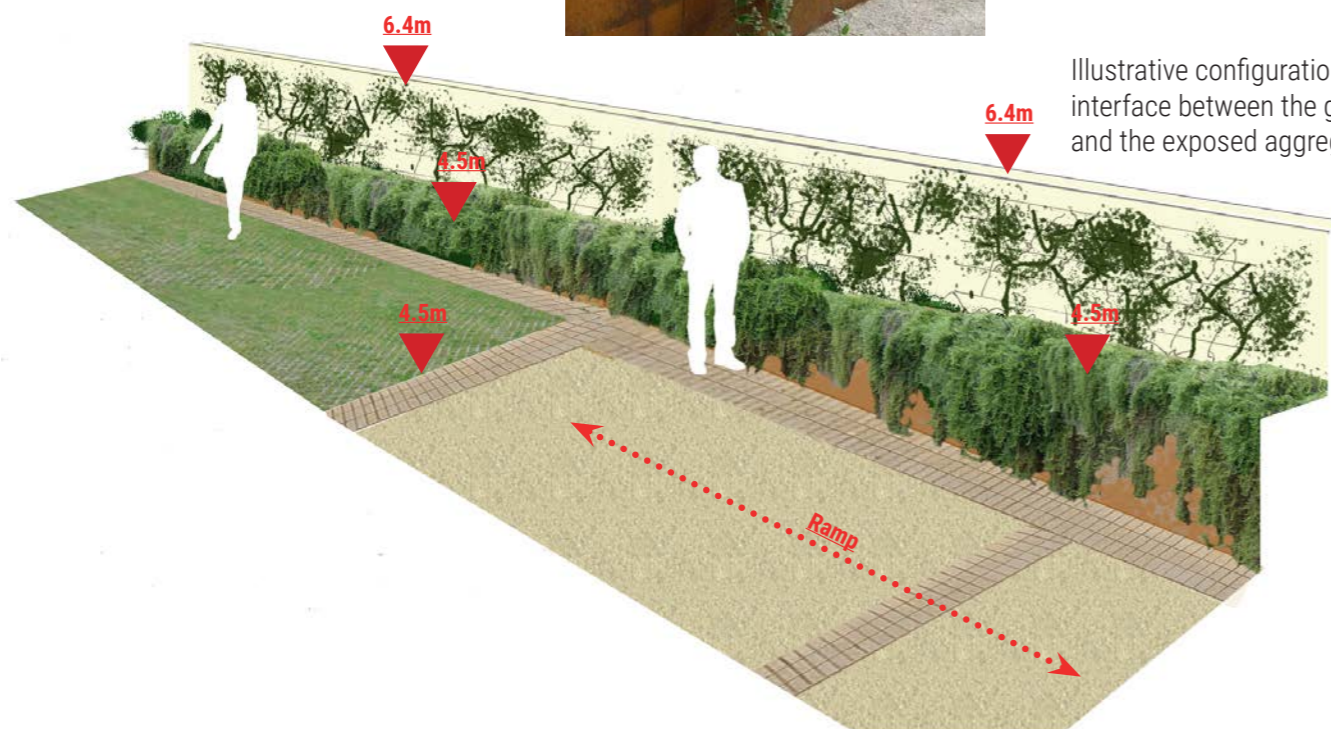


Exposed concrete upper face with strained wire supports for climbing plants. Corten Steel faced lower level, partially covered with trailing plants.

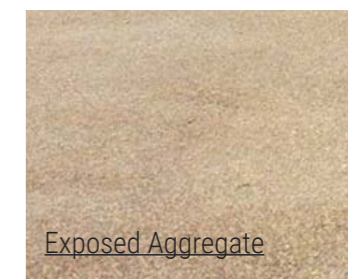
Indicative section through the service access route



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



Illustrative configuration at the lower level.



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

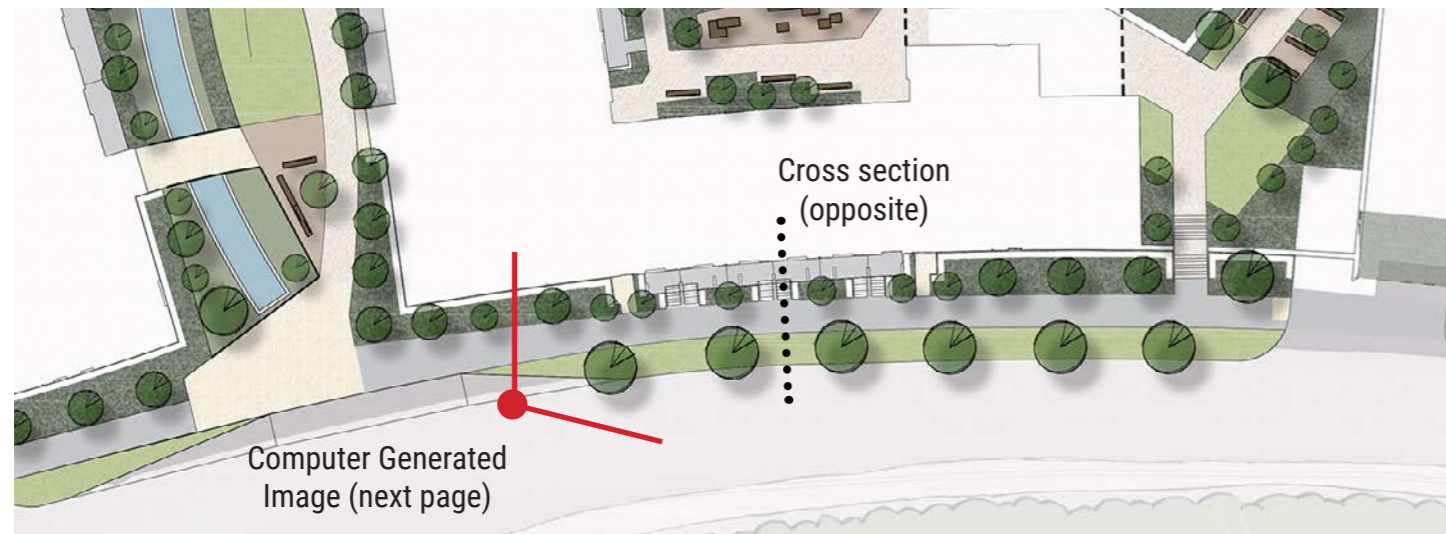
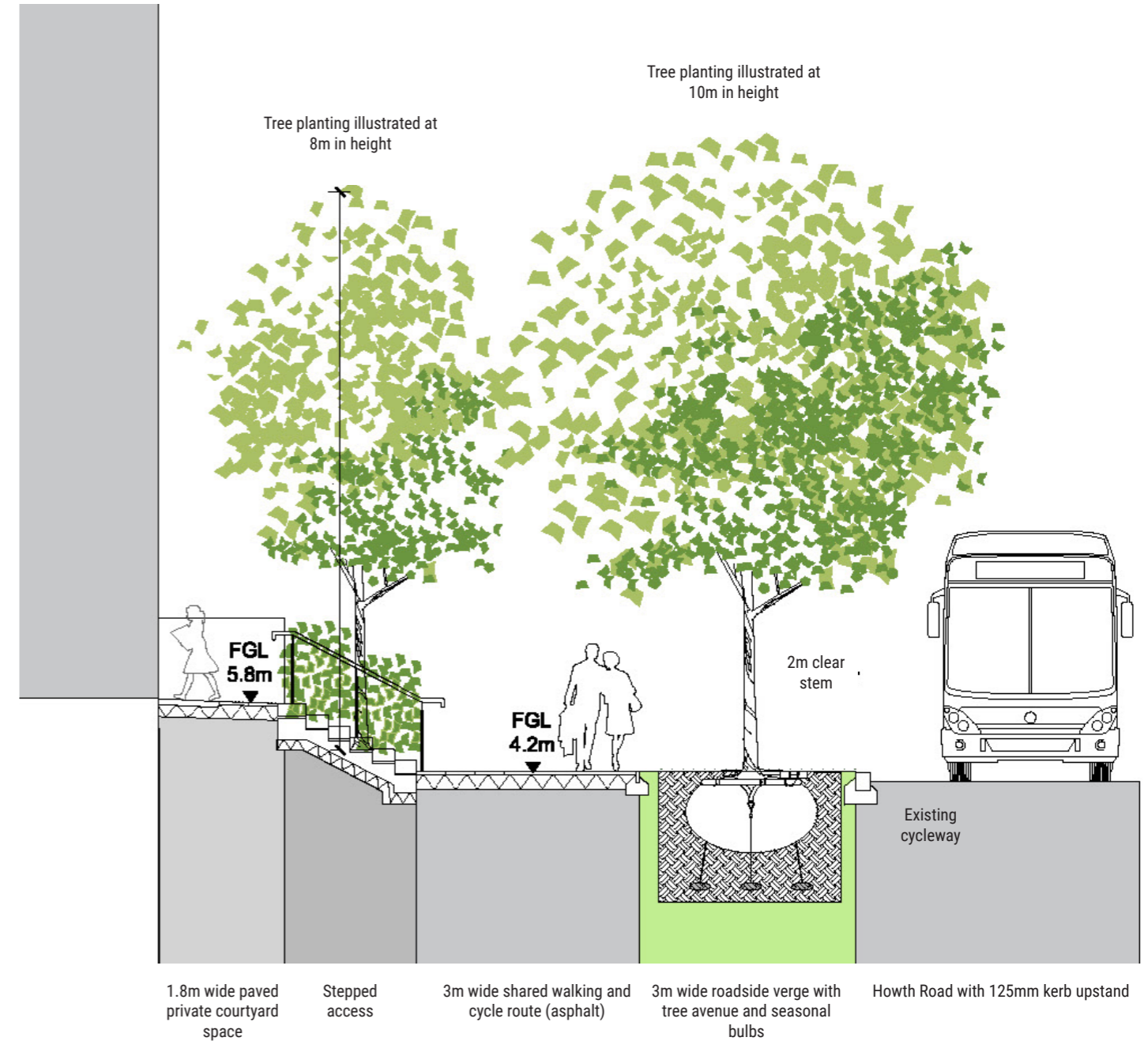
This configuration and treatment will ensure that the amenities of both users of the road and of future occupants are compatible, will allow walking and informal cycling, and will allow the sensitive incorporation of site entrances and drop-off areas. Due to the separation from vehicular movement afforded by the tree lined verge, the 3m wide shared surface would be more pleasant to use and would benefit from a high degree of passive surveillance due to the ground floor entrances.

The simple and consistent tree lined verge will complement the avenue character present along the village frontage and will enhance the sylvan character of Howth 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.



Indicative section through the Howth Road frontage



The design of the built form along Howth Road has sought to generate a strong physical and visual relationship, characteristic of the built frontage within the village.

In addition to the 3m wide shared surface (which would facilitate the activation of this building frontage), private ground floor entrances have been incorporated along sections of Blocks A and B. These would be set within private defensible terraces, accessible via a series of steps and separated from the shared surface by a level change and private boundary balustrades.

These private spaces (together with other points along the built frontage where access is not provided), would be separated from the 3m wide shared surface by a strip of naturalistic structure planting containing medium to small trees. This planting would provide separation between the

building and the shared surface, would soften this interface at ground level and would contribute to strong seasonal diversity. Low hedgerows at private entrances would provide a degree of formality and mark its private use.

Further to the east, the Howth Road frontage would retain its tree lined verge, but the change in ground floor use would necessitate a change to hard landscape materials. This would be consistent with the civic plaza space and would incorporate subtle paving threshold detailing at entrances.

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



Excerpt from LVIA view 6A



Computer generated image of Howth Road frontage



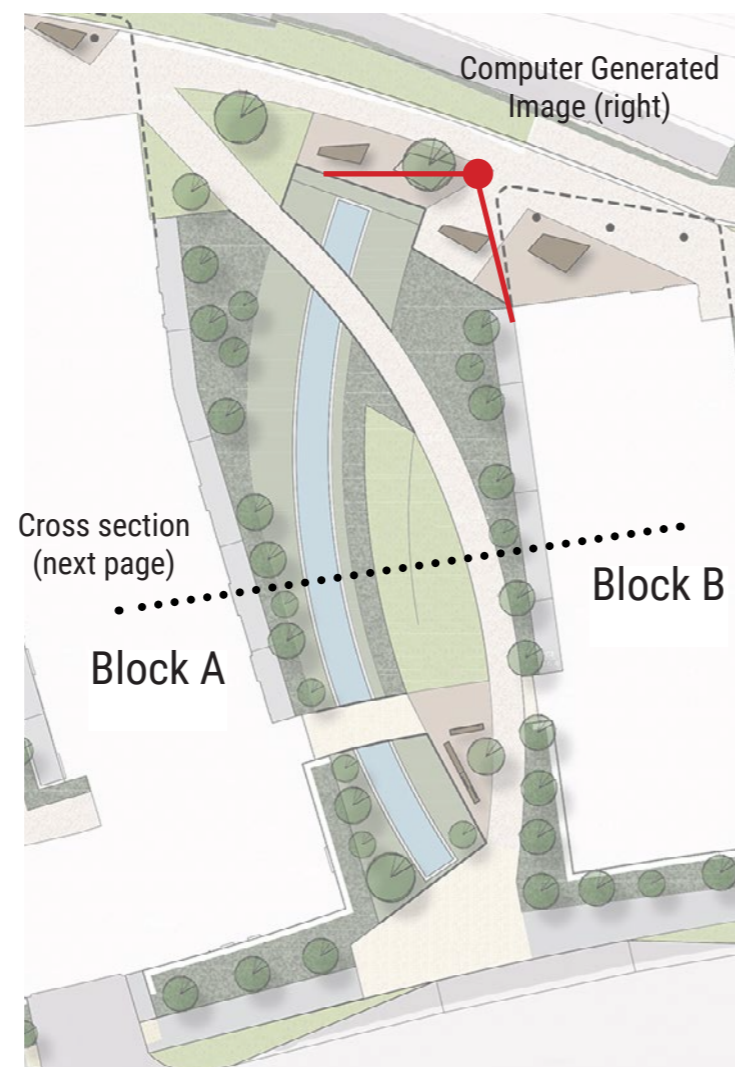
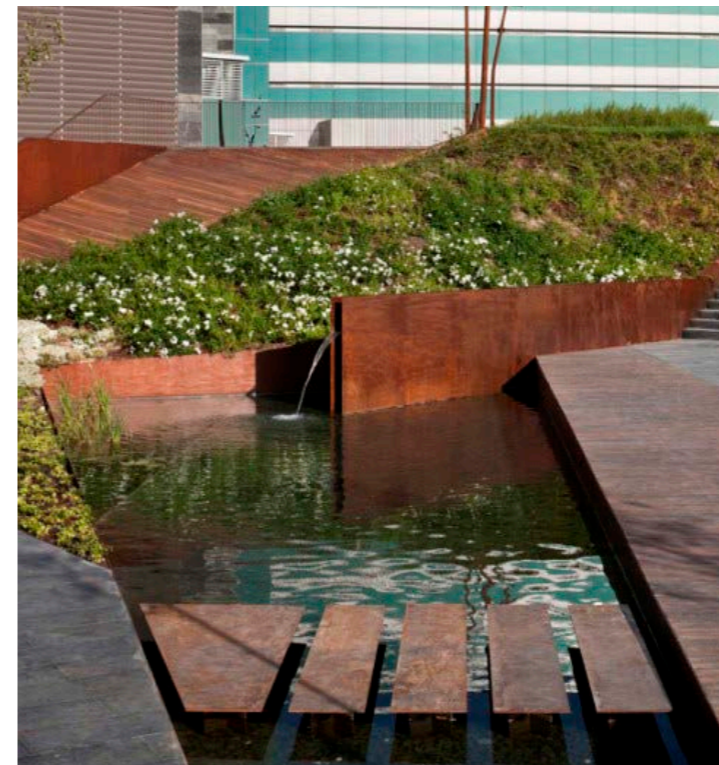
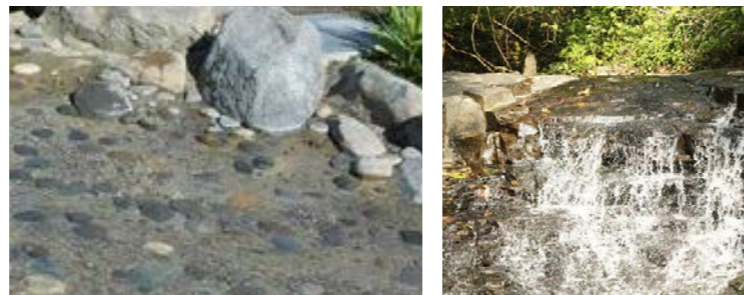
This key area of open space will feature the restoration of a natural heritage asset within Howth, that being the culverted Bloody Stream. This space would be designed with a natural character, with high ecological value and will provide significant amenity to both future occupants and the wider public.

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 route 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 Northern Promenade, 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 Northern Promenade. 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

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 route 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.

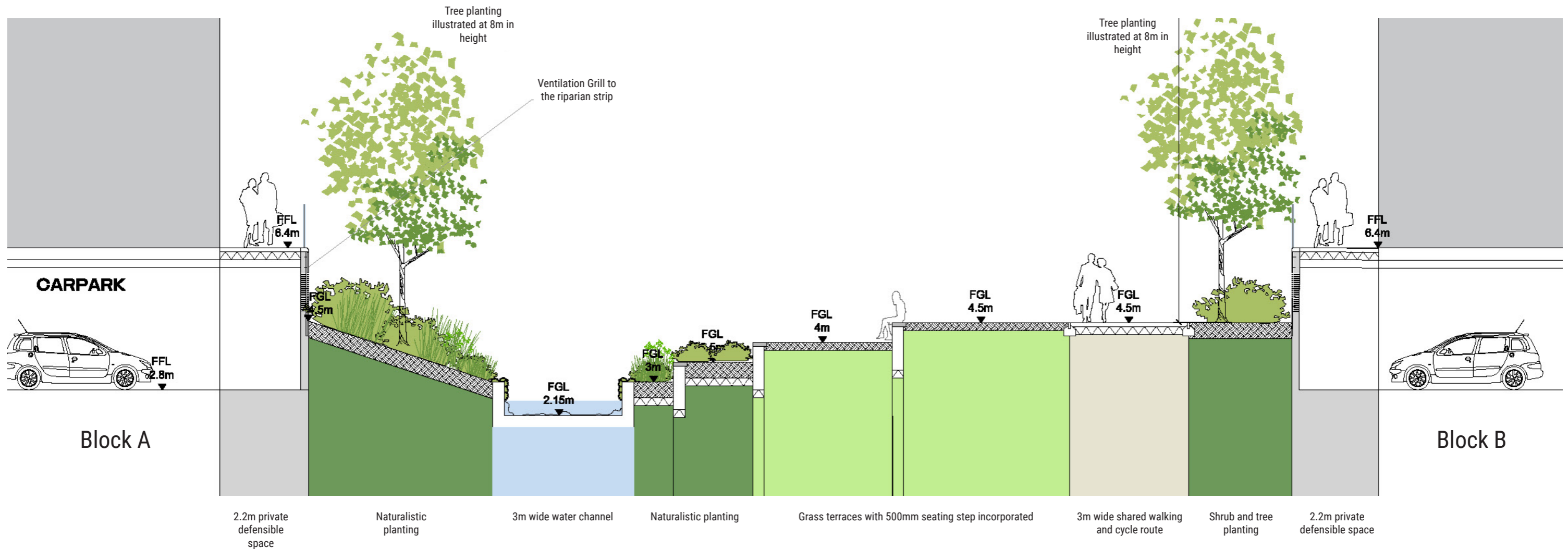
The space would comprise a relatively simple and consistent palette of high quality materials and planting.



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.



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 Northern Promenade 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.

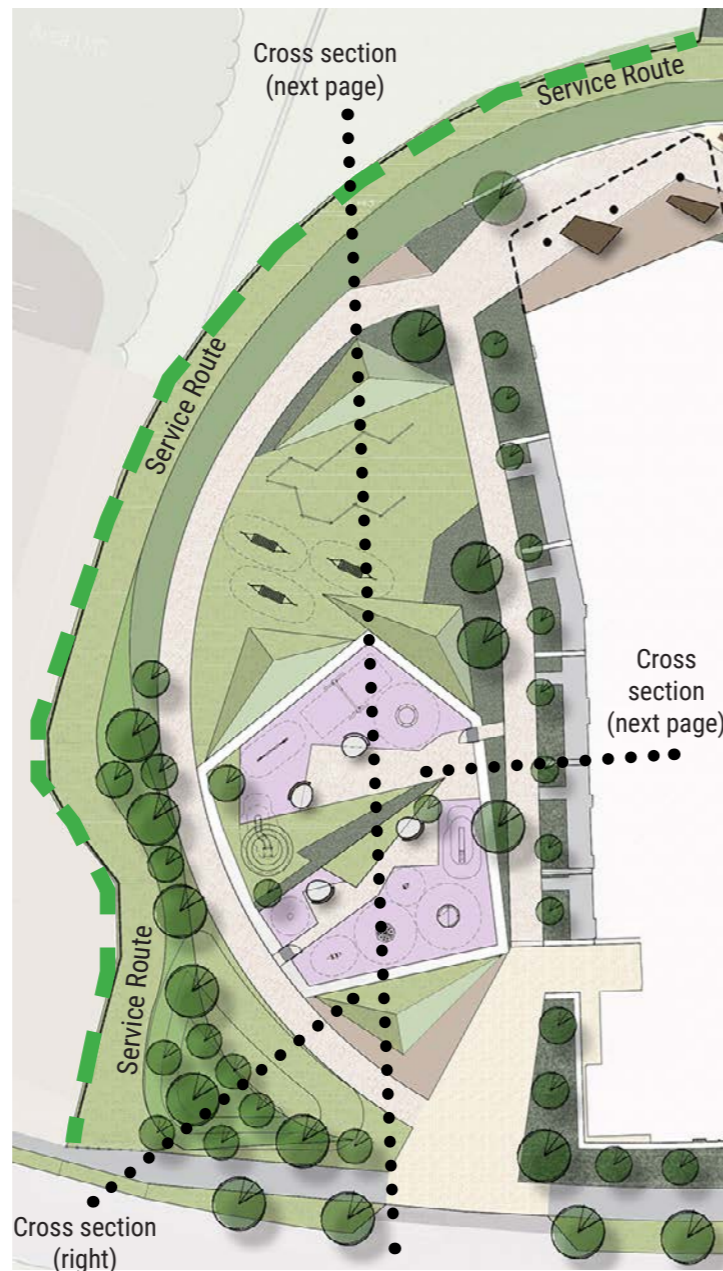
The character and scale of this space and the associated planting would 'anchor' the development into the landscape and integrate with the lush vegetated character of the land to the south of the site as it transitions to the coastal edge.

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.

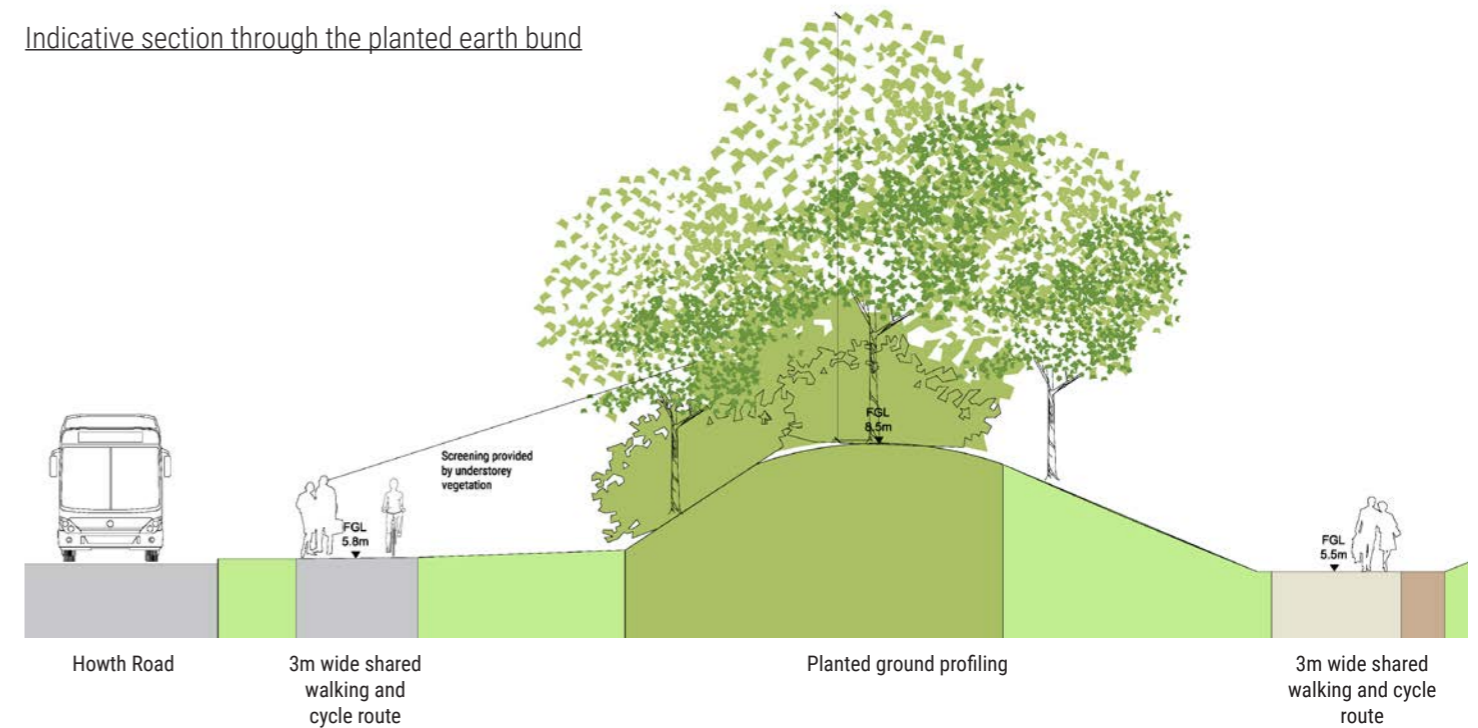
The space would sensitively incorporate play facilities which would include elements of natural play and multi-age facilities. Play features and opportunities for exercise would further enhance the quality of the landscape proposals and contribute to the resident's living experience.

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.



Indicative section through the planted earth bund



The design of the built form has sought to enable a strong physical and visual relationship between the built form and the western parkland. Private ground floor entrances would be incorporated along the west facing elevation of Block A.

Private defensible terraces would be accessible from the 3m wide shared public route and separated from it by a strip of naturalistic structural planting containing medium to small trees. The interface between these spaces and the public walkway would be managed by a change in materiality and private boundary balustrades.

Planting would provide separation between the building and the public walkway and would soften this interface at ground level. Low hedgerows at private entrances would provide a degree of formality and mark its private use.

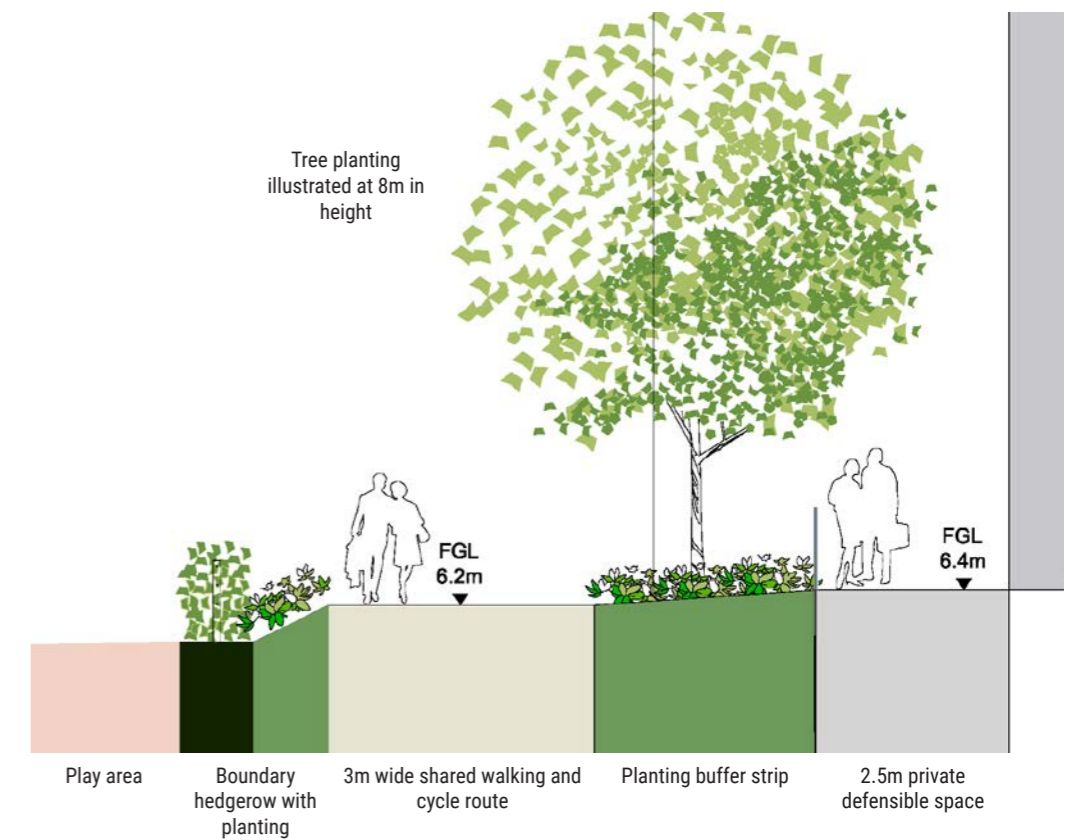
The western boundary is defined by a 1.2m post and wire fence that would provide a physically defined edge whilst not being visually intrusive. Immediately inside this would lie the service route. A grasscrete surface would cater for infrequent vehicular use whilst allowing grass growth that would tie into the banks of the sweeping route between Howth Road and the Northern Promenade.

Planting in combination with ground profiling on this boundary will provide a degree of screening to the lower parts of the development and will introduce it more gently in views on the approach to the village.

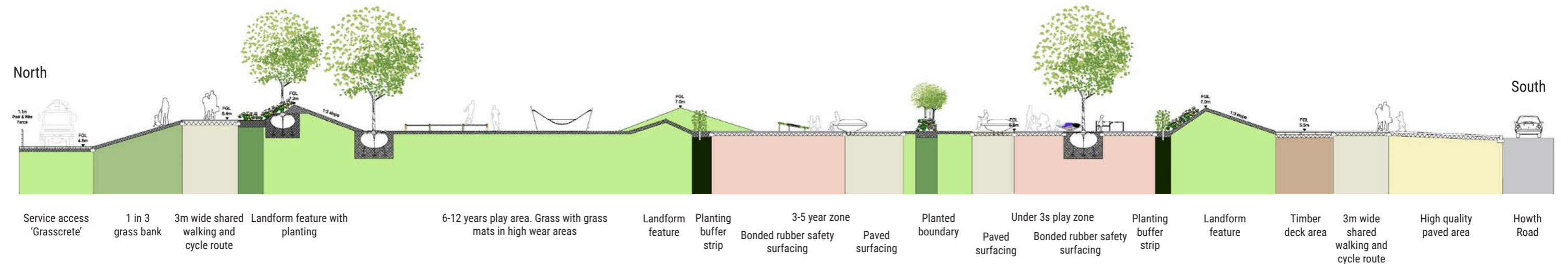
This western parkland has been designed so as to be flexible with the potential future development of the lands to the west of the site.



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



North to south section through western parkland



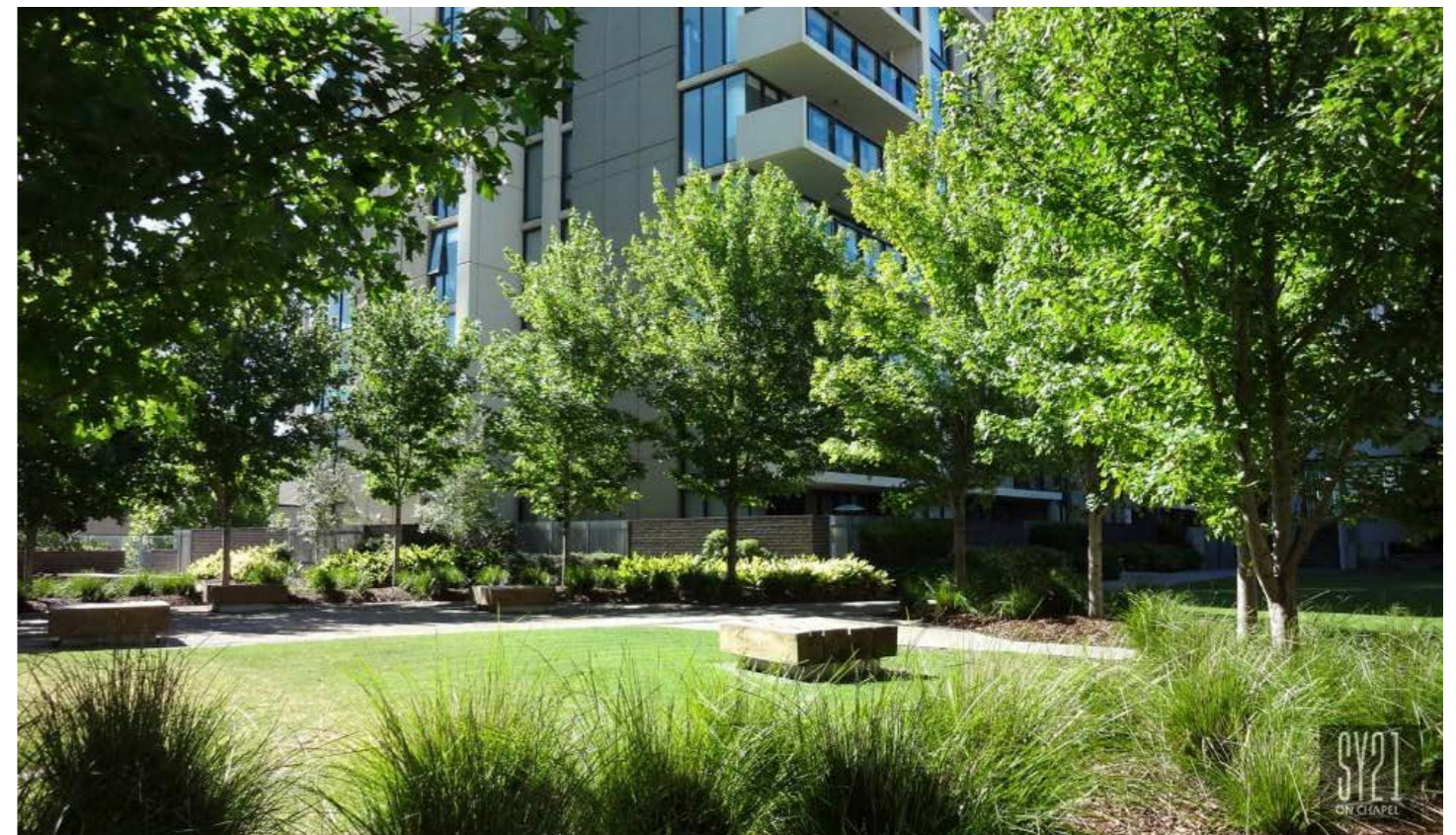
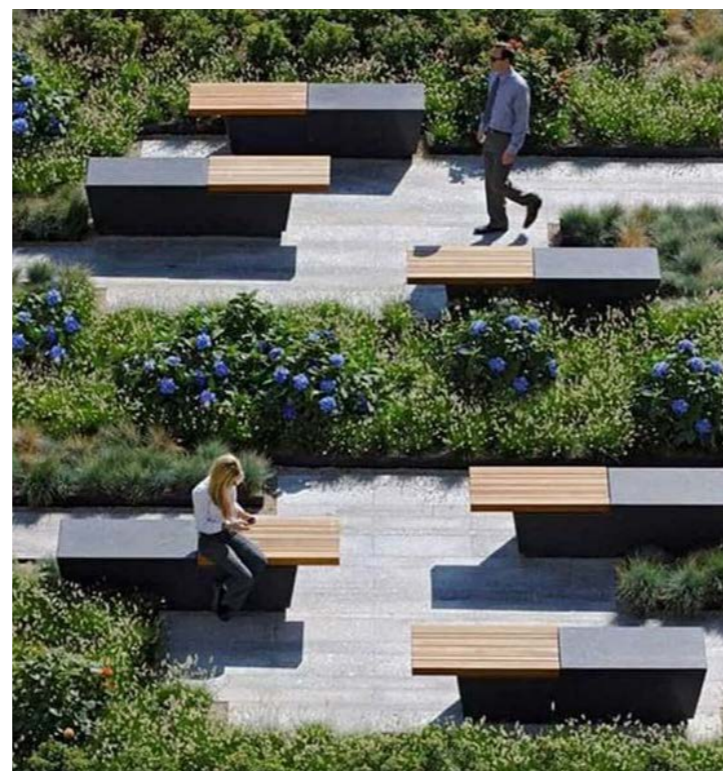
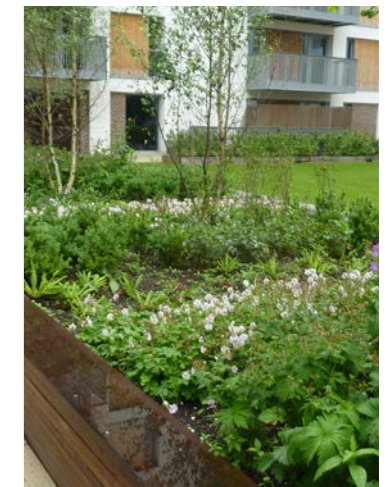
Courtyards would provide spaces that are primarily for use by future occupants. These courtyard spaces would reflect the transition in character from the natural lush character to the open coastal character through a graded approach between dense groundcover planting and amenity grass areas.

Accessibility and connectivity through the courtyards would be provided for use by future occupants. Modest defensible spaces would be separated from shared walkways by a low wall and a strip of amenity shrub planting. This configuration would be consistent with properties with front door access within the western parkland.

This configuration and the use of planting would provide seasonal character and strongly define the communal/private interface. It would also allow residents the ability to personalise their space whilst maintaining the character of the communal space.

The design of the courtyards sensitively incorporate opportunities for social interaction that would enhance the residents' living experience and contribute to a strong sense of community and ownership. These would include seating and play elements and facilitate the ability for social activities such as barbeques.

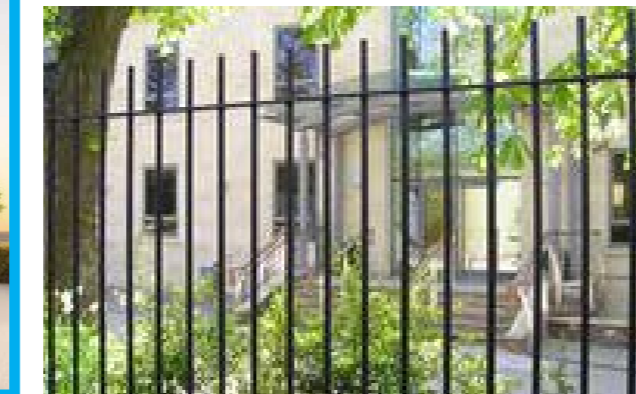
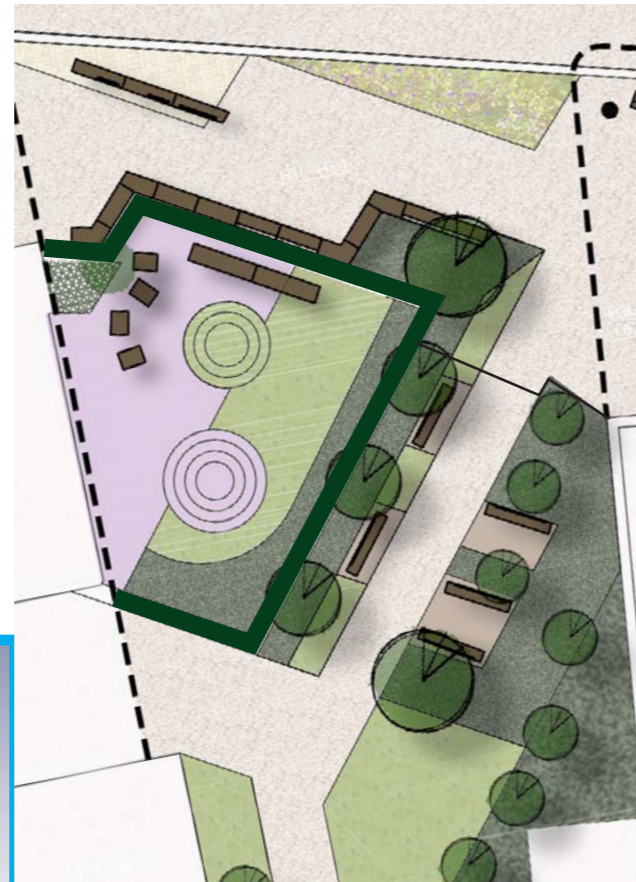
The scale of planting areas and appropriate medium to large trees species selection would be appropriate to the scale of the adjacent buildings. Strong autumnal colours and a variety of plant material will create rich seasonal diversity.



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.

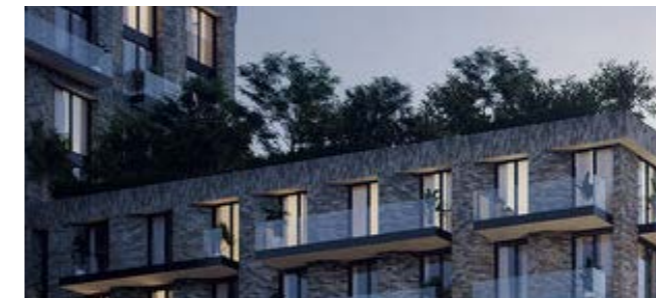


Computer generated image illustrating the public/private interface within Block B courtyard

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.



As previously stated, subtle elements of play would be incorporated within communal courtyards and within the crèche. The western parkland however would host dedicated play provision, a feature that will be of value to both existing residents of the village and future residents.

Play provision has been structured within this key area of open space with consideration of the amenities of future residents within the western block (particularly those with ground floor entrances) as well as views that would be experienced from the protected view.

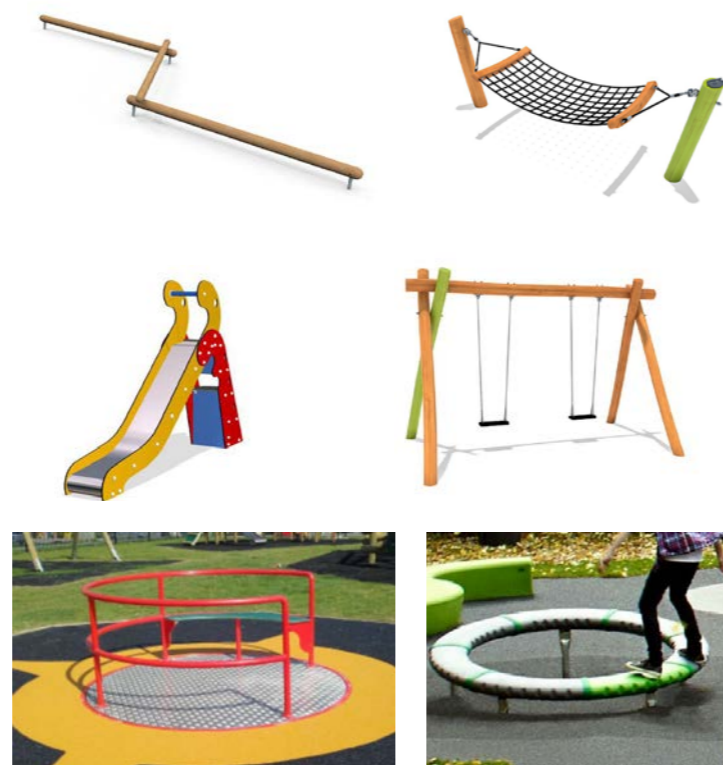
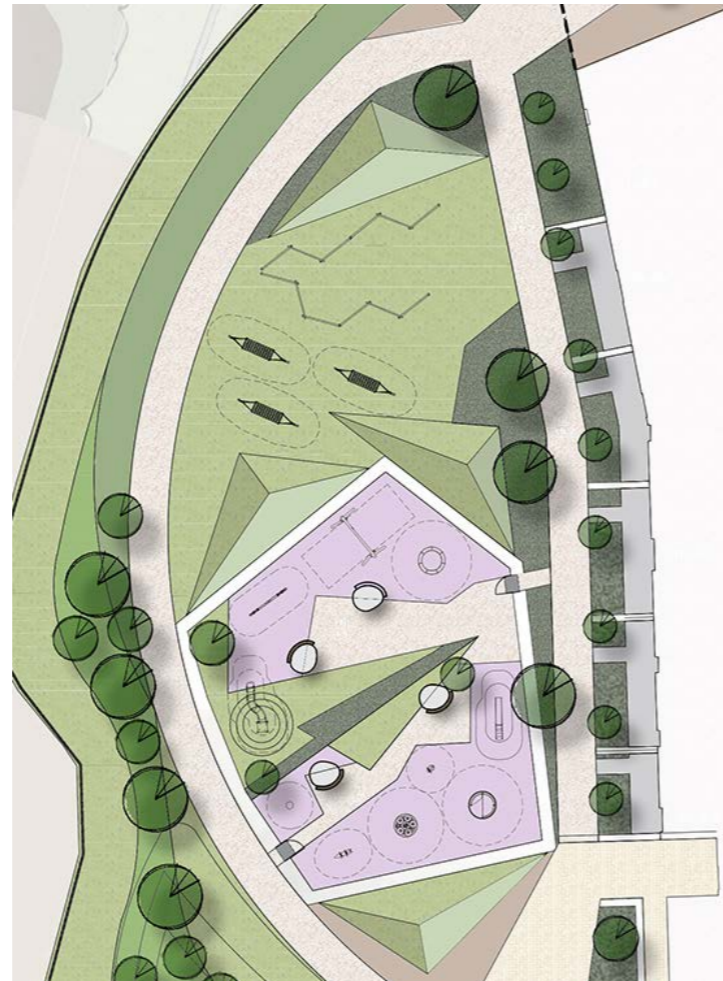
Play has been structured into two key zones.

The first is an enclosed and managed space that contains play equipment that caters for both toddler (up to 3 years) and young children (3-6years). Play equipment has been selected and incorporated within areas of safety surfacing with elements such as a slide being incorporated into landform. Importantly it also includes inclusive play facilities and ornamental amenity planting would be used to provide sensory stimulus.

This space is bound by a low hedgerow within which runs a post and wire fence. Access is controlled at two points by safety gates.

The second zone is an open area within which low play facilities such as balance beams and hammocks allow older children the ability to socially interact and play in a more informal and explorative way.

Play features have been sensitively incorporated within landform features so as to provide a degree of shelter and containment but also to minimise the influence of the play area on views to the north through the Howth Castle Gates. They would also become play features in their own right and would contribute to a strong sense of distinctiveness.

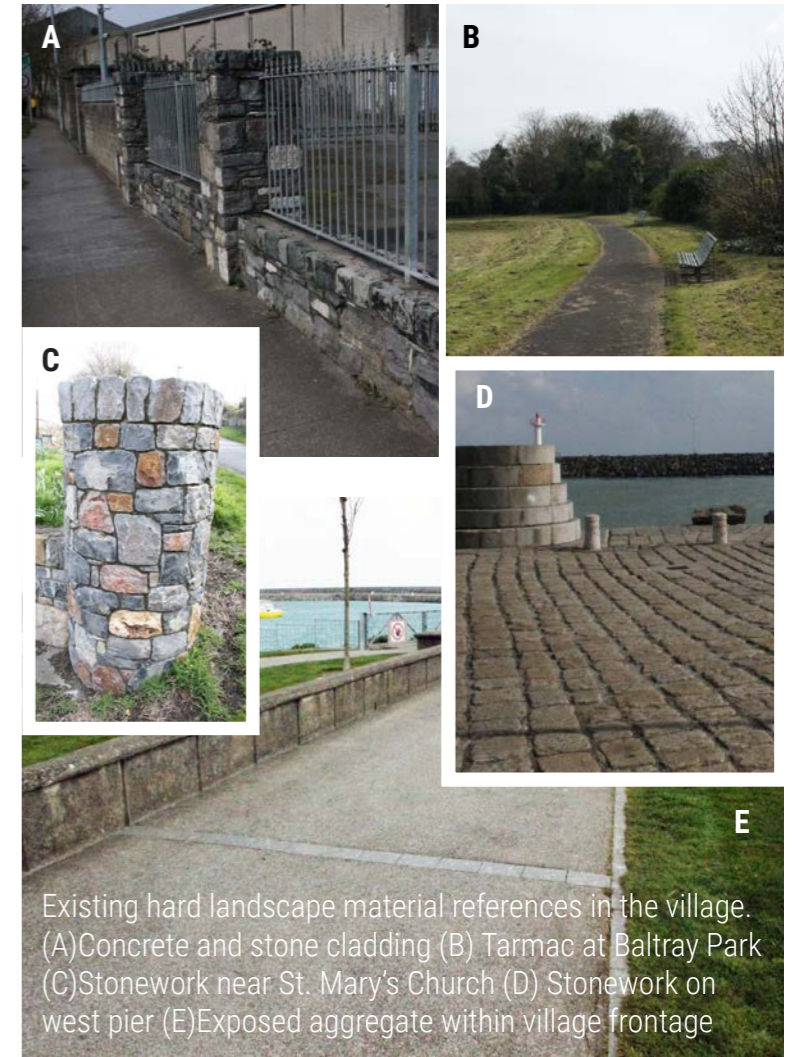


Hard landscape

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 Balray Park (C) Stonework near St. Mary's Church (D) Stonework on west pier (E) Exposed aggregate within village frontage

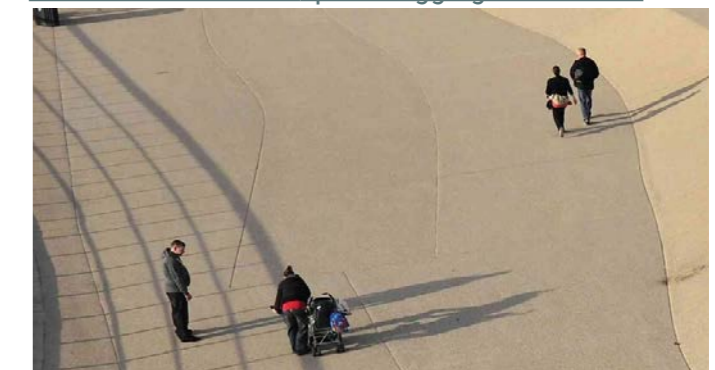
Warm buff coloured high quality natural stone paving



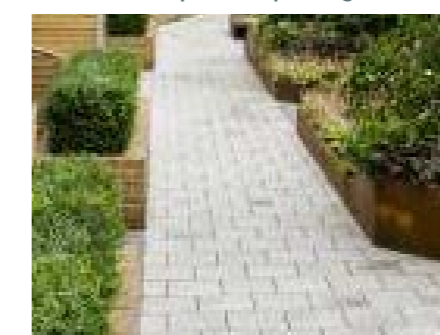
Timber decking



Warm buff coloured exposed aggregate concrete



Residential private paving



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 has been considered 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 has been 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 is 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



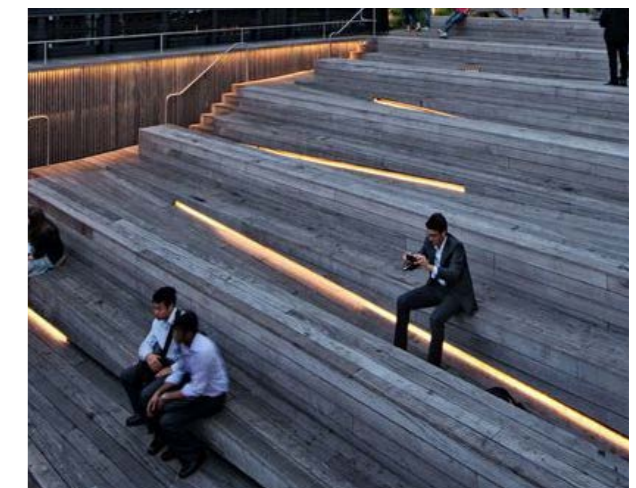
Feature / accent lighting Columns

Technilum
 Treille Decorative Lighting
 Aluminum made
 Entirely Weld-free



Feature lighting

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



Bollards

Hartecast
 Ductile Cast Iron Bollard
 Fixed and removable options
 HC2100



Bins

Metalco
 Box-Design staubach & Kuckertz



Bike locks

Vestre - Vega cycle rack



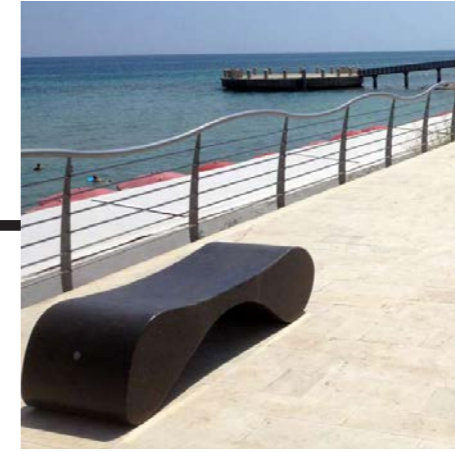
Marine environment

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).

Civic Plaza



Metalco
Moonstone-Pamio design



Metalco
Rivola-Design pecoraro +Abate + Brunazzi

Courtyards



Metalco
Harris collection design Sjit



Western Parkland



Metalco
Rivola-Design pecoraro +Abate + Brunazzi



Metalco
I-Box Collection

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

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.



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.

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 has been 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)



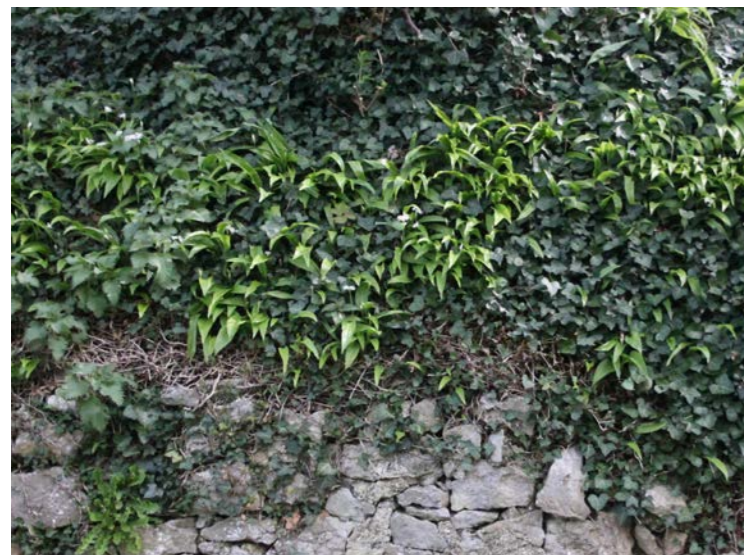
Tilia cordata



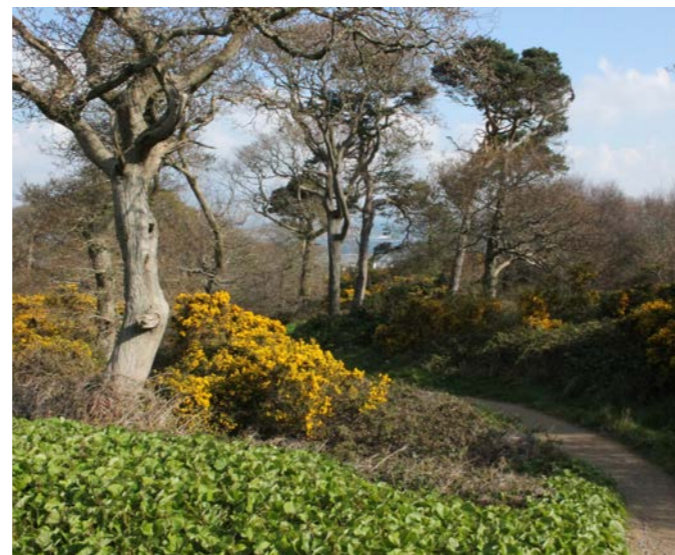
Amenity planting on the harbour frontage



Mixed tree cover and gorse in upland areas



Dense woodland understory along Howth Road



Mixed tree cover and gorse in upland areas



Alnus glutinosa (Alder)



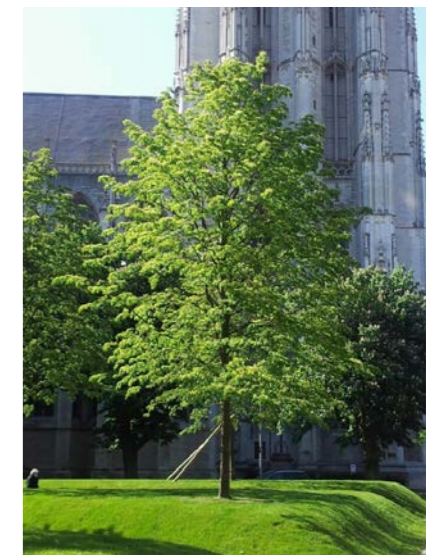
Pinus nigra (Black Pine)



Quercus palustris (Summer)



Quercus palustris (Autumn)



Tilia cordata 'Greenspire'

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'



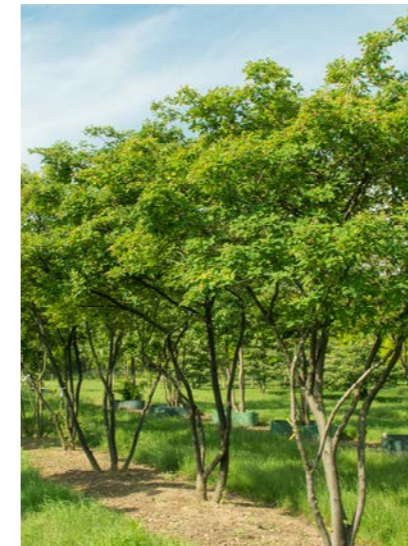
Amelanchier lamarckii (Spring)



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 understory 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:

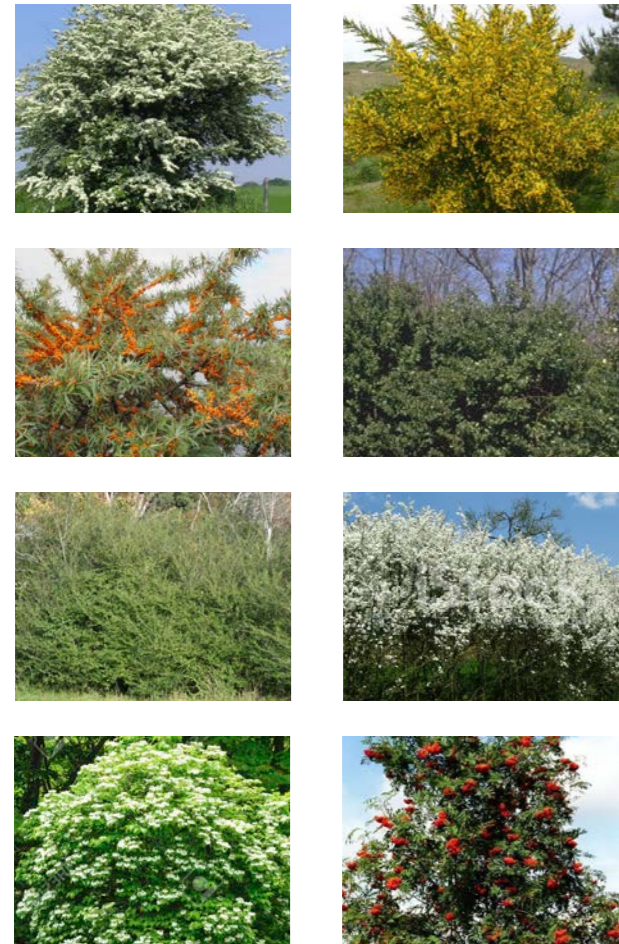
- Euonymus fortunei 'Emerald Gaiety' (Wintercreeper)
- Choisia ternata (Mexican Orange blossom)
- Cornus sanguinea 'midwinter fire' (Dogwood)
- Cornus stolonifera 'flaviramea' (Golden Dogwood)
- Geranium sanguineum (Bloody Cranesbill)
- Hebe salicifolia (Koromiko)
- Hedera helix
- Lonicera pileata
- 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)

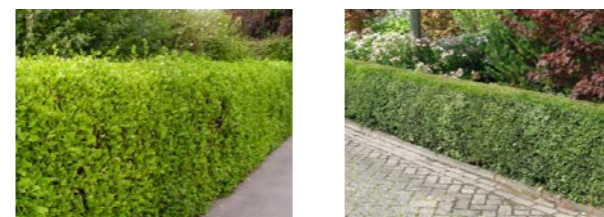


Proposed hedgerows

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

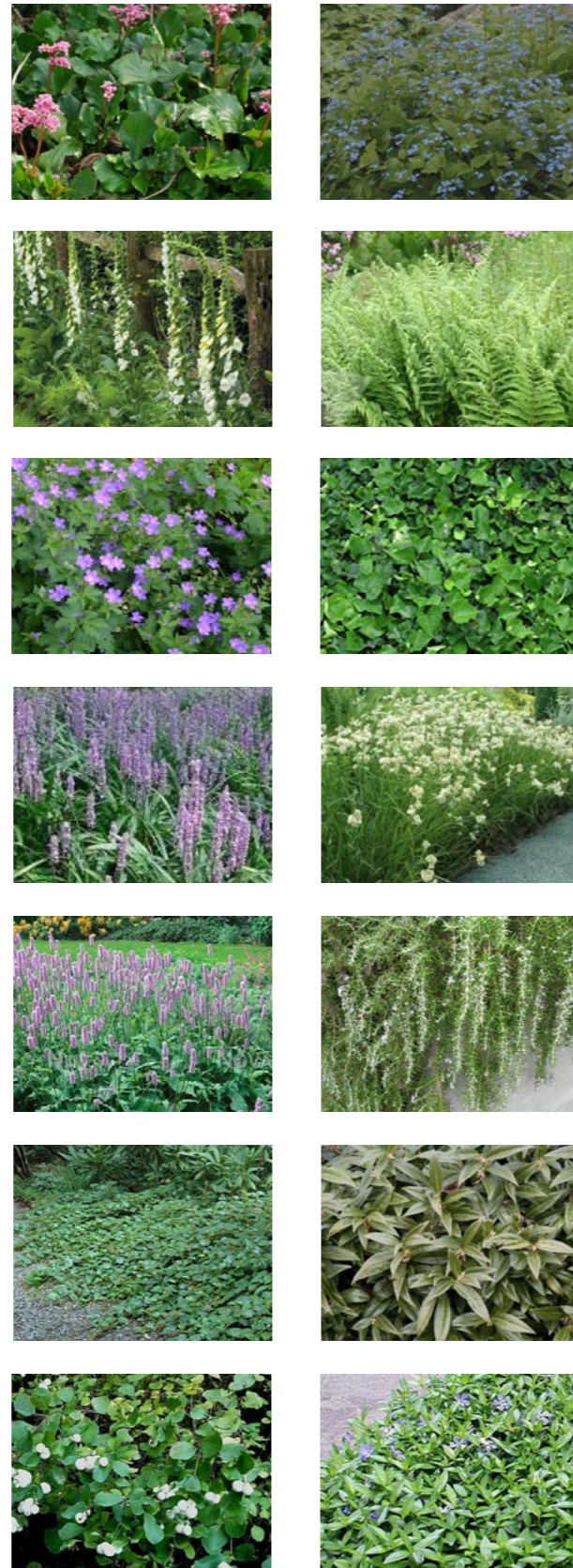


Naturalistic planting around the Bloody Stream

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)



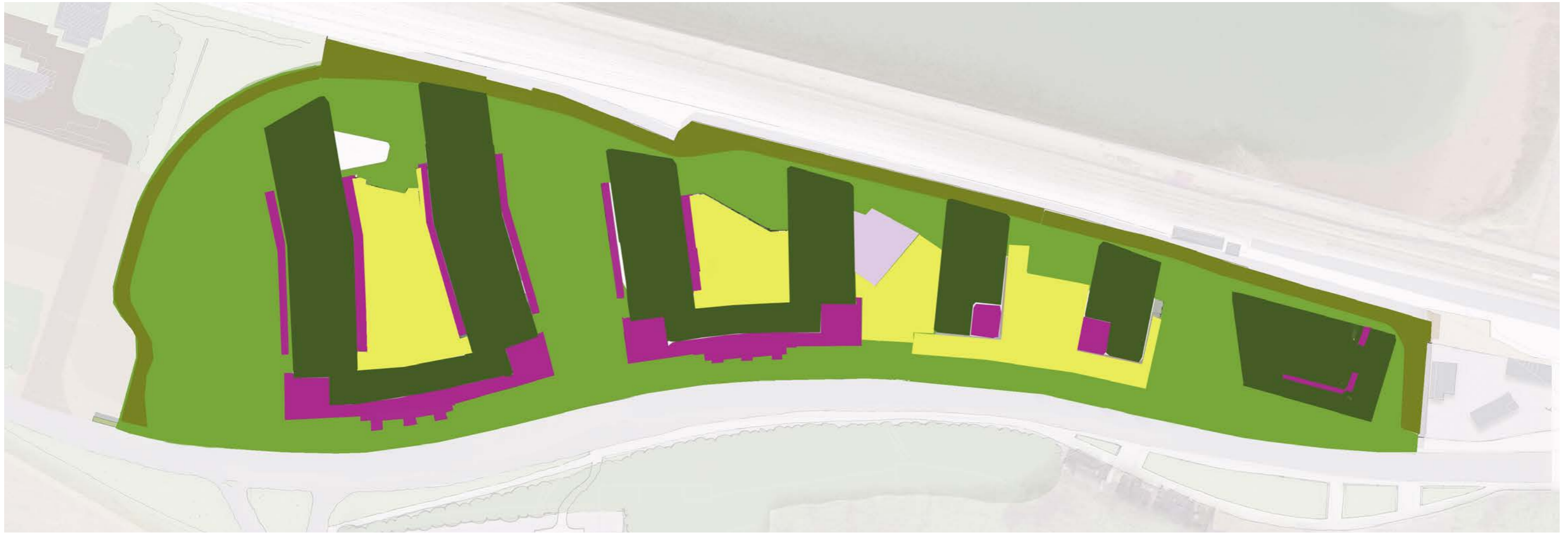
Proposed coastal feature amenity planting

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)
- *Lavandula 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)

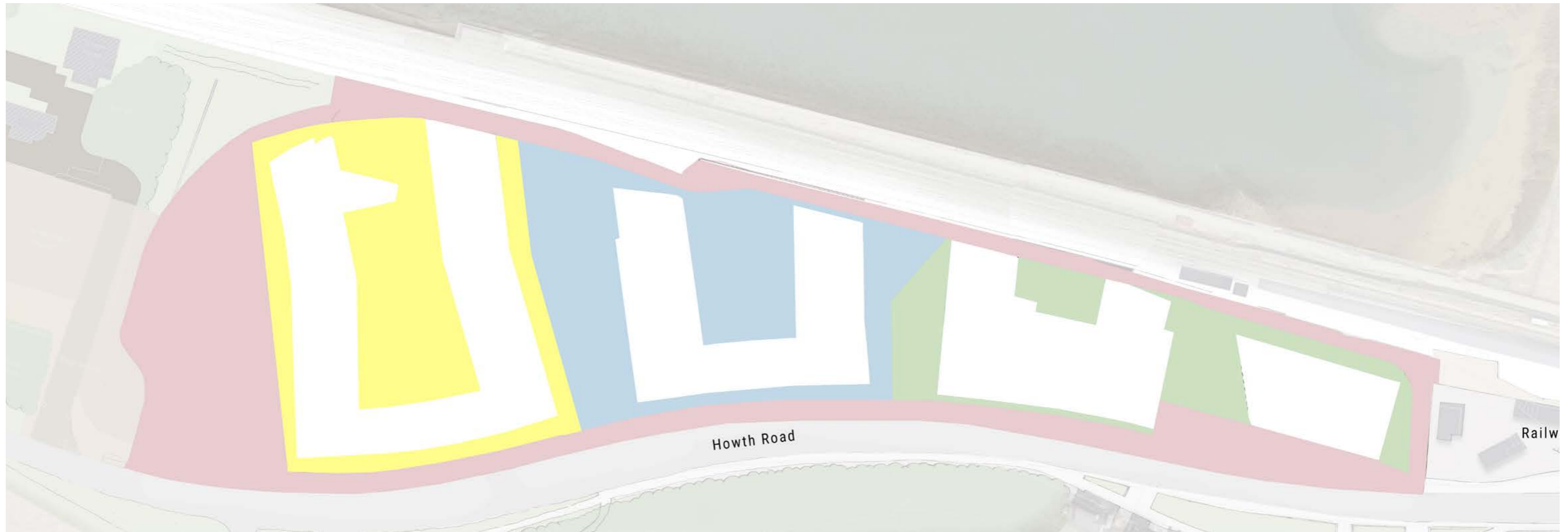




- Public Open Space (11,695m²)
- Communal Amenity space* (3,259m²)
- Private Open Space* *(3,802m²)
- Crèche Landscape (240m²)
- Green Roof (7,230m²)
- Service Strip Landscape (2,047m²)

* Not to be confused with indoor communal facilities

** Includes private space provided within balconies.



Landscape works will be completed for each phase as outlined, alongside the corresponding elements of the building. As buildings are occupied, the associated landscape will be available to use. If construction works are suspended/terminated for 18 months or more, prior to the full development being complete, the developer will undertake, to agreed standards, landscape works which make safe, accessible and attractive such incomplete areas.

- Q4 - 2020 to Q1 - 2022*
- Q3 - 2021 to Q4 - 2022*
- Q2 - 2022 to Q4 - 2023*
- Finish Q1 - 2024*

*Assumptions:

- 1 - 3 years build
- 2 - Planning consent February 2020
- 3 - On site September 2020 Q4.

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