



Castleforbes
Landscape Design Report
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BRADY SHIPMAN MARTIN

DUBLIN
Canal House
Canal Road
Dublin 6

CORK
Penrose Wharf Business Centre
Penrose Wharf Cork
+ 353 21 242 5620
LIMERICK
11 The Crescent
Limerick
+ 353 61 315 127

mail@bradyshipmanmartin.com
www.bradyshipmanmartin.com



**Brady Shipman
Martin**
Built.
Environment.

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Proposed Site Landscape Layout



Masterplan

- ① Secure private communal podium, secured from public routes with 1100mm high railing and lockable double pedestrian gate along with evergreen hedge to planted areas
- ② Public accessible route from East Road into and through residential scheme to Sheriff Street Upper
- ③ Retaining wall to podium edge and boundary to temporary pocket park with 1500mm high railing to park boundary
- ④ Secured private communal podium plaza with raised planters and monolithic seating. Secured and by railing and double pedestrian gate along public access route as per item 1
- ⑤ Balustrade to podium edge with vertical greening using wire trellis system and climbing plants
- ⑥ Cor ten raised planters to plaza entrance point, planted with mature multi-stem trees and dense foliage planting. Repeated through the scheme along the main plaza
- ⑦ Monolithic feature to focal point in plaza, with mature feature tree, monolithic cubes and rich verdant planting
- ⑧ Monolithic cube seating, extruded from the design grid utilised to provide an interactive landscape
- ⑨ Open hard scape space to front of crèche, with monolithic seating for meeting or resting at the welcome space to the crèche
- ⑩ Vehicle access clear zone, Proposed landscape allows for essential emergency and maintenance vehicle access
- ⑪ Private communal podium courtyard with raised planters and monolithic seating
- ⑫ Extended height glass balustrade to podium edge with vertical greening using wire trellis system and climbing plants. Extended height to 3 meters high to help mitigate east wind affect on podium
- ⑬ Intensive roof terraces, providing extra communal space for external activity, interaction and connection

Development Description

The development will consist of the demolition of all structures on the site and the construction of a mixed use residential development set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, to accommodate 702 no. build to rent residential units, retail/café/restaurant units, cultural building, crèche and residential tenant amenity.

The site will accommodate car parking spaces, bicycle parking, storage, services and plant areas.

The residential buildings are arranged around a central open space (at ground level) and raised residential courtyards at upper ground level over part basement level. Ground floor level uses, located onto Sheriff Street and into the central open space include a cultural building, retail/restaurant/cafe units, and tenant amenity space.

Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas accordingly, accommodating bicycle parking spaces, car parking spaces, plant, storage areas and other associated facilities.

The main pedestrian access is located centrally along Sheriff Street with additional access points from East Rd and from the eastern end of Sheriff Street.

The application also includes for a pocket park on the corner of Sheriff Street Upper and East Rd to be provided as a temporary development prior to additional future development on this part of the site. A detailed development description is set out in the Statutory Notices.

Landscape Design Intent

The design and layout of the landscape (Drg. 6608-0300) aims to create a universally accessible scheme which will provide interest, connection, interaction and function to the external spaces.

To create a vibrant place to live, work, and relax. A central focal point in the plaza will create meeting and social spaces which integrates the residents and will build a community meeting place in a bespoke and people focused landscape setting.

The proposed design will provide for a public permeable route, which links the different proposed buildings and East Road to Sheriff street. It will create links and interaction with the centrally located cultural hub building, which opens into the centre of the public plaza.

The coordination and integration of the proposed lighting design and the external landscape will add a unique element of interest and connection to the landscape, extending the period of use and enhancing opportunity for the open public plaza and central hub building.

The proposed design is fully integrated with the surface water management proposals and utilising the proposed green infrastructure to manage the surface water run off through bio-retention planting beds and permeable grass-crete paving providing a SUDS solution to the hard scape areas.

Proposed Link to East Rd



Design Development



Design Development

The central plaza sits at the 'cross-roads' of desire lines and crossing streets. It provides for a pedestrian focussed, central public space.

This space is lined by active ground floor uses providing a variety of community and other uses and acts as a 'central destination point' within this new urban village.

The overall diverse range and extensive offering of mixed uses and resident amenities has led to a design development strategy set around a central and lower plaza. Designed to maximise the main activity and external amenity zones and an upper plaza where Crèche facilities are provided and service routes and fire tender access is required. The landscape proposals facilitate the mixed use of this development by providing large areas of open spaces with subtle hints to direction, formed through views between the landscape elements connecting all side of the plaza to the centre. Large extruded solid forms utilised as monolithic cube seating positioned using a grid developed from lines of the proposed residential blocks provide opportunity for the space to be utilised in several ways, for interaction, activity, rest and community connectivity. Designed for function, form and space.

Upper Plaza

Provides connection to the proposed crèche, a more open hard scape with specifically placed mature trees to shape the fringes of the space opening the centre for required services and fire tender access. Visual links and open lines of vision framed by the landscape offer connection to the central plaza. Permeable links to the west offer routes to East road and potential future route to the East road bridge

Central Plaza

This central space design to connect the entire development and provide a link between the East and West communal podiums. Designed to interact with the central community /cultural hub building the landscape provides interactive seating, in an informal terraced formation for viewing into the cultural hub and allows for communal connection and interaction with each other and the surrounding wider community all in a rich verdant urban landscape.

Lower Plaza

The landscape in the lower plaza will provide resting spaces and areas of interaction created by the positioning of the street furniture and mature trees to both frame and provide connection with the central plaza area. The active nature of the proposed ground floor of the building blocks will allow for high levels of social movement opening into the central space.

Building Lines

The lines of the proposed building blocks provide leading views and angles through and around the site. This coupled with the building direction and central facing orientation allow for the development of a unique grid system to direct the layout of the ground plane and landscape fabric. Providing connection to the architecture and built form. Links through the scheme are formed using the built and planted landscape. The hard forms of the buildings and extruded cubes in the landscape are softened by a rich verdant planting style.

Design Concept Central Plaza



Keyplan



Plan A: Central Plaza

Central Plaza

The heart of the development has been given over to a primary hard landscaped area, which is envisaged to provide for many uses.

- The inclusion of a rich verdant planting style in combination with the monolithic cube seating will allow for full interaction with the space and provide people with a very unique people focused space. Whilst maintaining its flexibility in terms of use and also helping to create a character area which focuses on how people use and interact with their surroundings.

- This space will provide the ability to have spill out space from the internal ground floor uses of the mixed development, which will help animate this area, while also providing external space which can be used for social and cultural events, and by local community groups.

- Other uses include weekly/monthly farmer & flea markets which could benefit community interaction and connectivity with the local area.



Section A-A
Illustrative Section through Plaza



Section B-B
Illustrative Section through Plaza

KEY

1. Monolithic cube seating and planting with mature feature tree, to the central interaction space.
2. Bio-retention planting beds providing a SUDS solution to the hard scape
3. High quality Grass-crete - Permeable Paving to match linear paving providing a SUDS solution to the hard scape
4. Colour topped monolithic benches for interest and focal points inside the landscape
5. Vertical greening to building facade, wire rope trellis with climbing plants adding to the rich verdant nature of the landscape proposals
6. Accessible public route, with incorporated planting beds and seating.
7. Steps integrated with monolithic cube seating and grid design provide movement through from upper podium to central plaza
8. External platform lift provides full accessibility to public route
9. Culture/Community Building
10. Cor ten raised planters
11. High quality Linear bespoke paving to plaza

Design Concept Central Plaza



View Central Plaza



Interactive seating and unique landscape



Central Plaza overlooked by viewing platform connecting the upper zone to central space



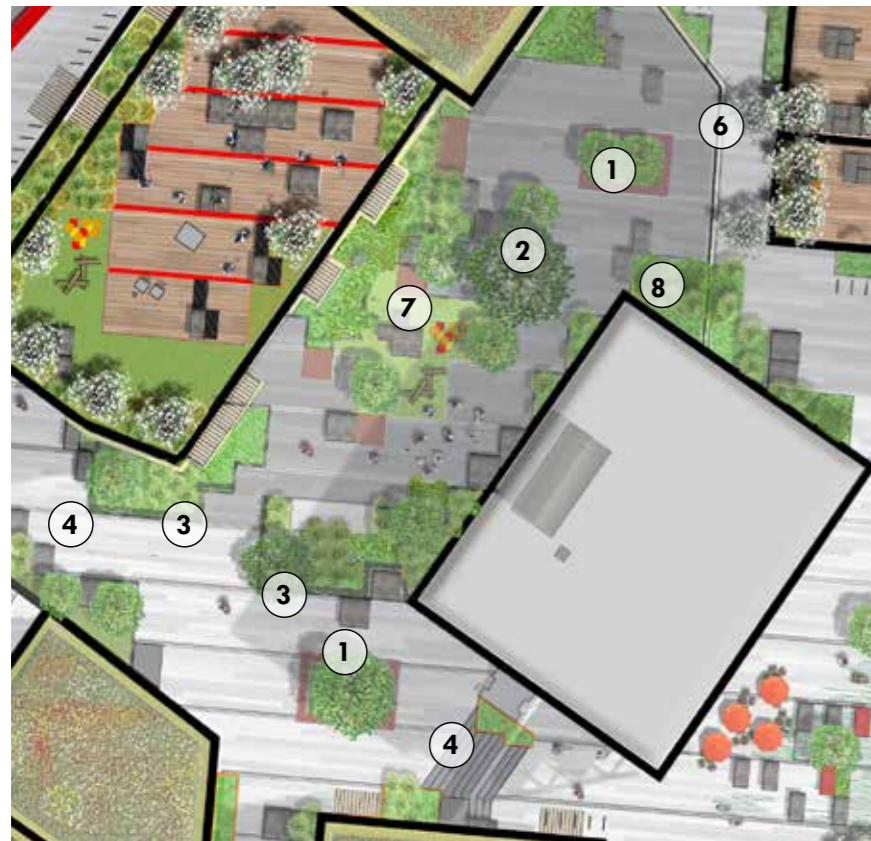
Scale of landscape to provide links between the built scale and human scale, providing a comfortable space

Design Concept

Communal Spaces Podiums



Keyplan



Plan B: West Communal Space

KEY

1. Cor ten raised planter with seating and dense planting
2. Feature Tree planted through podium vent
3. Hedge and railing to Communal Open Space
4. Public permeable route through to central plaza
5. Ground level plaza route
6. Vertical green screening, wire rope system to podium edge
7. Informal communal playable landscape
8. Verdant planting scheme screening to private terraces



Plan C: East Communal Space

KEY

1. Cor ten raised planter with seating and dense planting
2. Feature Tree planted through podium vent
3. Playable landscape, extruded cube design utilised as play, seating, grid design and dense planting provides opportunity for a more imaginative play environment
4. Hardwood bespoke pergola social/ connection space
5. Verdant planting style screening private terraces
6. Vertical green screening, wire rope system to podium edge

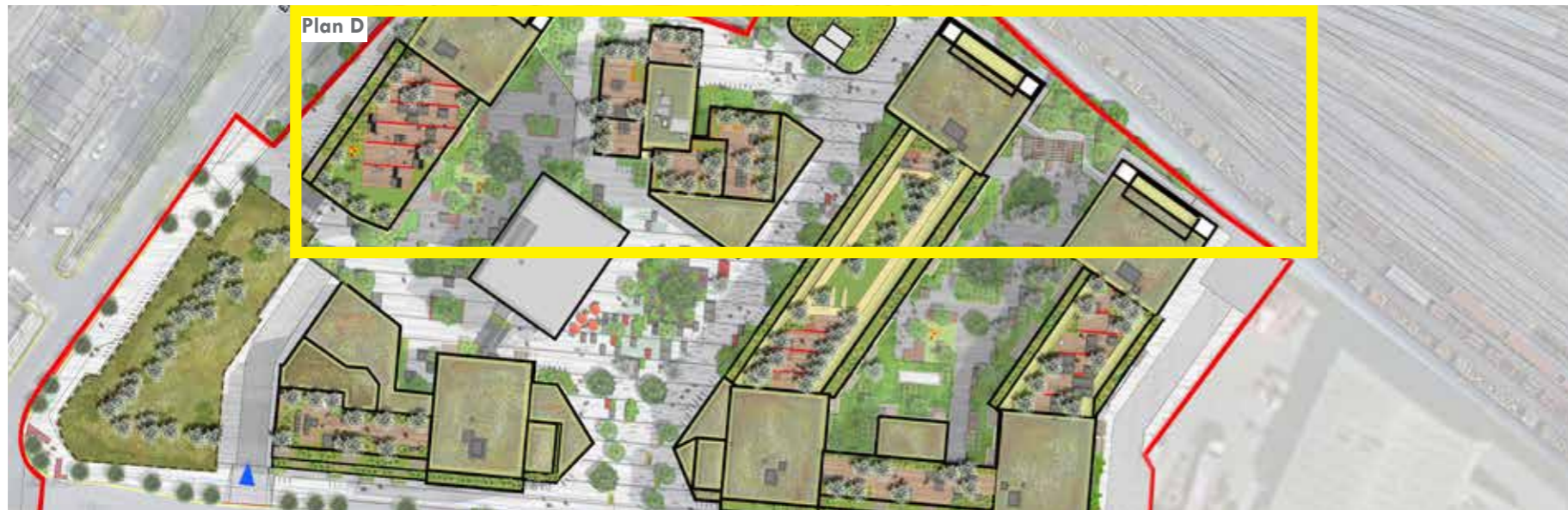
Communal Podium Courtyards

- The scheme contains 2no podium level courtyards which provide the residents with semi-private/communal amenity space
- These courtyards are visually dynamic spaces that allow for permeable resident movement between apartment blocks the West podium incorporates a permeable public route from East road into the centre of the development providing access to the central plaza and Sheriff Street
- Visual consistency will be provided through the grid design choice of materials and planting palette,
- The courtyards will contain the following feature:

1. Feature seating areas providing for social interactive spaces.
2. A series of raised planting beds containing a wide mix of shrub planting encouraging pollinators within the area
3. Monolithic cube seating providing connection to the plaza design and providing visual interest and play opportunities for children
4. Private terraces with green screening acting as a visual break between semi-private and private.
5. Mature feature trees are planted at basement carpark level, and will rise through the open vent to provide a unique feature, seating opportunity and focal point in both courtyards
6. Informally arranged play features which aim to provide some integrated landscape elements into children's play.
7. Hardwood pergola and a mix of social spaces
A mix of intimate and semi-private seating areas catering for quiet time and social interaction between residents and providing opportunity for community development

Design Concept

Communal Spaces - Roof Terraces



Keyplan

Communal Roof Terraces

The communal roof terraces are design to provide further external spaces for the residents. The scheme contains several intensive roof terraces, some providing specific functions and activity based uses for all residents from any block.

In general the roof terraces are designed to be

- Open and interactive
- Secure play spaces
- Viewing points
- Rich verdant planting providing pockets of seclusion and framing open social spaces
- Extruded form monolithic seating and raised planting beds provide scale and frame or direct movement through the spaces
- A high quality communal space for community interaction and development



Plan D: Communal Space Roof Terraces

KEY

1. Deck paving to roof terrace, with colour strip in line with grid design
2. Monolithic stone cube seating
3. Informal integrated play area and green space

4. Species rich green roof (Extensive)
5. Culture/ Community hub
6. Verdant planting scheme to terraces and roof top landscapes
7. Activity based communal roof top
8. Play space to crèche roof top terrace

Design Concept

Communal Spaces - Roof Terraces



Keyplan

Communal Roof Terraces Functions

The communal roof terraces along with providing social and interaction spaces also provide a set of specific functions which are available for all residents of any block. Increasing the amenity quality and value of the residential focused landscape provision

- External sports and fitness
- Running/walking track
- External meeting/cafe spaces, external smart furniture for charging of IT equipment
- Dedicated play space to crèche roof



Plan E: Communal Spaces Roof Terraces

KEY

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Deck paving to roof terrace, with colour strip in line with grid design 2. Monolithic stone cube seating 3. Informal Play /exercise area and green space | <ul style="list-style-type: none"> 4. Species Rich Green Roof(Extensive) 5. Culture/ Community hub 6. Verdant planting scheme to terraces and roof top landscapes 7. Activity based communal roof top 8. Meeting spaces with smart furniture/ USB points |
|---|---|

Design Concept

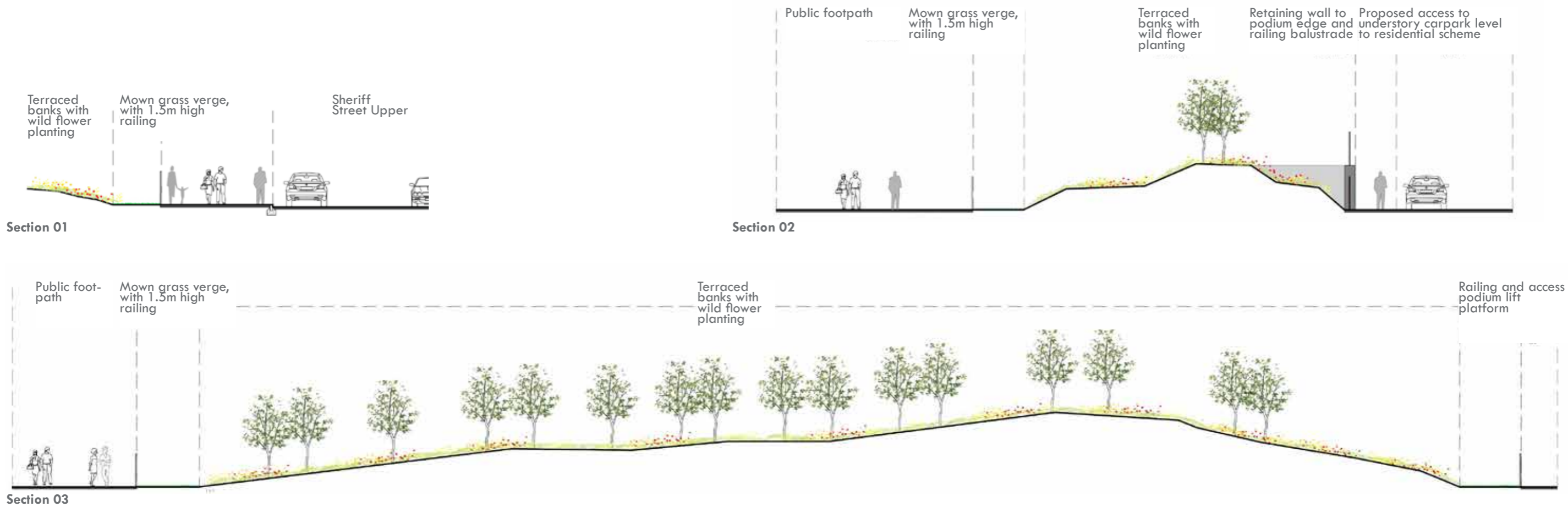
Temporary Pocket Park



Temporary Pocket Park

To provide connection with the proposed podium and residential scheme and the proposed street level landscape. Terraced grass and wild flower banks will be used to compensate for the level change between the podium landscape and street scape. Ornamental multi- stem trees planted to provide dappled canopy screening and seasonal interest.

The park will be fenced with a 1.5m high vertical railing and double leaf pedestrian gate for access and to facilitate maintenance.



Indicative sections through temporary pocket park landscape

Not to Scale

Design Concept

Boundary Treatment Plan



- Existing boundary wall to be replaced to engineers specifications and screened with vertical green screen using wire mesh trellis and climbing plants. Northern boundary planted with native boundary planting informed by the 'All Ireland Pollinator Plan 2015-2022'. A selection of native species will help provide food and habitats**
- Proposed enhancement of East Road and Sheriff street pedestrian footpaths as part of this development. Hard landscape treatment to include granite textured paving units with raised planters with incorporated benches and tree pits.**
- Vertical bar railing 1.5m high to pocket park with double gate to allow maintenance access.**

Vertical bar railing 1.8m high to West boundary with climbing plants in trough planters along base of fence

Design Concept Precedent Images

02



Planting Design

Full Shade

Woodland planting will be used to provide a colourful dynamic and naturalistic space

The strategy will include

- Deciduous Trees
- Shade tolerant woodland understory planting
- Spring flowering bulbs
- Contrast of light and shade
- Colour and foliage rich planting mix



Matteuccia struthiopteris



Betula jacquemontii



Asplenium scolopendrium



Ligularia



Alchemilla mollis



Osmunda regalis



Fatsia japonica



Hedera helix

Planting Design

Shade fringe

03

- Spring flowering bulbs
- Sun and shade
- Colour
- Texture
- Scent
- Encourages wildlife
- Shape and structure



Tiarella pink skyrocket



Liriope muscari



Luzula nivea



Brunnera macrophylla



Primula vulgaris



Fritillaria meleagris



Hakonechloa macra



Helleborus orientalis

Planting Design

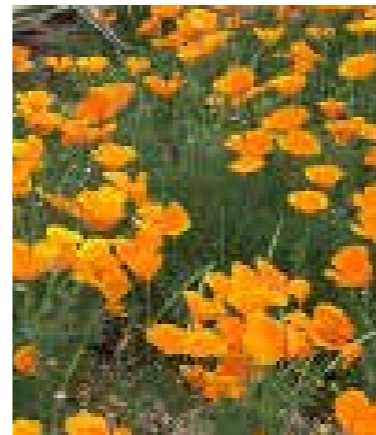
Sunny Planting

- South facing sunny aspect
- Garden for the senses
- Sun and shade
- Sound
- Colour
- Texture
- Scent
- Encourages wildlife
- Shape and structure
- Growing area
- Sociable space

High quality, colourful perennial planting herbs and aromatic planting small shrubs in pots



Liriope muscari monroe



Eschscholzia californica



Echinacea purpurea 'Magnus'



Ajuga reptans



Stachys byzantina



Centranthus ruber



Nepeta racemosa 'Walkers Low'



Calamagrostis Karl Foerster

Planting Design Trees

03



Ginkgo Biloba



Quercus Palustris



Liquidamber styraciflua



Magnolia kobus



Betula utilis jacquemontii

CLIMBERS TO TRELLIS



Clematis montana



Trachelospernum jasminoides

Planting Design Green Roofs

Extensive Green Roof Systems:

- Areas of extensive green roof systems have been implemented within the scheme.
- Whilst not publicly accessible these landscaped areas add to the overall environmental, sustainable urban drainage systems and landscape structure of the development.
- These areas of green roof, will also act as a visual amenity when viewed from above, while helping to mitigate against ecological habitat fragmentation caused by urban sprawl.
- A selection of pollinator rich plug plants used and planted in groups 10-15 units per m² with a group planting at approximately 3 meter centres through a species rich sedum mix will maximise both visual and floral impact while providing a pollen and nectar rich food source

