Landscape Plan (Scale 1:1000 @ A1)

Public Realm Approach

The design approach for the public realm within the subject lands is to produce a coherent and well considered design theme with a strong identity and distinctive sense of place that fosters a connection and attachment between existing and new residents and their surrounding environment. This will be achieved by creating a legible environment for people to live within and move through by using a hierarchy of spaces and streets which will have definable characters and uses. The public spaces incorporate a spectrum of uses and features including natural play zones, passive recreation areas, seating areas and walking/running trails.

The site includes a series of primary and ancillary public spaces of varying scale and character that are programmed to provide a range of uses and respond to the surrounding natural and built environment. The primary public spaces include:

Central Park (existing vista)

The main public space is located immediately in front of Auburn House which forms the vista towards Malahide Demesne. This significant space forms part of an attractive pedestrian walk around the estate lands. Central Park is overlooked from the north and south by housing units and the space also contains SuDs detention basin within a gently undulating landscape containing native trees and ground modelling, open lawn and grassland meadow. The planting approach within the park is to reinforce and maintain the existing vista, create visual interest and to create a sense of place, resulting in restful and inviting spaces to encourage use by future residents.

Woodland Trail

The existing woodland around Auburn House varies in age and condition. The original woodland is the most imposing element of the English landscape garden within the Auburn estate. The original woodland would have comprised Oak, Beech Horse Chestnut, Sweet Chestnut and Lime which are now over mature and in decline, with increasing losses over the last 20 years from winter storms. This has resulted in the natural re-generation of primarily Ash and Sycamore replacing the planted woodland and creating an increased proportion of the woodland today.

The existing pathways through the woodland will be maintained and re-dressed for pedestrian use, providing an attractive pedestrian route around the estate. Where openings occur within the canopy, consideration will be given to providing exercise equipment immediately adjacent to the pathway.

The Woodland Management Plan prepared by the arborist, will provide guidance and a strategy by which the site's existing and future tree population and woodland areas can be managed, maintained, restored and improved in a sustainable manner to accommodate the requirements of the planning authority and all stakeholders.

Walled Garden

Walled gardens were a common feature of the historic stately houses of the past and were once known as the 'kitchen garden' as vegetable and fruit trees were grown to keep the family kitchen well stocked. Auburn was no exception and historical mapping identifies an orchard within the walled garden. The walled garden remains largely intact, although the majority of the original space is not included within the subject application. The area contained within the application area is enclosed with limestone coursed walls with no defined capping detail and has become overgrown with a number of re-generated trees/scrub (hazel, holly, sycamore and ash). The intention is to retain the large specimen London Plane located in the north-eastern corner of the walled garden. The re-generated scrub material will be removed to allow for the re-planting of new orchard trees to re-create the original design intent. The existing openings through to the adjacent garden will be respected and marked with pathways although they will not extend fully to the existing accesses. The small pet cemetery with the two headstones within the garden will be retained.

Drive

The original drive and entrance walls and gates that provided access to Auburn House will be retained through the provision of a dedicated pedestrian/cycle path along it's length. This will ensure the retention of the existing woodland either side of the drive. The existing character of the drive will be retained and enhanced through the provision of replacement woodland tree planting. The drive will form part of the perimeter walk around the estate lands including the woodland, walled garden, stream and central park.

Communal Open Spaces

The apartment blocks overlook significant communal amenity spaces (including over podium slab) for use by the residents that includes native tree planting, ground modelling and shrub and lawn area for passive recreation. Natural play facilities/elements will also be provided within these spaces.

Planting approach

The planting approach within the subject lands is to create visual interest and to create a sense of place, providing inviting spaces for use by future residents. Structured native tree planting is proposed within the spaces and along the new main central spine road which links into the amenity spaces. Open lawn and grassland meadows are proposed throughout the public spaces which provide space for informal play and passive recreation.

Existing natural features

The site plan has been designed to retain the existing natural features including the woodland (where achievable - refer to arborists drawings and report), stream etc. Public spaces are provided in these locations to reinforce the integrity and character of the areas. Open lawn and grassland meadows are also provided within the public spaces to provide space for informal play and passive recreation.

SuDS

Several SuDS components are utilised throughout the proposed scheme. SW attenuation areas are provided primarily above ground within public spaces and below ground in privately managed areas. In addition, permeable paving within the car parking areas throughout the scheme is also proposed. A SuDS detention basin is also provided in the central park (refer to engineers layout plan).

Boundary treatments

The perimeter boundaries are limited to existing boundaries, which will be augmented where required.

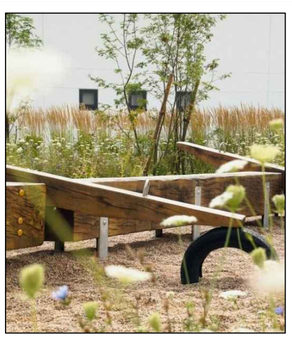
Materials

Ground plane materials within the public spaces will be restrained and consist of bound gravel for the pedestrian walkways within the public spaces and brushed concrete for walkways adjacent to roads. Permeable paving will be used for driveways and car parking areas.

Streets

A road/street hierarchy has been developed throughout the subject lands to reinforce the character areas and to encourage appropriate traffic speeds for cycling and pedestrians, as required. The layout identifies a meandering north-south road designed to encourage cycle/pedestrian accessibility to the proposed buildings and spaces. Traffic calming measures can be used throughout the site layout based on the engineers drawing to encourage more cycle/pedestrian traffic and create safer movement for all.

Concept Images



Legend

- Site Boundary
- Proposed Building
- Asphalt surface with buff coloured chippings with footpath or quality slipform kerb
- Asphalt carriage surface with footpath or quality slipform kerb
- Self binding gravel surface
- Permeable paving setts to car parking bays to engineers details
- Exposed aggregate concrete footpath (with dropped kerb)
- Textured concrete surfacing for pedestrian traffic and occasional vehicular traffic
- Bitmac surface to road
- Granite setts to agreed pattern
- Existing gravel surface in front of Auburn House to be retained
- Concrete or metal 'floating' steps with handrails
- Resin and chip surface over bitmac surface to stables courtyard.
- Proposed lighting locations (refer to Sabre's public lighting drawing)
- Proposed Seating area
- 'Safagrass' safety surfacing to play areas
- Proposed reinforced grass surface
- Safety play surface to creche
- Existing tree
- Proposed large trees
- Proposed medium trees
- Proposed street trees
- Proposed small trees/ large shrub planting
- Proposed wildflower
- Proposed shrub planting
- Proposed ground modelling
- Proposed vegetable patch to communal gardens
- Proposed rocky slope flood attenuation area (to engineer's layout)
- Proposed planting to flood attenuation area
- Proposed sedum roof
- Play elements

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DIMENSIONS
Figured dimensions only to be taken from this drawing.
All dimensions to be checked on site.
Landscape Architect to be informed immediately of any discrepancies before work proceeds.

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Status: Planning

job: Auburn House, Malahide

drg.: LANDSCAPE PLAN

Date	Drn. / Chd.	Passed	Scales
April 2021	SB/OWLM	DE	As shown
Job No. 1489	Drawing No. 300		Rev. 5

Notes