

Cooldown Commons PHASE 3

Fortunestown Lane

Citywest, Dublin 24

LANDSCAPE DESIGN REPORT

June 2021

Rev1

murray & associates
landscape architecture

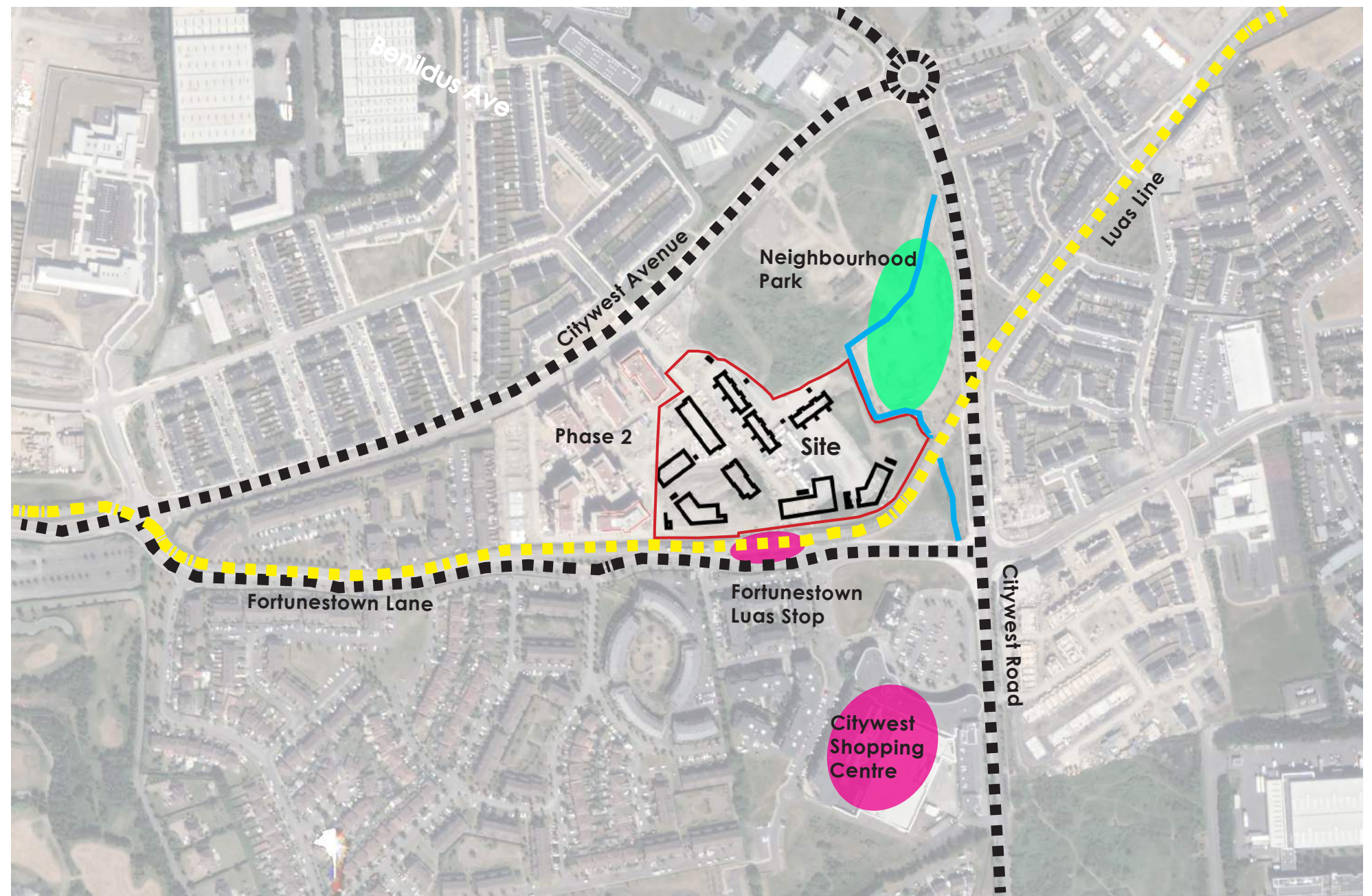
SITE LOCATION & CONTEXT

The site is located in Cooldown Commons/ Fortunestown in Citywest and is approximately 3.4 hectares. This is an emerging mixed density urban district at the south fringe of the city. Zoned RES-N in South Dublin Development Plan "To provide for new residential communities in accordance with approved area plans".

This application is Phase 3 of development, with the newly-constructed Phase 2 present to the west and north. The site is accessed from Citywest Avenue to the north. Fortunestown Luas stop is immediately adjacent to the south, while a permitted residential development (SD16A/0210) is located to the north-east. Directly to the east is the Baldonnell Upper Stream (a tributary of the Camac River), beyond which lies lands designated as a Neighbourhood Park, currently under development.

The site currently is used as the site compound and associated storage area for the developer of Phase 2; previously the lands were disused agricultural lands, with unmanged scrub and grasslands predominating.

The Arboricultural Assessment states that the only vegetation of interest are 6no. young London Plane trees adjacent to the Luas stop on the southern boundary of the site.



Site Location

AIMS & OBJECTIVES

DEVELOPMENT DESCRIPTION

The development will consist of 9 no. residential blocks ranging in height from 1 to 13 storeys comprising a total of 421 no. residential units. There are also retail, commercial and office units provided, along with ground floor residential amenity uses.

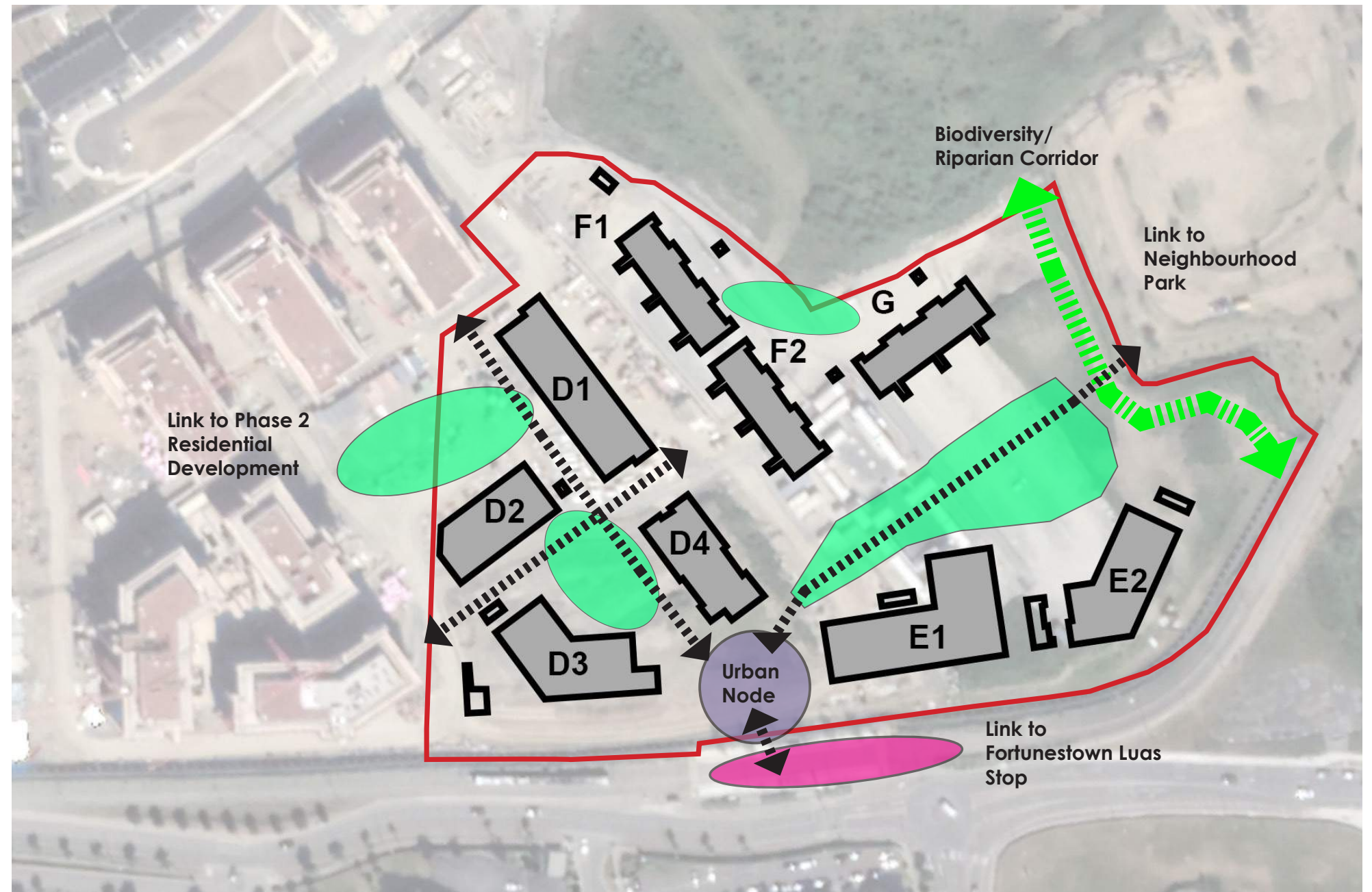
One basement serves Blocks D1, D2, D3 and D4, with a communal amenity courtyard at ground level, and further open space provided at the interface with Phase 2 to the north-west. A public plaza is situated at the entrance into the development from the Fortunestown Luas stop. Further to the east a Local Park is provided that links in with the existing stream area and the future Neighbourhood Park.

The development will also include internal roads and pathways; pedestrian access points and all associated site development and excavation works above and below ground.



Aims and Objectives

- Create a vibrant, multi-faceted public realm for residents, that helps to build new communities within the new development and reinforce existing residential communities in the area.
- Retain and reinforce the existing Baldonnel Upper Stream area, enhancing existing habitats with new native planting and creating a biodiversity corridor.
- Connectivity with the proposed Neighbourhood Park to the north-east
- Create urban pathways and a central Urban Plaza adjacent to the Fortunestown Luas stop.
- Create legible pedestrian permeability throughout the public realm.
- Link the proposed buildings within the landscape and wider public realm.
- Create comfortable external spaces for all residents and visitors to enjoy, providing various passive and active uses.
- Provide year-round interest and protection from elements through the selection of appropriate planting species and materials.



MASTERPLAN

The external spaces are connected and permeable, although an implied hierarchy of open space is present over the site. This is delineated by scale, materials, planting typology and soft division of spaces, both visually, with planting. Hard landscape elements also help to define spaces such as the raised planting/seating elements in the plaza and changes in materials to define certain uses and thresholds..

The Urban Plaza has an open character, although enclosed by the surrounding urban blocks. This is to allow space for potential events or gatherings at various times of year, while still allowing for safe and accessible pedestrian movement through the site. The pathways through the open spaces are also open in character facilitating legible pedestrian movement, yet have intimate seating areas and spaces addressing the uses of the building frontages.

The scale reduces somewhat in the internal courtyards and residential open spaces, allowing a more passive recreational use, while still integrating with pedestrian movement through the development.

The Local Park is open and extensive in nature, and links in the fine-grained urban plaza and residential courtyards with the Neighbourhood Park to the east, via the proposed bridge crossing the Biodiversity Corridor.



Landscape Masterplan



Open pathway through Local Park



Grassed Areas for Passive Play



Division of Private and Public Space with Planting



Raised planting areas over podium to accommodate trees

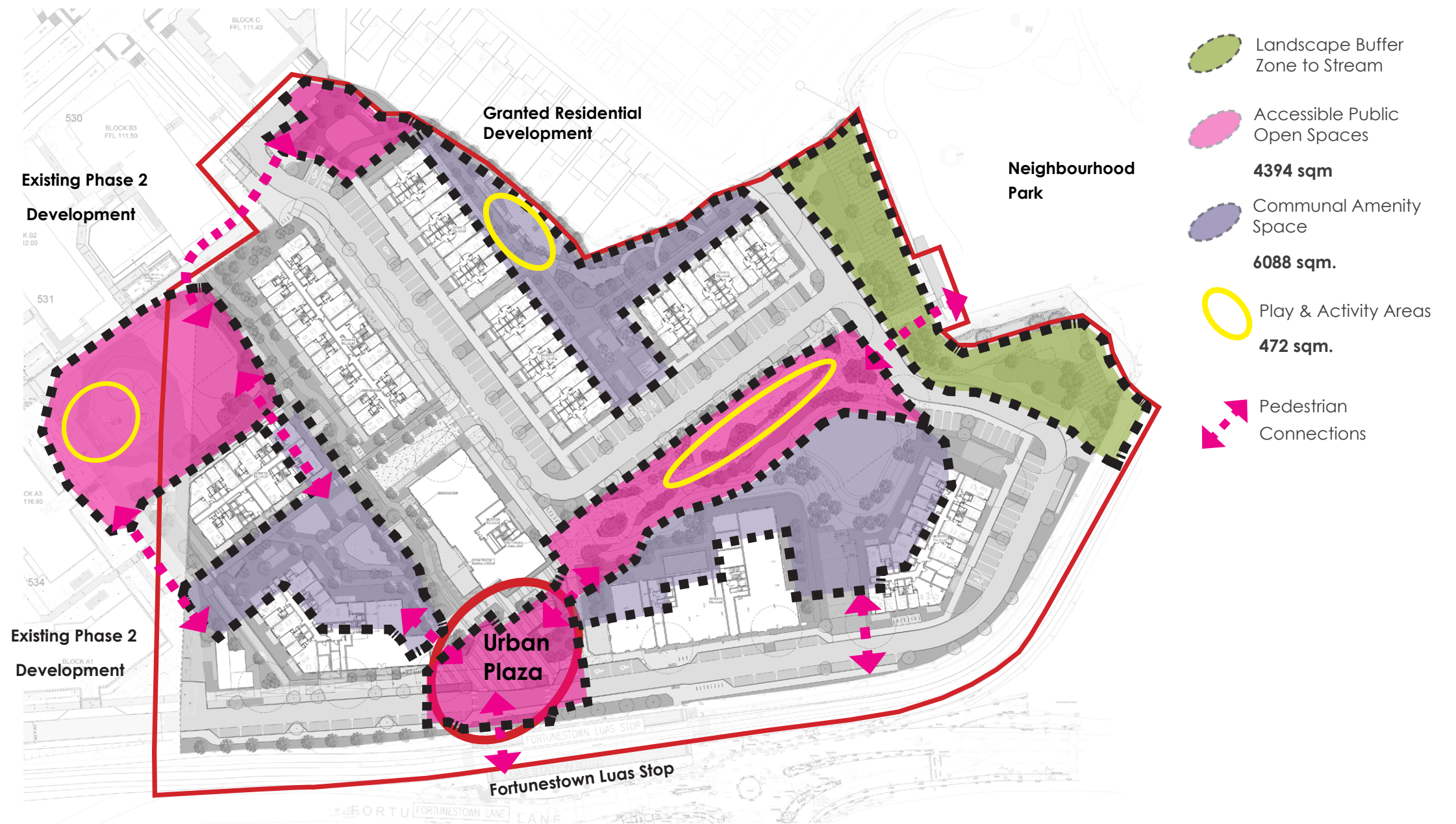
Connected Open Spaces

Permeability through the development and the associated public realm is a key driver informing the proposed layout. Pedestrian routes, access points to buildings and desire lines are all considered within the development.

The proposed public open spaces are to be used by residents, visitors and workers alike. These public/communal spaces are not seen as definitively separate or enclosed elements. Rather, they can be allowed to run into each other. This subtle treatment of the open space still allows the entire landscape to be read as a single space while simultaneously giving a human sense of scale to the users.

The quieter communal amenity space in the Block D courtyard is delineated by a change in material and the use of varying planting species. Although this space is readily accessible to the rest of the development, the constriction of the entrance to the space gives the visitor an impression of privacy. There are no solid boundaries between the courtyards that would create a hard division between spaces.

It is proposed to secure and limit access to the communal open space adjoining the Duplex apartments, to mitigate the risk of anti-social behaviour colonising what is a less prominent space.



Plaza



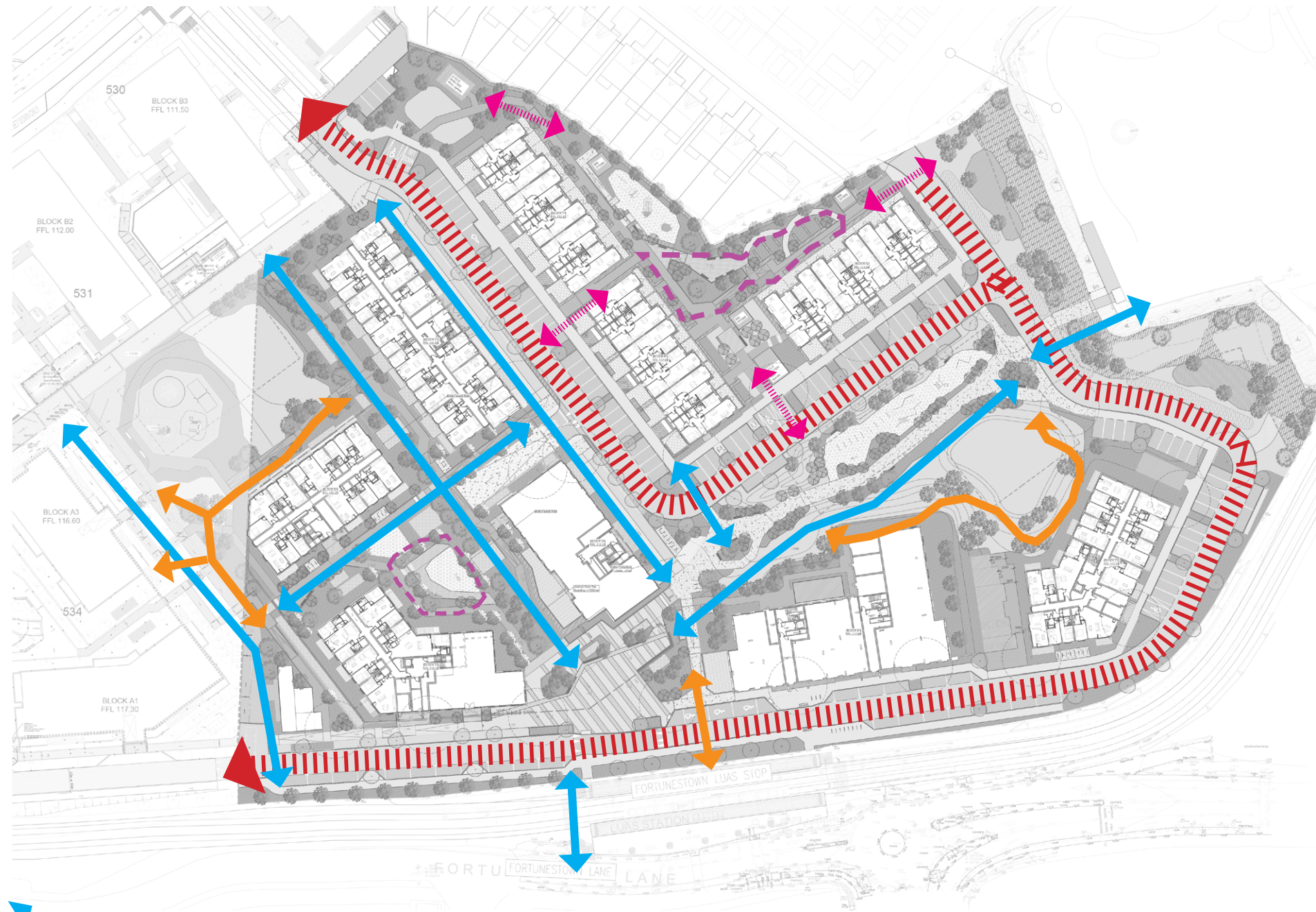
Grassed Areas for Passive Recreation








Pathways & Routes through Residential Open Spaces



Communal Amenity Space



-  Primary
-  Secondary
-  Circulatory Routes within Open Spaces
-  Secure Access to Duplex Communal Space
-  Vehicular



Clear & Legible Primary Routes



More Intimate Secondary Routes



Human-scale Courtyard Routes



Seating Spaces adjacent to Routes

Linkages & Circulation

An implied hierarchy of paths and connections through the landscape is proposed. This allows for primary direct routes between entrances and secondary connecting routes through the landscape and self-contained circuits within open spaces.

The open spaces are interconnected within the development. They share certain characteristics such as: defining various spaces for contemplation or activity, providing a sheltered microclimate for the comfort of residents, providing interest through seasonal planting and judicious use of materials and providing clearly defined and secure spaces.

However, the defining characteristic of these internal spaces is that of bringing the wider exterior landscape into the fabric of the building, allowing all users of the public realm to experience a connection with the landscape.

Likewise, the external spaces can allow the activities within the block courtyards to extend outdoors. Where possible courtyards and communal gardens will be accessible directly from common areas.

The Plaza area is the central welcoming space within the development from the Fortunestown Luas stop, also acting as a seating space and potential space for events and market stalls. The plaza is edged by commercial and retail spaces, providing an active frontage onto the space.

The plaza space is permeable to pedestrians, allowing easy access to the Local Park, residential courtyard and unhindered pedestrian access to the Luas.

Raised planters incorporate basement vents and give a soft delineation to the entrance into the residential courtyard and provide the opportunity for more intimate seating areas to the east of the plaza.

The planters are simple and robust, constructed from decorative exposed aggregate concrete with timber benches installed on top.

The large planters give a generous volume of growing medium while drainage layers and water reservoir layers are specified within the planters to give the proposed trees and planting the best growing conditions possible.



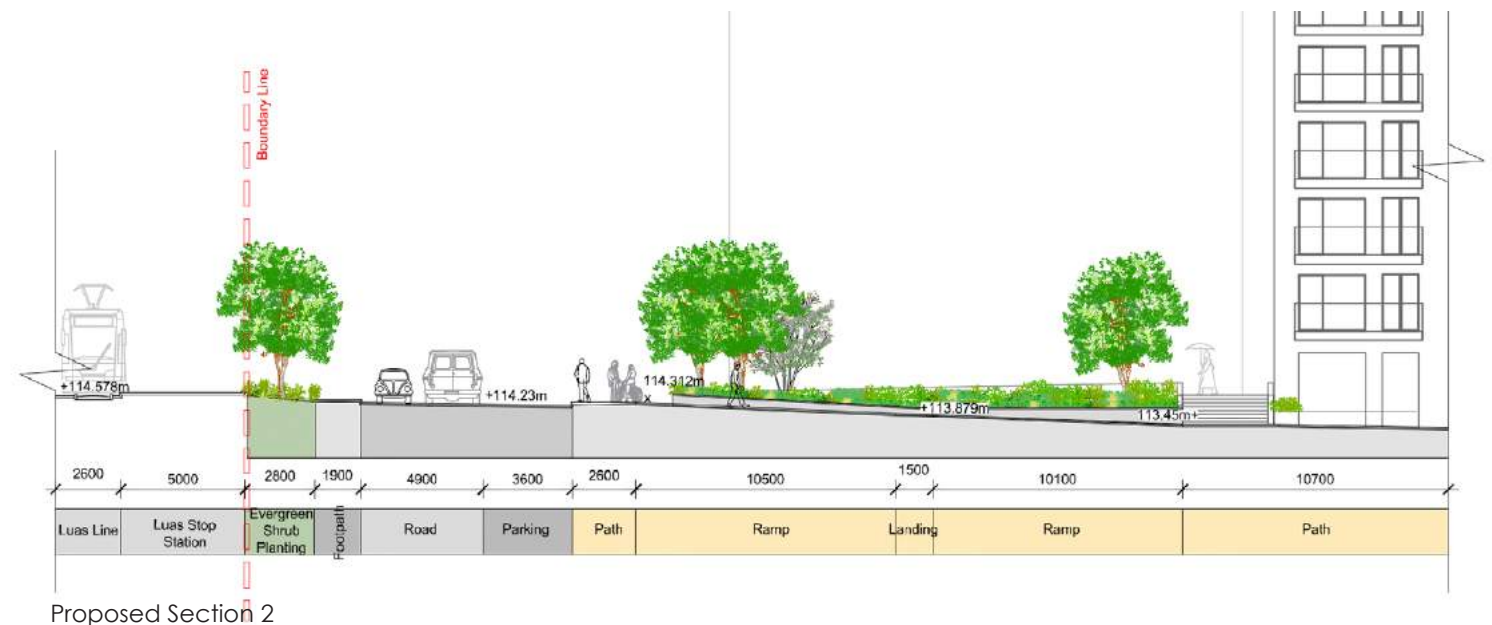
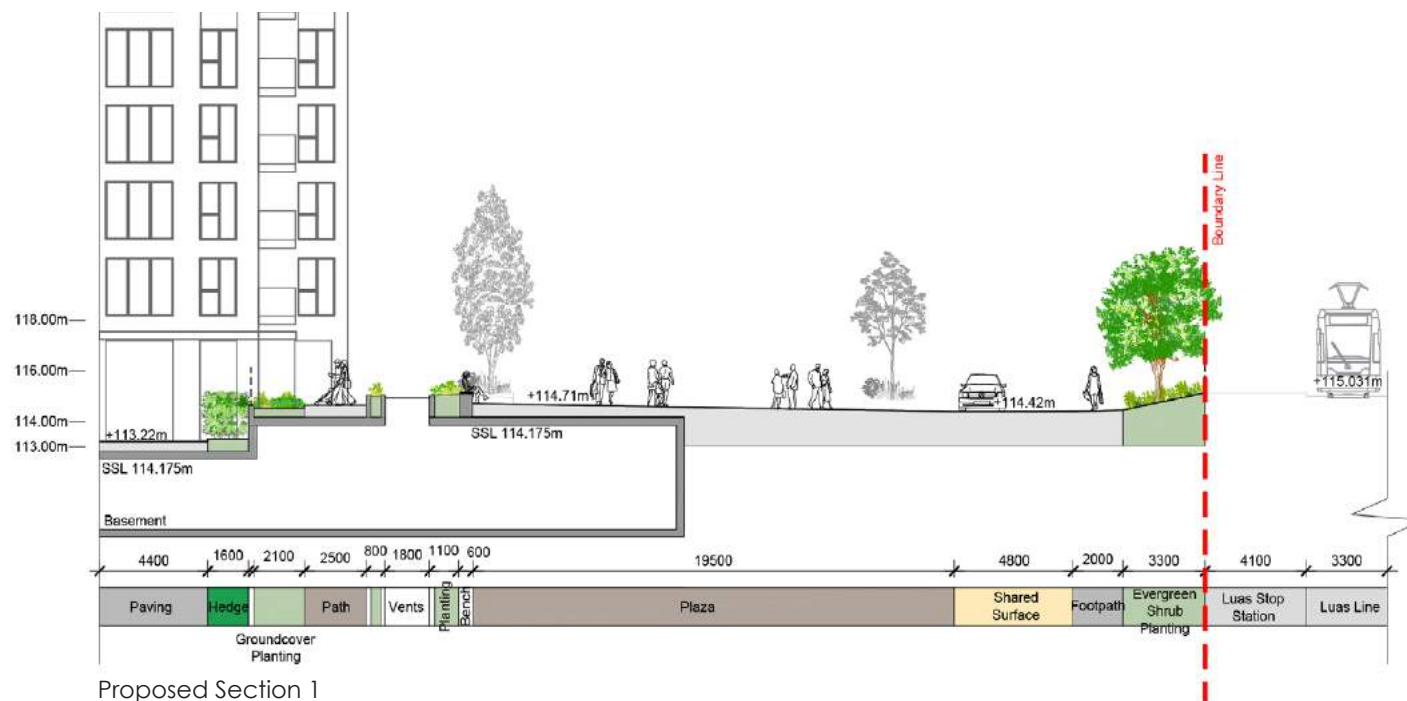
Exposed Aggregate Wall



Banding in Granite



Seating Edge to raised planter



Local Park & Communal Space

The Local Park is open and permeable, allowing access to residents and visitors alike. The main spine path provides access from the development through to the proposed Neighbourhood Park to the east, via the proposed bridge over the stream.

This wide spine path also gives access to the activity/play space and the wider area of lawn - a space for play, passive recreation, socialisation and relaxation. The play area includes equipment for both exercise and play.

The boundaries to the park are soft and permeable - the roadway to the north is screened by tree and shrub planting on gentle grassed and planted berms, while the southern boundary to Blocks E1 and E2 is generously planted with a shrub mix providing year-round interest.

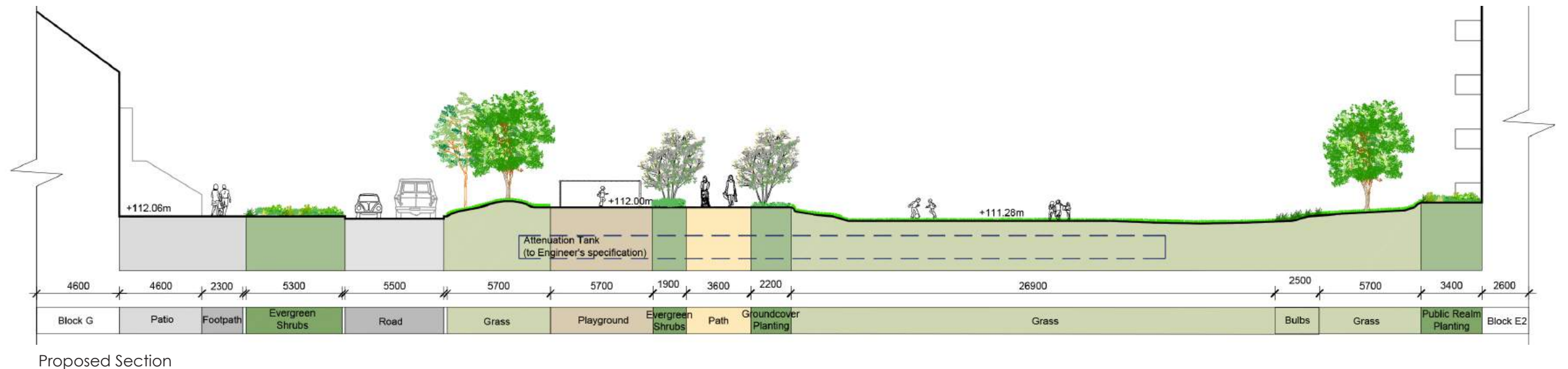
Other planting proposed within the Local Park consists of the following:

- Pollinator-friendly species having regard for the All-Ireland Pollinator Plan
- Native shrub planting to create additional biodiversity
- Native Wildflower grass meadow planting
- Tree planting to enclose and define spaces

As part of the previously lodged (and withdrawn) application a process of consultation with between SDCC Parks Department occurred with regards to the provision of a range of fitness equipment and structures suitable for all ages. For details on equipment provided please refer to Murray and Associates drawing 1846_PL_P_06.



Central Spine Path through Local Park



Proposed Section

Residential Courtyard

The Residential Courtyard provides residents with an intimate, human scale communal amenity space. The courtyard is not gated from the wider development; this is to aid permeability for residents of the existing apartments in Phase 2.

While open access is permitted, the space is also a communal area for the residents. To this end, security, privacy and enclosure is provided by the constricted entrance by the Plaza and the other entrances. Structural planting contributes towards this sense of enclosure at the entrances as does a change of material to high quality pre-cast concrete block.

Seating areas are provided around an intimate grassed space (synthetic grass for hard-wearing uses). An outdoor terrace to the west of D4 is provided for use of the resident's clubhouse. This is not accessible to the wider courtyard open space.

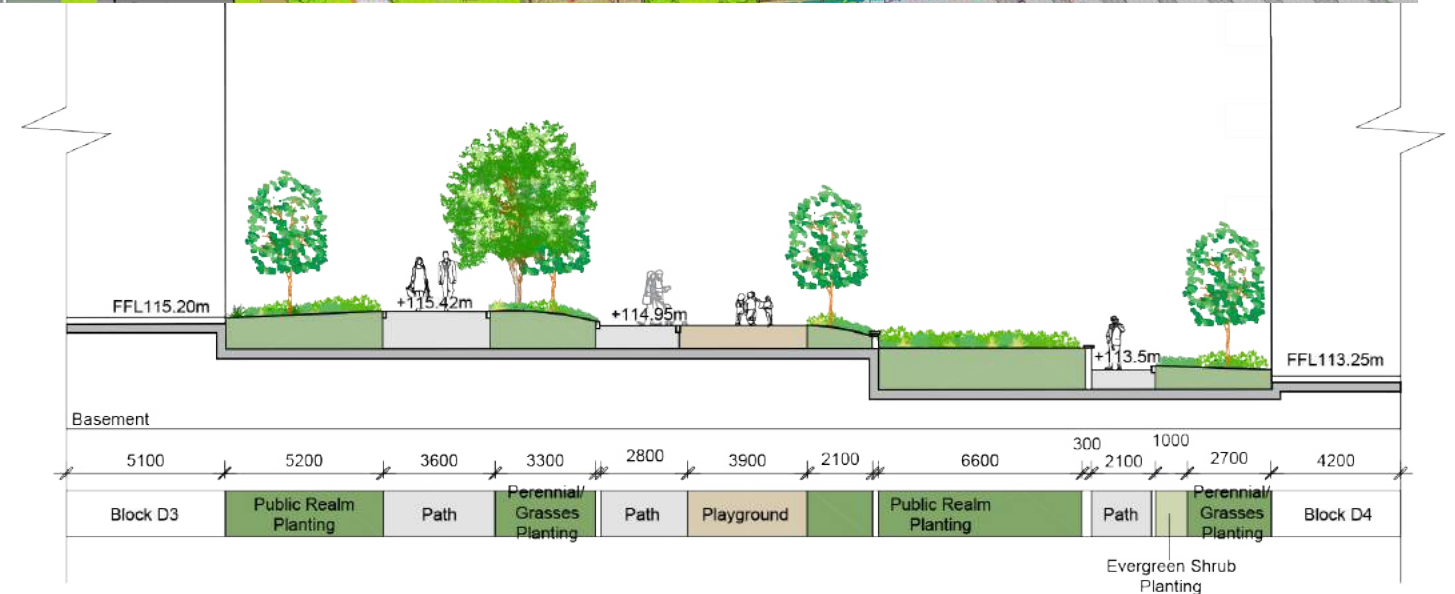
Planting within this space is proposed to be of year-round interest, with shrubs giving a strong structural and textural background with drifts of colour provided by perennials from spring into late summer.



Structural planting to provide enclosure



Intimate seating areas for residents



This open space provides a link between the newly-constructed Phase 2 development and the proposed Phase 3 development.

As part of Phase 2 a play area has been constructed to the west of the space - this included play equipment for younger and older children.

The continuation into Phase 3 of this part-constructed open space is a key design consideration, in order to create permeability and visual clarity between the developments. To this end, planting, paving materials and lighting elements will be proposed that will integrate with Phase 2.

An open informal grassed area forms the main link to phase 3. This is immediately to the east of the play area and accessed via pathways linked into east and west of Block D2. Further pedestrian links are proposed from the existing fire tender route to the north.

Planting proposals in this space provide an appropriate sense of enclosure to the grassed area, while also providing privacy to the residents of Blocks D1 and D2. Large swathes of native planting are proposed, providing biodiversity benefits.



Phase 2 Play Area - March 2021



Extensive grass areas for passive relaxation



Buildings adjacent to paths are screened with structural planting

Residential Square

The Baldonnell Upper Stream area forms the eastern boundary of the development. The Fortunestown Local Area Plan (2012-2022) states that the stream forms part of a strong element of Green Infrastructure within the area and as such proposals should maximise the opportunities for enhancement of existing ecology and biodiversity.

There is a 10 metre Riparian/biodiversity corridor provided from the top of the bank of the stream as per the plan's recommendations.

Within this corridor, new planting is proposed that in collaboration with the project ecologist will enhance and increase the existing biodiversity within the development lands. Included are native shrubs and trees, native wildflower meadows and stands of native woodland.

A bridge is proposed to sensitively cross the stream, linking in the proposed development's open spaces with the new Neighbourhood Park to the west.



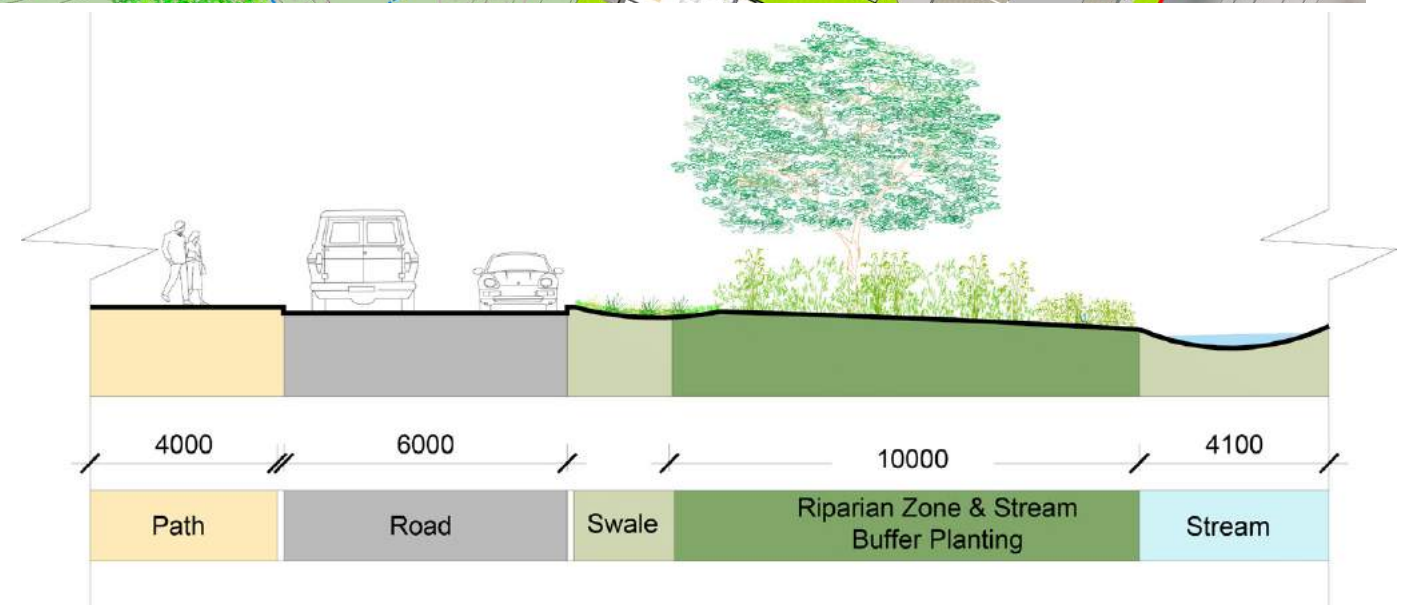
Native meadow and shrub planting in collaboration with project ecologist



Simple bridge structure connecting Neighbourhood Park



Biodiversity Corridor with Native Planting



Secure Communal Space

A secure communal amenity space is proposed to the rear of the Duplex Blocks F1, F2 and G. Access is provided from four separate points to surrounding the space. The boundaries are vertical steel railings that provide visual permeability to the public realm.

Within this space is a play area for toddlers with some exercise equipment included within the play space.

A sensory garden is also proposed, providing a calm and interesting space for residents and also giving increased biodiversity benefits. Areas within the sensory garden can be kept free from planting to allow future residents to plant their own crops or cut flower garden.

A central hard landscaped space with age-friendly seating gives residents an area to gather and relax while providing passive observation of the play area.

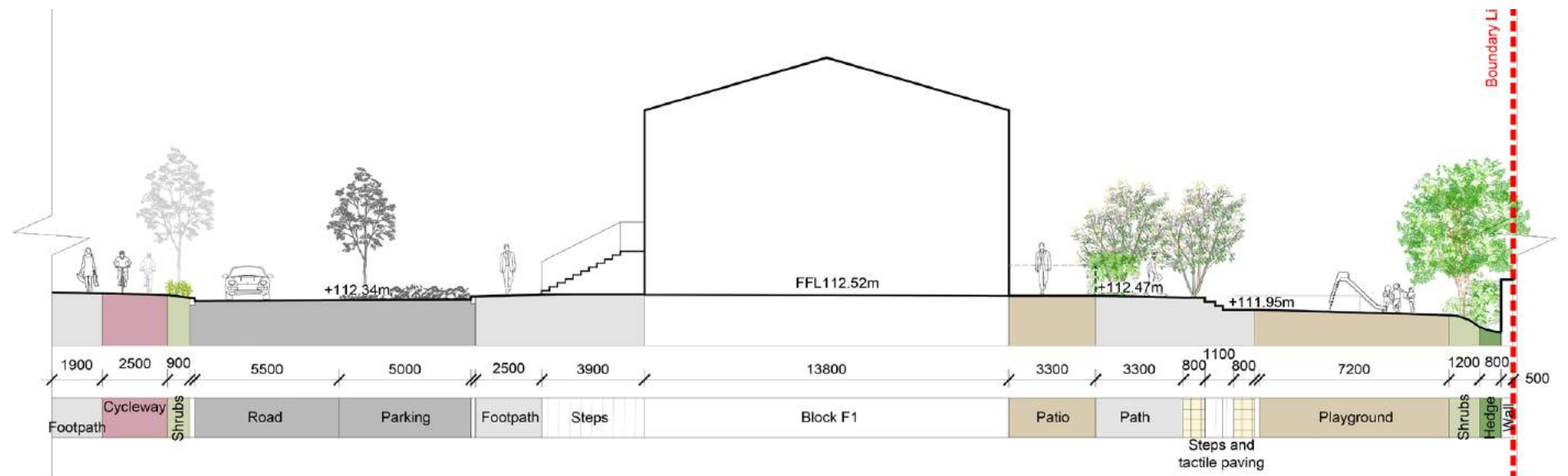
Tree planting is proposed throughout the space that provides screening from the granted development to the east.



Intimate seating spaces



Clear and legible routes with structural planting



Planting

Where planting volumes are on an existing podium, careful consideration will be given to correct detailing and construction methodology. Consideration is also given to the variety of aspects, both sunny and shady within the site.

Within these constraints a wide variety of structural evergreen and deciduous shrubs and perennial planting is proposed within the internal courtyards and residential spaces. This will also incorporate pollinating and scented planting to create a 'gardenesque' setting within the residential spaces.

In the public realm, raised planters within the Plaza contain structural tree and shrub planting delineating the division between the Luas public realm and the internal residential courtyards of the development. Tree species within the development include: *Betula pendula*, *Castanea sativa*, *Liriodendron tulipifera*, *Parrotia persica*, *Prunus avium 'Plena'*, *Alnus glutinosa*, *Prunus avium*, *Sorbus aucuparia*, *Quercus robur*, *Betula pubescens*, *Sorbus aria*, *Liquidamber st. 'Worpleston'*, *Ulmus 'Loebel'*, *Tilia x europaea 'Euclora'*, *Pinus sylvestris*, *Platanus orientalis 'Minaret'*, *Tilia cordata 'Greenspire'*, *Pyrus call. 'Chanticleer'*, *Acer campestre*, *Amelanchier lamarkii*, *Salix alba*, *Prunus av. 'Plena'*, *Coryus avellana*, *Amelanchier spp*, *Malus 'Evereste'*, *Malus 'John Downie'* *Stewartia rostrata*, *Pyrus salicifolia 'Pendula'*, *Magnolia stellata*, *Crataegus monogyna*, *Cornus kousa*, *Arbutus unedo*, *Crataegus laevigata "Paul's Scarlet"* and *Sorbus aucuparia*.

Within the Riparian/Biodiversity Corridor plant species selected are predominantly native and suited to the micro-climactic conditions. In order to minimise the need for mowing, extensive lawn areas are avoided, with wildflower and species-rich grasslands provided. Where lawn is specified elsewhere within the development, a hard-wearing low-maintenance mix is used. For details, refer to Planting Plan Drawing 1846_PL_P_07.



Low maintenance with long seasonal interest



Soft division of space with planting

- Year round interest
- No Irrigation
- Native Species included
- Lower-Maintenance
- Blossoming, flowering species to be used to add seasonal interest
- Planting on existing podium requires correct detailing
- Planting to provide sense of enclosure while allowing for passive observation



Appropriate planting for location and aspect



Structural street tree



Use of textural planting



Extensive use of multi-stemmed trees aids enclosure



Flowering Perennials/Shrubs near residential spaces



Planting provides division of public/private spaces

Hard Landscape Materials

A simple and robust palette of hard landscape materials is proposed. The paving materials are arranged to reflect the various changes in use and identity of the proposed public realm, while allowing a coherent and consistent treatment over the site.

This creates a strong and integrated urban identity for the development.

Natural Stone (Granite) is specified for the Urban Plaza, while good quality exposed aggregate concrete paving, in modular block form (smaller unit sizes - e.g. 200 x 150mm, 250 x 125mm) are specified to the landscape pathways and seating spaces within the development,

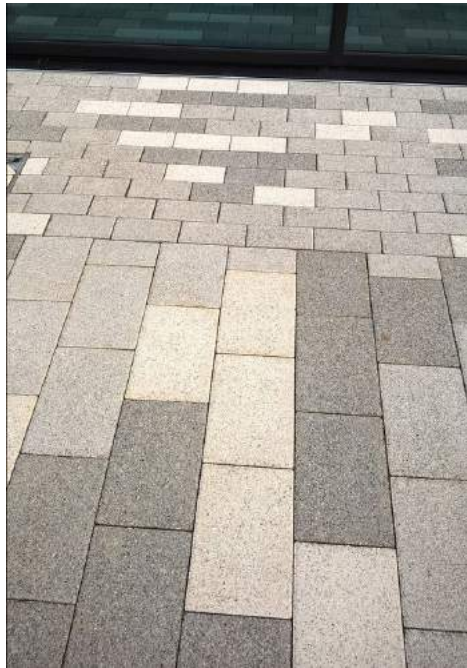
These are generally of light grey to a sliver colour range, with various darker colours used sparingly for contrast.

Specific areas within the development are further defined by the use of various paving sizes, layout and colour. For example, internal courtyards have a smaller block unit to create a more human-scale, domestic feeling within the communal spaces.

Within the Local Park the main path is exposed aggregate paving with bands of pre-cast concrete sets adding elements of delineation to the space.

Footpaths are proposed to be brushed concrete, with asphalt roadways and cycleways.

Indicative Images showing varying materials proposed



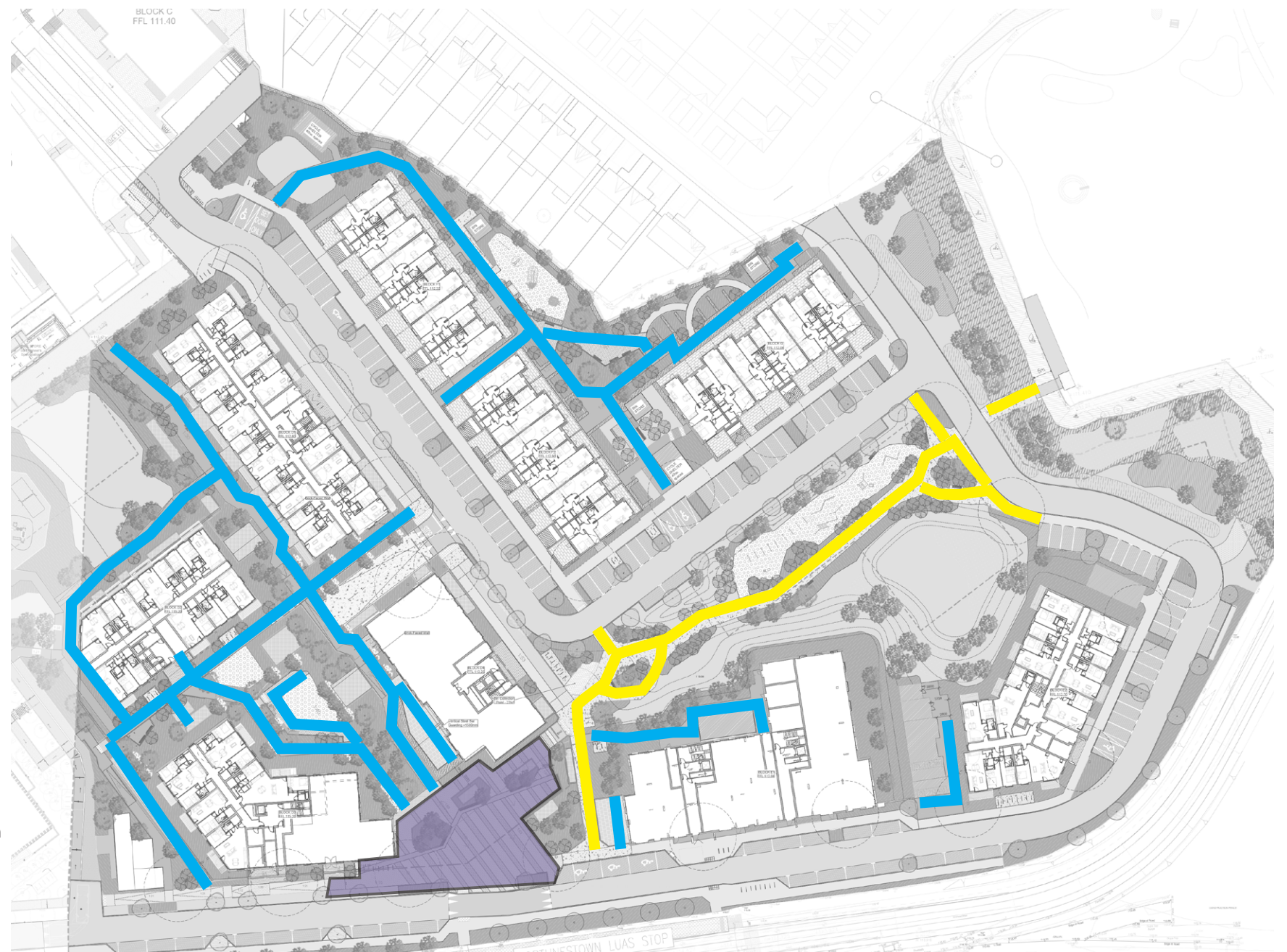
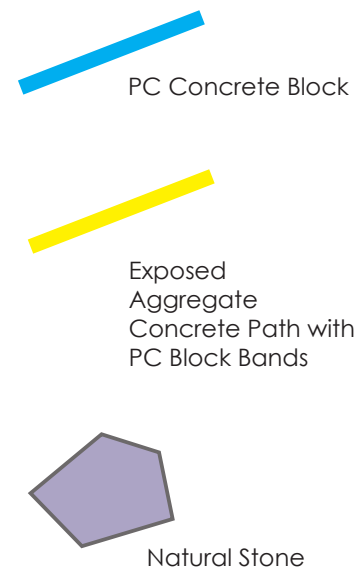
Pre-cast concrete paving with natural stone aggregate - To Courtyards and Landscape Paths



Exposed Aggregate Path in Local Park with PC concrete block bands



Granite Flags to Plaza with contrasting bands



Street Furniture

Furniture proposed within the development consists of a restrained palette of high-quality elements. Proposals are robust yet elegant, providing many areas for relaxation within the development. There is ample seating (age-friendly, with back and armrests) placed around the development, both in the Local Park, Urban Plaza and within intimate spaces in the internal courtyards. Other street furniture elements will be sited to ensure unhindered pedestrian flows and desire lines.



Stainless Steel Handrails



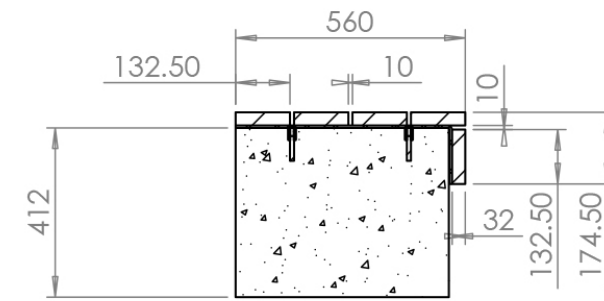
Stainless Steel Cycle Stands



Signage & wayfinding



Robust and Simple Benches



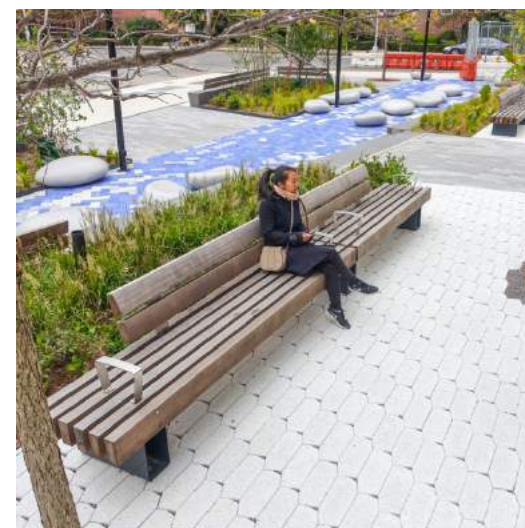
Seat-Top Bench Solutions



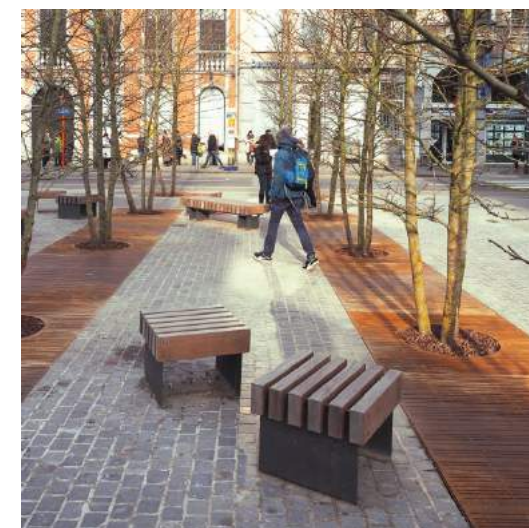
Feature lighting to urban plaza



Lighting to Pathways & Steps



Age-Friendly Design



Seating Cubes in Play Areas



Long Communal Benches



NOTE:
See Drawing 1846_PL_P_06 for play equipment details

Play Areas

Play and Activity spaces are an important element within the development. The two separate spaces within Phase 3, (along with the adjacent play area in the open space at the interface with Phase 2) allow for activities for all age groups, ranging from toddlers to older children. Also included are a range of fitness equipment and structures suitable for all ages. The space within the local park is also adjacent to the lawn area so play is not limited to the hard surfaces only, and can spill out into the public realm.

In total there are 312 sq.m. of play at in the Local Park, with an additional 160 sq.m. solely for the residents use in the Communal Open Space to the rear of the Duplex units.

Images of Play and Fitness Equipment included in both spaces



Wetpour Surfacing to areas of heavy use



Reinforced Grass surfacing to play and Activity Spaces



See Drawing 1846_PL_P_06 for details