

PROJECT SHORELINE

LANDSCAPE Design Statement

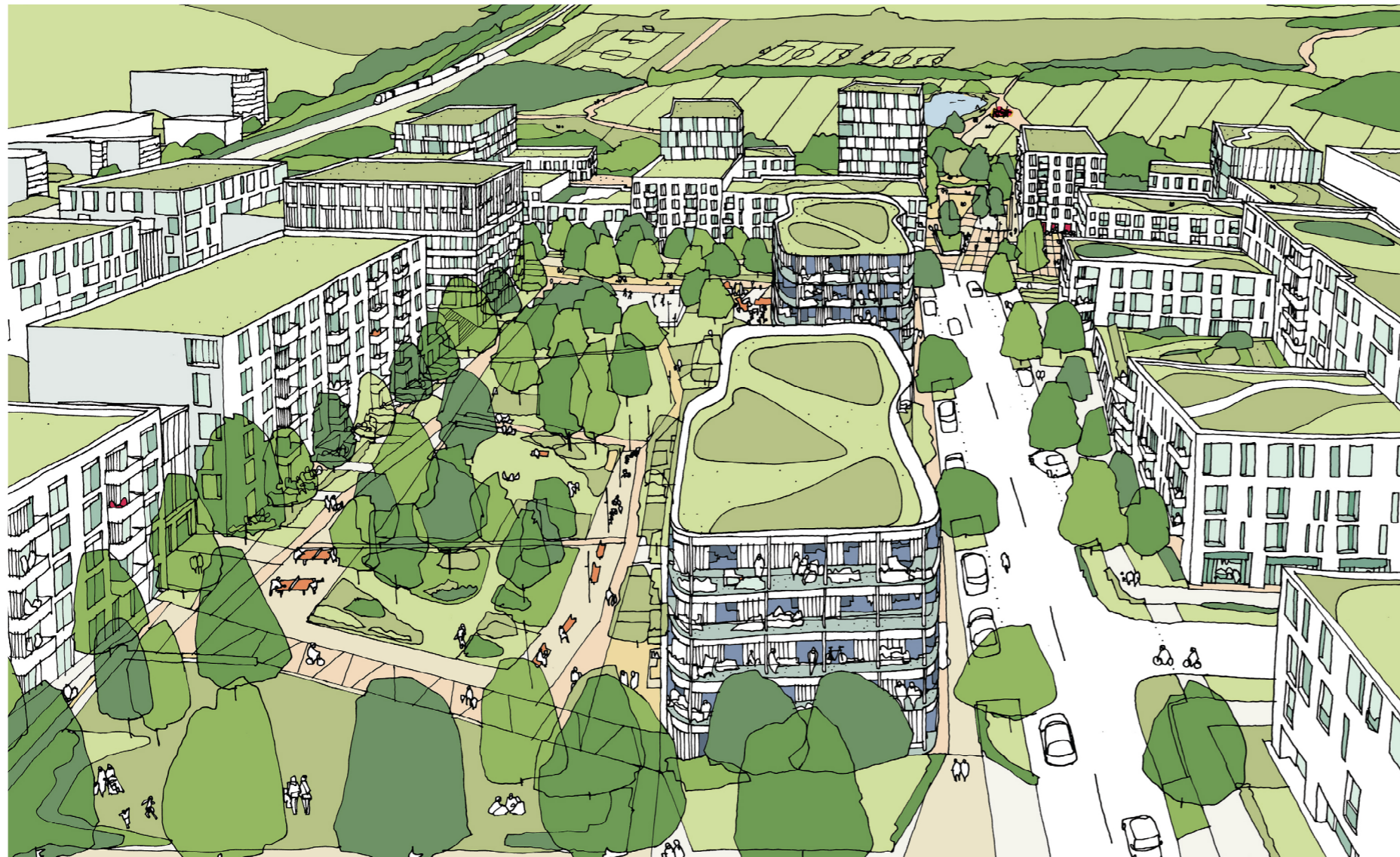
INTRODUCTION

Client : The Shoreline Partnership

Project: SHD Baldoyle-Stapolin Growth Area 3, Baldoyle, Dublin 13.

The proposed development site is located at Baldoyle-Stapolin, Dublin 13. It is a site of c. 6.89 hectares, and comprises lands referred to as Growth Area 3 (GA3) within the Baldoyle-Stapolin Local Area Plan. The lands are bound by the Dublin-Belfast / DART train line to the west, existing and proposed residential areas to the south and east, and future Racecourse Park to the north.

The proposed development will consist of the development of 1,221 no. residential apartment/duplex dwellings in 11 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, crèche, car and bicycle parking and public realm. Residential Tenant Amenity Facilities are located in Blocks E3, E4, G3, G4 & G5 and external communal amenity space is provided at ground, podium and terrace levels throughout the scheme. Car Parking is provided in a mix of undercroft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5. Cycle parking spaces are provided for residents, visitors and commercial uses, in secure locations and within the public realm throughout the scheme. A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and cycle connectivity from Longfield Road to the proposed future Racecourse Park to the north. A proposed new bus, cycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square provides access from Longfield Road to Clongriffin Train Station. For a full description of the development please see the Statutory Notices.



Artists impression; Aerial View across masterplan looking North

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LANDSCAPE

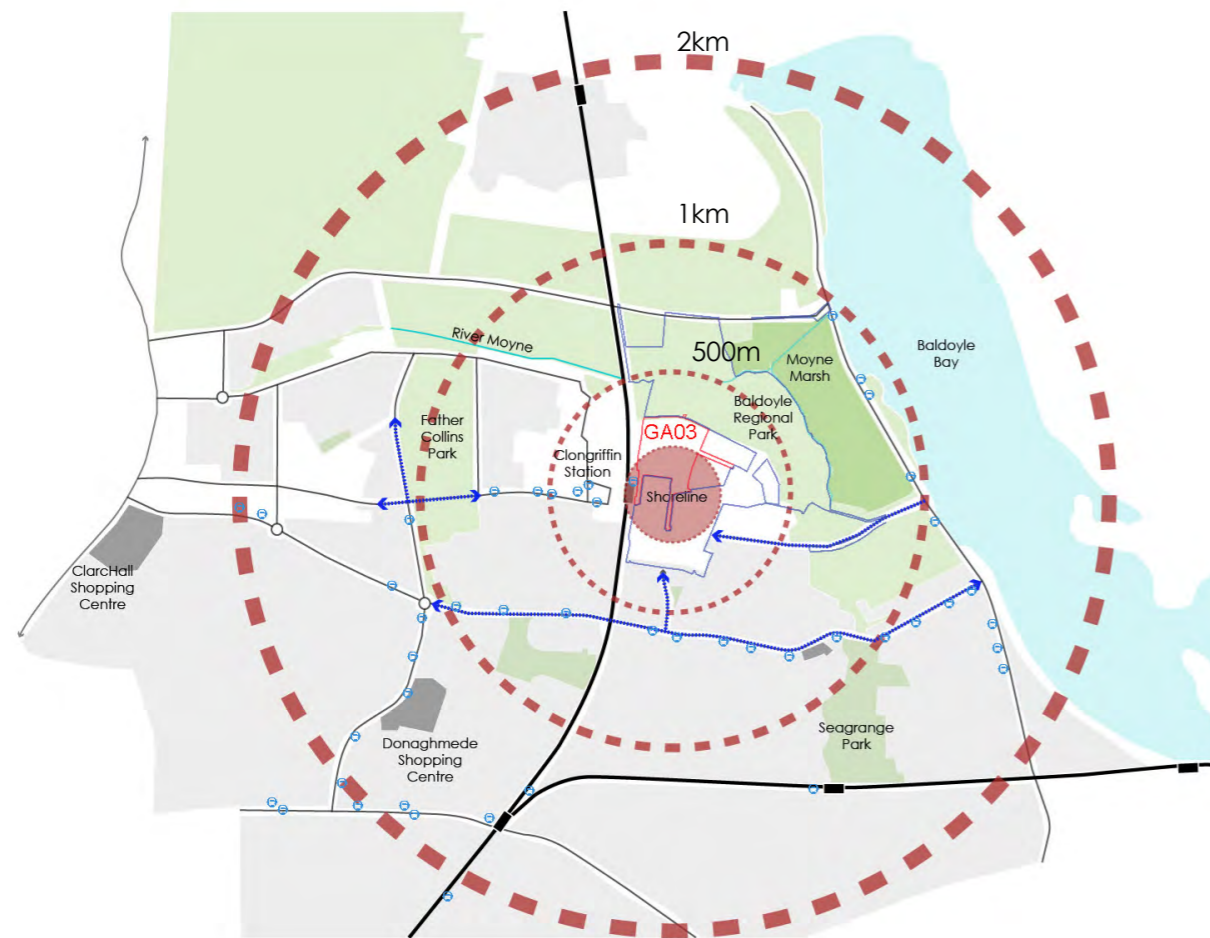
10.1. SITE ANALYSIS

AMENITIES AROUND THE PROJECT SITE

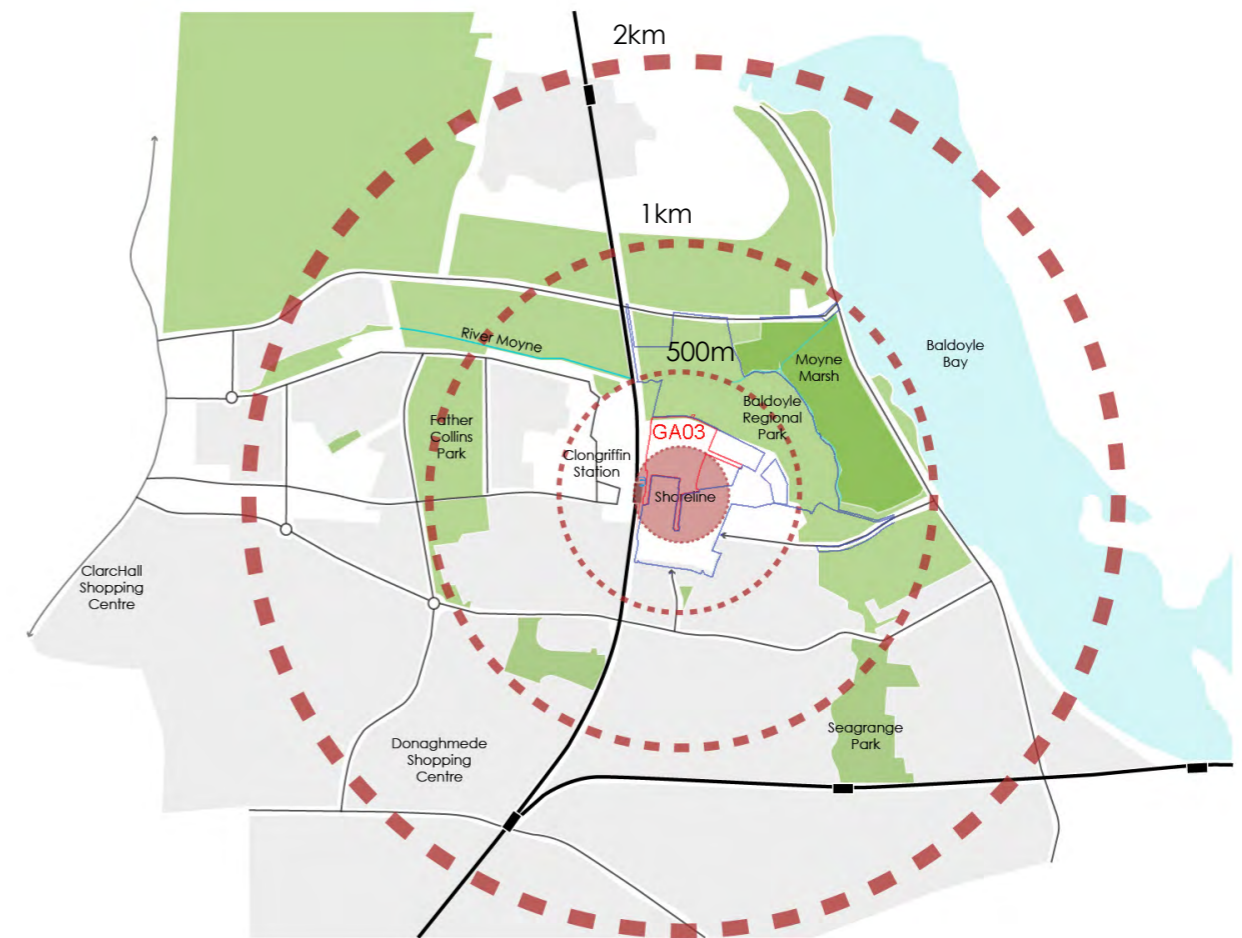
Baldoyle site is located within very close proximity to public transport including the bus and DART. Access to the location is provided by good roads network as well as bicycle routes.

GREEN SPACES AROUND THE PROJECT SITE

The development of this site presents an important opportunity to connect the surrounding landscape and create a gateway to the Racecourse parkland. The development seeks to deliver a focal point to the area through the creation of outdoor amenity spaces, community parks and green artery through the site. Within 2km radius of the project site, there are a number of green amenity spaces such as Father Collins Park or Seagrang Park. The site also borders with an extensive landscape of Baldoyle Racecourse Park and its close proximity and views stretching to the sea are a great advantage for the location.



- Distance radius
- Bicycle Routes
- Railway
- Bus stops
- Commercial activity



- Distance Radius
- Railway
- Green spaces

LANDSCAPE

10.2.1 LANDSCAPE PROPOSAL / Masterplan



The landscape proposal for the residential development is based on a series of carefully designed and interlaced landscape areas which will create a pleasant high quality environment for its future residents.

The apartment complexes connect to 'key spaces' which offer its residents high quality areas of communal activity and are adjacent to a carefully designed, rich in biodiversity, the Community Park which offers its users trails, paths and sports equipment to encourage active recreation and engagement with nature.

The primary 'green artery' of Longfield Road provides a clear, legible orientation towards the future Racecourse Park. It relates physically and visually to a number of public and communal open spaces at ground and podium levels which emphasise the position of landscape at the heart of the scheme. These locally accessible open spaces provide amenity transition spaces between high density residential areas and the Regional Park.

A wide range of public spaces such as playgrounds, open green spaces and kickabouts are accessible and linked to each other by a well thought through network of pedestrian paths throughout the entire scheme.

The apartment buildings offer its residents enclosed and calm semi private courtyards and roof gardens for recreational activities such as one might enjoy in a garden, as a contrast to the public areas which are more dynamic in nature.

The courtyards provide residents with visually pleasing, high quality and robust landscaped areas to overlook where they also have an opportunity to enjoy the fresh outdoors air and even dine outside in summer.

As the communal open space component to the Apartments, the residential courtyards offer the apartment residents a calm and enclosed space where they can interact with one another in a more intimate manner. The landscape opportunities afforded by the generous courtyards is one where the outlook to them and the occupation of them could be said to have equal importance. Lush vegetation maximises the planted areas available. The spaces are considered from the perspective of view and inhabitation. So whether you are overlooking from inside the apartments, coming or going to the various entrances or enjoying the solitary pursuit of reading, the objective is to experience the psychological benefit of these more restful, green surroundings. Within the courtyards, privacy buffer zones of planting are considered at key locales in lieu of more conventional fences and railings.

Complementary to the range of Native plants proposed, ornamental plants will also be used in the Courtyard, to bring more diversity and interest in the form and colour.

LANDSCAPE CHARACTER :

3 majors elements composed the scenery of the Landscape Masterplan :

- The communal courtyards surrounded by the apartments blocks at ground and podium levels provide:
 - Sense of natural woodland with lush planting
 - Seating and play elements for children
 - Buffer planting along the private terraces and threshold of the buildings
- The Community park placed at the heart of the development of GA03 will accommodate a number of playing fields, kickabout, passive recreational and biodiversity areas.
- The green corridor of Longfield road, an artery, providing a link to Racecourse Park and along his length it brings together the other amenities in the development. The green corridor extends the porosity of the system transversaly.

LANDSCAPE

10.2.1 LANDSCAPE PROPOSAL / Masterplan / Character

COURTYARDS



COMMUNITY PARK



LONGFIELD ROAD



LANDSCAPE

10.2.2 PUBLIC OPEN SPACE CLASS 1



CLASS 1 PUBLIC OPEN SPACE

The development benefits from its adjacency to the significant amenity of the future Racecourse Park, comprising some 112ha of Class 1 Public Open Space and which includes cycle and walking trails, playspaces and sports pitches.

Class 1 Open Space requirements is met by the provision 3.74 ha designated within Racecourse Park. This 3.74 ha of Class 1 Open Space represents 75% of public open space required with this proposed development.

The remaining 25% public open space required is provided as Class 2 Open Space (see overleaf) within the proposed development: 0.60 ha within GA03 and 0.65 ha within the Haggard park.

RACECOURSE PARK CLASS 1 PUBLIC OPEN SPACE

As part of the development, the client Shoreline Partnership will be handing over more than 20ha of land in the racecourse park to the local authority.

Calculation: Objective DMS57

To provide 2.5 hectares per 1000 population

Total population for public open space calculation purposes =1,996

This means approx. 4.99 ha of public open space is required



Open Space within 500m/10min of the Heart of the Development

LANDSCAPE

10.2.2 PUBLIC OPEN SPACE CLASS 2

REQUIRED

4.99ha

Public Open Space

PROVIDED

3.74ha

Class 1

75% of open space provision

PROVIDED

1.25ha

Class 2

25% of open space provision

CLASS 2 PUBLIC OPEN SPACE

The proposal provides 0.6 ha of Class 2 Public Open Space on site in the form of small parks and pocket parks. There is also an additional 0.65 ha of Class 2 Public Open Space provided within the previously permitted The Haggard Park (as per FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046)). Please see planning report for details.

This amounts to 1.25ha of Class 2 Open space which is 25% of the Public Open Space requirement.



Public Open Space provision within GA03 Site

LANDSCAPE

10.2.3 SEMI PRIVATE OPEN SPACE

REQUIRED

7,697

sqm Semi-Private Communal Open Space

PROVIDED

10,263

sqm Semi-Private Communal Open Space

Communal/Semi-Private Open Space

	required* (sqm)	provided (sqm)
Zone E:		
E1/E2	1,453	1,998
E3	265	289
E4	212	289
Zone F:		
F1	575	606
F2	760	1,016
Zone G:		
G1/G2/G3	2,953	4,235
G4/G5	1,479	1,830
TOTAL:	7,697	10,263

The proposal for GA03 exceeds the Communal Open Space requirement by approximately 30%.

**Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2020 sets out guidelines for communal/semi-private open space provision within new developments:*

5sqm per 1 Bed; 7sqm per 2 Bed; 9sqm per 3 Bed



LANDSCAPE

10.2.4 LANDSCAPE PROPOSAL / Recreational Uses

In addition of the large range of uses developed into Racecourse park, we are proposing a complement of activities for all group of ages such as :

- The promenade in the gardens and courtyards
- The kickabout areas in the small park
- The informal and more formal playground
- Seating area
- Promenade along the future Racecourse park



LANDSCAPE

10.2.4 LANDSCAPE PROPOSAL / Recreational Uses / PLAY ZONES



900sqm of dedicated playzone area is being provided within the proposed development (as set out below) in addition to the Community Park of 800sqm providing kickabout area.

Additionally, the Haggard Park (as previously referenced, and permitted) provides 657sqm of playzone, providing an overall total playzone area of over 2,350sqm.

The Sustainable Urban Housing Design Standards for New Apartments seeks play areas for toddlers (85-100sqm in schemes of >25 apartments with 2 or more bedrooms) and older children (200-400sqm in a scheme that includes > 100 apartments with 2 or more bedrooms).

It is considered that the proposed play provision meets the requirements as set out.



LANDSCAPE

10.2.4 LANDSCAPE PROPOSAL / PLAY ZONES

Objective of the LAP: The focus on children at play is an important element of the LAP. The need to create facilities and open space that get children active within their own community will increase the well being of the young people within the area.

Landscape design for the Baldoyle GA03 site proposes a variety of play zones for its residents, both accessible for public and private in the communal gardens.

Communal Play Zone FOR TODDLERS

- Blocks E1E2 - 85sqm
- Block F1 - 60sqm
- Block F2 - 85sqm
- Blocks G1G2G3 - 200sqm for Toddlers and Older Children
- Blocks G4G5 - 85sqm

Public Play Zone FOR TODDLERS

- Courtyard E3E4 - 85sqm

Public Play Zone FOR OLDER CHILDREN

- Community Park - 300sqm

Public Kickabout

- Community Park - 800sqm



Swinging Horse - RICHTER - 4.24150



See Saw - RICHTER - 6.11.700



Climbing Pole - RICHTER - 7.90000



Kickabout - goal



Rope course - RICHTER - 6.49010



RUBBER MULCH

LANDSCAPE

10.2.5 LANDSCAPE PROPOSAL / Lighting



PROPOSAL - technical details developed by engineers OCSC :

Hierarchy :

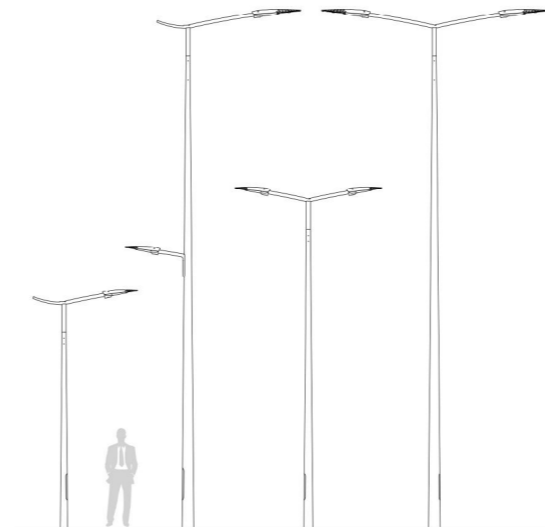
- road and fire tender : pole mounted luminaire AXIA 2 from Scheder - distance between L (20meters in proposal) - distance from tree min 7meters (FCC requirements)

In communal courtyards

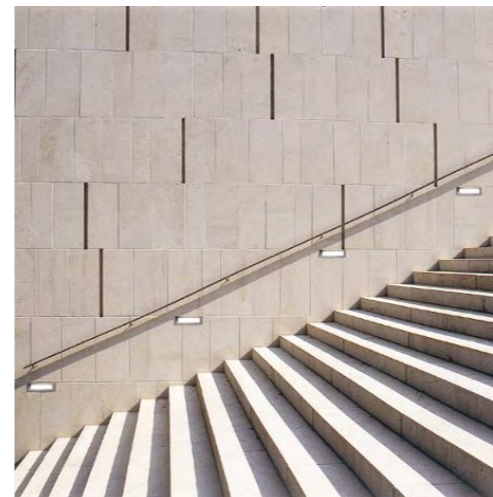
- access main entrance : lighting bollard H1m - model BEGA 77263 tbc
- outdoor stairs : recessed lighting - model BEGA 33170 tbc
- accentuation tree : model BEGA 77010 tbc

AXIA 2

Cost-effective and efficient outdoor LED lighting solution providing a fast return on investment



Bega 33170



Bega 77263









Bega 77010

LANDSCAPE

10.2.6 LANDSCAPE PROPOSAL / Fire Tender, Parkings cars & bicycles



PROPOSAL - technical details refer to engineers CS :

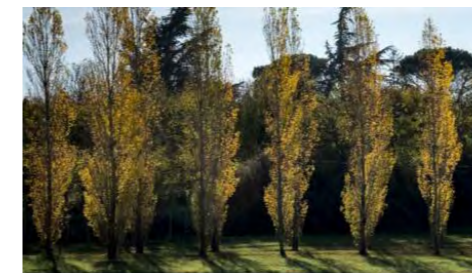
	FIRE TENDER ACCESS	
	Possible addition bike parking or similar	304no
	Bike parking	306no
	Covered bike parking	154no
	Car parking	23no
	Disabled car parking	6no

LANDSCAPE

10.2.7 LANDSCAPE PROPOSAL / Boundary Treatment

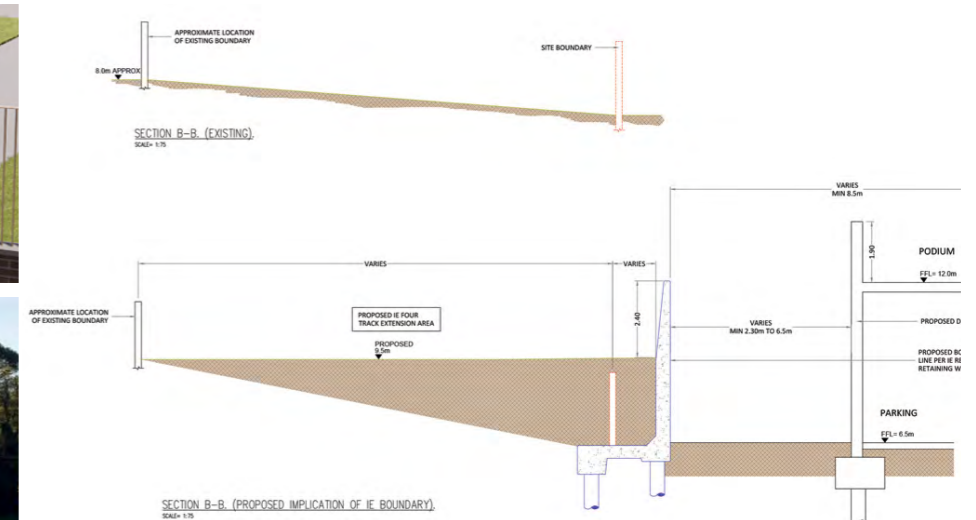


- Western Boundary : brick-wall + railing H1800mm

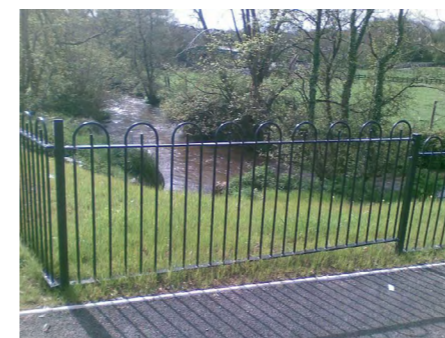


Poplars alongside the boundary

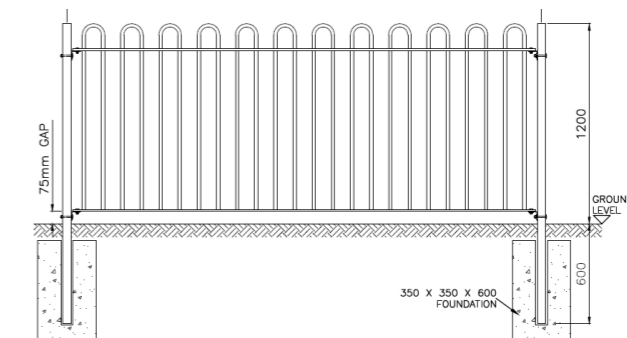
- Western Boundary : track extension boundary



- Northern boundary : proposed railing H1200mm & native hedgerow



Standard bowtop railing



Traditional native hedgerow mixture includes a good percentage of Hawthorn, Hazel and Spindle.

native hedgerow



Euvonymus europaeus



Crataegus monogyna



Coryllus avellana

- Eastern boundary : temporary hoarding during construction site

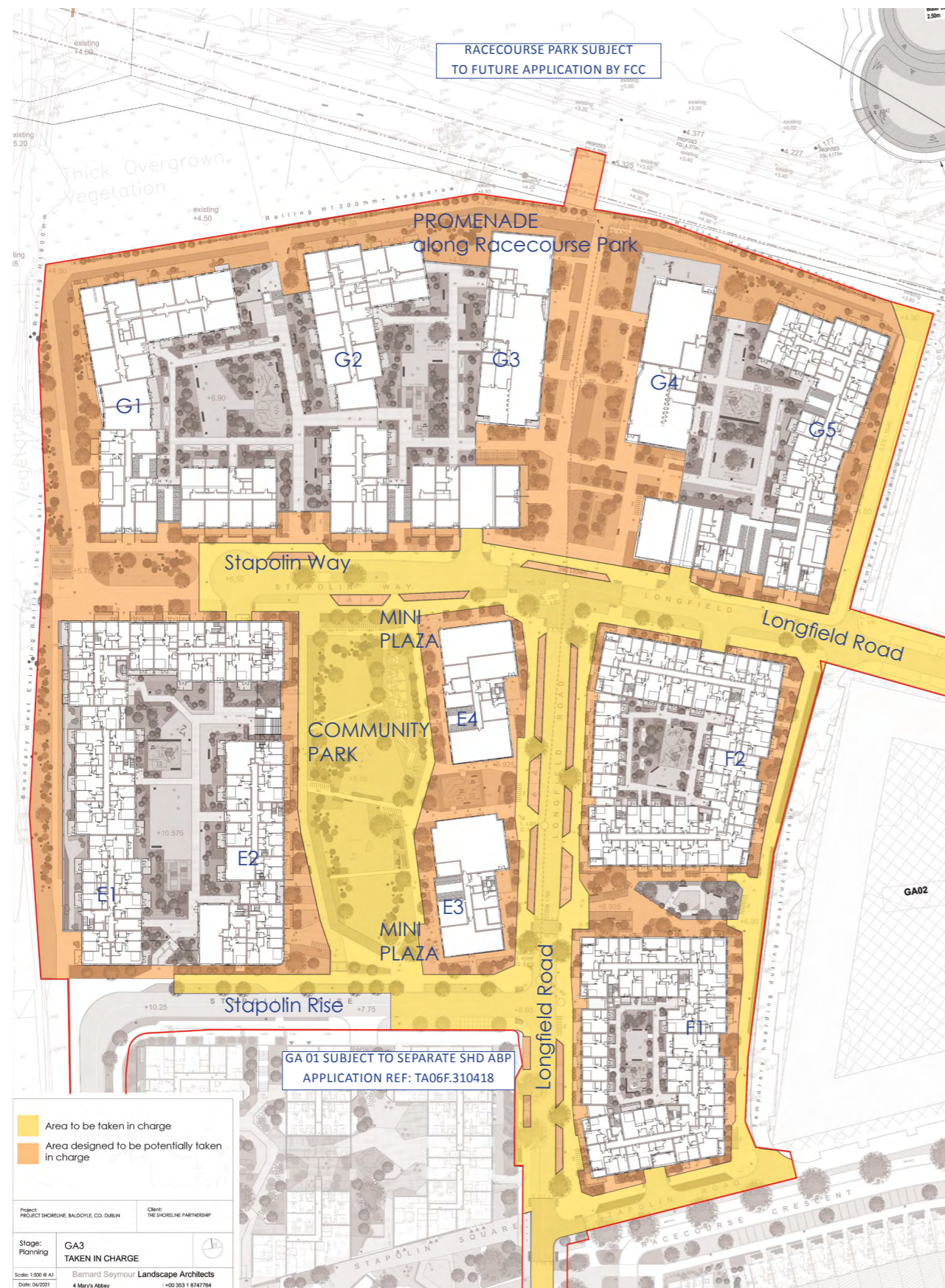
LANDSCAPE

10.2.7 LANDSCAPE PROPOSAL / Boundary Treatment along Racecourse Park



LANDSCAPE

10.2.8 LANDSCAPE PROPOSAL / Taken in charge



An important aspect of a successful landscape design is establishing appropriate maintenance in order to retain the quality and the effect of the proposal.

In Baldoye Development GA03, it is proposed that :

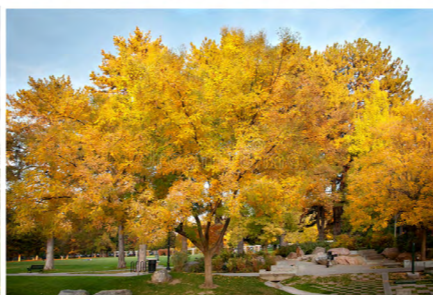
- all the streets, including public footpath would be taken in charge by the council.
- the Community park would be taken in charge by the council.
- All the remaining landscape would be maintained under the management company.

LANDSCAPE

10.3.1 LANDSCAPE DETAILS / Community Park

The community park at the heart of the scheme is provided with generous dimensions, accessed from multiple points and visible throughout the masterplan. This brings a real sense of the Green Artery running through the centre of the site, providing a connection between all public spaces within the site. The 110m long by 75m large park is structured as follows:

- At the Western and Eastern side, the threshold of the apartment blocks is composed as a strip of private terraces for the ground floor apartments and a certain amount of communal space for all the residents.
- The private terraces are screened from the central open field and the main footway.
- The communal area includes table and chairs for residential integration.
- The central piece of the community park is an area of grass surrounded by groups of native woodland and ornamental grasses, 4 areas of lawn separated by 3 narrow footpath. Sport equipments are proposed in this open field, such as the kickabout ...
- Two public promenades are proposed in parallel of the green artery. They form the secondary system of the pedestrian network, reinforce the porosity of the development, link and facilitate the access to the buildings and the private terraces.
- The planting strategy for the small park and for the other public spaces will be oriented to facilitate the maintenance. Our preference is to use the Native species in a high proportion with an addition of a wider variety of trees and planting species to boost the wildlife, reinforced the biodiversity and highlight some node of interest within the passive recreation...

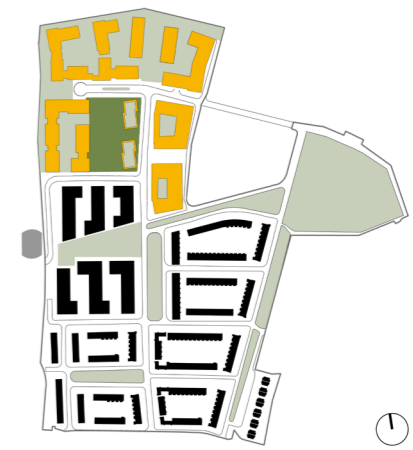


LANDSCAPE



Community Park

- Concrete block paving - Tobermore ARTRO or FUSION - permeable
- Concrete cast in situ
- Bicycle racks - model Sheffield with shed (model tbc)
- Tobermore Concrete block paving - permeable
- Play area / climbing structure in compacted mulch
- Buffer planting
- Goal for a kickabout area
- Private terrace: Tobermore paving
- Shrubs / Ground covers
- Wooden Bench with a back & arm rest
- Irrigation : Hose point
- Wooden picnic table with bench or seats/ lenght 2000mm
- Grove of melliferous trees
- Grass Lawn/ Top soil H200mm
- Buffer planting with multistem trees and shrubs
- Lighting pole / Bollard lights & Inground lights under the canopy of the trees
- Trees
- Stairs - treads / riser in granite and contrasted nosing + galvanised and powdercoated handrails
- FIRE TENDER ACCESS



LONGITUDINAL

TRANSVERSAL

LANDSCAPE

10.3.1 LANDSCAPE DETAILS / Community Park / Typical sections



LANDSCAPE

10.3.1 LANDSCAPE DETAILS / Community Park



The Community Park brings a real sense of the Green Artery running through the centre of the site, providing a connection between all public spaces within the site.

LANDSCAPE

10.3.2 LANDSCAPE DETAILS / Community Park & Mini plaza

Located at the North and South of the Pavilions (blocks E3 E4), Two Mini plaza provided as a hard-landscaped open space and envisaged as a lively active space, provided with a cafe and outdoors seating. They are paved with permeable concrete paving (Tobermore paving) and framed with buffer planting.



PLAZA NORTH

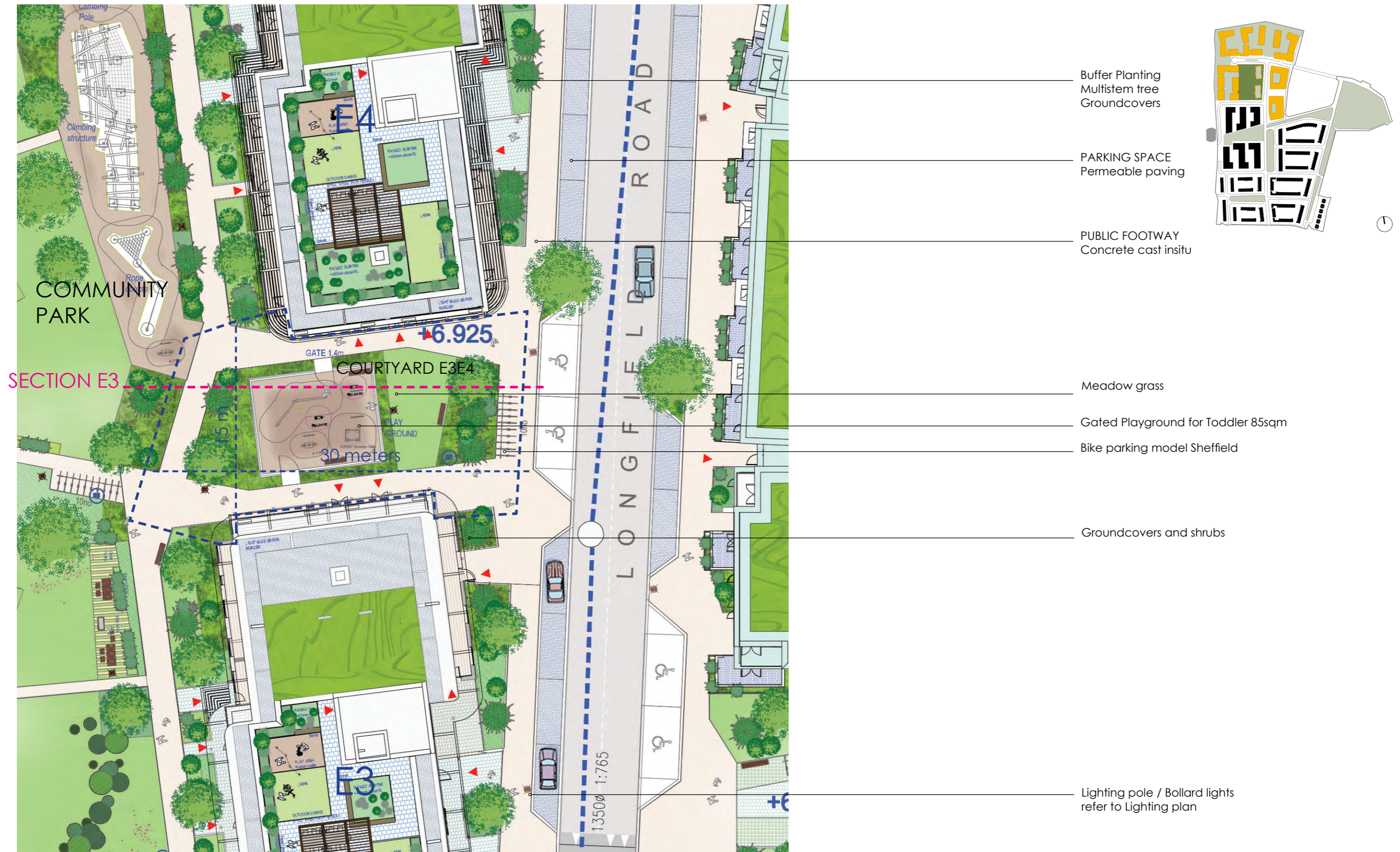


PLAZA SOUTH



LANDSCAPE

10.3.3 LANDSCAPE DETAILS / Community Park & Adjacent courtyard E3E4



LANDSCAPE

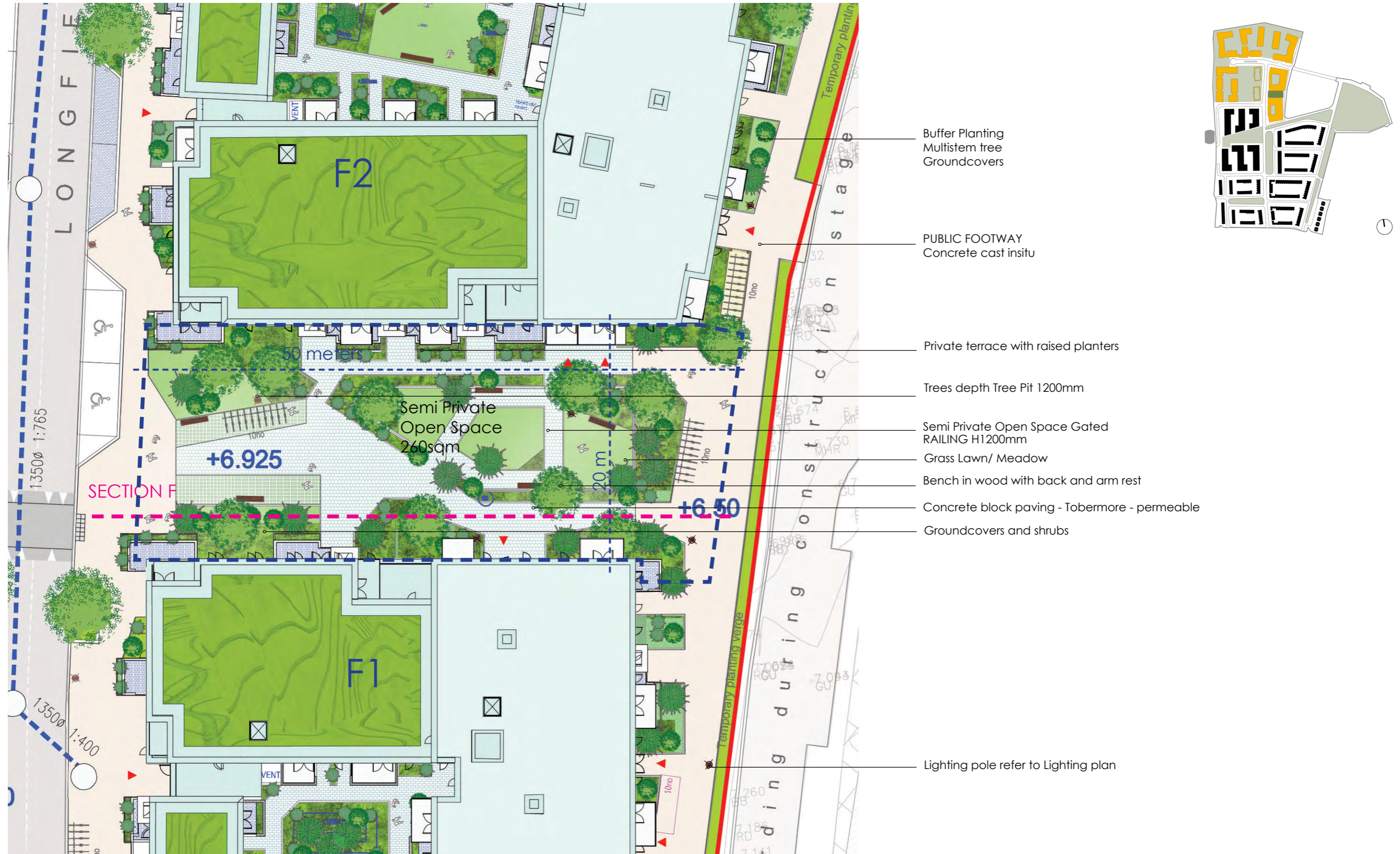
10.3.3 LANDSCAPE DETAILS / Community Park & Adjacent courtyards / Typical section Courtyard E3 E4



SECTION E3

LANDSCAPE

10.3.3 LANDSCAPE DETAILS / Adjacent courtyards F1F2



LANDSCAPE

10.3.3 LANDSCAPE DETAILS / Adjacent courtyard F1F2 / Typical section



SECTION F

LANDSCAPE

10.3.4 LANDSCAPE DETAILS / Promenade along the Future Racecourse Park / Elevation blocks G



The promenade along the Future Racecourse park.

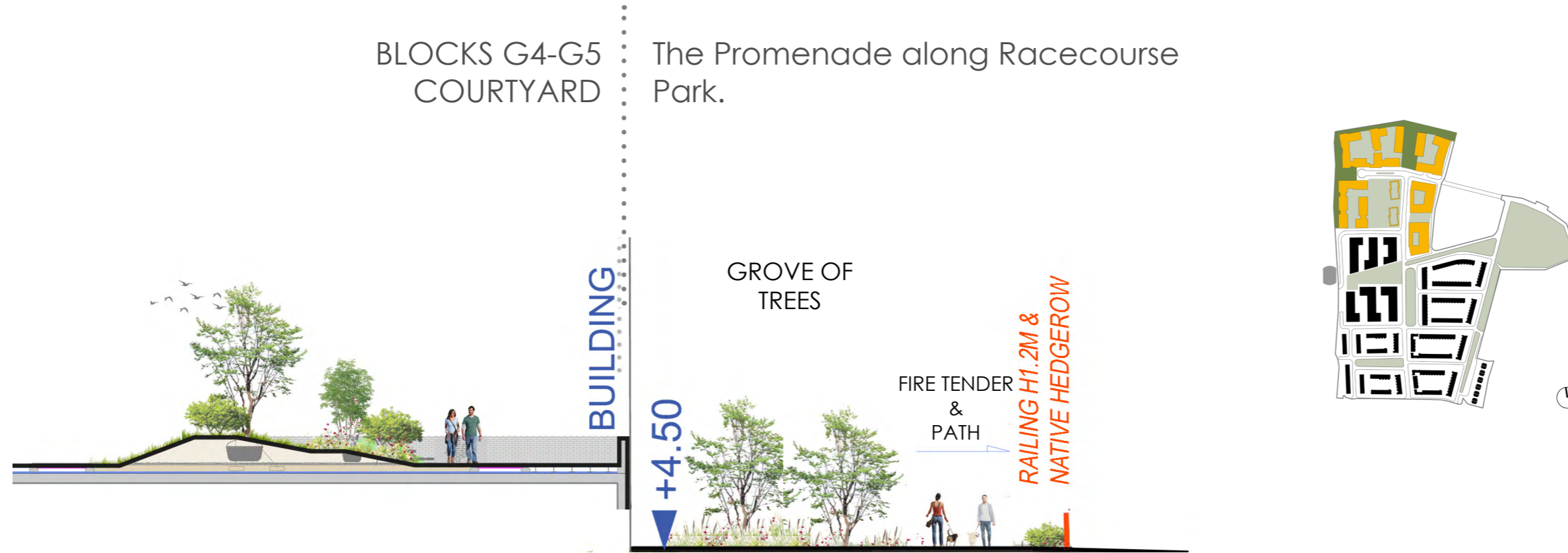


280 meters

LANDSCAPE

10.3.4 LANDSCAPE DETAILS / Promenade along the Future Racecourse Park

The promenade along the Racecourse park is placed in a rural setting, a natural park with footpath between groves of melliferous trees and native hedgerows. The stratum of Native species proposed in the project: blackthorn, broom, crab apple, elders, hawthorn, hazel, rowan, white beam, wild rose, etc.



Typical section

MOUNDED planting

MEADOW GRASS



LANDSCAPE

10.3.5 LANDSCAPE DETAILS / Transition with the Future Racecourse Park / Between BLOCKS G2/G3 and G4/G5

The promenade along the Racecourse within blocks G3 and G4, turns into a more urban design as it progressively reaches the heart of the development. The 95m long by 25m large public open space is treated as a transition series of gardens which encourages movement from the rural setting to a more urban character. The planting strategy is the same as the Community park, a majority of native plants and ground cover for the low maintenance, large specimen tree and others species with coloured foliage. This generous open space, envisaged as a lively active space, provided with outdoors seating, could have a program of activities, such as outdoor markets, to further activate and enhance the space for residents.

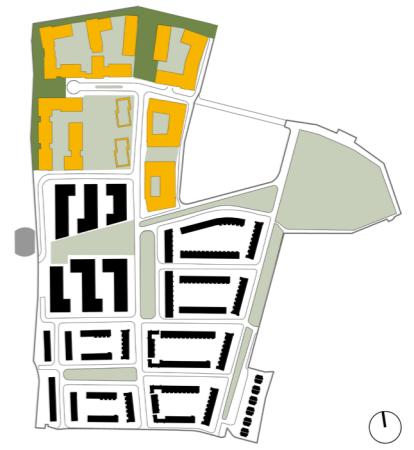


LANDSCAPE

10.3.5 Between BLOCKS G2/G3 and G4/G5



- FUTURE RACECOURSE PARK
- Fire Tender & Footpath in resin bound gravel along Native Hedgerow.
- Reinforced grass for FIRE TENDER Access
- OUTDOOR AREA for creche, surrounded by walls
- Sheffield Bike Racks with shelter
- Brushed concrete - cast in situ
- FIRE TENDER ACCESS
- Area of meadow grass
- Lighting pole
- NOTE: indoor amenities refer to HJL drawings
- Transition garden with multistem trees
- Large specimen tree Ex. London Plane
- Control Access to communal courtyard - gate & railing H1800mm
- Private terrace: Tobermore paving / H1200mm brickwall with Buffer planting
- Wooden Bench with a back & arm rest - lenght 2500mm
- PUBLIC FOOTWAY
Brushed concrete cast in situ



ELEVATION

LANDSCAPE

10.3.5 LANDSCAPE DETAILS / Transition with the Future Racecourse Park / Elevation G4G5



PROMENADE ALONG
RACECOURSE PARK

OUTDOOR CRECHE

ACCESS COURTYARD
GATED

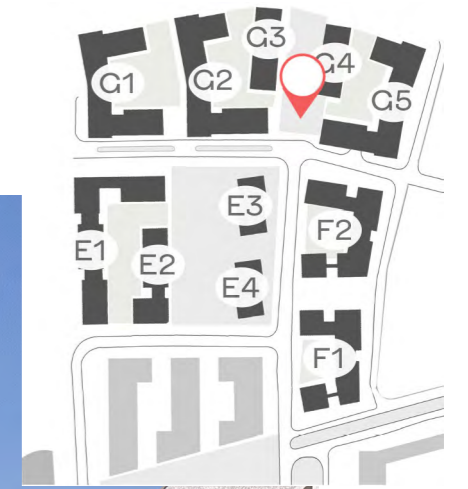
ACCESS TO INDOOR
AMENITIES

BUFFER PLANTING
ALONG PRIVATE TERRACE

TRANSITION SERIES OF GARDENS WHICH ENCOURAGES MOVEMENT FROM THE RURAL SETTING TO A MORE URBAN CHARACTER.

LANDSCAPE

10.3.5 LANDSCAPE DETAILS / Promenade along the Racecourse Park / Between G2/G3 and G4G5

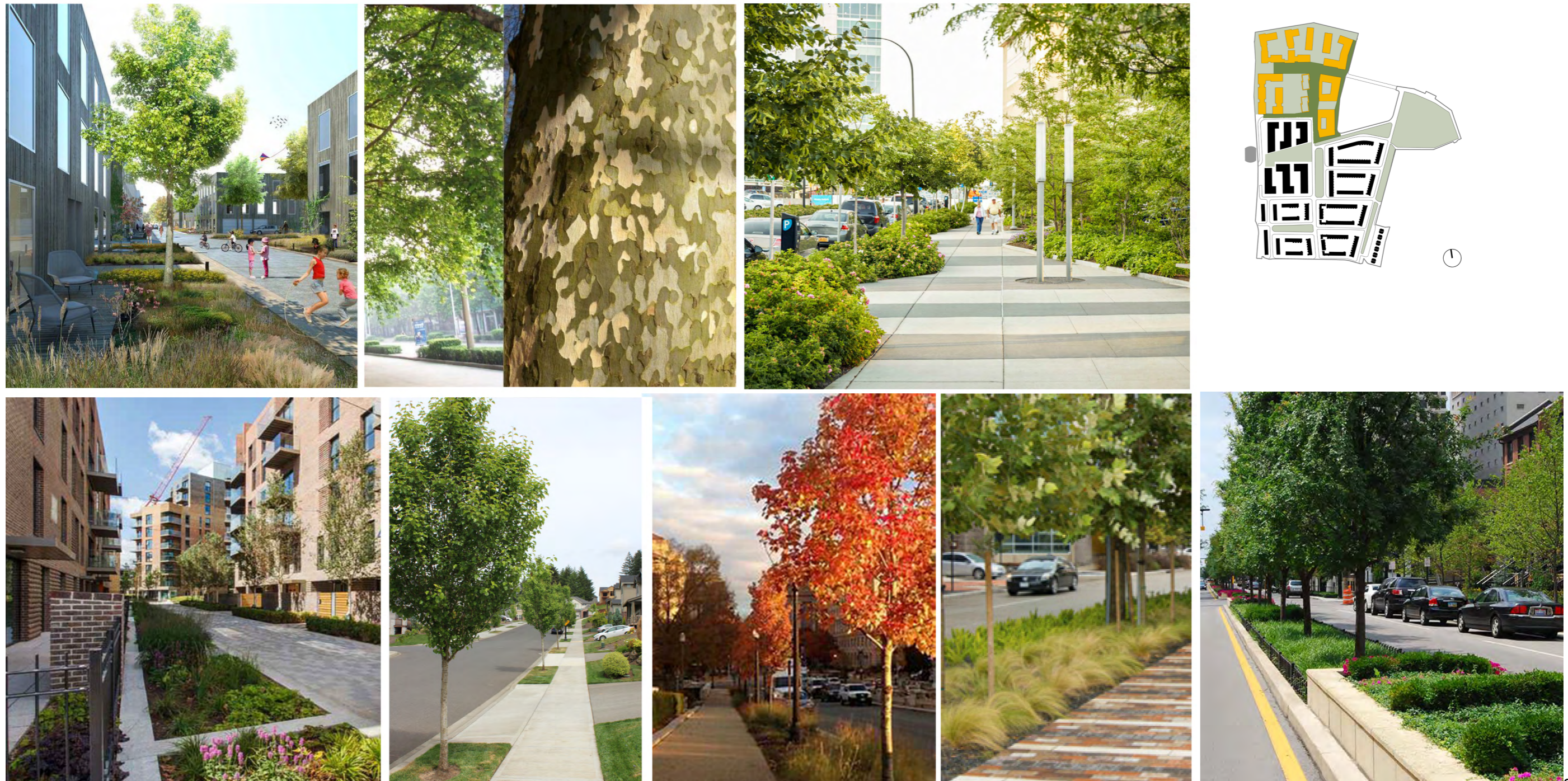


A generous open space, envisaged as a lively active space, provided with outdoors seating, could have a program of activities, such as outdoor markets, to further activate and enhance the space for residents.

LANDSCAPE

10.3.6 LANDSCAPE DETAILS / Residential streets

Longfield Road is the main north-south route through the masterplan, designed to connect all public spaces together, it provides our green artery through the scheme. Longfield also provides the primary link from the surrounding area to the Racecourse park in the north. The road is framed to the north by the node of Zone G tower, which helps to orientate the street. The intricate lattice balcony design of the Zone E park pavilions create rhythm along the street, with glimpses and connections to the Urban park beyond. On-street parking and cycle parking is provided along the length of the street, but great care has been taken to break up these spaces with intermittent planting, to create a softer space and comfortable environment. The boulevard will be planted with large specimen trees such as the London Planes, placed in generous islands of planting beds. Buffer planting is also systematically proposed to protect and screen the private terraces. Along the Eastern boundary, a second type of street, will be developed in phase GA02. Residential streets will be characterized by trees with light and coloured foliage.

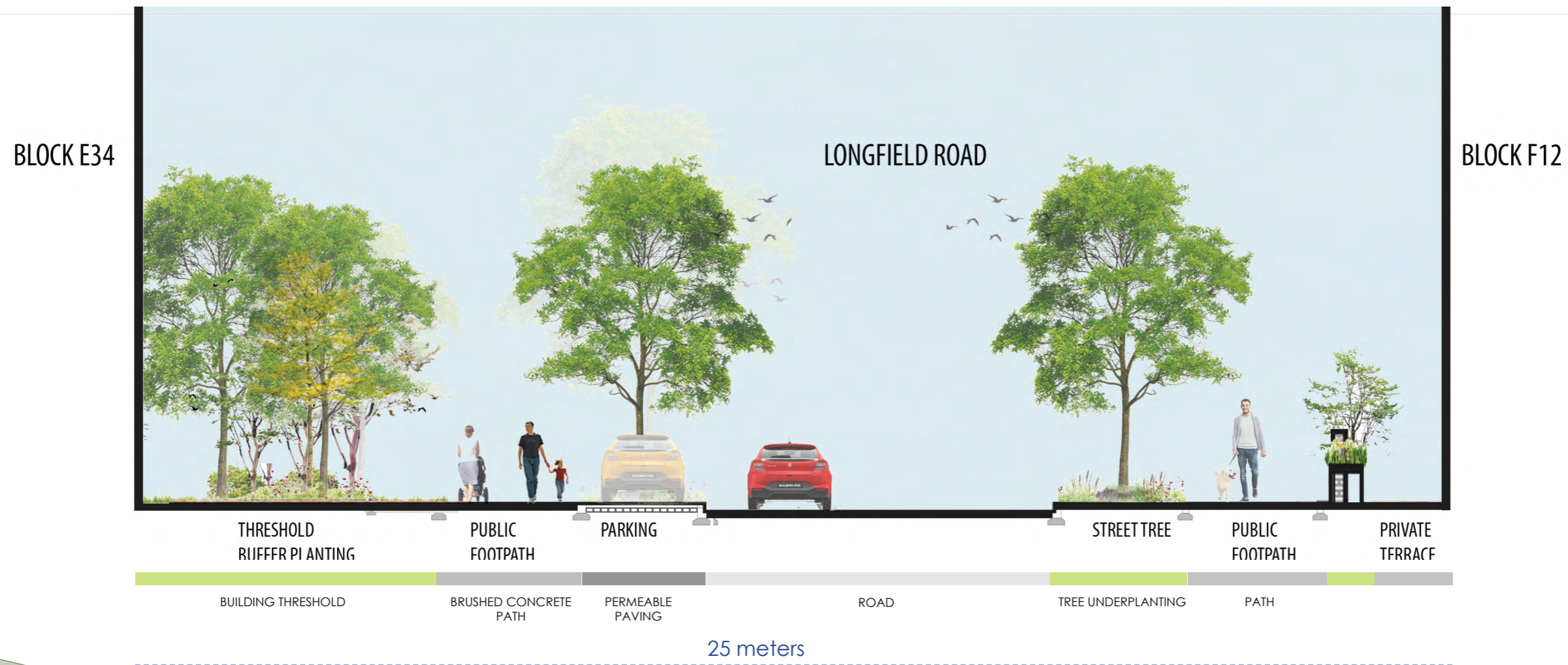


LANDSCAPE

10.3.6 LANDSCAPE DETAILS / Residential streets & Adjacent courtyards / Typical section Longfield road

Longfield Road is the main north-south route through the masterplan, designed to connect all public spaces together, it provides our green artery through the scheme. Longfield also provides the primary link from the surrounding area to the Racecourse park in the north.

On-street parking is provided along the length of the street, but great care has been taken to break up these spaces with intermittent planting, to create a softer space and comfortable environment. The interface between the private terrace spaces of the ground floor duplexes and the public and semi-private streets, plazas and gardens has been carefully considered to provide an appropriate level of separation between these spaces.



LANDSCAPE

10.3.6 LANDSCAPE DETAILS / Residential streets



On-street parking is provided along the length of the street, but great care has been taken to break up these spaces with intermittent planting, to create a softer space and comfortable environment.

LANDSCAPE

10.3.7 LANDSCAPE DETAILS / Semi private open space / Courtyards

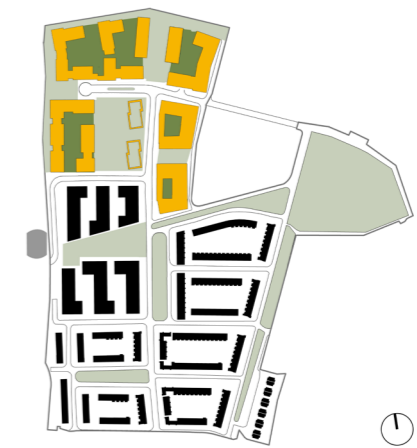
There are 6 communal courtyards located in the different blocks. The courtyards are overlooked by apartments and provided with playground areas, landscaping and seating, creating a secure and lively amenity of the residents.

Courtyards provide a sense of a rural setting with an addition of lush planting and multistem trees or small trees with light foliage to allow light to pass.

Each courtyard provides the residents with an opportunity to meet each other and interact with some occasional seating and play elements incorporated into the design.

The courtyards also could offer a place for small allotments if the need from residents arises.

The courtyards are overlooked by apartments and provided with playground areas, landscaping and seating, creating a secure and lively amenity of the residents.



Communal / Semi-private open space



	provided (sqm)
Zone E:	
E1/E2	1,998
E3	289
E4	289
Zone F:	
F1	606
F2	1,016
Zone G:	
G1/G2/G3	4,235
G4/G5	1,830
TOTAL:	10,263

10.3.7 LANDSCAPE DETAILS / Courtyard / Blocks G1 G2G3



- Fire Tender & Footpath in resin bound gravel along Native Hedgerow
- Grove of Native trees
- Reinforced grass for FIRE TENDER Access
- Gated access to courtyard
- Private terrace and buffer planting
- Concrete paving Tobermore
- Ventilation
- 170sqm of playground for Toddlers and older children.
- Communal Gardens
- 30sqm of playground for Toddlers
- Mounted soil planted with multistem trees, shrubs & ground covers
- Wooden Bench with a back & arm rest - lenght 2500mm
- Mounted soil planted with trees, shrubs & ground covers
- Control Access to communal courtyard - gate & railing H1800mm
- Access courtyard & sheffield bike racks
- PUBLIC FOOTWAY
Brushed concrete cast in situ
- COMMUNITY PARK
- MINI PLAZA / Café

SECTION T

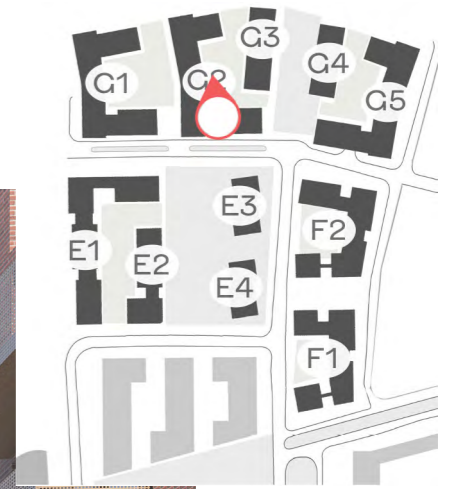
LANDSCAPE

10.3.7 LANDSCAPE DETAILS / Courtyard / Blocks G1G2G3



LANDSCAPE

10.3.7 LANDSCAPE DETAILS / Semi private open space / Courtyards G2G3



Courtyards provide a sense of a rural setting with an addition of lush planting and multistem trees or small trees with light foliage to allow light to pass. Each courtyard provides the residents with an opportunity to meet each other and interact with some occasional seating and play elements incorporated into the design.

10.3.7 LANDSCAPE DETAILS / Courtyard / Blocks G4G5



- Reinforced grass for FIRE TENDER Access
- Fire Tender & Footpath in resin bound gravel along Native Hedgerow
- Reinforced grass for Fire Tender
- Balcony
- Meadow grass
- 85sqm of playground for Toddlers and older children.
- Ventilation
- Mounted soil planted with multistem trees, shrubs & ground covers
- Wooden Bench with a back & arm rest - lenth 2500mm
- Control Access to communal courtyard - gate & railing H1800mm
- Private terrace and buffer planting
- Bike parking and shed
- Paving Tobermore
- Private terrace and buffer planting
- PUBLIC FOOTWAY
Brushed concrete cast in situ

LANDSCAPE

10.3.7 LANDSCAPE DETAILS / Courtyard / Blocks G4G5 Section



FIRE TENDER
and footpath

PUBLIC GARDENS
and mature trees

BUFFER PLANTING
ALONG PRIVATE TERRACE

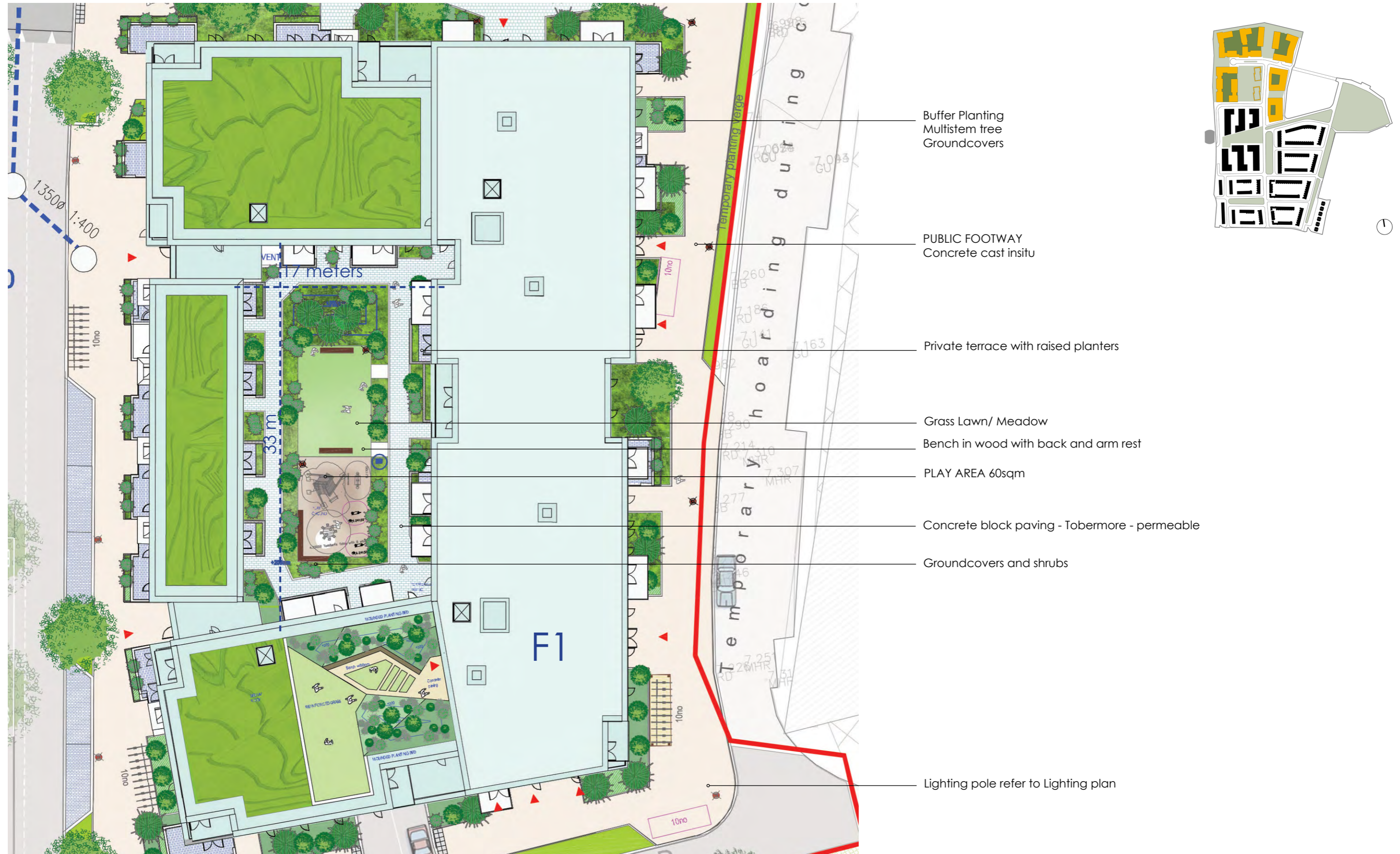
PLAY AREA
Mounding of soil for shrubs
and multistem trees

PEDESTRIAN LINK
to promenade along Racecourse park

SECTION T

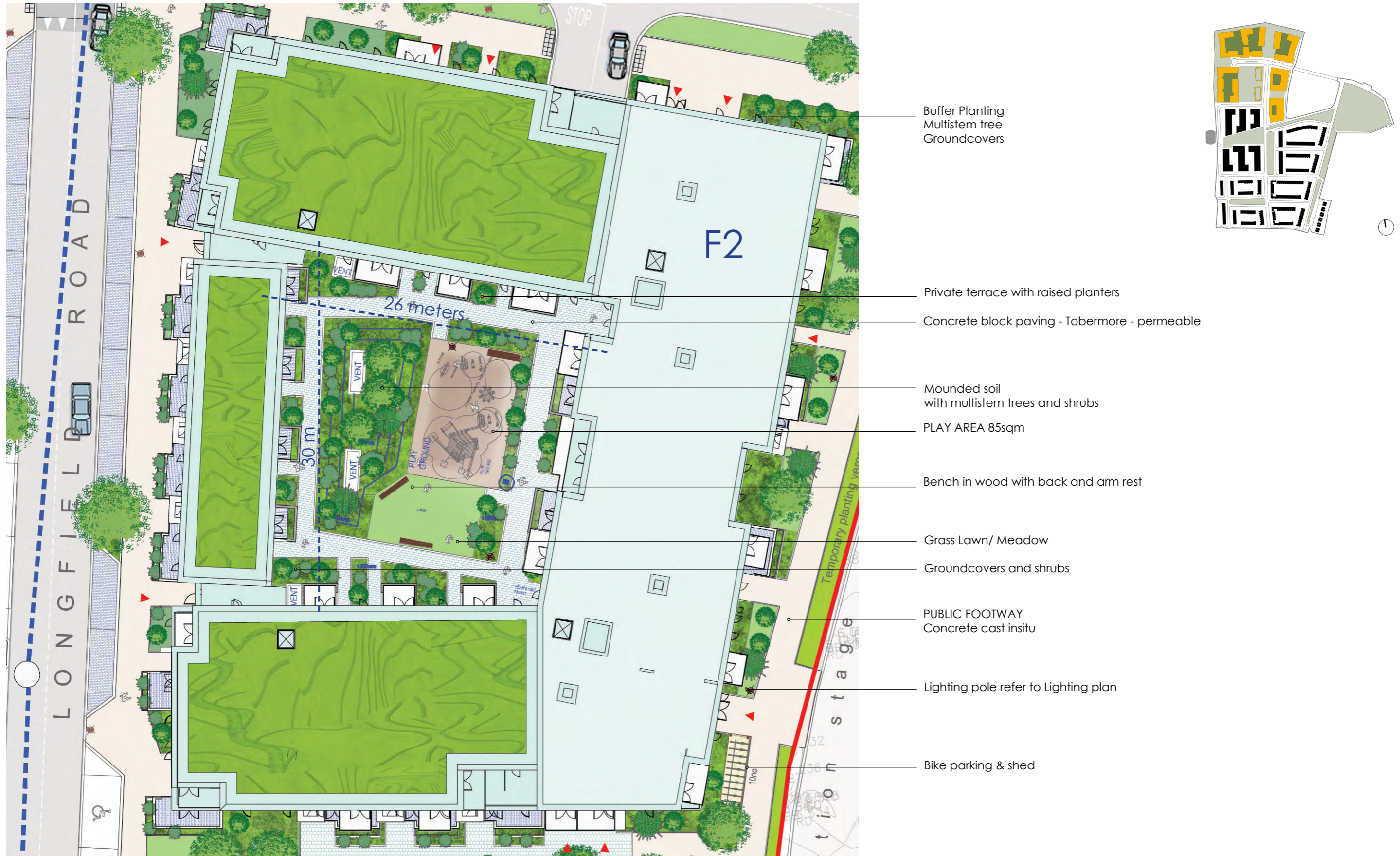
LANDSCAPE

10.3.7 LANDSCAPE DETAILS / courtyard F1 at podium level

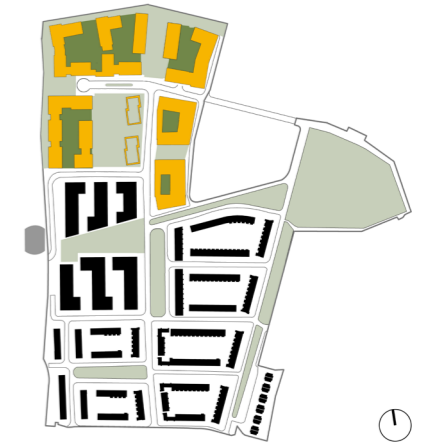


LANDSCAPE

10.3.7 LANDSCAPE DETAILS / courtyard F2 at podium level



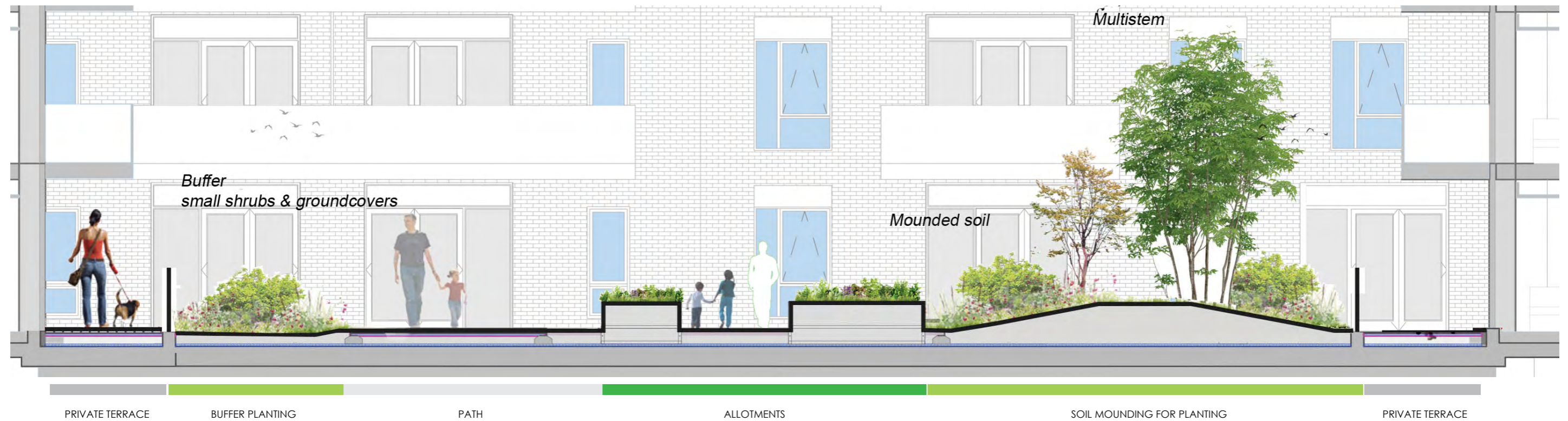
10.3.7 LANDSCAPE DETAILS / Courtyard / Blocks E1E2



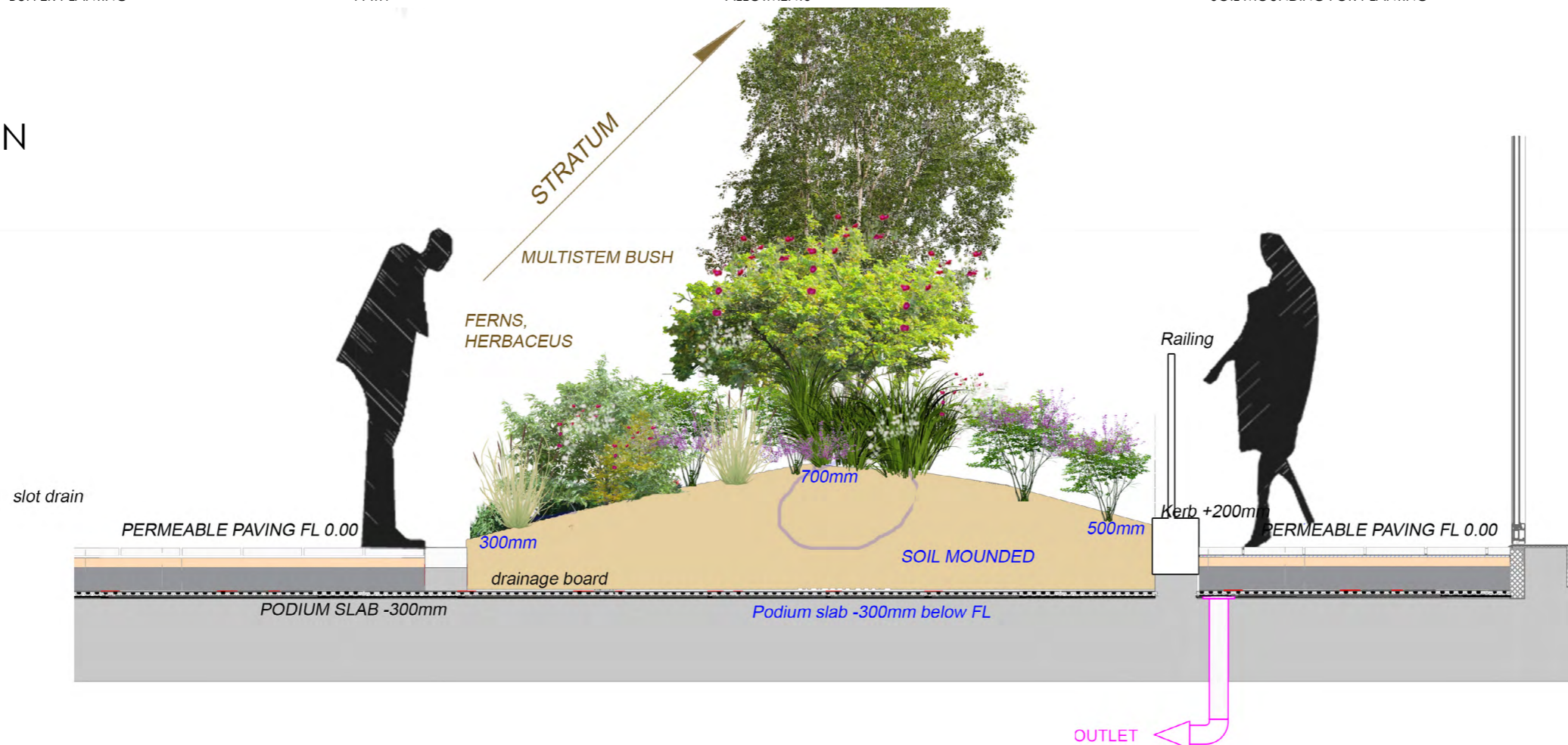
- Private terrace: Tobermore paving / H1200mm kerb + railing
- Mature tree with a concrete tree pit in the basement
- Stairs - treads / riser in granite and contrasted nosing + galvanised and powdercoated handrails
- PLAYGROUND FOR TODDLE 85sqm :
 - 4 KOMPAN Stilts - Balancing
 - 2 KOMPAN Double Balance Beam
 - 1 RICHTER Play cube
- Buffer planting
- Reinforced Grass / Rubber matting
- Grass and small shrubs
- Bench in wood with arm rest and back
- Rubber mulch
- Bespoked Raised Planters for allotments: H500, in aluminium / powdercoated
- Lighting pole / Bollard lights & Inground lights under the canopy of the trees

LANDSCAPE

10.3.7 LANDSCAPE DETAILS / Semi private open space / Courtyards / Typical Section



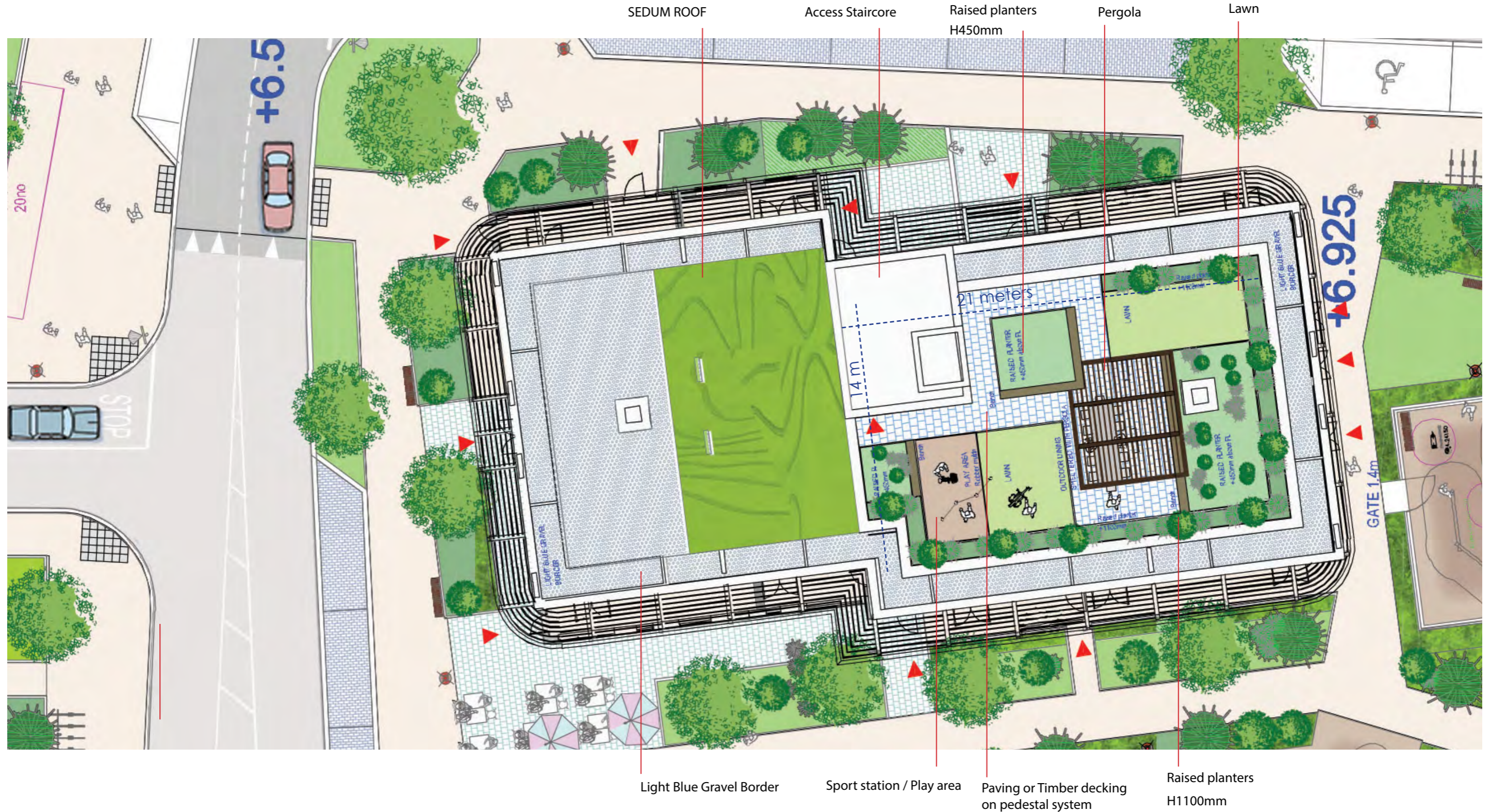
TYPICAL SECTION



LANDSCAPE

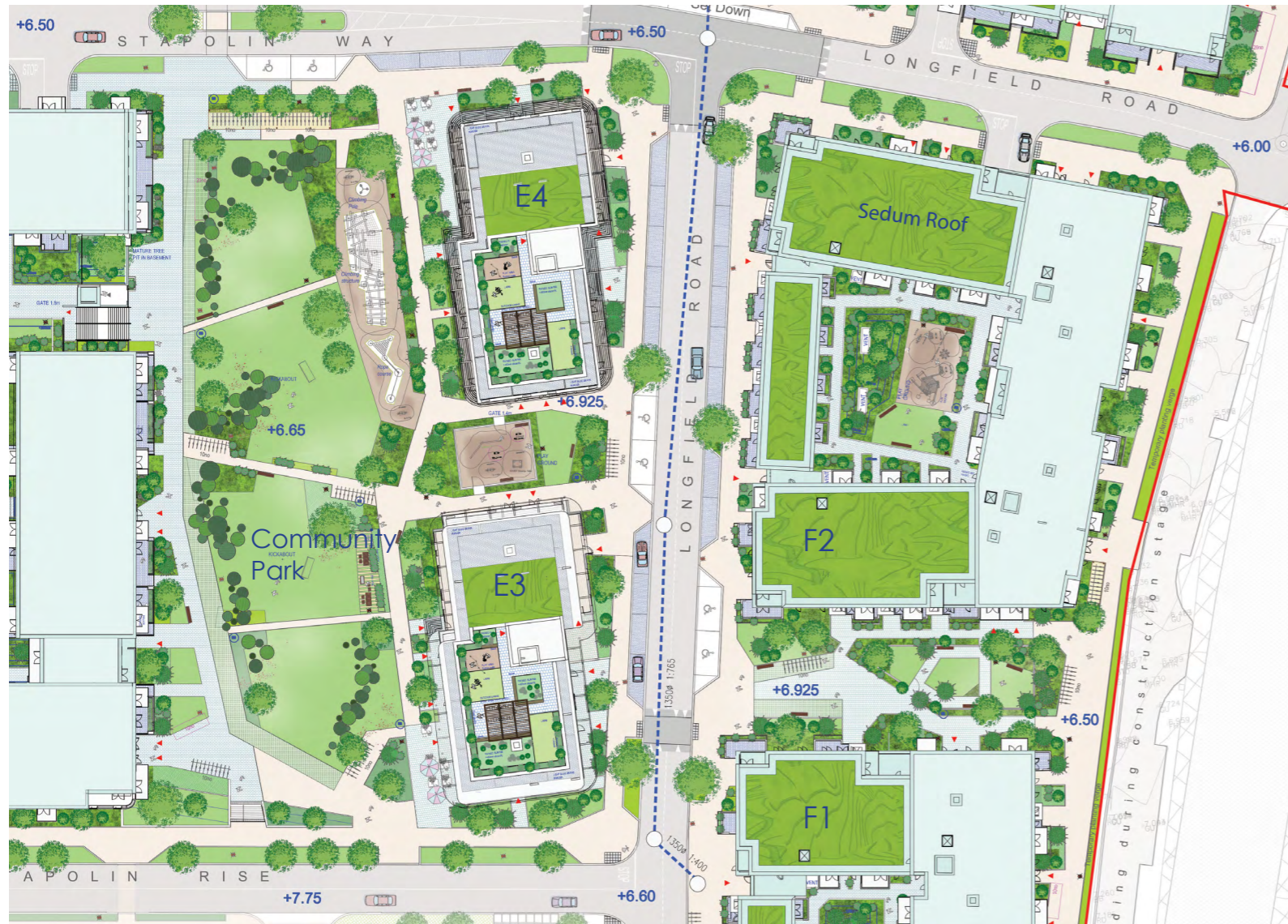
10.3.8 LANDSCAPE DETAILS / Semi private open space / Roof Gardens in blocks E3 and E4

The roof terrace frames dual aspect views overlooking the residential development. The peripheral planting running behind the linear bench screens the parapet with multistem tree planting used to 'bookmark' the corners. Salon and foldable chairs which can be arranged by the users to sit on the grass strips for social gatherings.



LANDSCAPE

10.3.8 LANDSCAPE DETAILS / Communal Roof Gardens - Pavilions E3E4



Sedum roof



Outdoor salon



Herbaceous and Multistem trees



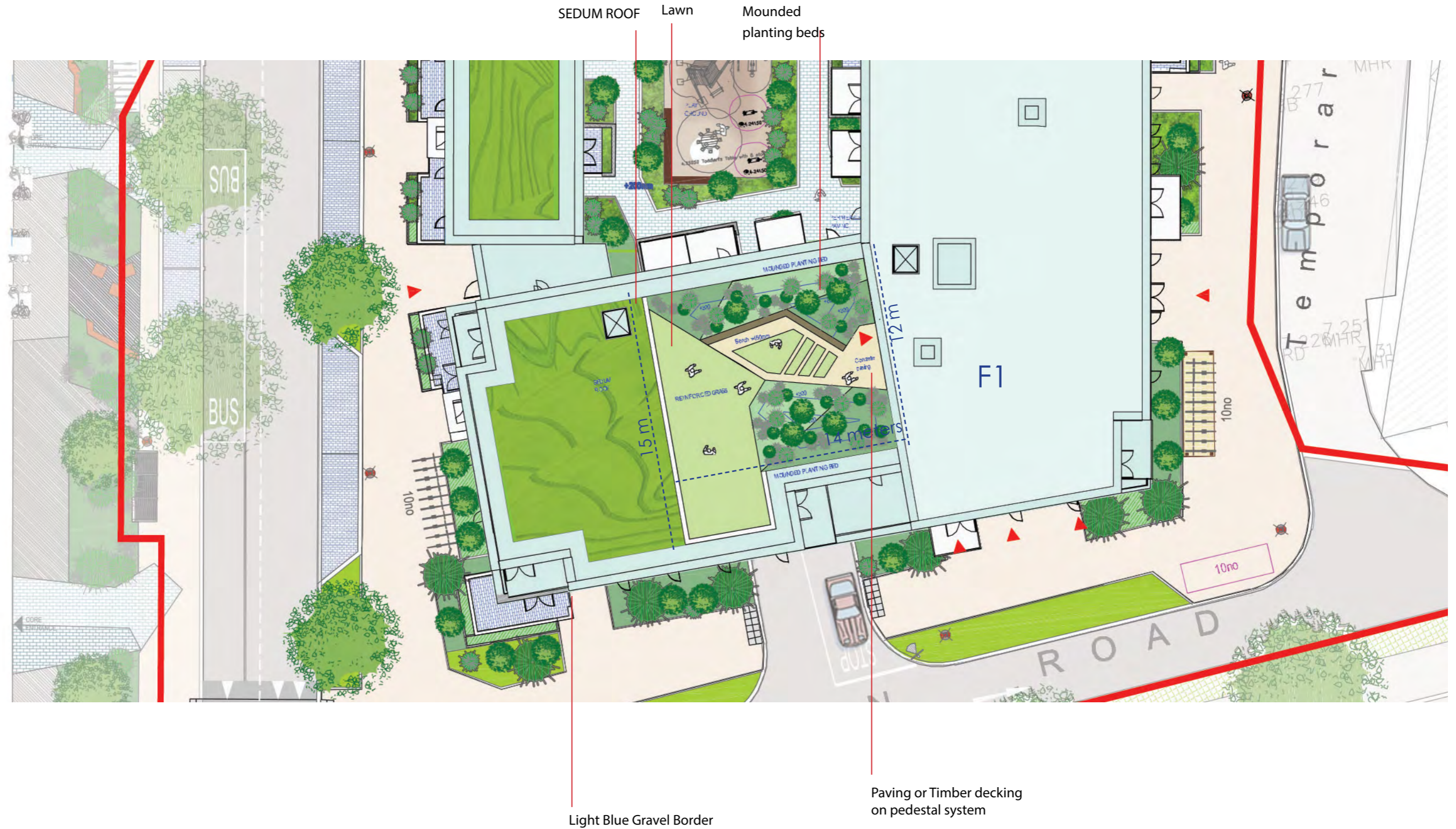
Raised planters



LANDSCAPE

10.3.8 LANDSCAPE DETAILS / Communal Roof Gardens - Block F1-4th floor

A informal multi-functional garden with seating benches dotted around a well-planted parameter with a grass lawn. A passive space Vs the dynamic courtyard setting at the podium level.



LANDSCAPE

10.4.1 PLANTING PROPOSAL - Trees

A tree planting strategy is being proposed in different character areas to create an overall dynamic to the scheme.



PROMENADE ALONG RACECOURSE PARK - rural setting and hedgerow



COURTYARDS: wider variety of small trees and multistem



PARK: grove of trees, tall specimen & multistem



BOULEVARD Longfield & Stapolin Way - Tall specimen tree : Platanus



Quiet Street - Coloured canopy



LANDSCAPE

10.4.2 PLANTING PROPOSAL / Community Park and Courtyards

Durable planting that will require little maintenance. The planting will have added plant species to boost the wildlife around the site. They are biodiversity pockets in the wider sub-urban context and they will be able to attract a number of insects, birds and small mammals.

Wider variety of tree and planting species in addition to non native are proposed for these areas. Trees species such as: Sorbus pseudo-hupehensis, Pinus sylvestris, Quercus robur, Malus varieties, Cercidiphyllum japonicum, Ginkgo biloba and Heptacodium miconioides for late nectar.

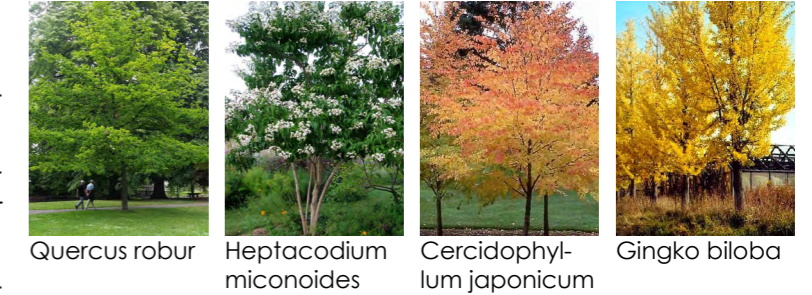
Shrubs such as Viburnum plicatum, Euonymus alatus, Aesculus parviflora and Hamamelis molis will provide shelter and extended flowering period.

The under-planting is selected to tolerate shade and require low maintenance and look more natural with species like: Digitalis purpurea, Helleborus niger, Acanthus, Aster divaricata, Tiarella codifolia, Allium ursinum ferns and ground cover like Vinca, Gallium, Fragaria vesca and Geraniums.

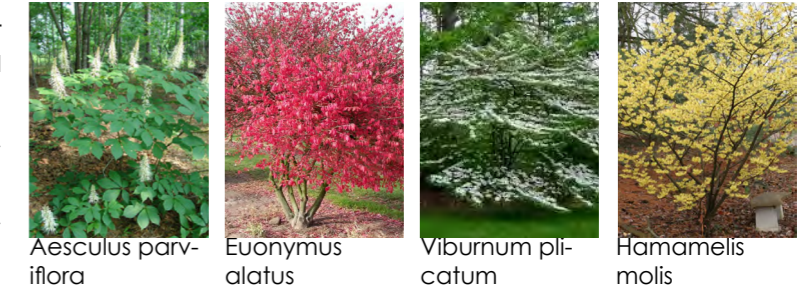
Some areas will be left open to receive more sunlight and will be planted with perennial meadow plant types with ornamental grasses, herbaceous perennials and annuals that will self seed.

Blocks of mostly native woodland type bulbs are selected including: Hyacanthoides non scripta, Galanthus nivalis, Convalaris majalis, Fritilaria melagris and Allium ursinum.

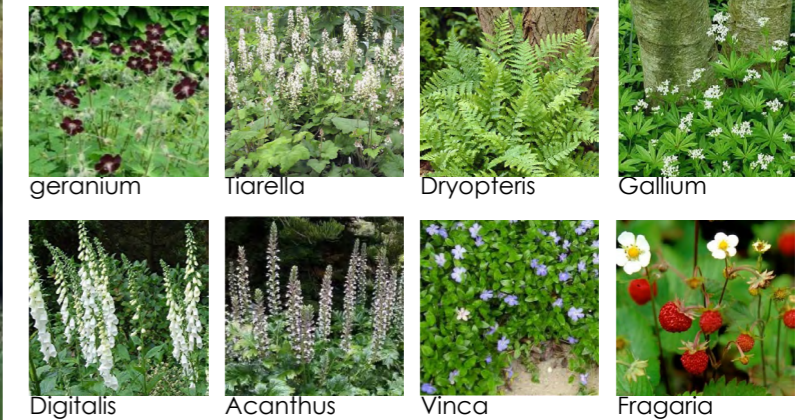
BIGGER TREES



MULTI-STEM TREES



UNDER-PLANTING



BULB-PLANTING



Multi-stem trees and blocks of ornamental grasses to protect the edge of the footpath



Combination of tree canopy and more wildlife friendly under-planting



Urban orchard with fruit trees, under-planted with a wildflower meadow mix

LANDSCAPE

10.4.3 PLANTING PROPOSAL / Residential streets & Adjacent courtyards

A tree planting strategy is being proposed in different character areas to create an overall dynamic to the scheme.

These trees are underplanted with a variety of plants that are very durable and require minimum maintenance.

A percentage of native plant species is being selected such as: Carex pendula and Dryopteris filix mas that are evergreen and very strong, and a number of non native grasses, ground covers and herbaceous perennials that will thrive in urban planting conditions and help to boost the biodiversity on site, including:

Sarcococca confusa, Rosmarinus officinalis, Stipa gigantea, Echinacea purpurea, Libertia grandiflora, Epimediums, Hakonechloa macra and Euphorbia varieties.

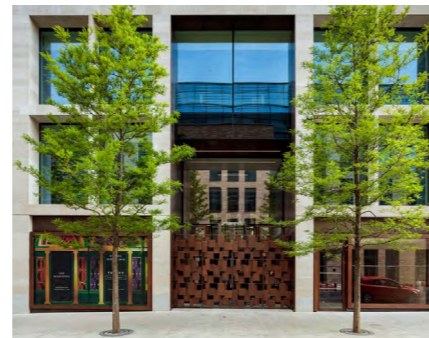
Quiet Streets and adjacent courtyards

These are the streets along the Eastern facade of the residential blocks F and G and the adjacent courtyards such as Stapolin courtyard and between blocks F1 and F2.

They are proposed to be planted :

with Gleditsia triacanthos, trees that grow airy and spread nicely and they have a warm yellow Autumnal colour, a hint that you are located in the quieter zones of the development

with Liquidambar styraciflua trees are selected due to their good nature in urban environments and their spectacular red Autumn colour that will make these streets look very much alive.



Mature Gleditsias, Molesworth Street, Dublin, BSLA project



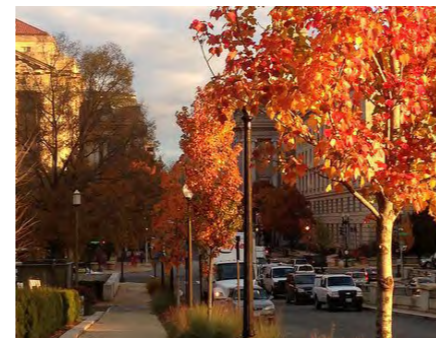
Gleditsia autumn colour, in a sub-urban context



Gleditsia autumn colour foliage



Liquambar trees in an urban setting



Liquambar street trees with autumn foliage



Liquambar autumn colour foliage



Carex pendula



Dryopteris filix mas



Hakonechloa macra



Euphorbia amygdaloides



Libertia grandiflora



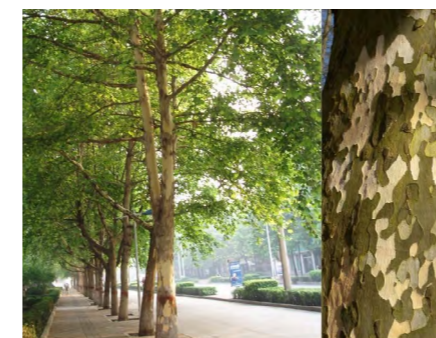
Sarcococca confusa

Boulevards

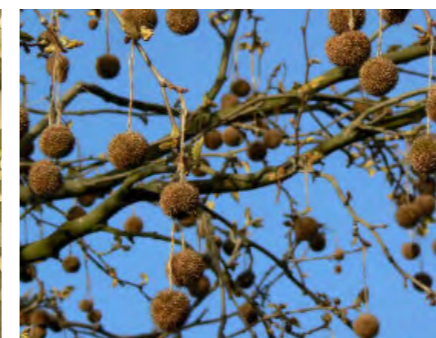
These are the streets that are wider and have space for bigger trees also that take more vehicular traffic, Longfield road and Stapolin way. Platanus hispanica is being used as boulevard planting in Europe and can grow to a very tall specimen tree, it has very interesting trunk and in winter season, the seed heads are very interesting.



Plane trees in an urban setting



Plane street trees trunk pattern



Plane trees seed heads

LANDSCAPE

10.4.4 PLANTING PROPOSAL / Courtyards

The courtyards are receiving good sunlight, as a result these spaces have great potential to become usable by the residents and have a selection of plants that are more unusual yet very interesting. Planting combinations are being selected to provide visual interest all year round and nectar to benefit insects for an extended period.

A mix of deciduous and evergreen semi mature trees such as: Eucalyptus pauciflora, Prunus autumnalis, Pinus sylvestris, Paulownia tomentosa, Malus 'Evereste' and Betula pendula are used to bring maturity and interest in the courtyards. These trees are combined with selection of smaller multi-stem flowering trees is being proposed including varieties like: Magnolia 'Black Tulip', Acer 'Sango Kaku', Aralia elata and Cornus kousa. In areas with deeper soil bigger trees are dotted.

Due to the fact that the courtyards are on a basement podium the planting will have to be installed in raised beds or mounded soil which means that these beds can be dry in the summer. A selection of drought tolerant herbaceous perennials such as: Perovskia atriplicifolia, Eryngium, Sedum 'Autumn Joy', kniphofia, Agastache, Agapanthus and grasses such as Pennisetum, Calamagrostis and Stipa can grow there and thrive.

In more shady corners a selection of plants that can grow well in dry shade is being proposed. These plants include species such as: Dryopteris, Tetrapanax, Hostas, Digitalis, Anemone hybrida 'Honorine Jobert', Euphorbias and Helleborus varieties, to provide winter flowering and lush foliage effect.

Finally a combination of spring and summer flowering bulbs is being selected to add an extra layer to the planting scheme and provide an ephemeral splash of colour. Such bulbs include: Lilium martagon, Fritillaria meleagris, white tulips, Watsonias, Anemone coronaria and Hycanthoides non scripta.

BIGGER TREES



Eucalyptus pauciflora



Paulownia tomentosa



Pinus sylvestris



Betula pendula

MULTI-STEM TREES



Magnolia 'Black Tulip'



Cornus Kousa



Aralia elata



Rhus typhina



Multi-stem betula tree for swallow soil areas and under planting with more shade tolerant species



Raised planters to allow for tree planting. Under-planting with ferns foxgloves and herbaceous perennials. Such combination requires low maintenance and has extended flowering period



Residential courtyard planted with tulips en mass to provide early season interest

UNDER-PLANTING



Eryngium



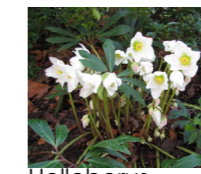
Perovskia



Agapanthus



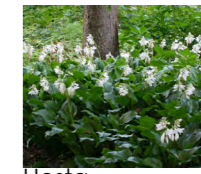
Kniphofia



Helleborus



Tetrapanax



Hosta



Euphorbia

BULB PLANTING



Lilium



Hycanthoides



Fritillaria



Watsonia

LANDSCAPE

10.10 MATERIAL BOARD

1 HARDSCAPE



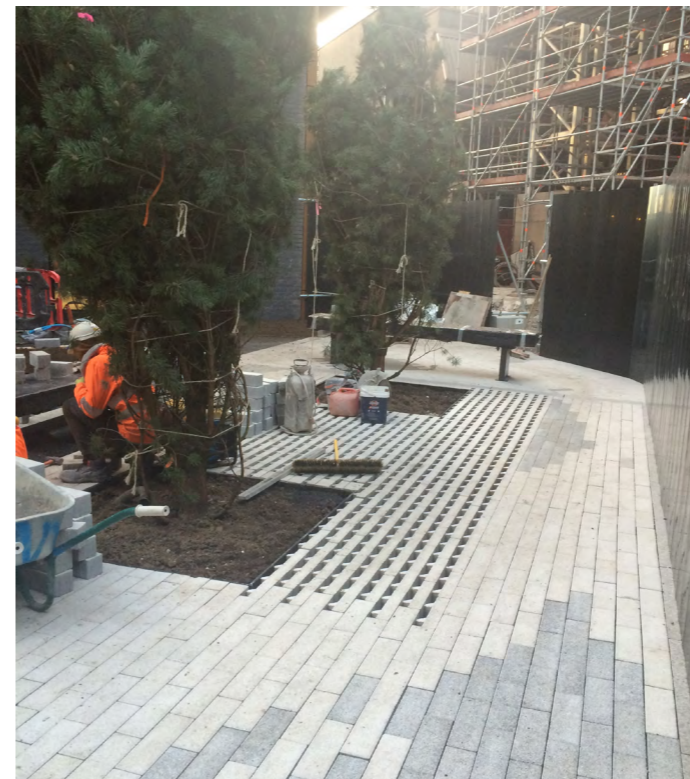
Tobermore FUSION -
Concrete block paving / Permeable



Grass Paving Hydrolineo - HARDSCAPE



Resin bound gravel by PREMIER PAVING



Hydrolineo Paving



Reinforced grass

2 LIGHTING



Lighting pole - BEGA 77176



Bollard lights - BEGA 77263



Inground lights - BEGA 77010

3 PLAY EQUIPMENT



Drawing table by RICHTER - 424457



Toddler Table with 8 stools by RICHTER -
435050



Balancing stilts - KOMPAN



Double Balance Beam - KOMPAN

LANDSCAPE

10.10 MATERIAL BOARD

3 PLAY EQUIPMENT



Play Cube



Climbing Structure



Rope Course



Kickabout

4 FURNITURE



Concrete upstands to raise soil for planting in the courtyards



Robust bench with arm rests and backs to encourage use by the mobility impaired.



Allotments

For the Seating areas, precast concrete benches in polished concrete, also used to form a raised planter.



Picnic table and chess table

