

REPORT: PUBLIC RELAM LANDSCAPE STRATEGY REPORT

PROJECT: HEUSTON SOUTH QUARTER

DATE: OCTOBER 2021

Public Realm and Landscape Strategy

1.0 LANDSCAPE DESIGN

Doyle + O'Troithigh Landscape Architecture Ltd, was appointed as part of the project team for the Heuston South Quarter Phase 2 development, to prepare the landscape design proposal in association with the Project Architect, Reddy Architecture + Urbanism, for a series of implementable landscape designs which are coordinated within the surrounding urban environment.

Doyle + O'Troithigh Landscape Architecture Ltd are a landscape architectural firm with a collective experience over 30 years. A principle of our design is the development of positive open spaces.

This Public Realm and Landscape Strategy report contains figures which are a combination of 'sample images' to give a real-world view of the design proposals and segments of the landscape drawings prepared as part of the landscape planning pack submitted to An Bord Pleanála.

1.1 The design of positive open space

Public spaces between buildings influence both the built form and the civic quality of the development. A balanced approach to the design of the public space centred on the relationship between the buildings and their surrounding open space will allow for the design, development and management of a public realm which can be used for a variety of amenities throughout the year; in doing so, adding to the quality of life of the future end users. The design of public open space must be 'open minded', in that it does not try to define specific activities but can accommodate a range of them. Whether large or small, good open space is human in scale.

Research undertaken for the UK's Commissions for Architecture and the Built Environment has shown that good quality public open space makes a tangible difference to people's lives.

Landscape design objectives include:

- Manipulating the external environment to enhance the outdoor experience for all residents.
- Working with the site settings, considering the influence of the elements and positioning amenity areas with the sun in mind will allow us to add value to the landscape.
- Providing external areas which can be used year-round, adding value to the development, and more importantly acting in a positive way toward the creation of a community spirit and sense of ownership.
- Enhancing the biodiversity and ecological value of the site.

Key considerations during the landscape design process include:

- Topography,
- Aspect,

- Wildlife and ecology (Urban Forestry),
- Open space networks, connectivity, and legibility (Making connections),
- The development of landmarks, focal points, and vistas, and
- Management post construction.

1.2 Landscape Design Approach

The designed Public Realm covers three separate layers which collectively provide an overall landscape plan covering all areas of the site. These are.

- Lower Ground floor level,
- Ground floor / podium level, and
- Roof terraces.

The three layers were designed collectively to provide an overall landscape treatment to the site which is coherent and legible. The design of the public realm was informed by several existing conditions including.

- The phase one development,
- The surrounding greater urban environment, and
- The Royal Hospital Kilmainham.

Prior to commencing the design of the public realm Doyle + O'Troithigh established a design brief to give structure and guidance to the design intent. The brief listed a series of key items which must be provided as part of the public realm development, these were.

- Permeability with connection to the surrounding built environment,
- The development of a strong east – west pedestrian link through the site lands to the gardens of the Royal Hospital Kilmainham,
- A coherent design which connects visually with the built Heuston South Quarter phase one development and works with the Granted Plaza design,
- Through the proposed planting palette acknowledgement of the planting in the Royal Hospital Kilmainham Gardens,
- The provision of a strong visual landscape which provides year-round interest, and
- The development of amenity areas which can cater for passive and active recreation for all abilities and age groups.

As part of the public realm and landscape planning exercise as developed at initial concept stage, the open spaces were established and sited at appropriate locations throughout the scheme. The open spaces, as now developed, are woven into the scheme to provide regular breaks to the built form providing a complimentary aspect and a strong sense of cohesion to the 'landscape'. The design and layout of the public realm is essential in the creation of a built environment for this scheme. The designed landscape amenity areas offer comfort, passive supervision, ease of access, a high amenity value and a safe space for all end users.

Second to the core principals established as part of the landscape design approach was the development of a palette of materials for both hard and soft landscaping. To aid us during the process to select materials we have developed a simple check list of both hard and soft landscape materials.

Hard works materials must.

- Allow for ease of movement for all users,
- Enhance the space and not conflict with the building materials,
- Work and look attractive in both wet and dry conditions, and
- Have a long timeline appeal.

Soft works plant materials must.

- Be suitable for the Irish climate,
- Be non-invasive,
- Collectively provide visual interest all year round,
- Enhance biodiversity and habitat creation, and
- Be disease resistant.

By approaching the overall landscape design of the scheme at both macro and micro levels, the scheme delivered will provide a landscape of high-level amenity which is workable, aesthetically appealing, and robust to work within the surrounding environment.

Initial plans were issued to Dublin City Council as per the preplanning process and a review meeting with Dublin City Council was held via Microsoft teams on the 18th of August. During this meeting the draft landscape plans for the lower-level courtyards, the podium level public realm and the roof terraces were reviewed and discussed with Dublin City Council. Dublin City Council Parks Department made several comments and requests including.

- Ensure there is a greater connection between the existing Heuston South Quarter Phase 1 and proposed Heuston South Quarter Phase 2 development,
- Review the interface between the public realm and the lower-level courtyards,
- Include opportunities for play and greater amenity, and

- Review the treatment of the western boundary wall with Royal Hospital Kilmainham.

Taking onboard the comments of Dublin City Council Parks Department each layer of landscape has been designed to developing an overall site landscape which is coherent and individual to the site lands while complementing and connecting with the adjoining site lands.



Fig. 1. Site Landscape Masterplan as submitted to Dublin City Council as part of the Preplanning process.

2.0 OPEN SPACE – FEATURES AND ELEMENTS

The location and positioning of open spaces have been considered in detail as part design development stage. They have been considered in terms of proximity to end users as well as being positioned to provide passive surveillance. Uniting the built form to the landscape, where it can provide passive and active recreation will benefit the health and lifestyle of the end user. The open space arrangements are varied in size and form, aspect and function and will to provide a range of opportunities for the future users of the scheme. These spaces have the ability with the surround-built elements to create a localised character offering an opportunity for living and play.

The design, layout, and content of the public and communal open space areas to all levels of the scheme have been redesigned following the comments received from Dublin City Council Parks Department and An Bord Pleanala as part of the preplanning meetings. Within the drawings submitted as part of the planning application to An Bord Pleanala the requirements of Dublin City Council and An Bord Pleanala have been met these included,

A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaping and paving, pathways, entrances, and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site. The rationale for the choice of materials should be clearly set out, having regard to the relationship of the development with the Royal Hospital

The submitted landscape plans and details illustrated the proposed materials. The materials and finishes proposed as part of the submitted landscape plans deal specifically with the external landscape and not those of the building finishes. The landscape materials selected have been chosen to ensure an effective integration between the proposed and existing development those materials selected to the plaza and podium area are consistent with those currently on site allowing the proposed development to knit with the existing development. The proposed plaza extension works with the granted as built development as illustrated in LP-06-PP the proposed plaza area is an extension of the current as built plaza. The primary east-west public route linking Military Road to the Gardens of the Royal Hospital Kilmainham via a flight of natural stone steps is a continuation of the partially built link, the materials and paving arrangement currently on site are proposed as the finish to this primary link. To the south of Block B, C and D the materials to the public areas as detailed in the landscape plan and details provide a strong visual interest through the use of paving and self-binding gravel which works with the surrounding buildings and delivers a high-quality durable finish. To the roof terraces and courtyards, the proposed materials of self-binding gravel and paving are sympathetic to the development of low impact passive amenity areas for use by all residents.

Landscaping proposals including an overall landscape masterplan for the development site including detail of tree planting, the quantity, type, and location of all proposed hard and soft landscaping including details of public lighting, pedestrian entrances and boundary treatments and potential greening of retaining walls in the scheme. Detail shall include a rationale for the planting / vegetation selected having regard to the daylight and sunlight characteristics of the site.

The planting proposal for the site have been developed in line with the conditions of the site including the results of the Daylight and Sunlight Report prepared by IN2. The trees, shrubs, hedge, grass, and bulb species proposed and their locations in the courtyards, podium and roof terraces have been done so carefully taking site conditions, visual amenity, aspect and suitability into account. The detailed planting plans (Planting Plan 01 Ground level / Podium PP-01-PP and Planting Plan 02 Roof Terraces PP-02-PP) submitted as part of the application illustrate the species, size, quality, form, and location of all plants across the site

Lower-level courtyards

The private and communal open space areas have been designed to provide amenity landscape area for use by the residents, these areas have been arranged to allow for low impact amenity activities and passive recreation. To the surround of the communal areas a buffer of dense planting will be provided to allow for the development of a green boundary between the private patio and the communal open space. This green boundary will allow inter-visibility between the communal open space and the private

patio but will prevent direct access between areas. The lower-level courtyards will provide residents with a garden courtyard with planting providing year-round visual interest.

The planting proposals for the courtyards are site specific and have been selected in direct response to the environment of the proposed courtyards. The shade tolerant planting palette has been developed to work with the development and to place the right plant in the right location. In doing so ensuring that the planted courtyards establish and thrive to provide the residents with private and communal courtyard areas which deliver visual and active amenity all year round.

The detailed planting plans submitted as part of the planning application detail the species, quantities, sizes, type, and location of the plant types for all landscape areas across the development with Planting Plan PP-01-PP detailing the plants selected for the courtyard areas.

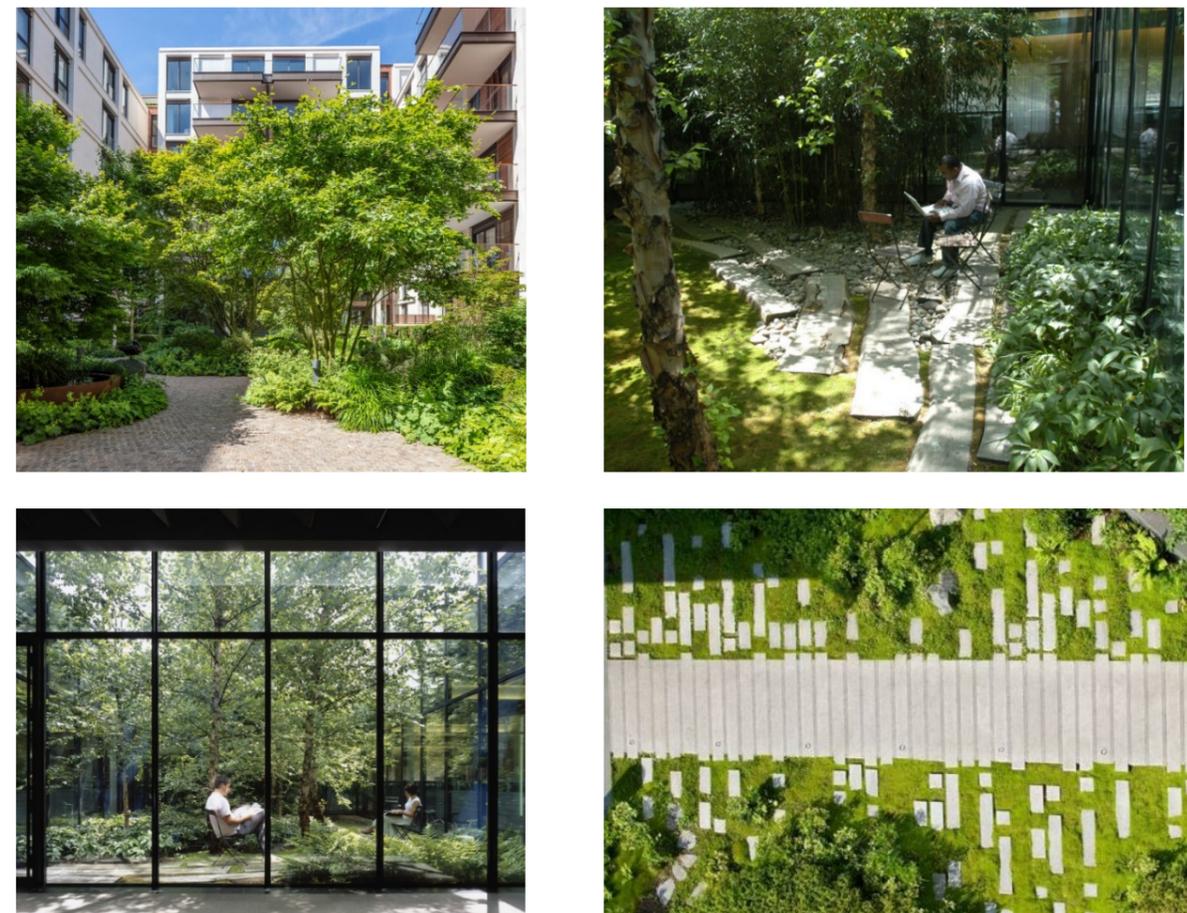
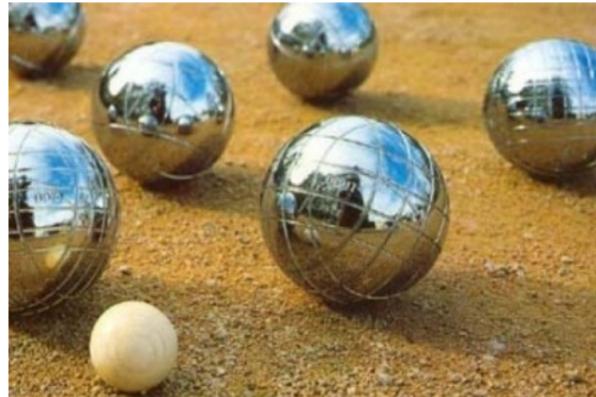


Fig 2. Lower-level courtyard planting and design intent, (Sample images)

Podium level / public realm

The landscape design to the podium level / public realm has been designed to provide a seamless public realm between the as built and the proposed development. The materials and raised planters employed in the as built development will continue into the proposed development to give greater connection.



pathway and provided a visual buffer between the linear pathway and the adjoining lower-level courtyards.

The spaces between the buildings have been designed to offer opportunities for passive and active recreation such as boules, table tennis, callisthenics and outdoor yoga class. These communal areas will be planted with appropriately sized trees, ornamental shrubs and hedge planting which will develop to provide visual division between the building and the semi-private open space areas, central points of planting and screening to ventilation as necessary. In selected areas with good aspect social space focal points will be created offering opportunities for residents to meet. In key areas small low impact play areas are proposed to provided amenity for younger children with surrounding seating areas to allow for passive supervision by parents and guardians.

The finished planting scheme has been developed in accordance with restricted soil zones over the proposed podium arrangement.

In line with the comments of Dublin City Council Parks Department greater amenity has been proposed to the southern area of the site with the inclusion of a MUGA (Multi Use Games Area) and ping pong tables informal play areas and social spaces within the communal area to give opportunities for active recreation for all ages in particular children from the ages of 9-15years. To the north east of the MUGA a bicycle lift has been included to give a greater ease of access for cyclists entering the site from Military Road and parking their bikes in the basement.

The communal areas at the podium level will be separated from the public open space areas via a 110mm high railing, details of the railing are illustrated in drawings BD-01-PP the boundary of the rear of the MUGA is also illustrated in drawings BD-02-PP, except for the boundary fencing to the rear of the basketball hoop and integrated goal the MUGA will remain open on the three remaining sides.

Visitor bike parking has also been provided across the podium level with the provision of 55Nr. Sheffield bike stands this will cater for 110Nr. bikes and 6 Nr. cargo bike spaces. The bike parking facilities are located across the podium at visible locations to access the blocks and amenities.

Roof terraces

As part of the building development a series of roof terraces to all Blocks A, B, C, D and E have been proposed to provide residents with communal open space areas above the public realm. The design of the roof terraces has been developed to sub divide each area into smaller spaces for social interaction and passive amenity. The provision of seating areas, lawns, yoga / dance areas and break out spaces create open spaces areas which provide a variety of amenity opportunities for residents with stunning views west toward the Royal Hospital Kilmainham and toward the Phoenix Park.

Fig.3. Active amenity opportunities within the public and communal landscape areas, (Sample images)

The provision of a strong east – west pedestrian link through the development giving a direct link between the garden of the Royal Hospital Kilmainham through the development to Military Road is key legibility and permeability of the development

The east – west linear pathway will create a formal public realm with high quality surface finishes, seating and formal tree planting. A buffer of native hedge and ornamental shrub planting will frame the linear

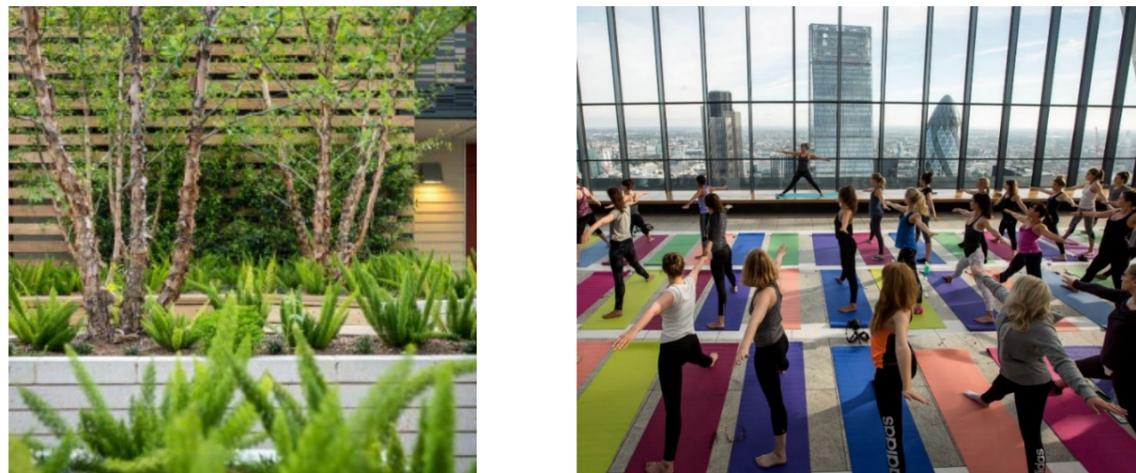
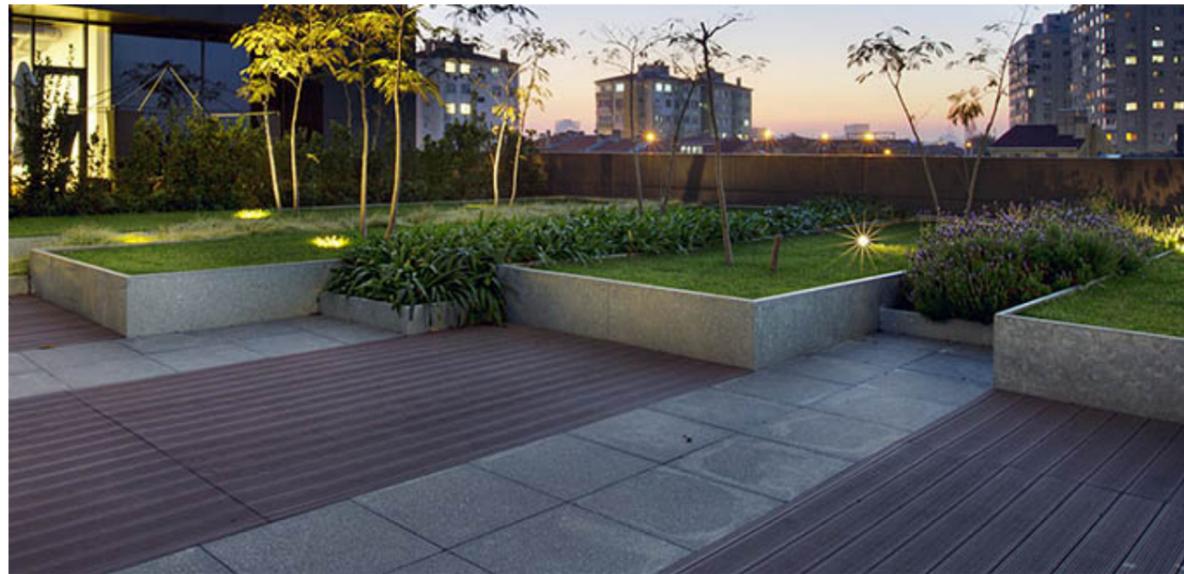
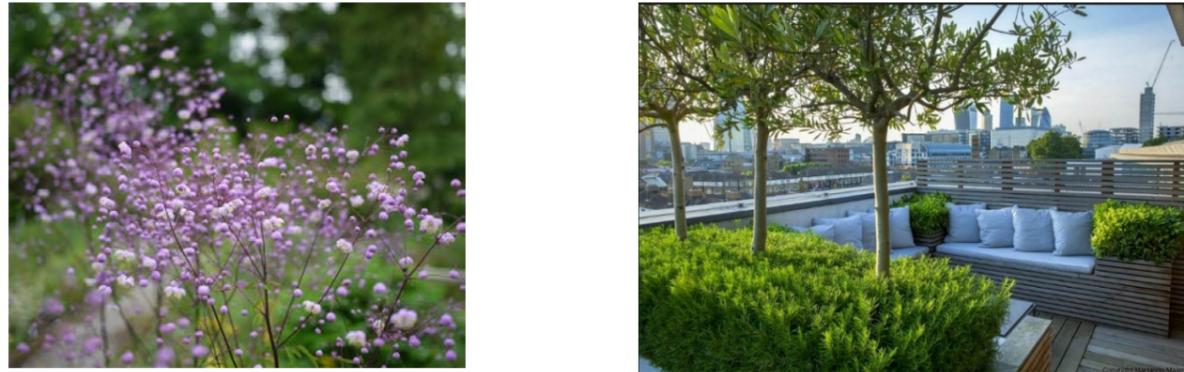


Fig. 4 Passive and visual amenity landscape to the roof terraces, (Sample Images)

Western Boundary wall

The treatment of the western boundary wall was discussed and agreed as part of the preplanning meeting with Dublin City Council, the agreed treatment is for a Portuguese laurel hedge to be planted at the base of the wall with climbing plants to be planted at the rear of the hedge to provide a planted cover to the existing wall and a landscape backdrop to the residents.



Fig. 5. Laurel hedge and climbing planting to western boundary walling, (Sample Images).

The key planting elements for the site can be largely broken down into the above plant categories. With a select number of plant material referenced to support this categorisation below. Detailed planting plans (Planting Plan 01 Ground level / Podium PP-01-PP and Planting Plan 02 Roof Terraces PP-02-PP) noting the species, quantities, sizes, type, and location of plant types have been prepared for all landscape areas across the development lands, these detailed planting plans (Planting Plan 01 Ground level / Podium PP-01-PP and Planting Plan 02 Roof Terraces PP-02-PP) have formed part of the landscape pack submitted to An Bord Pleanála.

Feature trees within public open space

The trees in the formal open spaces have been selected to create a visually appealing mix of specimens. The trees here are largely a mix of deciduous and evergreen and are positioned as informal grouping, either in mix species groupings or as single species.

Some of the species proposed include *Betula utilis* 'Jacquemontii', *Pinus sylvestris*, *Betula pubescens*, *Fagus sylvatica*, *Liquidambar styraciflua* and *Castanea sativa* as referenced below.

These specimen trees are suitably placed within the scheme where they are grown in accordance with their shape and form and overall structure. The species are largely deciduous however some feature evergreen trees have been included to offer greater 'depth' to the scheme particularly during the winter months. It would be envisaged that over the course of a 10-year period post planting, the tree stand would vary in height between 10-14m tall and would develop further in accordance with their species and site conditions thereafter.

Smaller trees more suited to limited space/constrained planting zones (including over podiums)

Where space and weight are more limited, smaller trees have been proposed which will offer visual appeal, year-round interest and 'companion' relationship with nearby tree and shrub planting. These trees are considered more 'delicate' in nature and offer wonderful flowering; however, they are sufficiently robust to ensure they are suited to site conditions and aspect. Some of the species proposed include *Syringa vulgaris*, *Amelanchier lamarkii*, *Hamamelis mollis* and *Cercis siliquastrum*.

The above tree species all noted above are deciduous and offer 'flower' from the period of late winter through to mid summer. These species would grow to some 2.5-4.0m in height over the course of some 10 years; and would not grow much taller thereafter.

Street trees (columnar/ fastigate in form)

Specific trees have been selected for the formal streetscapes within the scheme. These are all fastigate or upright in form with a narrow canopy to avoid interference with landscape elements such as lighting, vehicular infrastructure and the built environment. The species selected are considered 'tried and tested' in terms of streetscape design; however, they have also been selected for their seasonal interest.

Some of the species proposed include *Carpinus betulus* 'Frans Fontaine', *Quercus robur fastigiata* 'Koster', *Pyrus calleryana* 'Chanticleer' and *Fagus sylvatica* 'Dawyck's Gold'.

All the above species noted are deciduous in nature; and after a period of some 10 years post planting, these would grow to a height of 6-7.5m tall. The period would be considered the most active growth period; and whilst they would grow taller after this period it would however be at a slower rate.

Hedging

Hedging throughout the scheme will aim to define spaces which offer capacity for varying functions, create a backdrop to seating zones and edge pedestrian walkways. Every effort has been made to include hedgerows with a native element to improve the sites biodiversity; whilst several hedgerows offer visual appeal by utilising ornamental 'garden' species.

Some of the species proposed include *Carpinus betulus*, *Escallonia* 'Apple Blossom' and *Prunus rotundifolia*. The latter two species listed are evergreen in nature and offer a strong and formal hedge and would be maintained a height of 1.0-1.2m in height. The Hornbeam hedge (*Carpinus betulus*) is a deciduous hedge, however as the hedge creates continual juvenile foliage it tends to hold onto a large element of its leaves during winter which are brown in colour and offer good texture and seasonal interest.

The native hedgerow mixes proposed for the scheme include *Corylus avellana*, *Carpinus betulus*, *Crataegus monogyna*, *Euonymus europaeus*, *Ilex aquifolium* and *Prunus spinosa*.

This native hedgerow is largely deciduous in nature, apart from the Holly, and offers excellent seasonal interest in the form of changing bark colour, autumn leaf colour, berries of varying hues and flower. The hedgerow would be maintained at a height of some 1.2-1.75m depending on location. At boundary edges, the hedgerow could grow slightly taller and have a looser form; however, where they define more formal spaces they can be retained at a lower height and retained more compact in form.

Ornamental shrub planting

Ornamental shrub planting is proposed throughout the scheme both within public, private and semi-private spaces. The shrubs have been selected for their ability to create form to spaces as well as providing seasonal variation, movement, scent and colour throughout the scheme. It is envisaged that the shrubs will be a mix of evergreen and deciduous which will be complementary as part of companion planting arrangements. It is envisaged that shrub planting would not be taller than 900mm. An evergreen 'structure' will be present in all planting zones to allow the scheme to carry through the winter months.

Ornamental herbaceous planting

The herbaceous planting proposed for the scheme has been chosen for its robustness, ease of maintenance, movement' and visual appeal. These species shall be largely block planted in a single species and shall be edged with evergreen shrubs to ensure the planted structure is maintained throughout the winter period. Ornamental grasses have been included to create movement and appeal to a variety of the senses. Largely ornamental shrub planting is cut back each spring to allow for new growth; underplanting of ornamental bulb planting has been proposed in connection with herbaceous planting to offer added interest during the season.

Bulb planting

Bulb planting shall be proposed for across the scheme where the planting of bulbs will be in the form of naturalised bulb planting within grass zones or as companion planting to mixed herbaceous species. Some of the species selected include *Tulipa 'Triumphator'* and *Allium hollandium 'Purple Sensation'*

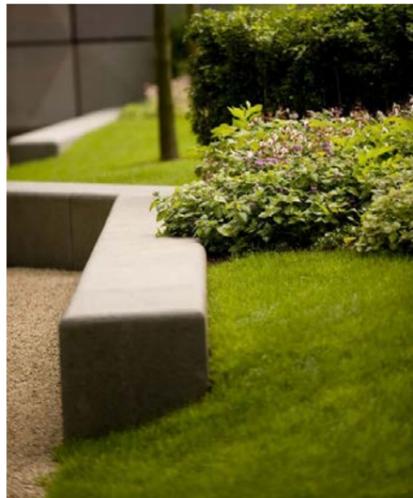


Fig.8. Planting and design intent to public realm areas, (Sample Images).

