



Cameo  Partners  
design studio

# CORNELSCOURT RESIDENTIAL DEVELOPMENT LANDSCAPE DESIGN: HARDSCAPE STRATEGY

LANDS AT CORNELSCOURT VILLAGE, OLD BRAY ROAD, CORNELSCOURT, DUBLIN 18

C0126 | REP02  
NOV 2021 | REV P1

# TABLE OF CONTENT

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REV		DATE	ISSUED BY
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## SECTION TITLE

## PAGE NO.

Response to ABP Opinion	3.
Hardscape Strategy	4.
Design Concept- Hardscape strategy	8.
Furniture startegy	12.
Boundary treatments	15.



## RESPONSE TO ABP OPINION- CASE REFERENCE: ABP-310042-21

An Bord Pleanála have considered the issues raised in the pre-application consultation process and giving regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

The following specific information has been considered as a key point for the landscape strategy design and consideration and/or justification are largely explained in this report and drawings.

### RESPONSE

Item 3.

- » A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, **paved areas** and **boundaries**, having regard to the requirement to provide high quality and sustainable finishes and details.

**Paved area:**

- » The proposed Hardscape palette indicated in this report, will contribute to defining the character of the spaces between buildings, public open space (included into the Taking in Charge area), communal open spaces and private spaces. The changes in hard surface material will help to demarcate the use of the areas i.e sitting and relaxing space, play areas and shared surface. The distinction of different tones and finishes of paving which includes natural stone paving, clay brick paving and concrete block paving have been strongly related to future uses of the proposed shared surface, cycle lane and pathways. The proposed materials will be appropriate and sympathetic to the local character of the area and are an integral part of the design. Careful consideration has been given to the design, texture and colour of the materials to ensure they will integrate with the design, in particular with a strong tonality cohesion with the proposed buildings facade finishes, which will assist in providing a high-quality living environment. All the landscaping materials will have a good resistance to accidental damage and low maintenance characteristics. (Please Refer to HJL report for further information regarding the building facade finishes).

**Boundaries:**

- » The site will have high permeability and accessibility for all through the introduction of pedestrian and cycle links into the site and through careful consideration of the openings along the site boundary, which will enhance legibility in the area and will emphasise the visual character of the development. Where possible, the boundary treatment will replicate the existing pattern and material (i.e boundary along the N11) which is characteristic of the immediate locality. Refer to this report and drawings C0126 L400, C0126 L401, C0126 L402.

# HARD LANDSCAPE STRATEGY

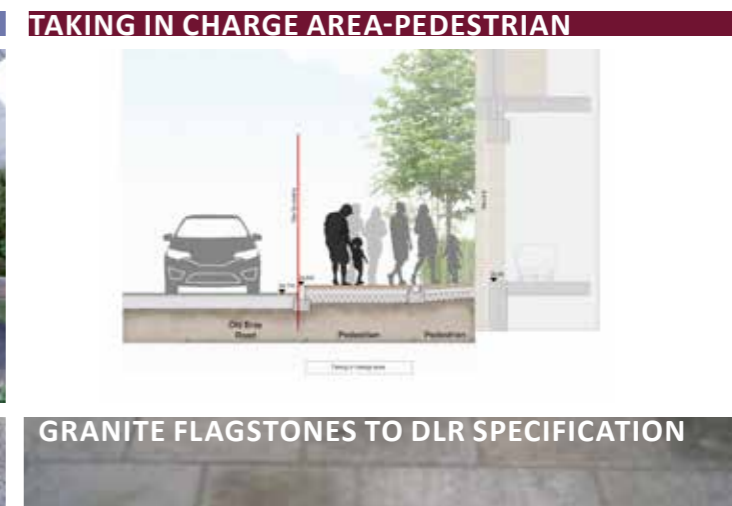
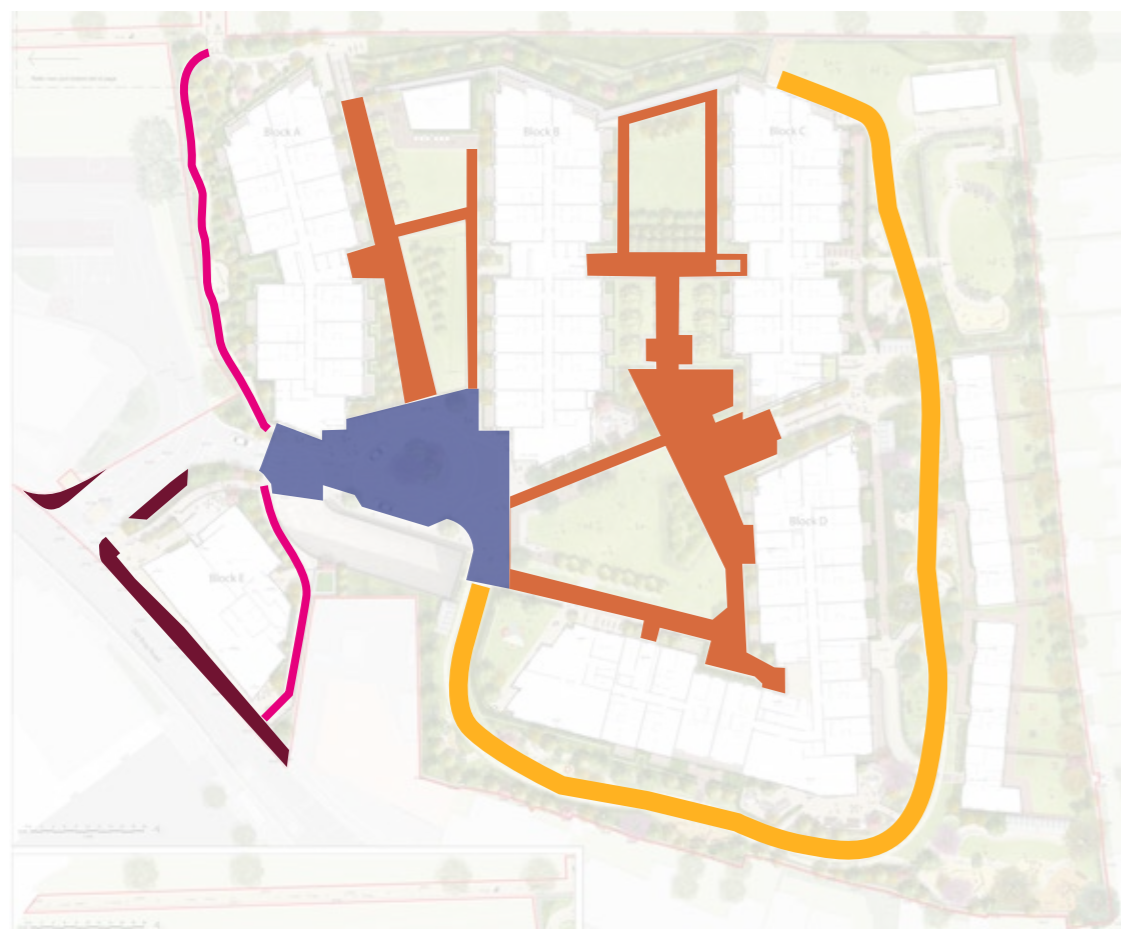
In Response to ABP Opinion **Item 3** which states  
 "...A Materials Strategy that specifically addresses the **proposed materials and finishes for buildings, open spaces, paved areas and boundaries, having regard to the requirement to provide high quality and sustainable finishes and details..**",  
 the following pages provide the required information.

The hardscape strategy will contribute to defining the character of the spaces between buildings, communal open spaces and private spaces.  
 The changes in hard surface material will help to demarcate the use of the areas i.e sitting and relaxing space, play areas and shared surface.

The chapter is also responding, to ABP Opinion **Item 6** which states "...**Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all...**"

The distinction of different tones and finishes of paving which includes natural stone paving, clay brick paving and concrete block paving have been strongly related to future uses of the proposed shared surface, cycle lane and pathways.

## HARDSCAPE CONCEPT



The proposed materials will be appropriate and sympathetic to the local character of the area and be an integral part of the design. Careful consideration has been given to the design, texture and colour of the materials to ensure they will integrate with the design, in particular with a strong tonal cohesion with the proposed buildings facade finishes, which will assist in providing a high-quality living environment.

All the landscaping materials will have a good resistance to accidental damage and low maintenance characteristics.  
 (Please Refert to HJL report for further information regarding the building facade finishes).

Within the Site Boundary there is a small area proposed to be "Taken in Charge" by DLR. The paving proposed in this area will fully meet the standard requirements of DLRCOCO Parks and Landscape Services, Guidance for developers in Taking in Charge areas which falls back on the DMURS document.

## PAVING PALETTE

The hard landscape palette will be carefully selected to enhance the space.

High quality materials will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.

-  PT0 Paving To DLR specification
-  PT1 Natural Stone Granite slabs,
-  PT2 Natural Stone Granite slabs,
-  PT3 Natural Stone Granite slabs,
-  PT4 Natural Stone Granite slabs,
-  PT5 Aluminium decking
-  PT6 Self binding gravel
-  PT7 Wet Pour Safety Surface
-  PT8 Netlon advanced turf,
-  PT9 Corduroy Tactile Flag Paving
-  PT10 Brick clay paving
-  PT11 Block Paving, Tegula



# HARD LANDSCAPE STRATEGY

## PAVING PALETTE

### Paving Type 0. Paving To DLR specification

Product: Granite Flagstones  
 Size/ Colour: Max 600 x 600mm Min 60mm deep / Beige or grey  
 Finish: Bush-hammered finish recommended

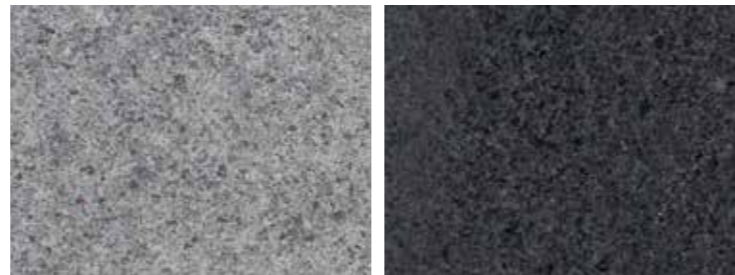


Paving Type 01. Product: Asphalt Paving  
 Supplier: TBC or Similar Approved



### Paving Type 1. Natural Stone Granite slabs,

Product: Praga granite  
 Size/Colour: 300x150x80/Praga granite  
 Finish: Flamed- Finish insert of Honed finish



### Paving Type 1a. Natural Stone Granite slabs,

Product: Elara granite  
 Size: 30x150,x80mm  
 Finish/Colour: Flamed/ Varying tones of buff,orange and grey



### Paving Type 2. Natural Stone Granite slabs,

Product: Modal paving  
 Size/Colour: 300x100,200x100 Random pattern/ Mid grey&Light cream  
 Finish: Textured



### Paving Type 2a. Natural Stone Granite slabs,

Product: Praga granite  
 Size/Colour: 200x100x80/Praga granite  
 Finish: Flamed- Finish insert of Honed finish



### Paving Type 3. Product: Natural Stone Granite slabs

Product: Modal paving  
 Size/Colour: 300x200x 70mm/Oatmeal granite&Light cream  
 Finish: Textured/Smooth



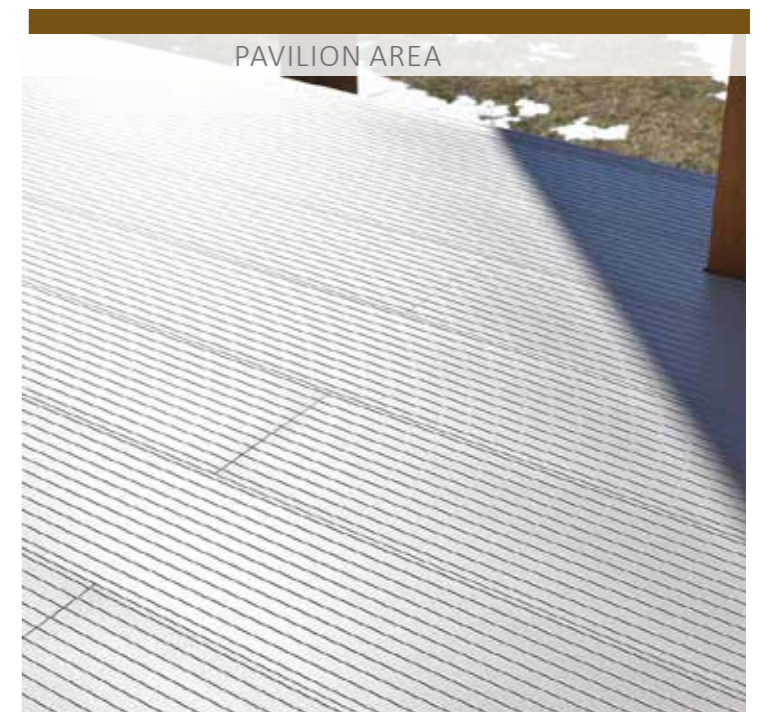
### Paving Type 4. Product: Natural Stone Granite slabs

Product: Modal paving  
 Size/Colour: 200x100x 70mm/Oatmeal granite&Light cream  
 Finish: Textured/Smooth



### Paving Type 5. Product: Aluminium decking

Size/Colour: 1200x600mm or s.a



**Paving Type 6. Product: Self binding gravel**  
Size/Colour: 0-4mm/ Golden Amber

**Paving Type 7. Product: Wet Pour Safety Surface**  
Colour: Varies

**Paving Type 8. Product: Netlon advanced turf, reinforced grass**  
Supplier: ABG or Similar Approved

**Paving Type 9. Product: Corduroy Tactile Flag Paving**  
Size/Colour: 400x400x65mm

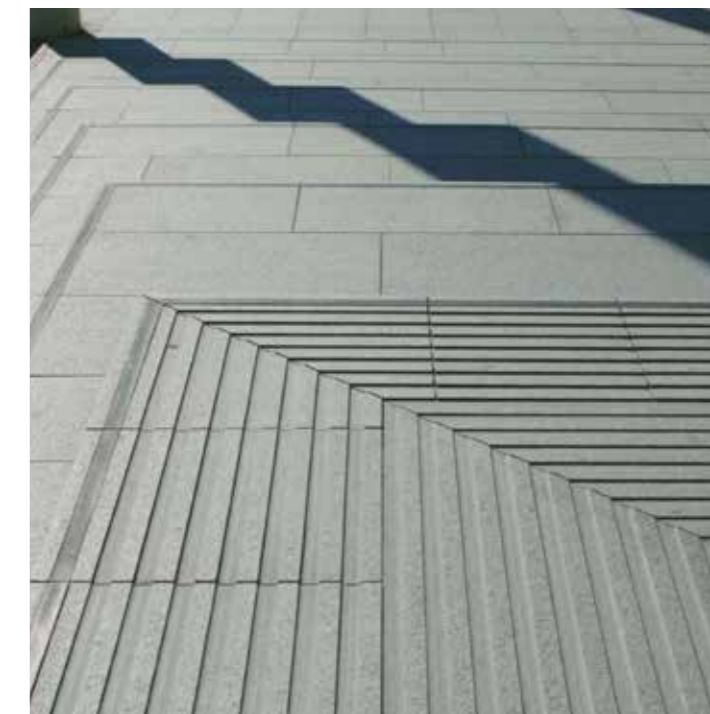
SEATING AND FITNESS AREA AROUND THE CURCULAR PATH



PLAY AREAS



CIRCULAR PATHWAY STRIPS



**Paving Type 10. Product: Brick clay paving**  
Size/Colour: TBC

**Paving Type 11. Product: Block Paving, Tegula**  
Size/Colour: Tegula trio 197x173,173x173x130x173mm/  
Golden  
pattern  
Finish/Colour: Flamed/ Buff

PRIVATE PATIO



CIRCULAR PATHWAY

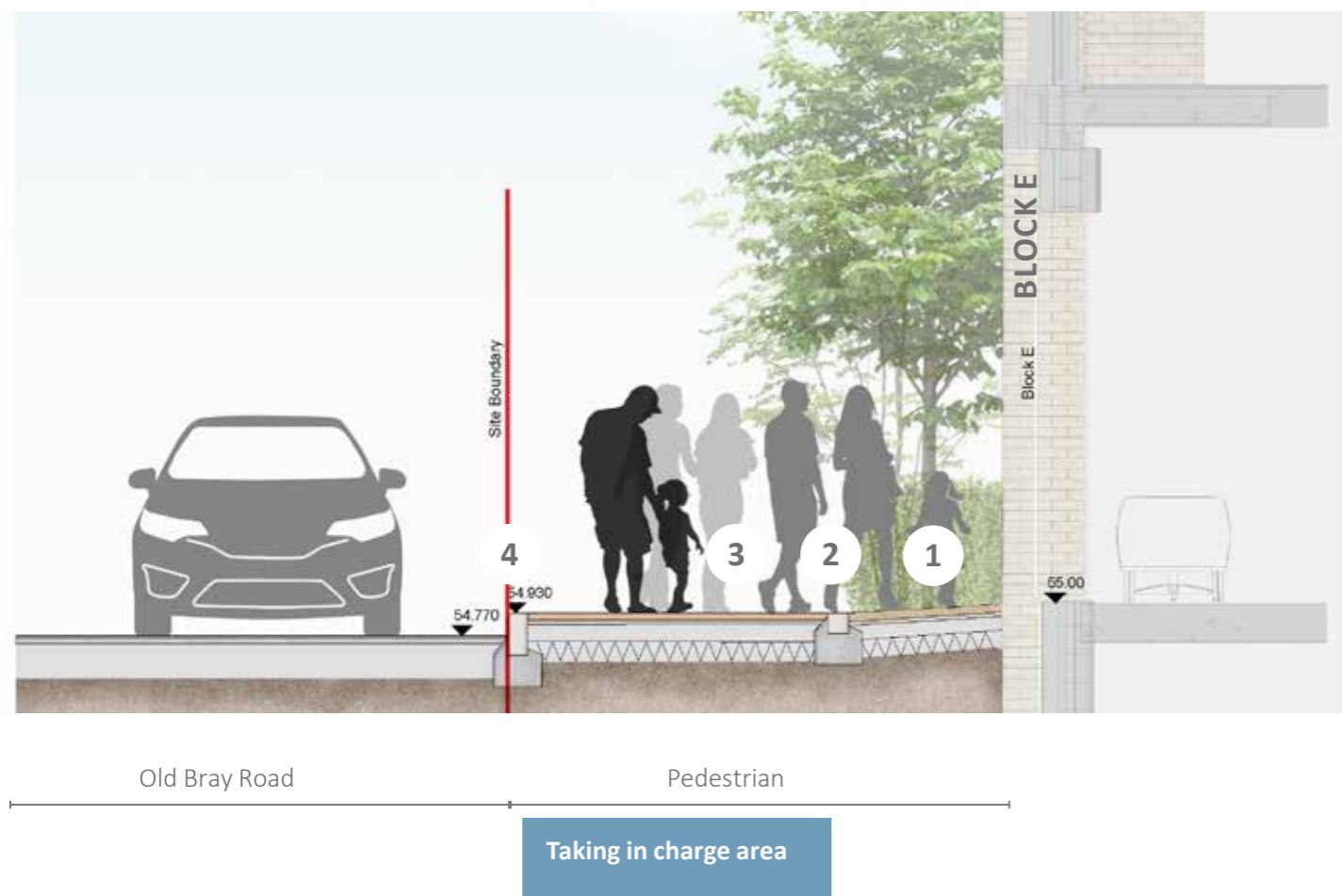


# DESIGN CONCEPT - HARDSCAPE STRATEGY

## TAKING IN CHARGE AREA

All the public areas of the scheme will be designed and built to Dun Laoghaire-Rathdown "taking in charge standards". The only areas recognised as public open space will be the pedestrian 2m wide footpath along the Old Bray Road, pedestrian crossing and the vehicular access with the set back proposed for refuse truck cycle lane proposed along the N11, within the applicants boundary site. All the communal area proposed and shown on the previous pages will remain publicly accessible at all times and will be management and maintained by a private management company.

## LANDSCAPE SECTION THROUGH OLD BRAY ROAD AND BLOCK E



## TAKING IN CHARGE AREAS



- Shared access roadway
- Drainage wayleave
- Taking in charge area

The DLRCOCO Parks and Landscape Services, Guidance for developers in Taking and Charge areas fall back on the DMURS document.

On this basis, the paving proposed within the TIC will need to be approved by DLR.

Analysis of the surrounding paving material is In situ Concrete pedestrian and Bituminus footways.

Generally, the existing surface levels along Old Bray Road will remain unaltered. The public footpath proposed along the road will be protected by an upstand kerb (4) that will follow the current surface road levels. The footpath (3) within the TIC area must be "made good" matching the material approved by DLR. A flush pin kerb (2) will demarcate the boundary between the Taking in charge area with the privately managed zone (1).

Please refer to DBFL Report for further information.



In response to ABP Opinion **ITEM 6**, which states: "

..A detailed landscaping plan for the site which **clearly differentiates between areas** of public, **communal** and private open space and which details exact figures for same..."

## DESIGN AIM IN SEMI-PUBLIC SHARED SURFACE

- » Create an environment in which pedestrians can walk, or stop and enjoy the space without feeling intimidated by noise pollution from passing traffic;
- » Simple and legible, comfortable and fully accessible design for visually and physically impaired people.
- » The changing in the hard surface materials will minimize the visual appearance of the carriageway. This approach deems to encourage any drop off traffic to a minimum speed and indicate that this is a pedestrian priority zone.

## DESIGN AIM IN COMMUNAL OPEN SPACE

- » The changing in the hard surface materials will divide the required fire tender route to narrower paths.
- » The different tones and finishes of the paving materials give the feeling of small scale landscape spaces.
- » Demarcation of different tones and sizes of material layouts provide the feeling of a comfortable landscape setting.
- » Softscape plays a role in providing an environment transition in the communal courtyard, compared to the shared surface that will primarily have a formal character.

## SEMI PUBLIC (SHARED VEHICULAR SURFACE) AND COMMUNAL SPACE CONCEPT



- Semi-public Open space\*
- Communal Open Space

\*This is a transitional area that extends within the zones of open space. The semi-public zone includes the vehicular shared space on the plaza, which serve predominantly vehicular flow related to the building users and the pedestrian and cyclist flow movement bridging the N11 and Old Bray Road.



GRANITE SLAB PAVING-MID GREY COLOR/LARGE SLAB SIZE



DEMARCATION KERB



GRANITE SLAB PAVING-BUFF COLOR/ SMALL SLAB SIZE



# DESIGN CONCEPT - HARDSCAPE STRATEGY

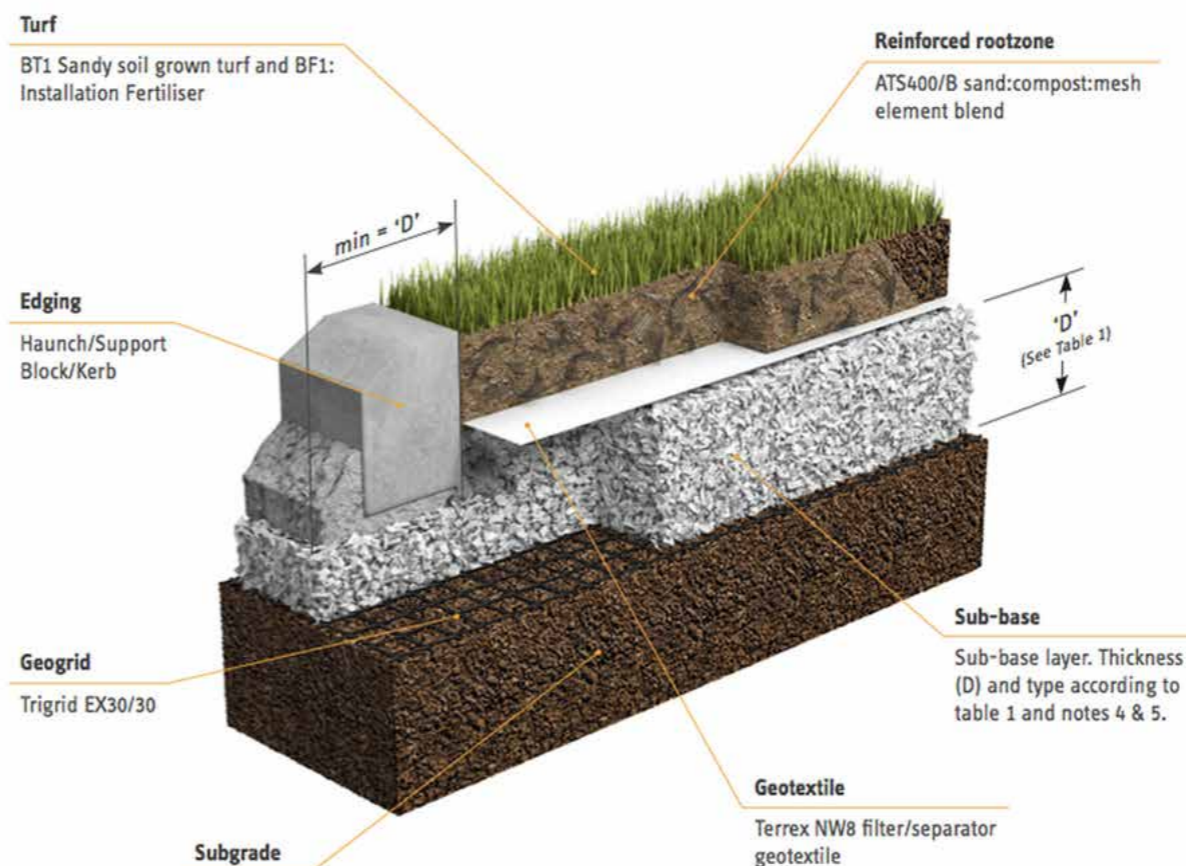
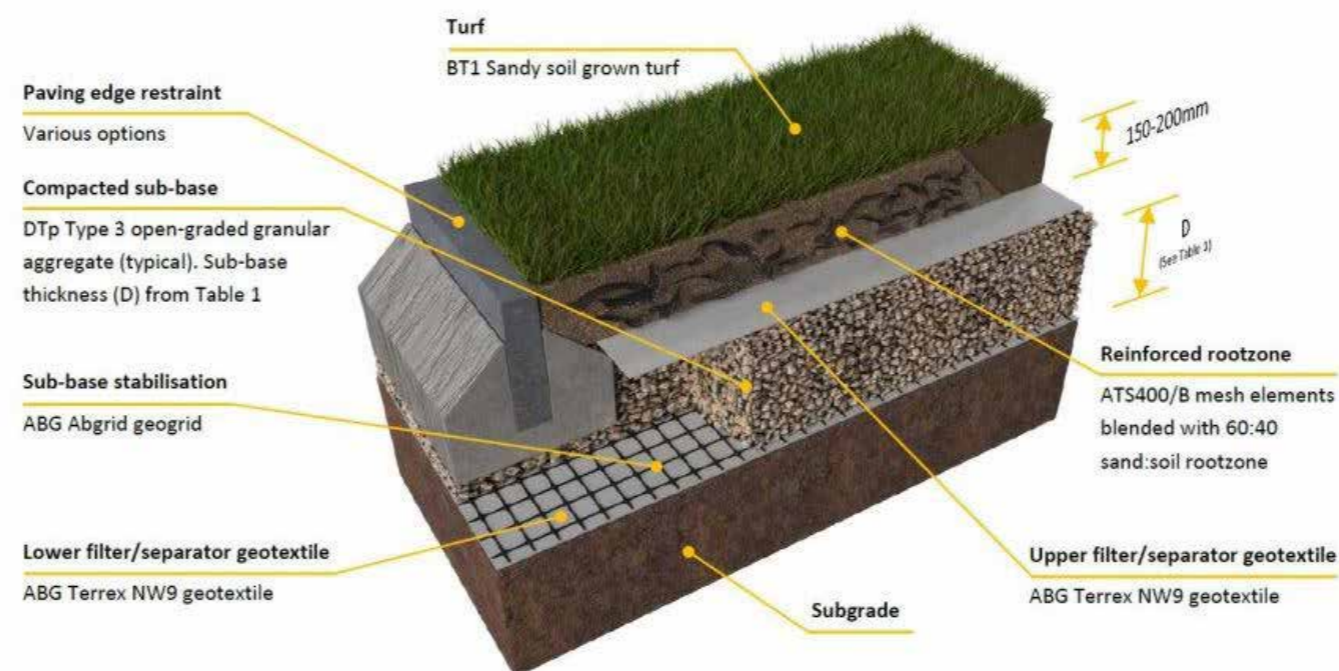
## THE TECHNOLOGY OF REINFORCED GRASS

The Netlon Advanced Turf System (ATS400/B) is a load-bearing natural grass reinforced surface with no visible surface structures or trip hazards. It provides a safe, free-draining, wear tolerant reinforced grassed surface which resists compaction and surface rutting, whilst sustaining increased pedestrian and vehicle traffic up to HGV loadings when provided with an appropriately designed sub-base.

Advanced Turf consists of a high quality sandy soil root zone into which thousands of playing card sized polypropylene Netlon plastic mesh elements are pre-blended, the composite mesh reinforced root zone, selected turf and installation fertiliser are delivered to site as a system. Once the Advanced Turf grass reinforcement root zone system is installed and as the roots develop, they entwine with the interlocking Advanced Turf's plastic mesh elements and form a strong, extremely stable and deep anchored root system. Maintained as a standard quality grassed surface,

Advanced Turf can be specified as a component of SuDS Source Control and in many trafficked applications such as: Grassed Fire/Emergency Access routes, Cherry Picker/Service access,

### DETAILS OF THE REINFORCED GRASS SYSTEM

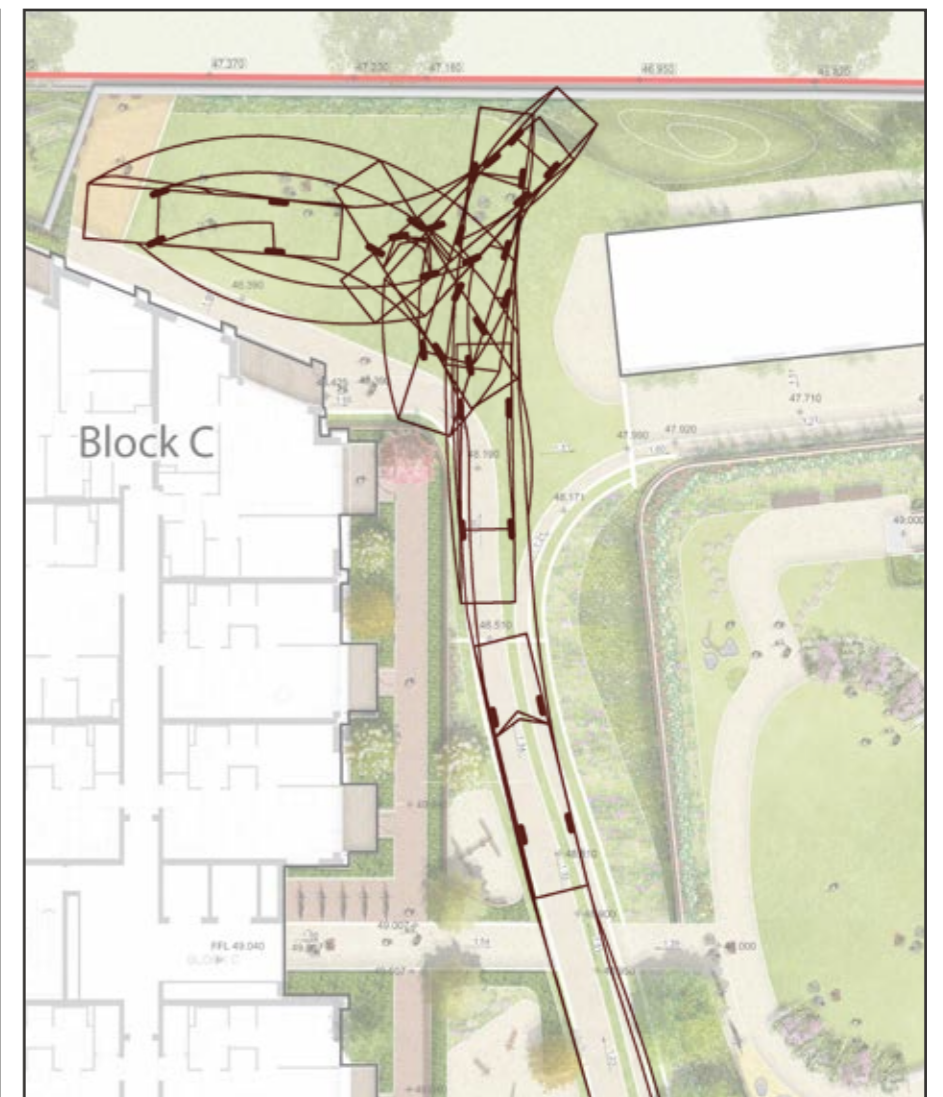


Without Netlon ATS (left) rutting occurs as the applied vehicle wheel loads are not distributed efficiently through the soils. However, with Advanced Turf grass reinforcement system, the load is transferred efficiently meaning that higher vehicle loads can be applied without the risk of rutting occurring,

# DESIGN CONCEPT- FIRE TENDER CIRCULATION TO FACILITATE EMERGENCY VEHICLE ACCESS



## THE TECHNOLOGY OF REINFORCED GRASS    AREAS SUPPORTED WITH GRASS REINFORCEMENT SYSTEM



**Paving Type 8. Product: Netlon advanced turf, reinforced grass**  
Supplier: ABG or Similar Approved



















# FURNITURE STRATEGY

## FURNITURE STRATEGY

In response to ABP Opinion **ITEM 6** which states "...**Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all...**"

Furniture and features are carefully selected to enhance the space without cluttering the garden. Through careful spacial planning, the selected furniture and features will enrich the space and provide opportunities for residents to enjoy the space and feel connected with the surroundings.

The design and placement of elements will respond to the architecture through sympathetic, appropriate and consistent materials, textures and scales. High quality elements will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.

-  FT1.: Natural Play Equipment
-  FT2.: Bench: Prima Marina
-  FT 2a. Cube seat
-  FT3. Bollards
-  FT4.: Recessed Tree Grille: Castle
-  FT5. Sheffield Cycle Stand
-  FT6. Product: Picknick Tables- Prima Marina
-  FT7 . Product: Reinforced concrete bench
-  FT8.: Temporary Canopy
-  FT9.: Fitness Trail
-  FT10.: Handrail
-  FT12. Vertical structure
-  FT13. Table and Chairs
-  FT14. Metal bicycle access channel.
-  FT15. Cable trellis system
-  FT17. Loungers integrated in the solid podium isles



# FURNITURE STRATEGY



## FURNITURE PALETTE

### Furniture Type 1.: Natural Play Equipment



Supplier: TBC  
Smooth and rounded boulders with no sharp edges and under 0.6m height.



### Furniture Type 2.: Bench: Prima Marina



Supplier: TBC  
Size: 2125x600x450mm  
Material: White acid etched reconstituted stone with wooden seat.



### Furniture Type 2a. Cube seat



Product: TBC  
Supplier: TBC



### Furniture Type 3. Bollards



Product: GEO  
Supplier: TBC  
Size/Material: 102x1100 mm.316 stainless steel body and cap.



### Furniture Type 4.: Recessed Tree Grille: Castle



Supplier: GreenBlue Urban or Similar Approved  
Size: 1200x1200mm. Material: Galvanised Steel



### Furniture Type 5. Sheffield Cycle Stand



Product: Ollerton  
Supplier: TBC  
Size/Material: 750x750x48.3mm (HxLxW)/Polish Stainless steel.



### Furniture Type 6. Product: Picnick Tables - Prima Marina



Supplier: TBC  
Size/Material: TBC/ White acid etched reconstituted stone with wooden seat, top.



### Furniture Type 7 . Product: Reinforced concrete bench



Size: varies x 500mm Height  
Colour: Light Grey  
Supplier: TBC



# FURNITURE STRATEGY

## FURNITURE PALETTE

### Furniture Type 8.: Temporary Canopy

Supplier: TBC

Description: Canopy above BBQ and play areas to provide shelter from sun and light rain.



### Furniture Type 9.: Fitness Trail

Supplier: TBC

Description: Fitness trail elements made of timber.



### Furniture Type 10.: Handrail

Supplier: LiniLED

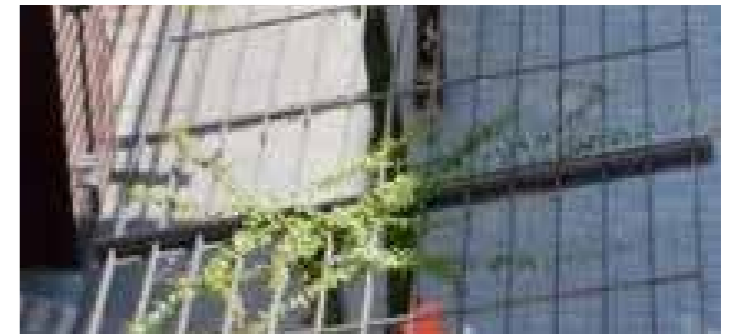
Description: Stainless steel handrail with LED lighting compliant with building regulations.



### Furniture Type 12. Vertical structure

Pergola structure and cantilver pergola

Supplier: TBC



### Furniture Type 13. Table and Chairs

Supplier: TBC



### Furniture Type 14.

Cycle channel

Supplier: TBC



### Furniture Type 15. Cable trellis system

Supplier: TBC



### Furniture Type 17. Loungers integrated in the solid podium isles

Supplier: TBC



## BOUNDARY TREATMENTS ALONG THE SITE PERIMETER

In Response to ABP Opinion **Item 3** which states "...A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and **boundaries**, having regard to the requirement to provide high quality and sustainable finishes and details..", the adjacent diagram shows the fully adherence with the requirement.

A balance needs to be struck between security and privacy requirements for the scheme. The landscape proposals have adopted a variety of boundary treatments which aim to keep residents safe, maintain levels of privacy, and, discourage anti-social behaviour.

A simple cohesive palette across the scheme is proposed which will reinforce the character of the development and help instil a sense of place. The adjacent diagram illustrates where proposed.

- BT1-Low rubble stone wall and railings to 1.8m combined height
- BT1a-Rubble stone wall and railings to 2.1m combined height
- BT1b-Low rubble stone wall and railings to 1.4m combined height
- BT2-1.8m high rendered block wall
- BT3-Rubble stone wall- 3m high
- BT4-1.1m high close board timber fence with hedge and planting on the residential side
- BT4a-Uncoursed random rubble stone faced RC retaining wall with timber fence (1.8m height)
- BT4b 1.8m high close board timber fence (potential for gate)



# BOUNDARY TREATMENT

## INTERNAL BOUNDARY TREATMENTS

The main internal boundary treatment types used within the scheme are:

- Rendered Block work wall
- Low brick wall with metal railing
- Timber close board fencing
- Boundary to private terraces: balustrade and hedges

Some examples of the type of finishes and materials proposed are shown on the following pages.

- BT5-1.5m Perimeter railing
- BT6-1.8m Timber Close board fence
- BT7- 1.5m Glass balustrade
- BT8-Variou height- Low brick wall to match architectural brick work
- BT9-Low rendered block wall with railing (1.1m)





## PAVING PALETTE

### Boundary Type 1

Low rubble stone wall and railings  
Height: 1.8m combined

### Boundary Type 1a

Rubble stone wall and railings  
Height: 2.1m combined

### Boundary Type 1b

Low rubble stone wall and railings  
Height: 1.4m combined



### Boundary Type 2

Rendered block wall  
Height: 1.8m  
Supplier: TBC



### Boundary Type 4-

close board timber fence  
Height: 1.1m  
Supplier: Jacksons fencing or Similar Approved



### Boundary Type 4a/b

Close board timber fence with hedge and planting on the residential side\*  
Height: 1.8m  
Supplier: Jacksons fencing or Similar Approved



### Boundary Type 5

Perimeter railing, galvanise and PPC  
Height: 1.5m  
Supplier: Lang+Fulton or Similar Approved



### Boundary Type 6

Timber close board fence  
Height: 1.8m to 1.5m  
Supplier: Jacksons fencing or Similar Approved



### Boundary Type 7

Glass Balustrade  
Height: 1.5m  
Supplier: Lang+Fulton or Similar Approved



### Boundary Type 8

Low brick wall to match architectural brick work  
Height: various  
Supplier: TBC



### Boundary Type 9

Low rendered block wall with railing  
Supplier: TBC



# BOUNDARY TREATMENT



- - - BT1-Low rubble stone wall and railings to 1.8m combined height
- - - BT1a-Rubble stone wall and railings to 2.1m combined height
- - - BT1b-Low rubble stone wall and railings to 1.4m combined height

Note:  
 The position of the stone wall takes into consideration the RPA of the existing trees that will be retained along the N11, in proximity to the site boundary. Further inspection of the roots to be undertaken at pre-construction stage.  
 For further information refer to Item 5 Comments/Mitigation included into the Arboricultural Assessment produced by Arborist Associates Ltd.

## LOW RUBBLE STONE WALL AND RAILING TO 1.8M COMBINED HEIGHT



## RETAINING RUBBLE STONE WALL AND RAILING TO 2.1M COMBINED HEIGHT



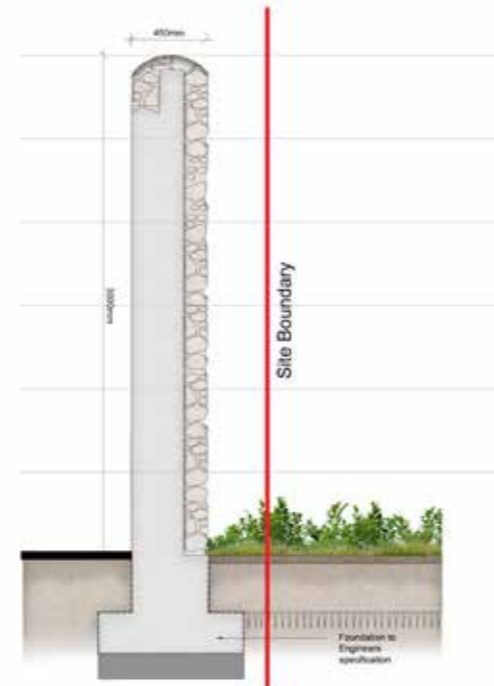
## LOW RUBBLE STONE WALL AND RAILING TO 1.4M COMBINED HEIGHT





BT3-Rubble stone wall 3m height

## RUBBLE STONE WALL/ 3M HEIGHT



## EXISTING WALL ALONG N11 (OUT OF SITE BOUNDARY)

In order to have a consistent boundary treatment across the proposal, the design proposes to extend the adjacent boundary wall, approx. 3metres in Height (see figure below) located in the proximity of the site, along the site application boundary by approx. 40m length. The wall will return to the façade of Building C. For further information see Appendix includes on this report.



Note:

The position of the stone wall takes into consideration the RPA of the existing trees that will be retained along the N11, in proximity to the site boundary. Further inspection of the roots to be undertaken at pre-construction stage.

For further information refer to Item 5 Comments/Mitigation included into the Arboricultural Assessment produced by Arborist Associates Ltd.

# BOUNDARY TREATMENT

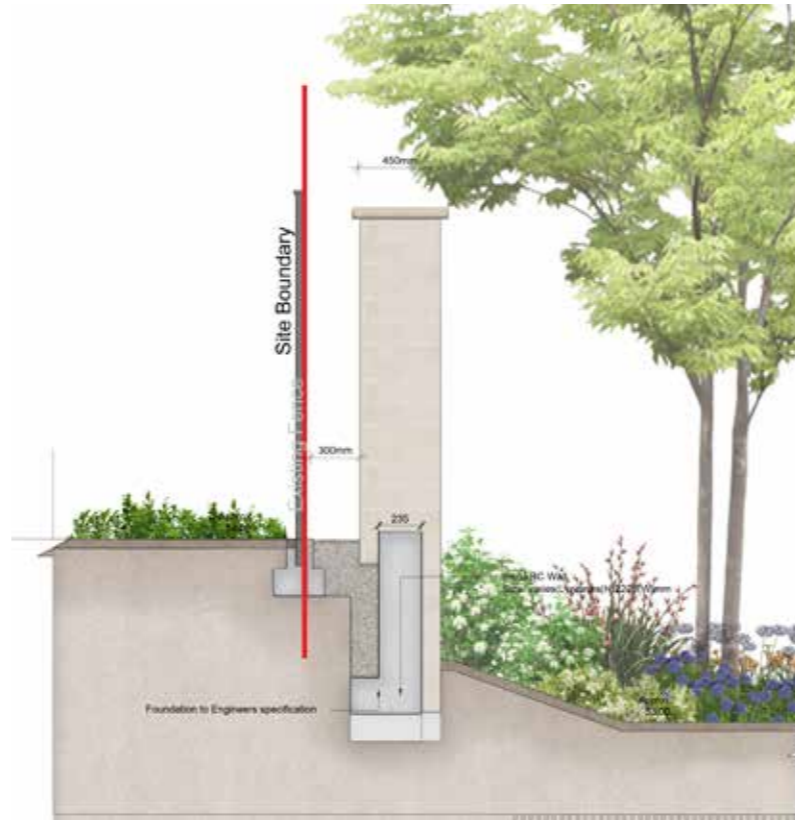


--- BT2-1.8m high rendered block wall\*

\*The existing neighboring boundary will not be impacted in anyway.

## RENDERED BLOCK WORK WALL

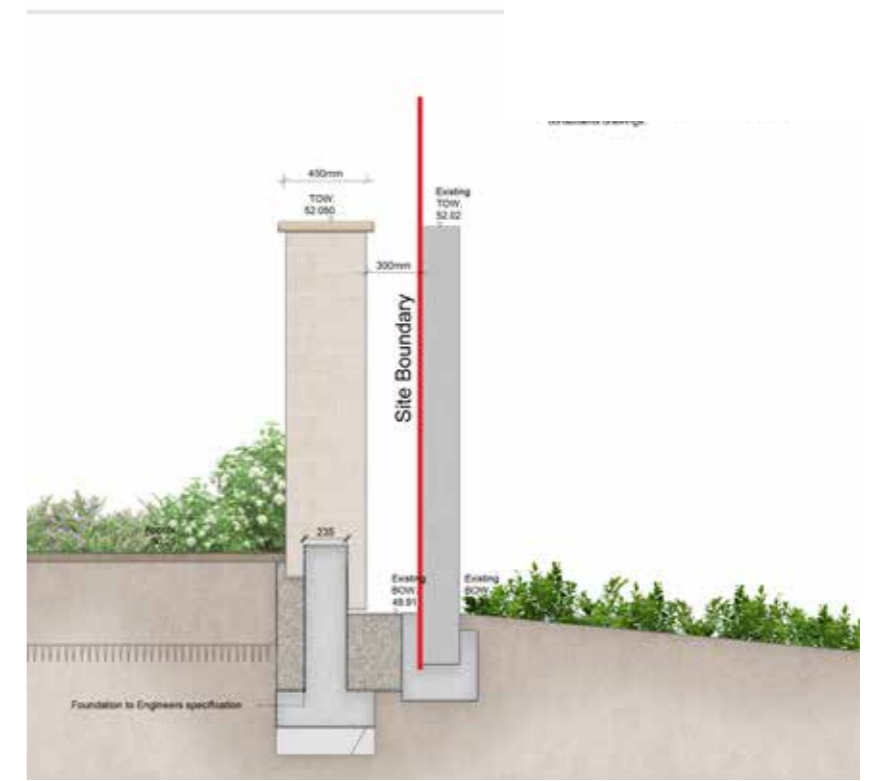
SECTION THROUGH PROPOSED HOUSE



## LANDSCAPE SECTION 1

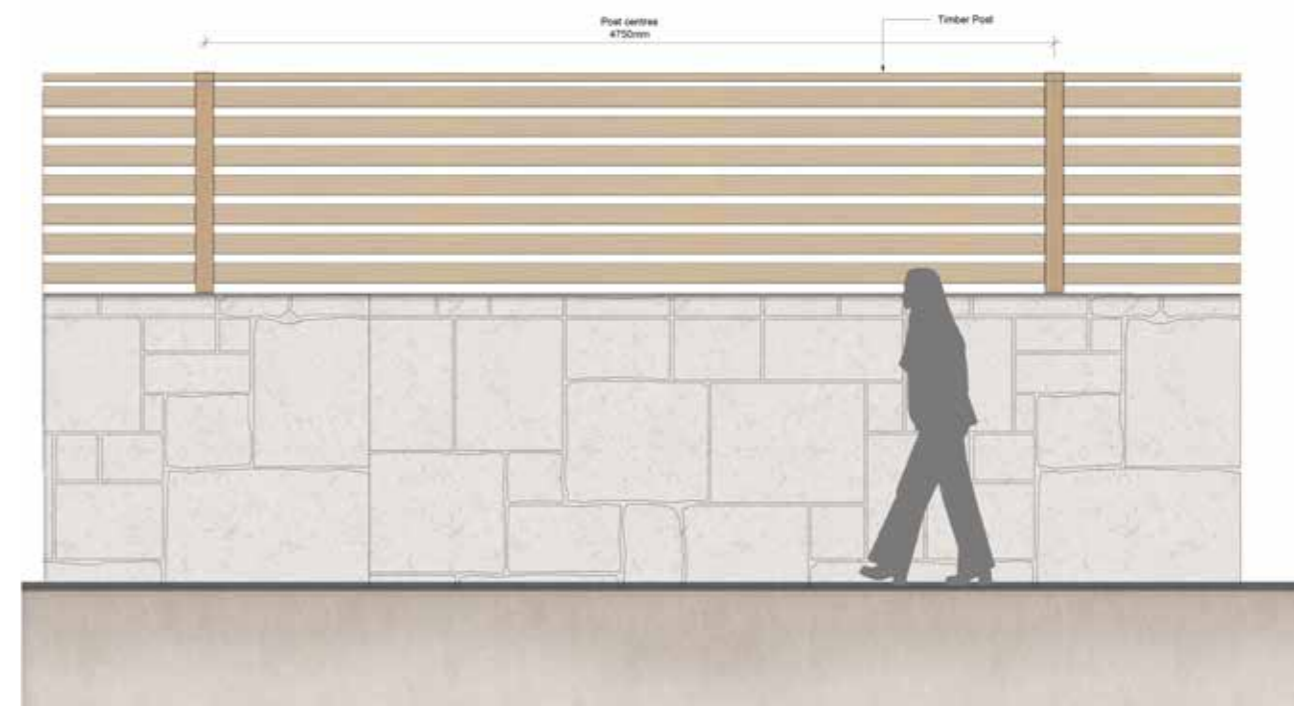
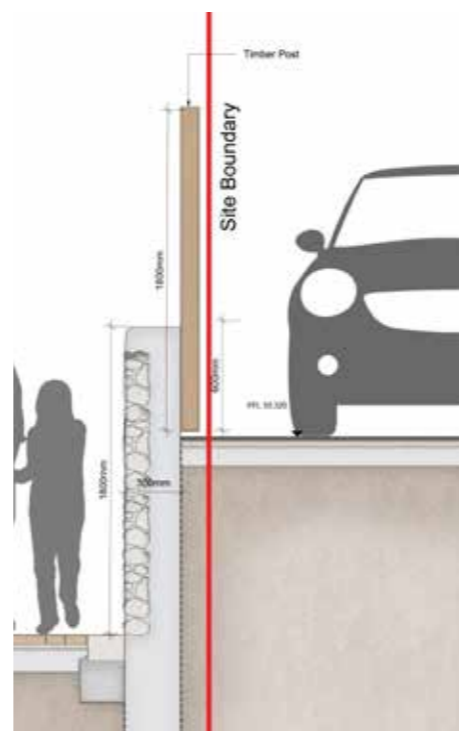
## RENDERED BLOCK WORK WALL

SECTION THROUGH WILLOW GROVE PROPERTY



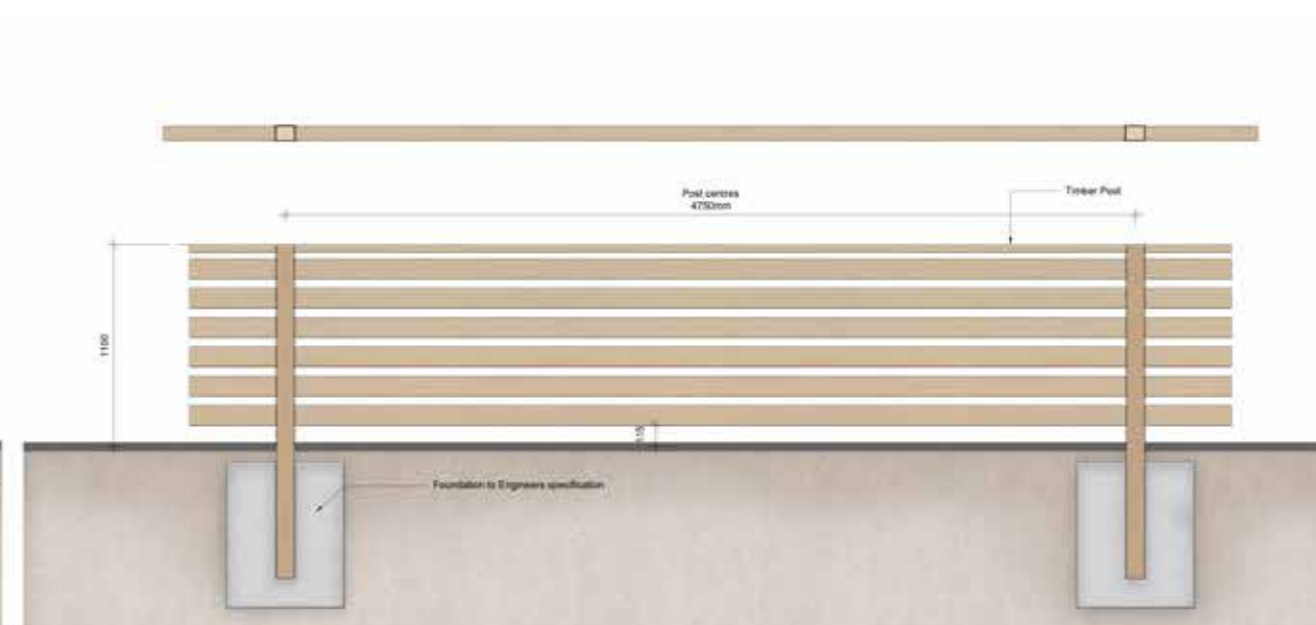
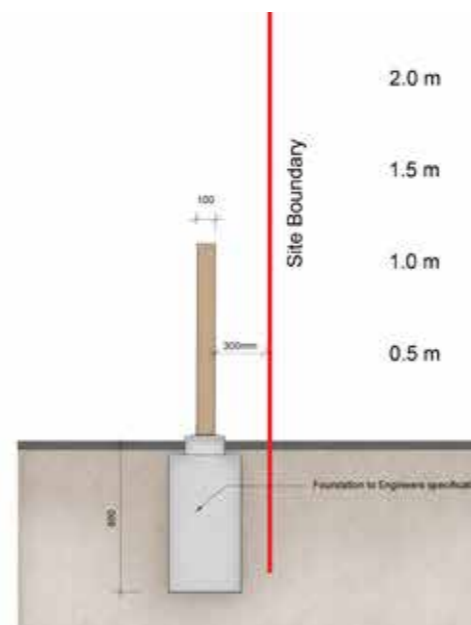


## UNCOURSED RANDOM RUBBLE STONE FACED RC RETAINING WALL WITH TIMBER FENCE



- BT4-1.1m high close board timber fence with hedge and planting on the residential side
- - - BT4a-Uncoursed random rubble stone faced RC retaining wall with timber fence (1.8m igh)

## CLOSE BOARD TIMBER FENCE



Note:  
The timber close board fence has been proposed at two different heights in order to respond to the adjacent existing condition along the petrol station boundary. The boundary will have a 1.8m height which will provide acoustic and visibility screening; the exception is the first part in the immediate access to the site that will be 1.1m height. This will guarantee the visibility of the petrol station signage present on site.



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