

# OMNI PLAZA SHD

CLIENT: Serendale Limited

## LANDSCAPE DESIGN REPORT

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landscape architecture

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## Site location & Context

The site is located in Santry, Dublin 9 in the north-west corner of the Omni Park Shopping Centre, on the Swords Road. The site is adjacent to the existing Lidl store to the east, and Santry Hall Industrial Estate to the north.

The site is zoned Z4 – Mixed-services facilities, along with the rest of the Omni Park Shopping Centre.

Currently the lands are in use as distribution and logistics facility and are brownfield in nature, with existing light industrial units occupying much of the site area. Various outbuildings are also present, with the remaining site area laid with concrete hardstanding.

The Arboricultural Assessment states that there are no existing trees within the confines of the site. There are a number of trees proximate to the northern and western boundaries which will be unaffected by the proposed development.



Subject site highlighted in orange. Omni Park Shopping Centre outlined in yellow



Site Images: Brownfield nature of existing site



# Aims & Objectives

## Development description

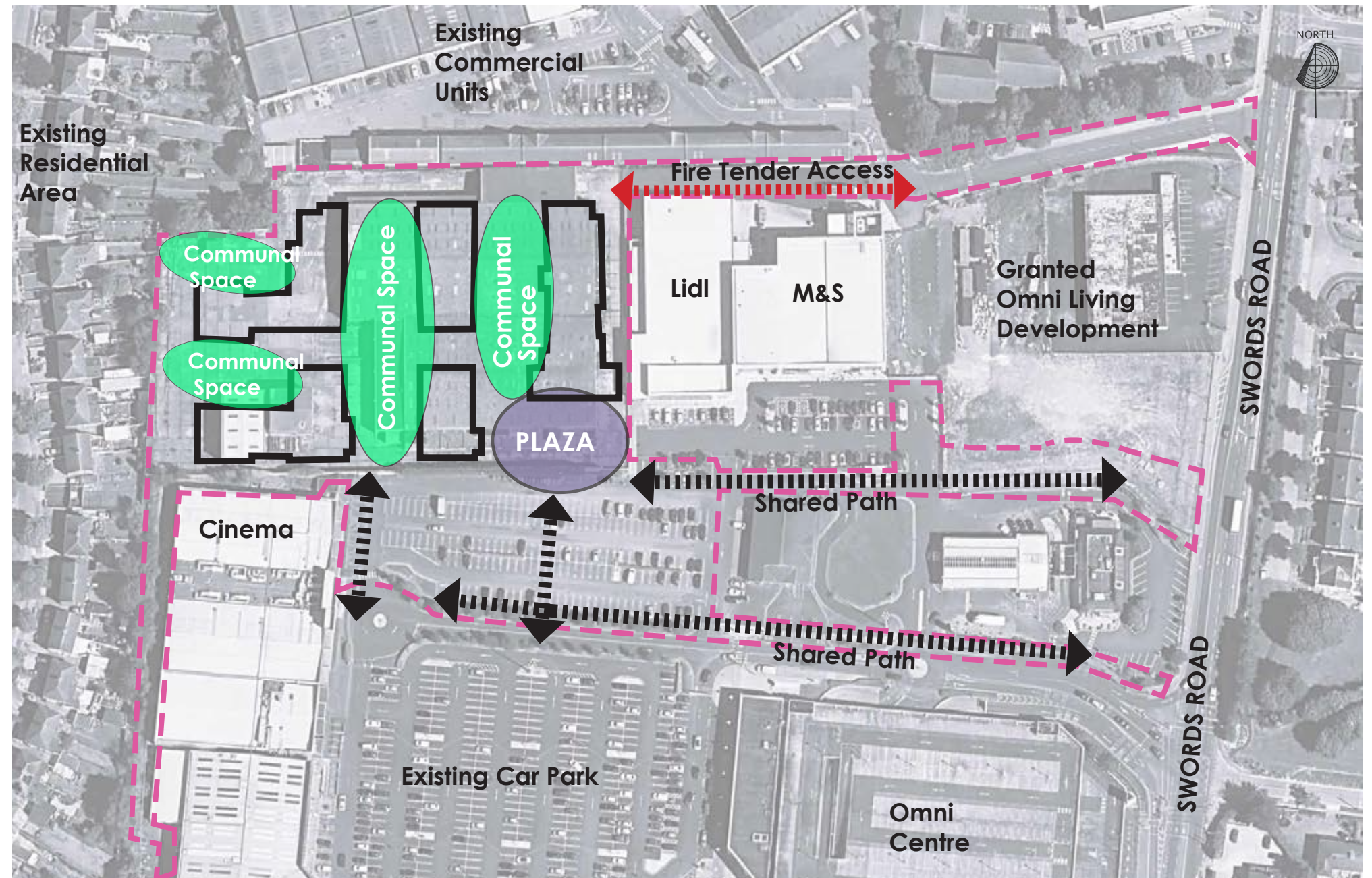
The development will consist of 4 no. residential blocks ranging in height from 4 to 12 storeys (over basement) comprising a total of 457 no. residential units. There is also a creche, a community space, a residential amenity space and 2no. retail/cafe/restaurant units provided at ground level.

One basement serves Blocks A, B, C and D, with communal amenity courtyards at ground level, and further public open space provided at the interface of Omni Park Shopping Centre to the south with a public plaza. Vehicular entrance into the development is from a basement ramp to the south adjacent to the existing cinema. Pedestrian access is provided at various points, with a wide paved route leading from the Omni Living development on the Swords Road.

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

## Aims and Objectives

- Create a vibrant, multi-faceted public realm for residents, that helps to build new communities within the new development and reinforce existing residential communities in the area.
- Connectivity with the existing Omni Park Shopping Centre and the Swords Road.
- Create urban pathways and a central Urban Plaza adjacent to Omni Park Shopping Centre.
- Create legible pedestrian permeability throughout the public realm.
- Link the proposed buildings within the landscape and wider public realm.
- Create comfortable external spaces for all residents and visitors to enjoy, providing various passive and active uses.
- Provide year-round interest and protection from elements through the selection of appropriate planting species and materials.



Site Context

- Pedestrian paths
- Fire Tender Access Route



# Landscape Masterplan

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

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

The internal courtyards and residential open spaces allow for a more passive recreational use, while still integrating with pedestrian movement through the development.

Additional pedestrian/cycle routes are proposed to link the proposed development with the Swords Road.



Landscape Masterplan



Open pathway through Residential Courtyards



Grassed Areas for Passive Play



Division of Private and Public Space with Planting



Pathways & Routes through Residential Open Spaces



Raised planting areas to accommodate trees

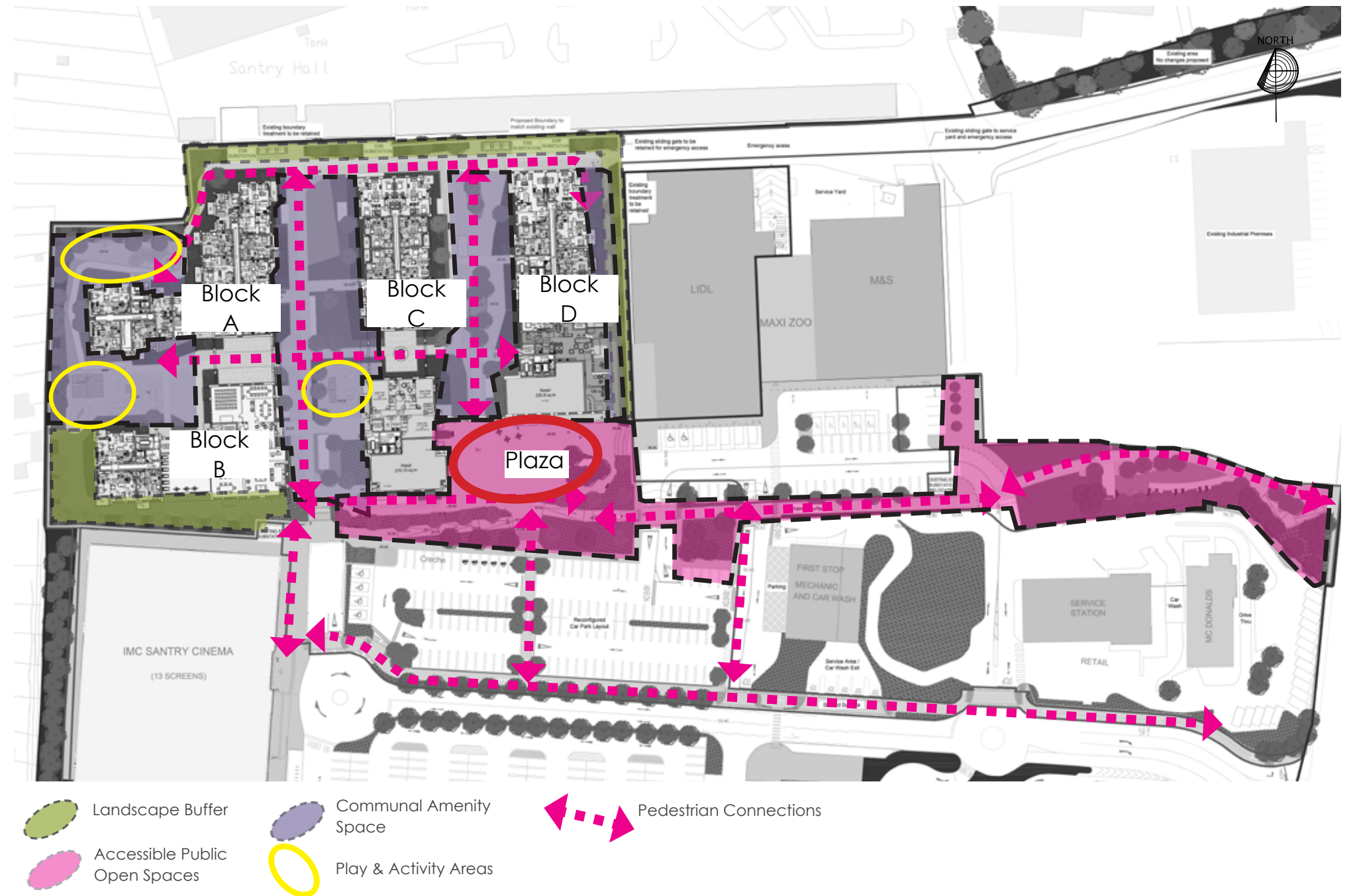


# Connected Open Spaces

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

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

The quieter communal amenity space is the Block A+B courtyards to the west because although this space is readily accessible to the rest of the development, the constriction of the entrance to the space gives the visitor an impression of privacy. There are no solid boundaries between the courtyards that would create a hard division between spaces.



Plaza



Grassed Areas for Passive Recreation



Pathways & Routes through Residential Open Spaces



Communal Amenity Space



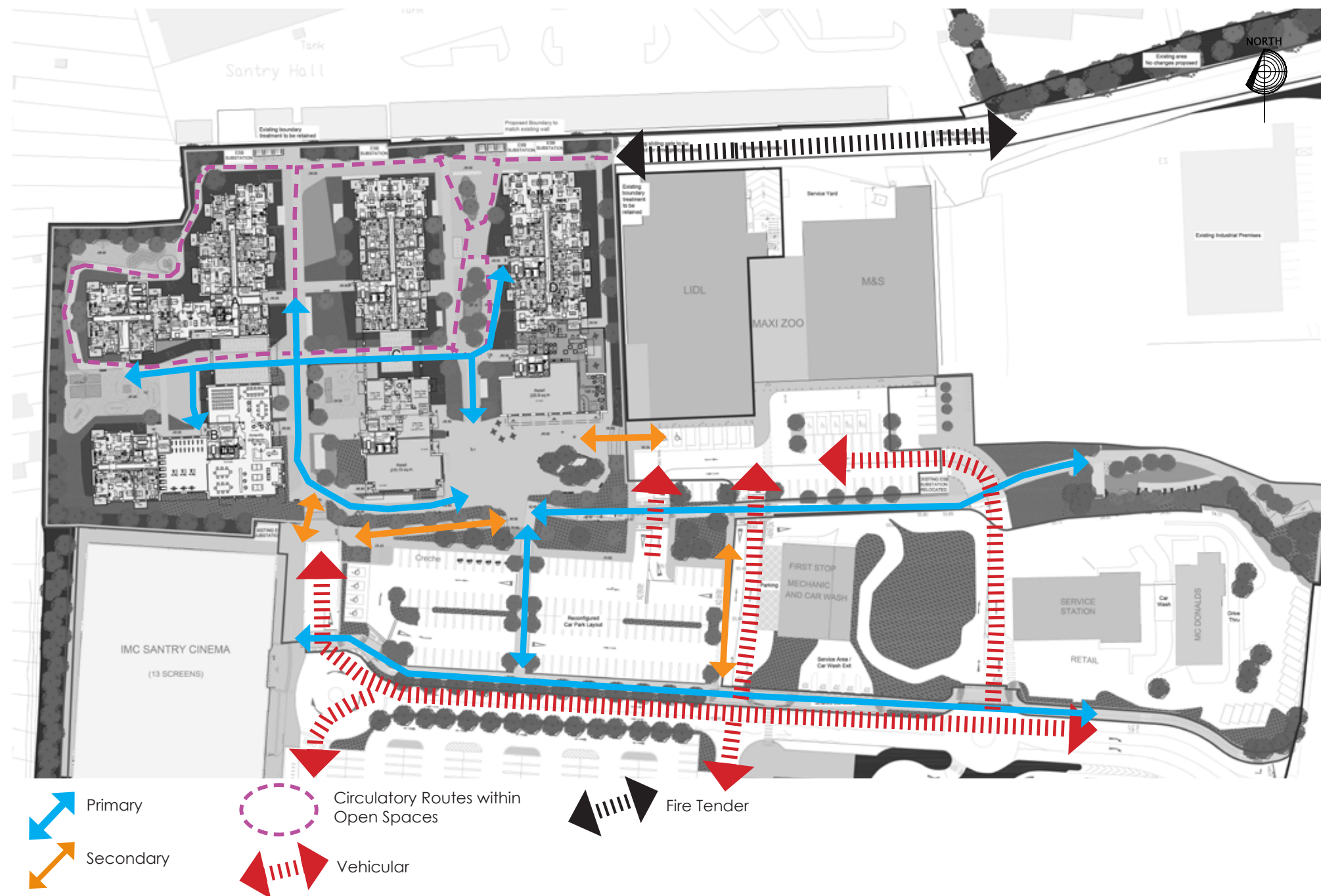
# Landscape Circulation & Linkages

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

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

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

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



Clear & Legible Primary Routes



More Intimate Secondary Routes



Human-scale Courtyard Routes



Seating Spaces adjacent to Routes



# Plaza

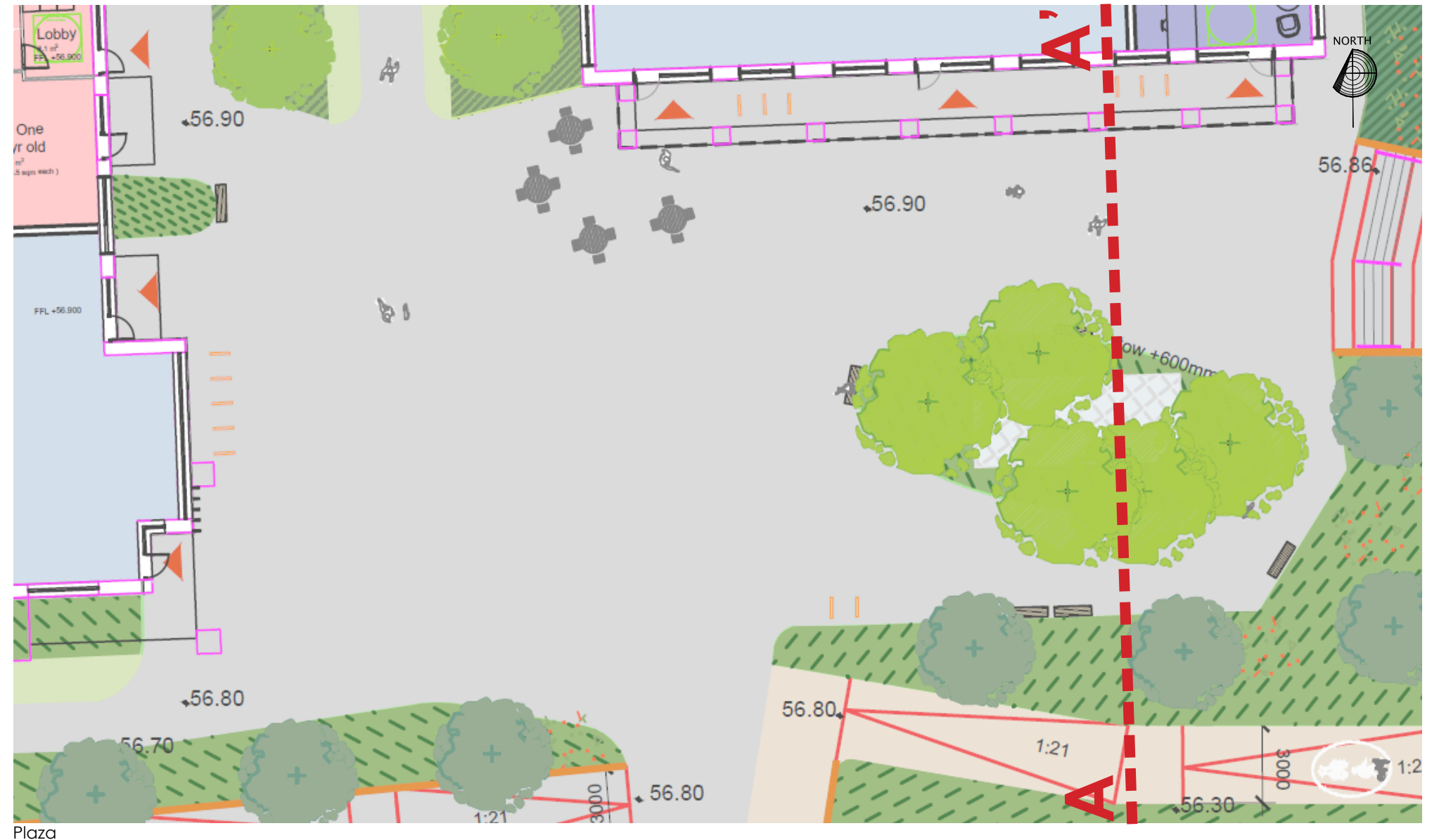
The Plaza area is the central welcoming space within the development from the Omni Shopping Centre, also acting as a seating space and potential space for events and market stalls. The plaza is edged by retail spaces, providing an active frontage onto the space.

A raised planter incorporates basement vents and gives a soft delineation to urban plaza and provides the opportunity for more intimate seating areas within the plaza. The planter is simple and robust, constructed from decorative exposed aggregate concrete with timber benches intalled on top.

Access to the plaza and the rest of the development is provided by wide gently sloped paths and steps where appropriate. These entrances give a high measure of permeability through the development, allowing residents and visitors to access dwellings and retail with minimum fuss, while providing a high quality external public realm.

Ample space for pop-up events or markets stalls is provided also within the plaza, associated directly with the retail units.

Natural stone is proposed for surface materials, giving the space a high quality finish befitting it's importance in the development.



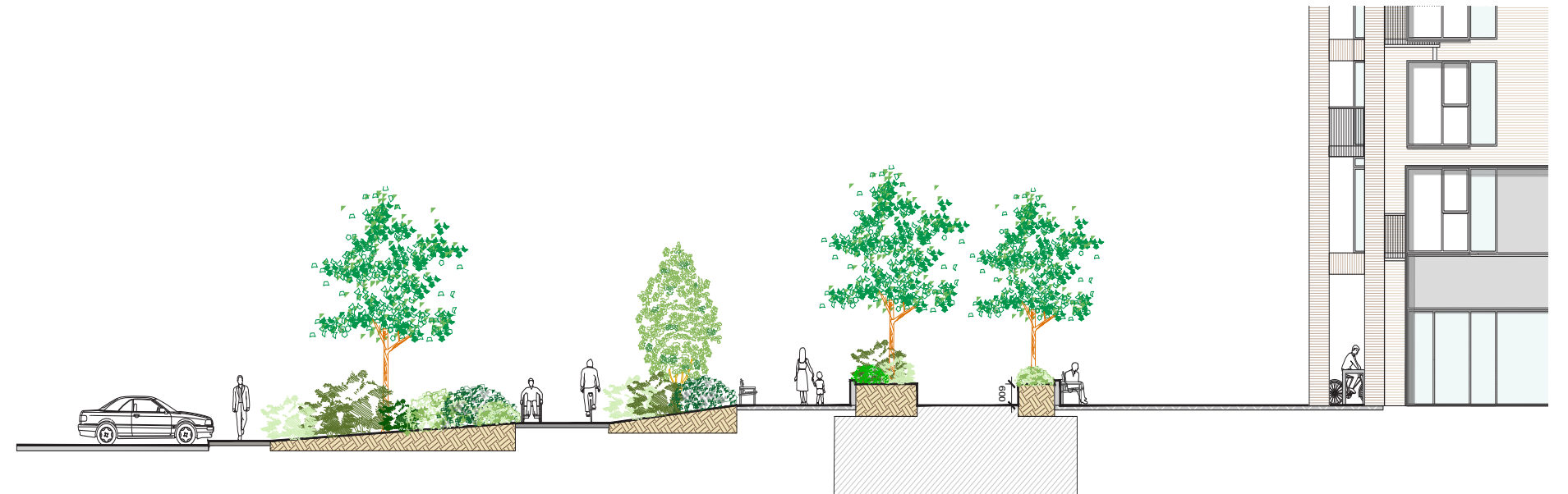
Plaza



Exposed Aggregate Wall



Seating Edge to raised planter



Section A-A'



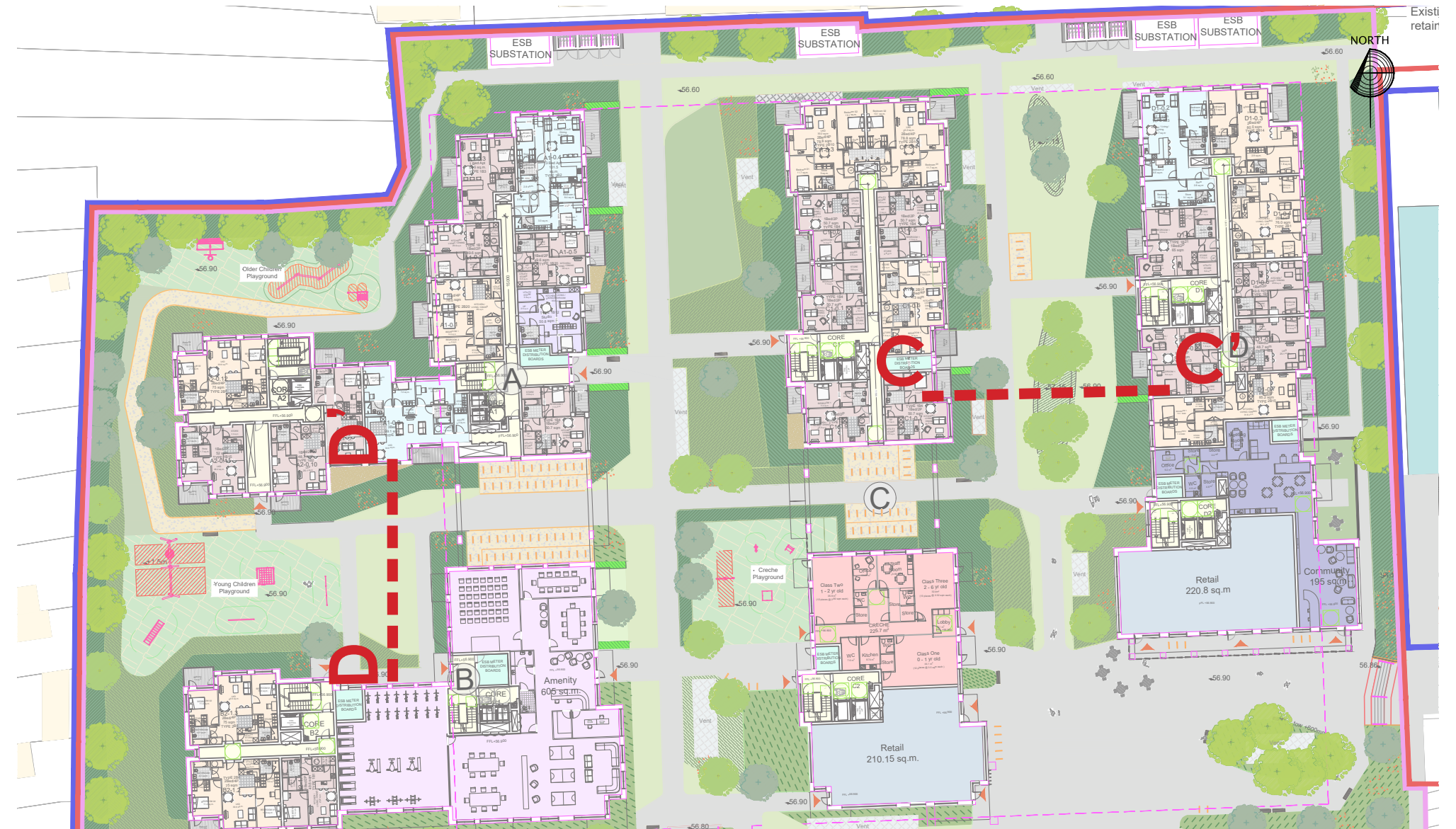
# Residential Courtyard

The Residential Courtyards provides residents with an intimate, human scale communal amenity space. The courtyards are not gated from the wider development; this is to aid permeability for residents through to the existing Omni Shopping centre and the easy access for the adjacent facilities.

While open access is permitted, the space is also a communal area for the residents. To this end, privacy and enclosure is provided by the constricted entrance by the Plaza and the other entrances. Structural planting contributes towards this sense of enclosure at the entrances.

Seating areas are provided at appropriate spaces within the courtyards, while visitor cycle parking is accommodated at the undercroft passageways at Block A-B and Block C.

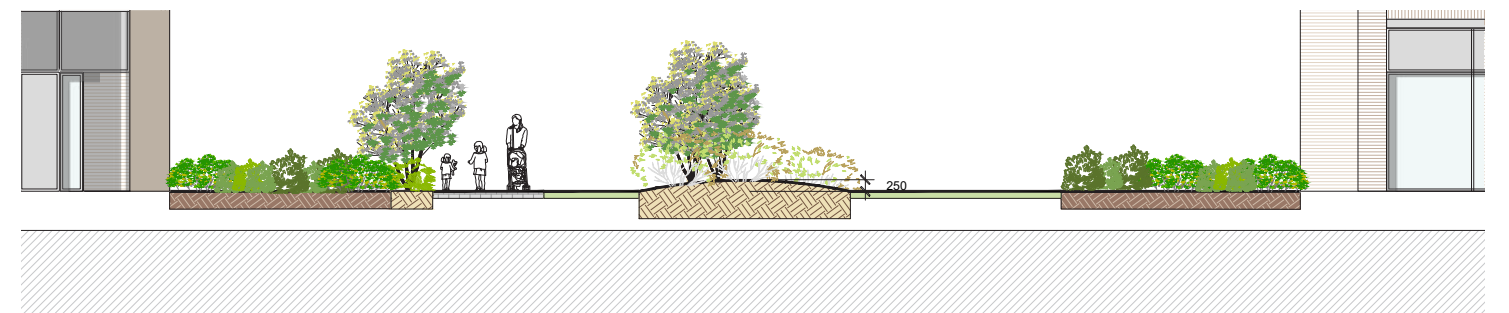
Planting within this space is proposed to be of year-round interest, with shrubs giving a strong structural and textural background with drifts of colour provided by perennials from spring into late summer.



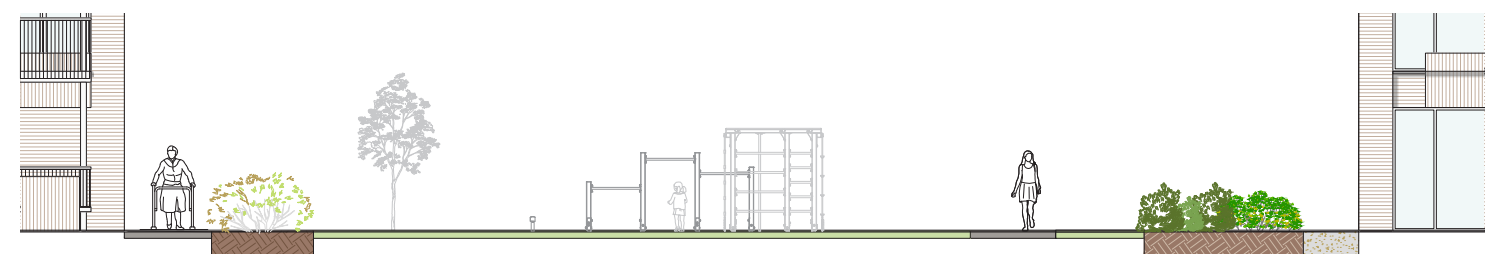
Structural planting to provide enclosure



Intimate seating areas for residents



Section C-C'



Section D-D'



# Planting

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

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

In the public realm, raised planters within the Plaza contain structural tree and shrub planting. Within the courtyards there will be multistemmed and ornamental trees and shrub planting.

Tree species to include: *Acer campestre*, *Amelanchier*, *Betula pendula*, *Cornus*, *Pyrus call.* 'Chanticleer', *Sorbus aucuparia* and *Tilia cordata* 'Greenspire',

To the western and northern boundaries, tree screening is proposed. Species selected are predominantly native and suited to the micro-climatic conditions. In order to minimise the need for mowing, extensive lawn areas are avoided. Where lawn is specified elsewhere within the development, a hard-wearing low-maintenance mix is used.

Any existing trees to be replaced or relocated as necessary. In total approximately 150 new trees will be planted on site.



Structural trees to boundaries



Appropriate planting for location and aspect



Low maintenance with long seasonal interest

## Main features

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



Planting provides division of public/private spaces



Soft division of space with planting



Use of textural planting



Extensive use of multi-stemmed trees aids enclosure



Flowering Perennials/Shrubs near residential spaces



# Tree Planting Scheme

To the north and west there will be substantial planting of native standard trees to aid screening for the residential areas to the west and north-west.

There will be additional tree and shrub planting within the courtyard areas and the new public plaza. There will be additional visual interest within the plaza, buffering the ground floor of the development. The development will continue to be softened and screened over time as the trees and planting mature.

The biodiversity of the area will be increased significantly due to the addition of approximately 150 new trees planted within the development, along with approximately 3,400 sqm. of planting at ground level and terrace levels. This will have a positive effect on the local habitat and ecology compared with the existing site's lack of biodiversity.

At the time of planting, the proposed trees will be at least 3.0m in height. The trees will reach a mature height of at least 7 to 12 metres, dependant on species and environmental factors within the medium term (seven to fifteen years). As specified on the plan, topsoil may be imported where necessary to ensure that mitigation measures establish and grow appropriately.



- Trees with a 2 metre clear steam and 18-20cm minimum girth size (*Pyrus call.* 'Chanticleer', *Tilia cordata* 'Greenspire', *Sorbus aucuparia*)
- Multistemmed trees with a 3 metre minimum high (*Acer campestre*, *Betula pendula*, *Sorbus aucuparia*)
- Ornamental Trees/Shrubs (*Cornus*, *Acer*, *Amelanchier*)



Acer campestre



Amelanchier



Betula pendula



Cornus



Pyrus chanticleer



Sorbus aucuparia



Tilia cordata



# Hard Landscape Materials - Indicative Images showing varying materials proposed

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

Proposed paving is in the light brown and gray colour range, permeable and to allow fire tender access. Reinforced grass paving will be used along the fire tender access route to ensure the route is less perceptible within the landscape proposal.



PC permeable paving



Example of 3 blend mix permeable paving



Example of gray/silver permeable paving tone color range



Grass Matting for play areas



Permeable resin bound gravel for shared cycle/pedestrian path



Gravel paving



Compacted gravel with edging



Reinforced grass paving





# Street Furniture

Furniture proposed within the development consists of a restrained palette of high-quality elements. Proposals are robust yet elegant, providing many areas for relaxation within the development. There is ample seating (age-friendly, with back and armrests) placed around the development, both in the Local Park, Urban Plaza and within intimate spaces in the internal courtyards.

Other street furniture elements will be sited to ensure unhindered pedestrian flows and desire lines.



Stainless Steel Handrails



Stainless Steel Cycle Stands



Signage & wayfinding



Seating Cubes in Play Areas



Robust and Simple Benches



Lighting to Pathways & Steps



Feature lighting to urban plaza



Seat-Top Bench Solutions



Age-Friendly Design

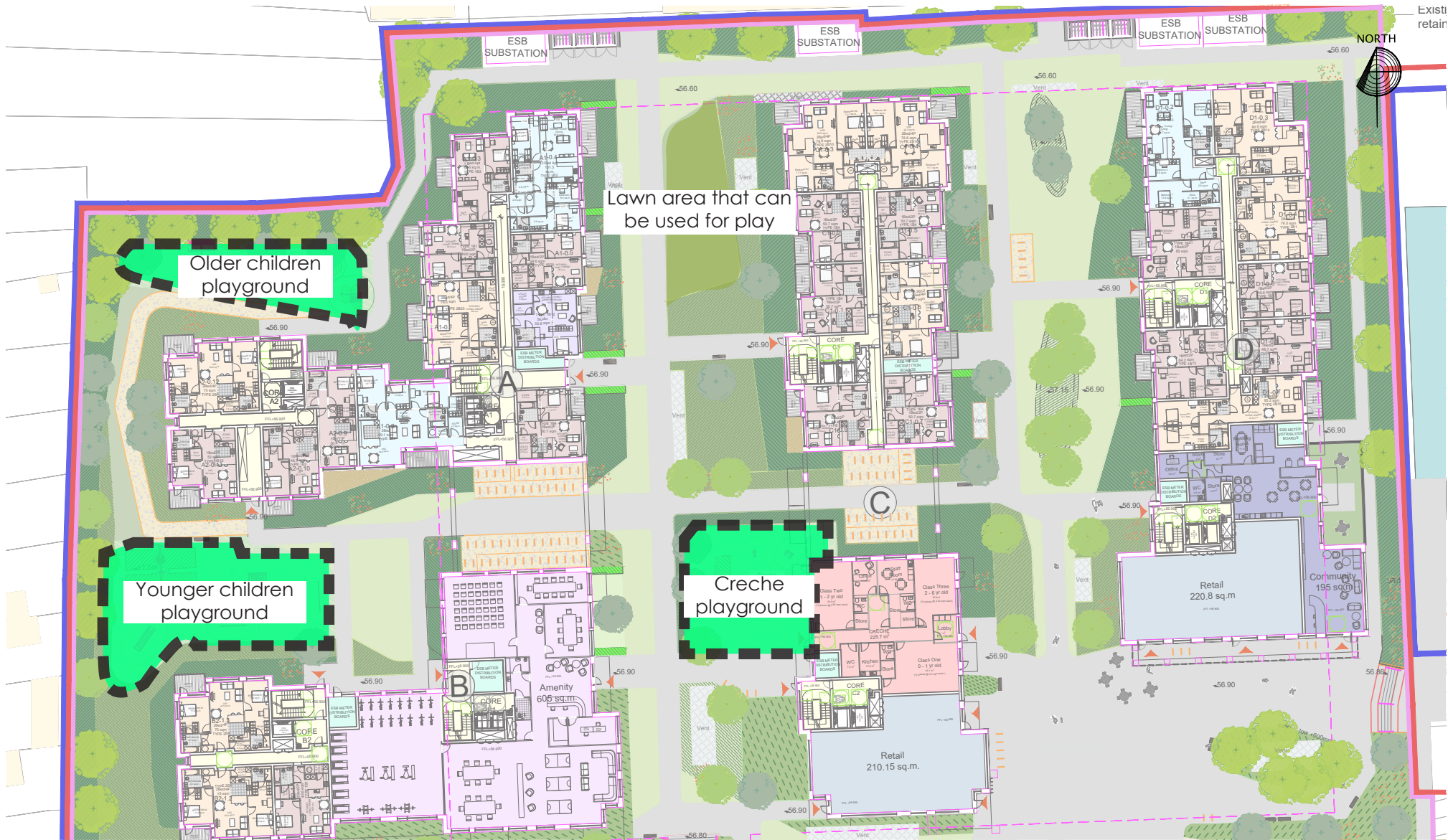


Long Communal Benches



Play Strategy - Indicative Images of Open Space Play Area

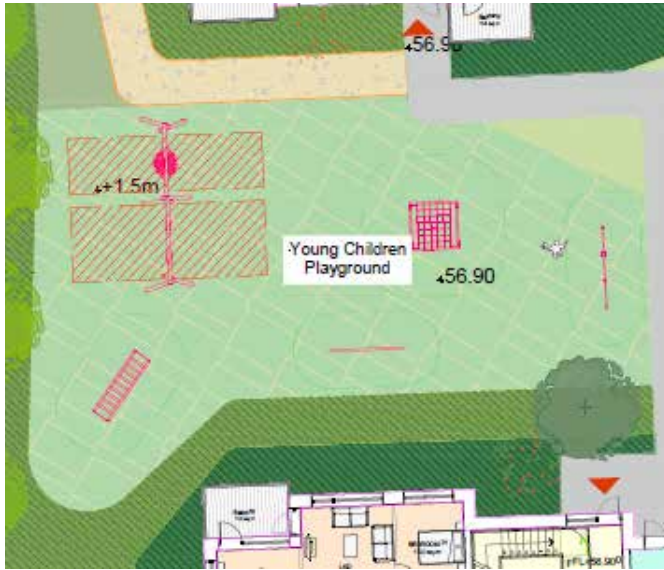
The proposed development includes 3 different playgrounds plus a lawn area that can be used as a play area within the Communal Open Space. The 3 play areas allow for various types of play which cater to multiple age groups. The open lawn allows space for unstructured and imaginative play alongside the structured play spaces.



Play Areas - Grass Matting



Older children Playground - 205 sq. m.



Younger children Playground - 313 sq. m



Creche Playground - 210 sq. m

