

Donore Project

Donore Project, Donore Avenue, Dublin 8

Landscape Architecture & Public Realm Design Report

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
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Revision	Ref	Prepared for	Prepared by	Date	Reviewed by

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Project Overview

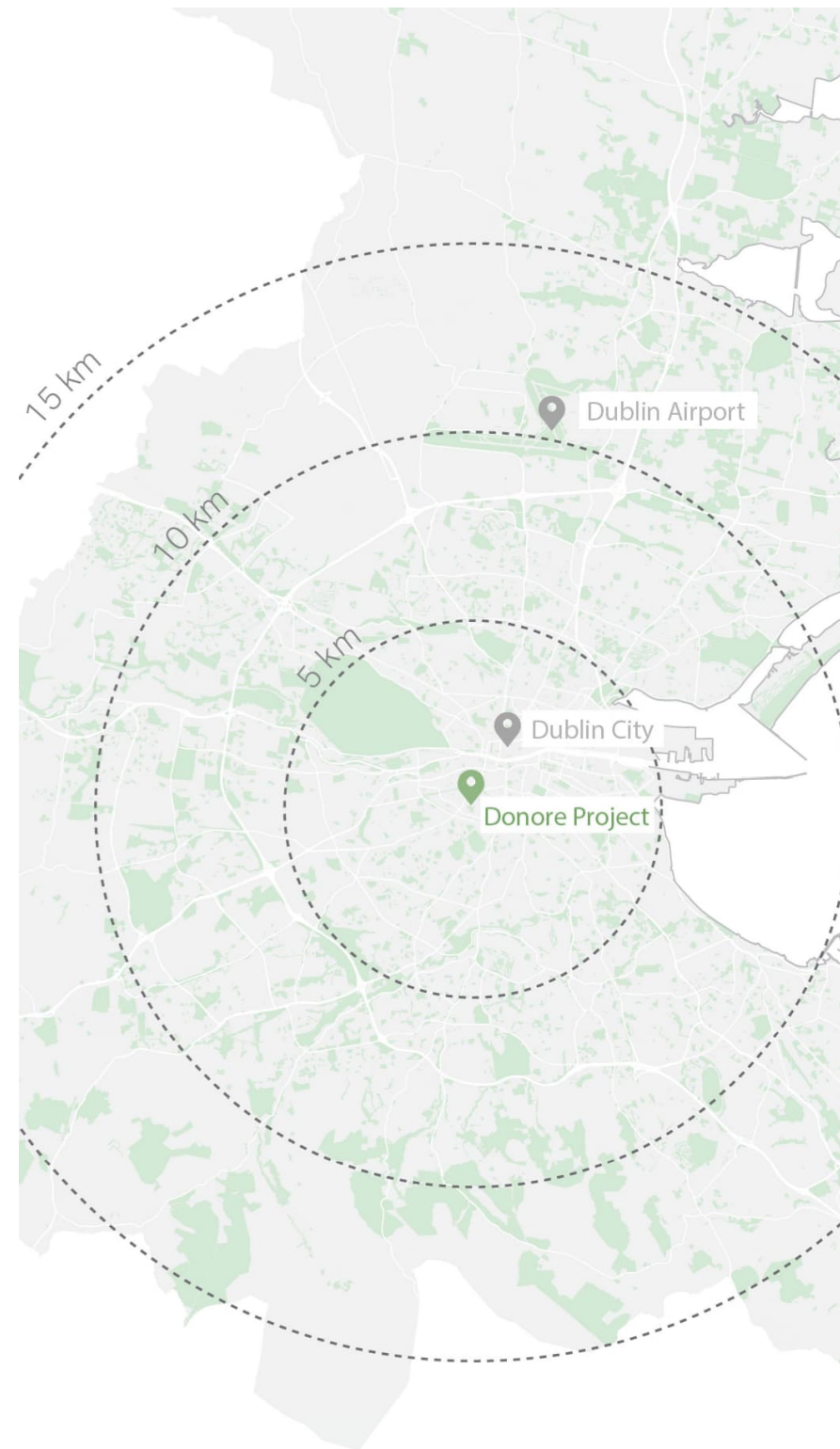
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1.0 Overview

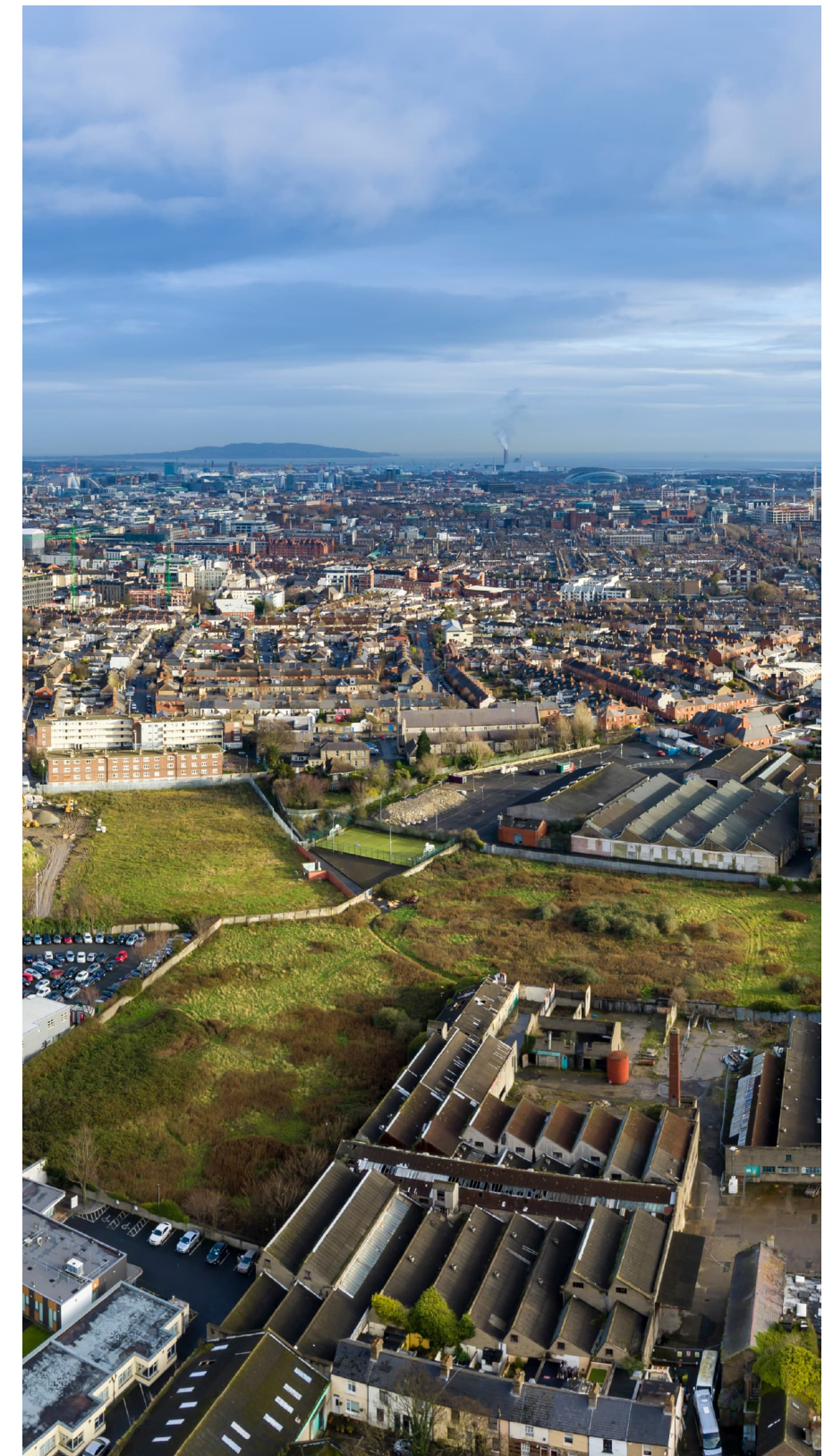
AECOM Ireland LTD has been engaged by The Land Development Agency (LDA) with Metropolitan Workshop Architects to prepare various stages of design advice and direction for the augmentation and development of the Donore Project, Donore Avenue, Dublin 8. AECOM will be delivering landscape architectural services across various project stages, as described in detail below.

A baseline study has been undertaken through a combination of desk-based research and site appraisal in order to establish the existing conditions of the townscape and visual resource of the study area. Desk based research has involved a review of mapping, aerial photography, relevant policy documents, the relevant Landscape Character Assessments and other related documents and publications. Within the existing site there are no natural features that would need to be retained/integrated within the proposals. In addition, no species have been identified that are designated under the European Habitats Directive Article 10.

The townscape character will play a significant part within the assessment of this site and study area. Buildings, structures and spaces and the resulting layout and urban grain, the density and mix, scale and appearance, human interaction and cultural and historic features combine to create a common 'sense of place' and identity that is experienced as townscape character. Definable units (character areas and character zones) can be used to categorise the townscape and the level of detail and size of unit can be varied to reflect the scale of definition required. It can be applied at national, regional and local levels. The quality or condition of a townscape character receptor is a reflection of its attributes, such as the condition of the buildings and spaces or vegetative components and the attractiveness and townscape quality of the area as well as its sense of place. A townscape with consistent, intact and well-defined, distinctive attributes is generally considered to be of higher quality.



Regional Context



Drone view of site looking east

1.1 Receiving Environment

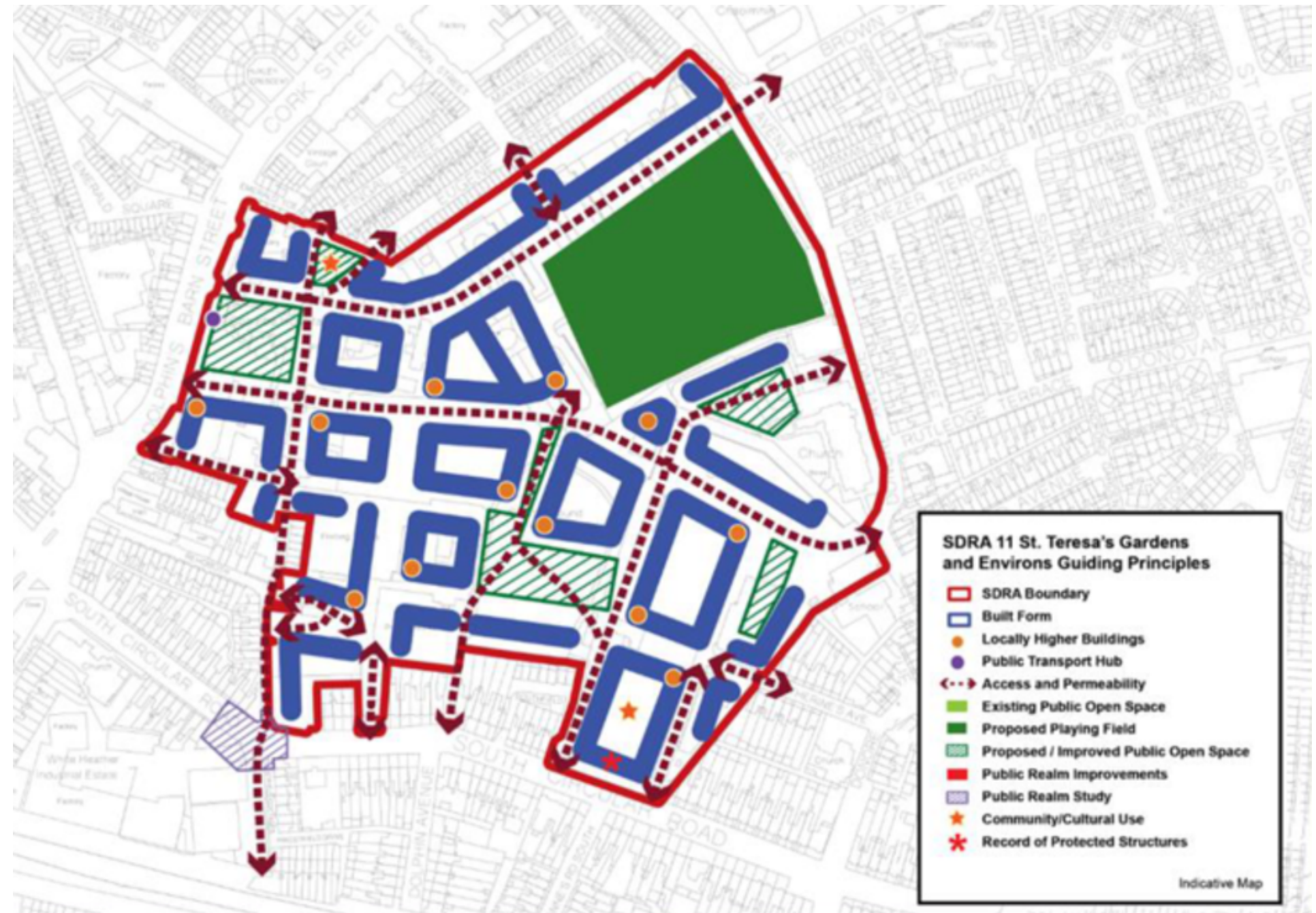
1.1.1 Planning Context

The site is encompassed within the current Plan reference. The Dublin City Development Plan (2022-2028) designated the site and the surrounding lands as a Strategic Development and Regeneration Area (SDRA 11 – St Teresa's Gardens & Environs).

The Development Plan contains a set of guiding principles for SDRA 11 and includes a diagram showing the indicative development strategy.

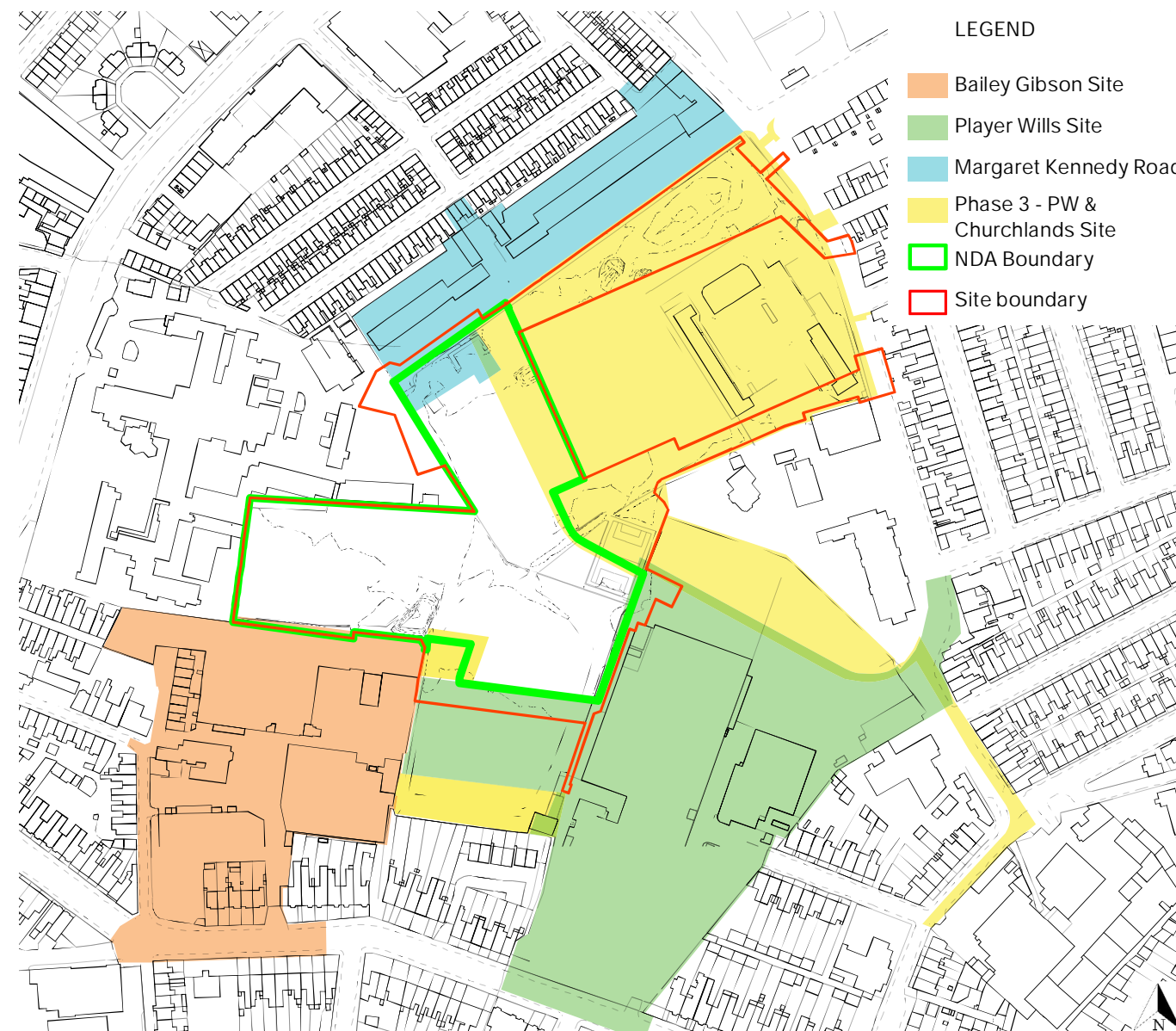
The SDRA 11 Guiding Principles intended that the open space between DCC5 & DCC3 would be a local park and form an important link between the larger park to the south (Players Park) and the playing pitch to the north. In terms of open space provision it is proposed in the SDRA 11 Guiding Principles that it would be distributed between the Bailey Gibson and Player Wills sites and the DCC site, with the latter only accommodating a small local park. However, 10.4% of the Net Developable Area is devoted to this local park.

While the 20% provision is not provided within the Donore Project Site, it is provided as part of the overall SDRA11 site in the form of a Football pitch and public open spaces provided as part of the Hines Current Bailey Gibson 2 application ref.ABP-314171/22 and Hines Player Wills extant permission ref ABP-308917-20.



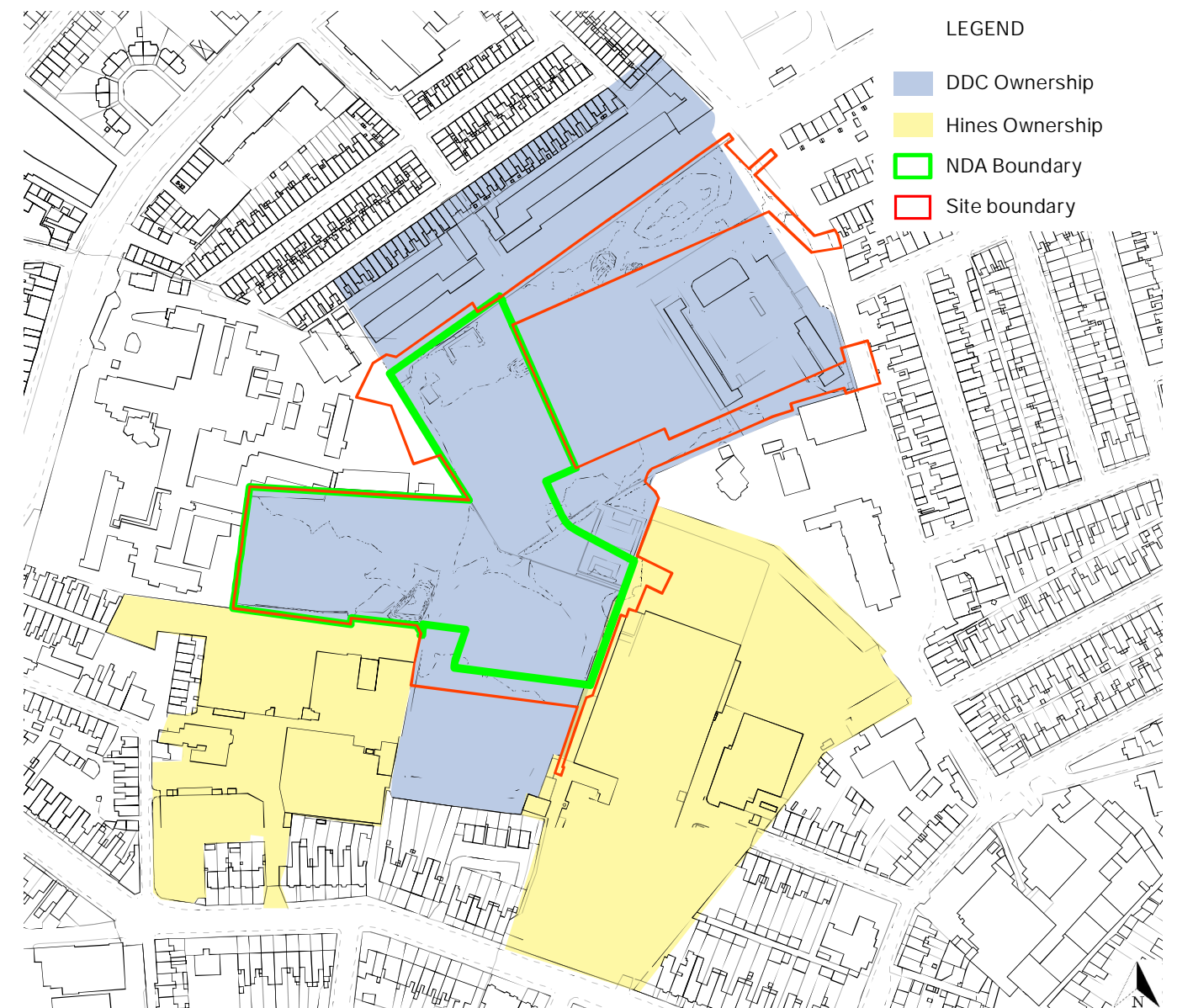
Extract from SDRA 11 Framework Plan

1.1.2 Adjacent Sites



The site boundary is bordered by four separate development sites which are encompassed in the SDRA 11 - St Teresa's Gardens & Environs. At present only the Margaret Kennedy development has been completed.

1.1.3 Ownership



The land within the SDRA 11 - St Teresa's Gardens and Environs is under the ownership of Dublin City Council and Hines. As illustrated in the diagram above the Donore Project site is owned by Dublin City Council.

1.2 Site Location

1.2.1 Proposal

It is proposed to construct a new residential development with associated services and access roads at the proposed site. The site is currently unoccupied and is situated in Dublin 8, approximately 3km South West of Dublin City Centre and 6km east of the M50.

The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

The development (GFA of c. 53,234 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.

The breakdown of each block will contain the following apartments:

- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys
- Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys
- Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys
- Block DCC6 comprises 53 No. apartments in a block of 7 storeys

The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.

The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

- 1 no. accessible bay (between DCC5 & DCC6)
- 1 no. short stay bay (between DCC5 & DCC6)

- 1 no. crèche set-down / loading bay (between DCC5 & DCC6)
- 1 no. set-down / loading bay (northern side of DCC5)
- 1 no. set-down/loading bay (northern side of DCC 3)
- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

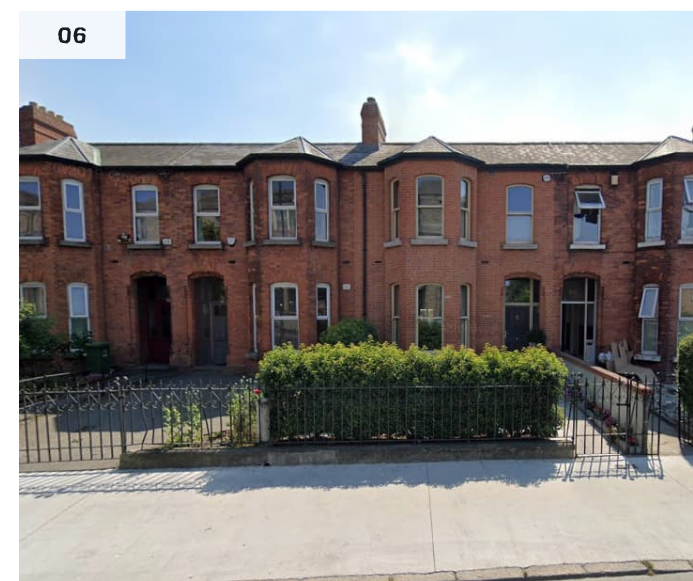
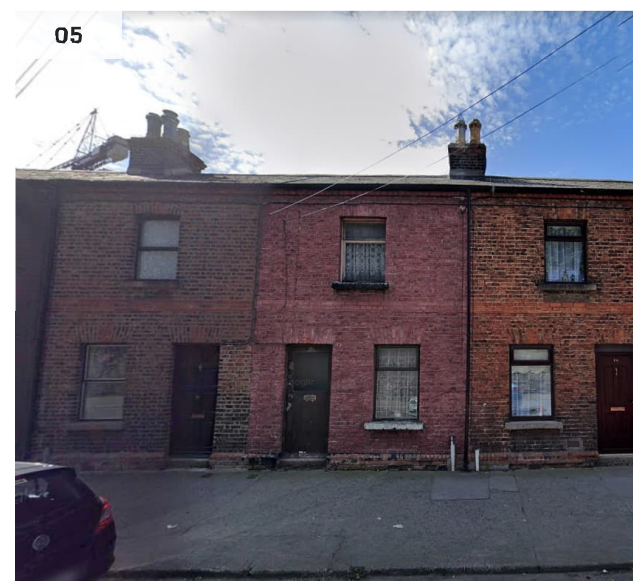
Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20)

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.



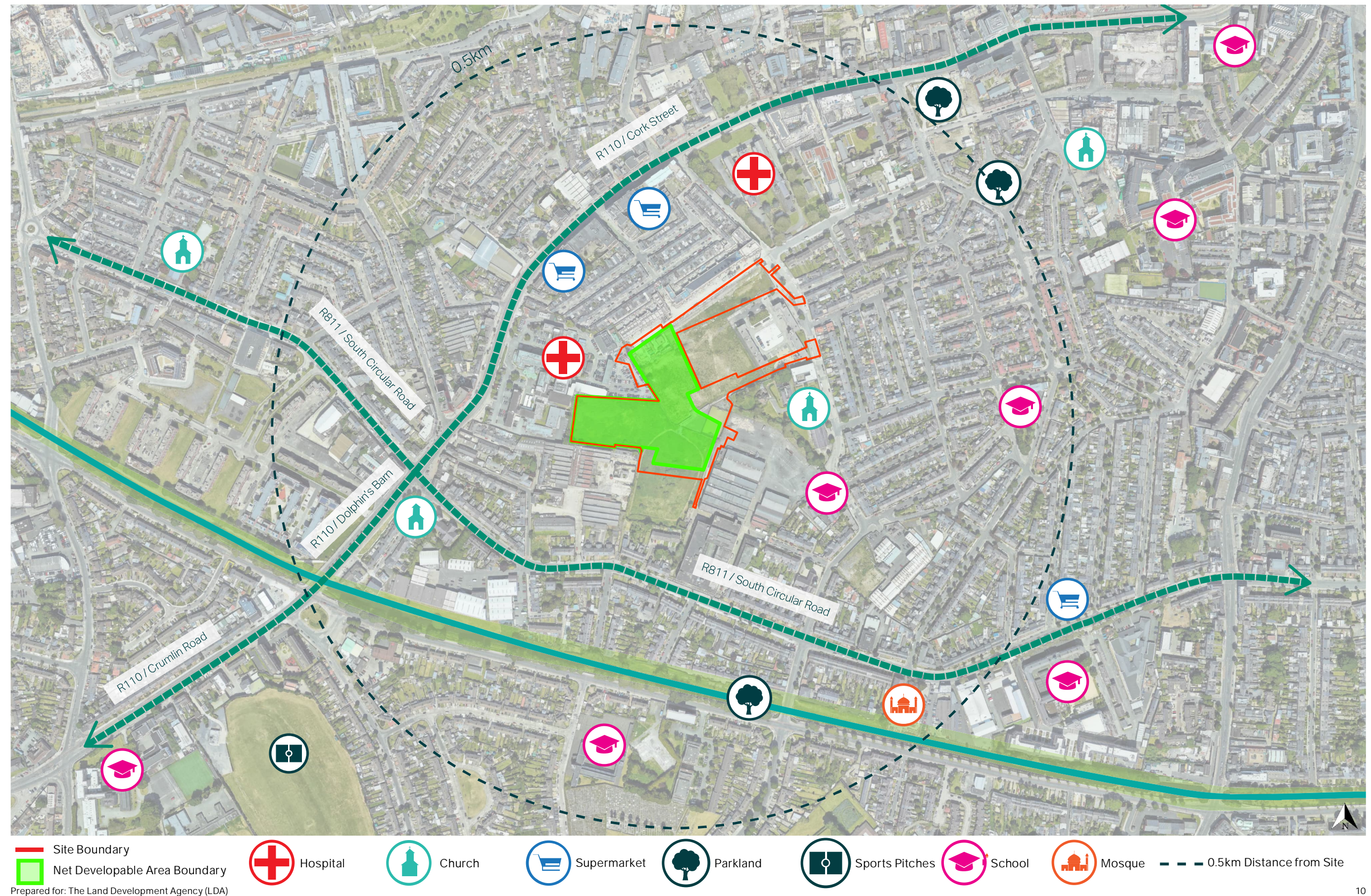
1.3 Site Context

1.3.1 Context Photography



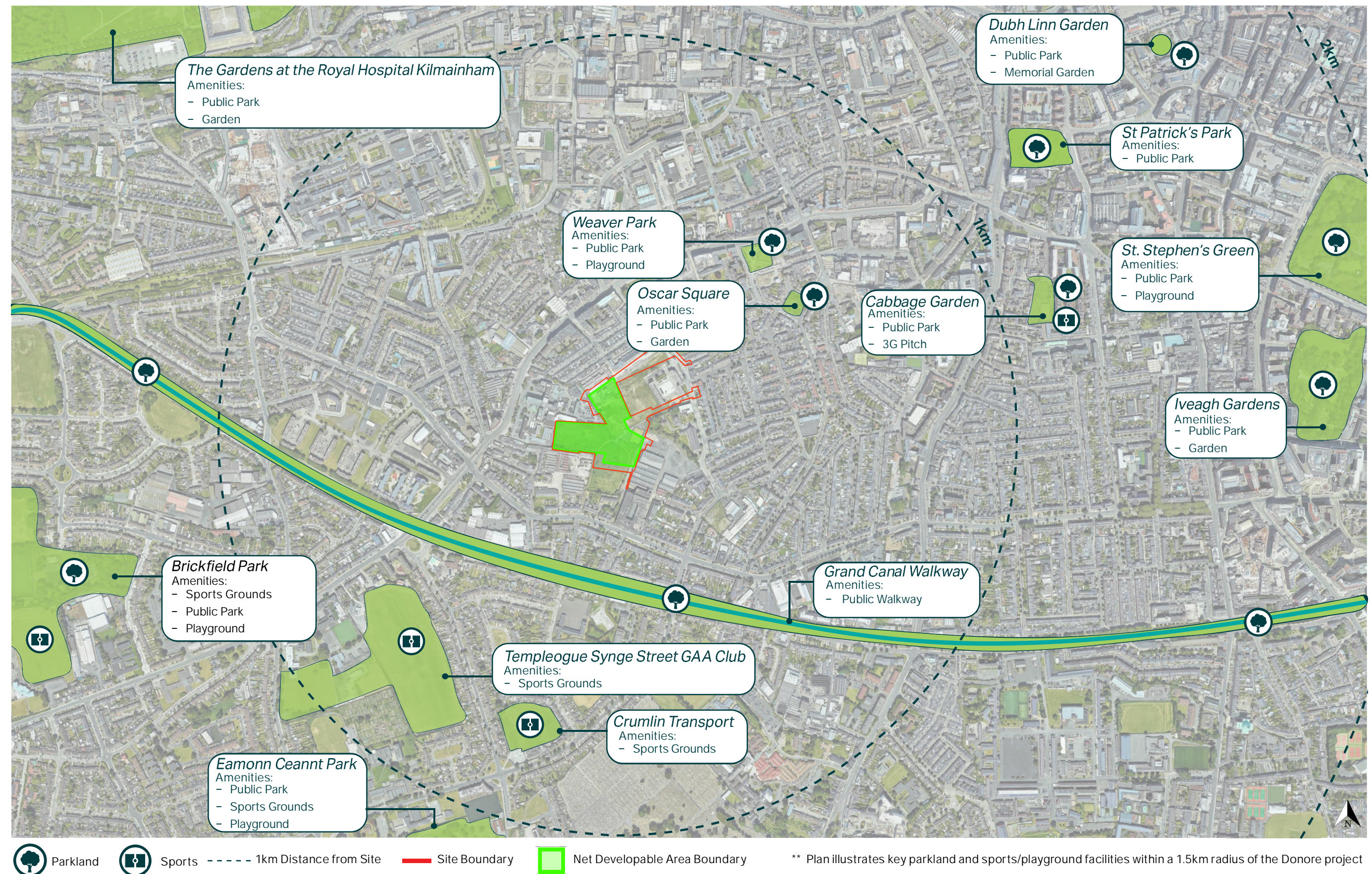
1.3 Site Context

1.3.2 Context Facilities



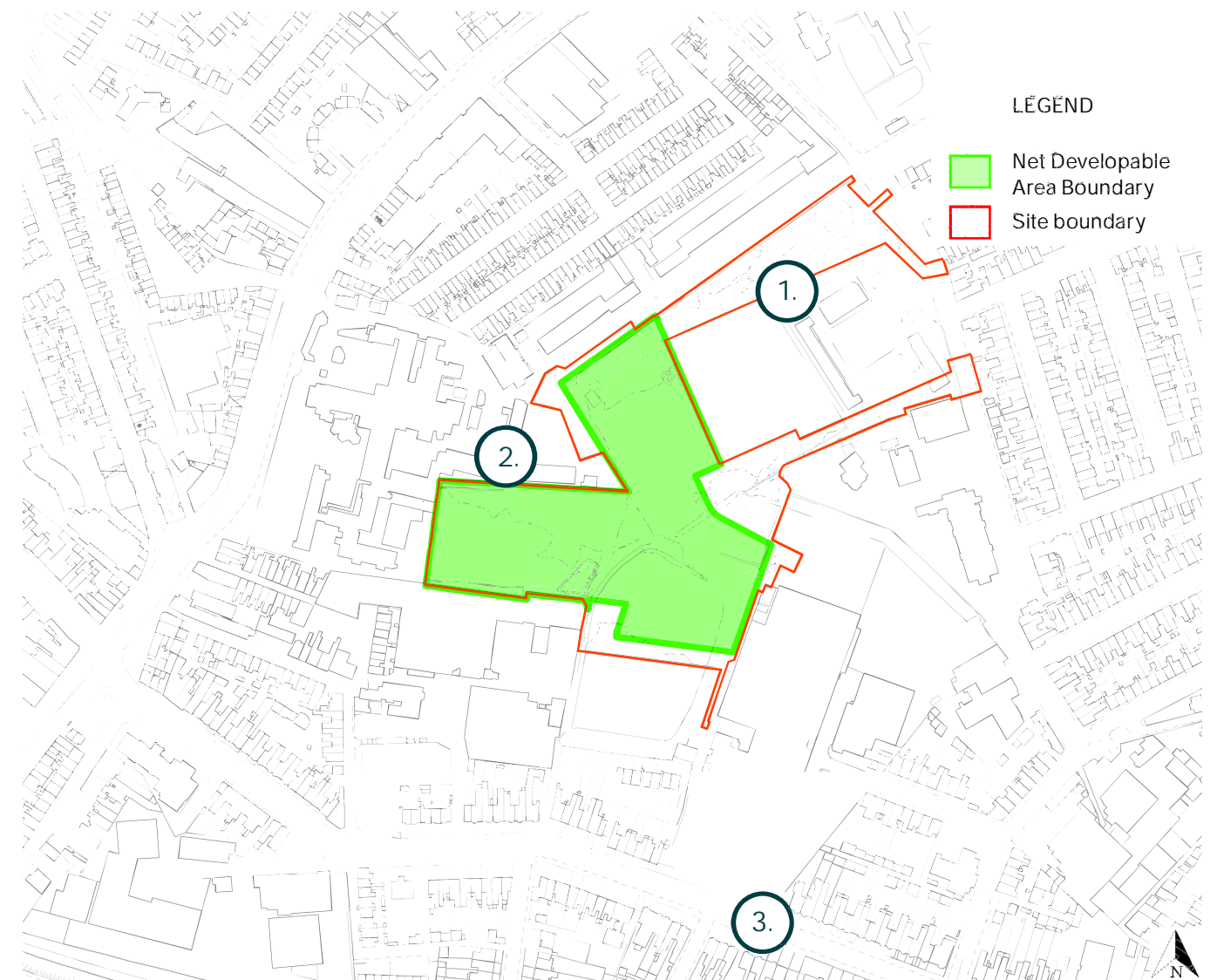
1.3 Site Context

1.3.3 Parkland and Sports / Playground Facilities

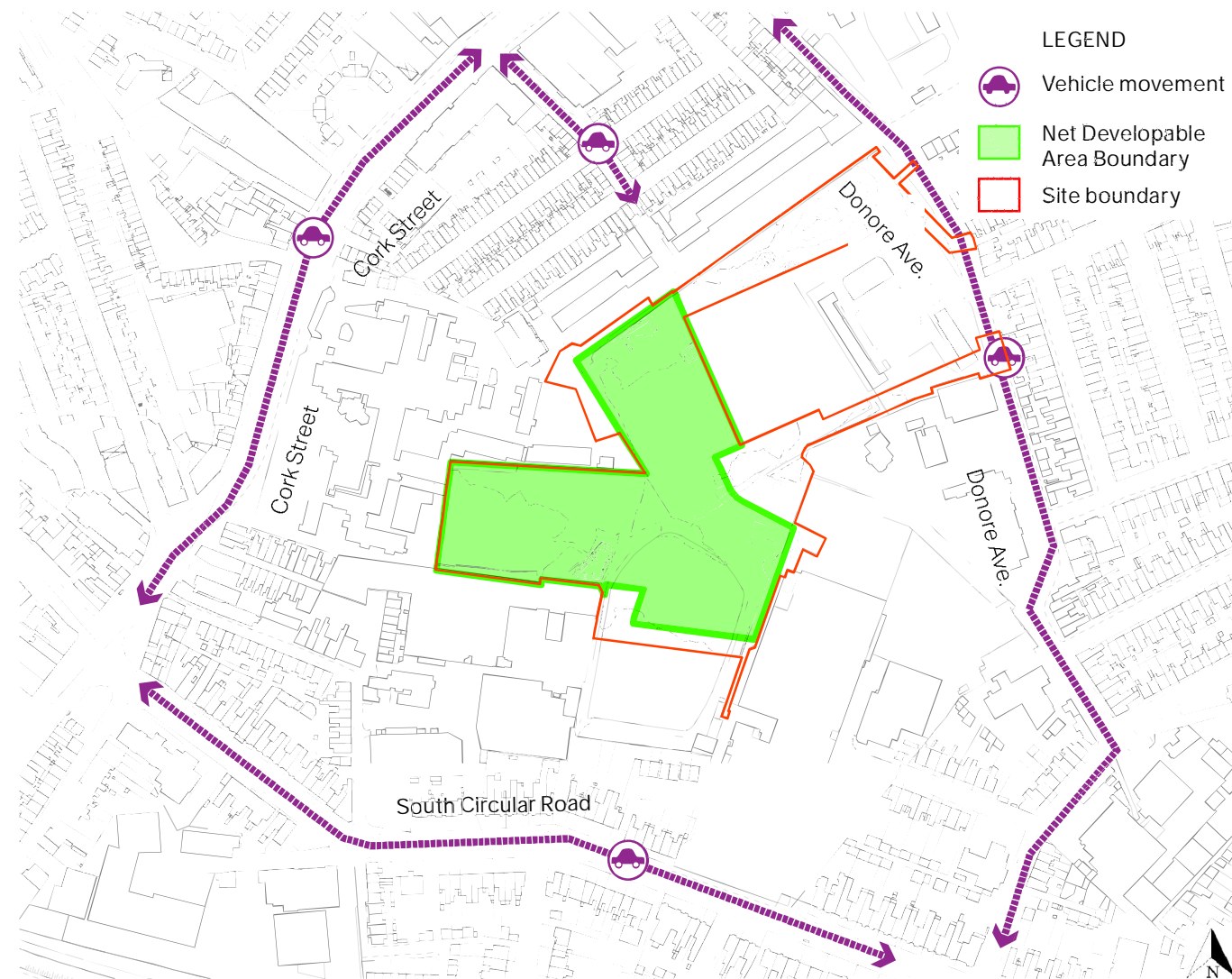


1.4 Existing Conditions

1.4.1 Edge Treatments



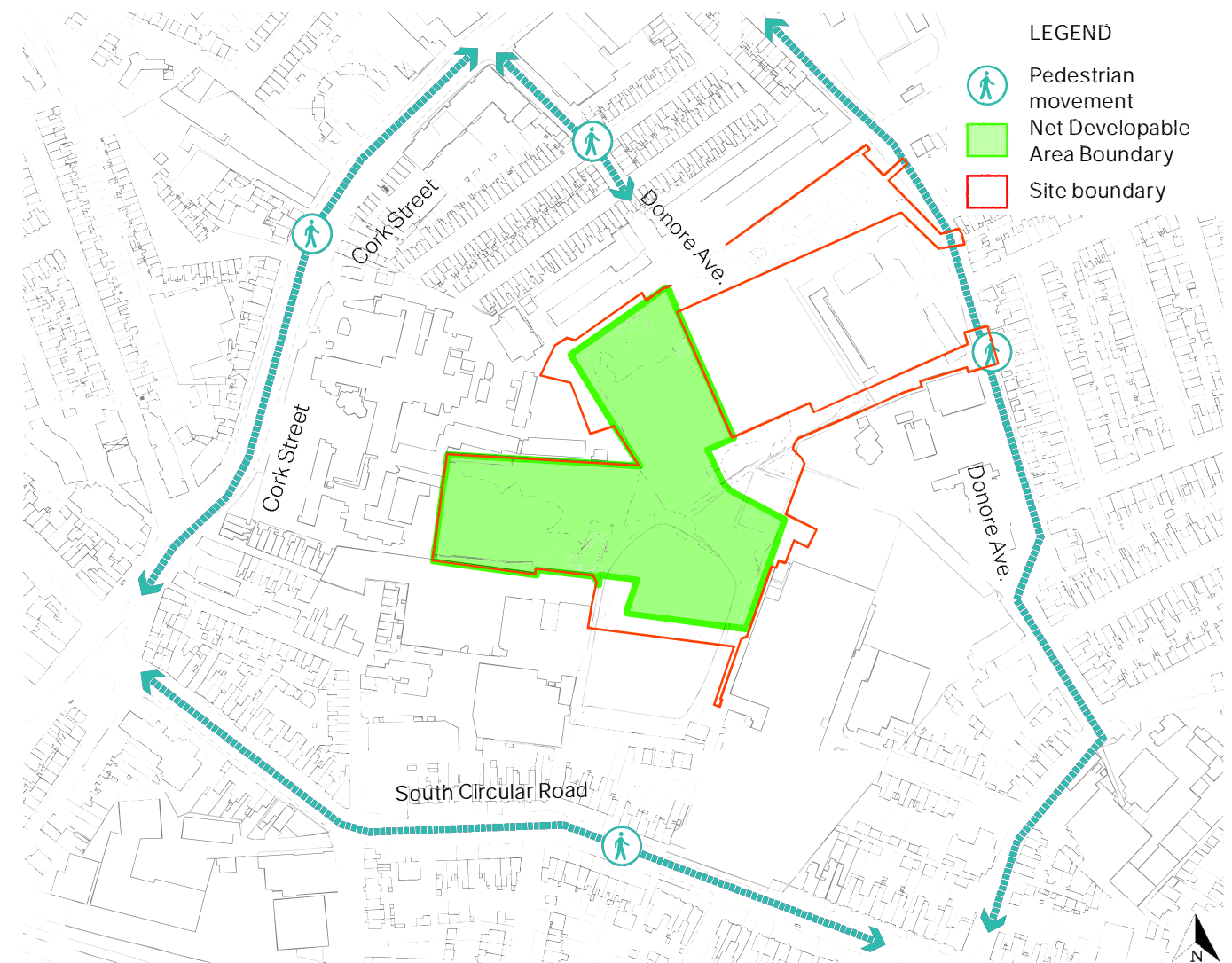
1.4.2 Movement



Vehicular Movement

The site is located in close proximity to a well developed and connected vehicular road network. It is in the centre of the triangular road network of The South Circular Road, Dolphin's Barn & Cork Street and Donore Avenue.

In addition in the wider context it is well situated with respect to the Dublin Bus Connects Routes.



Pedestrian Movement

An analysis was undertaken of the existing publicly accessible pedestrian routes surrounding the site. At present none of these publicly accessible routes connect directly to the site and there are no existing active pedestrian interfaces along the Net Developable Area boundary.

It is recognised that as the adjacent interconnected sites are developed the site has the potential to become the hub of pedestrian activity with it's key location right at the centre of significant pedestrian desire lines.

1.5 SWOT Analysis

The following diagram is indicating the development in context with adjacent schemes for which there are extant permissions.

Strengths

1. Close to existing communities, neighbourhoods and existing infrastructure.
2. Positioned at the centre of other new residential developments.
3. Site boundary adjacent to proposed new public amenity spaces i.e. DCC Part 8 Pitch (Sports & Recreation) and Player Wills - Player Park.
4. Gentle Topography.

Weaknesses

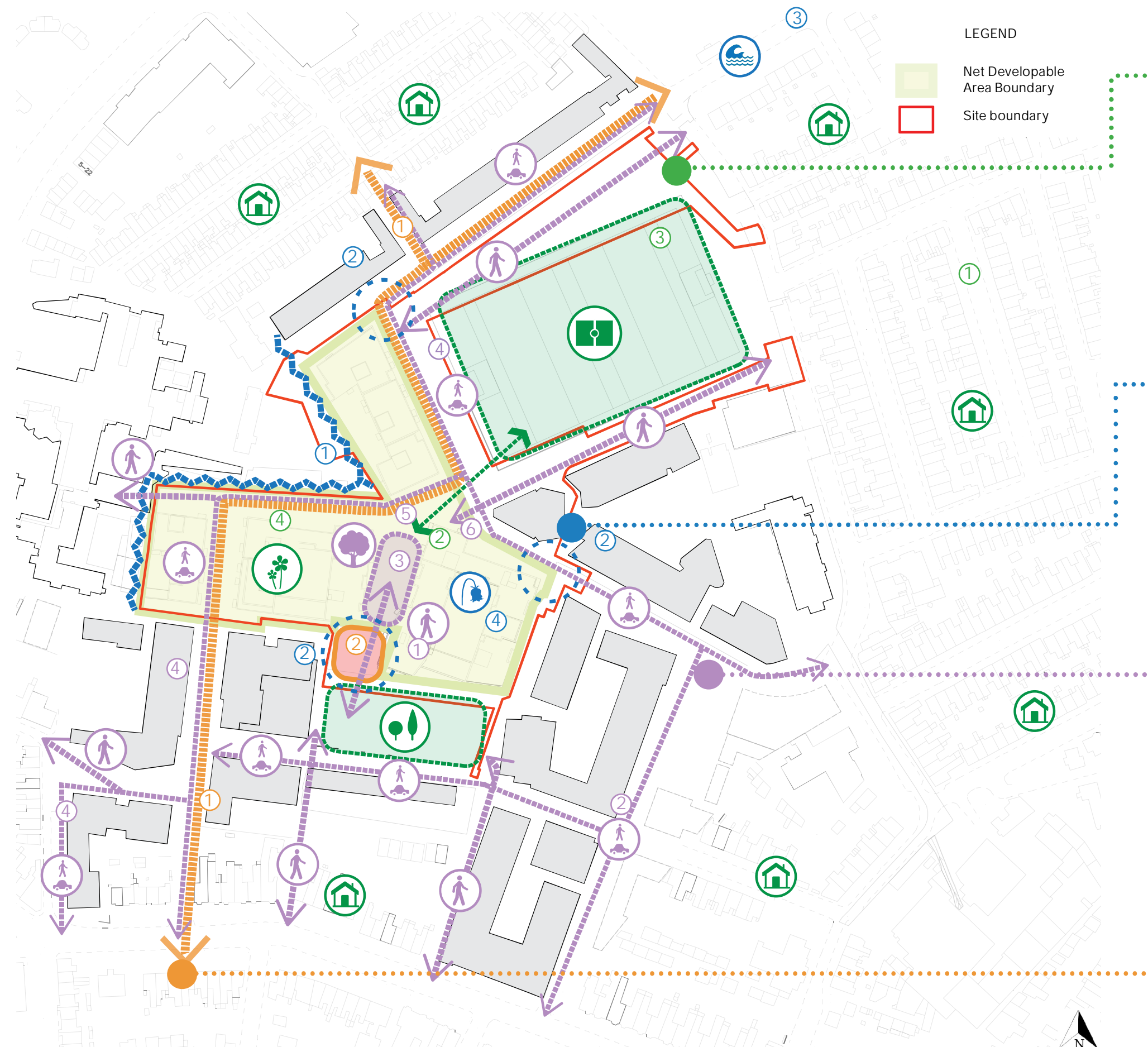
1. Dominant, Impermeable Northern Boundary Wall with Coombe Hospital.
2. Interfaces with a mix of landowners & projects.
3. On the edge of a Flood zone.
4. Limited Trees & poor-quality vegetation.

Opportunities

1. Link space connecting all surrounding development proposals.
2. New pedestrian and vehicular routes.
3. Creation of a new public open space.
4. Creation of cycle routes.
5. Topography – opportunity for universally accessible public amenity space.
6. Enhancement of amenity & biodiversity through introduction of high quality softworks planting at ground level and on roof terraces.

Threats

1. The site could become a vehicular through route to / from South Circular Road.
2. The PW Phase 3 site could interrupt desire lines and the connection between the Player Park and the proposed new public open space.



Existing Infrastructure



New Infrastructure



New Amenity Spaces



Strengths

Site Boundary



Edge of Flood Zone



Low Quality Vegetation



Weaknesses

New Routes



Open Space



Biodiversity



Opportunities

Traffic Through Route



Pedestrian linkages



Threats

Key Strategies

02

2.0 Key Strategies

2.1. Vision

2.1.1 Context

The baseline analysis in the Project Overview section of this report sets the context within which the Donore Project residential development will be situated.

The existing condition of the Donore Project site is that of an under developed brownfield site within an extensive urban area with proposed high density residential developments and a hospital immediately adjacent. This context presents a unique opportunity for the landscape design proposals to create a permeable connected neighbourhood with a unique character while also creating a vibrant and dynamic area for people to live.

The proposals will contribute to the creation of a resilient green framework for the residential community of Dublin 8. The landscape design proposals will also include provision for networks of connectivity (physical, social and environmental) and green infrastructure.

The Vision:

“ To create a high quality integrated residential development and landscape proposals which enhance and fulfil the potential of the site indicated in the DCC SDRA 11 Framework Plan. ”

2.1.2 Concept

The inspiration for the landscape design is taken from the area's rich weaving history and Huguenot legacy. Weaving has a long association of influencing the function and design of landscaped spaces in the local area whether that was in the past through the presence of the old mill buildings and associated infrastructure or more recently through the creation of public parks (e.g. Weaver's Park).

Another example is the proposed landscape design for Players Park which has also drawn inspiration from the area's weaving history. In this instance the Players Park design is bisected by a distinctive diagonal path which represents the weft thread.

The coloured weft thread (diagonal path) included in the Players Park concept is sourced from the centre of our site at the proposed public open space.

The landscape design concept for the Donore Project proposals has therefore been further developed on this basis.

2.1.3 Design Drivers

The Design approach illustrates the design development and intent of the scheme in conjunction with the vision, policies and objectives as identified within: The Dublin City Development Plan (2022 – 2028); The SDRA 11 Guiding Principles for St Teresa's Gardens and Environs.

This scheme has been consulted with departments within the council including the Planning and Parks departments to ensure we provide a positive interface with the adjacent park and to enable a clear understanding of the areas which will be proposed to be taken in charge in the future.

This has been an iterative process with the team and others including the architecture, drainage and housing departments within the council. There has been close consultation with landscape architects from the adjacent sites to ensure continuity of the public realm design.

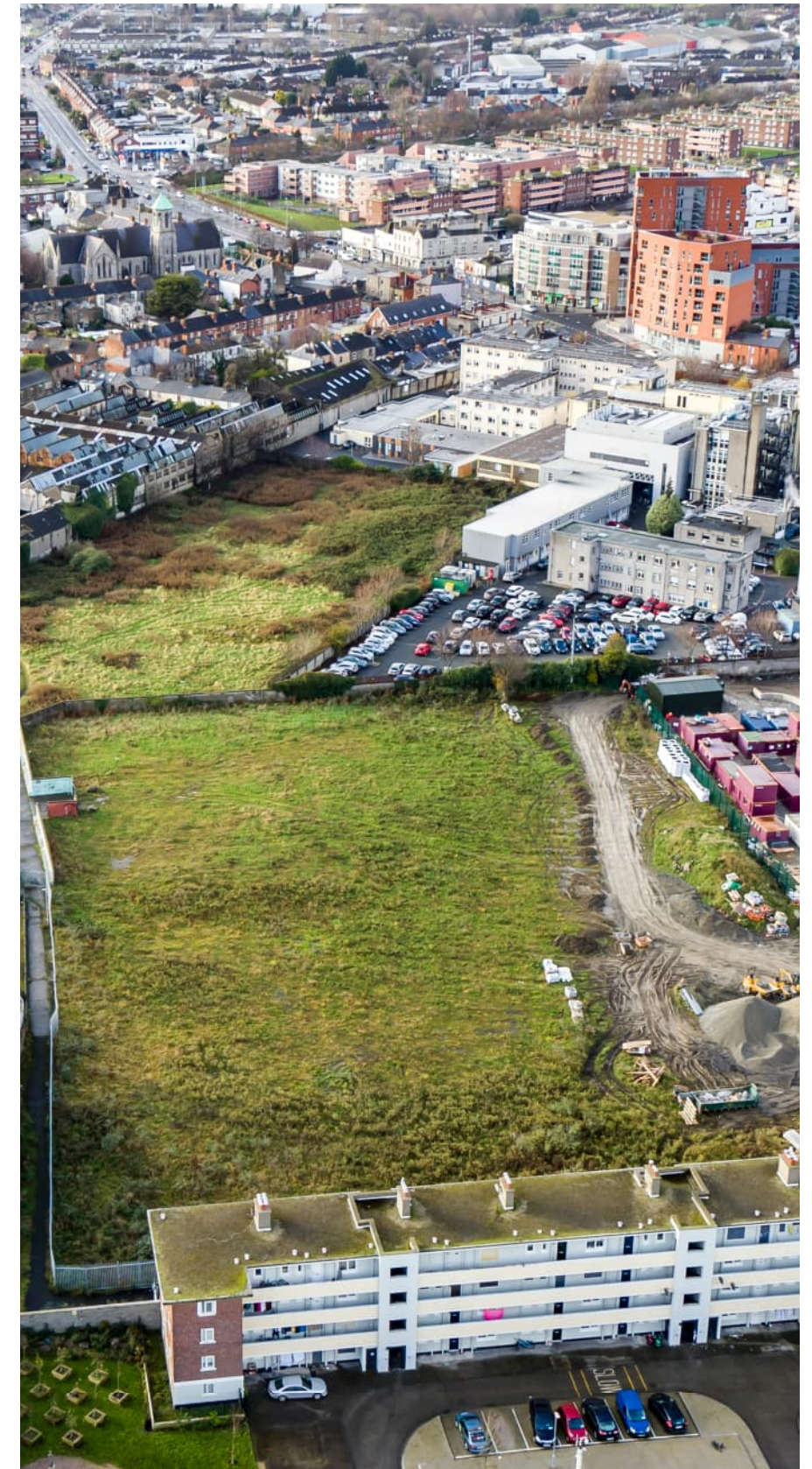
Subsequently, the Design Drivers which have informed the proposed landscape intervention include:

- Spatial Legibility & Permeability
- Enhancement of Biodiversity
- Distinctive High Quality Spaces
- Delivering variety in Amenity
- Sustainable Environmental Green Infrastructure
- Connectivity & Integration
- Resilience in Design

2.1.4 Design Principles

The Design Drivers are addressed through a number of Design Principles which are outlined below:

- Open Space Strategy
- Effective Access and Circulation
- Integrated Infrastructure
- Softworks & Biodiversity Strategy
- Spatial Typologies
- Communal Amenity
- Green Infrastructure
- Utility Strategy
- A New Urban Grain



2.2 Access & Circulation Strategy

2.2.1 Pedestrian Networks



Key Characteristics, Opportunities

The diagram illustrates the comprehensive access and circulation strategy that has been developed across the full extent of the site.

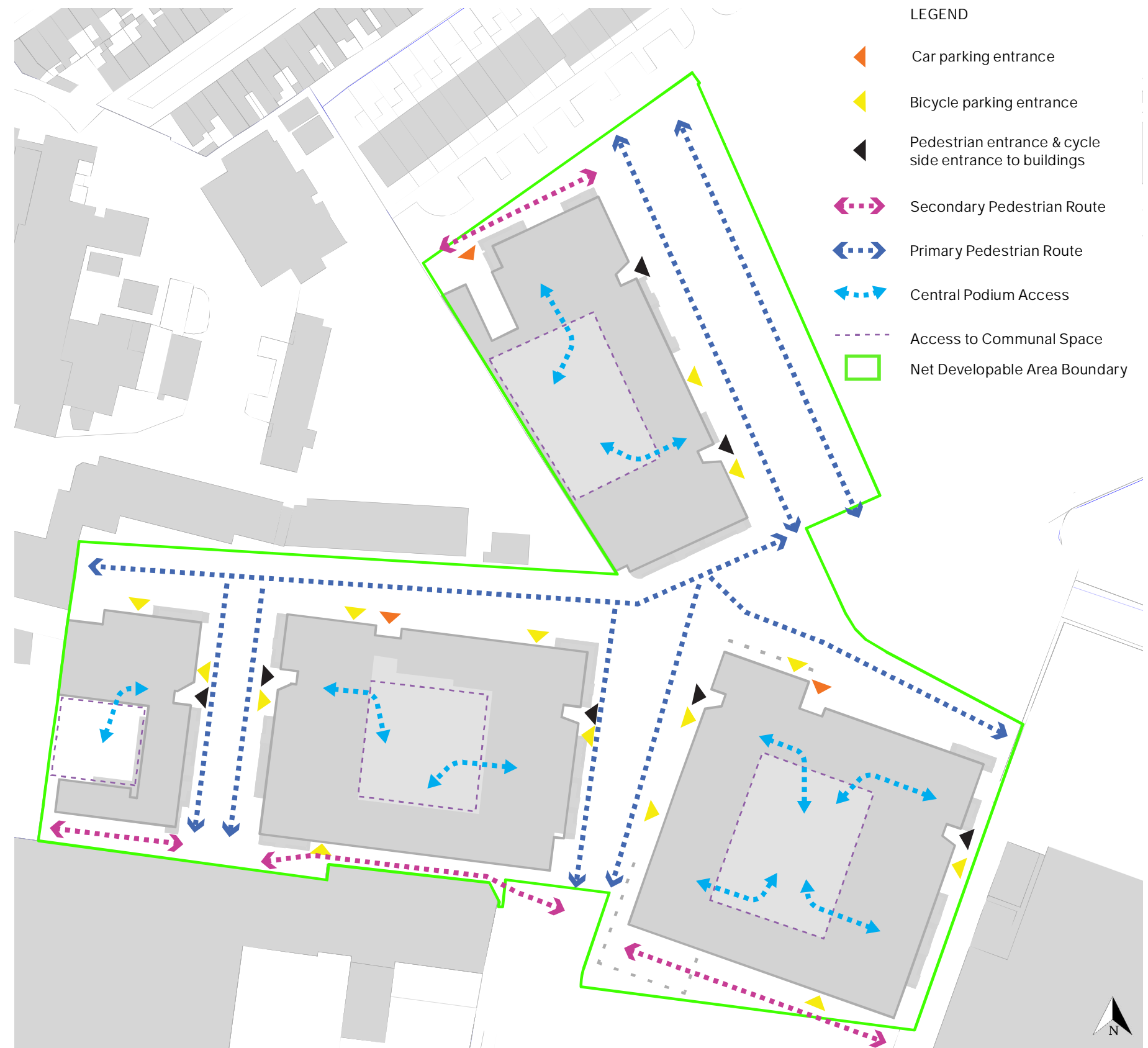
The design proposals include a clear hierarchy of proposed new pedestrian routes within the site. The detailed design for the pedestrian network has been developed with regard to objective SMT02 of the Dublin City Development Plan 2022-2028.

The interconnectivity ensures that every public space within the design proposals is easily accessible. Appropriate connections have been included between private, semi-private and public spaces to ensure effective and efficient connectivity.

Landscape design proposals for the pedestrian routes will take into account the following factors:

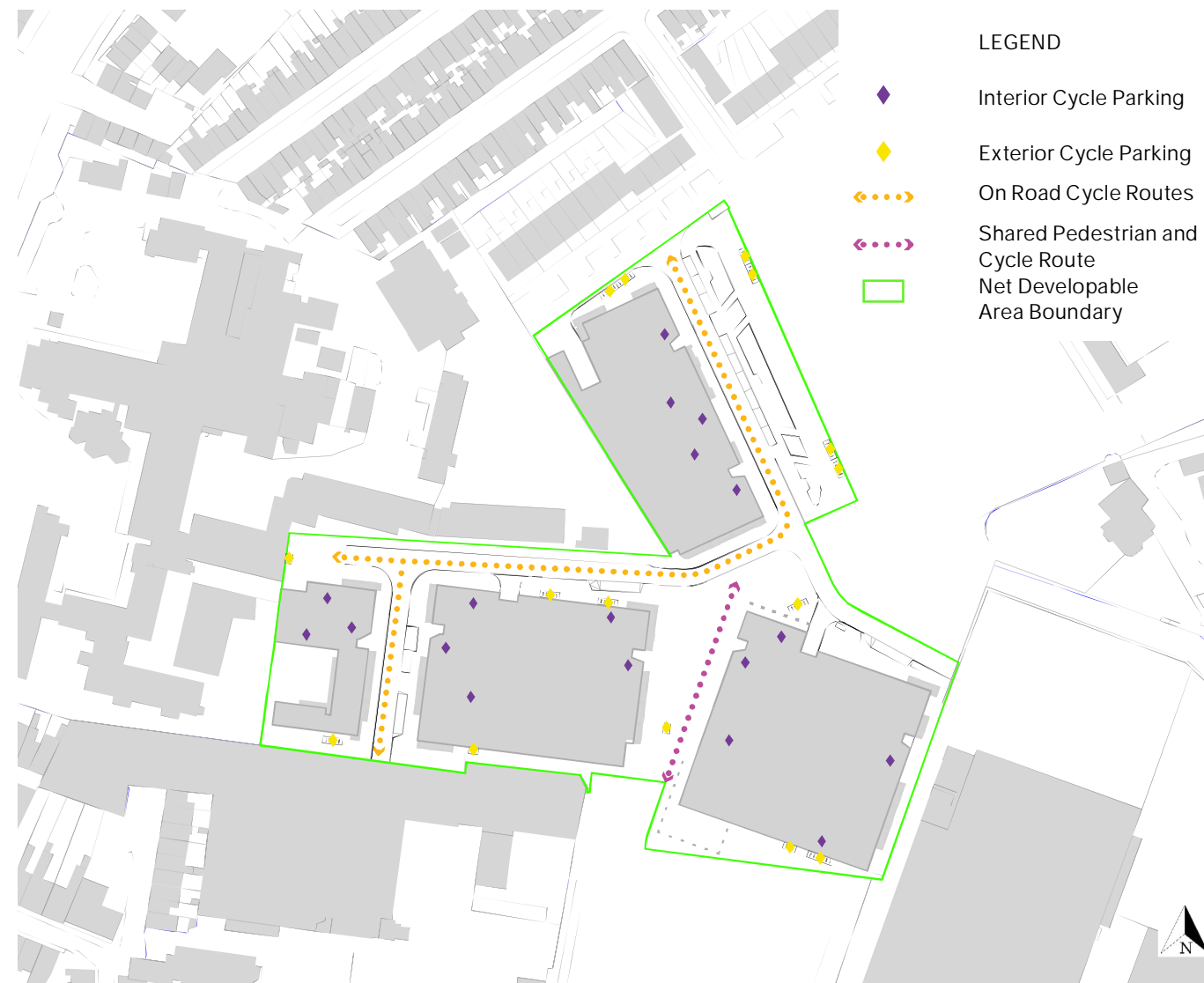
- Universal accessibility;
- Safety;
- Reduction of street clutter;
- Clear delineation of pedestrian routes;
- Creation of an aesthetically appealing pedestrian experience.

Private spaces are clearly defined from pedestrian networks, through the creation of defensible spaces.



2.3 Infrastructure Strategy

2.3.1 Bicycle Parking Provision and Cycle Routes



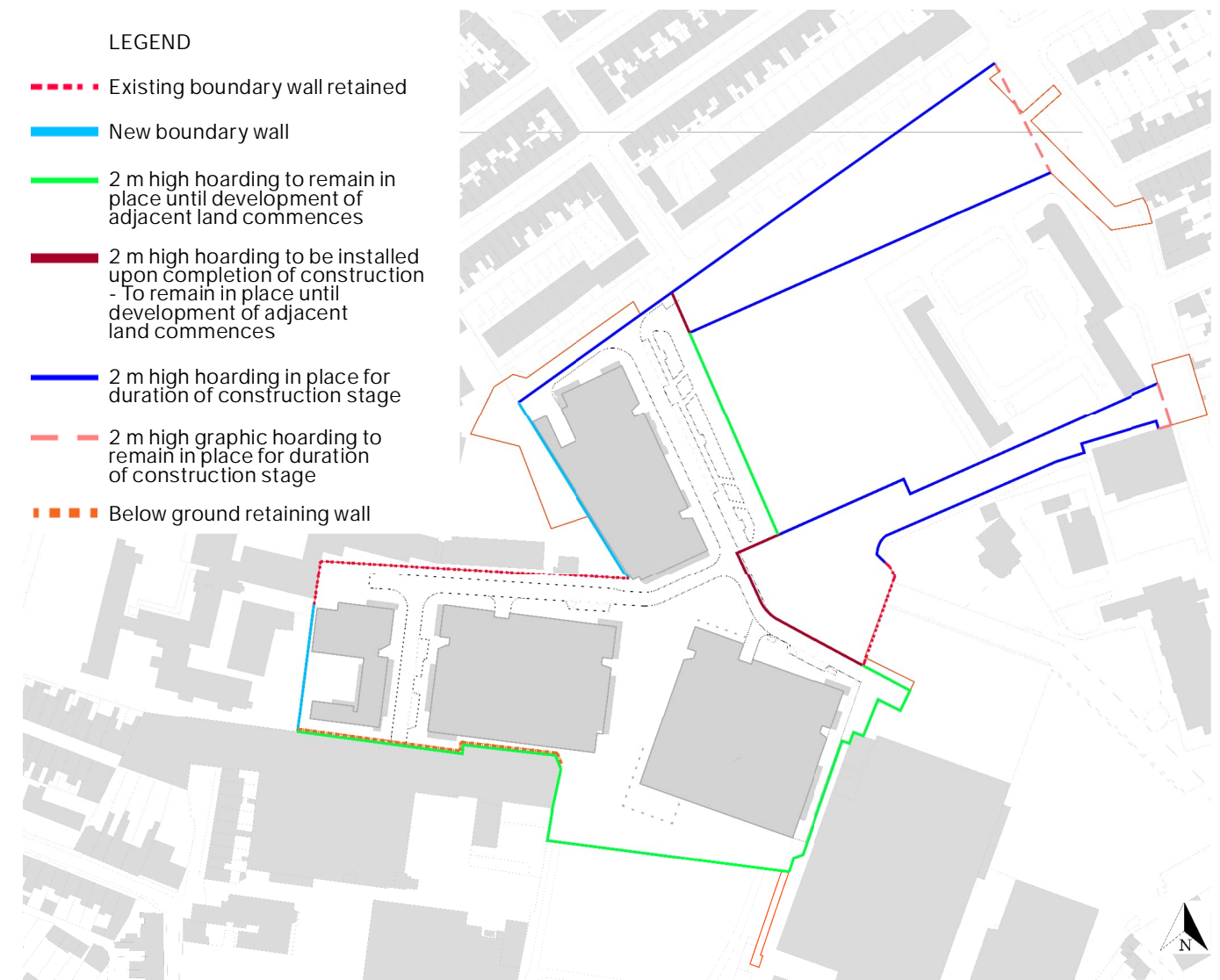
Key Characteristics, Opportunities

Dublin City is transitioning from a car-orientated transport society to a more pedestrian and cyclist-friendly environment. The proposals recognise this shift in focus through the introduction of the following:

- Visitor bicycle parking will be distributed throughout the public realm
- Bicycle parking provision for residents will be provided within the curtilage of each apartment block
- Road markings and signage will clearly define cycle routes
- Shared pedestrian / cycle routes will be provided through public open spaces.

The landscape proposals prioritise active travel through the development of safe and connected walking and cycling routes and facilities in line with Policy SMT15 of the Dublin City Development Plan 2022-2028.

2.3.2 Site Boundary Treatment



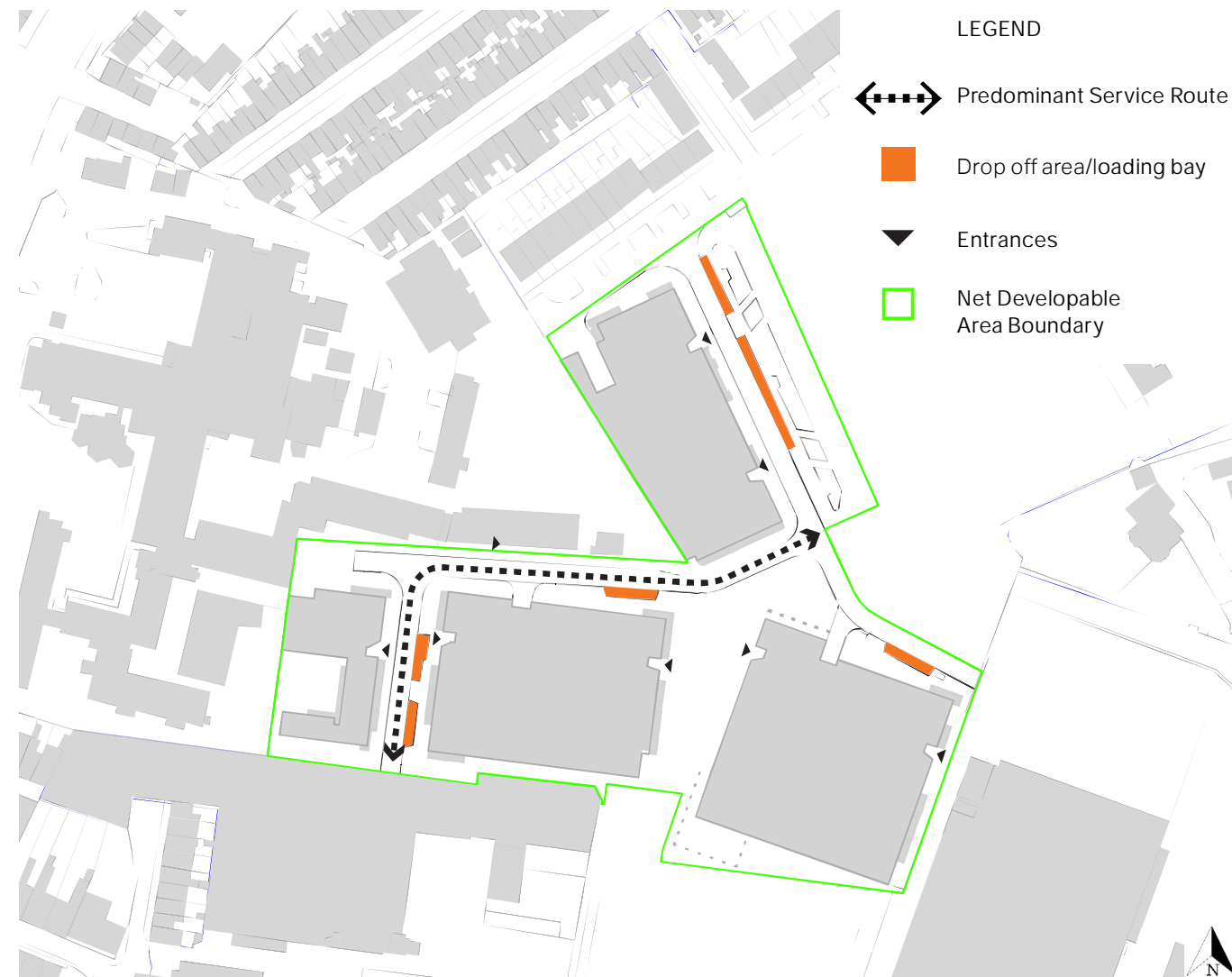
Key Characteristics, Opportunities

The Project Overview identified the existing boundary conditions and where some potential opportunities and weaknesses were identified at specific interfaces. In this context the landscape proposals for the boundary treatments seek to:

- Facilitate interconnectivity between the site and adjacent sites through permeable interfaces.
- Include provision in the design proposals for the integration of different design styles at interfaces.
- Soften the visual impact of the Coombe Hospital Boundary wall through the introduction of street trees along the boundary. In addition these proposals will explore the potential for further activation of this boundary through for example the introduction of a green wall / creation of an opening / replacement of a section with a low wall and railing or the installation of artwork.

2.3 Infrastructure Strategy

2.3.3 Service Access

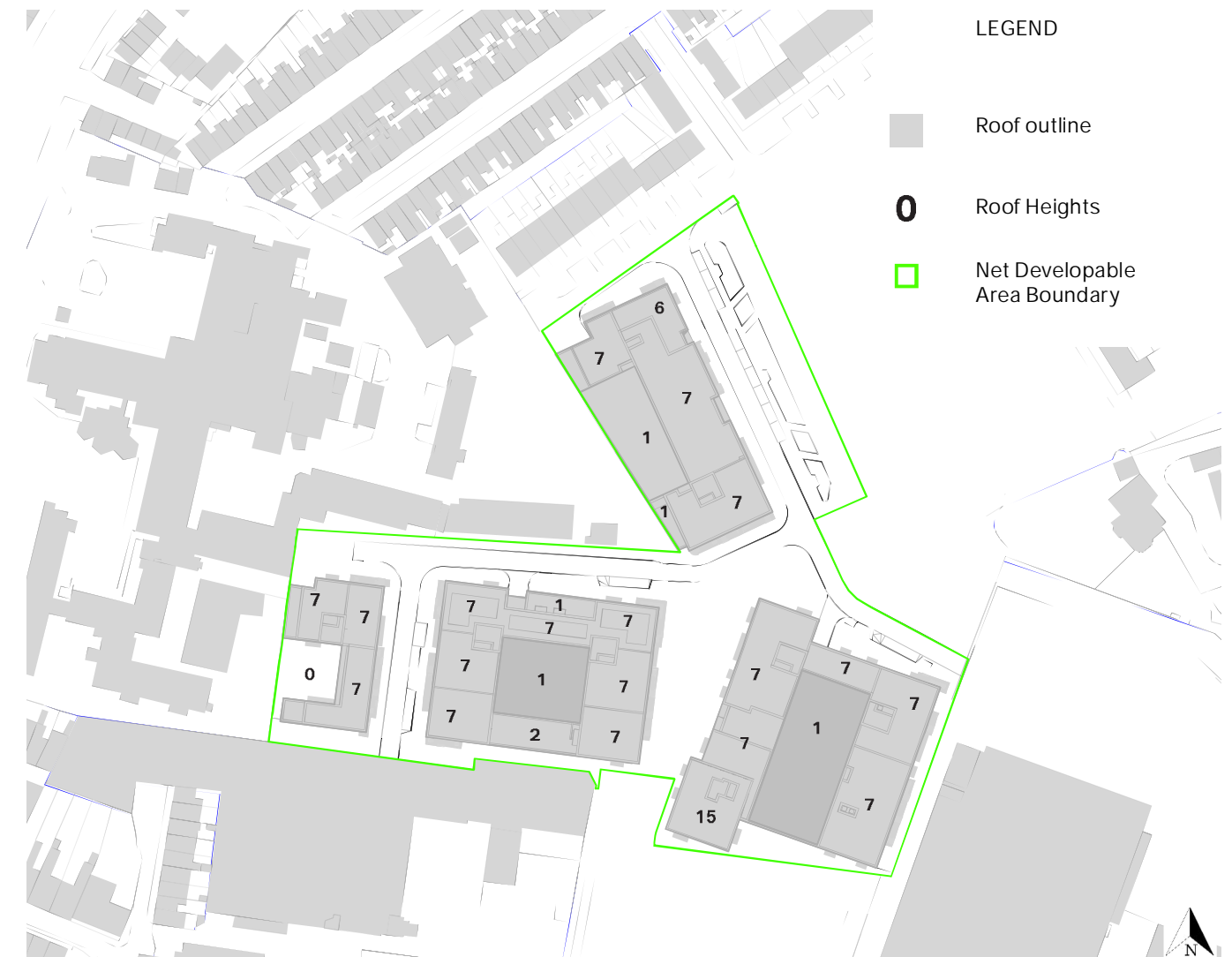


Key Characteristics, Opportunities

The diagram above illustrates the strategy for the appropriate integration of service access into the landscape design proposals. A number of additional considerations will be made as outlined below:

- Loading bays will be provided at appropriate locations where possible avoiding highly trafficked pedestrian areas.
- Tree planting and street furniture locations will be reviewed to ensure adequate sightlines are maintained.
- Appropriate hard landscaping materials will be selected to ensure that appropriate loading requirements are met.

2.4.4 Roof Levels



Key Characteristics, Opportunities

The diagram above illustrates the roof heights and orientation of each apartment block contained within the proposals relative to the spaces which are to contain the landscape design proposals. Factors that will inform the landscape design proposals include the following:

- The direction of the sun and direction of prevailing winds
- The potential overshadowing of landscaped spaces
- The potential shelter provided by buildings
- The potential views afforded from particular properties

2.4 Softscape & Biodiversity Strategy

2.4.1 Planting Typologies



Key Characteristics, Opportunities

- Proposed plant species will vary dependent on the design intent and location
- Appropriate shrub mixes will be included in planting beds and planters to provide a variety of interest, colour and texture
- Plant species selected for the Roof Top and Podium Planting will be low water usage and wind tolerant
- A portion of roof space will also be allocated as amenity space

The following sources will be used in the development of a suitable planting scheme that combines the overall design intent with a biodiverse planting palette to achieve a rich and sustainable softscape:

- All-Ireland Pollinator Plan (2021-2025)
- National Biodiversity Action Plan (2017-2021)
- Draft Dublin City Biodiversity Action Plan (2021-2025)

Plant species will be selected with direct reference to the 'All-Ireland Pollinator Plan 2021-2025'. The approach aims to align with the specific policies and objectives as set out in both the 'National Biodiversity Plan' and 'National Heritage & Green Infrastructure plan'. Pollinator friendly areas have been designated at ground level along with native tree planting. The overall planting approach is focused on creating a rich and biodiverse planting footprint in the context of the Development. The removal of existing hedgerows and grassland is offset by the addition of pollinator friendly wildflower blankets, tree planting and mixed shrub planting areas. All retained trees and hedgerow protection measures will be in accordance with the mitigation recommendations prescribed in the Ecologists report.

2.4.2 Tree Hierarchy



Key Characteristics, Opportunities

- Proposed Tree species will vary depending on the design intent and location
- The Street and Amenity Trees species will be urban street trees which are proven to be robust
- The Amenity Trees will be larger
- The Podium Trees will need to be robust as well as shade and wind tolerant. Engagement with the civil engineering team will be closely coordinated to minimise any constraints to tree planting. Mitigation measures against wind from tall building downdrafts will also need to be considered.

2.5 Open Space Strategy

2.5.1 Spatial Typologies



Key Characteristics, Opportunities

The diagram illustrates the spatial typologies contained within the landscape design proposals.

The site plan has been developed with a well proportioned central public open space in mind.

The varied neighbourhood orientations will create interest along the interfaces of the scheme and minimum widths have been considered in order to provide suitably proportioned spaces.

The proposals include the provision of the following:

- Public realm;
- Public open space (including informal play);
- Semi-private/communal open space;
- Private balconies.

The variety of spatial typologies provision will ensure that all aspects of life are catered for in order to meet the needs of the residents and create a new dynamic community.



2.6 Spatial Typologies

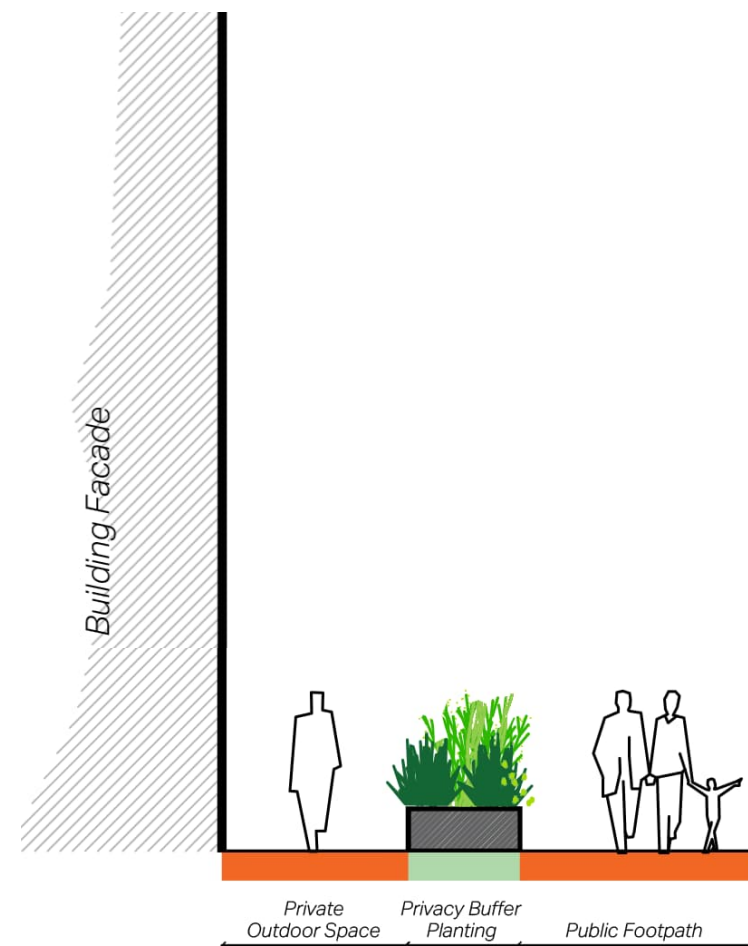
2.6.1 Privacy Strips & Building Curtilage

Key Characteristics, Opportunities

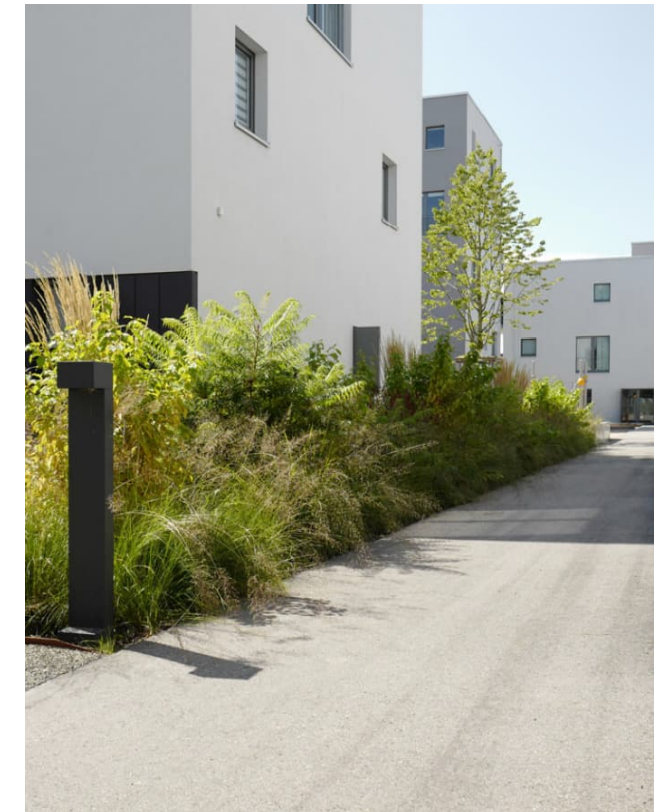
Ground floor apartments will not have any on- curtilage parking.

As the ground floor apartments are accessed from the street a clear delineation is needed between the public and private spaces. This will be achieved by the following:

- Inclusion of a planting buffer strip to physically divide the public and private areas. This also provides screening and privacy for residents.
- A small patio space provided behind the planting buffer for each unit. These spaces can accommodate a small table and chairs or a few bicycles. All patios will be fully enclosed by low garden gates.



Raised Planting Beds - Break up space and provide screening



Screen Planting



Private Terrace



Delineation of Private and Shared Space

2.6 Spatial Typologies

2.6.2 Public Open Space

Key Characteristics, Opportunities

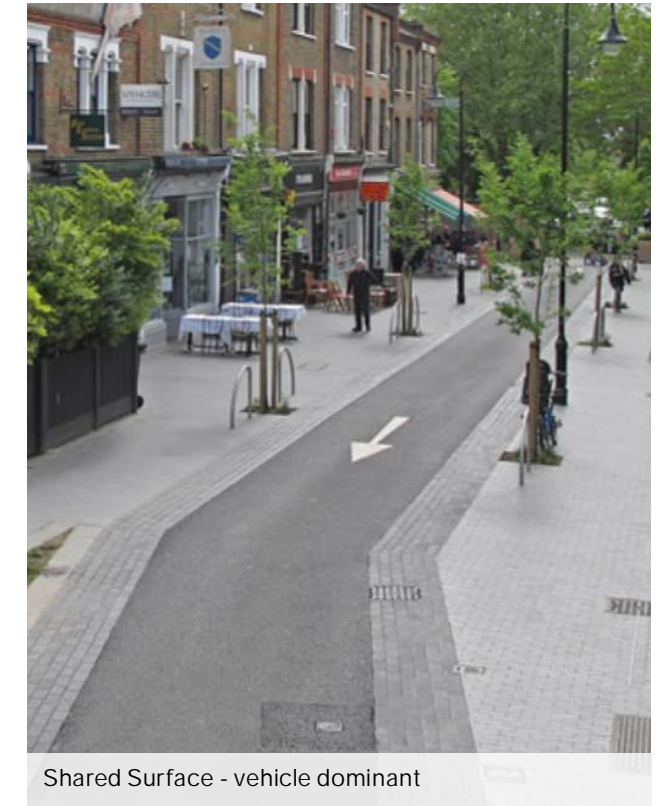
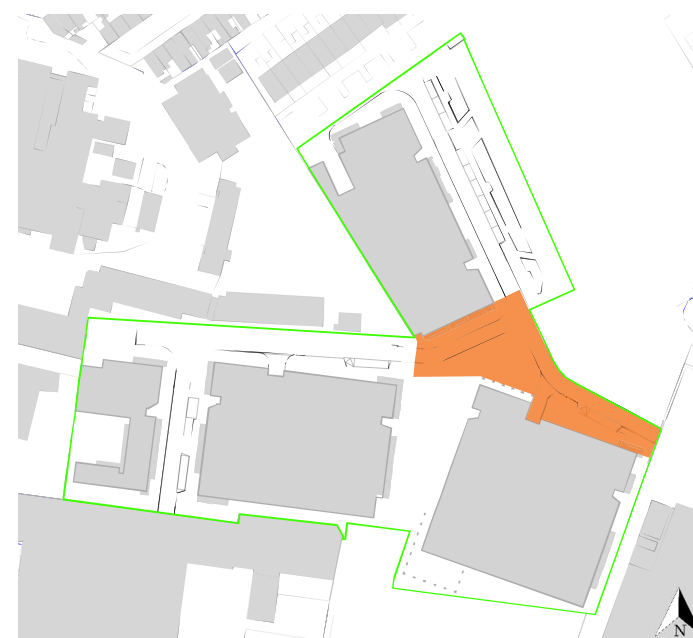
- Primary Public Open Space within the site
- Accommodates a pedestrian and cycle provision
- Facilitates emergency access
- Community involvement
- Biodiversity
- Privacy buffer for ground floor apartments
- Provision of Amenity Trees
- Softened hard surfaces



2.6.3 Shared Space

Key Characteristics, Opportunities

- Primary focal point within the site
- Pedestrian and Cyclist Priority
- Sense of Space
- Character
- Safe Environment
- Traffic Calming with Planting, and Change of Materials
- Privacy buffer for ground floor apartments
- Fluidity between spaces
- Provision of Street Trees
- Lighting will be used to define the space



2.6 Spatial Typologies

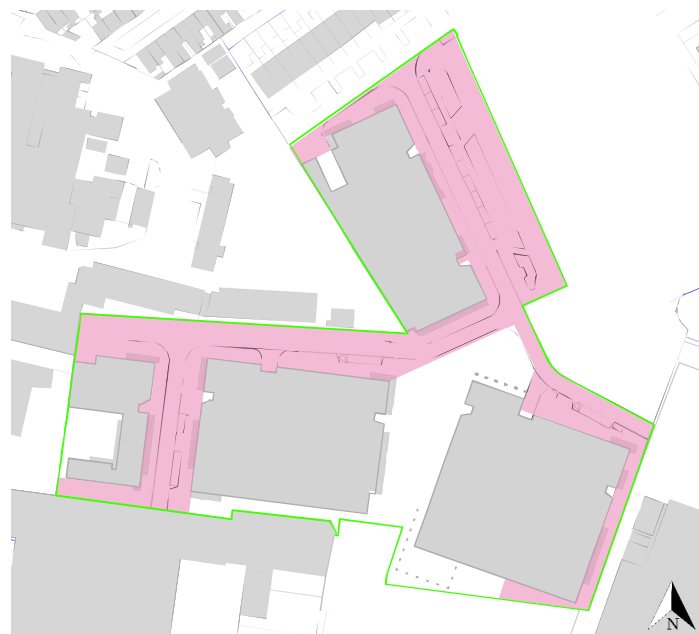
2.6.4 Public Realm

Key Characteristics, Opportunities

- Interface between residential and street
- Transition space
- Pedestrian and cyclist connection
- Threshold to Public Open Space
- Segregation of vehicles.
- SuDS Integration
- Provision of planting and Street Trees



Integrated Planting and Seating Opportunities

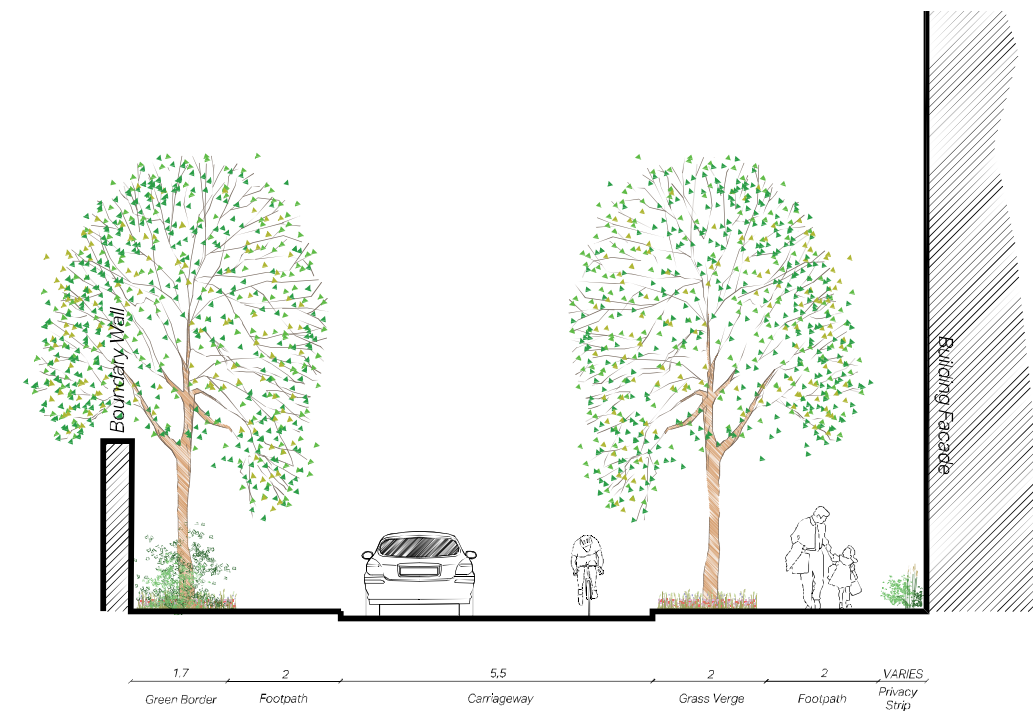
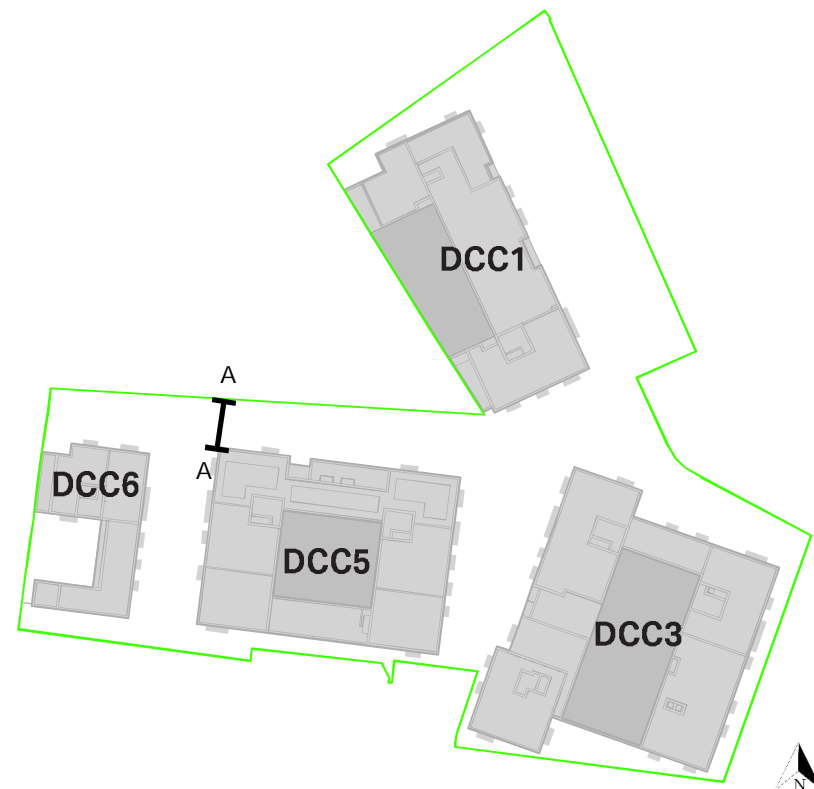
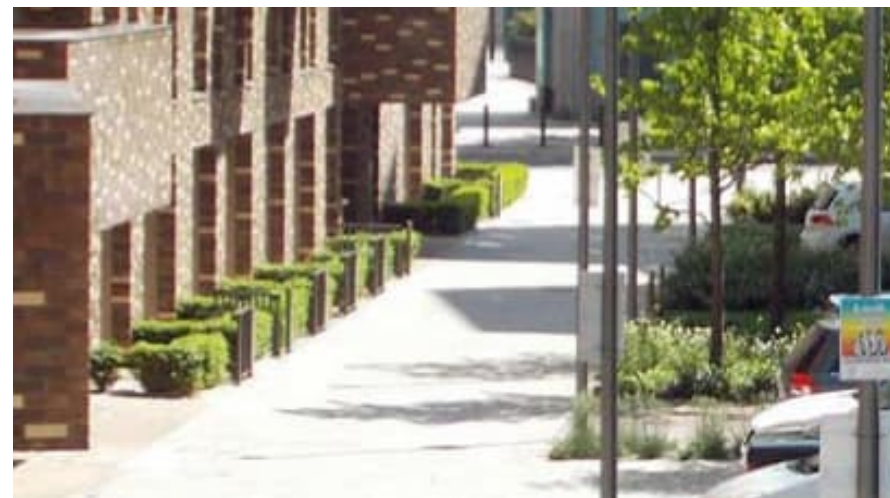


2.6 Spatial Typologies

2.6.5 Public Realm - Primary Route - Section A-A

Key Characteristics, Opportunities

- Primary pedestrian and vehicular route through the site
- Pedestrian footpath provision on one side of the road in front of apartment building
- Privacy buffer for ground floor apartments
- Provision of shrub planting and Street Trees adjacent to the Coombe Hospital Boundary Wall



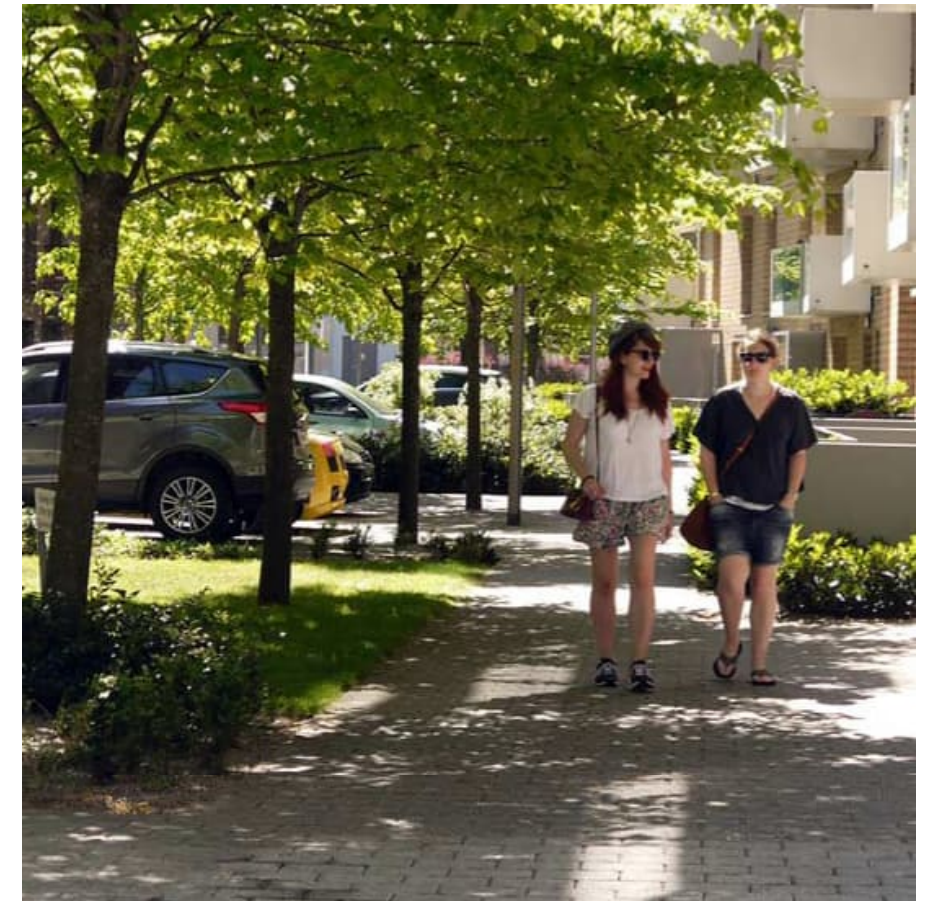
Section A-A

2.6 Spatial Typologies

2.6.6 Public Realm - Primary Route - Section B-B

Key Characteristics, Opportunities

- Primary pedestrian and vehicular route through the site
- Accessible parking accommodated on one side of the street
- Segregated pedestrian footpath provision on each side of the road
- Privacy buffer for ground floor apartments
- Provision of Street Trees



Section B-B

2.6 Spatial Typologies

2.6.7 Communal Amenity

Key Characteristics, Opportunities

One of the key design principles of the proposed landscape intervention is delivering variety in Amenity. This diagram shows the proposed private and semi-private landscape amenity spaces which are proposed at: Ground Level; 1st Floor Podium; Roof Terrace and Roof Top locations. More details on the distinctive key characteristics and opportunities offered by these semi-private landscape amenity spaces are detailed on the following pages.

These semi-private communal amenity spaces will provide congregation spaces for the residents. There will be limited programming of formal activities in these areas. They will act primarily as informal congregation areas allowing for views over the proposed development and towards the adjacent properties and open space beyond.

The 1st Floor Podium and Roof Terrace communal amenity spaces will consist of an intensive green roof which will be a balance of hard and soft landscaped areas. Raised planters will be set back from the roof edge and positioned against the prevailing wind to shelter residents.

Buffers will be used to create atmosphere as well as define the space. A variety of edges will be used to create spaces which can have a diversity of uses. Flexible common areas will also be provided to allow for picnics, casual seating areas and informal play in order to achieve a balance of flexibility and place making.

The planting scheme for the 1st Floor Podium and Roof Terrace communal amenity spaces is a key element of the design. Soft landscaping elements will be used to create atmosphere, screen for privacy, delineate spaces, create visual interest, and provide for a variety of programming.

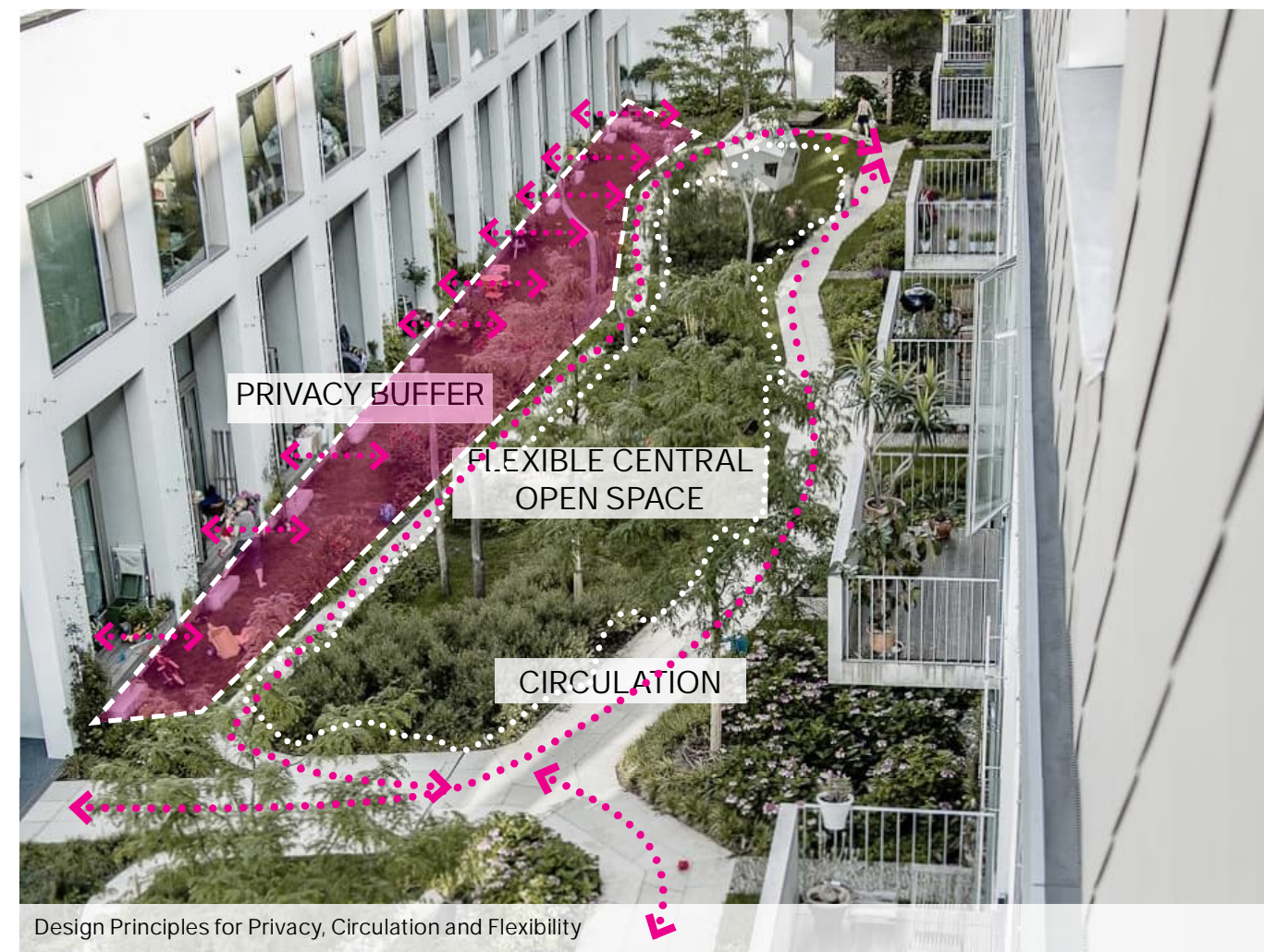


2.6 Spatial Typologies

2.6.8 Ground Floor Amenity

Key Characteristics, Opportunities

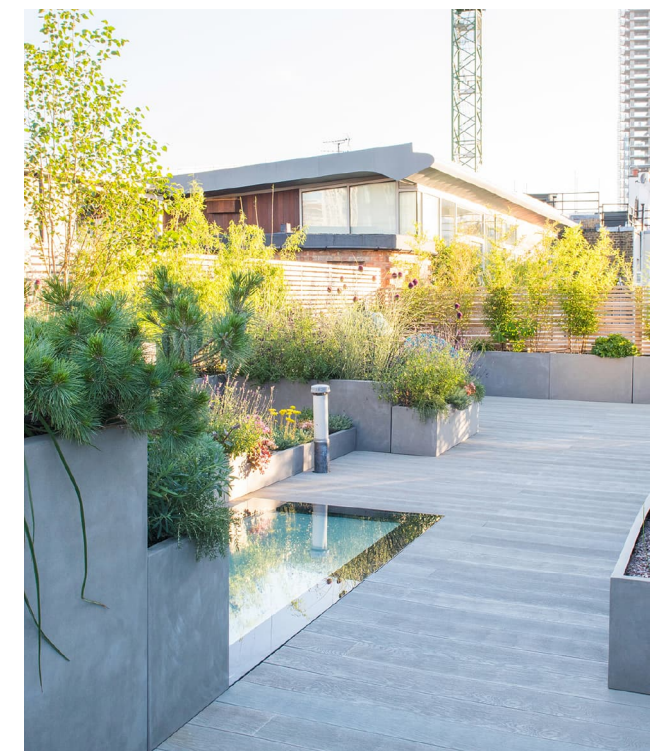
- Semi - Private Communal Amenity Space
- Pedestrian Circulation
- Located at Ground Level
- Flexible Central Open Space
- Privacy Buffer for Ground Floor Apartments
- Informal Play Opportunities
- Recreational Opportunities
- Communal Garden Opportunity
- Structural Planting with Seasonal Interest



2.6.9 Podium Amenity

Key Characteristics, Opportunities

- Semi - Private Communal Amenity Space
- Intensive Roof - 50/50 Mix of intensive soft and hard landscaping areas
- Located at Level 1 Podium
- Pedestrian Circulation
- Flexible Central Open Space
- Privacy Buffer for 1st Floor Apartments
- Informal Play Opportunities
- Recreational Opportunities
- Communal Garden Opportunity
- Structural Planting with Seasonal Interest
- Tree Planting

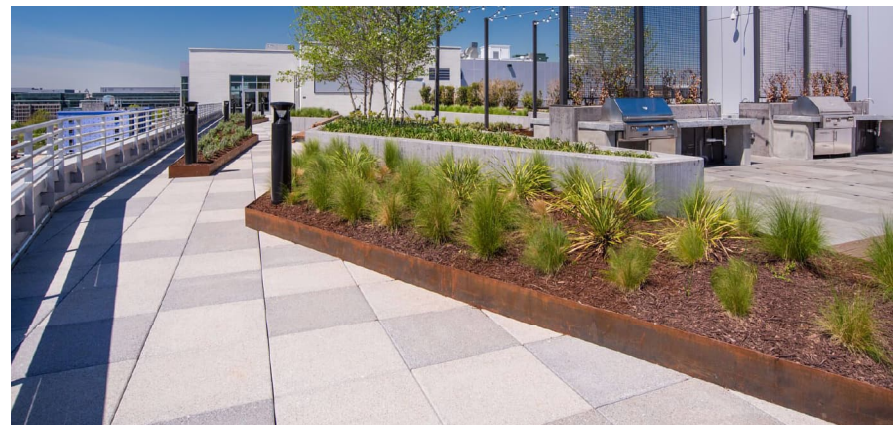


2.6 Spatial Typologies

2.6.10 Roof Terrace Amenity

Key Characteristics, Opportunities

- Semi - Private Communal Amenity Space
- Intensive Roof - 50/50 Mix of intensive hard and soft landscaped areas.
- Located at Level 2 or higher.
- Pedestrian Circulation
- Flexible Space
- Informal Play Opportunities
- Congregation And BBQ Opportunity
- Recreational Opportunities
- Communal Garden Opportunity
- Urban Agriculture Opportunity
- Structural Planting with Seasonal Interest
- Introduction of pergolas and planting to provide shelter as appropriate.



2.6.11 Crèche Amenity

Key Characteristics, Opportunities

- Private Amenity Space - Accessible to Crèche Users
- Mix of intensive hard landscaped areas and soft landscaping in planters.
- Safety surface installation
- Located at Level 2 in Block DCC 5
- Flexible Space
- Informal Play Opportunities
- Formal Play Opportunities
- Communal Garden Opportunity
- Introduction of canopy to provide shelter as appropriate



Private Crèche Facilities, London

2.7 Green Infrastructure

2.7.1 Green Roof

Key Characteristics, Opportunities

- Non-Accessible Space
- Access restricted to maintenance only
- Located on Roof tops
- Extensive Green Roof
- Open Space
- Visual Amenity Opportunity
- Planting Options: Sedum, Wildflower and some limited grasses. Resilience to the conditions will be an integral factor in the specific plant selection.

Potential benefits of Extensive Green Roofs include:

- Shallow growing medium to support plants in the grass and sedum families
- Positive affect on heating and cooling costs
- Form part of the SUDS Strategy by extending the train of collection and transfer of stormwater
- The establishment of a variety of sedum and wildflower blankets can greatly increase biodiversity



Extensive Green Roof - Texture



Extensive Green Roof - Colour and Interest



Wildflower - Biodiversity



Extensive Green Roof - Visual Amenity



Extensive Green Roof - Low maintenance

2.7 Green Infrastructure

2.7.2 SuDS Strategy

Drainage as a Multi-functional Feature

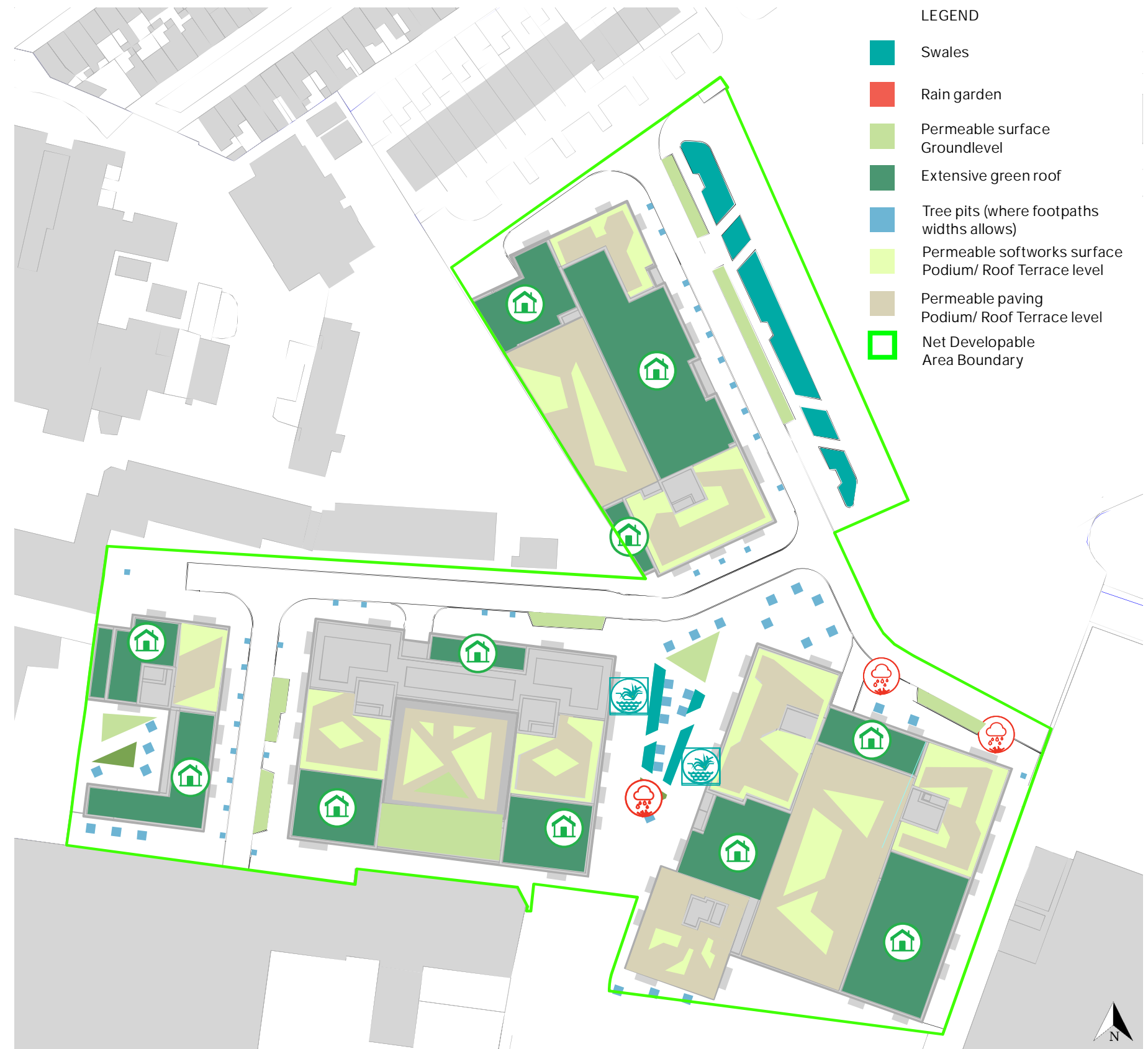
The green infrastructure concept involves the planning, management and engineering of green spaces in order to provide specific benefits to society. It is a network of green spaces, habitats and ecosystems within a defined geographic area and comprises of wild, semi natural and developed environments.

The proposal seeks to create a positive receiving environment and access in conveyance of water surface run off, which creates a better sense of place and a more aesthetically pleasing landscape. Sustainable drainage systems slow down the flow of rainwater entering drainage systems, they filter out pollutants, immediately improving water quality and allow groundwater to recharge.

Designing streetscapes, green space and public realm with a sufficient green infrastructure is a strategy that works well during all seasons of the year. It can provide valuable community recreational space as well as important environmental infrastructure.

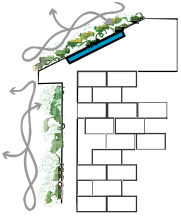
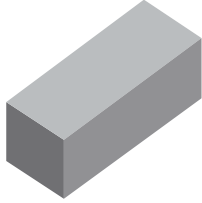



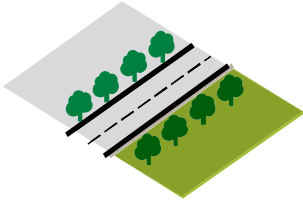


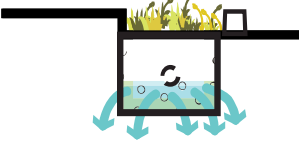
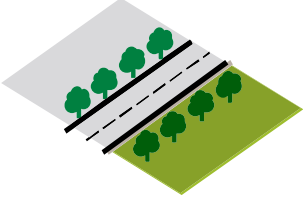



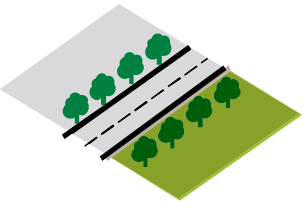


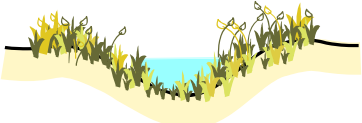
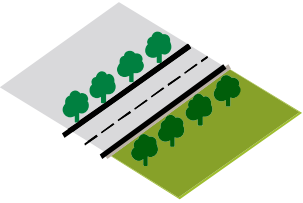


The diagram illustrates the SuDS strategy which is to be incorporated within the landscape proposals. This is followed with more specific information on each individual SuDS typology.

The green infrastructure strategy forms part of a wider approach to addressing climate action as promoted by Dublin City Council through the Dublin City Development Plan 2022-2028. With particular regard to Policy SC13 the landscape proposals incorporate and integrate the principles of urban greening; sustainable modes of movement and transport and nature based design solutions throughout the proposals and beyond to the wider urban area.



2.7 Green Infrastructure

2.7.3 SuD's Typologies

Type	Description	Setting	Required Area	Precedent	Symbol
 Green Roofs	A planted soil layer is constructed on the roof of a building to create a living surface. Water is stored in the soil layer and absorbed by vegetation.	 Building	Building integrated		
 Permeable Paving	Paving which allows water to soak through. Can be in the form of paving blocks with gaps between solid blocks or porous paving where water filters through the block itself. Water can be stored in the sub-base beneath or allowed to infiltrate into ground below.	 Street / Open Space	Water storage (underground or above ground)		
 Bio-retention Area	A vegetated area with gravel and sand layers below designed to channel, filter and cleanse water vertically. Water can infiltrate into the ground below or drain to a perforated pipe and be conveyed elsewhere. Bio-retention systems can be integrated with tree-pits or gardens.	 Street/Open Space	Typically surface area is 5-10% of drained area with storage below.		
 Swales	Swales are vegetated shallow depressions designed to convey and filter water. These can be 'wet' where water gathers above the surface, or 'dry' where water gathers in a gravel layer beneath. Can be lined or unlined to allow infiltration.	 Street/Open Space	Account for width to allow safe maintenance typically 2-3 metres wide		
 Rain Garden	Rain gardens are similar to swales in attributes but tend to be smaller in scale.	 Open Space	Account for width to allow safe maintenance typically 2-3 metres wide		

Landscape Design Proposals

03

3.1 Donore Project Proposals

3.1.1 Donore Project Concept

'The Creation of a new Urban Thread'

The inspiration for the landscape design concept of the weft thread is drawn from the area's rich weaving history and Huguenot legacy. In particular the importance of the weft thread and the qualities it brings to the entire woven fabric.

The coloured weft thread used in weaving consists of a long continuous length of interlocking natural fibres. The proposals include vibrant interconnecting environmental, social and physical fibres which intertwine within the Donore Project Park and subsequently permeate throughout the rest of the site and wider area.

These landscape proposals represent the source of the weft thread which brings 'colour to the weave' and in this instance enhancement and completeness to the DCC SDRA 11 Framework Plan. As such the Donore Project Park becomes the 'Key which unlocks the Framework Plan'.

The Donore Project Park consists of a series of high quality, functional, amenable, well overlooked, permeable active and passive open spaces and informal play spaces which are interconnected with a network of pedestrian and cycle routes.

It is the Primary Pedestrian Space at the centre of the SDRA 11 Guiding Principles and it links the various open spaces and residences together. Passive surveillance is provided from DCC1, DCC3 & DCC5 as well as Players Park. Donore Park is a place for resting, active and passive uses and informal play. It is the link between the physical, social and environmental influences of the residences and Player Wills Park to the south and the GAA pitch to the north.

The Donore Project Park provides visual integration as it connects the different projects which make up the Framework Plan. This is achieved through full integration of the design concepts of the adjacent proposals and appropriate selection of the hard and soft landscaping palette.



3.1 Donore Project Proposals

3.1.2 Integrated Design Proposals

This image clearly illustrates the consistency of the design language throughout the proposals from the roof terraces and extensive greenroofs down through the podium levels and onto the external ground landscaped spaces throughout the entire scheme.

The Donore Park consists of a series of high quality, functional, amenable, well overlooked, permeable active and passive open spaces and informal play spaces which are interconnected with a network of pedestrian and cycle routes.

It is the Primary Pedestrian Space at the centre of the SDRA 11 Framework Plan and it links the various open spaces and residences together. Passive surveillance is provided from DCC1, DCC3 & DCC5 as well as Players Park. Donore Park is a place for resting, active and passive uses and informal play. It is the link between the physical, social and environmental influences of the residences and Players Park to the south and the GAA pitch to the north.

The Donore Park provides visual integration as it connects the different projects which make up the Framework Plan. This is achieved through full integration of the design concepts of the adjacent proposals and appropriate selection of the hard and soft landscaping palette. The Donore Park design has been developed and fully co-ordinated with adjacent proposals. For example, the Players Park market square and the interfaces between the proposals south of DCC3, DCC5 and DCC6.

The landscape proposals and in particular the design for the Donore Project Park have been developed in line with the Dublin City Parks Strategy 2017-2022. The landscape proposals seek to promote healthy, liveable and attractive spaces in line with Dublin City Development Plan 2022-2028 Policy QHS11 relating to Neighbourhood Development.

Note: This plan is for information purposes only but gives an impression of the potential future integration of the adjacent sites.

3.1.3 Safety in Design

The promotion of safety in design was at the forefront of the development of the landscape design. The following intentional design interventions have been incorporated into the landscape proposals:

- Provision of a clear distinction between private and communal or public open space, including robust boundary treatment
- Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
- Utilising materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths.

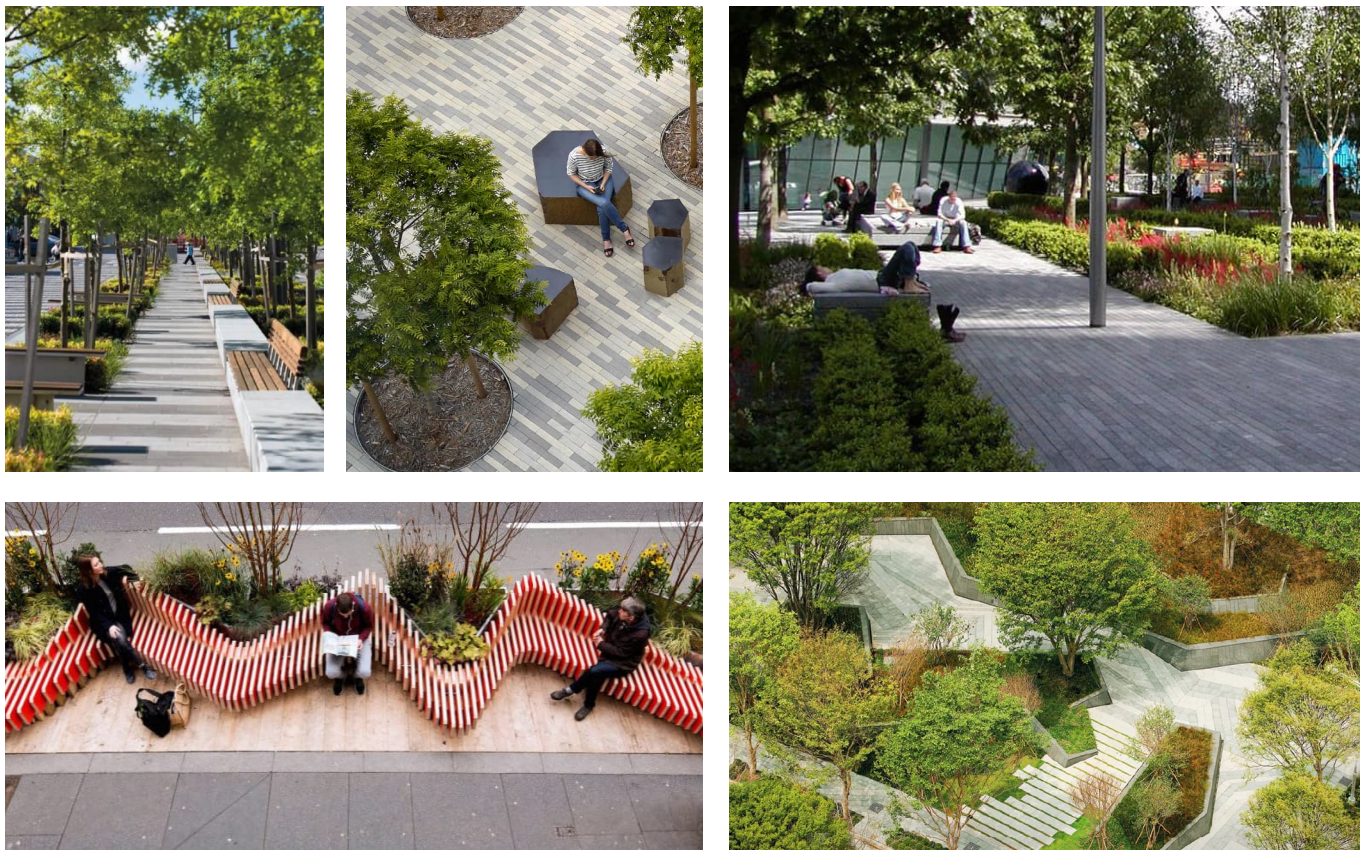


3.1 Donore Project Proposals

3.1.3 The Residents and Visitors Experience

ENVIRONMENT

- Promotion of Higher Quality of Life



SOCIAL

- Enhancing Community and Social Cohesion



PHYSICAL

- Supporting Physical Activity for Leisure & Transport



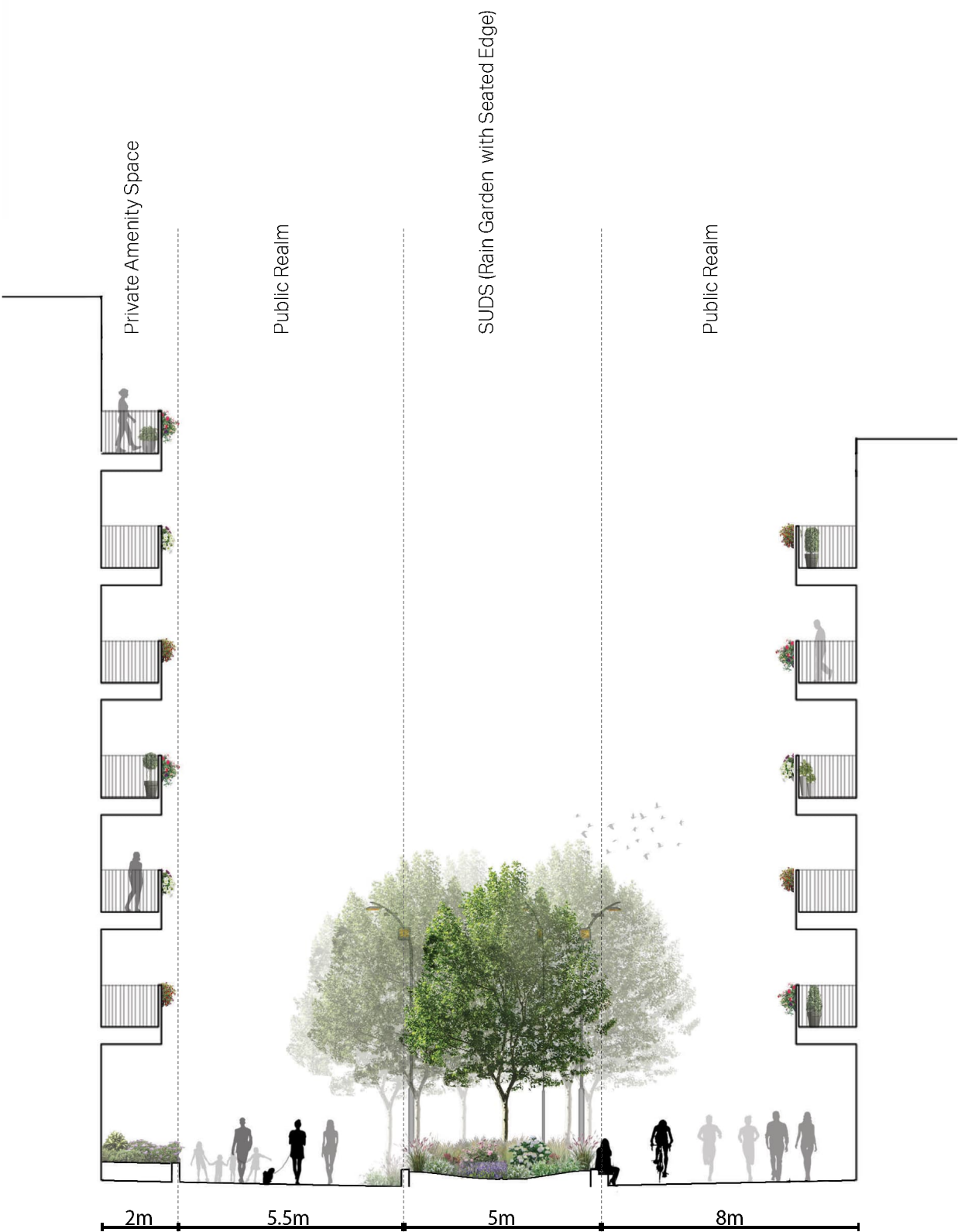
3.2 Donore Project Park

3.2.1 Donore Park Plan View

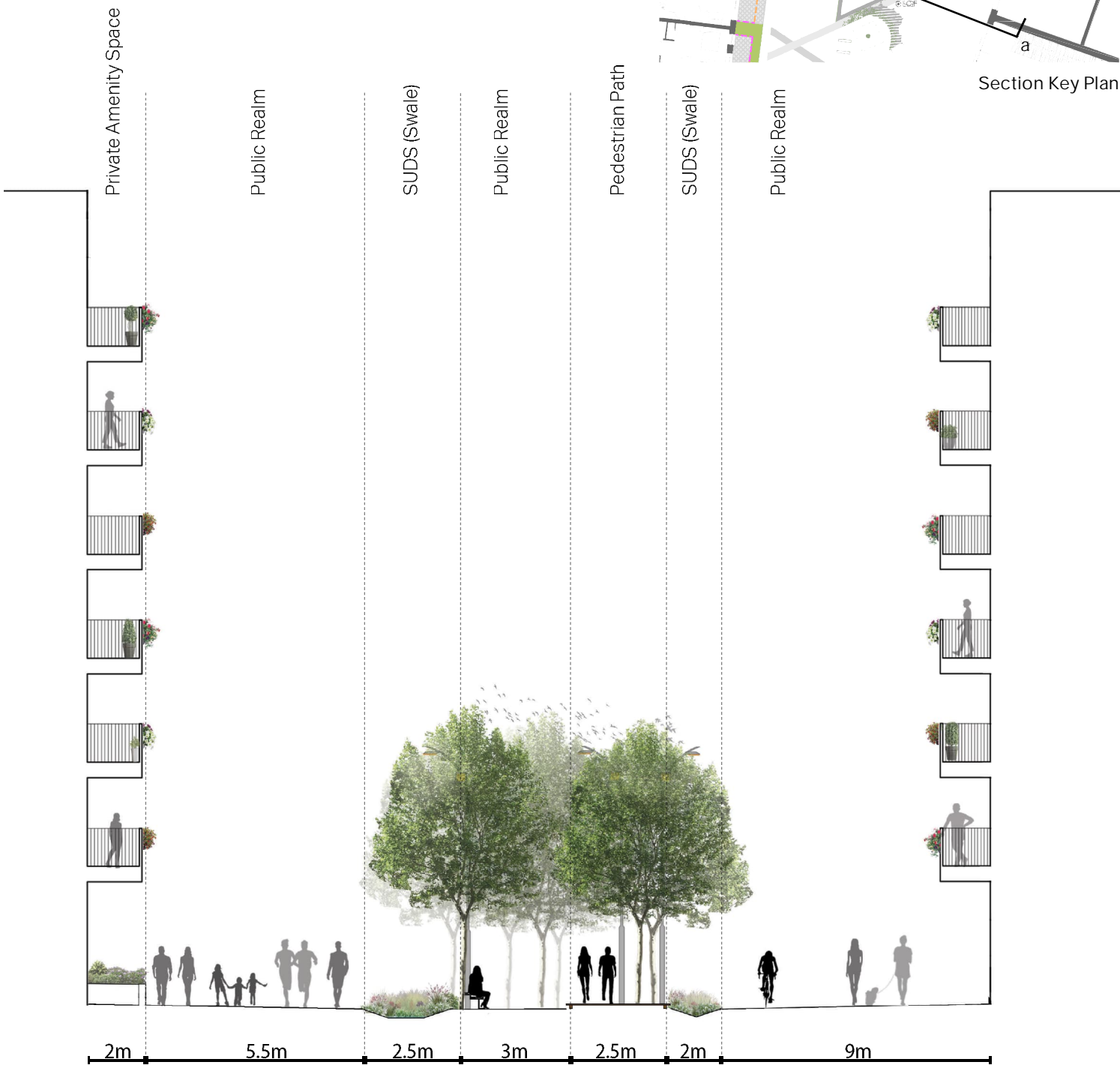


3.2 Donore Project Park

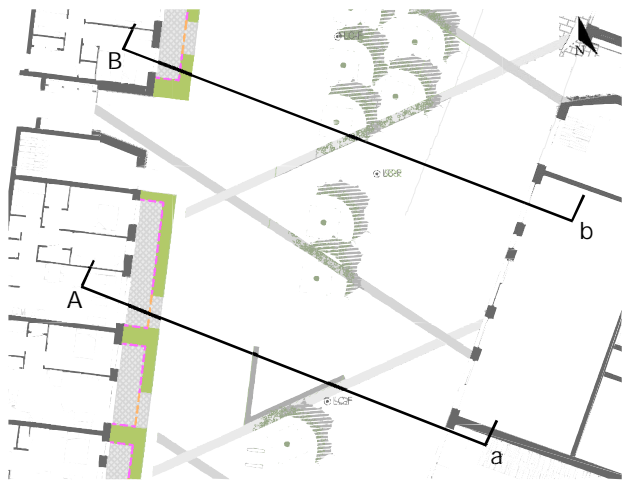
3.2.2 Donore Park Sections



Section Aa



Section Bb



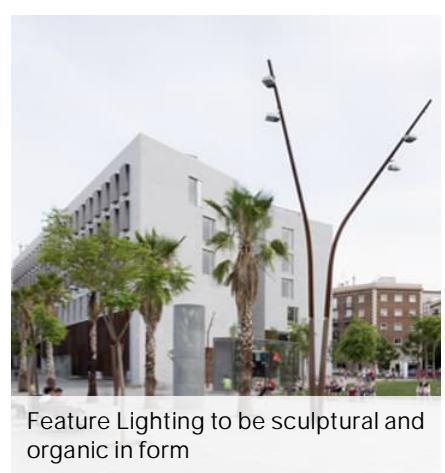
Section Key Plan

3.2 Donore Project Park

3.2.3 Lighting Strategy



Precedent Images - Large Public Space focussed street and feature lighting to reduce light spill but also facilitate use of public spaces all year long.



Feature Lighting to be sculptural and organic in form



Lighting to facilitate safe access to buildings



Street lighting to be modern, slimline and energy efficient

3.2 Donore Project Park

3.2.4 Shared Cycle / Pedestrian Route



LEGEND

- Shared Cycle/Pedestrian Route (Delineated through signage)
- Cycle Parking
- Large Cycle Parking

3.2.5 Fire Access Route



LEGEND

- Fire Tender Access (5.5m clearance provided for adjacent to DCC5 and DCC3)

3.2 Donore Project Park

3.2.6 Planting and SuDs Strategy



LEGEND

- Donore Park Street Trees
- ▬ Swale Planting
- ▲ Rain garden Planting
- ▬ Defensible / Private Space Planting
- ▲ Informal play

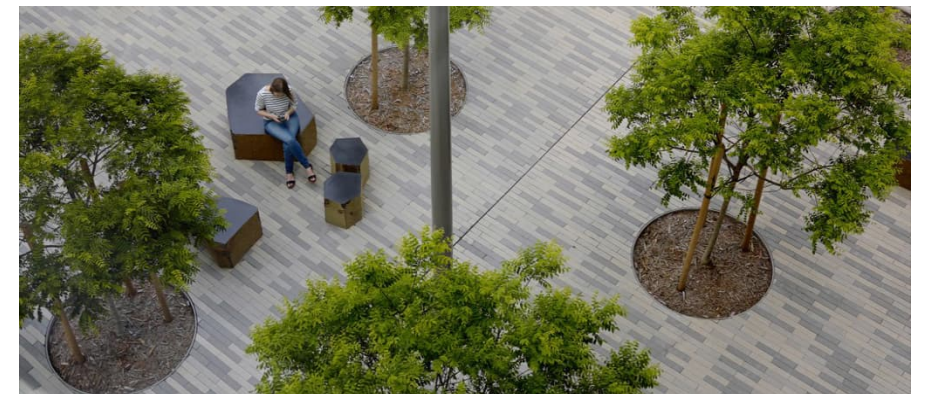


3.2 Donore Project Park

3.2.7 Public Amenity Space

Key Characteristics, Opportunities

- Opportunities for residents and visitors to meet, eat and relax.
- Opportunity to create a high quality integrated public space.
- High quality pedestrian links through the space to the north and south.
- Consistent suite of street furniture. Potential to wrap furniture around columns in overhang and right up to building facade.



3.3 Donore Play Strategy

3.3.1 Context & Concept

Dublin City Council are in the process of developing a Play Strategy for 2021-2025 called 'Pollinating Play! - Dublin City Play Strategy 2021-2025'

In compliance with Policy GI52 of the Dublin City Development Plan 2022-2028 the project has incorporated opportunities for socialising and informal play.

It is within this context that the Play Strategy for the Donore Project has been developed.

The Donore Project Play Strategy has four key areas for development:

- Sensory Experience
- Physical Adventure
- Social Development
- Relaxation / Contemplation and Inspiration

Drawing upon the concept for the 'SDRA 11 Framework Plan' it is:

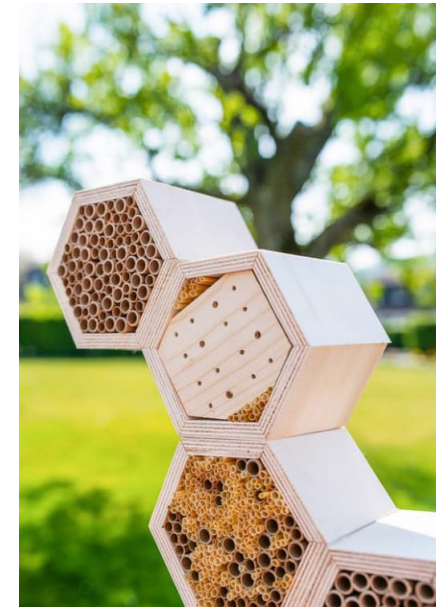
'PLAYFULLY INTERWOVEN THROUGH THE NEW URBAN
THREAD'

PHYSICAL ADVENTURE

- Opportunity for physical activity, development and challenge

SENSORY EXPERIENCE

- Opportunity to experience a diverse range of colours / textures / sounds / smells / opportunity to connect to nature



3.3 Donore Play Strategy

SOCIAL DEVELOPMENT

- Opportunity to make friends / foster a sense of belonging / creation of an inclusive environment / accommodate all abilities / play informal games (e.g. tag / hopscotch with chalk / hide and seek)



3.4 Visualisations

3.4.1 Donore Park - Key Views

These images give an idea of the high quality dynamic space created within Donore Park when the interlocking physical, social and environmental fibres intertwine. They show the relationship between the Donore Park and the adjacent apartment buildings and in particular how the introduction of high quality planting, careful selection of materials and introduction of feature lighting columns assist in enhancing the pedestrian experience. The Views through Donore Park encourage people to enter and move through the space and explore the Park itself and other spaces beyond within the wider area. The design of the Donore Park crucially provides places and opportunity for residents and visitors to stop and spend time socialising (meeting friends), engaging in physical activities (walking, cycling & informal play) and immersing themselves in the more restful experiences that nature can afford (e.g. reading a book under a tree).



3.5 Podium Amenity

3.5.1 DCC1 - Podium Layout



Donore Project - Podium Amenity

The first floor podium amenity spaces provide private and semi-private space for residents. The apartments surrounding the podium have direct access to the podium space and provision has been made for gated private amenity spaces in front of each of these apartments.

The Podium design includes areas for relaxing, socialising, sheltering and informal play. A simple high quality hardworks and softworks materials palette has been selected to facilitate easy maintenance.

In the example from Block DCC3 there has been provision made in the architectural design to facilitate views outwards from the Podium to the south towards Players Park.

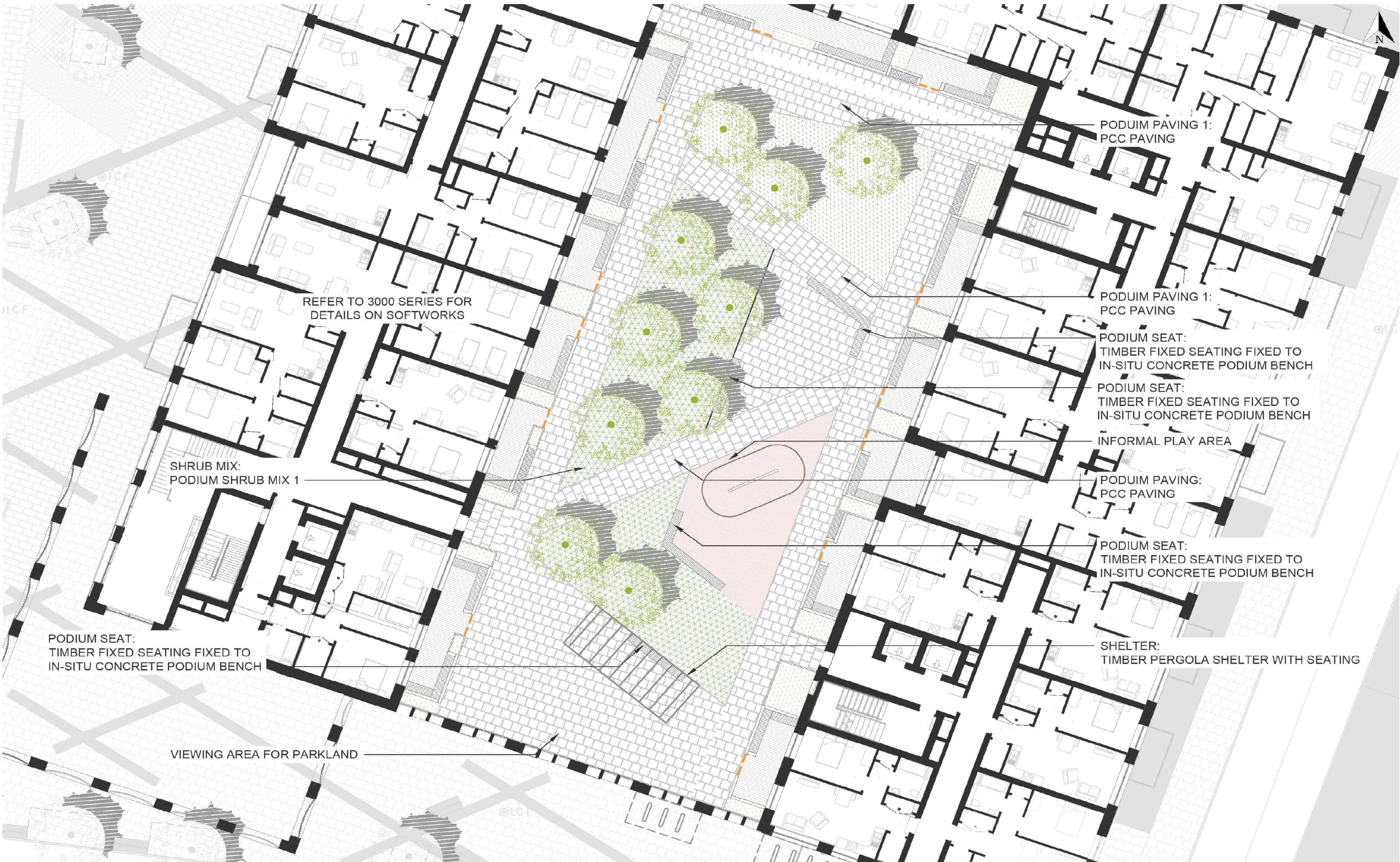
3.5 Podium Amenity

3.5.2 DCC5 - Podium Layout



3.5 Podium Amenity

3.5.3 DCC3 - Podium Layout



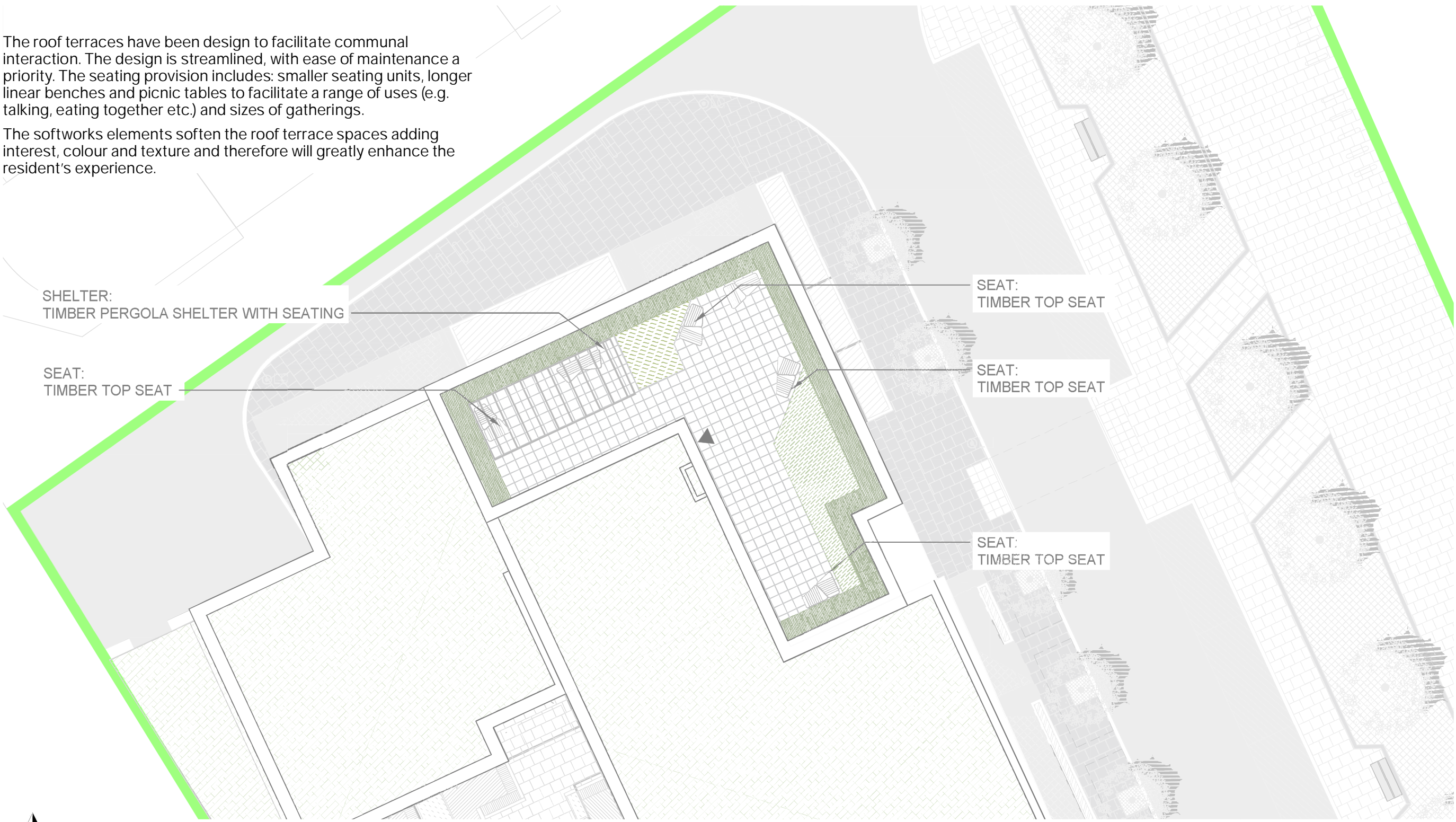
3.6 Roof Terrace Amenity

3.6.1 DCC1 - Roof Terrace Layout 1

Donore Project - Roof Terrace Amenity

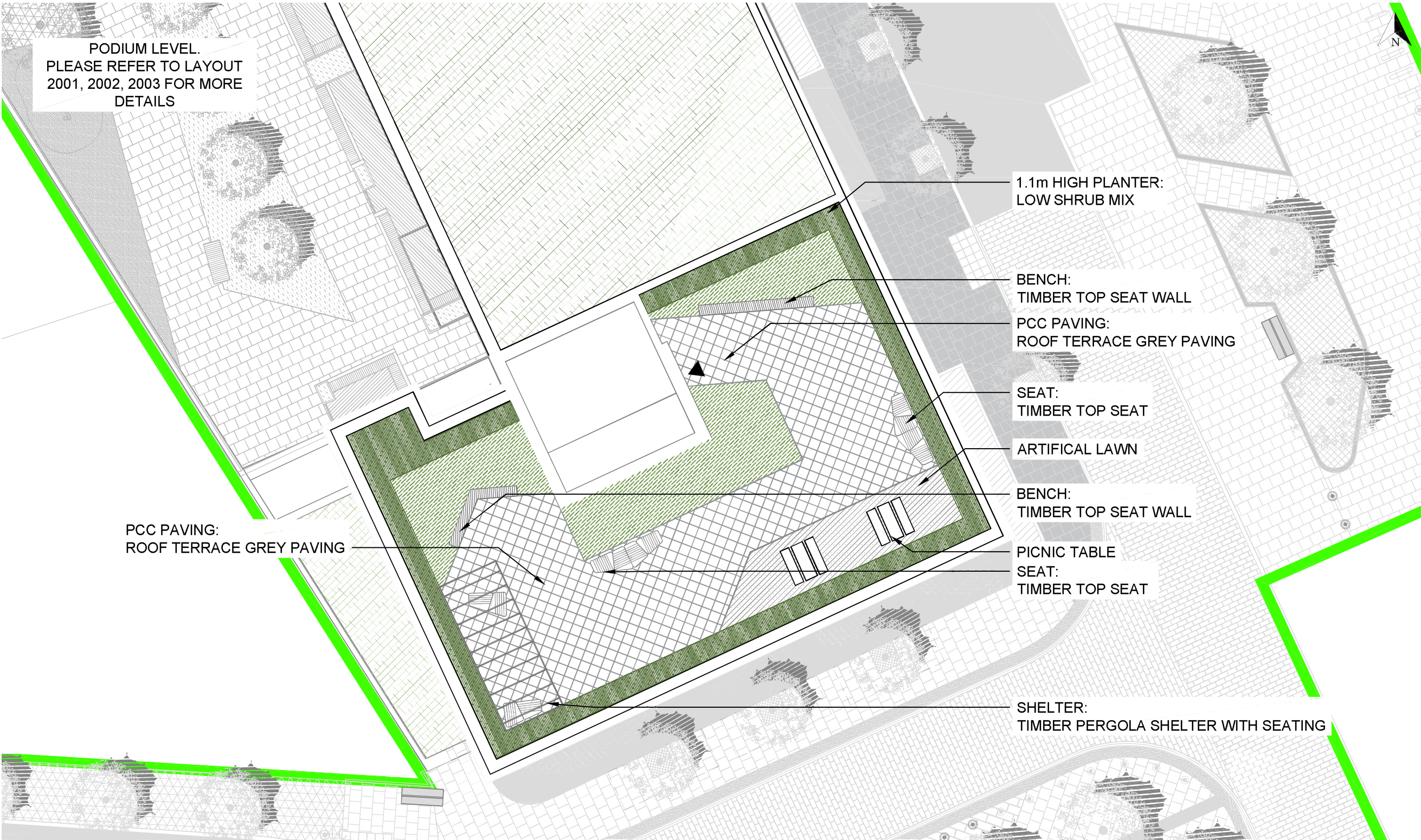
The roof terraces have been design to facilitate communal interaction. The design is streamlined, with ease of maintenance a priority. The seating provision includes: smaller seating units, longer linear benches and picnic tables to facilitate a range of uses (e.g. talking, eating together etc.) and sizes of gatherings.

The softworks elements soften the roof terrace spaces adding interest, colour and texture and therefore will greatly enhance the resident's experience.



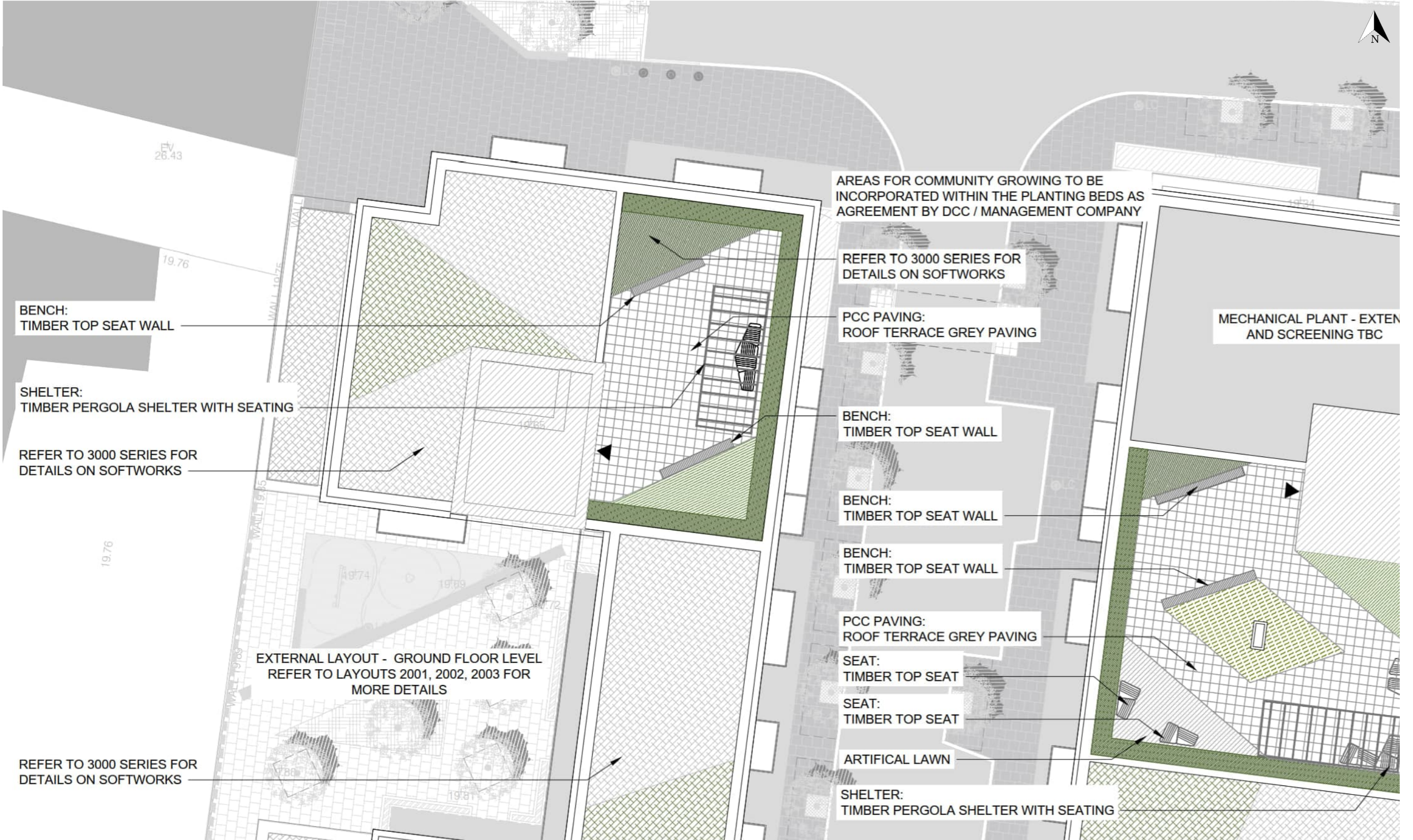
3.6 Roof Terrace Amenity

3.6.2 DCC1 - Roof Terrace Layout 2



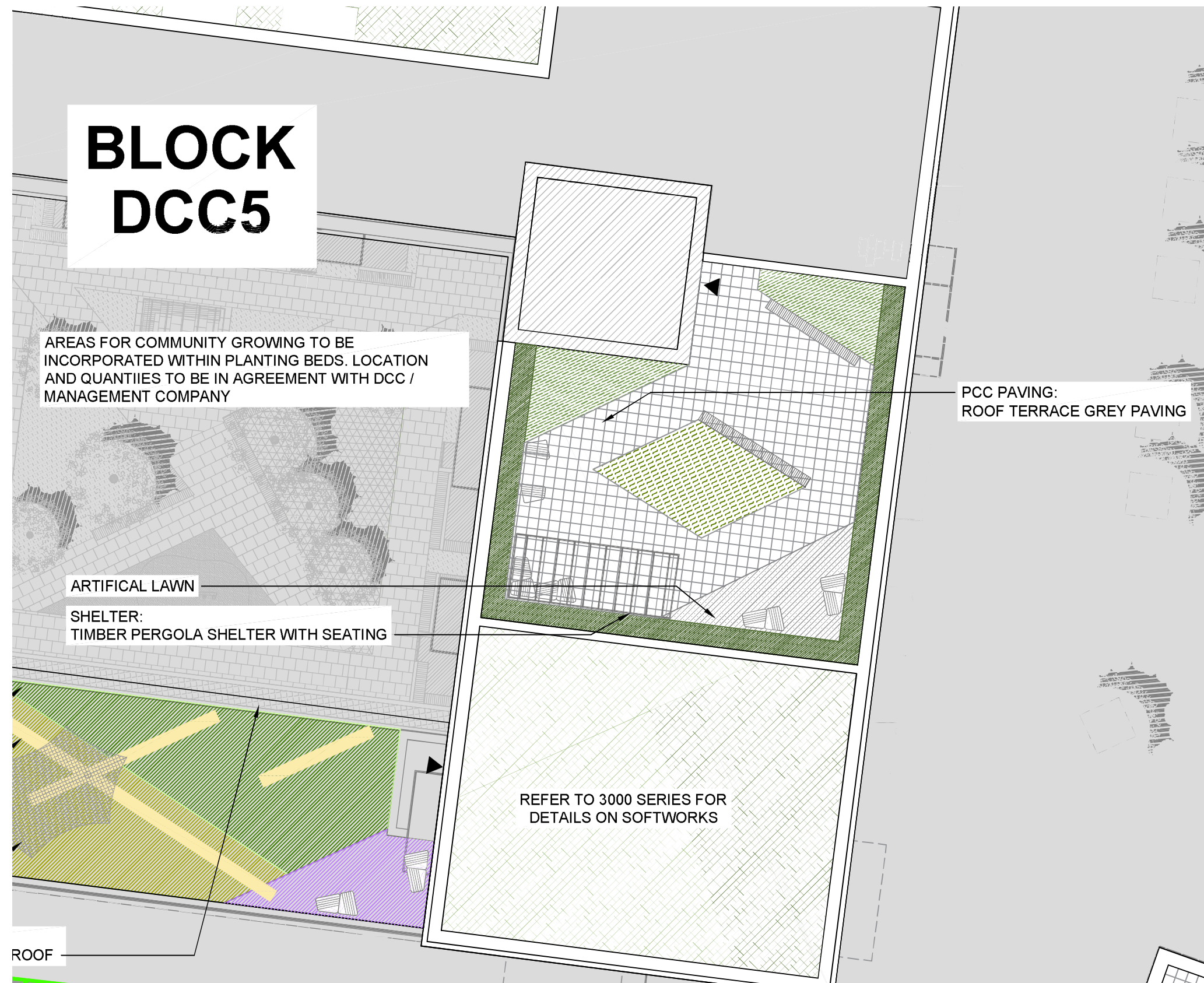
3.6 Roof Terrace Amenity

3.6.3 DCC6 - Roof Terrace Layout 1 & DCC5 - Roof Terrace Layout 1



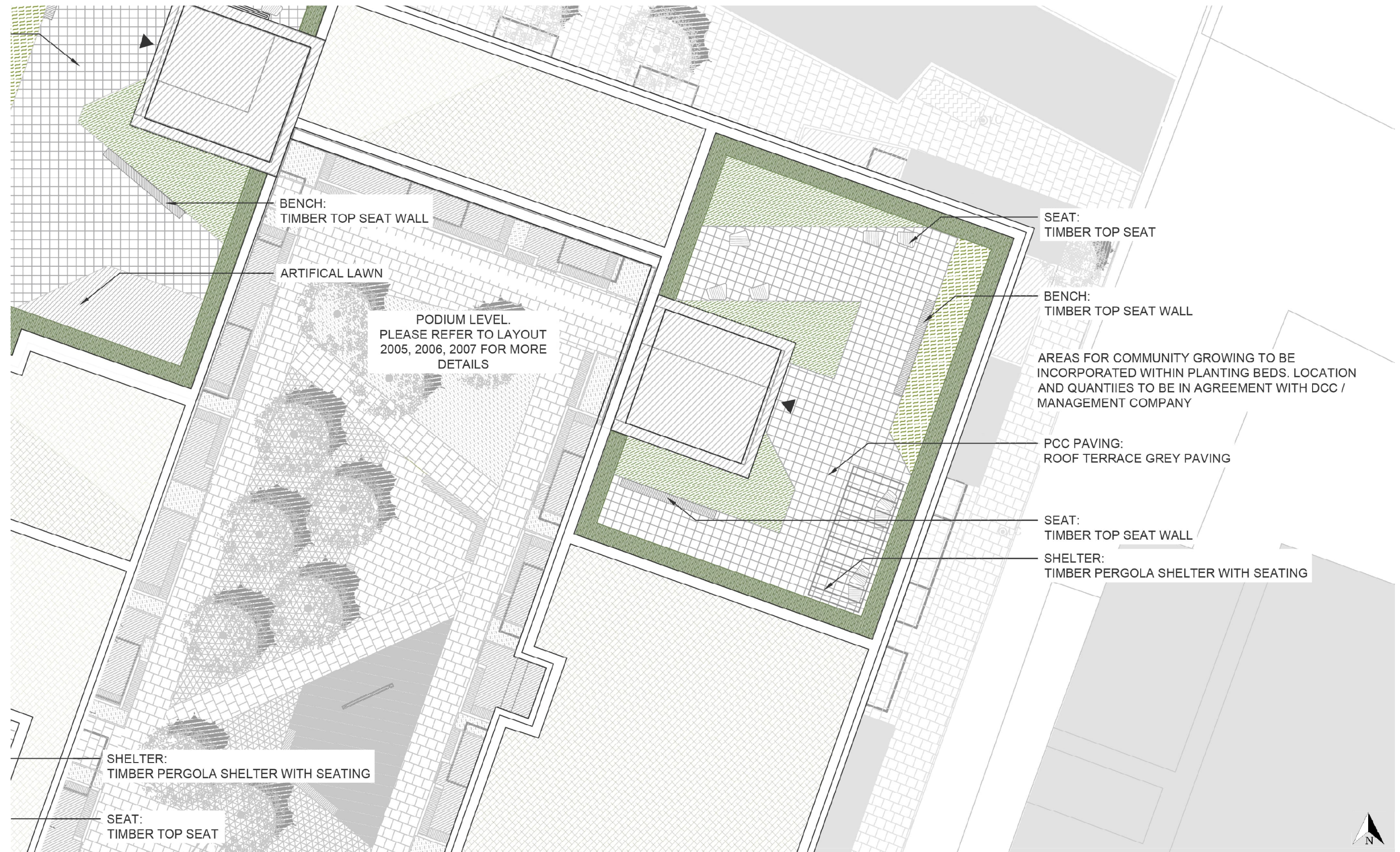
3.6 Roof Terrace Amenity

3.6.4 DCC5 - Roof Terrace Layout 2



3.6 Roof Terrace Amenity

3.6.5 DCC3 - Roof Terrace Layout 3



3.7 Private Amenity Spaces

3.7.1 Ground Level



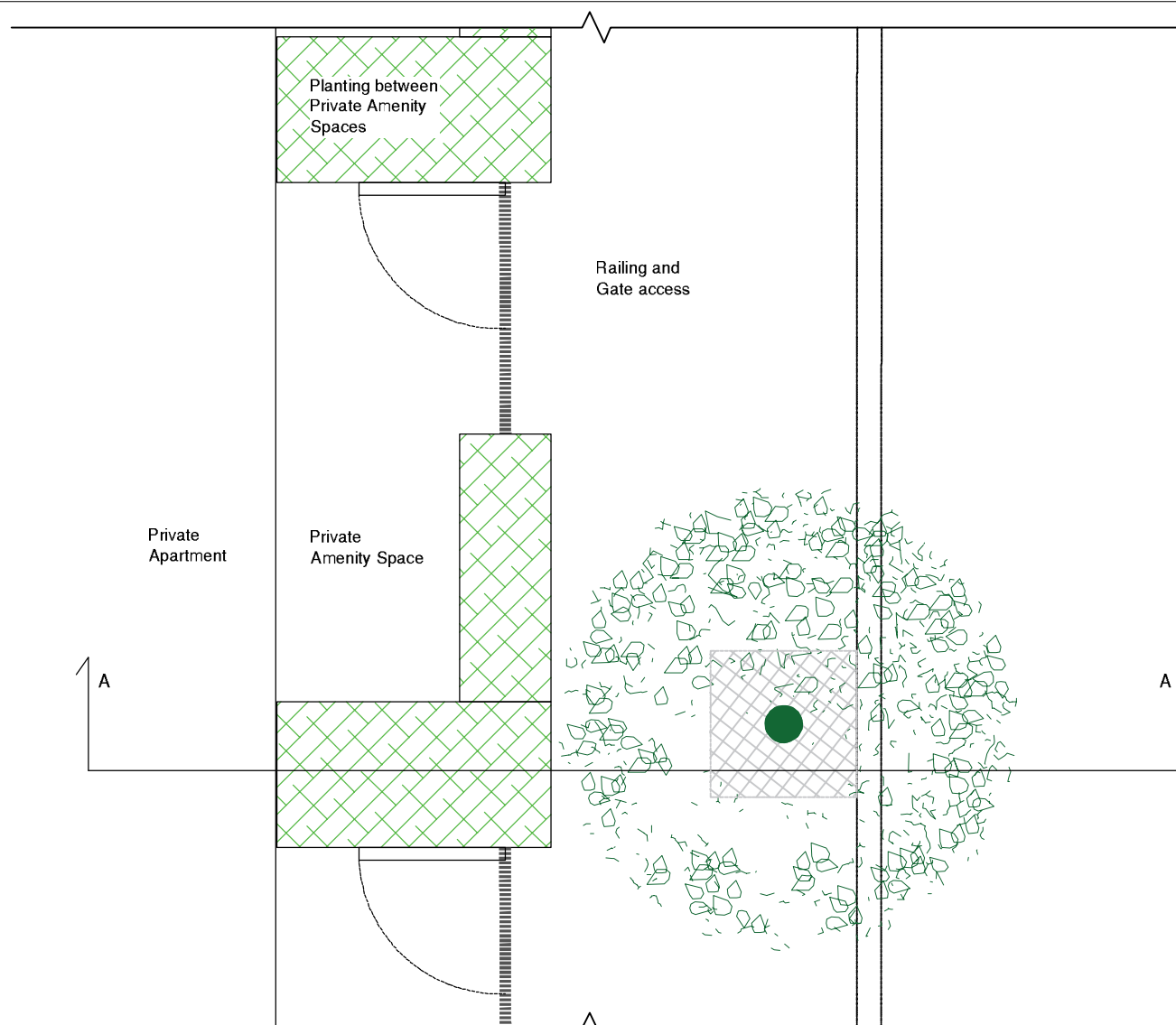
PRIVATE AMENITY SPACES SURROUNDING DCC 6
BRICK PLANTER BOUNDARIES WITH ACCESS GATES

Private Amenity Terrace Defensible Space (Planting)

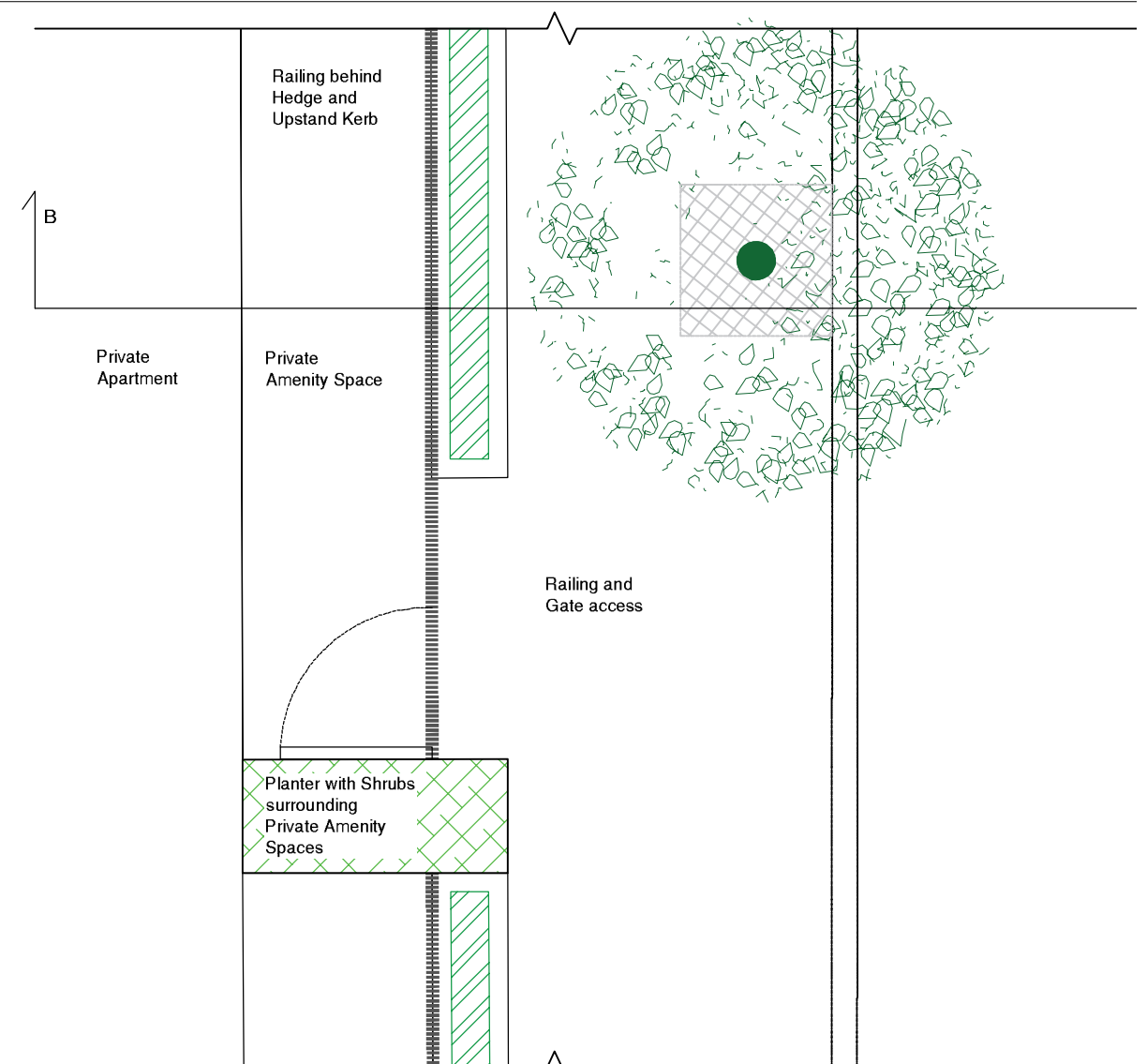


PRIVATE AMENITY SPACES SURROUNDING DCC1
VARIETY OF BOUNDARY TREATMENTS
BRICK PLANTER BOUNDARY / 1.1M HIGH RAILING AND HEDGE BOUNDARY WITH ACCESS GATES

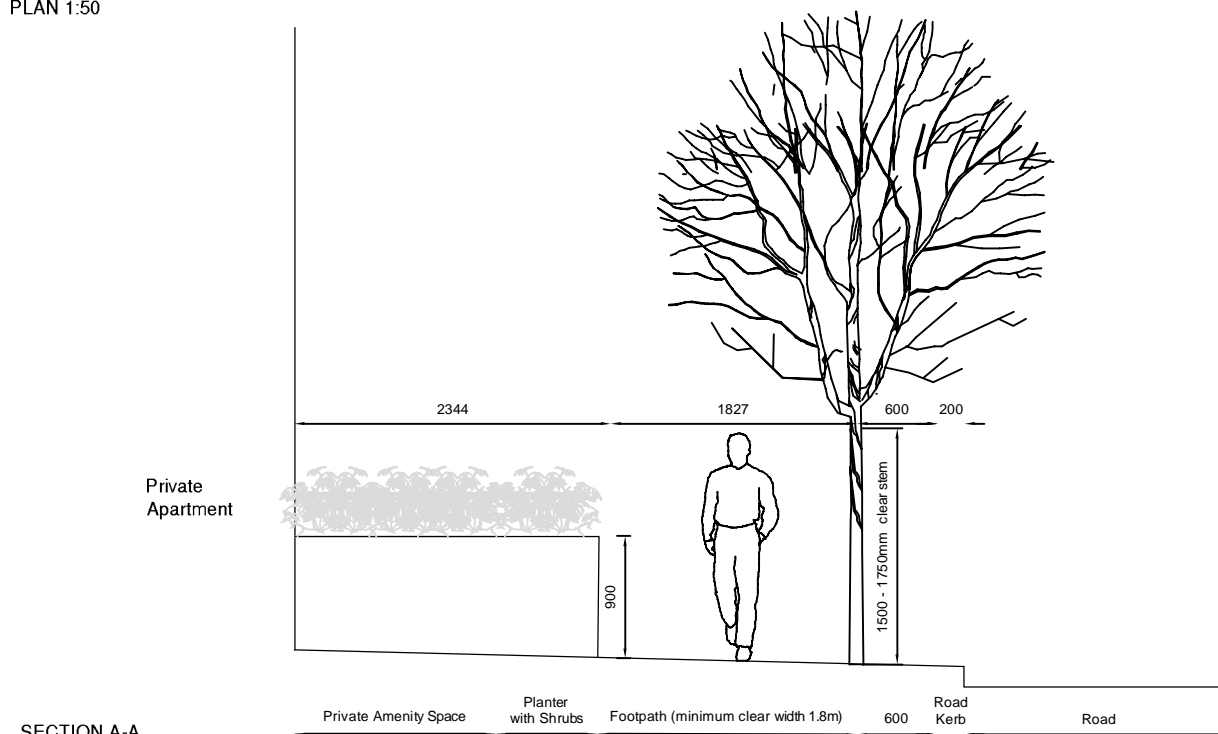
Private Amenity Terrace Defensible Space (Planting)



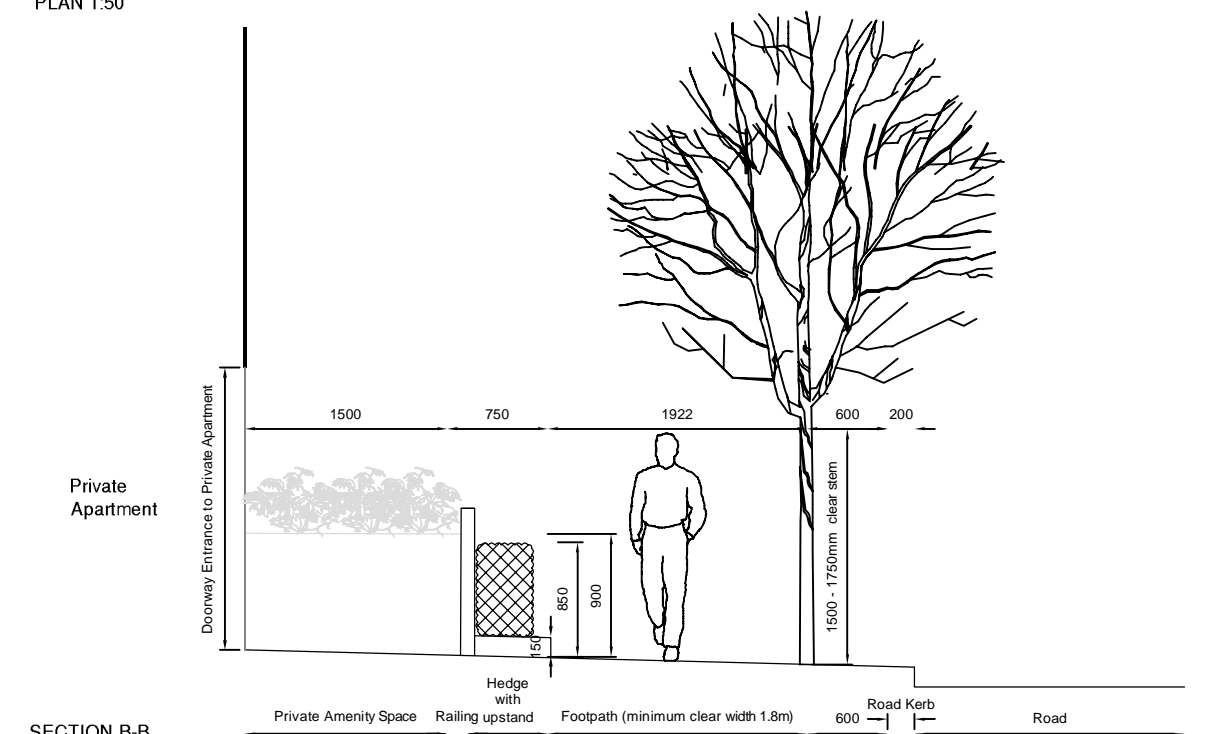
DCC6 - PRIVATE AMENITY SPACE
BRICK PLANTER BOUNDARY
PLAN 1:50



DCC1 - PRIVATE AMENITY SPACE
1.1M HIGH RAILING AND HEDGE
PLAN 1:50



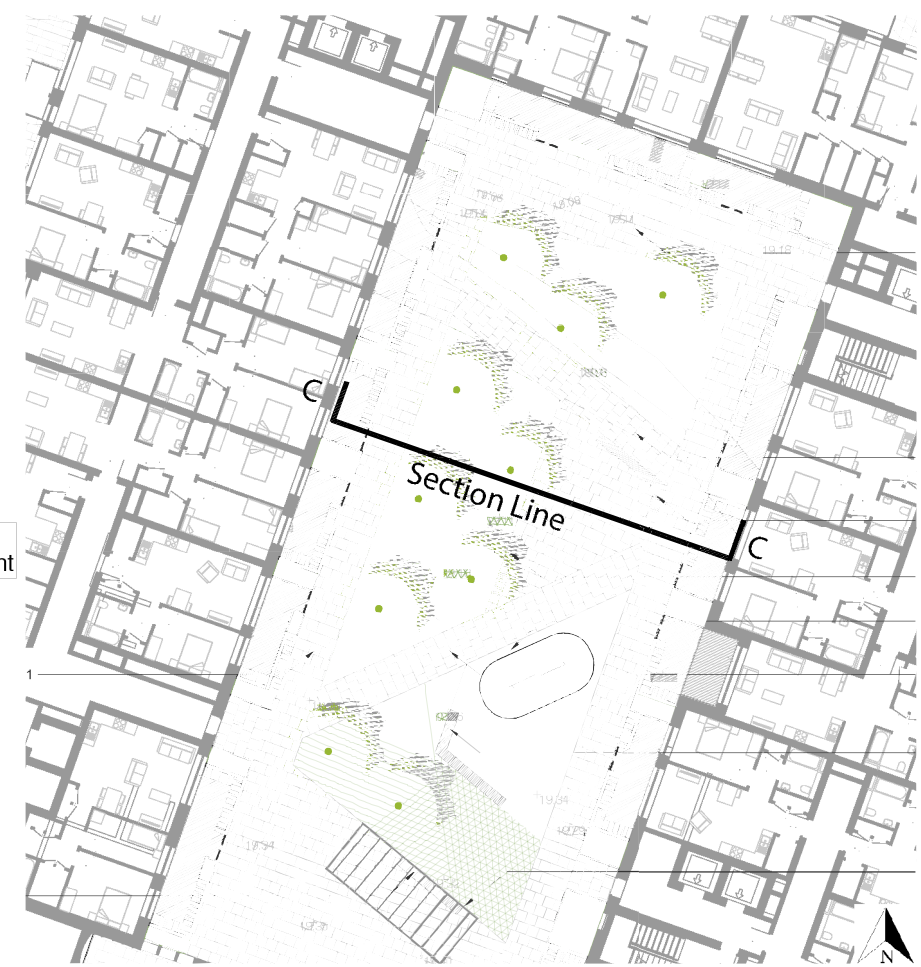
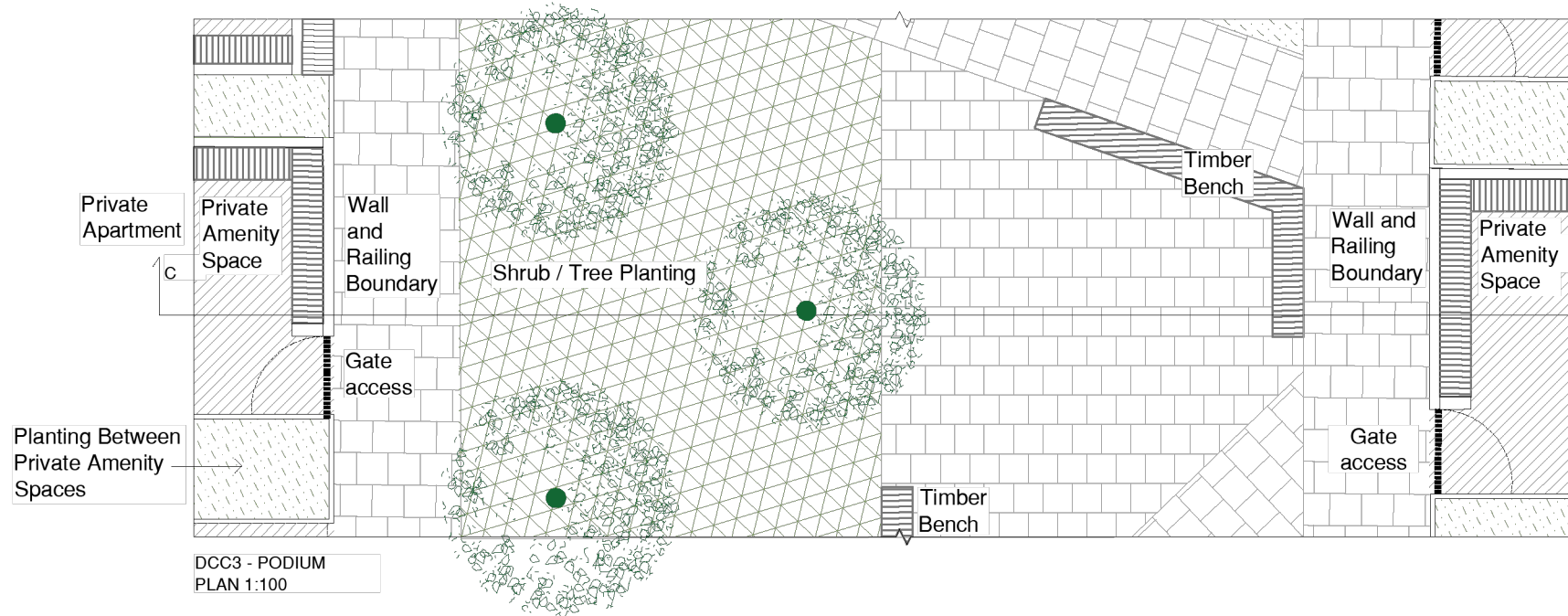
SECTION A-A



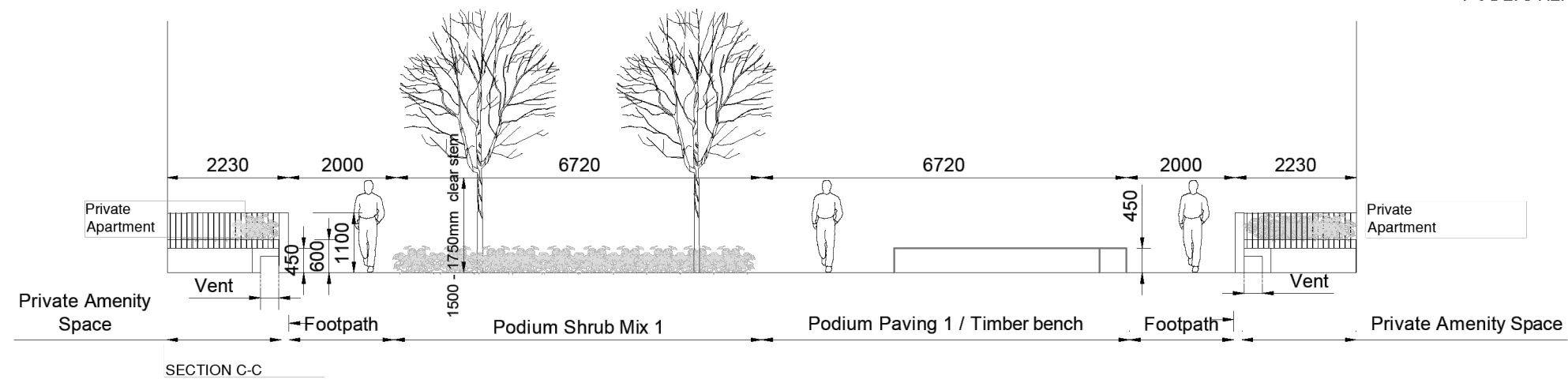
SECTION B-B

3.7 Private Amenity Spaces

3.7.2 Podium Level



PUBLIC REALM / PODIUM LEVEL DCC3



3.8 Hardworks Palette

3.8.1 Streetscape Furniture



Sheffield Cycle Stand
Supplier: Broxap
Material: Stainless Steel Grade 316
Colour: Silver
Above Ground Dimensions:
50mm(l) x 850mm (w) x 750mm (h)



s23 Fixed Bollard
Supplier: Omos
Material: Stainless Steel Grade 316
Colour: Silver
Above Grounds Dimensions:
101mm (l) x 1200mm (h)
Wall Thickness: 3mm



s16.2 Litter Bin
Supplier: Omos
Material: Hot dipped galvanised mild steel.
Cast aluminium hood. All powder coated finish.
Colour: Silver decal.
Above Grounds Dimensions:
386mm (l) x 1212mm (h) x 550mm (w)



Pre Cast Concrete / Timber Bench
Supplier: External Works
Material: Pre Cast Concrete / Hardwood
Above Grounds Dimensions:
Varies(l) x 600mm (w) x 450mm (h)



V49S Seat with Backrest / Armrest
Supplier: Omos
Material: Honed Granite / Hardwood / Hot dipped galvanised mild steel. Powder coated finish.
Above Ground Dimensions:
3000mm(l) x 600mm (w) x 831mm (h)



Domino Climbing Apparatus
Supplier: Russell
Material: Stainless Steel
Above Ground Dimensions:
1760mm(l) x 1740mm (w) x 1440mm (h)



Tree grilles are to be installed throughout the landscape proposals except for trees which are adjacent to the roadway where metal tree surround and resin bound infill is to be installed.

CIT LC Tree Grille
Supplier: Omos
Material: Galvanised mild steel polyester powder coated finish
Colour: Light Grey
Dimensions:
900mm (l) x 10mm (h) x 900mm (w)



3.8 Hardworks Palette

3.8.2 Streetscape Furniture on site - plan view



3.8 Hardworks Palette

3.8.3 Roof Terrace Furniture

Roof Terrace Palette

The design of each roof terrace is unique but all the roof terraces have a similar design language and the same materials and street furniture are used throughout. Within this framework there is the opportunity to vary the planting mix throughout the roof terraces to enhance biodiversity and the residents experience.



Timber Pergola



Unium Modular Seating



Stainless Steel Grey Planter



Canopy (Creche)



Galvanised Steel / Timber Cantilever Picnic



Galvanised Steel / Timber Cantilever Bench

3.8 Hardworks Palette

3.8.4 Surface Treatments



Asphalt Road Surface
Impermeable



Asphalt Car Park Surface
Permeable



Tactile paving
- To Donore Park / Granite Paving Areas
Granite (Silver Grey)
400 x 400 x 50 mm



Paving Bands
Granite Setts (Dark Red-Brown / Silver Grey)
100 x 100 x 80 mm



High Quality Paving Types A / B
Granite Paving Flags (Beige / Silver Grey)
600 x 600 x 63 mm



Heavy Vehicle Paving Types A / B
Granite Paving Flags (Beige / Silver Grey)
200 x 100 x 50 mm



High Quality Paving (Shared Surface)
Granite Paving Setts (Silver Grey)
200 x 100 x 150 mm



Paving to Footpaths
Precast Concrete (Beige)
600 x 600 x 50 mm



Paving to Podium
Precast Concrete Paving Flags
(Beige / Silver Grey)
Permeable



Paving to Roof terraces
Precast Concrete Paving Flags
(Silver Grey)
Permeable



Artificial Lawn
(Green) to Roof Terraces
Permeable



Safety surfacing
(Light Green / Dark Green / Purple)
to creche and informal play areas
Permeable

3.9 Softscape Palette

3.9.1 Proposed Tree Species



3.9 Softscape Palette

3.9.2 Softscape on site - plan view



3.9 Softscape Palette



Spiraea japonica



Lavandula angustifolia "Hidcote"



Prunus laurocerasus "Otto Luykem"



Choisya ternata "Sundance"



Hypericum hidcote



Viburnum tinus



Euonymus 'emerald n gold'



Polystichum setiferum



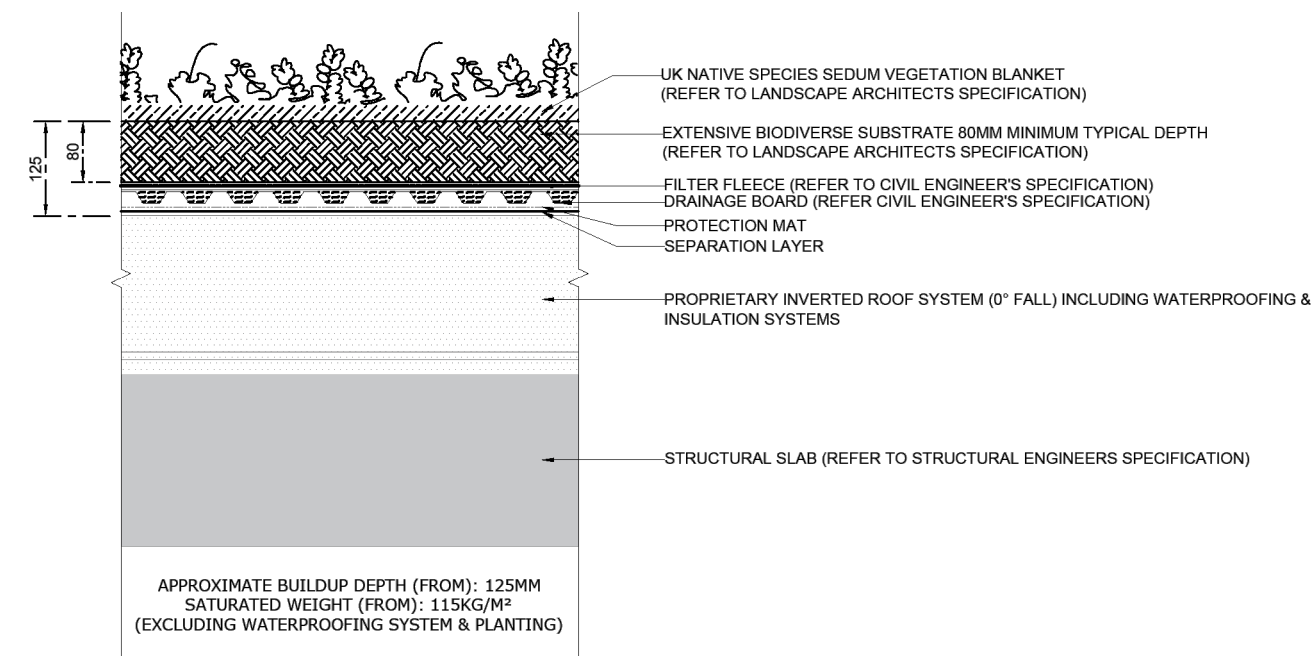
Sarcococca hookeriana

3.9 Softscape Palette

3.9.4 Extensive Green Roof

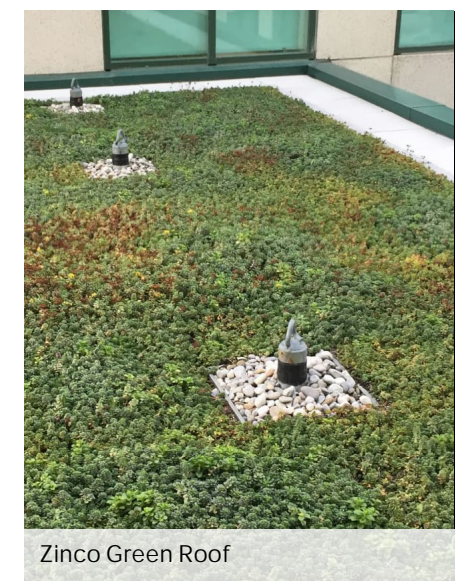
The Extensive Green Roof proposals are an integral component of the green infrastructure strategy. They will enhance biodiversity and contribute positively to urban greening.

The Dublin City Development Plan (2023 – 2028) in Appendix 11 provides a technical summary of Dublin City Council's Green and Blue Roof Guide (2021). 'Extensive green roofs' are defined in Appendix 11 of the Dublin City Development Plan (2023 – 2028) as having a minimum substrate depth of 80mm. The proposed typical detail for the extensive green roofs is shown below:



In addition, Appendix 11 defines the extent of roof area (coverage requirements as a percentage of total roof area) which must provide growing medium for vegetation. The Donore Project proposals exceed the minimum coverage requirements for the total roof area of Extensive Green Roof as detailed below:

- Total Roof Area (not utilised by Amenity Space) = 3645m²
- Extensive Green Roof Area = 3034m² / 83%
- Mechanical Plant Area = 611m² / 17%



3.9 Softscape Palette

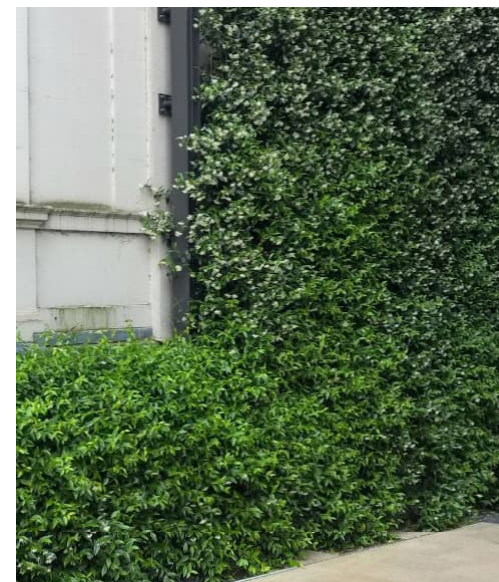
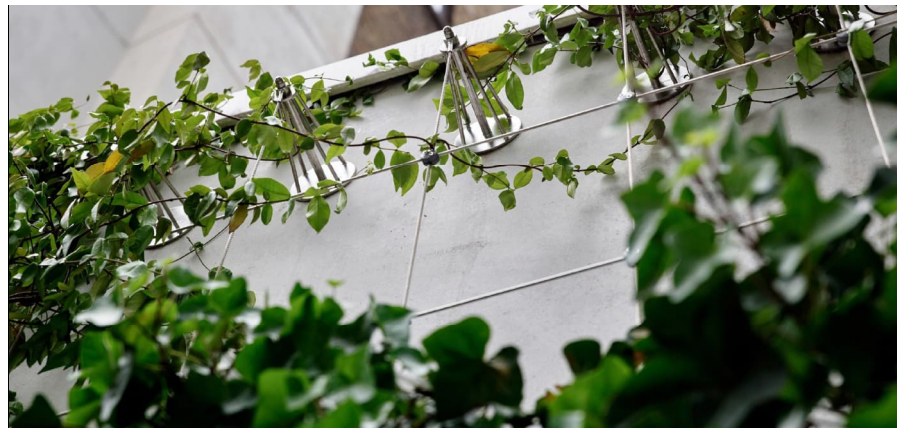
3.9.5 Green living wall

The proposals include the introduction of a green living wall along the existing Coombe Hospital Boundary Wall. The green living wall will contribute positively to the enhancement of biodiversity and the wider urban greening strategy.

The introduction of the green living wall will have many potential advantages including:

- Improving biodiversity.
- Providing a pleasant aesthetic and enhancing a sense of wellbeing.
- Acting as a deterrent for graffiti / vandalism of the existing boundary wall.

The green living wall is proposed to be a trellis green wall system and would consist of a steel rod and rope system (with supporting frame where required).



3.9 Softscape Palette

3.9.5 Green living wall



Lonicera caprifolium



Lonicera japonica halliana



Jasminum officinale



Lonicera periclymenum



Lonicera periclymenum



Lonicera etrusca superba

About AECOM

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