

Stradbroke Road SHD

Landscape Design Report

July 2022

murray & associates

landscape architecture

CONTROL SHEET

PROJECT NO.	1873
PROJECT NAME	Stradbroke Road SHD
DOCUMENT TITLE	Landscape Design Report

VERSION CONTROL

REV. NO.	ISSUE STATUS	DATE	PREPARED BY	CHECKED BY
0	Pre-Planning	22.10.2021	FT	MB
1	Planning	17.06.2022	IV/FT	MB
2	Planning	30.06.2022	IV/FT	MB
3	Planning	05.07.2022	FT	MB

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APPENDIX A: Outline Landscape Specification and Maintenance Plan



This report was commissioned by the applicant and has been prepared to accompany the planning submission for the proposed residential development at Stradbroke Road (SHD). The purpose of the report is to outline the landscape design proposals. This report should be read in conjunction with the following drawings:

- 1873_PL_P_01 Landscape Masterplan
- 1873_PL_P_01A Landscape Plan – Roof Gardens
- 1873_PL_P_02 Soft Landscape Plan
- 1873_PL_P_03 Hard Landscape Plan
- 1873_TS_P_01 Tree Inventory Plan
- 1873_TS_P_02 Tree Impact Plan

The proposed mixed-use development at a site of some 0.4813 ha on Stradbroke Road, Mountashton, Blackrock, Co. Dublin will comprise of the following:



- The demolition of existing buildings and surface car park, and the construction of: 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed apartments), with balconies / winter gardens at all elevations, across 2 No. blocks ranging between 3 to 7-storeys with set back at sixth-floor level and additional basement storey.
- 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular entrance ramp and bin storage, circulation areas and associated plant at basement level;
- A self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level;
- Additional communal amenity rooms at first, second, third, fourth and fifth-floor levels;
- Roof gardens / terraces at third, fourth and sixth-floor levels;
- Green roofs;
- PV panels on third, fourth and sixth-floor roof-level;
- Amendments to existing boundary wall to provide new vehicular and pedestrian entrances;
- Provision of security gates;
- Associated site landscaping, lighting and servicing, and all associated works above and below ground.



Existing Vegetation and Boundary Treatments



The site vegetation has been assessed by a qualified Arborist and a tree survey is included with this planning submission. Most of the site trees are associated with the existing car park and office building and are not of great age or maturity. Due to the nature of the development, it was not possible to retain any of the trees on the site.

There is a significant amount of Birches (*Betula* sp.) of moderate quality, a series of Tibetan Cherry (*Prunus serrula*) of about 6m high, Grey Alders (*Alnus incana*) of 5m high and several Sycamores (*Acer pseudoplatanus*), Norway Maple (*Acer platanoides*) and a specimen of Holm Oak (*Quercus ilex*). The landscape proposals include new planting which will compensate for trees removed.

Please refer also to:

Arboricultural Impact Assessment,
1873_TS_P_01 for Tree Inventory Plan;
1873_TS_P_02 for Tree Impact Plan.

With relation to boundary treatment, it is proposed to retain the existing stone wall along the street frontage with Stradbroke Road where possible. Any new sections of wall will re-use the granite from demolished sections, if feasible in practical terms. If re-use is not possible, similar stone will be sourced to ensure continuity of the existing character of the streetscape.

The southern boundary wall with Windsor Park will be retained and improved or repaired where necessary. Additional trees will be planted to maintain privacy. As these dwellings are south of the proposed development, there are no concerns in relation to shadowing of these properties.

All other boundaries will be open in nature with the exception of a wall along the creche car park along the new entrance road.

It is likely that the applicant and Blackrock Rugby Club will upgrade the area between the rugby club and proposed building in the future, in order to integrate and improve the aesthetics of this space.

Landscape Masterplan – Ground Level



The landscape design for the proposed senior living residential development includes several areas of open space for residents. The primary areas of communal amenity space are the garden areas for residents at ground floor level. These have been designed to facilitate light active and passive recreation, as well as social activities such as group exercise, community horticulture, outdoor dining and gatherings or performances.

Space for play for visiting family members is also considered, with areas of grass for games and playful elements integrated into the design. Formal play equipment is not proposed, as the spaces should be multi-functional and usable by residents on a daily basis.

Communal Space 1: Front Garden



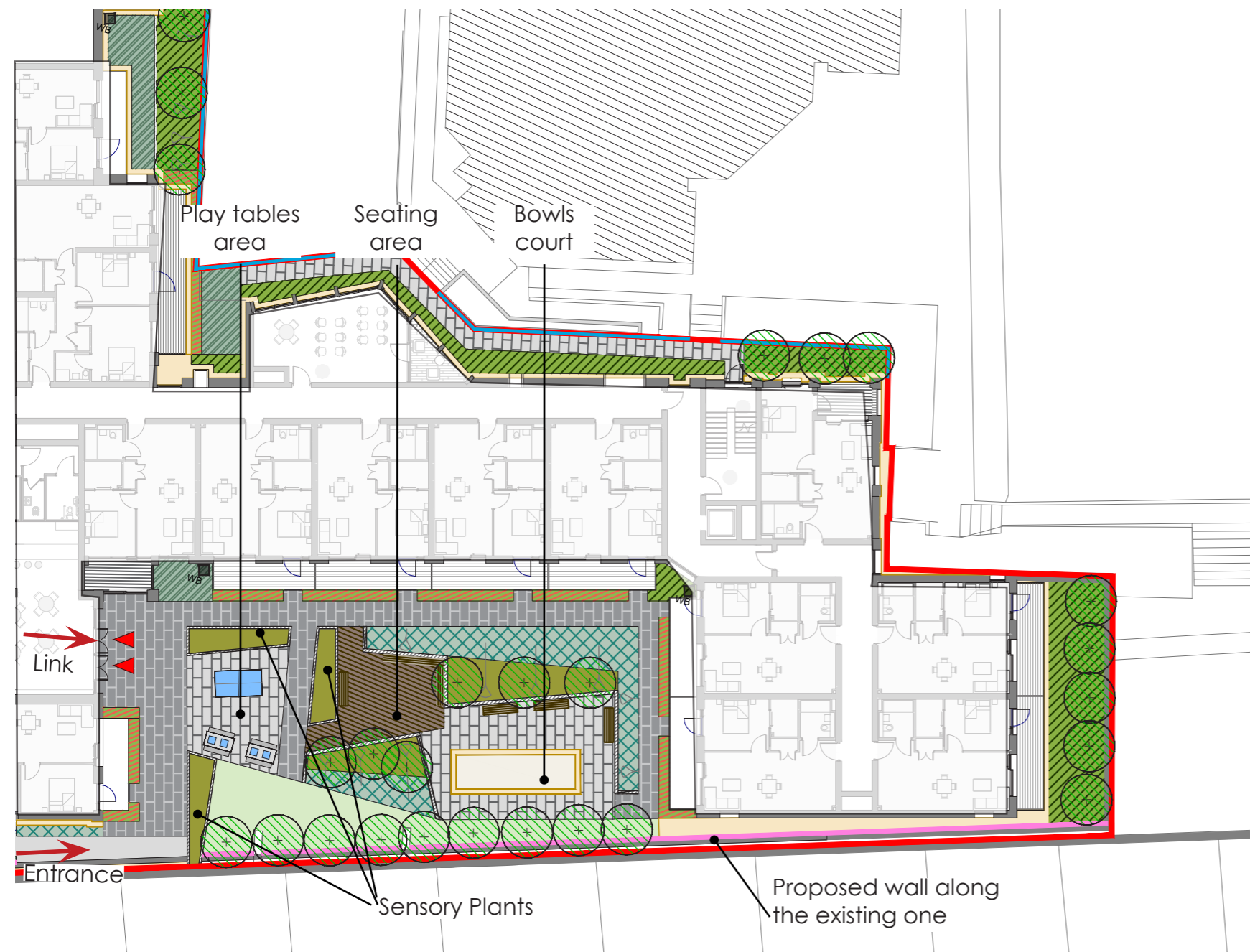
The front garden is a connection between the car parking and the front entrance. It has three pedestrian accesses from north and south, bicycle parking and seatings.

It represents a transitional space with permeable boundaries. The trees offer an urban living room feeling and the planting offer intimacy both from the ground floor apartments and from the street.

Planting Precedents



Communal Space 2: Courtyard

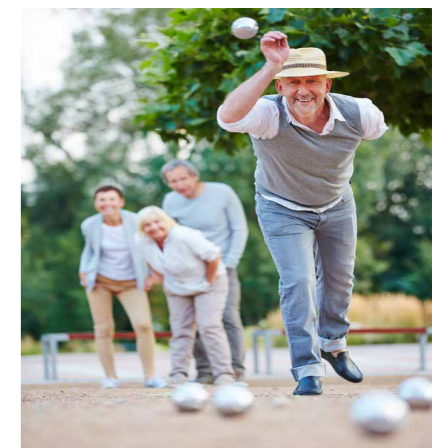


The courtyard is designed to be an engaging space where common activities take place in close proximity to nature.

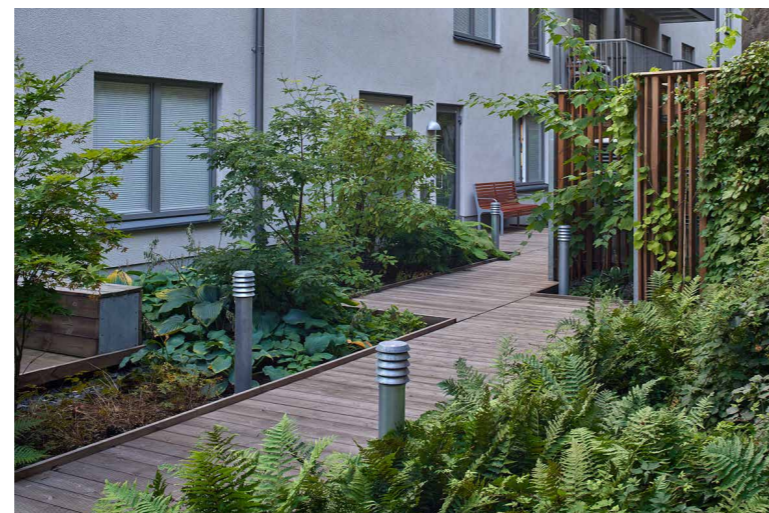
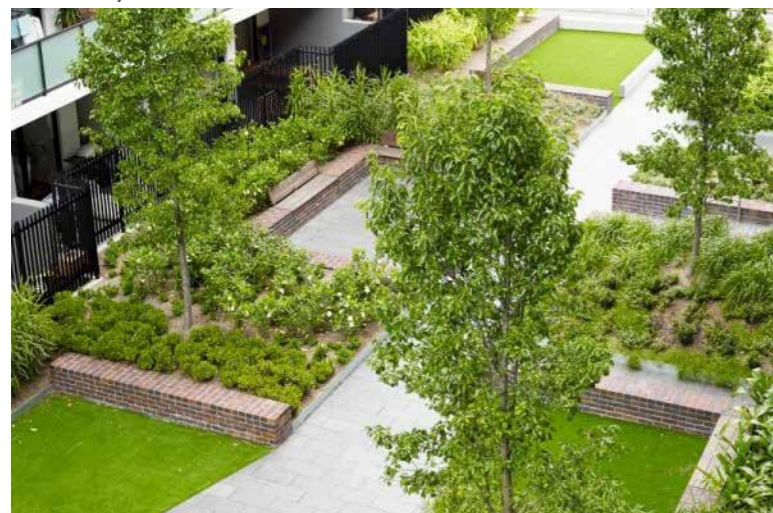
This open space is accessible directly from the building and from a link with the main road on the south.

The courtyard is divided into three areas for leisure by raised planters, planters which will contain sensory vegetation. Games and seatings aim to invite residents to spend time outdoors and interact with each other. Hedging offers privacy for the ground floor balconies and tall trees on the south side provide screening from the neighbouring houses.

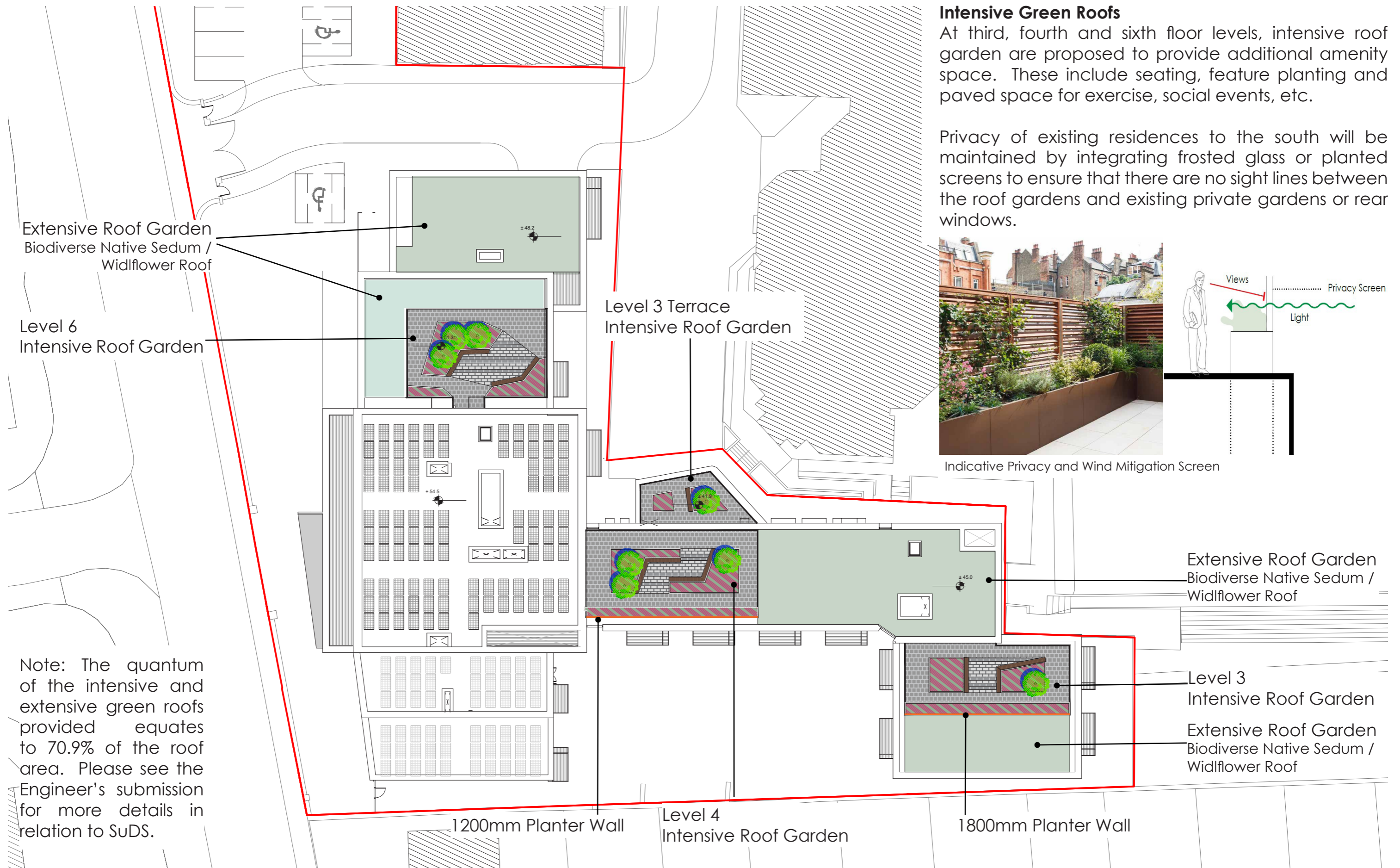
Play Area Precedents



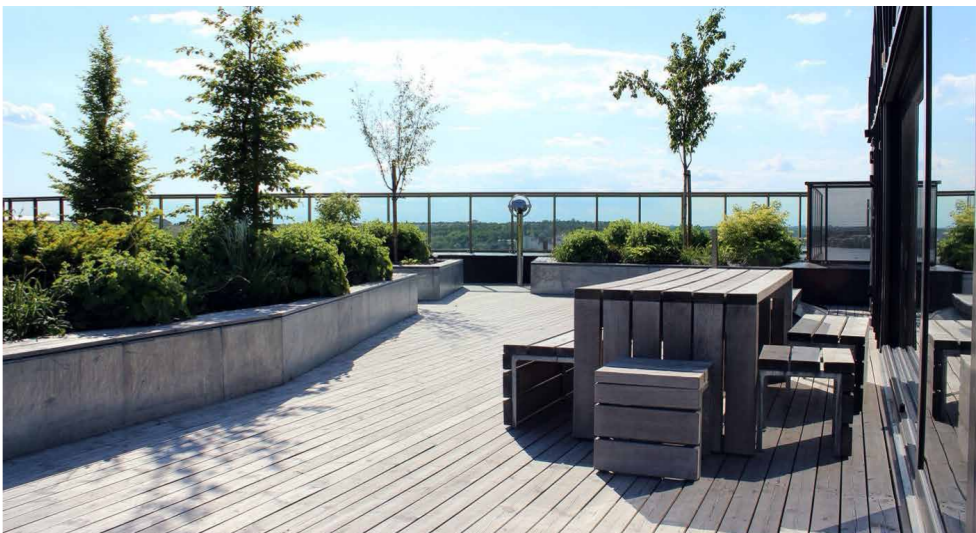
Courtyard Precedents



Roof Gardens



Intensive Green Roof Precedents



Extensive roof system

The proposed green extensive roof system allows for enhanced biodiversity with native Sedum plants in combination with select wildflowers. This results in a more place-specific green roof and enhances the biodiversity value significantly over a typical green roof, with non-native Sedum only.

In addition, elements such as micro-mounds for mining pollinator insects and log piles, etc. can be introduced.



Indicative Extensive Roof System



Accessibility

Specific design elements contribute to improved accessibility across the site. The public nature of the western courtyard requires conditioned access such as gates at the entrances. Visibility is kept across the space by middle height hedging.

The existing entrances on the stone wall on the west side will be widened to facilitate better access.

More generally, as permitted, the scheme is open and permeable, allowing for ease of pedestrian movement through the site.

Inclusivity

The inner courtyard is designed as an outdoor living room to accommodate various engaging activities between the residents.

The proposed raised planters encourage residents to interact and grow vegetables by creating a communal sense of ownership. They also divide the space in interconnected rooms for play, sitting or a bowls court for a variety of use.



Overlooking & Privacy

Hedges



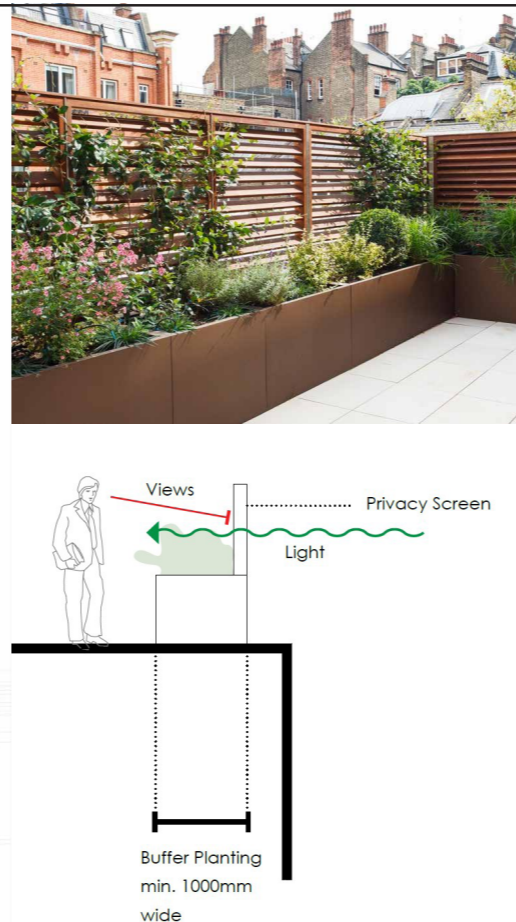
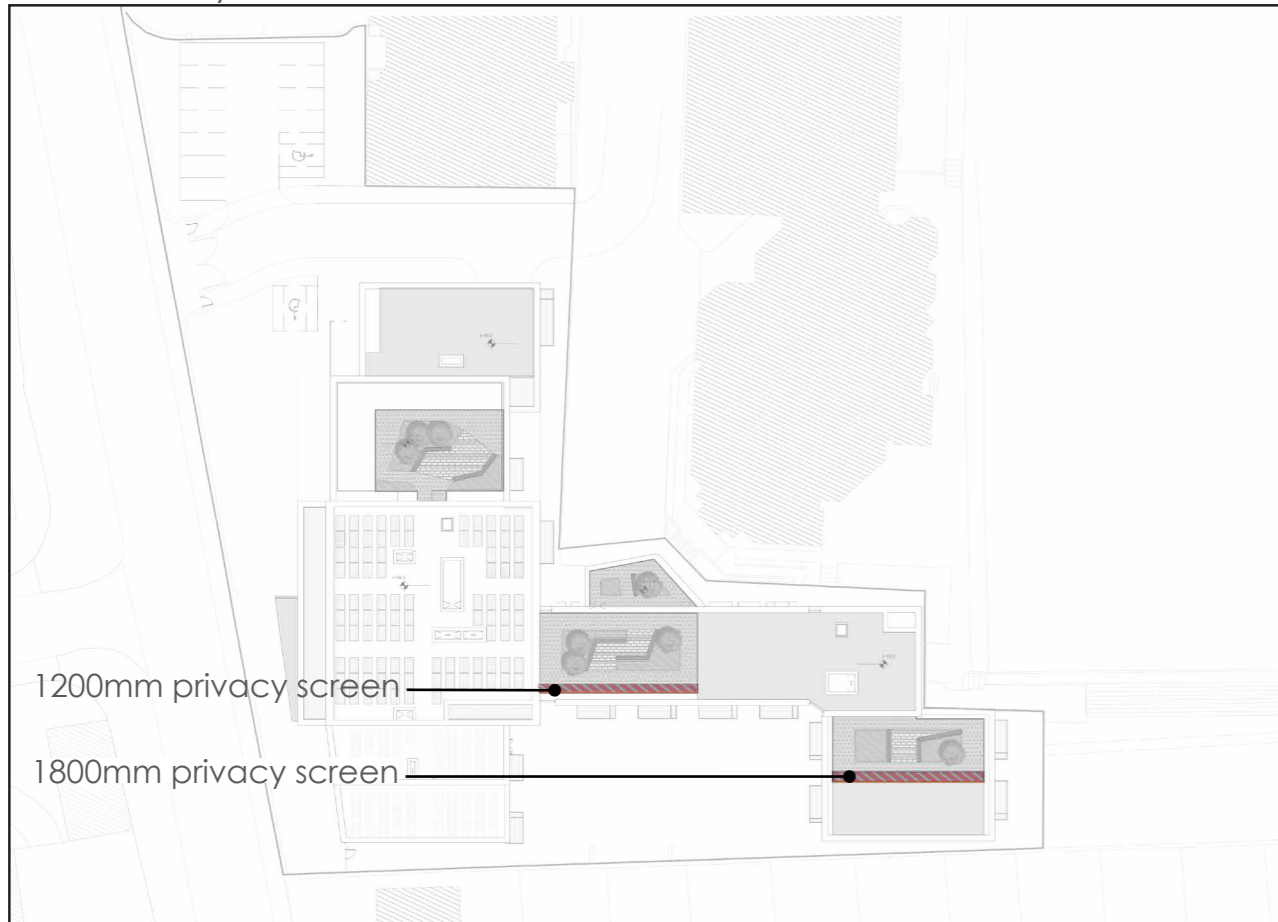
Hedges have an important role for maintaining the privacy and security across the site. Balconies on ground floor have marginal hedging planted in order to preserve a sense of privacy for the residents.

The roof gardens on 3rd and 4th floor will have a privacy screen of 1800mm and 1200mm high, respectively, to prevent overlooking on the south side of the site. This will ensure that roof garden users cannot look into the gardens of the existing houses on Windsor Park and their privacy will be respected and protected.

Gates also protect the private character of the front garden and the inner courtyard.

The southern edge of the site will be screened by a secondary wall, followed by a row of trees to protect the courtyard's privacy and also for aesthetic reasons.

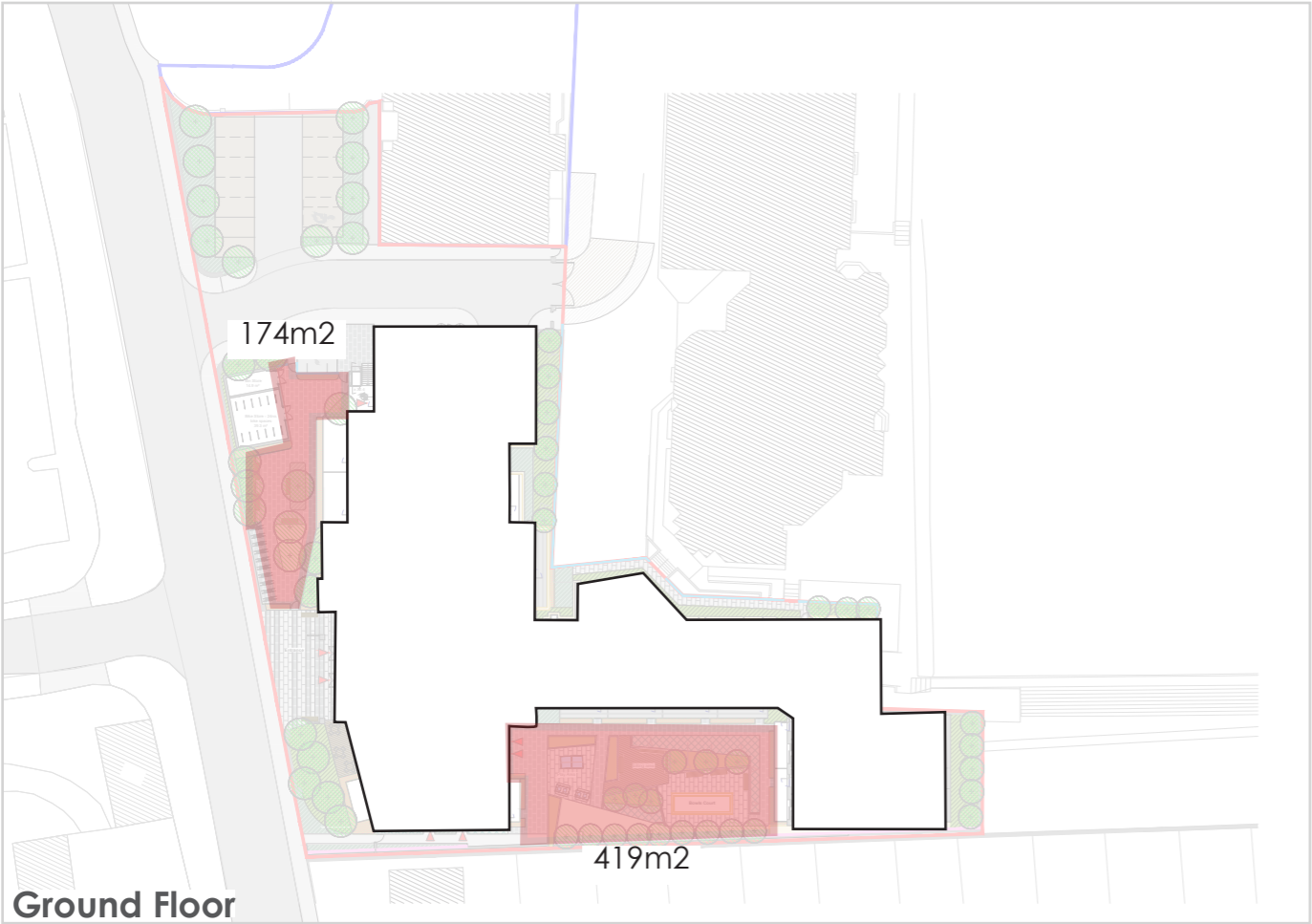
Roof Privacy Screens



Ground Floor Wall and Trees for Screening



Open Space Allocations



Communal open spaces are designed to maximise amenity for residents, to provide privacy where needed and space for community events. A balance between hard and soft landscape will enhance the spaces and give multiple use options.

The required area for communal open space for this site is 590sq.m, based on Table 12.9 Communal Open Space Standards of the Dún Laoghaire Rathdown Co. Development Plan 2022-28. This figure was calculated as follows:

Unit Type	No.	Area required per Unit (sqm)	Total Area Required (sqm)
1-bed	83	5	415
2-bed	25	7	175
Total	108 units		590 sq.m required

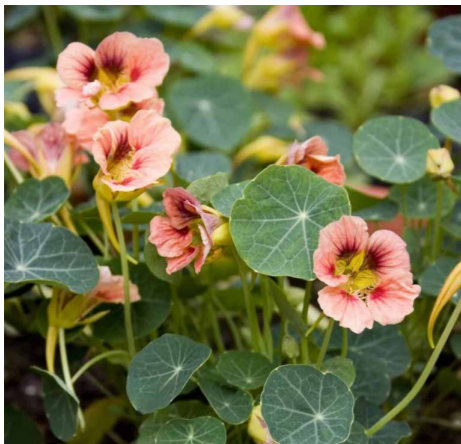
The usable Communal Open Space provided is as per the diagrams to the left of this page and the figures below, well in excess of the minimum requirement:

Ground Floor: 593m²
Roof gardens: 392m²
Total: 985m²

With regard to **play space**, the courtyard and ground floor communal spaces are proposed to be suitable for children and have playful design elements which will engage children. As this is proposed as a residential community for older people and it is not envisaged that children will live here, it is not proposed to provide specific play equipment for children. Under the current Dún Laoghaire Rathdown Co. Development Plan 2022-28 and the publication ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018’ the usual requirement for a development such as this with more than 25 two-bed apartments would be to include 85–100 sq. metres of play space for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, as this scheme includes 25 or more units with two or more bedrooms. It is considered that the courtyard area will be very suitable for visiting children to play in, and it includes seating for guardians and is within sight of the building. Children can play games with the seniors in this space, including in the bowls court.

It should be noted that due to the small size of the site and the proximity of the development to the adjacent green space, no public open space is provided. This site would fall into the category of ‘Residential Development in the existing built up area’ in Table 12.8 Public Open Space Requirements for residential developments of the Dún Laoghaire Rathdown Co. Development Plan 2022-28, and 15% of the site area is to be provided. It is proposed that a contribution towards the provision of open space be made in place of providing public open space on the site.

Taste



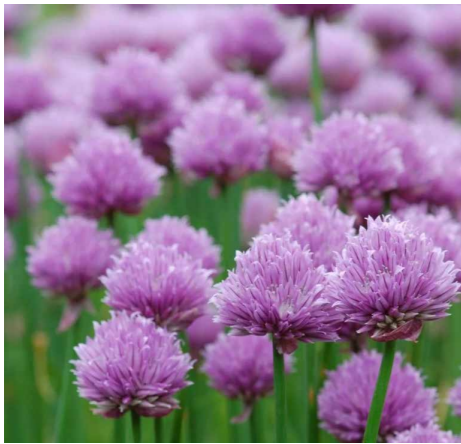
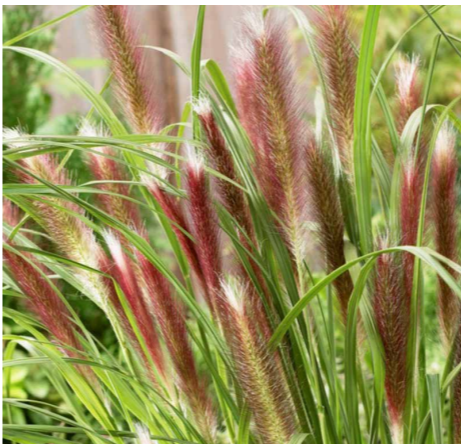
Smell



Touch



Sound



Soft Landscape & Biodiversity
Planting proposals form a vital part of the strategy for the site, in accordance with County Development Plan objectives and national policy on biodiversity. The planting palette selected reflects the local character and aims at gaining the maximum possible benefit for biodiversity and pollinators.

Native plants will be prioritised with additional non-native plants, which have value as pollinators. For the green roofs, planting will be integrated with SuDs features.

For the ground level planted areas, high-value and diverse pollinator plants are proposed to ensure that the site has value for insects and the ecologies that depend on them, including those of humans, with a proposed communal garden, which will benefit from a health pollinator insect population.

For the ground level there will be primarily mixes of general buffer plantings, consisting of low-maintenance, rustic species which complement the corners of the building.

Sensory Planting
As well as planting for biodiversity, planting has also been selected for diverse sensory qualities to enhance the landscape for the senior residents and anyone with impaired senses, as illustrated to the left.

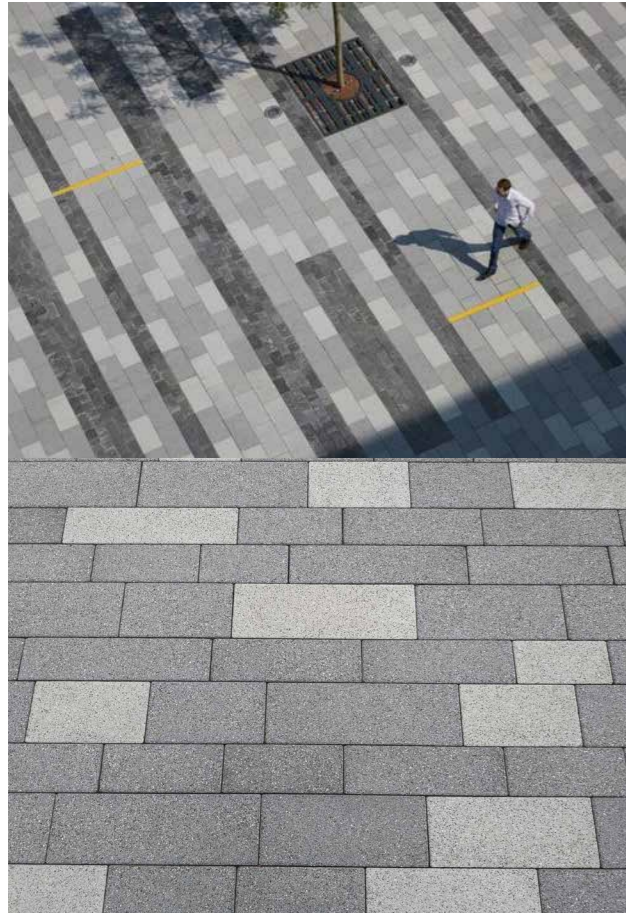
Other Planting Strategies
Screening and softening of the building are also key concerns, as well as planting for privacy and structure. In this regard, feature tree specimens have been chosen to provide privacy and also for aesthetic preference.

Where possible, multistem and feathered trees will be utilised for additional visual interest and to create additional cover for wildlife. The microclimate has had an influence on selection of plant materials throughout, with feathered and multistem forms preferred for shelter and wind amelioration reasons, as well as aesthetic preference. Plant Palettes are detailed on the Landscape plans accompanying this submission.

Landscape SuDS systems are proposed on the site and have been incorporated into the landscape proposals in collaboration with CS Consulting Group. The measures include:

- Proposed Green Roof
- Proposed Permeable Paving
- Proposed Water Butt

Material Palette



Entrance
Concrete block paving with granite aggregate finish, different shades of grey laid out in diagonal linear strips.



Seating Areas
Non-slip composite timber decking surface.

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Material Palette

A simple material palette for hard landscape areas is proposed. External spaces are designed to minimise hazards or impediments to access or movement. Hard landscape surfaces are chosen for slip resistance and to be free draining. The final finishes and materials will be selected to provide a distinctive sense of place, with patterns and colours to distinguish different areas. Areas which are more informal or for amenity or playful use incorporate softer finishes, such as compacted gravel and lawn grass.



Seating Elements

Modern and simple seating elements constructed of timber and steel. 50% of seating is to include back and armrests to ensure comfortability for all users.