



“BEAUTY IS THE MOMENT OF TRANSITION...”

- Ralph Waldo Emerson

LANDSCAPE DESIGN STRATEGIES

3.0

3.1 Landscape Strategies: Open Space Quantum

Public Open Space for Kiltarnan Village will deliver in excess of the 19,819.65 sq.m requirement for the entire LRD lands, totaling 23,636 sq.m. It will be largely delivered in the form of the village green and central woodland corridor and pocket parks located throughout.

The residential units will have private gardens to the rear whilst the front gardens will be shorter to accommodate car parking in some instances and providing defensible space whilst also encouraging interactions.

The apartment block and duplex units will have a provision for communal open space to the centre of the block delivered as an open courtyard.

The spaces will be delivered in line with current design and taking in charge standards, celebrating SUDs features, informal play, exercise and seating opportunities with an abundance of tree planting, shrubs and wild flower areas to support localised biodiversity needs and requirements. The woodland corridor and village green will provide points whereby the neighbourhood can interact and gather to create a genuine sense of community as has been documented with great success across developments of similar scale.



LEGEND

- Public Open Space (POS: 23,636 SQ.M Required: 19,819.65 SQ.M)
- Civil space (Open Space out of POS quantum)
- Private Space (Back Gardens)
- Communal Open Space (COS: 4,364 SQ.M Required: 2,193 SQ.M)



Podium Amphitheatre



Communal Open Space



Natural Play



Pocket Park

3.2 Landscape Strategies: Access & Circulation

The site presents with multiple access points to and from the surrounding context and road infrastructure. These include both vehicular and pedestrian links are present throughout the site in particular along the Enniskerry Road and the proposed Glenamuck Road.

Within the development vehicular and pedestrian infrastructure mostly align and follow each other in a systematic and methodical approach across the development. There is good permeability within the development allowing adequate circulation for both pedestrians and vehicular access across the site. In terms of road hierarchy, the 2 major roads that navigate the development run through the nucleus of the site and are orientated in a north south, east west direction. The principles of shared surfaces are also embraced in the design.

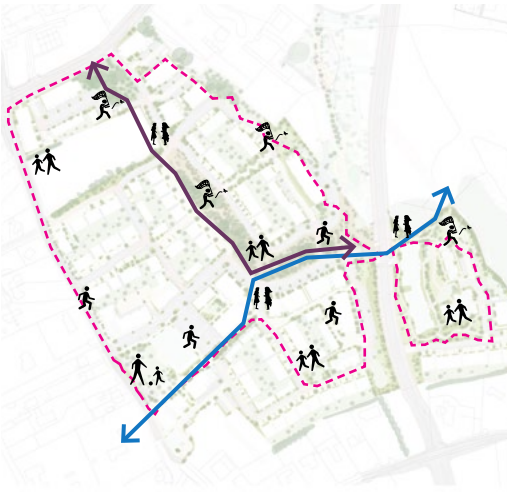
From the primary road routes, local street access and pedestrian route infrastructure will connect and circulate to the primary access routes and points. Cycling infrastructure will mirror primary roads and local street routes. Furthermore, additional pedestrian and cycling infrastructure will take advantage of the existing green infrastructure within the development in particular reference to the central corridor.



LEGEND

- Road Network Beyond Site
- Primary Avenue / Cycle & Pedestrian Route
- Local Street / Cycle & Pedestrian Route
- Primary Pedestrian Routes
- Secondary Pedestrian Route
- Shared Surface / Raised Table
- Access Points

Exercise Plan



- Exercise Loop
- Woodland Corridor Walk
- The Dingle Way



Pedestrian Focused



Green Connections

3.3 Landscape Strategies: Play, Wayfinding & Exercise

For the most part play will be delivered as informal and natural. Inclusive play spaces have been proposed to provide opportunities for everyone to play together. The play spaces are accessible, engage children of all ages and abilities and encourage them to interact with each other.

These will promote health and wellbeing, learning, and social interactions. Play is provided throughout the site and responds to age, context and ability. Several principles have driven the design all of which underpin creating a well-integrated community:

- equipment that stimulates the senses such as sound play
- equipment that is accessible to all such as rockr's with the width for wheelchair access and part M compliant and space for children who do not like to be touched
- surface materials meet EN 1176 and EN 1177 standards, to be safe and visually pleasing
- play for all has been provided for with play equipment that has similar tasks but different levels of challenge for age groups and abilities, such as the climbing frame, providing children with choice.
- Providing for calm and landscaped areas with seating.
- A variety of routes to encourage exploration but also allowing for solitary play, onlooker play, parallel play (playing beside one another), associative play (playing close by and mimicking other children).

In addition to this, exercise stations will be provided in the form of functional equipment.



Challenging Play



Natural Play



Playing together



Exercise

3.4 Landscape Strategies: Boundaries Plan

The proposed development will incorporate a significant array of boundary types both external and internal.

The private back gardens of the development will be separated by typical timber fences. Feature walls will appear where back garden divisions will be visible to public open space. Boundary hedging to the apartments within the development will strongly aid privacy and protection for residents within the site. Hedging to dwellings will also soften buildings edges. All COS areas are surrounded by parkland railing and are not accessible to residents through the access gates.

A gabion wall which is required towards the northern end of the development due to significant level change will run parallel to street 12. A retaining wall structure located close to an apartment block along the eastern edge of the site will facilitate in combating significant level change here also.

For much of the eastern boundary, it is proposed to plant native hedging to support biodiversity and have an appropriate boundary that is visually conducive with the surrounding landscape in particular reference to Glenamuck woods. Most of the northern and western sides of the development will be bound by footpaths and buffer planting.

Double sided wooden fences are mostly located along the southern and south eastern section of the site where back gardens are bound to the site periphery (red line boundary). Old stone existing walls are located at the south western edges of the development. It is proposed that the existing stone wall along Enniskerry Road will be reused and moved further inwards towards the development providing an aesthetically visual boundary along the road.



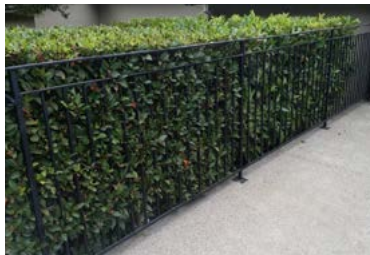
Feature Stone Wall



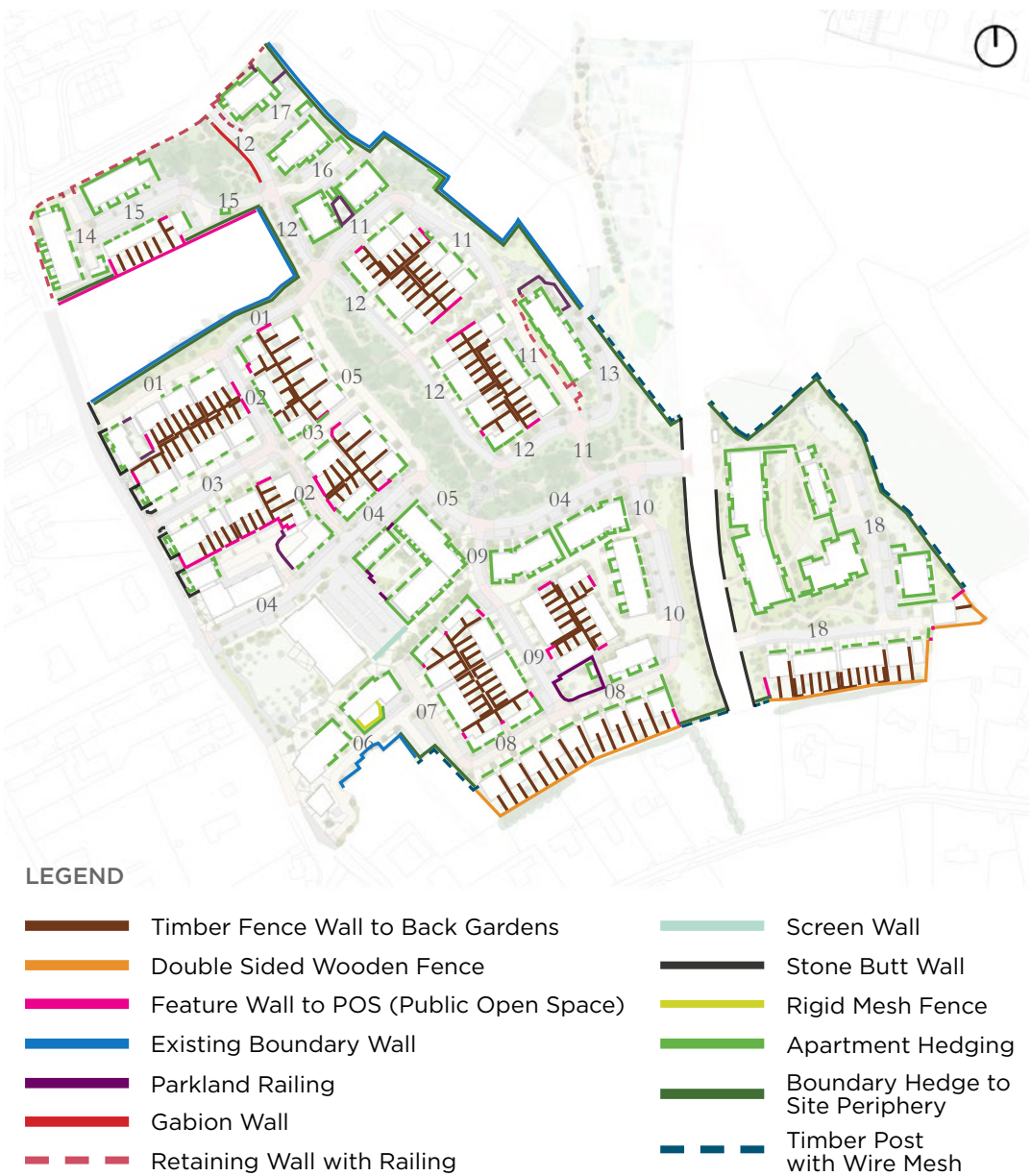
Existing Stone Wall to Site Edge



Private amenity defensible space



Metal railing with hedge



*Indicative plan only, see the Landscape drawing pack for further details.

3.5 Landscape Strategies: Tree Plan

The tree planting layout for the development is hugely significant to the success and design of the overall site. The existing site itself has a strong band of rich mature deciduous trees including Ash, Holly, Hawthorn and Beech. It is of paramount importance that any trees that are considered of good quality from the arborist report be protected in particular the array of existing trees that runs through the development. In the illustration to the right, we have indicated the existing trees that are to be retained and existing trees to be removed.

Please note existing trees to be removed are trees which the arborist has deemed to be of poor quality from an extensive and in depth report. Overall, the vast majority of existing trees are to be retained in which the central pedestrian corridor for the development will follow very much the layout of the existing tree and hedgerow corridor that runs through the development. Along with existing trees, much of the development will contain a vast variety of proposed trees. Proposed planting styles and types will vary depending on use.

Within the public realm, plants will be more robust, evergreen and require less maintenance. Street trees will be tried and tested urban species. Scale of planting and transition in shrub planting from low medium and high to create defensible space has been planned according to programme, thresholds and spatial hierarchy. Within the semi-private apartment courtyards, the palette will be softer, colorful and generally more shade tolerant.



LEGEND

- Proposed Trees: 1250 No.
- Existing Trees To Be Retained
- Existing Trees To Be Removed
- Hedgerow To Be Retained
- Hedgerow To Be Removed



Tree lined streets



Existing Trees



Accent + specimen trees

3.6 Landscape Strategies: Habitat Plan

The proposed development will incorporate and support a wide array of habitats which will greatly benefit from the vast amount of soft landscape space including grass, hedging both proposed and existing, and a wide selection of planting mixes.

Including a rich array of mature trees that mark the development which will be supported by 1,250 proposed trees. It is also proposed to place a multitude of habitat boxes to cater for birds, insects and bats. The site will also contain a multitude of raingardens and swales not only providing water retention but creating rich habitats for a variety of animals and birds.

The importance of retaining and enhancing the central woodland corridor is of great value for the existing habitat of the site as various creatures will use the existing green infrastructure corridors of the development for protection, shelter, navigation and movement.



Nurse Logs- Facilitates Ecology



Paving Cracks- Added Bio- diversity



Bio- diverse Planting Mix- Habitat For Animals & Insects- Food & Shelter



Insect Hotel- Provides Important Shelter For Bees In The Winter



Habitat Infrastructure- Swift Nest Box For Birds & Bats



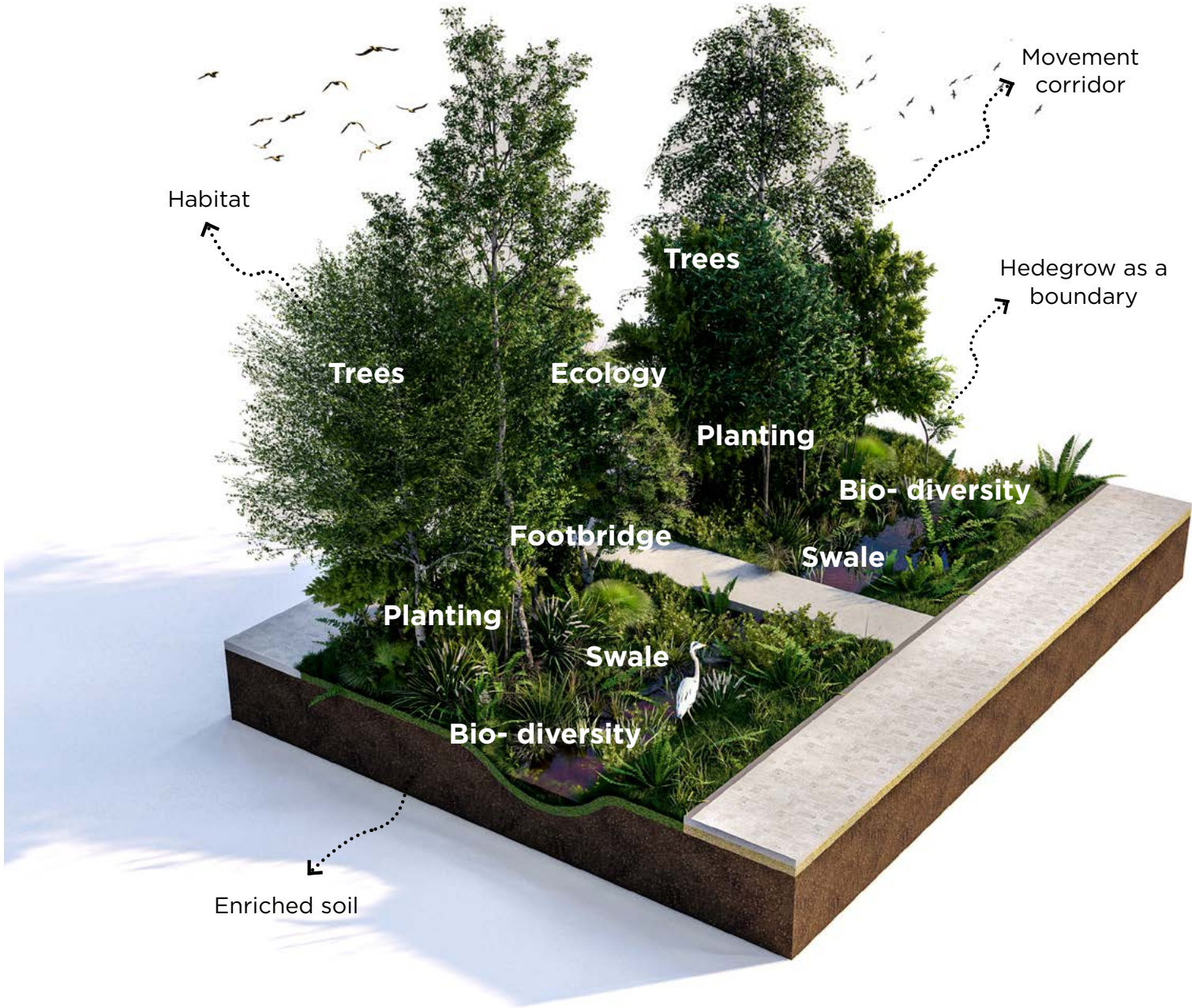
Life Through the Cracks- Habitat For Insects & Invertebrates



LEGEND

- Wildflower Planting Mix (Bio- diversity friendly)
- Shrub Planting Mix (Bio- diversity friendly)
- Woodland Planting
- Lawn
- Green Roof (Sedum Roof)
- Insect Habitat
- Bird / Bat Shelter Boxes

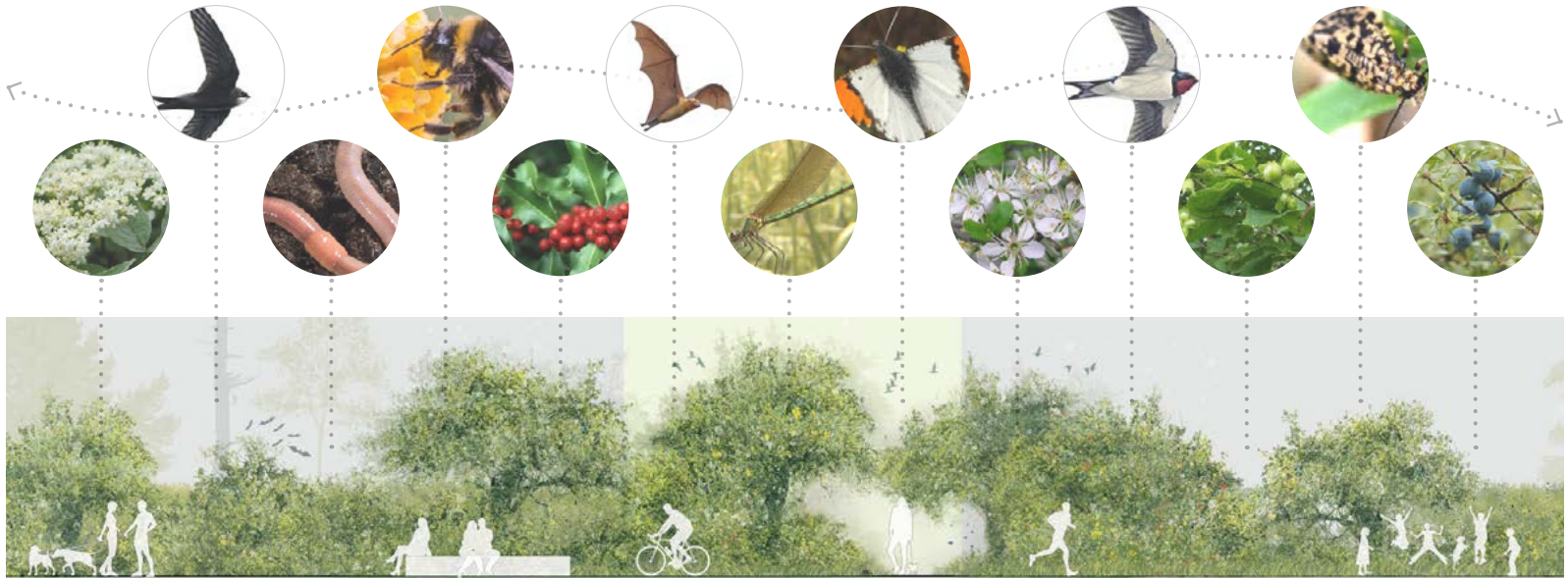
3.7 Landscape Strategies: Hedgerow Enhancement - The Village Green



Axonometric of Enhanced Hedgerow

It is proposed to retain as much existing hedgerow as possible in particular reference to the existing hedgerow that runs along the proposed Plaza Avenue. Based on the proposed design it is required that a total of 2306m² of existing hedgerow to be removed in the site. In particular to the avenue, where hedging is removed, it is proposed to enhance by replanting and mitigating against the removal of hedgerow here. It is proposed to retain 2219m² of hedgerow across the site.

As a summary, the strategy here lies in retaining where possible, where removed, replace and enhance with rain gardens and enhanced planting. Benefiting in terms of bio-diversity, water retention and aesthetics. It is proposed to retain 210m² of hedgerow along the Village Green. It is proposed to remove 450m² of hedgerow along the proposed Village Green area. With this in mind, the goal and aim is to replace and further enhance the removal of hedging here by creating 233m² of bio-retention / swale / planting, which will greatly improve bio-diversity and ecology on site.



Proposed Nature's Highway



Existing Hedgerow Located Along Proposed Village Green

3.8 Landscape Strategies: Water Attenuation

Sustainable Drainage, or SuDS, is a way of managing rainfall that mimics the drainage processes found in nature and addresses the issues with conventional drainage. The landscape surface water drainage strategy incorporates SUDS features and has been designed in line with best practice.

The soft landscape will allow water to drain freely to recharge the ground water if not captured by filter drains before release. In addition it is proposed to create several rain gardens on the courtyards and pocket parks to capture run off. Bio Retention Tree Pits are proposed for Streets and have been detailed in coordination and collaboration with engineers. The tree pits are designed with adequate depth to accommodate for large deluges and also allow for attenuation of water in case of drought.

A bioretention structure differs from a rain garden in that it employs an engineered topsoil and is used to manage polluted urban rainfall runoff in street locations and carparks. The free-draining nature of engineered soils leads to the washing away of nutrients from the soil. The proportion of organic matter should be relatively high and replenished yearly by the application of a mulch layer of well composted green waste or shredded plant matter arising from maintenance.



LEGEND

- Bio Retention
- Swale
- Tree Pit
- Attenuation Tank
- Green Roof
- Podium Level "Blue Roof"

*Indicative plan only, see the drainage engineers' drawing pack for further details.



Drainage



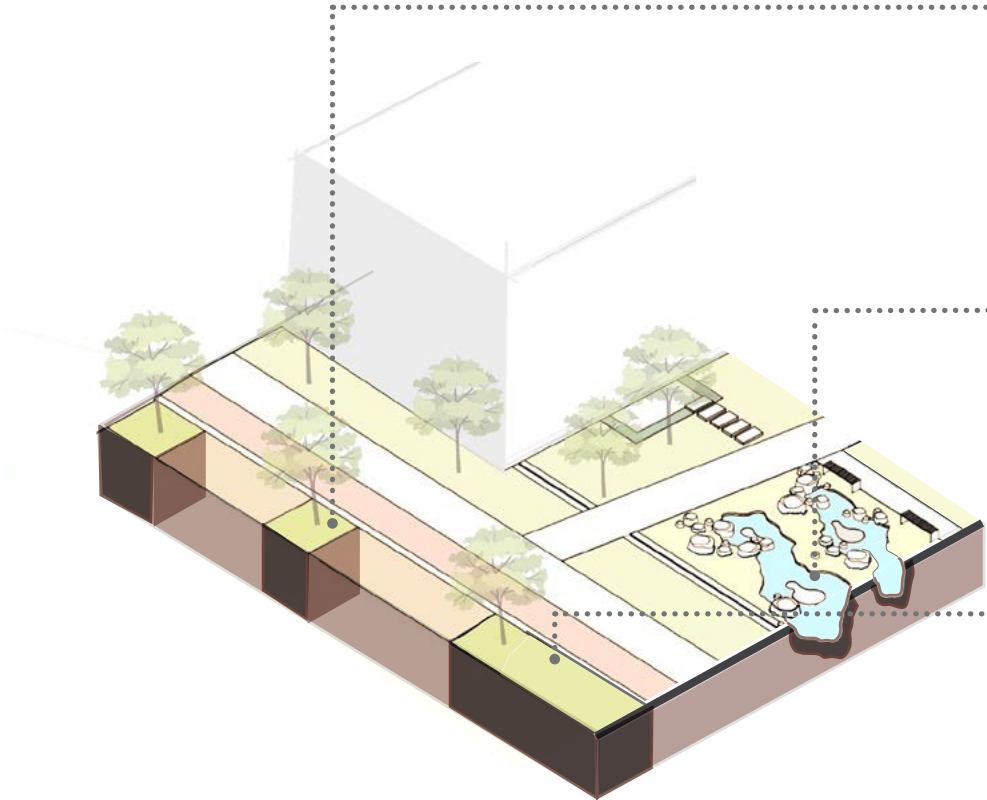
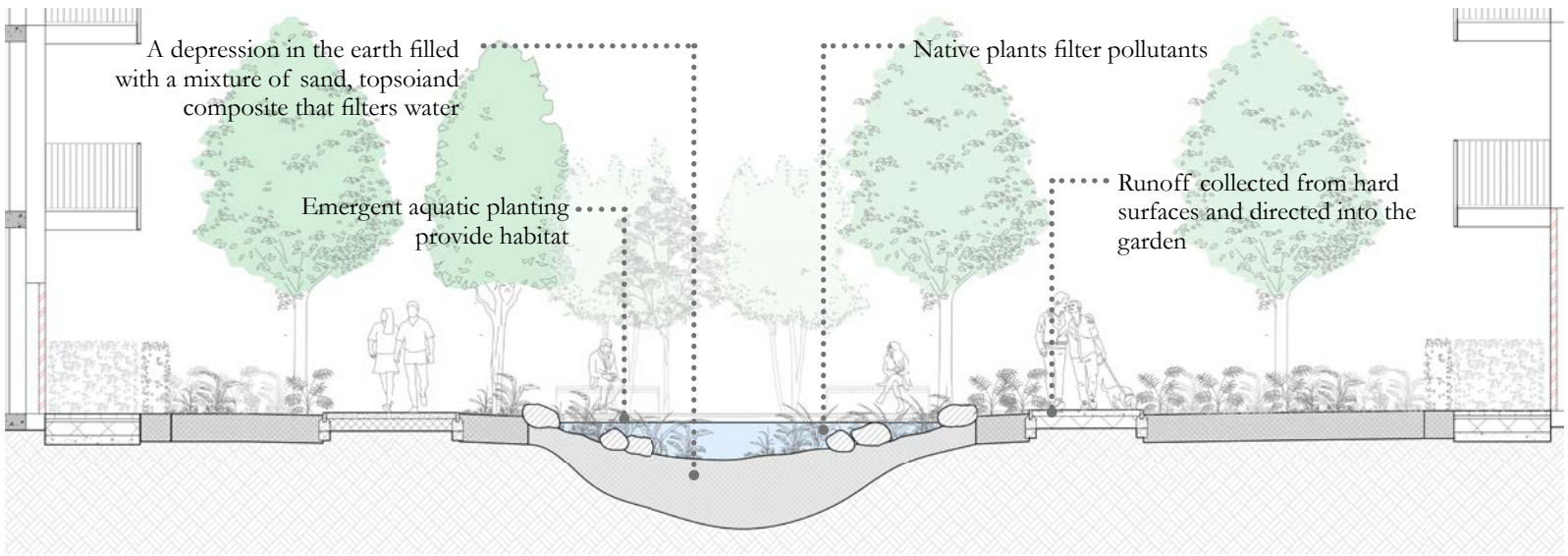
Bio-retention Tree Pits



Rain Gardens



Swale



Schematic stormwater strategy



Bio-retention tree pit



Rain gardens



Kerb cuts for direct surface water infiltration

3.9 Landscape Strategies: Parking, Bikes & Seating

Street parking will be provided consistently throughout the development with perpendicular street parking being the prominent street parking typology. Perpendicular street parking will be provided across the development making efficient use of space within the development. Parallel street parking will be less noticeable and will be mostly concentrated in the north and western sections of the site.

The overall layout for street parking has been methodically coordinated with the proposed tree pit locations in order to improve the visual aesthetics of the streetscapes. In most cases, tree planting to street parking will occur every 4-6 spaces on average throughout the site. Street lighting will also be coordinated with the street parking layout. The only underground carparking that will be proposed will be located at the eastern section of the site which will be accessible by street 18.

Furniture will be provided in line with DLRCC standards such as benches and bins in addition to play and exercise equipment which can be further defined at a detailed design stage. Bike parking has also been considered and set out at appropriate locations, generally in public open spaces, areas of congregation along with dwelling locations.



Robust Seating



Habitat Furniture



Picnic Tables



Bike Parking

3.10 Landscape Strategies: Exploded Axonometric

