WESTERN WAY SHD

36-40 DOMINICK STREET UPPER, DUBLIN 7.

NOVEMBER 2020 / PROJECT NO. 6993

LANDSCAPE DESIGN AND ACCESS STATEMENT

Park Hood Chartered Landscape Architects

parkhood.com

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1 . 0 | INTRODUCTION

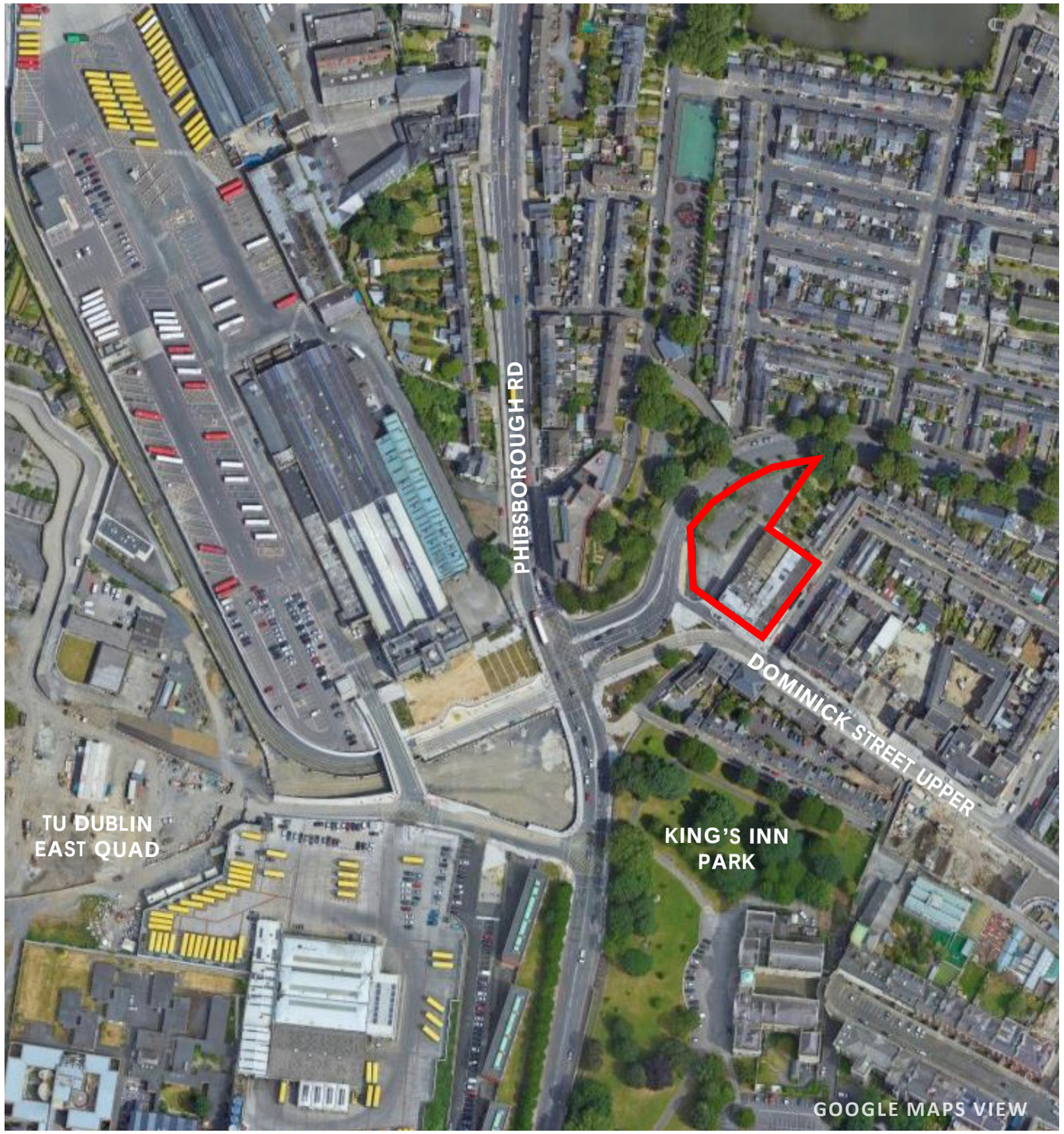
Park Hood have prepared the following report as part of the landscape submission for the residential development at the corner of Western Way and Dominick Street Upper, Dublin. This Report is to be read in conjunction with drawings 6693-L-201 Western Way SHD Landscape Masterplan.

DEVELOPMENT DESCRIPTION

The proposed development comprises demolition of the existing warehouse buildings and no. 36 Dominick Street Upper and retention of the Hendrons Building as part of an overall redevelopment of the site to accommodate a build-to-rent shared living scheme and publicly accessible neighbourhood uses (including café/shop, gym and yoga studios). The scheme will include; 280 no. shared living rooms (281. no bedspaces), internal and external amenity space over 5 no. blocks ranging in height from 5 no. storeys to 9 no. storeys, secure bicycle parking, site-wide landscaping, ESB substation and switch-room and site development works all on the 0.3285 hectare site.

The site comprises the protected Hendrons Building at 36-40 Dominick Street Upper, known as 'Hendrons'. The other half of the site is occupied by parking. Located in Broadstone, the site is in close proximity to Technological University Dublin and the Dublin city centre.

The site is bounded to the north by Western Way and by Dominick Street Upper and Palmerston Place to the south. The site is predominately surrounded by an existing residential area.



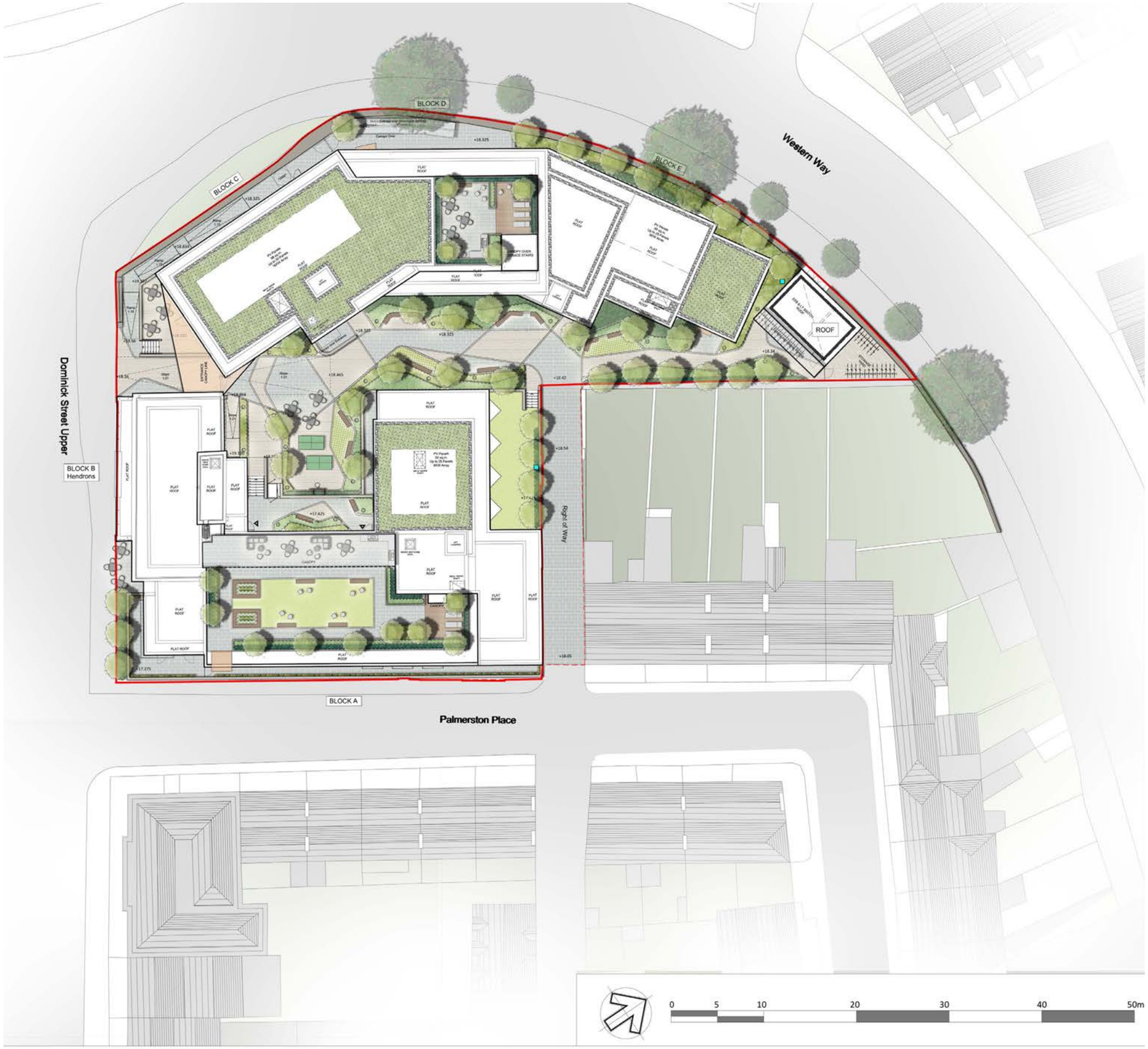
The landscape design aims to create a strong sense of connectivity between spaces and promote well-being within the shared living development.

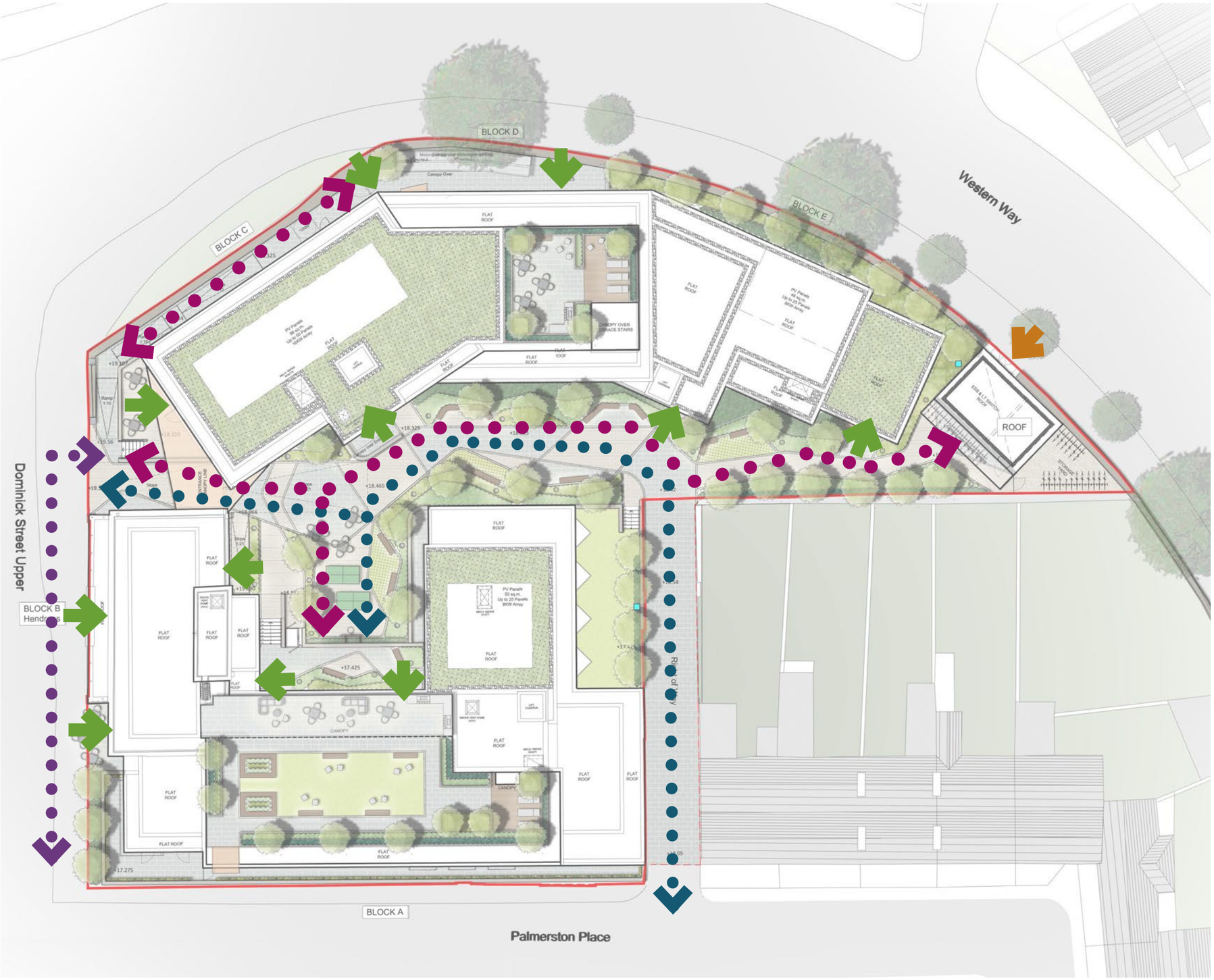
A coherent and readable pedestrian footpath through the site ensures residents can navigate around the site and towards the main central courtyard space easily. The size and scale of the outdoor spaces are designed to encourage residents to interact and use these areas.

Tree and shrub planting helps create areas of privacy for the residents, whilst maintaining an open feel. The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst also being sympathetic to the surrounding environment.

The main central courtyard provides a flexible open space that incorporates, colourful planting, integrated seating and elements to enhance the social space (i.e. table tennis). The central courtyard space has been designed to ensure that the outdoor communal amenity space is interactive and usable for all residents.

The design will create high quality public space including roof terraces, seating areas and a flexible central courtyard space that can be utilised for passive and active recreation and social/ community interaction. The proposal also includes public amenity space along Dominick Street Upper to provide an engaging public realm.





The main access for residents is along Dominick Street Upper. Gated access into the central courtyard space will provide access for residents into Blocks A, B, C, D and E.

Gated access along the North of the development provides residents with access to the Motorbike Parking as well as access into Block C, D and E.

This main pedestrian route also doubles as the fire tender access, with a second point of access via Palmerston Place.

Public access to the development along Dominick Street Upper provides access points to ground floor public amenities (i.e. Café, Gym Space).

LEGEND

RESIDENT ACCESS

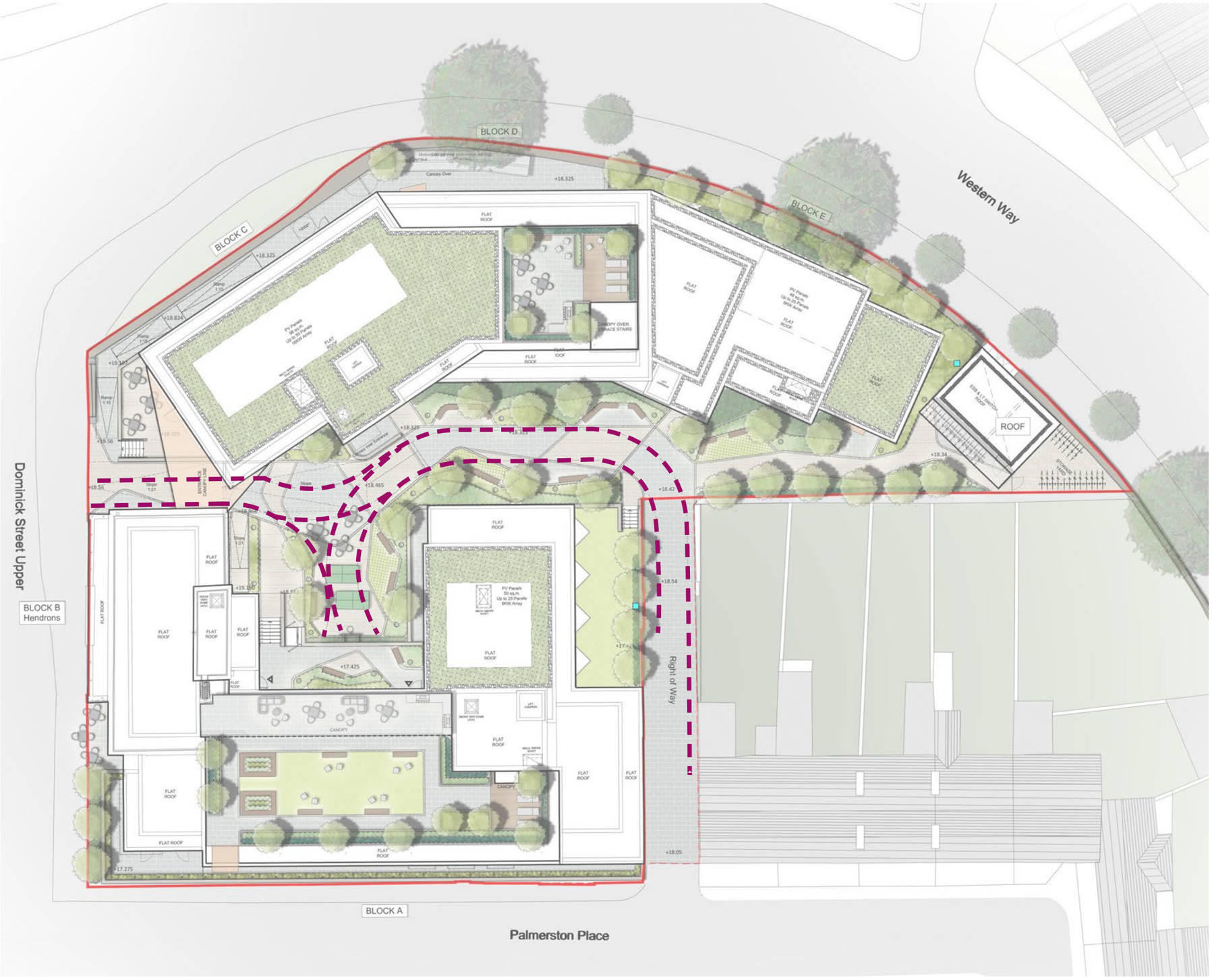
PUBLIC ACCESS

FIRE TENDER ACCESS

BUILDING ACCESS

ESB SUBSTATION ACCESS

4 . 1 | ENTRANCE / ACCESS TO SITE - FIRE TENDER ACCESS



This diagram illustrates the fire tender access (swept path analysis) and its relationship with the proposed landscape.

Moveable tennis tables and seating within the courtyard area will allow for unobstructed access into the site.

LEGEND

FIRE TENDER ACCESS

This diagram illustrates the spatial breakdown of the site into the key areas.

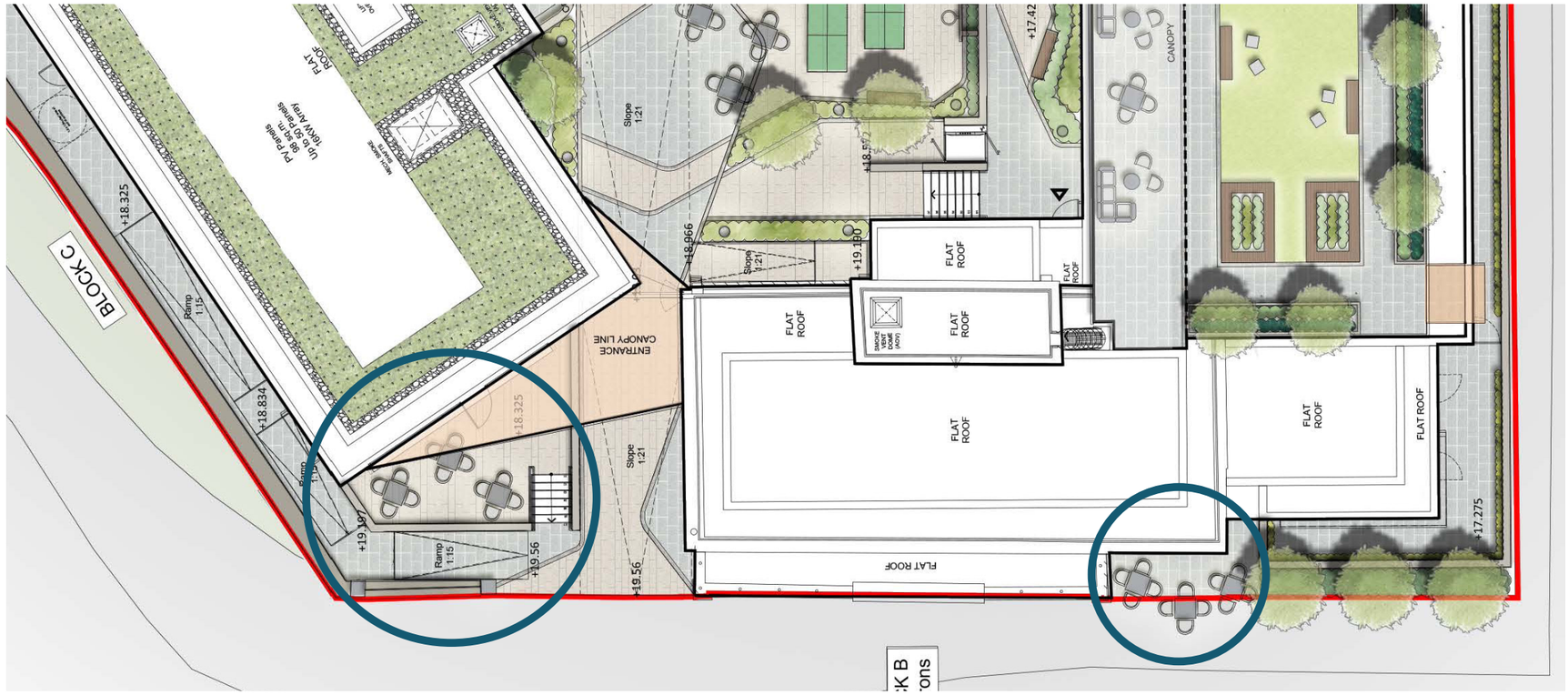
LEGEND

- **ENTRANCE / FLEXIBLE OUTDOOR SEATING**
- **MAIN COURTYARD**
- **ROOF TERRACES**
- **CENTRAL CORRIDOR / AMENITY SPACE**

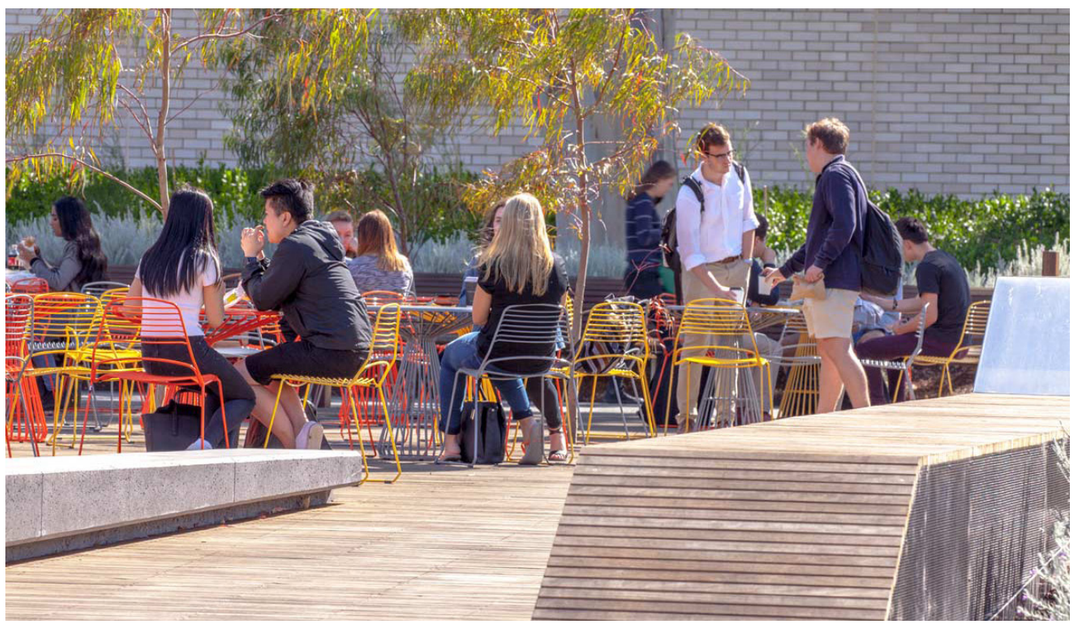
The west side of the site along Dominick Street Upper provides various flexible seating areas that have been provided to accommodate the neighbourhood uses within the development while providing flexible amenity space and seating areas for public use.

A sunken seating area provided along Dominick Street Upper provides an active street frontage, enhancing and activating the ground floor neighbourhood uses (i.e Gym area, Cafe).

This public amenity space allocation is in keeping with the with the Z3 Neighbourhood Centre zoning objective as set out in the Dublin City Development Plan 2016-2022.



ACTIVE STREET FRONTAGE | Flexible seating area adjacent to Block C and additional seating in front of Block B



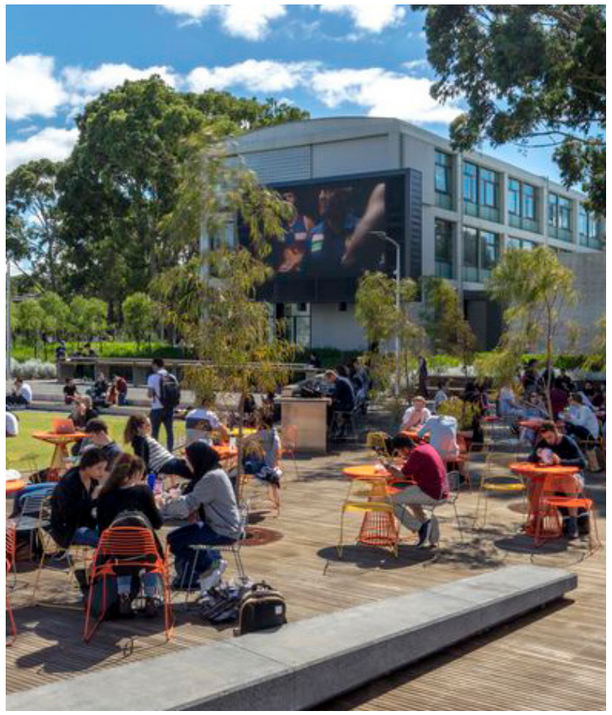
VISUALISATION| Dominick Street Upper Entrance

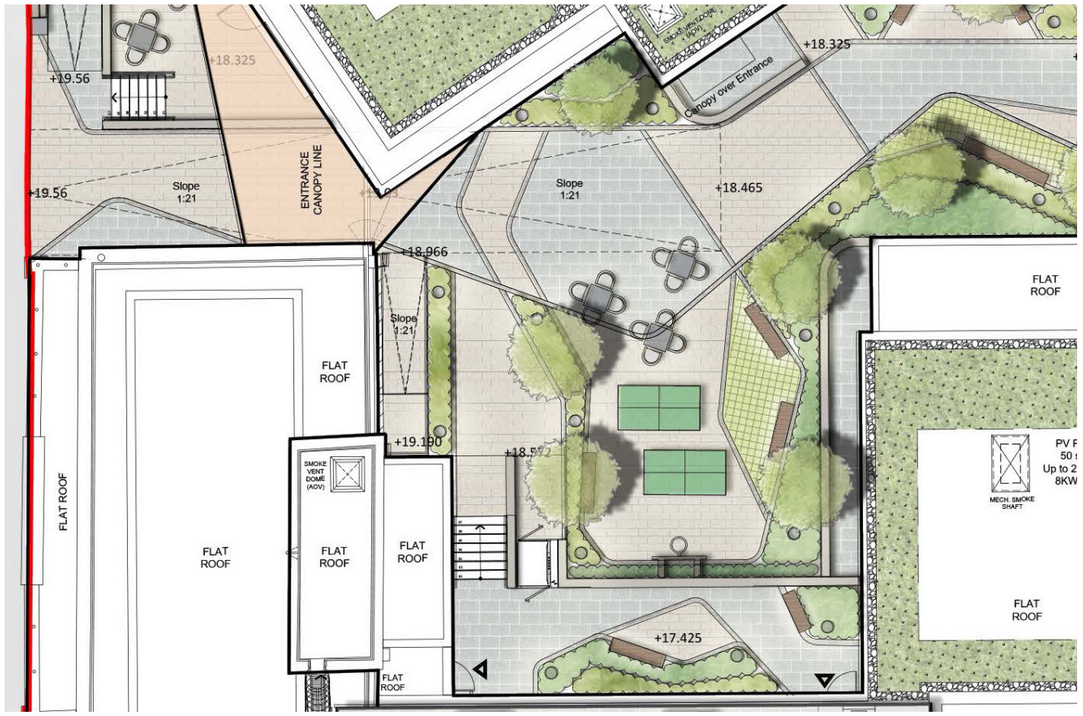
VISUALISATION| Dominick Street Upper Entrance

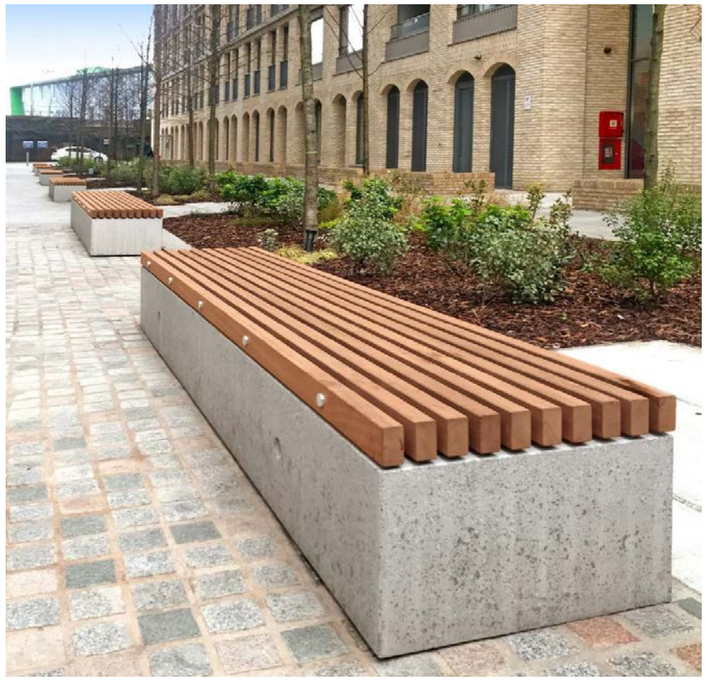
7 . 0 | CENTRAL COURTYARD SPACE

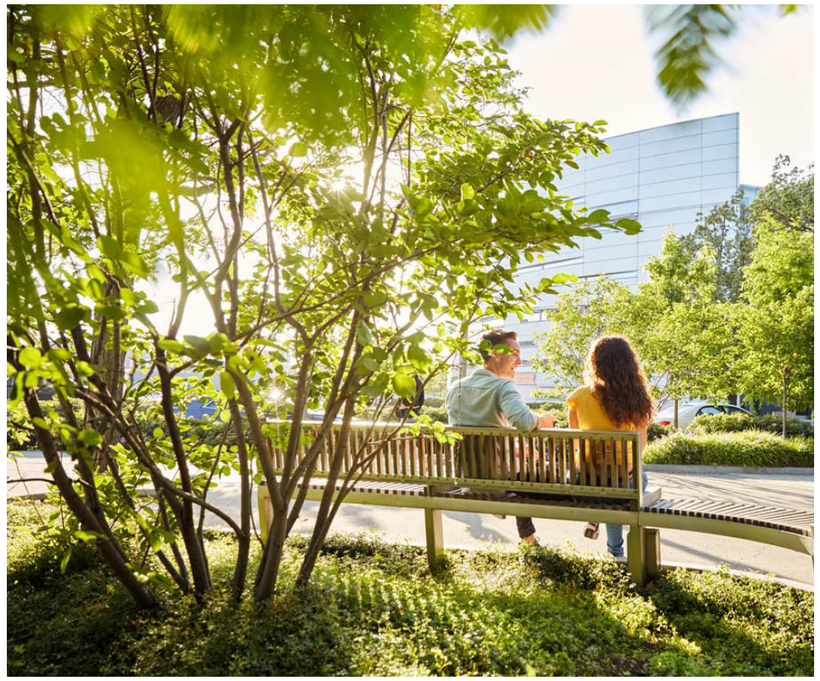
The central courtyard space within the development the largest area of open amenity space for residents' use. This area provides an area that can be utilised for passive and active recreation and social/ community interaction. The pedestrian route along the side of the courtyard space allow for resident's to flow through the space seamlessly.

The space is overlooked by dwellings ensuring adequate passive supervision, which helps to discourage any anti-social behaviour. Incidental planting of trees and shrubs along the boundary of each block helps to create pockets of privacy while providing a natural buffer for units located on the ground floor . The collective green area will provide highly useful amenity space for residents of the proposed development.

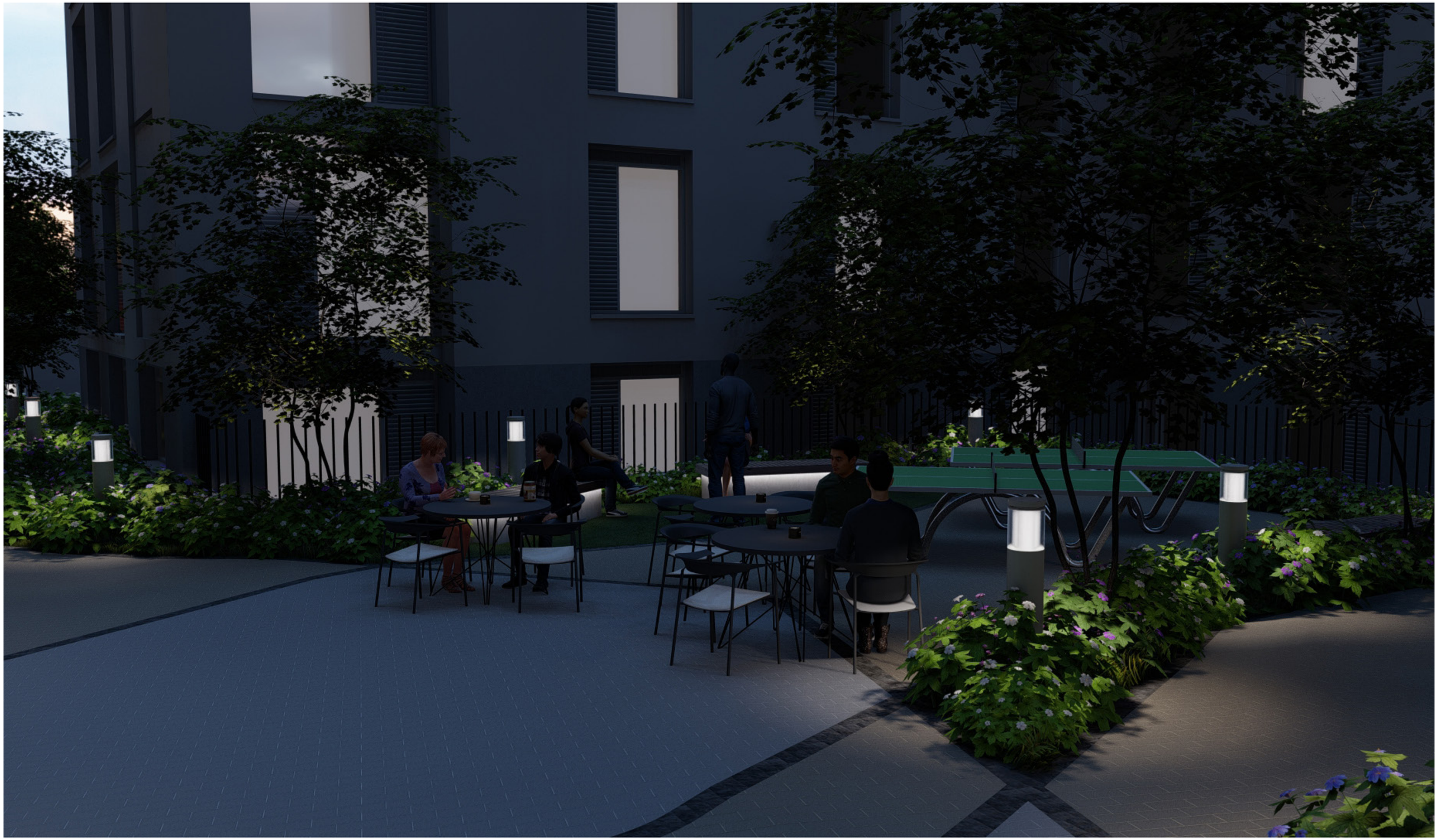








VISUALISATION| Central courtyard space



VISUALISATION| Central courtyard space

7 . 3 | CENTRAL COURTYARD SPACE - DAYTIME

VISUALISATION| Access route along central courtyard space

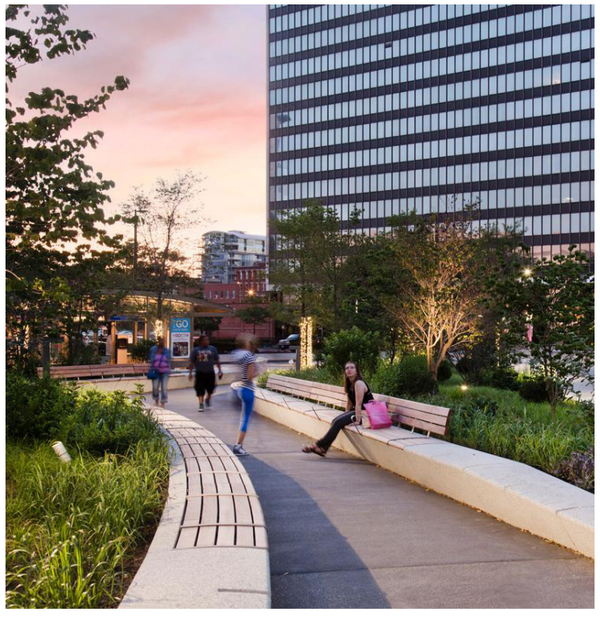
VISUALISATION| Access route along central courtyard space

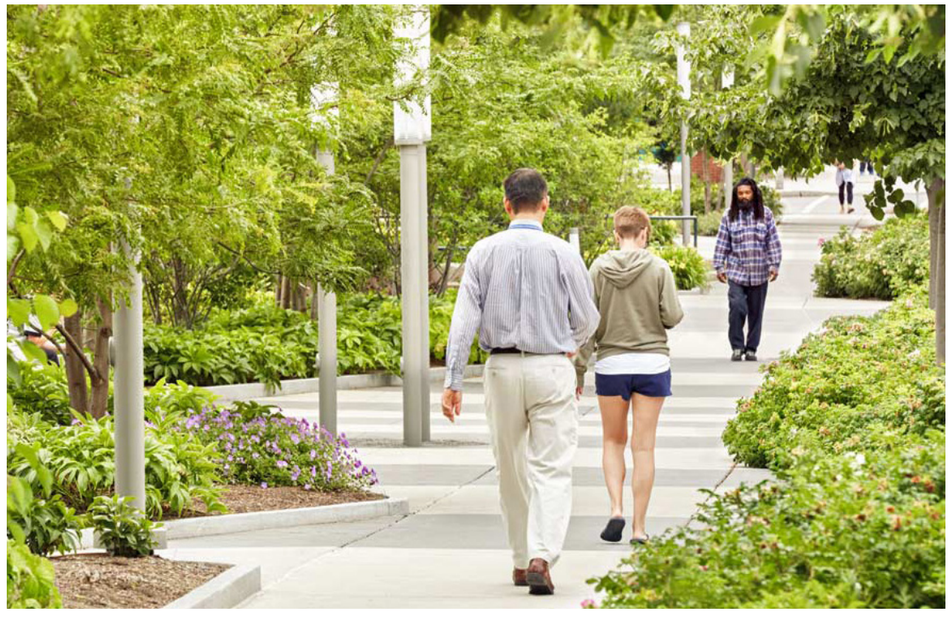
8 . 0 | PEDESTRIAN ROUTE / AMENITY SPACE

Additional amenity space is interspersed along the main pedestrian corridor throughout the development for resident's use.

The amenity space is divided by pedestrian routes creating interesting pocket amenity spaces. The layout of spaces has been formed to encourage movement and activity of people through the area.

Small 'pocket spaces' provide areas for seating and gathering along the corridor, while shrub planting is utilised to provide a buffer between the ground floor and the amenity space.





8 . 1 | PEDESTRIAN ROUTE / AMENITY SPACE - DAYTIME

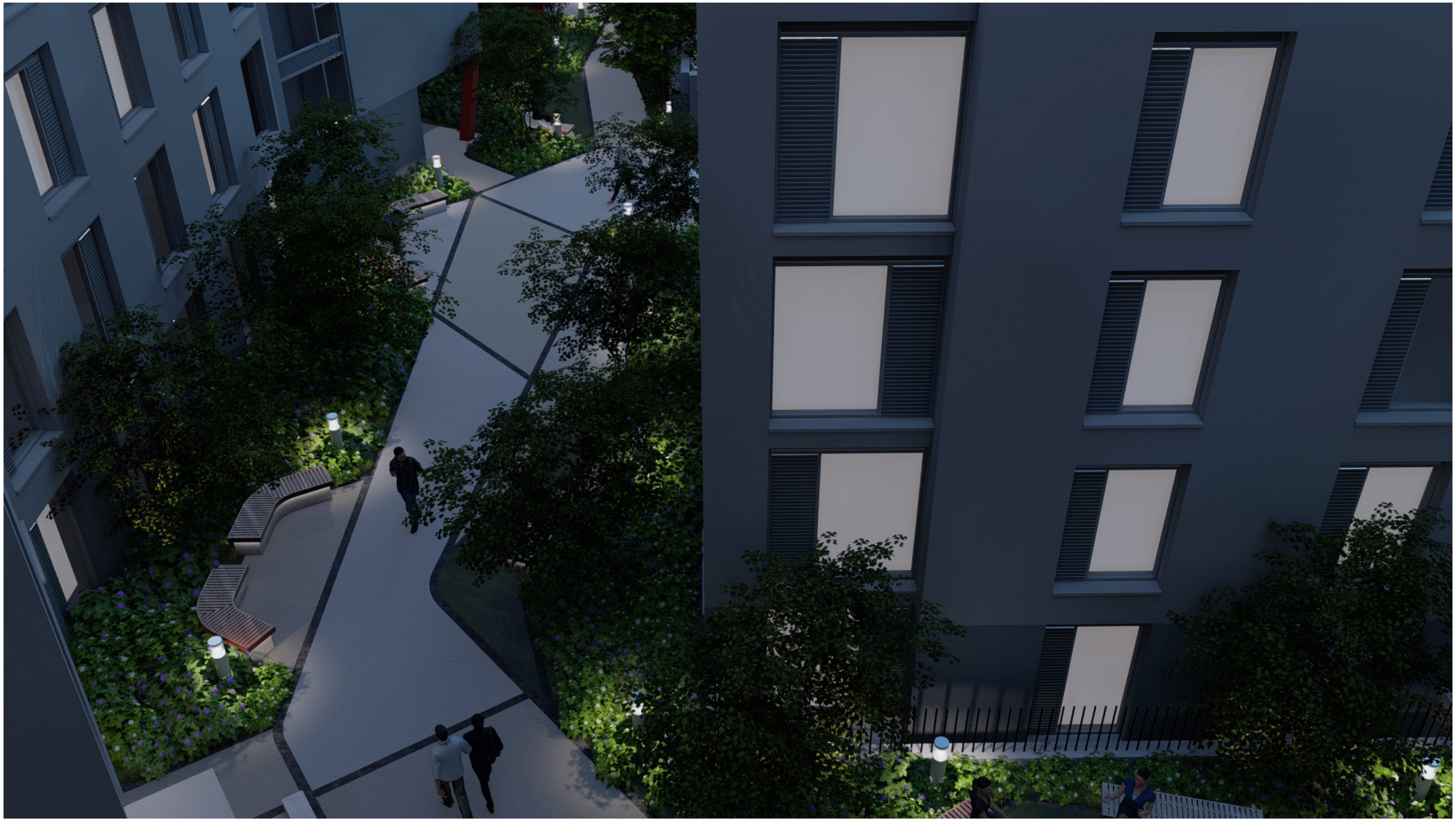
VISUALISATION | Access route through the development

VISUALISATION| Access route through the development

8 . 3 | PEDESTRIAN ROUTE / AMENITY SPACE - AERIAL VIEW DAYTIME

VISUALISATION| Access route through the development

8 . 4 | PEDESTRIAN ROUTE / AMENITY SPACE - AERIAL VIEW - EVENING



VISUALISATION| Access route through the development

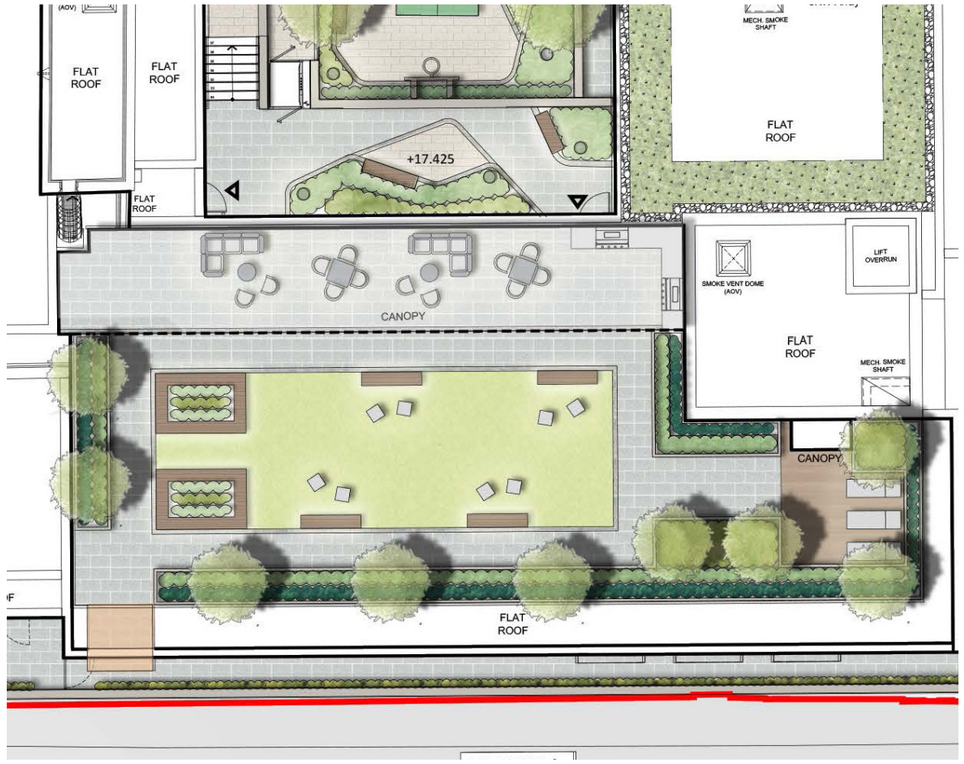
VISUALISATION| Access route through the development towards Dominick Street Upper entrance

Roof terrace's located on Block A and D provide additional communal amenity space for residents within the development.

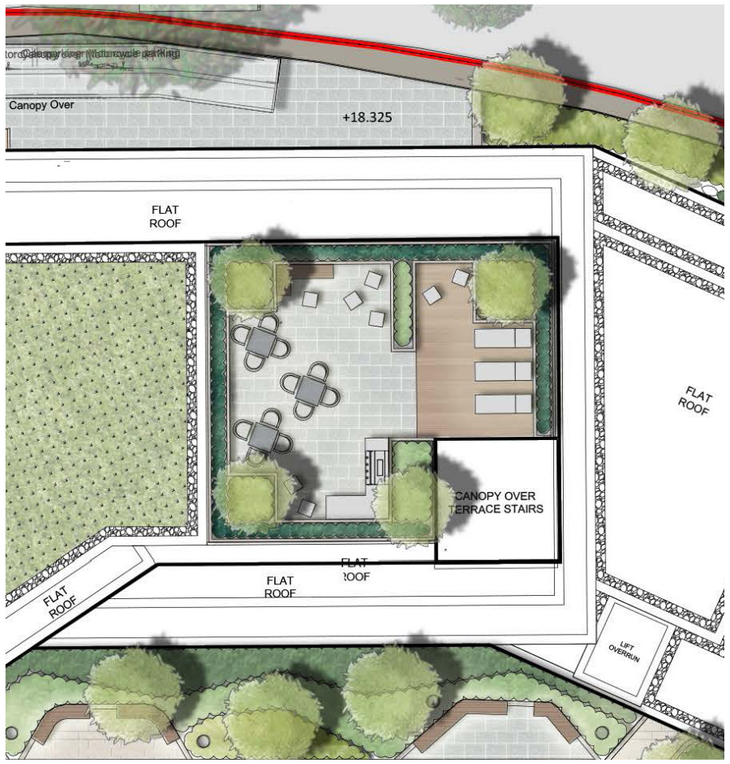
The roof top gardens are designed with a mixture of hard landscaping, artificial grass, seating, feature multi-stem trees, and low ornamental shrub planting. A canopy on the Block A roof terrace allows for the space to be utilised throughout the year by residents.

The trees selected for the roof gardens provide a range of interest throughout the seasons.

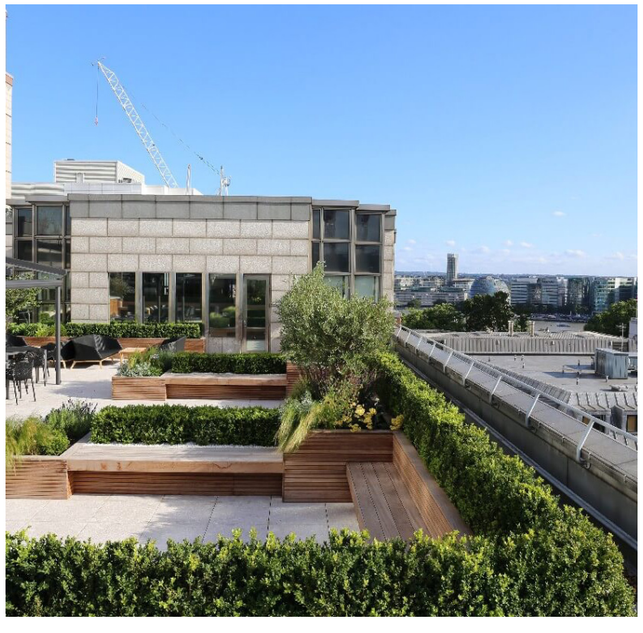
The roof terraces have been designed to be a 'flexible open space' with moveable furniture and open areas. This allows the roof terraces to be utilised in a variety of ways by the residents (barbecuing, gardening, yoga, relaxing etc.)



BLOCK A - ROOF TERRACE



BLOCK D - ROOF TERRACE



VISUALISATION| Block A Roof Terrace

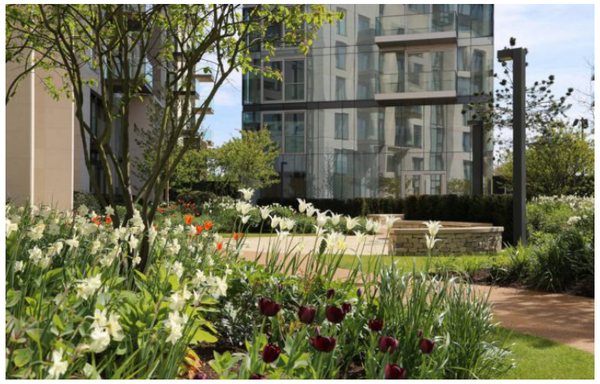
VISUALISATION| Block A Roof Terrace

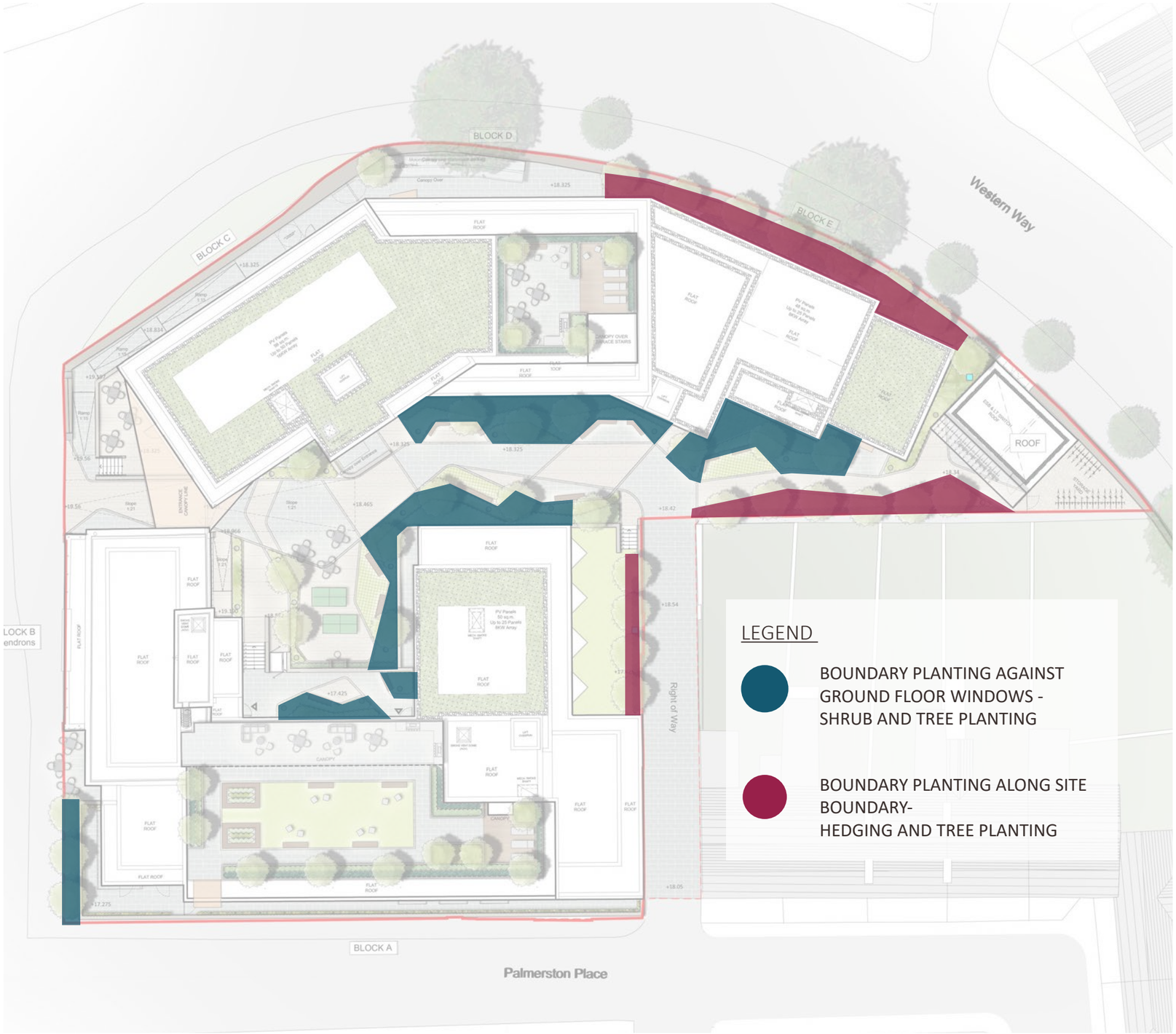
VISUALISATION| Block A Roof Terrace

10.0 | BOUNDARY TREATMENT

The landscape design proposes green boundaries where feasible. A mixture of low ornamental shrubs will be used to create interest and colour along the pedestrian footpaths.

In keeping with the policy requirements, the proposed outdoor amenity space has been designed incorporates boundary treatments utilising heading, trees and shrubs to ensure privacy and security for residents on lower levels.





10.1 | BOUNDARY TREATMENT - BLOCK A - LIGHT WELL

The landscape design proposes Ivy (*Hedera helix*) screens to be planted along the wall of the light well in front of Block A. The Ivy will provide year round colour and upright coverage along the wall. Paving in the light well area is proposed to be a similar material to the courtyard.

The light well can be accessed by the residents through the LKD on the lower ground floor level. Residents will have access to the light well on the corner of Dominick Street Upper and Palmerston Place.

Gated access within the lightwell along Palmerston Place provides access for maintenance/operations. This area will not be accessed by residents.

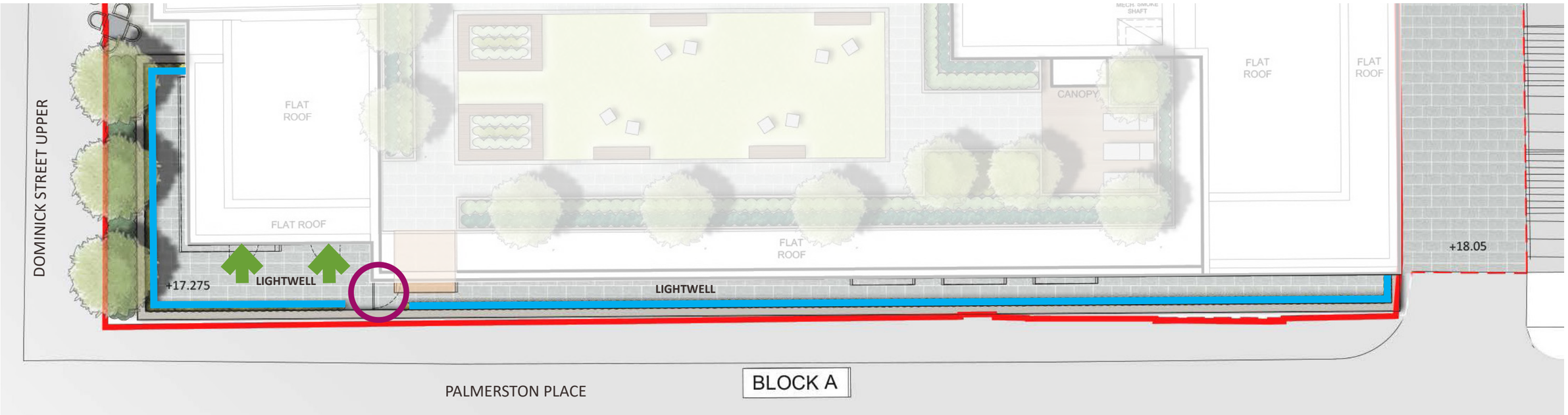
Refer to the architects lower ground floor plan for further information.

LEGEND

BUILDING ACCESS

IVY PLANTED ON SCREENS (TRELLIS)

GATED MAINTENANCE ACCESS



VISUALISATION| Access route heading from designated cycle parking area towards Dominick Street Upper

VISUALISATION| Access route heading from designated cycle parking area towards Dominick Street Upper

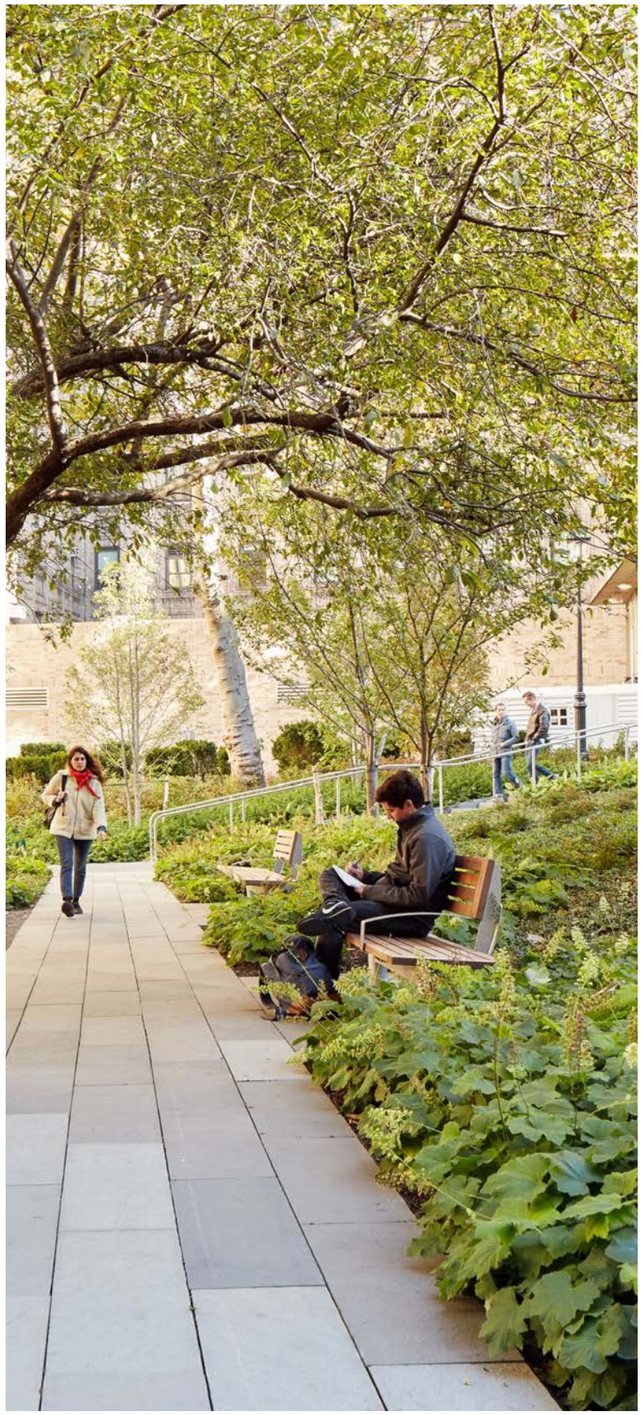
11.0 | HARD LANDSCAPING

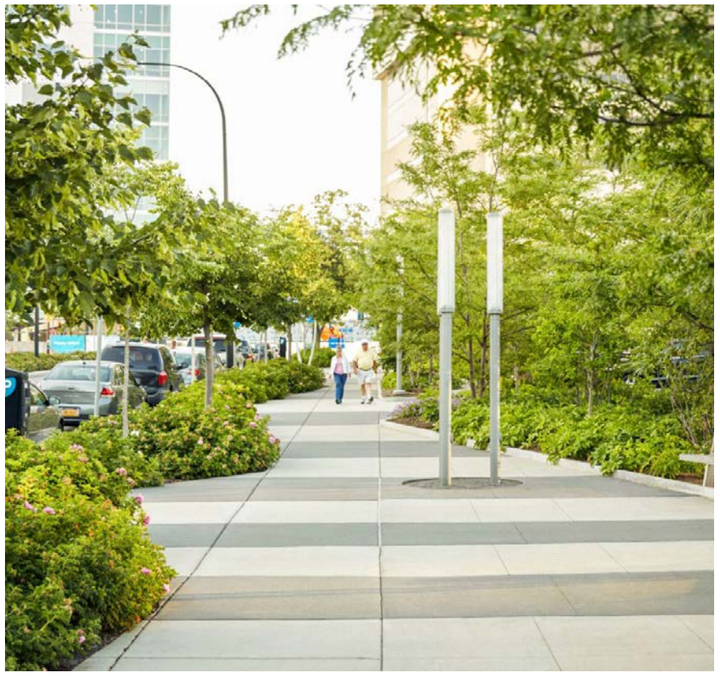
The selection of hard landscaping materials has been chosen after much consideration of their suitability, long term use and suitability for water management. All of the specified materials are robust in nature in order to maximise the longevity of the development and minimise maintenance issues. Specified materials include:

- Permeable playground surfacing
- Concrete slabs and setts
- Grasscrete

A consistent selection of materials is specified throughout the design, with variations being provided in the form of shape unit size, mix and colour.

The landscape drawing 6693-L-201 provides further information on layouts and locations of each paving type.





High Ornamental Mix.

Combination of deciduous and evergreen flowering shrubs

Pyracantha 'Orange Glow'
Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.

Cornus alba 'Sibirica'
Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning reddish in autumn.

Eleagnus ebbingei
Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.

Photinia x fraseri 'Red Robin'
Brilliant red glossy young leaves, which give a spectacular display in spring and summer before maturing to dark green.

Sarcococca hookeriana
Evergreen shrub or groundcover, It is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.

Medium - Low Mix.

Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest

Skimmia japonica
Small bushy evergreen shrub with dark green leave, red buds in late winter with white flowers in spring.

Euonymus fortunei 'Emerald 'n' Gold'
Dwarf evergreen shrub with spreading habit, produces some small greenish flowers.

Potentilla fruticosa 'Goldfinger'
Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.

Spiraea japonica 'Goldmound'
Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.

Hebe 'Green Globe'
Compact evergreen shrub with tight mossy green foliage.

Skimmia 'Kew Green'
A hardy evergreen shrub with clusters of greenish-white flowers that burst open in spring.

Lavandula angustifolia 'Hidcote'
Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.

Understory Planting

Combination of deciduous and evergreen hedging

Pachysandra terminalis
Evergreen perennial to 25cm tall, forming a wide mat of green leaves and stubby spikes of small white flowers in early summer.

Vinca minor
Evergreen perennial forming a dense mat of dark green leaves, with small violet-purple flowers in April and May.

Narcissus Minnow
Miniature daffodil with ivory to pale yellow flowers with little buttons of yellow cups in the centre of the flower.

Narcissus Juanita
Large blooms of buttercup yellow flowers offset with dark orange cups.

Hedge Planting

Combination of deciduous and evergreen hedging

Crataegus monogyna
Hedge plant with glossy dark green, deeply lobed foliage. Single white flowers with red anthers in Spring. In autumn, leaves turn yellow and bronze before falling.

12.1 | SOFT LANDSCAPE DESIGN - TREE PLANTING

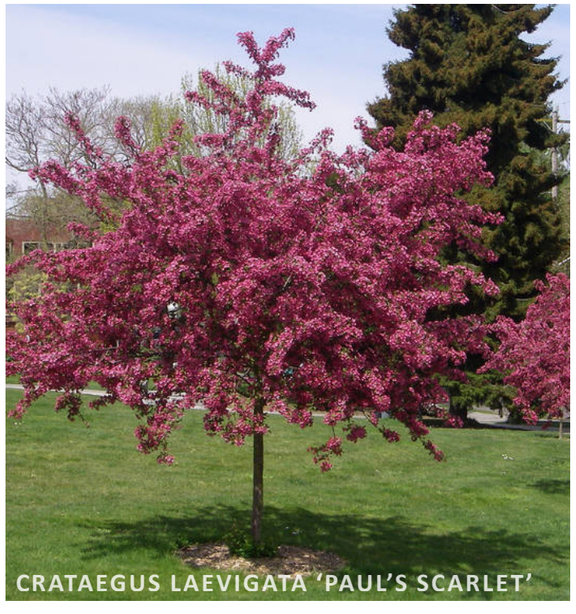
The landscape plan proposes a mix of tree species to create a natural and welcoming environment for residents. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site which is currently non-existent.

Trees are used to provide a natural buffer between spaces also punctuate pedestrian routes to reinforce the paths, whilst also creating shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment.

PYRUS CALLERYANA 'CHANTICLEER

PRUNUS TAI-HAKU


CRATAEGUS LAEVIGATA 'PAUL'S SCARLET'

TILIA CORDATA 'GREENSPIRE'

AMELANCHIER

SORBUS SARGENTIANA

BETULA 'JACQUEMONTII'

PROPOSED PLANTING

Standard Trees

Tree Tags	Species	Girth	Height	Spec	
Pc	Pyrus calleryana 'Chanticleer'	16-18cm	6.0-6.5m	3xtr. (R/B)	
Tc	Tilia cordata 'Greenspire'	16-18cm	4.5-5.5m	3xtr. (R/B)	
P	Prunus 'Tai-haku'	14-16cm	4.5-5.5m	3xtr. (R/B)	
C	Crataegus monogyna 'Stricta'	14-16cm	5-5.5m	3xtr. (R/B)	
S	Sorbus sargentiana	14-16cm	5-5.5m	3xtr. (R/B)	

Multistem Trees

Tree Tags	Species		Height	Spec	
B	Betula pendula	MST	5-5.5m	3xtr. (R/B)	
A	Amelanchier lamarckii	MST	3.5-4m	3xtr. (R/B)	

Hedge Planting

High Hedge

Species	Stock	Height	Spec	Density
Fagus sylvatica	RB/C	1.8cm	Double staggered row	4/linm

High Ornamental Shrub Planting

Species	Stock	Height	Spec	Density
Pyracantha 'Orange Glow'	C5	60-80cm	Branched	2/m2
Cornus alba 'Sibirica'	C5	60-80cm	Branched	2/m2
Elaeagnus × ebbingei	C5	60-80cm	Branched	2/m2
Photinia x fraseri 'Red Robin'	C5	60-80cm	Branched	2/m2
Sarcococca hookeriana	C5	60-80cm	Branched	2/m2

Shrub Planting

Medium/Low Ornamental Shrub Planting

Species	Stock	Height	Spec	Density
Euonymus fortunei'Emerald'n Gold'	C5	15-25cm	bushy	5/m2
Lavandula angustifolia 'Hidcote'	C5	30-40cm	bushy	5/m2
Potentilla fruticosa 'Goldfinger''	C5	30-40cm	bushy	4/m2
Skimmia japonica	C5	30-40cm	bushy	4/m2
Spiraea japonica'Goldmound'	C5	30-40cm	bushy	4/m2
Hebe 'Green Globe'	C5	30-40cm	bushy	4/m2
Skimmia × confusa 'Kew Green'	C5	30-40cm	bushy	4/m2
Stipa arundinacea	C5	30-40cm	bushy	4/m2
Pennisetum 'Fairy Tails'	C5	30-40cm	bushy	4/m2

Low/Groundcover Planting

Species	Stock	Height	Spec	Density
Pachysandra terminalis	C2	30-40cm		4/m2
Hedera helix	C2	30-40cm		4/m2
Berberis 'Green Carpet'	C2	30-40cm		4/m2
Vinca minor	C2	30-40cm		4/m2
Helleborus 'Harvington double red'			full pot	5/m2
bulbs				
Narcissus 'Actaea'			bulbs	12/m2
Narcissus 'Jack Snipe'			bulbs	12/m2

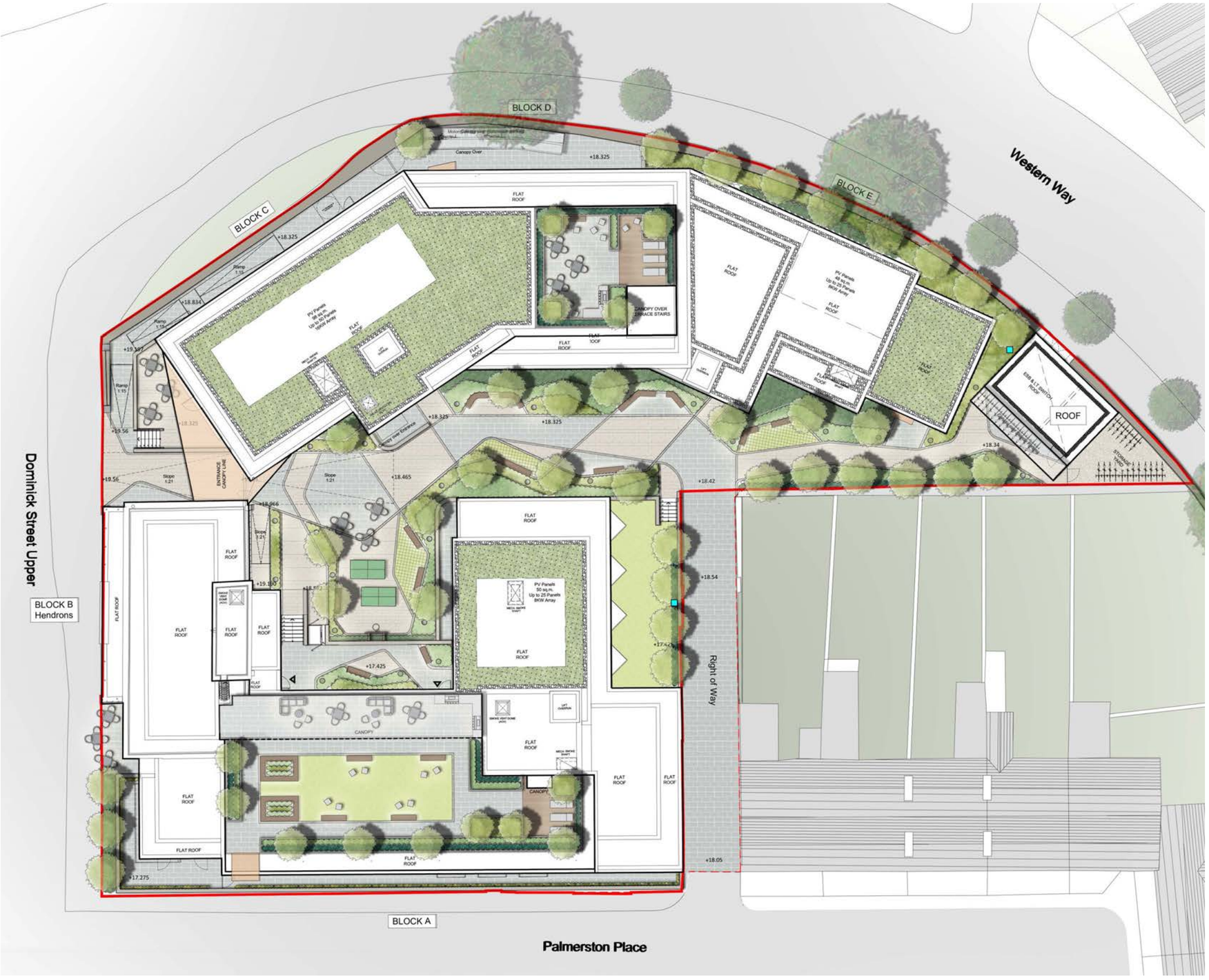
Climbers

Species	Stock	Height	Spec	Density
Hedera helix 'Goldheart'	C2			1/linm
Parthenocissus tricuspidata	C2			1/linm

The proposed landscape design for Western Way SHD aims to provide a high quality landscape environment to transform an existing under utilised site into a vibrant shared accommodation and neighbourhood uses development that can be utilised by both residents and the surrounding community.

The structure of this document has been developed to provide an understanding of the design evolution, providing explanatory text and imagery to communicate the design proposals.

In demonstrating the above, it has been shown that the proposed scheme is responsive to the site's context and character and provide a sensitive regeneration scheme reflecting the needs of the local area.



ABP Opinion

7. A report specifically demonstrating how the development provides a satisfactory area and quality of open amenity space for future residents having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, in this regard.

Response

This report has been structured to highlight and provide further detail into how the proposed amenity space (both public and private) has been designed with the requirements and provisions outlined in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.

Given the nature of the development the majority of outdoor amenity space has been allocated as 'communal open amenity space'. Controlled access from Upper Dominick Street provides a designated communal open space for residents while flexible seating areas along Upper Dominic Street have been provided to accommodate the neighbourhood uses within the development, providing flexible amenity space / seating areas for the local area. A sunken seating area and seating provided along Dominick Street Upper provides an active street frontage, enhancing and activating the ground floor uses (Gymnasium, Café etc.). This public amenity space allocation is in keeping with the with the Z3 Neighbourhood Centre zoning objective as set out in the Dublin City Development Plan 2016-2022.

The aim of the landscape design was to provide flexible, high quality outdoor communal amenity spaces that provide a variety of accessible and usable spaces for the residents. In keeping with the policy requirements, the proposed outdoor amenity space has been designed incorporates boundary treatments to ensure privacy and security for residents on lower levels.

In total there is 1,267.1 sq m of outdoor amenity space in the form of roof terraces, seating areas and a central courtyard space. The outdoor amenity will provide additional community space alongside the internal communal amenity space in the LKD's.

Outdoor Communal Amenity Space Breakdown

LEVEL	EXTERNAL SPACE (SQ M)
Lower Ground	
Gym's Square | Publicly Accessible	33.6
Courtyard	752.5
Bicycle Storage Yard	45.3
Private External Amenity	29.4
Upper Ground	
Outdoor Seating | Publicly Accessible	9.4
Fourth Floor	
Roof Terrace In/Outdoor Zone	71.3
Roof Terrace Outdoor Zone	232.4
Seventh Floor	
Roof Terrace	93.2
Total	**1,267.1**

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