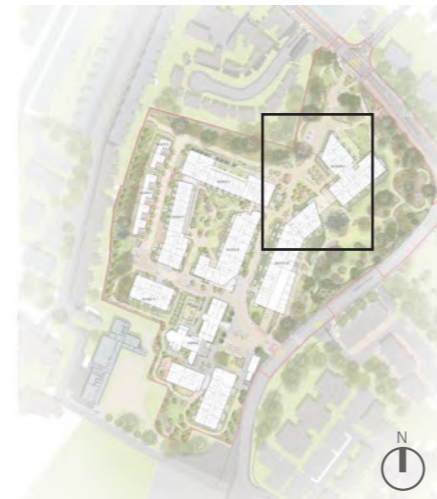


LANDSCAPE PROPOSAL

CHARACTER AREA 1. - SHARED SURFACE AND PLAZA

To the north of Block A1 is a key space within the development that creates a setting for the adjacent architecture. The space is more civic in its surrounding architecture- than the generally softer open space area- with areas of hard landscaping and raised planters creating a grove of trees in front of the grand building. Ground floor resident entrance open onto the space which will help to animate the public realm. As a design principle, the plaza won't allow any vehicle access.

The landscape design supports this via the creation of physical elements for social interaction and gathering, where residents and public users may occupy the space. The articulation of the architecture creates spectacular views through the archway back to the southern woodland and the existing majestic mature *Blue Cyprus Tree* which will aid way finding.



Reference plan

KEY ELEMENTS / CHARACTERISTICS:

- » Create a welcoming environment for people to relax within.
- » Creates physical and visual connections.
- » High quality hardscape material that are sympathetic to the building vernacular and materials.
- » Feature trees create a mid-layer of character and break-up the space, whilst also forming a focal point.
- » Active frontages face onto the space.

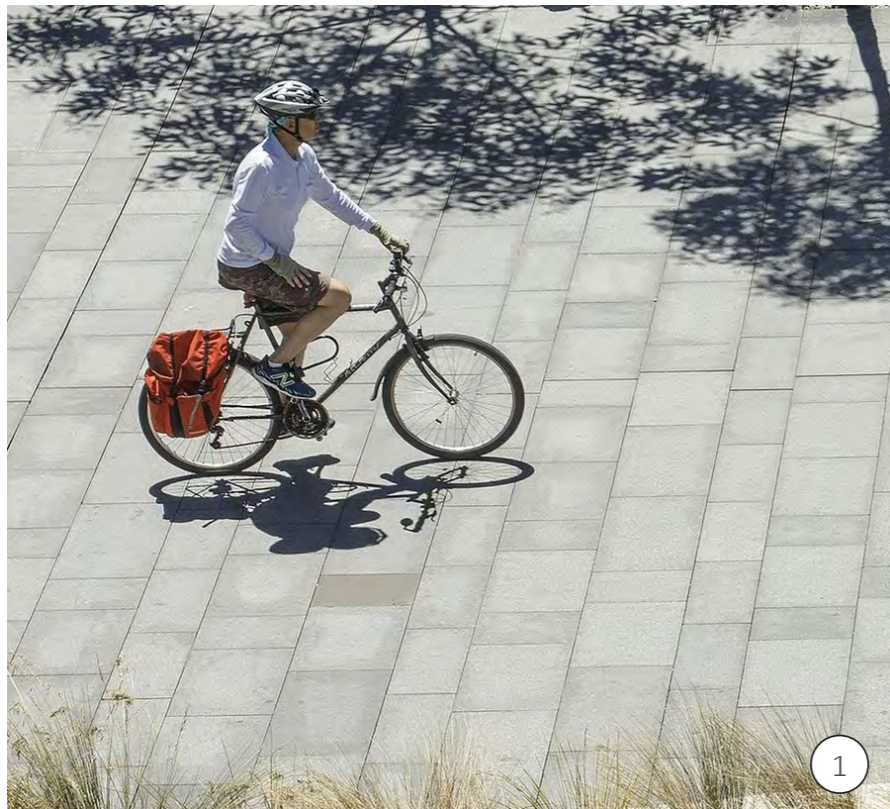
Key

- | | |
|--|---|
| 1. Shared surface | 8. Open space with proposed feature trees |
| 2. Taxi set-down | 9. Art piece |
| 3. Accesible Parking | 10. Sheltered pedestrian link |
| 4. Controlled bollards | 11. Existing <i>Blue Cyprus Tree</i> |
| 5. Separated Pathway | 12. Block A1 entrance |
| 6. Green buffer along the site perimeter | 13. Natural play area (Area also used as on ground attenuation) |
| 7. Seating area and equipped fitness station | 14. Outdoor informal seating area |
| | 15. Cycle stands |



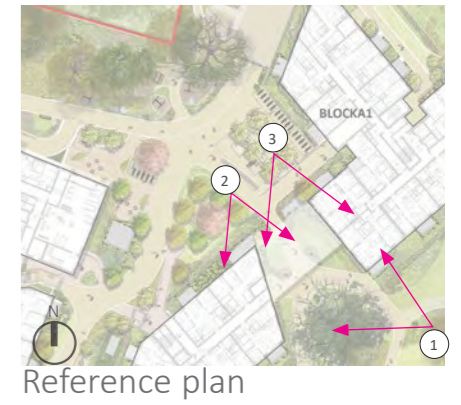
CHARACTER AREAS

PRECEDENTS



CHARACTER AREAS- VISUALS

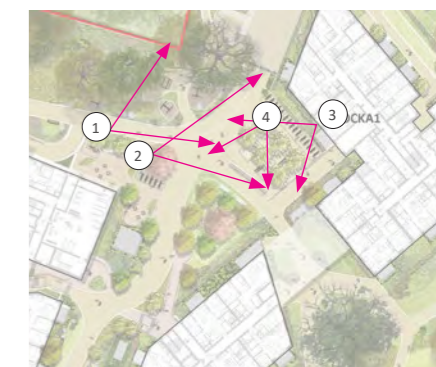
CHARACTER AREA 1. - SHARED SURFACE AND PLAZA



For illustrative purposes only

CHARACTER AREAS- VISUALS

CHARACTER AREA 1. - SHARED SURFACE AND PLAZA



For illustrative purposes only

CHARACTER AREA 2. PUBLIC OPEN SPACE

The existing woodland is very overgrown and has not been maintained for many years.

The vision is to open up this parkland, to allow both residents and the public to be able to enjoy this space.

KEY ELEMENTS / CHARACTERISTICS:

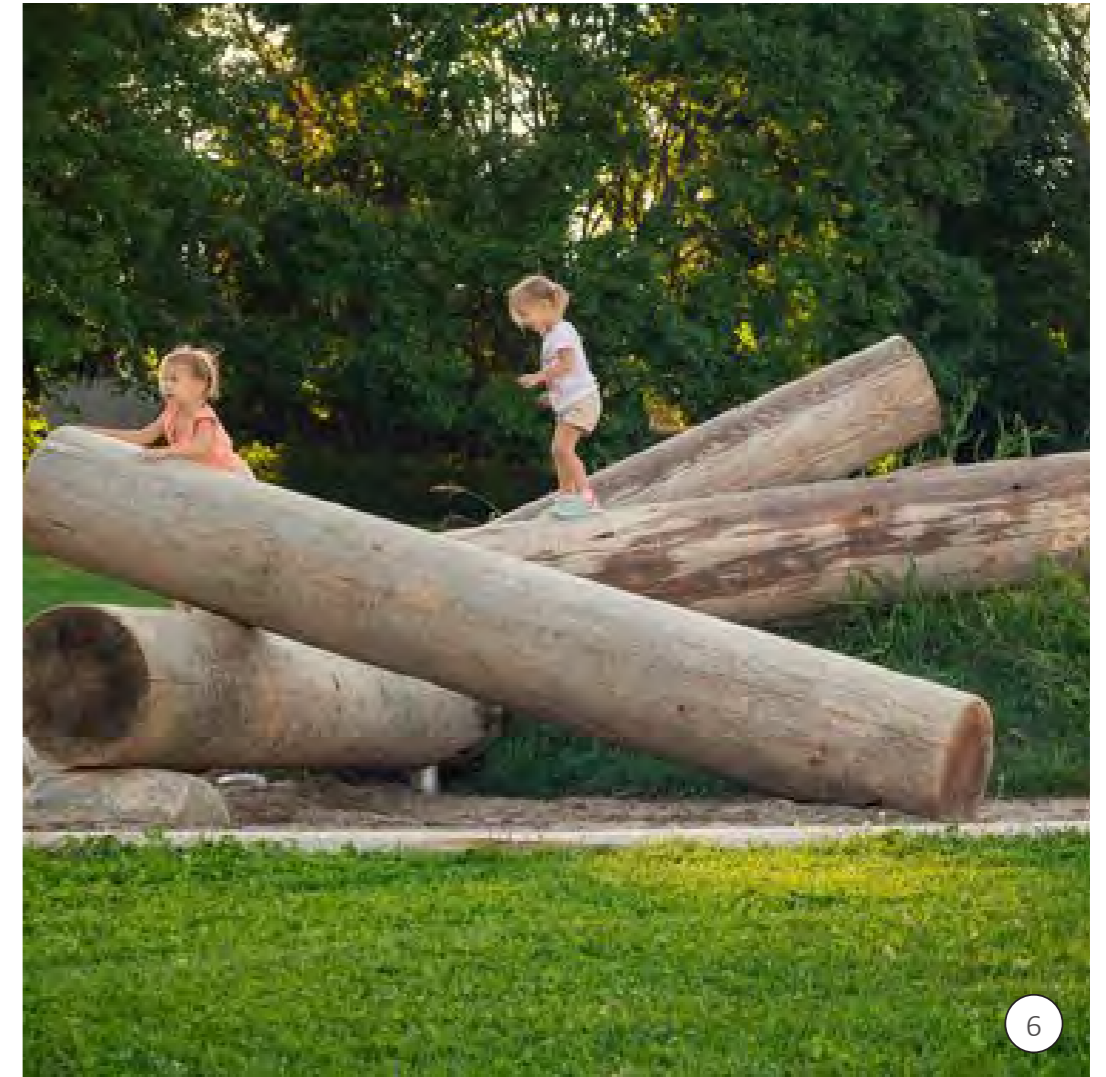
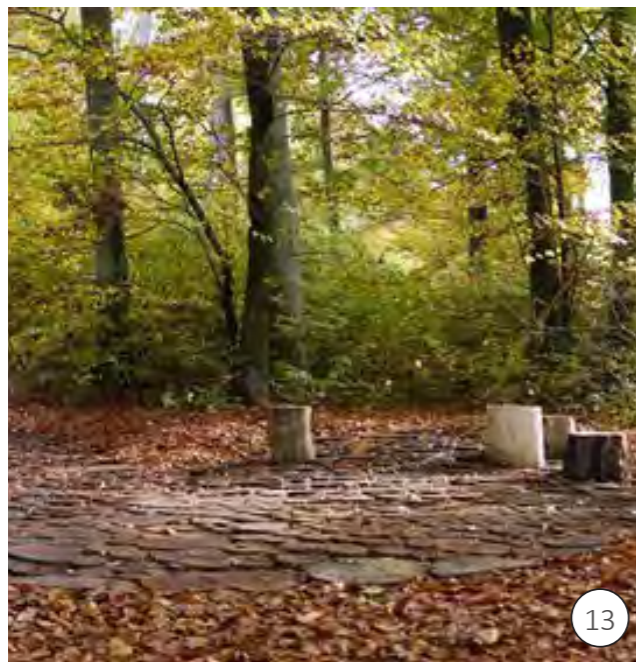
- » Enhance visual permeability into the proposed public open space, to ensure natural surveillance and a safe environment for all. The proposals will remove a section of the existing rendered wall and replace it with railings, to assist in reinforcing the perception of openness and a welcoming environment, whilst maintaining a physical boundary.
- » Natural play facilities specifically aimed at connecting children with nature will be focused within this area. There will also be an opportunity for adult engagement through natural gym equipment.
- » The public open space will be provided with feature lighting which will be limited and be set to turn off at an agreed curfew time in the evenings no later than 10:30pm to allow a safe and welcoming environment throughout the day and night when viewed from the road or from the residential blocks.
- » Seasonal planting plays an important role in the landscape design ensuring that colour, texture and attractive natural forms are provided throughout the biodiverse public open space all year round.
- » The proposals will clear out all undesirable, invasive or low-value planting to maximise sunlight penetration from the south into the proposed open lawn area, encouraging activity in the open ground, where more 'active play' and relaxation can take place while maintaining and preserving the good tree species that are present.



Key	
1. Sinuous walkway	8. Existing <i>Blue Cyprus Tree</i>
2. Open lawn	9. Cycle parking
3. Dedicated play area	10. Arrival space
4. Fitness area	11. Own door access
5. Picnic table	12. Green buffer
6. Play on-the-way	13. Seating area
7. Pedestrian entrance	14. Wildflower meadow
	15. Indicative sculpture

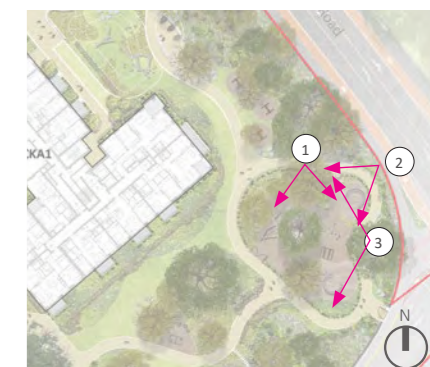
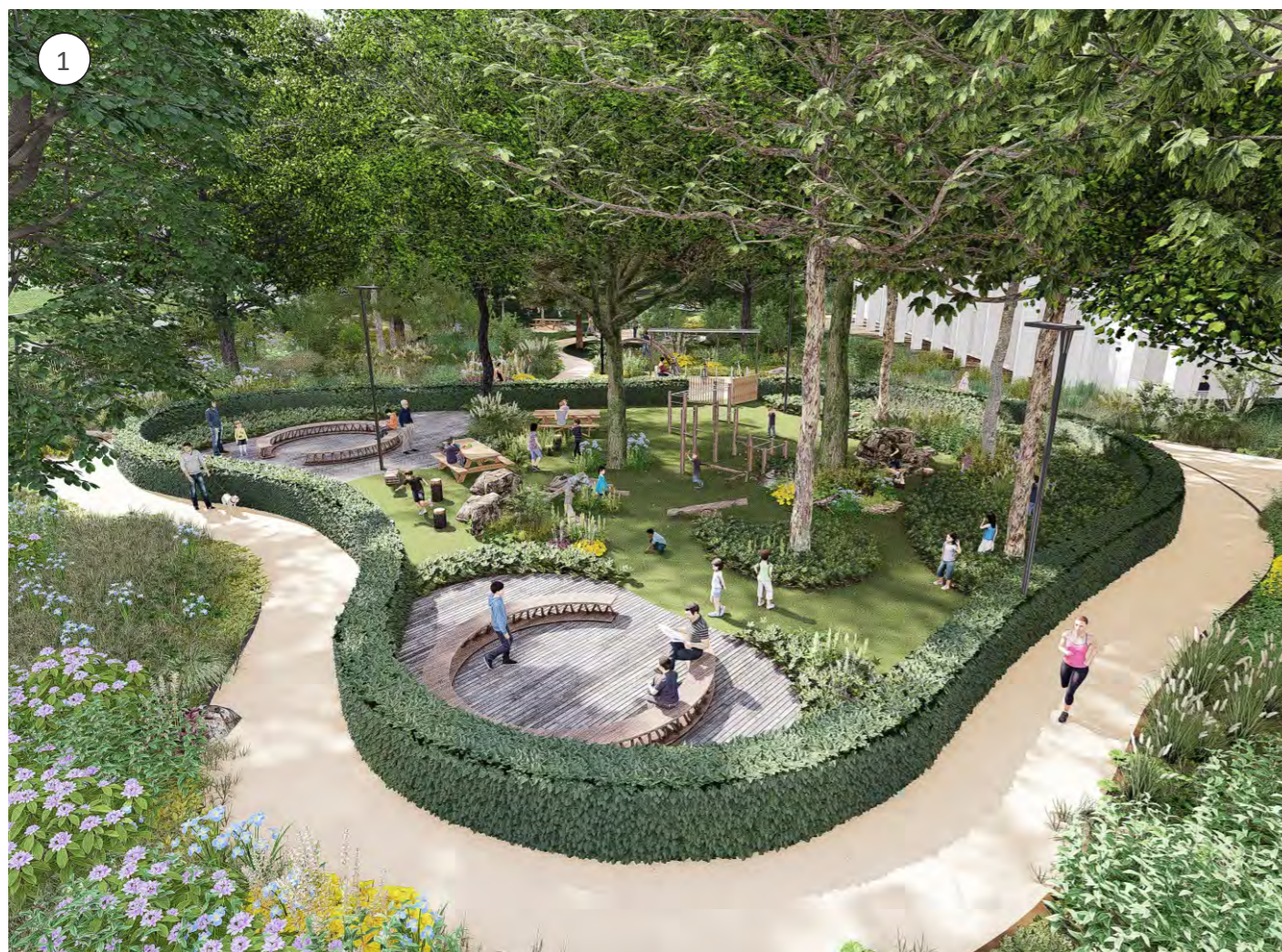
CHARACTER AREAS

PRECEDENTS



CHARACTER AREAS- VISUALS

CHARACTER AREA 2. PUBLIC OPEN SPACE



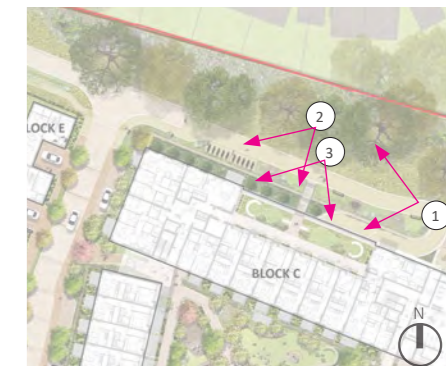
Reference plan



For illustrative purposes only

CHARACTER AREAS- VISUALS

CHARACTER AREA 2. PUBLIC OPEN SPACE- WOODLAND GLADE



For illustrative purposes only

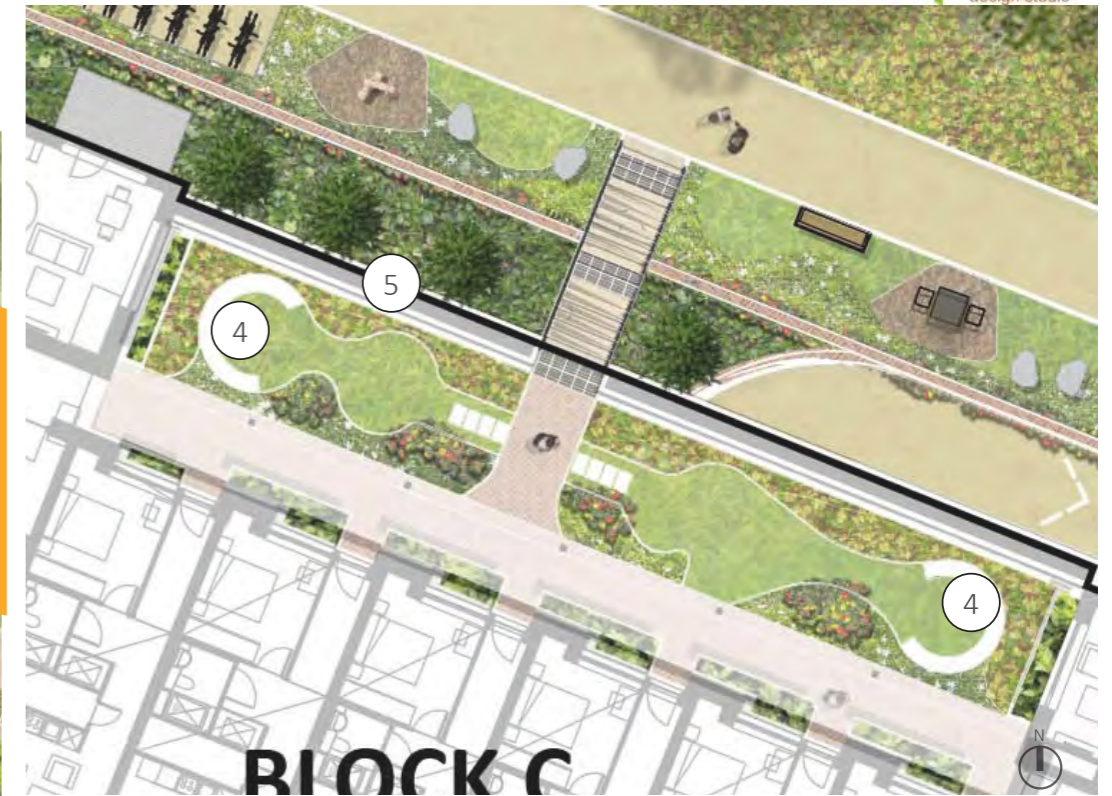
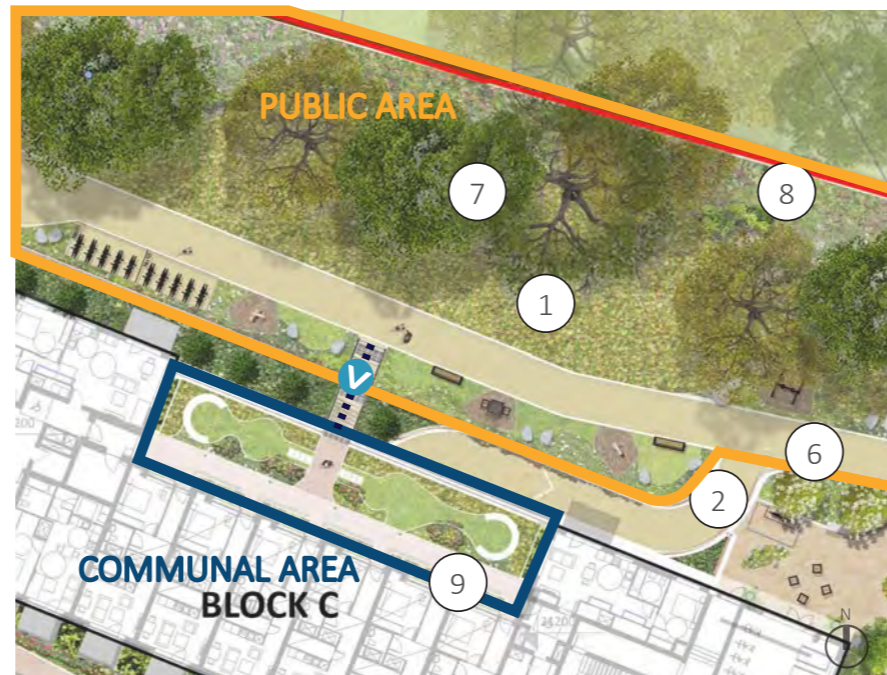
CHARACTER AREA 3. COMMUNAL BELVEDERE GARDEN

The Belvedere Garden sits in an elevated position below private residential terraces associated with the apartments. The garden overlooks the public open space with commanding views to the north and across to the existing trees lining the boundary of the site. The semi-private, communal space provides a passive recreation space for residents, which is accessed via a bridge-link in the public open space.

Plant species are tailored to the microclimate of the garden, where robust, shady species, of varying sizes and height are specified contributing to the more intimate, residential character; a contrast to the more public areas, below. Pockets of seating provide small gathering areas for peaceful relaxation amongst planting.

Key

1. Wildflower meadow
2. Cycle ramp
3. Upstanding communal area
4. Seating area
5. Retaining wall
6. Public Footpath
7. Existing trees retained
8. Green Buffer
9. Defensible space



For illustrative purposes only



Reference plan

CHARACTER AREAS

CHARACTER AREA 4. FORECOURT FORMAL ENTRANCE

The main entrance from Milltown Road presents visitors with welcoming formal landscape setting in response to the refurbishment and reuse of the historical Tabor House and Chapel. The proposed formal forecourt space establishes a historic character, but will be constructed using contemporary materials and high-quality finishes. Four large Cypress trees are proposed which will frame the main entrance to Tabor House.

The existing Chapel and Tabor House will be reused for cultural/community space; a new open lawn creates an attractive setting with while formalised planting layouts frame the historic façade.



Reference plan

KEY ELEMENTS / CHARACTERISTICS:

- » Creating a leisure offer for the development's residents and external wider community.
- » Capturing the Historical View.
- » On entering through the new entrance you will be greeted with a view of Tabor House
- » The historical building of Tabor House is an element of heritage that enhances the intrinsic character of the area making it a unique and distinctive place.

Key

- | | |
|-------------------------------------|---|
| 1. Vehicular carriageway | 9. Multi-used "secret garden" |
| 2. Formal planting | 10. Parking |
| 3. Existing tree, Birch | 11. Existing pedestrian gate currently closed (and to remain closed as not DAC compliant) |
| 4. Tabor House entrance | 12. Shared pedestrian and cyclist route |
| 5. Gate access | 13. Raised table |
| 6. Existing tree, Western red cedar | 14. ESB Station |
| 7. 'Social' Lawn | 15. Crèche outdoor area |
| 8. Vehicular Ramp | 16. Cafe spill out area |



CHARACTER AREA 4. FORECOURT FORMAL ENTRANCE

THE GARDEN CAFÈ

The new café features a charming spill-out area adjacent to a lush lawn, creating a welcoming arrival space for visitors. This outdoor section is beautifully framed by existing trees that have been thoughtfully retained, providing a sense of identity and continuity to the space.

The buffer planting at the edges along with the framing hedges enhances the intention to create an intimate and relaxed ambiance, making it an ideal spot for guests to relax and enjoy the surroundings before stepping inside to savor the café's offerings.

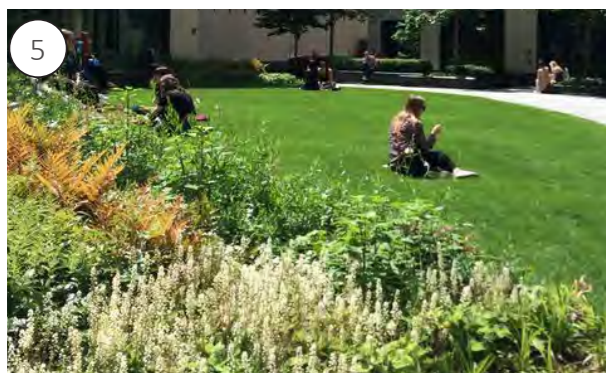
KEY ELEMENTS / CHARACTERISTICS:

- » Creating a welcoming area for visitors to transition from the development entrance to the café.
- » Strategically placed hedge planting on the edges that creates an intimate and inviting ambiance.
- » A green, inviting lawn that serves as the central feature of the outdoor arrival space

Key

1. Vehicular carriageway
2. Formal hedge planting
3. Existing tree, Birch
4. Spill out area with outdoor seating furniture
5. Ornamental planting buffer
6. 'Social' Lawn
7. Bench

Precedents



CHARACTER AREAS

CHARACTER AREA 5. MULTI-USE "SECRET GARDEN"

To the rear of Tabor House and the Chapel (both of which are to be used as community/cultural spaces), a multi-use "secret garden" has been proposed to gather people and create a strong activity connected with the community/cultural space proposed by the Architects. The enclosed area will have controlled access through gates strategically located and aligned with the main egress of the buildings. The "secret garden" will be a flexible multi-use space enclosed by vertical panes of glass and timber slats, that will create a smooth transition between the inside and the surroundings, framing views and screening the ground floor units.

The area will be entirely open air, and the structure will be fragmented by timber louvres that will allow the growth of the feature trees.

The secret garden will be surrounded by an edible garden, laid out in a formal arrangement, reminiscent of parterre gardens commonly found within heritage landscapes.

Low Box hedging will form the overall structure, supported by a variety of edible plant types ranging from berry-bearing shrubs to fruit trees, such as

apple, pear, and plum, supplemented with various edible herbs. The character approach is to help maintain the integrity of the surrounding historic building, whilst allowing a pleasing transition through the public realm toward the more contemporary vernacular of the residential buildings.

The lighting design adheres to the bat ecology requirements. The preserved wildflower garden to the west of Tabor House will have all lighting within it turned off during the summer months.

(See Pritchard Themis/ DNV Consulting reports for further information)

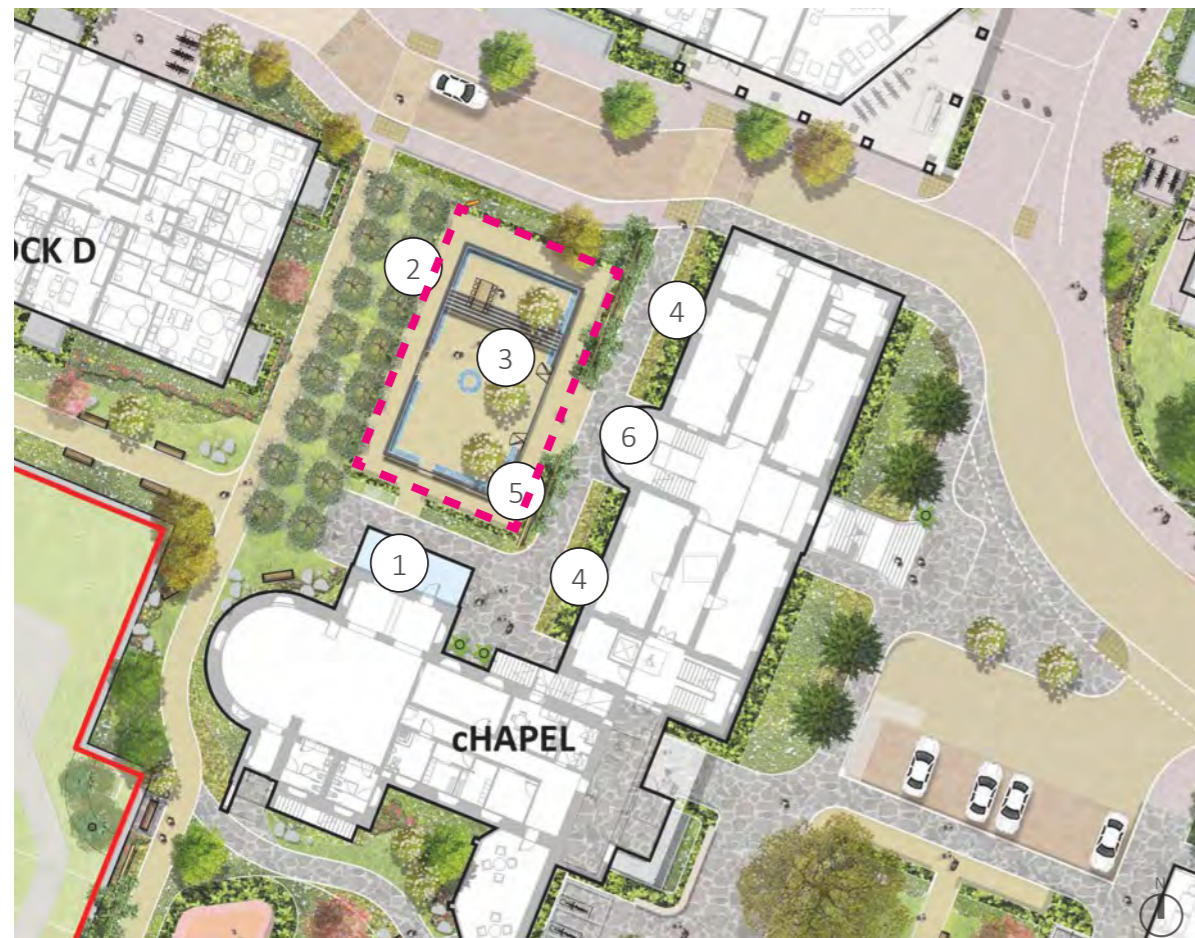
The multi-functional space is contributing to the below policy extract from the Dublin City Development Plan 2022-2028:

All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.*



248 sqm outdoor amenity space provided (As part of the 5% cultural/community figure).



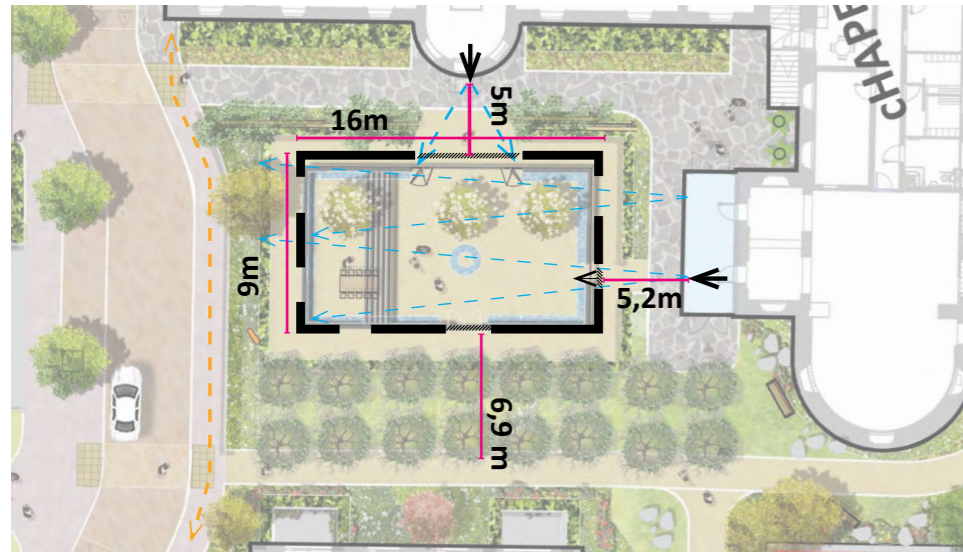
PRECEDENTS



1. Glazed Chapel entrance
2. Orchard (edible garden)
3. "Secret Garden" surrounded by wildflowers meadows
4. Green buffer
5. Landscape enclosure structure
6. Tabor House entrance

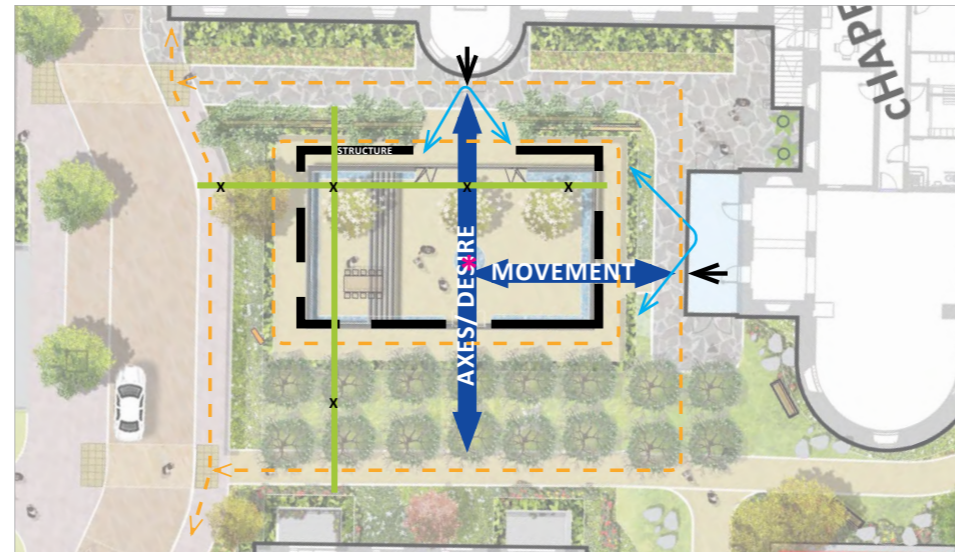
CHARACTER AREA 5: MULTI-USE "SECRET GARDEN"

CONCEPTUAL SETTING- LANDSCAPE STRUCTURE DIMENSION



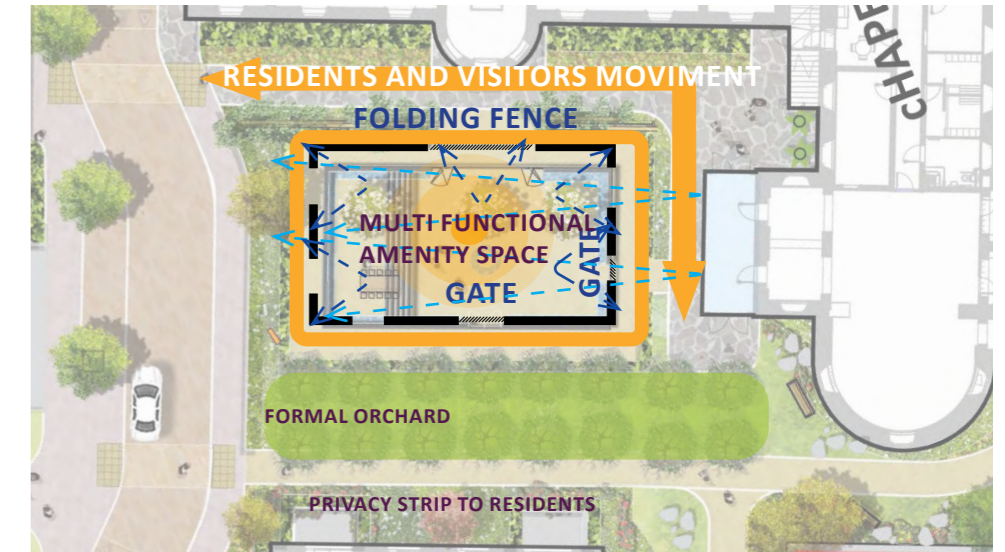
The diagram shows the key dimensions. The users of the space will have enough space to freely move around it. The timber vertical panels have been strategically interspersed with glazing panels to enhance the vistas of the surrounding areas.

CONCEPTUAL AXES



The key aim during the design of the secret garden has been to connect the landscape setting that surrounds the feature with the "internal" setting guaranteeing continuity. The proposed trees have followed the layout of the formal setting of the orchard that characterised the space without impacting the desired movement across the area and allowing the best flexibility of the use of the space.

CONTROLLED GATES AND VISUAL AXES



As indicated on the previous pages the "Secret Garden" will contribute to the overall **5% of Cultural/Community** spaces. In order to ensure safe and controlled usability of the space, gates have been proposed. In detail, a folding gate has been proposed with the aim of continuation of the internal community/cultural use of the Chapel to extend into this "enclosed" space; secondary gates have been proposed to facilitate accessibility from Tabor House.

MATERIALITY



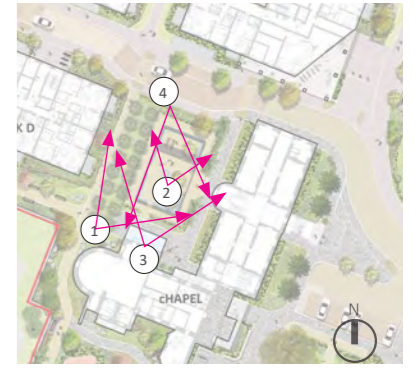
The vertical panels will be primarily characterised by hardwood timber slats and glazing.

The structure it will be 2.6m height



CHARACTER AREAS- VISUALS

CHARACTER AREA 5: MULTI-USE "SECRET GARDEN"



For illustrative purposes only

CHARACTER AREA 6. CRÈCHE AREA

A childcare facility / crèche is proposed for use by residents and the wider community as part of the development. The crèche will provide approximately **244m²** of external play immediately outside the building.

The vision for the crèche is to create a playful environment, that enables young children to engage with nature through play and exploration.

The focus for the crèche landscape is the creation of safe playable external environment, which starts 'the next generation' on their path of discovery through nature whilst developing their physical and sensual abilities.

The facilities will cater for children to climb, balance and explore through a multi-layered, natural play area, comprising natural elements, play features and equipment and a varied experiential planting palette. Plant species are selected to enhance the senses through colour, sound, touch and smell. Additional features will engage youngsters with wildlife through the introduction of bug hotels and bird boxes into the crèche garden landscape.

The crèche will be surrounded by a perimeter fence and planting to ensure a safe environment for children to experience.



Reference plan

Key

1. Crèche entrance
2. Cargo bike parking for crèche users (n°8)



Granted permission under:

DCC Reg. Ref. No. 3866/20 and ABP Reg. Ref. ABP-311552-21"



CHARACTER AREAS

CHARACTER AREA 7. RESIDENTIAL COURTYARD

A key element of the scheme is to offer inclusive design to the outdoor environment, with the creation of accessible communal spaces for all residents to enjoy. The residential courtyard offers this opportunity for social interaction and communication with other residents, in a lush green garden setting.

KEY ELEMENTS / CHARACTERISTICS:

- » Creation of a wonderful courtyard landscape at the heart of the surrounding architecture which capitalises on functional green space, directly outside residents' homes.
- » The landscape provides facilities and planting for all seasons to maximise the benefit of the open space for the future community.
- » Play facilities will be provided for active recreation, along with quieter spaces for reading and enjoying the communal, natural landscape, with your neighbours. Natural play will form a key role in the play strategy.
- » The green space will form a visually interesting backdrop for occupants within homes to enjoy from their windows. The planting will be selected and set-out to maximise visual interest, seasonal change, with attractive shapes, textures, and forms.
- » Visual connectivity with nature from internal spaces is important for mental health and wellbeing and the benefit of having doorstep green space provides immediate amenity and increases the intrinsic value of the development.
- » Along the perimeter of the courtyard, a 1.5m buffer of evergreen hedge and mixed planting will be provided, guaranteeing effective levels of passive supervision from the internal space toward the courtyard whilst affording the ground floor units privacy.
- » Own door access units on the west of Block C will be provided from the residential courtyard. This will benefit from an evergreen hedge defining the private space and guaranteeing the privacy for future residents.

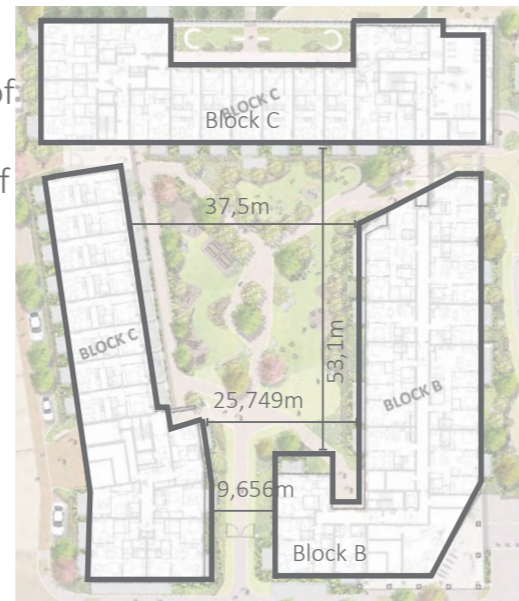


Reference plan

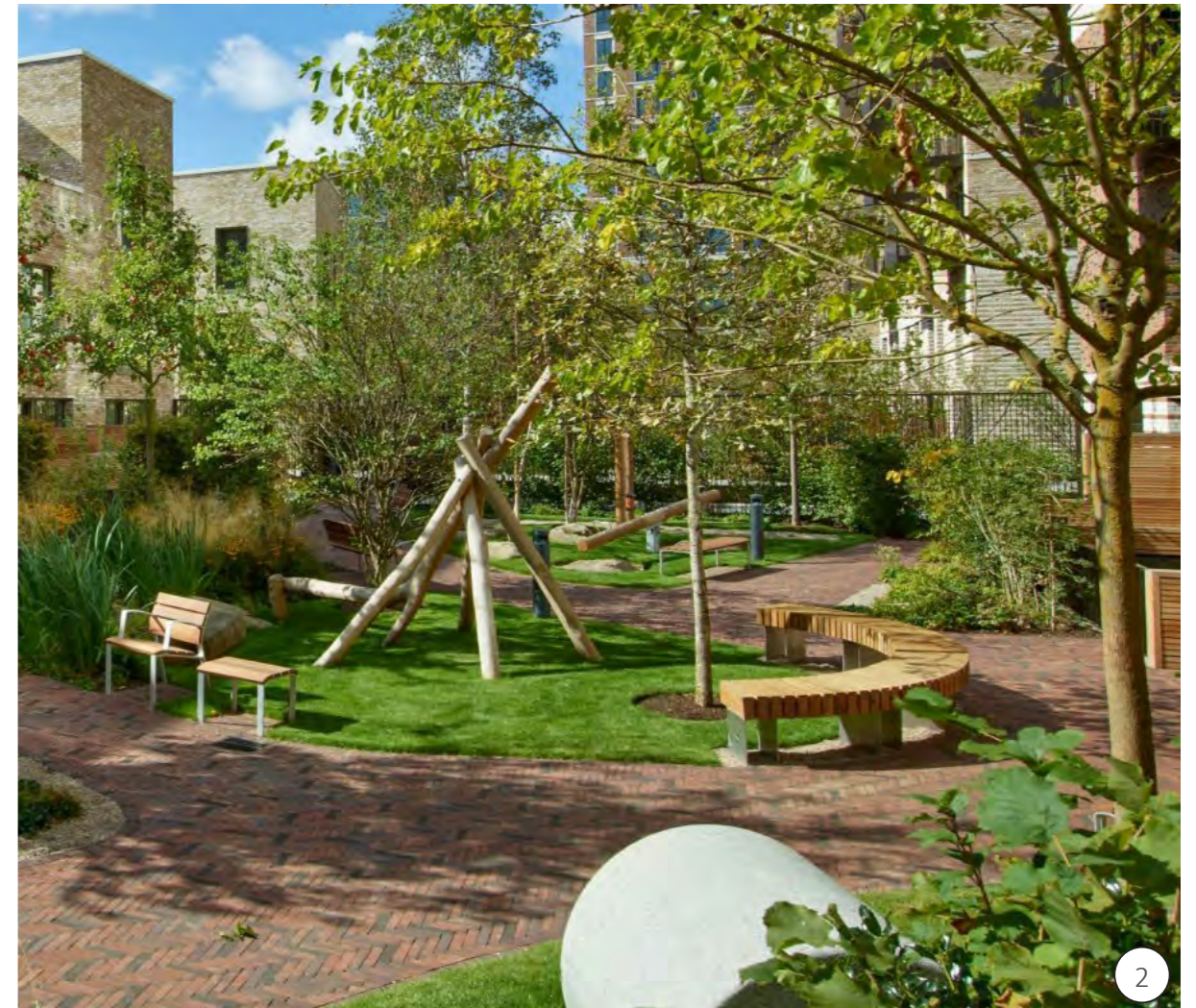
Key

1. Play area
2. Seating area
3. Defensible space
4. Lobby entrance
5. Play on-the-way
6. Basement ventilation
7. Lawn
8. Reinforced grass
9. Proposed gate
10. Amenity terrace

COURTYARD DIMENSION:



PRECEDENTS



CHARACTER AREAS

CHARACTER AREA 7. RESIDENTIAL COURTYARD- LANDSCAPE SECTION



Reference plan



CHARACTER AREAS- VISUAL

CHARACTER AREA 7. RESIDENTIAL COURTYARD



1

For illustrative purposes only



Reference plan



2



3

CHARACTER AREAS- VISUALS

CHARACTER AREA 7. RESIDENTIAL COURTYARD



Reference plan



For illustrative purposes only



CHARACTER AREA 8. RESIDENTIAL GREEN STREET

A key route in the public realm framework is the north-south link between the northern plaza and the southern historic forecourt. This forms an important shared connection (pedestrian and cycle) from Milltown Road up to Block A1 and onward to Sandford Road.

The landscape between blocks A and B will have the characteristic of a flowing, natural landscape with heavily planted, defensible spaces to the ground floor properties. The emphasis of the landscape is on soft landscaping with an avenue of trees and native shrub planting lining the route. The route will provide doorstep play directly outside homes with opportunities for pockets of play-on-the-way.

KEY ELEMENTS / CHARACTERISTICS:

- » A shared space / square with pedestrian priority forms the southern anchor to the green link.
- » A lush green environment with an inviting parkland character forming a wonderful address to residential homes.
- » A range of shrubs and planting will provide seasonal attraction and clear views along the street also providing also privacy to the apartments

Key

- | | |
|---------------------------|----------------------|
| 1. Turning area | 7. Own door access |
| 2. Main pedestrian street | 8. Ventilation grill |
| 3. Defensible space | 9. Play on-the way |
| 4. Sheltered cycle stands | 10. Reinforced grass |
| 5. Marketing Suite Access | |
| 6. Lobby entrance | |



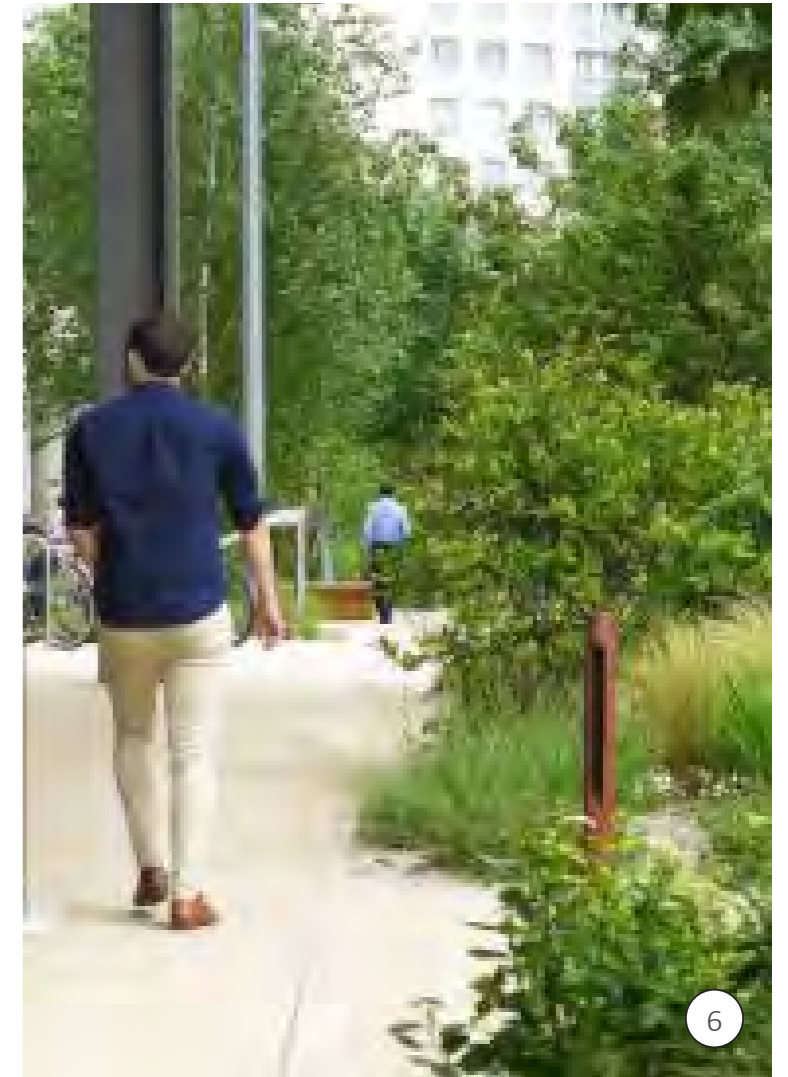
Reference plan

CYCLE ROUTE:



CHARACTER AREAS

PRECEDENTS

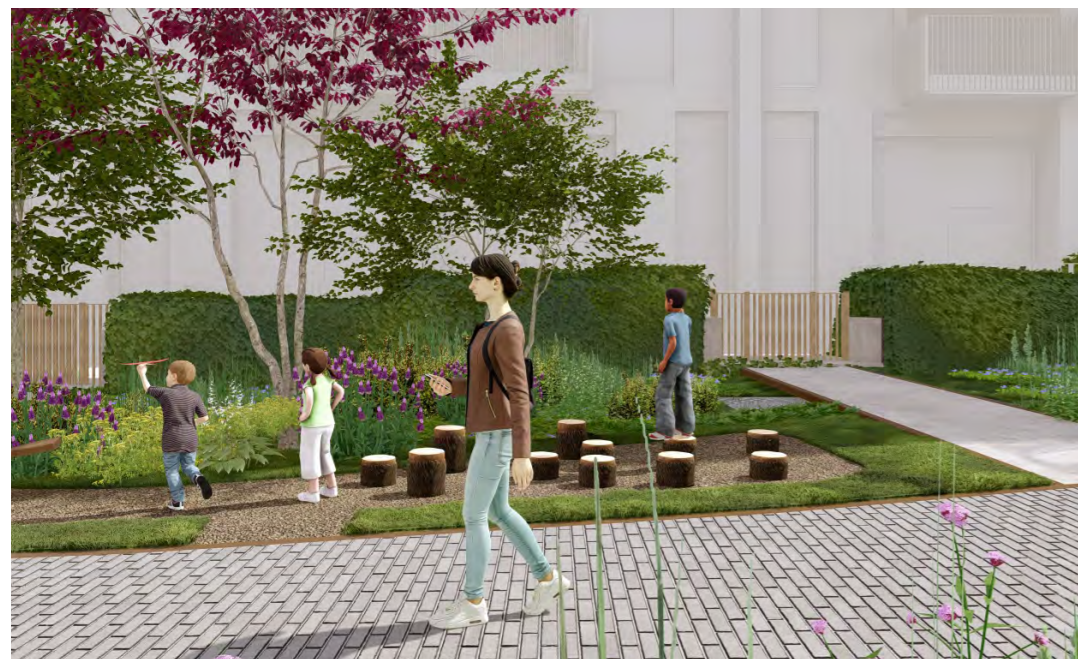


CHARACTER AREAS- VISUALS

CHARACTER AREA 8. LANDSCAPE SECTION GREEN BOULEVARD



Reference plan



For illustrative purposes only

CHARACTER AREA 9. "HOME ZONE" STREET

On the western edge of the scheme is a “home zone” area, which gives pedestrian priority to the street, whilst allowing vehicular access to homes.

Aspects of traffic calming are to be incorporated through the use and type of material, the placement of trees and planting, and the geometry and spaces within the streetscape rather than the use of bollards, gates and chicanes.

A sequence of spaces will be set-out within the ground plane, framed by various groups of trees. To the east side of the street rainwater gardens will be introduced as part of the SUDs strategy to capture surface run-off, whilst forming a semi-natural boundary and defensible edge to the ground floor homes.

More formalised arrangements of planting will be selected to structure the street and indicate residential entrances to the various houses.



Reference plan

HOME ZONE "STREET" DIMENSION:



KEY ELEMENTS / CHARACTERISTICS:

- » SUDs principles play a role in the layout and design of the street typology.
- » Planting strategy to play multiple roles: Edible produce, Sensory, fragrant and visually appealing species.
- » Evergreen planting where appropriate to ensure privacy to the apartments throughout the year.
- » Defensible spaces to be formed by a soft landscape edge, merging the street and defensible spaces seamlessly.

Key

- | | |
|--|------------------------------|
| 1. Car parking for residents | 6. SUDs |
| 2. ESB Access | 7. Private rear garden |
| 3. Vehicular street- shared surface | 8. Proposed gate |
| 4. Dedicated pedestrian street- shared surface | 9. Defensible planting |
| 5. Existing trees | 10. Lobby entrance |
| | 11. Private outdoor terraces |



CHARACTER AREAS

CHARACTER AREA 9. "HOME ZONE" STREET

The term 'Home Zone' is used to describe the western residential area of the scheme, where the street becomes an extension of the new community's living space, vehicles travel at walking pace and pedestrians using the street have equal status with vehicles.

The design of the new residential street has been tailored to suit the proposed context and the aspiration for the community within the new development.

KEY AIMS:

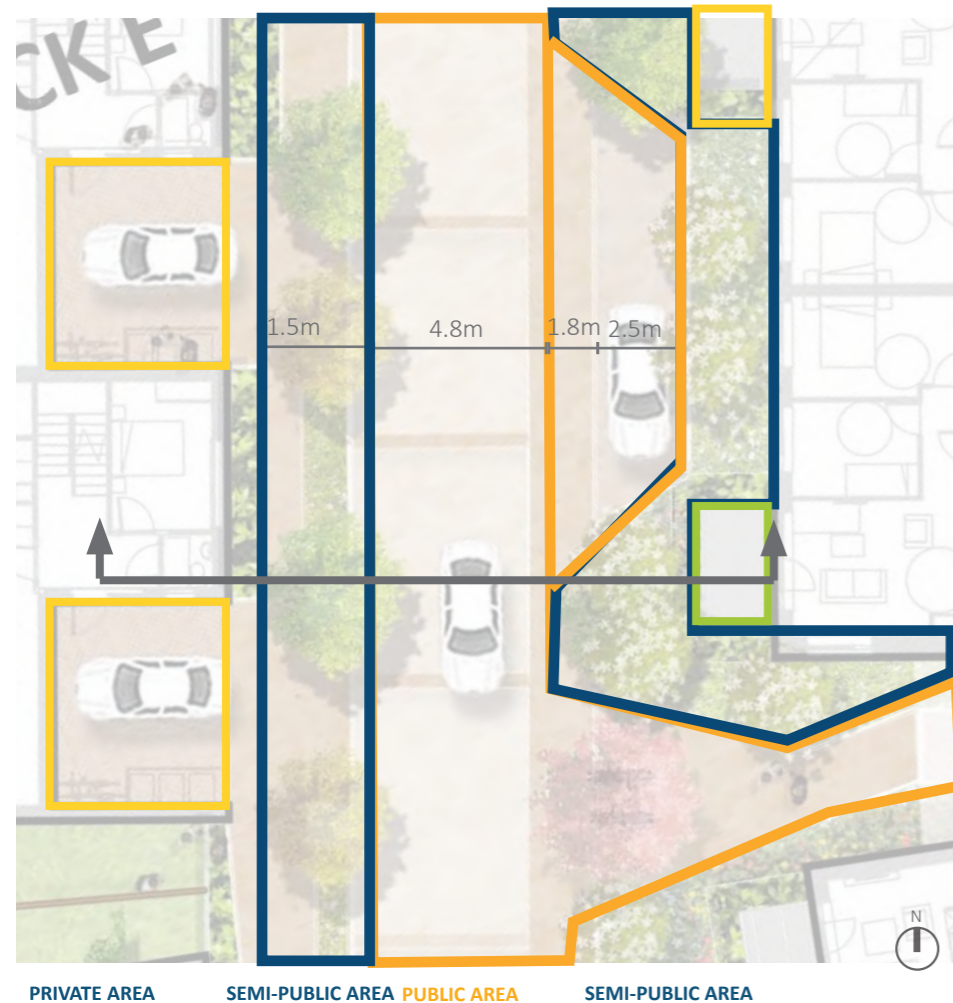
- » Encourage low vehicle speeds;

- » Create an environment in which pedestrians can walk, or stop and chat, without feeling intimidated by motor traffic;
- » Make it easier for people to move around;
- » Promote social interaction.
- » Role in providing an "informal" environment close to home
- » Simple and legible, comfortable and fully accessible design to the visually and physically impaired.

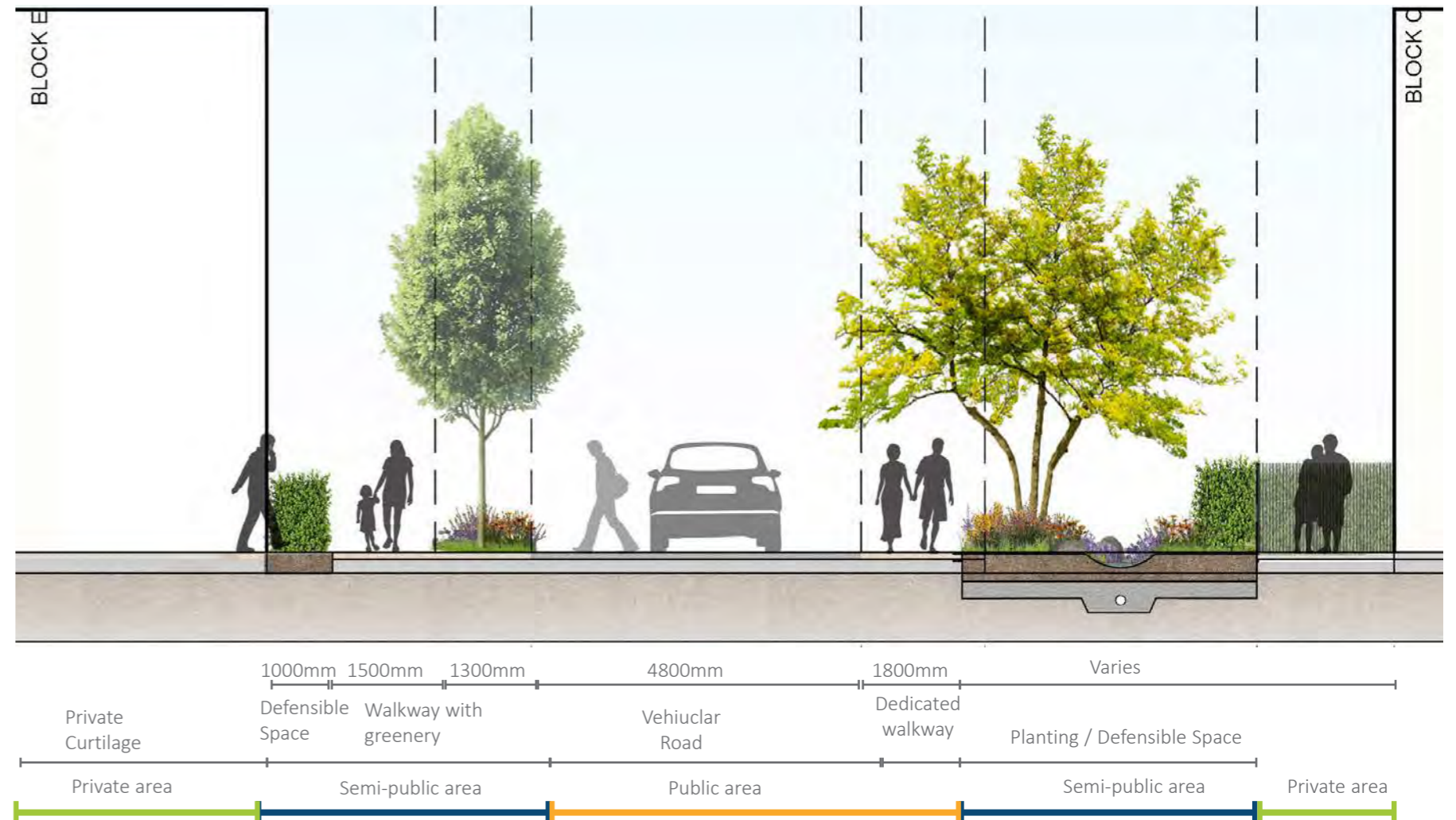
DESIGN AIM:

- » The hardscape surface changing material would minimize the "impression" of a carriageway.
- » Demarcation of uses through different tones of material and the layout appears pedestrianised to drivers and pedestrians alike encouraging pedestrians to use the centre of the space.
- » Flush kerb located adjacent to vehicular movement paths, are used at key locations, particularly pinching the vehicular entrance to the space, to communicate to drivers the sense of a pedestrian priority space.
- » The kerbed separation of footway and carriageway can offer protection to pedestrians

RESIDENTIAL STREET CONCEPT

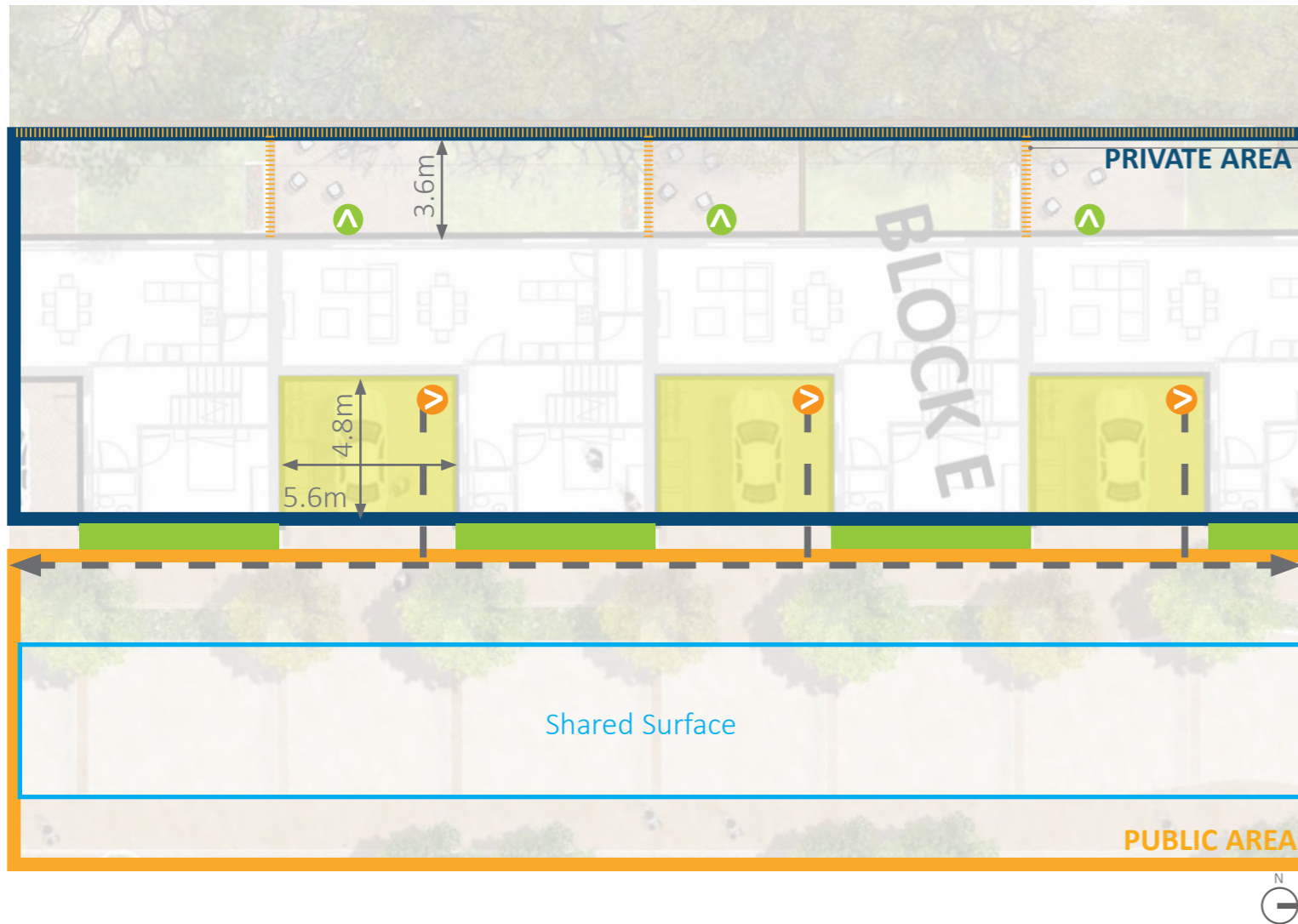


SECTION



CHARACTER AREAS

CHARACTER AREA 9. "HOME ZONE" STREET COURTYARD HOUSES/ TRANSITION BETWEEN SPACES



BLOCK E DWELLING LAYOUT

Private rear garden:

The rear gardens of the Courtyard Houses will be enclosed by a 1.8 m high timber fence, which will provide privacy between adjacent properties and ensure security in relation to the nearby open space.

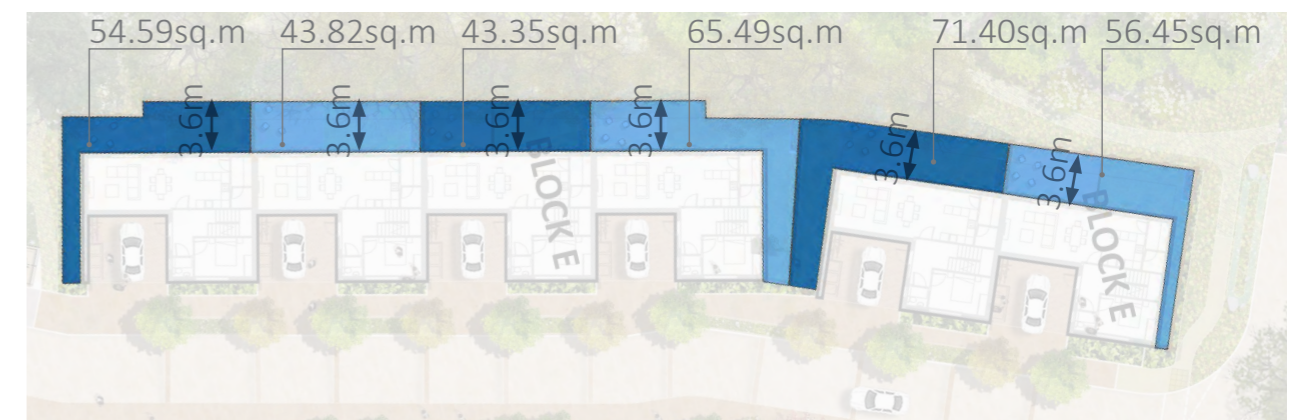
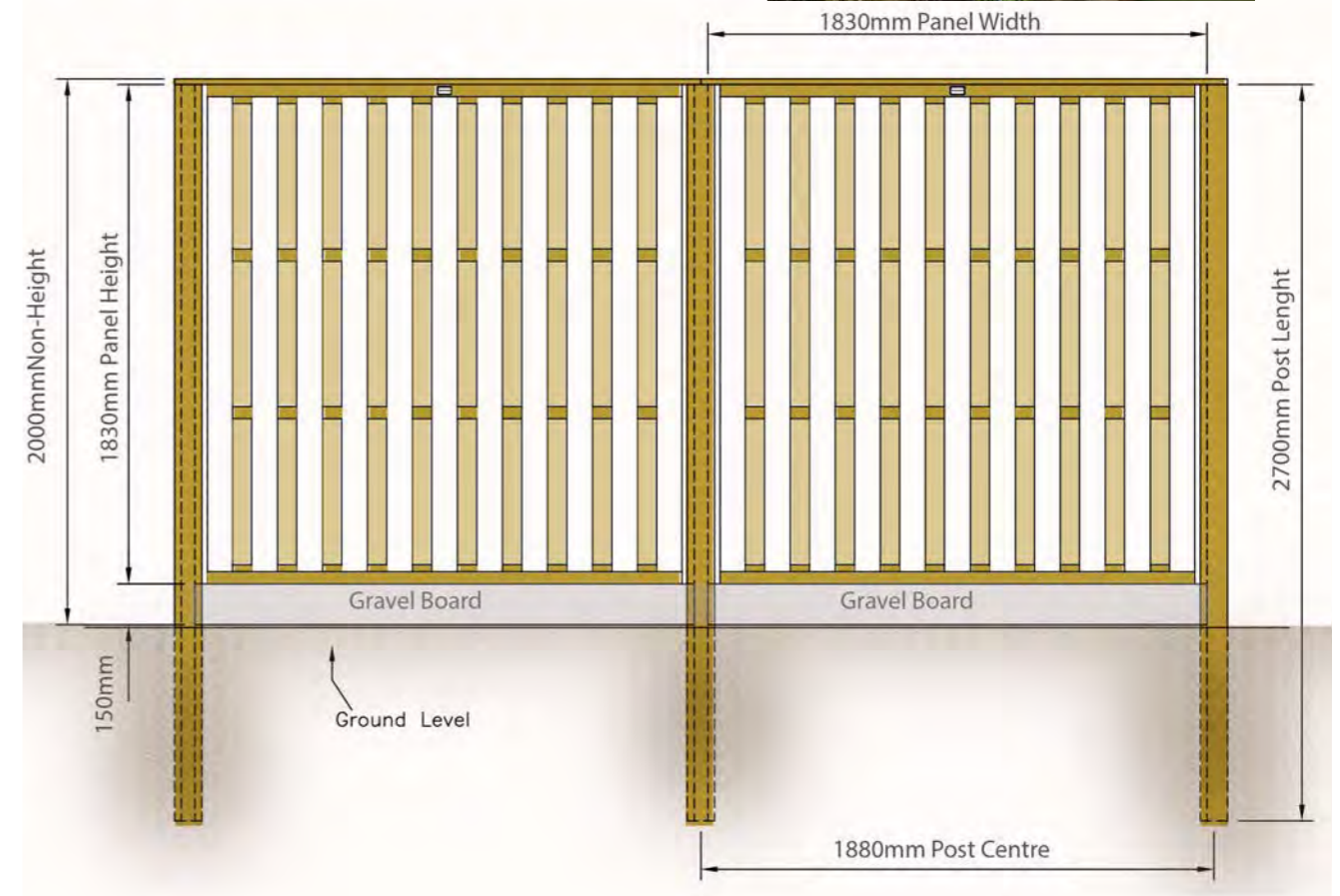
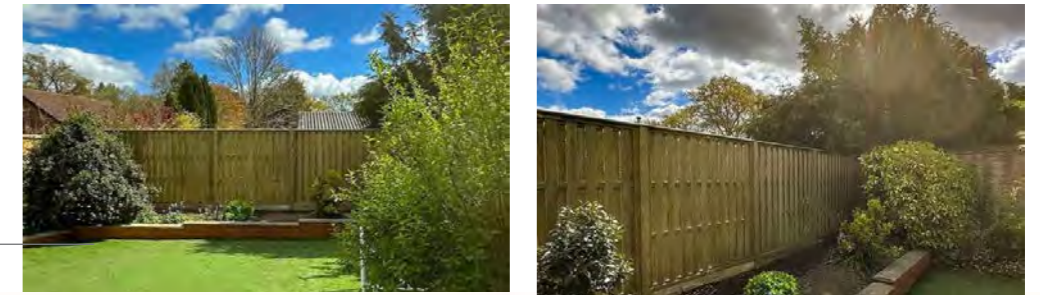
Private area:

The private area will accommodate 1 no. car parking space, 2 no. cycle parking spaces, and an area for bin storage within the curtilage.

For further detail, refer to the OMP Architects' drawings.

- Defensible space (evergreen hedge)
- Residential footpath
- Dwellings Access
- Private rear garden access
- Residential Curtilage
- Shared surface

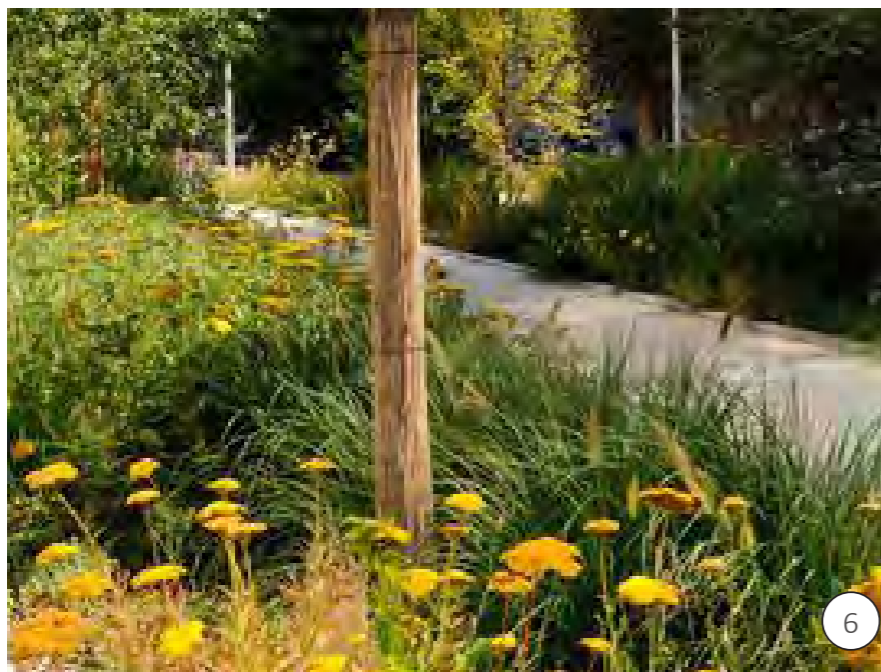
BOUNDARY TREATMENT IN BETWEEN PROPERTIES



Each of the houses will have its own private back garden which, as shown in the diagram above, will meet the minimum standard requirements highlighted in *Appendix 1 of the Apartment Guidelines*. Each garden will feature a paved area suitable for outdoor furniture, as well as a lawn area.

CHARACTER AREAS

PRECEDENTS



RAIN GARDEN

This pages highlights the rain garden located along the "Home Zone Street".

The rain garden will be positioned in relation to the drainage strategy and principles Coordinated with project's Civil Engineers.

KEY ELEMENTS / CHARACTERISTICS:

- » Sustainable drainage systems (SUDs) mimic natural drainage processes to mitigate the impacts of on-site surface run-off from the various spaces within the development.
- » SUDs provide biodiversity and visual benefit and character at the area.



For illustrative purposes only

PLANTS SPECIES



Aster spp,



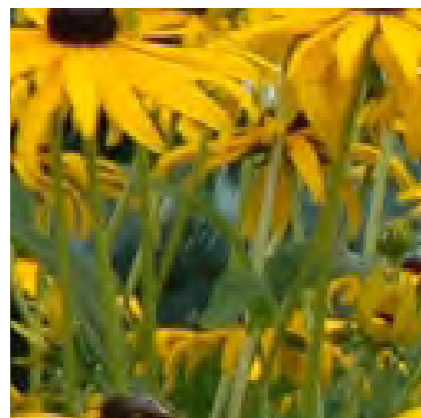
Helanium



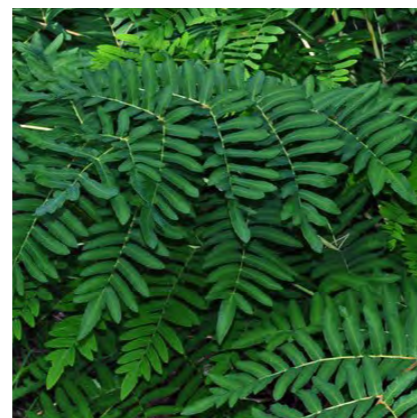
Bergenia



Panicum variegatum



Rudbeckia binta



Osmunda regalis



Source: WRT Design storm water management

CHARACTER AREAS

CHARACTER AREA 10. WILDLIFE AREA

On the western boundary edge of the scheme is a biodiversity enhancement area, which gives wildlife priority whilst allowing maintenance and occasional access.

The area serves as a vital biodiversity corridor, featuring ecological encasements that support a diverse range of flora and fauna. This area prioritises the retention of existing trees, ensuring the preservation of mature habitats. Additionally, new high-value wildlife trees are strategically placed to enhance the ecological value of the corridor, fostering a thriving environment for local wildlife and contributing to the overall sustainability of the development



Reference plan

KEY ELEMENTS / CHARACTERISTICS:

- » Native vegetation is the key component of the planting palette which incorporates indigenous plants and native flowering trees to support local wildlife and maintain ecological balance.
- » Preserve the existing mature trees will maintain established ecosystems and provide continuity for wildlife.
- » Foster a welcoming environment for wildlife by incorporating ecological enhancements such as insect hotels and log piles.
- » A native wildflower meadow will be sewn the density of which will naturally restrict the accessibility to the area. This design ensures the corridor effectively connects various habitats, facilitating safe and unrestricted movement for wildlife.
- » The proposed mown path will facilitate occasional access in a carefully organized manner, ensuring minimal impact on the proposed biodiversity while also maintaining the privacy of the adjacent residents' back gardens

Key

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|--|----------------------------|
| 1. Existing trees retained | 5. Private gardens |
| 2. Maintenance mowing path | 6. Ecological enhancements |
| 3. Proposed line of wild cherry | |
| 4. Proposed witch hazel with groundcover understory planting | |



PRECEDENTS

