

UPPER FLOOR  
AMENITY TERRACES

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## COMBINED ROOF PLAN

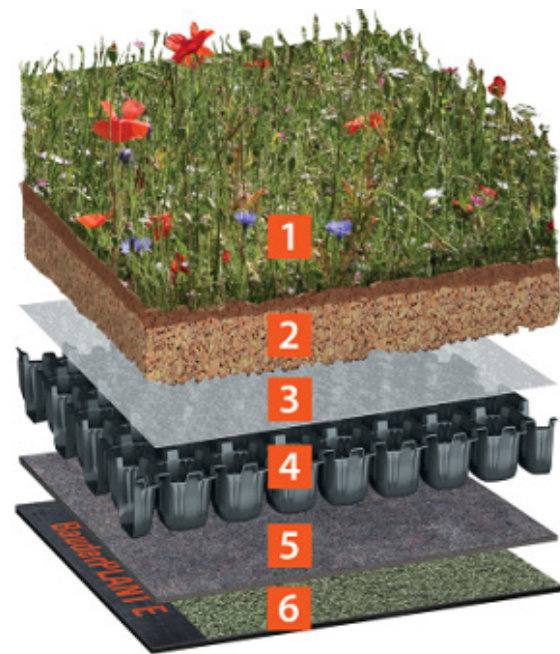
The scheme aims to maximise the potential for each of the roof spaces, by providing a range of uses depending upon the context and outlook in tandem to plant requirement. The terrace on the 6th Floor forms part of the communal open space calculation. In addition, a tapestry of biodiverse roofs is proposed surrounding the plant and solar panel areas which will be designated for biodiversity enhancements and will form part of the overall SUD's strategy.

The key design principles of the amenity Terrace are:

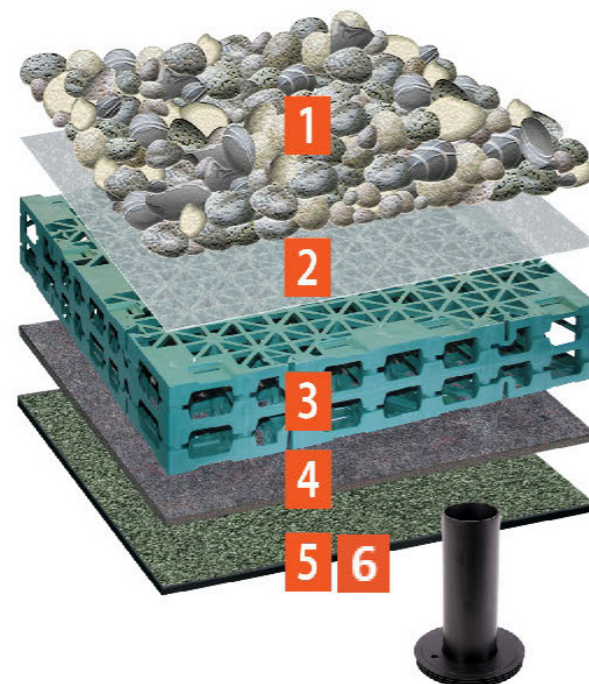
- Maximise usable outdoor space.
- Provide flexible space.
- Lightweight materials and plant medium.
- Provide ecological enhancements.

The typical build ups of the Biodiverse green roofs and Blue roofs is shown on the diagram below. This a typical proprietary system, which will be developed further based upon specific requirements to be established with engineers as part of the detail design process.

BIODIVERSITY GREEN ROOF



BLUE ROOF (LOCATED UNDER PV PANELS)



For further detail refer to:  
DBFL's Infrastructure Design Report



# SOFTSCAPE STRATEGY

## BIODIVERSITY GREEN ROOFS

Green roofs are proposed on the new buildings which will enhance biodiversity of the developed site and further connecting the green corridors within the site. The green roofs will be covered by native species which would also provide important foraging habitats for birds and bats.



Native Origin Irish Wildflower Seed Mixtures: Ecotype Range

**Seed Mixture Specifications:**

Origin: Native Irish Origin, Wildflower Seed Mixture. EC11

Aspect: Sunny or slightly shaded for part of the day.

**Morphology:**

Life Cycle: Annual / Biennial / Perennial.

Height Range: <2cm to >60cm

Flowering Period: April to August.

*Source: Sandro's Irish Wildflower Conservation Grade Seed Mixture*



- 1. Common Bent Grass
- 2. Burnet Saxifrage\*
- 3. Centaury\*
- 4. Wild Chamomile\*
- 5. Corn Pansy\*

- 6. Cowslip
- 7. Eyebright\*
- 8. Lady's Bedstraw
- 9. Ox-eye Daisy
- 10. Red Bartsia\*

- 11. Yellow Rattle\*
- 12. Selfheal
- 13. Sheep's Bit Scabious
- 14. White Stonecrop
- 15. Blackstonia\*

- 16. Fairy Foxglove
- 17. Sea Campion
- 18. Ivy Leaved Toadflax
- 19. Quaking Grass
- 20. Wall Pennywort

- 21. Storksbill\*
- 22. Thyme (Wild)
- 23. Sweet Violet
- 24. Dog Violet
- 25. Allium carinatum

- 26. Harebell
- 27. Cat's Ear
- 28. Corn Spurry\*
- 29. Fairy Flax
- 30. Lesser Yellow Clover or 'shamrock'\*

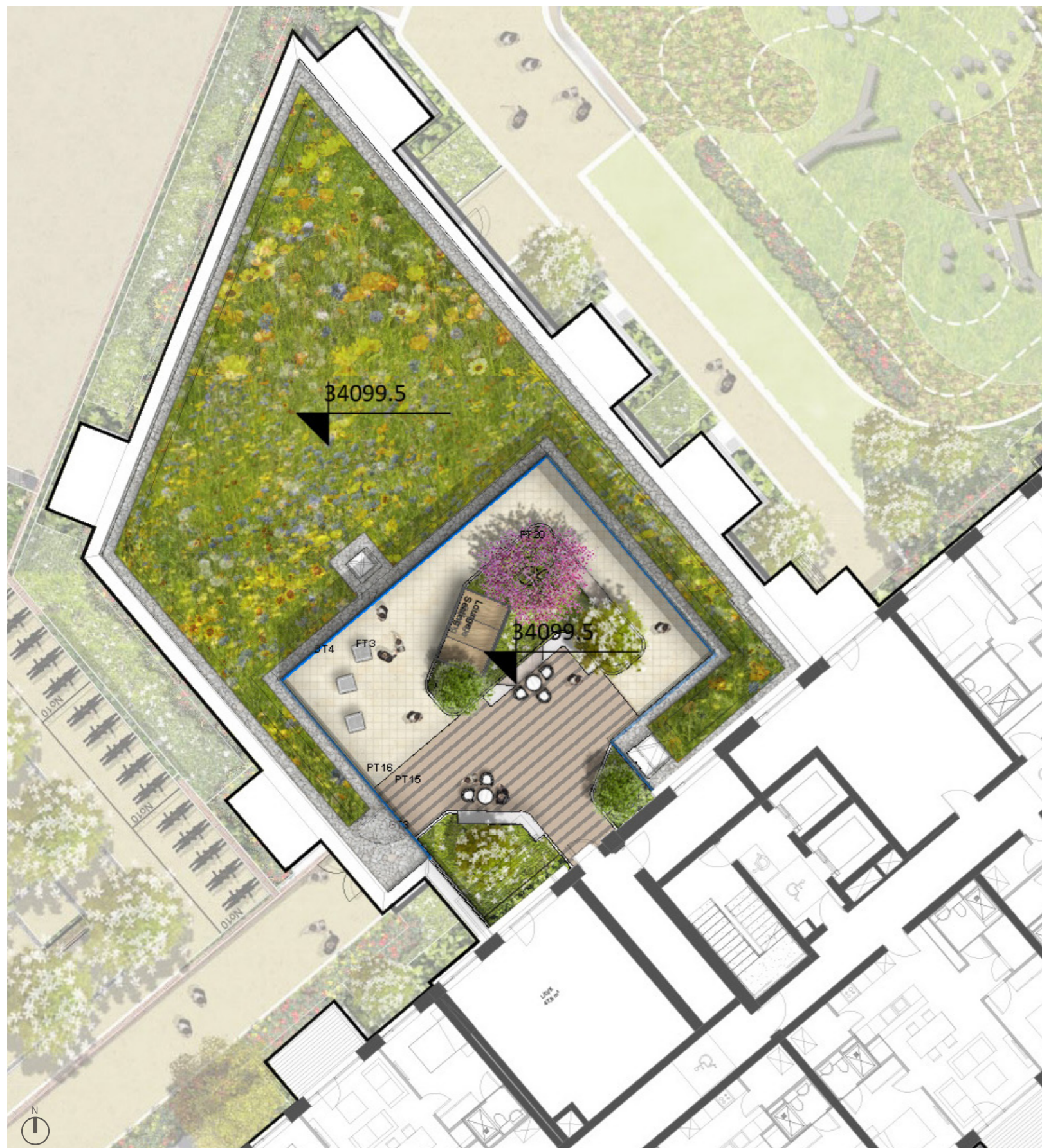
*Denotes a species that is either of diminished national geno-type or specific to only a few sites, or who's habitat is increasingly threatened, or the species is uncommon, rare, becoming rare, is endangered, reintroduced or saved from extinction.*

*In all cases, your purchase contributes to DBN's work of creating crops of Conservation Grade - Native Origin Wildflora. You help us to inform and pay land-owners to manage native species and to assist DBN in handing on our heritage for another generation*

# UPPER FLOOR AMENITY TERRACE



## BLOCK A1, 6TH FLOOR SHARED AMENITY TERRACE



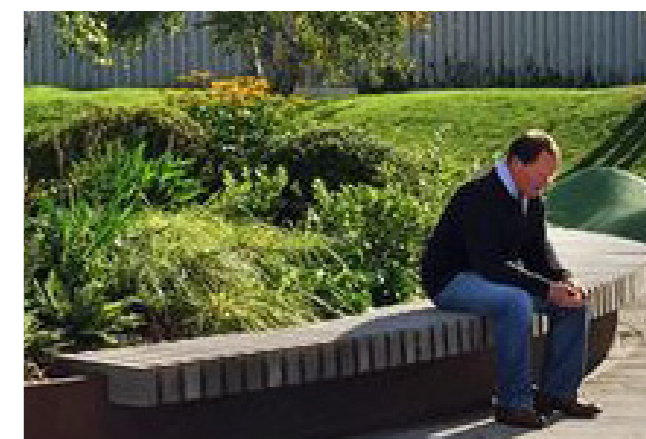
Block A1 presents an amenity terrace on the 6th Floor located on the West side.

Given the rooftop location, the space benefits from very good levels of daylight/sunlight quality and as such is usable most times in the year.

The roof garden can offer a variety of uses including outdoor seating, viewing deck.



### PRECEDENTS



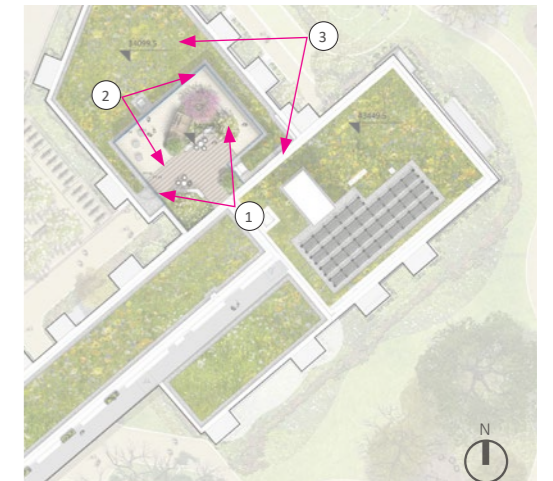
# UPPER FLOOR AMENITY TERRACE, VISUALS

## BLOCK A1, 6TH FLOOR SHARED AMENITY TERRACE



The approach to the design of the north west roof terrace is to create a place to encourage interaction between the internal and external spaces and their associated uses.

Adopting this approach has led to the creation of spaces that offer the user the opportunity to undertake different recreational activities upon the roof: seating areas for rest and relaxation and flexible open areas for outdoor walks, yoga, and contemplation of the surrounding area.



The design has been arranged to provide a visual connection with the immediate surrounding area, allowing views across the roof-space to the 'green' sedum located at the same level.



For illustrative purposes only

# SUSTAINABILITY DESIGN APPROACH

# SUSTAINABILITY DESIGN

## ECOLOGICAL ENHANCEMENT

The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of local people and biodiversity.

Some of these opportunities are:

- Wild flower meadows
- Biodiverse roofs
- Native planting
- Shelter for birds / bats
- Insect hotels
- Understory within the woodland

Other enhancements will also be adopted to maximise the opportunities the scheme brings, and to set a high benchmark for other developments.

The following pages set out some of the interventions we are incorporating to meet local biodiversity targets to ensure the equipment and habitat creation is correctly installed.

We have set out our proposal for the locations for the following interventions. These are in accordance with the Biodiversity Chapter produced by DNV Consulting.





### ELM TREES ON SITE

From the review of the pre-planning application recommendations issued by Dublin City Council for the previous SHD and LRD applications, one of the key topics raised was the importance of retaining elm trees.

The site previously contained No.8 *Ulmus procera*; however, as confirmed in the most recent Tree Survey, all of these trees have fallen or been lost due to poor condition, likely as a result of Dutch Elm Disease. Tree Tag 94 is also expected to be removed due to its direct conflict with the proposed road infrastructure. At present, the only remaining elm within the site is Tree Tag 599, located along Elgrington Road.

### PROPOSED TREES

The higher value trees will also be retained on the northern boundary and western boundary essentially linking to the open space area to the east creating a sylvan edge to both boundaries. The proposed tree and layout aims to connect with the boundary woodland/trees, to provide green corridors throughout the site. Plant native species have been proposed.

-  Retained Existing tree
-  Proposed trees and Proposed small specimen shrub



The adjacent diagram shows the location of the proposed bat box, bird box, insect hotel, log piles and swift bricks have been developed in collaboration with DNV Consulting to maximise the benefits associated with this habitat type.

### BAT DARK ZONE



- Key bat habitat/ dark zone (no artificial lighting)
- Supporting bat habitat/ Buffer zone ( Minimal artificial lighting e.g Bollards)

DNV Consulting plan outlining dark zones and buffer zones across the site. Refer to Biodiversity chapter in the EIAR report.

The Lighting Report prepared by Pritchard Themis adheres to this survey with Dark Zone areas kept dark at night and buffer zones operating with a lower level of lighting than other vehicular and pedestrian routes.

#### KEY

- |  |              |  |  |
|--|--------------|--|--|
|  | Bird Boxes*  |  | Log Piles                                  |
|  | Insect Hotel |  | Swift bricks<br>(Group of 10 swift bricks) |
|  | Bat Boxes    |  |  |

\* Indicative locations for the proposed bird boxes have been shown, which will be confirmed on site with the ecologist during construction, to ensure the most appropriate locations are utilised for the bird boxes.



# SUSTAINABILITY DESIGN

## ECOLOGICAL ENHANCEMENT

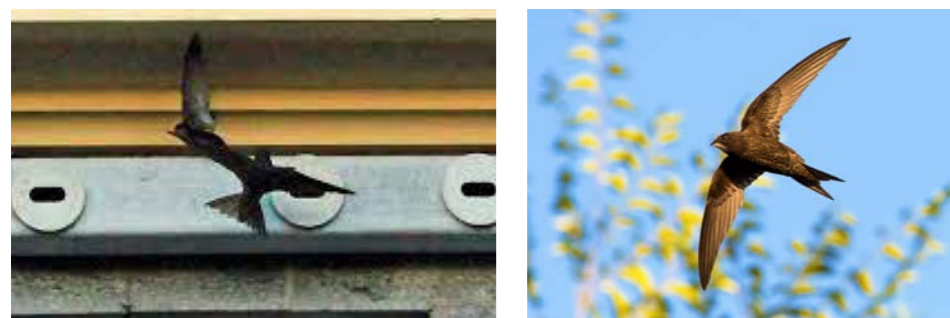
### BAT BOXES

The inclusion of bat boxes can help provide roosts for a variety of species. These boxes can be fabricated from a range of materials and positioned against building façades, fences and amongst tree planting. In order to enhance the proposed development sites roosting potential for local bats, **10no.** bat boxes will be erected on suitable retained trees in suitable locations within the site. This will provide additional roosting opportunities for local bats, and recognises the degree of tree loss the proposed development requires.



### SWIFT BRICKS

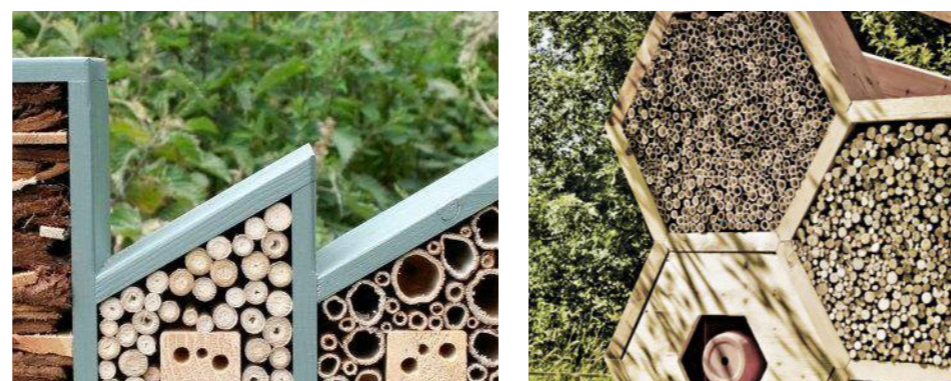
One of the best ways to provide permanent Swift nest sites is to install specially designed Swift nest boxes. Nest boxes can be installed to provide more nest sites at an established nesting colony or to create a new nesting site, **70no.** swift bricks will be integrated the facades on 7no different locations.



### INSECT HOTELS

Insect hotels have been positioned in strategic locations across the scheme providing the perfect habitat for invertebrates such as bees and butterflies. The inclusion of these types of habitat will help cross pollination of the planting, help sustain other wildlife and provide an interesting educational tool for children living in the new development. In order to enhance the proposed development **2no.** insect hotel will be erected on specific locations sunny place facing south, south-east within the site.

These can be creatively designed as focal points, or sculptural elements which may also provide connections for engagement with local school programmes or nature groups.



### LOG PILES

Log piles provide shelter for small mammals, hibernating amphibian, and insects, and of course the resident grubs, insects and worms provide food for birds. A variety of interesting fungi will also move in, and within a year or two, a whole wildlife community will have assembled in your log pile. In order to enhance the proposed development **10no.** locations will accommodate the log piles.



### BIRD BOXES

In order to enhance the availability of nesting habitat for local populations of breeding birds, **10no.** bird boxes, of different designs, will be erected on suitable retained trees, in suitable locations. Bird boxes provide a low-tech and effective way to encourage wildlife into the scheme.

The use of birds and other wildlife to manage pests is a more environmentally friendly approach than the use of pesticides. By encouraging a healthy bird population resident can also benefit from the improved sense of well-being bird song can bring. As with the other ecological enhancements it is hoped the bird population on site can provide an educational resource for residents, and help achieve an appreciation for nature and the environment.

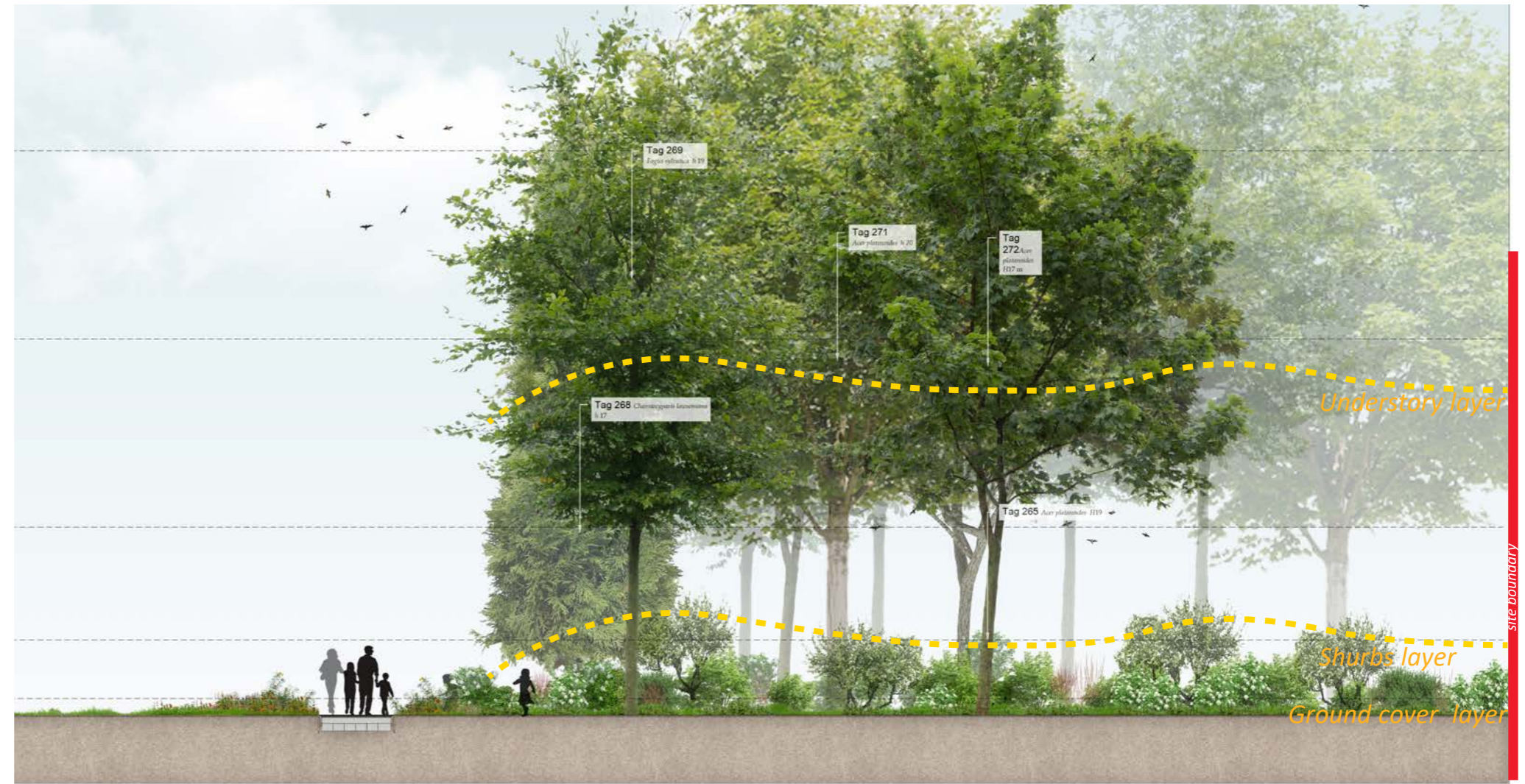
Bird box installation will be overseen by the appointed ecologist, within the proposed areas of dense planting at ground floor and podium level and on the semi-mature trees to be planted on Site, and details of same provided to the Parks Department of Dublin City Council. The boxes will be durable. The bird boxes will be firm and secure to their supports, and only placed on trees that are robust and large enough to support bird boxes.



### UNDERSTORY SHRUBS

Plants are a keystone to the sustainable landscape and using native plants and edible plants is one of the simplest ways to promote a more ecologically sensitive landscape.

The east, west and north perimeter of the site contains multiple layers of existing large trees in the canopy layer, smaller trees and shrubs in the understory layer and groundcovers in the ground layer would be provided. The understory shrubs areas will preserve the boundary woodland and enhance its function as a connecting habitat for wildlife.



### UNDERSTORY SHRUBS

*Cornus sanguinea*



*Crataegus monogyna*



*Ilex aquifolium*



*Sambuco nigra*



*Viburnus Opulus*



*Rubus fruticosus*



# SUSTAINABILITY DESIGN

## ECOLOGICAL ENHANCEMENT

### TABOR HOUSE/ EXISTING GRASSLAND ①

To the back of Tabor House and the existing Chapel, a proposed formal, edible garden will be delivered. A variety of natural produce ranging from fruit bearing shrubs, herb gardens and a variety of fruit trees, such as apple, pear and plum will be provided.



### ECO BUFFER (BACK OF BLOCK E) ②

To the back of Block E, a large swathe of mature trees are to be retained and new native trees planted. This will provide a green corridor for wildlife and a buffer to the neighbouring properties. A native wildflower meadow will be sewn the density of which will naturally restrict the accessibility to the area, a simple mown path will allow for occasional access.

### BIRD ATTRACTING WILDFLOWERS

This mixture is ideal for Gardens, Schools, Farms, Estates and Parks, it is often placed to the back of a shorter wildflower meadow for long season effect as it is mid to tall height and requires 1 cut per year often in spring and NOT at the end of summer



- |                               |                         |
|-------------------------------|-------------------------|
| 1. Lady's Bedstraw            | 13. Common Mouse-Ear    |
| 2. Common Bird's Foot Trefoil | 14. Field Pansy         |
| 3. Cat's Ear                  | 15. Wild Pansy          |
| 4. Red Clover                 | 16. Hoary Plantain      |
| 5. White Clover               | 17. Selfheal            |
| 6. Cowslip                    | 18. Common Speedwell    |
| 7. Common Daisy               | 19. Germander Speedwell |
| 8. Common Dandelion           | 20. Thrift              |
| 9. Harebell                   | 21. Wild Thyme          |
| 10. Autumn Hawkbit            | 22. Kidney Vetch        |
| 11. Rough Hawkbit             | 23. Yarrow              |
| 12. Black Medick              | 24. Yellow-Rattle       |

### WOODGLADE (BACK OF BLOCK C) ③

To the back of Block C, a native wildflower meadow will be sewn, it will provide a habitat for insects, which is an important food source for bats. The area included, delivered as part of the Public Open Space, will have the aim, through interpretation, to educate future residents and visitors on the importance of protecting the ecological setting.



Due to the character of the site and to enhance the interaction between people and nature, a Natural interpretation trail could be proposed within the shrubs buffer that runs along the park perimeter through signposting the impressive array of existing trees and highlighting the species of bird and insects that will be attracted to forage and nest within the site.





THANK YOU



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