DESIGN RATIONALE – LANDSCAPE ARCHITECTURE

Project:	**PROPOSED RESIDENTIAL DEVELOPMENT AT ROOKWOOD, STOCKING LANE, DUBLIN 18**
Project no.:	**We.03**
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Landscape Report

1 Introduction

The objective of this report is to describe the proposed landscape and external works as part of the proposed Housing Development at Rookwood, Stocking Lane, Co. Dublin, D16. This report should be read in conjunction with documents issued and included in this submission by Dermot Foley Landscape Architects, Fionnuala Rogerson Architects, ERMS Planning Consultants, Gordon White Engineers, Bartlett Consulting Tree Arborists, Wild on Foot Ecological Services and others.

Proposals for the landscape, open space and planting strategies are in accordance with South Dublin County Council Development Plan.
Dermot Foley Landscape Architects visited the site in June 2020, in order to observe conditions on site. such as existing vegetation and conditions under foot. boundaries and other items which would have a bearing on the design process.

The following additional documents have been issued by Dermot Foley Landscape Architects as part of this submission:

No.	Scale	Size	Title
201	1:500	A2	Landscape Plan
210	1:200	A3	Landscape Detail Area
202	1:500	A2	Boundaries Plan
250	1:20	A1	Typical Landscape Details

2.1 General

The subject site is an existing large garden which is in the curtilage of a protected structure. The development requires significant thought to be placed into the existing site conditions, site layout, landscape design, existing trees and landscape features of the site. The site has a notable sylvan character due to the many existing trees on site. The site is situated east of Stocking Lane. It borders the existing residential houses to the East of the site, the neighbouring Cypress Avenue homes

back gardens make up the site's East boundary. A landscape design proposal was developed for the site as part of the design approach and study of site. Particular attention was paid to the existing trees and items of historical significance. The proposed landscape proposal caters for various design solutions for the purpose of retaining these trees and creating a setting for them to thrive, where possible.

The following documents, among others, were used for design guidance:

- *The South Dublin County Council Development Plan 2016-2022*
- *Sustainable Urban Housing: Design Standards for New Apartments by Department of Housing*
- *Guidelines on Sustainable Residential Development in Urban Areas*

2.2 Existing trees on site

Bartlett Consulting Tree arborists carried out a tree survey and report in compliance with BS 5837:2012 before the design process began. The survey has provided the information of the existing trees on site in relation to design, demolition and construction, for both the trees and vegetation within the boundary of Rookwood, Stocking Lane. The survey and report of the existing trees were used as an important tool in the design process.

In addition to the tree survey and report by the project arborists, Dermot Foley Landscape Architects produced a number of tree retention diagrams for areas where the topography of the site is most challenging in order to analyse the impact of the development and to outline certain trees of 'high amenity value' due to the nature of the species, maturity, ecological contribution etc. for the design team to focus their effort in retaining these trees.

The areas of the domestic garden around the south and southwest of Rookwood is populated with a wide diversity of tree species, predominantly of an early-mature age classification. There is a high density of trees on site, with the majority being mature evergreen species.

2.3 Existing Boundaries

Northern boundary

The site boundaries vary; The north-western boundary adjoins the neighbouring apartments of Rookwood View. The boundary is a densely vegetated boundary it creates a green buffer between the two properties. This boundary consists of mature trees and clipped shrubbery, the green screen creates a grand entrance to the site that runs parallel to an Estate railing (see Figure.1). Further east along the northern boundary, the boundary is shared with various residential back gardens on Beech Walk. This boundary is similar to the driveway, it consists of 2m high railing with a tall hedge.

Figure 1: image of the north west boundary.

Eastern Boundary

The eastern boundary is formed by existing mature trees and hedging with a 2m high railing which runs the entire length of the boundary adjacent to back gardens of residents on

Cypress Avenue. Between the residents back gardens and the site there is a dense cluster of trees with varying canopies creating a lush backdrop for the residents outside of their windows.

Figure 2: image showing the north-eastern area of lawn in front of Rookwood

Southern Boundary

The southern boundary is comprised of dense trees that then forms a singular line of trees to the west on the outside and a hedge running along the length of the Southern Boundary.

Figure 3: image shows the southern boundary from inside the site comprised of mature trees and of hedging.

Western Boundary

The western boundary is comprised of the main site entrance formed by an existing stone wall and trees, the house is not visible from the main entrance. The western boundary runs along Stocking Lane. Further south of the western boundary the site boarders the Coolamber residents, the tennis court on the subject site is enclosed by a stone wall which is the makeup of this west boundary.

Figure 5 (left): Image of western boundary of site. the left includes the site main entrance.
Figure 6 (right): Image of western boundary adjacent to Rookwood lodge along Stocking Lane.

3 Landscape Strategy

3.1 General

The proposed landscape strategy has been developed by the landscape architects in close collaboration with other disciplines in the design team. Above all, the focus was placed on retaining the existing trees on site where possible.

The general landscape design objectives are to:

- Retain and protect existing trees on site where possible and to base the design of various interventions to allow for this;
- Propose replacement tree planting of substantial size for areas where existing trees are not possible to retain;
- To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.
- Provide connectivity within the scheme, allowing it to be integrated within the wider context for both future amenity areas and residential developments;
- Cater for creative play opportunities distributed throughout the public open space;
- Integrate public and shared private amenity space within the existing setting in a subtle and non-intrusive manner;
- Create a safe, diverse, interesting and attractive range of open spaces with passive surveillance from the surrounding residential development
- Create an appropriate setting for Rookwood House

3.3 Public Open Space

The proposed public open space is situated to the north of the site. The main concept of the public open space is to both balance retaining the existing trees and to create useable space for the public and residents. Figure 8 illustrates these main concepts.

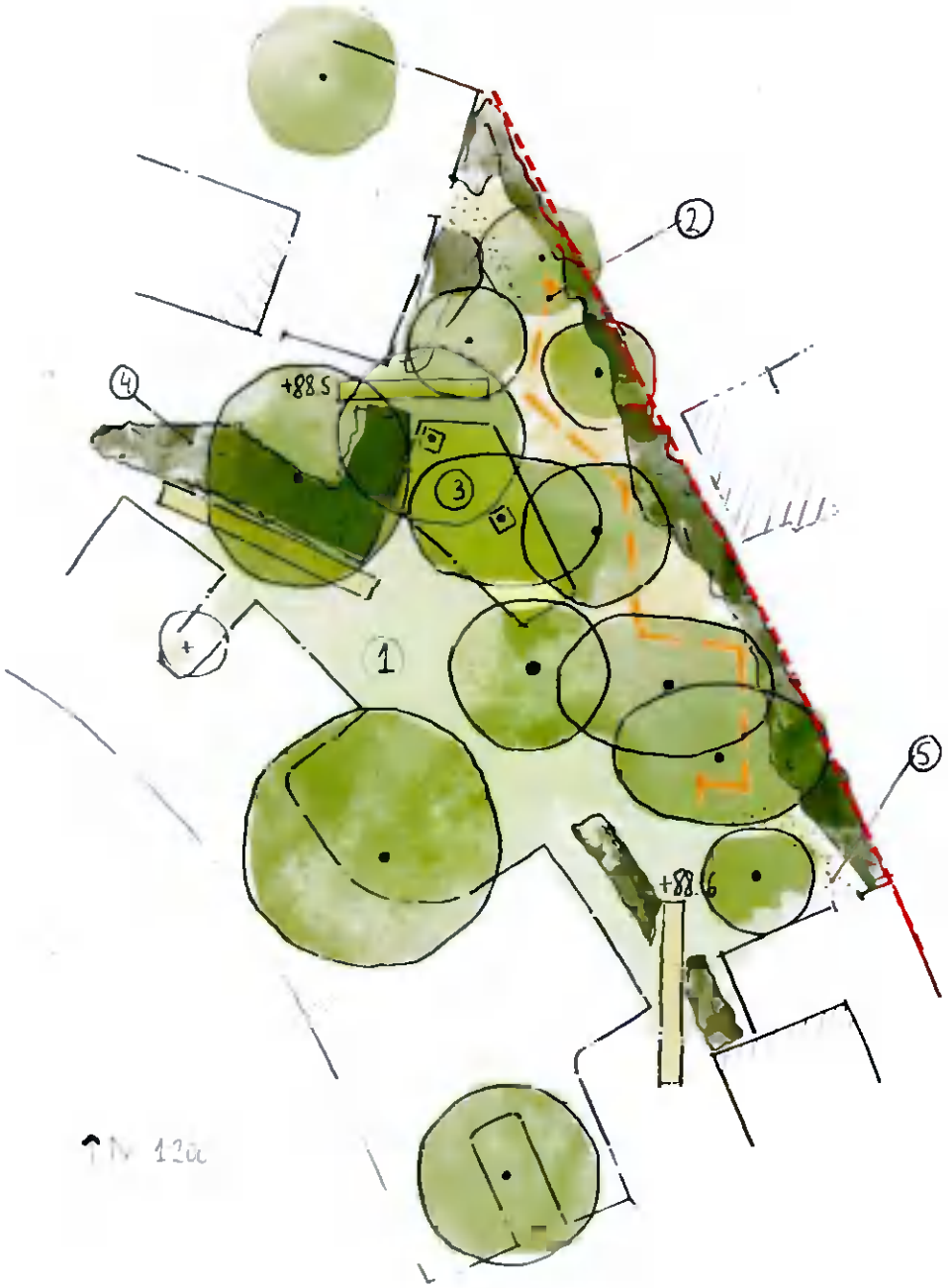


Figure 8: Sketch illustrates the public open space towards the north of the site. 1. Indicates open lawn which is a generous size of open space with a south and south west facing aspect. 2. Indicates an informal play route that runs through the trees that is beneath tree canopies and leads to a more formal play area that will accommodate young children. 3. Suggests a raised deck/ platform area with an opportunity for seating for the public to enjoy looking out onto the open public space. 4. Existing hedging that is retained as a feature creating a boundary line. 5. Gates to back gardens to the public open space

3.6 Play spaces

A small play area for toddlers and children for the age of up to six is proposed along the trail and to the south entrance to the site there is a more formal play area proposed. The play area is incorporated into the existing mature trees which creates a canopy protecting the space from heavy rainfall and harsh sunlight.

4.0 Proposed Planting

Drawing 201 Landscape Plan prepared by Dermot Foley Landscape Architects includes a detailed schedule of proposed planting and illustrates the location and extent of mown lawn, managed long grass, bulb, low groundcover, swale, hedge and tree planting as well as existing ground flora and trees to be retained and managed.

4.1 Tree planting

As recommended in the SDCC Strategy for Trees (2016-2020), attention was paid to tree species with the aim of tying in and enhancing the existing sylvan character on site. Tree species in general were selected based on suitability to local soil conditions and microclimate, longevity and biodiversity (native species). Individual trees, as well as copses are proposed in order to compensate for the removal of existing trees, improving the species mix and proportion of native species. Some of the proposed tree species are illustrated below.

Tilia cordata

Viburnum farreri

Corylus avellana

Pyrus calleryana

Figure 9: Proposed tree species

4.2 Hedge, Groundcover and Bulb Planting

Low planting is utilized to create and reinforce sub-spaces within the larger landscape; for visual screening, defensible space, visual interest, ecological purposes and to guide or direct people's movement. The low planting is conceived as subtle layering of greens within the open spaces. The planting is layered as follows; lowest - bulb planting, groundcover planting, highest - clipped hedge planting.

Figure 10: Species for shade groundcover – native & exotic including Darmera, Luzula, Dryopteris and Asplenium.

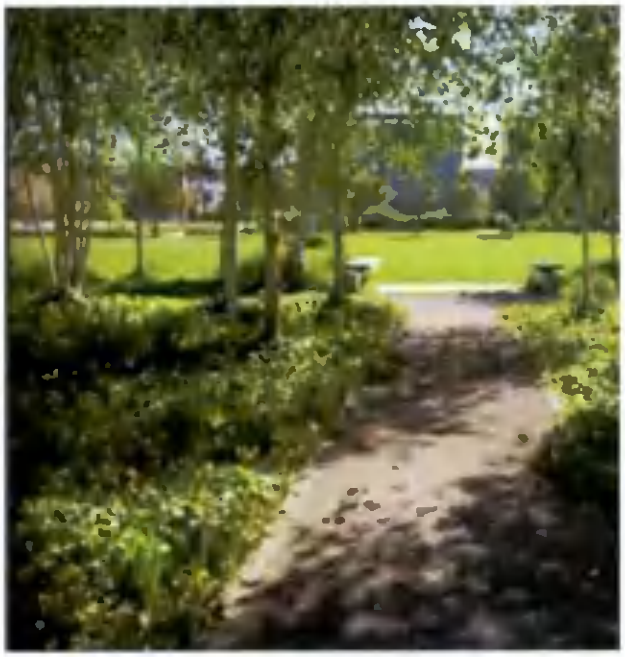
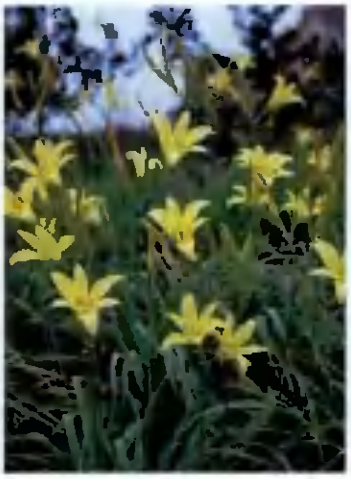


Figure 11: Typical groundcover under tree canopy.

Helleborus spp.



Hemerocalis sp.

Luzula sylvatica

Dianella nigra.

Dryopteris filix- mas

Asplenium scolopendrium

Figure 12: Typical individual groundcover species.

5.0 Hard Landscape Materials & Furniture

The selection of paving and other landscape materials is determined by proposed function, longevity and durability. The extent of materials and the locations where a transition is made from one material to another are determined by drainage and other sustainability issues. Paving materials where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces.

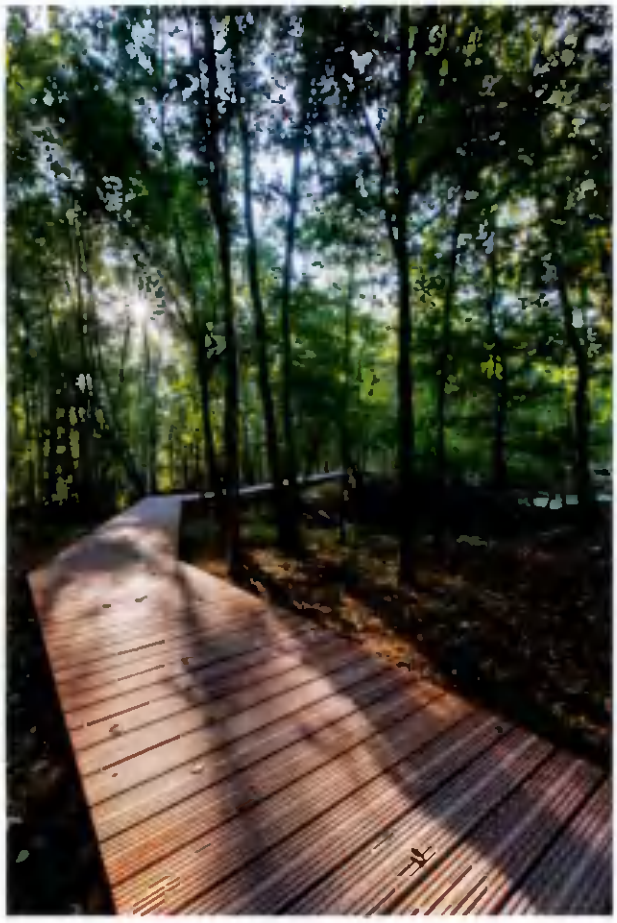


Figure 13: Reference image illustrating the concept of raised deck walkway. Images of a project in Ypres, Belgium by Omgeving Landscape Architecture.

Figure 14: Reference Image of Brighton Wood Foxrock. demonstrating open space within an existing tree dominated site.

Figure 15: illustrating the gravel surface used to minimise damage of the tree roots.