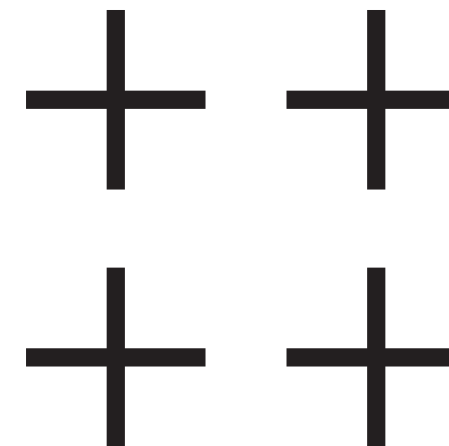




++ PLUS ARCHITECTURE

ROSEMOUNT HOUSE,
MALAHIDE ROAD,
NORTHERN CROSS,
DUBLIN 17

LANDSCAPE DESIGN REPORT
PLANNING
JULY 2022



**ROSEMOUNT HOUSE,
MALAHIDE ROAD,
NORTHERN CROSS,
DUBLIN 17**

LANDSCAPE DESIGN REPORT
PLANNING APPLICATION
JULY 2022

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ROSEMOUNT HOUSE,
MALAHIDE ROAD,
NORTHERN CROSS,
DUBLIN 17

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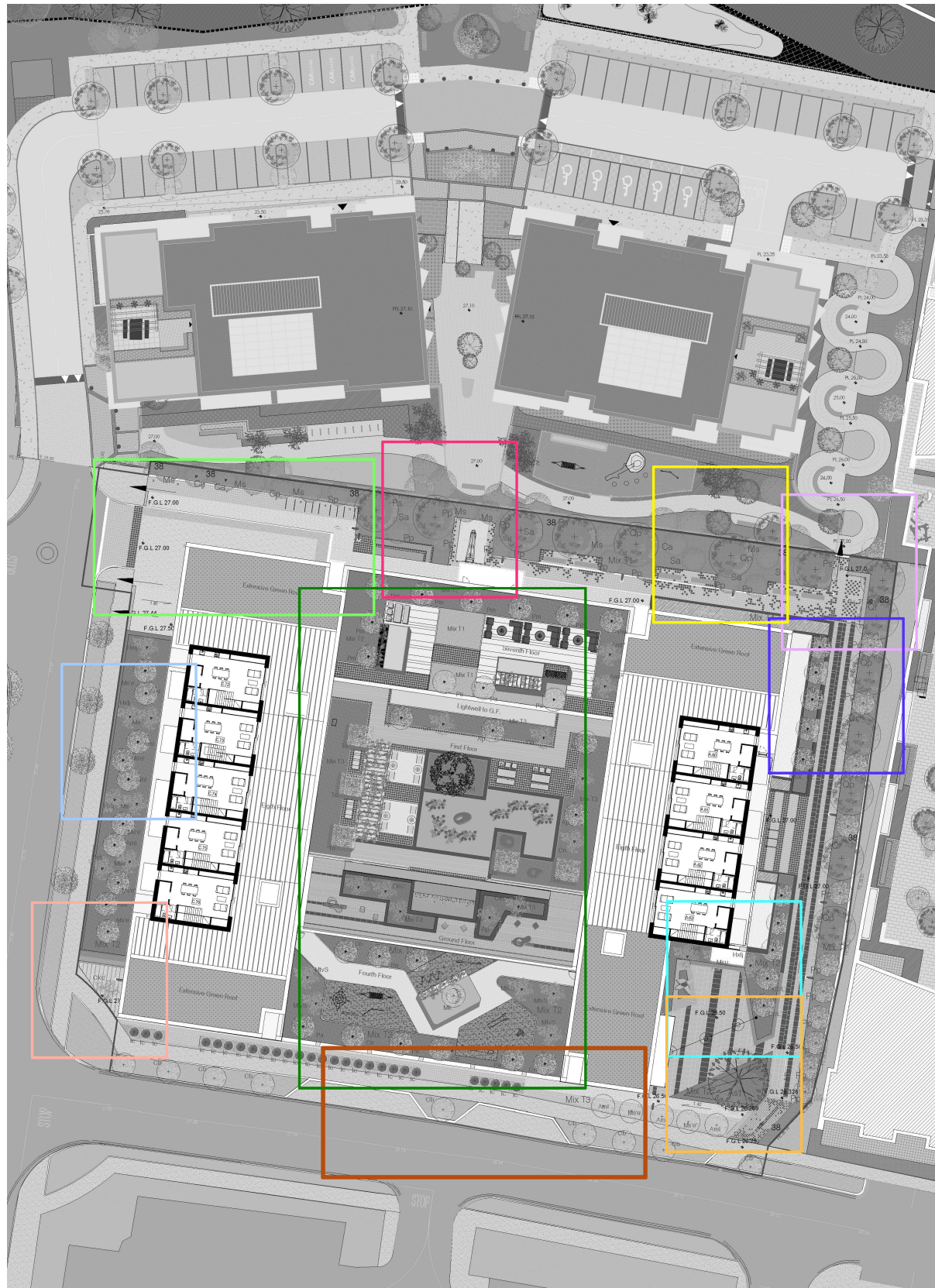
The proposed development lies within an emerging residential area of medium density within a business park setting. To the north of the proposed development a second residential development by a separate applicant is proposed. This proposed development lies south of the future Dublin City Council linear park along the River Mayne Corridor. The neighbouring proposed development provides a permeable link through to the future Mayne River linear park. It is the intention of this proposed development to enhance the permeability of pedestrian and cycleway amenity linkage to the developing townland areas of Balgriffen.

Architectural lighting with unlight benches up lit trees in formal spaces articulate way finding. Feature public lighting provide a safe environment for the pedestrian and cycle user. The street is terminated with an opening where public seating within a planted medium. A stepped approach is proposed to link to the northern proposed public open space of a playground and formal lawn area. Further to the west as the public street turns the main permeable link to the proposed link to the future linear park provides universal access. A bespoke sculptural bench and table provides a nodal point to around the shared central green garden space between the two proposed developments.

Screening small multi-stem specimen trees are proposed along the eastern extent of the building planted margin. This provides a small scale where the human scale seating elements are located. The proposed multi-stem specimens allow for screening to the ventilation grills proposed but the scale of the trees permits passive surveillance from the windows above. To the west a similar approach of a gentle planted berm provides the growing medium for an organic planted line of mixed multi-stem and standard small specimen trees. These provide winter, summer and autumnal interest along the public footpath whilst softening the building edge of the proposed developments as well as screening ventilation grills. To the southern corner of the proposed development a permeable surface of natural stone paviors set in hoggin is proposed. A specimen flowering multi-stem dogwood flanks a reclining bespoke bench within the public realm. A formal architectural colonnade leads from this point to the proposed office entrance. Punctuation points of entrance are flanked by formal topiary of box leaved holly set in buff hoggin. From this formal colonnade the foyer to the proposed development is accessed. A vista is made toward the ground floor sculpture and water garden. Here shade tolerant planting of small multi-stem trees form the bounded edge to a dramatic waterfall feature which plunges from the upper level waterlily pond. The semi-public stairs travel behind the waterfall feature to alight onto the upper courtyard garden.

Located on the fourth floor, an active play garden where play spaces are interspersed within a garden setting. Wind tolerant multi-stem trees of ironwood , juneberry, crab apples and dogwoods frame the play spaces serving nought to 8 year old and alternative spaces for older children. An external canopy with seating is located centrally within the play garden, set back from the parapet line, where rainy day play can be enjoyed by resident children. A climbing frame for rambling climbing plants is integrated into the external play den canopy. Multi-sensory smell can be enjoyed from these plants. Fruiting crab apples provide interest for bird and insect life on the play garden. Permeable bark mulch wet pour rubber set within the soft planted zones extend from the natural stone paved pathway leading from the central core areas.

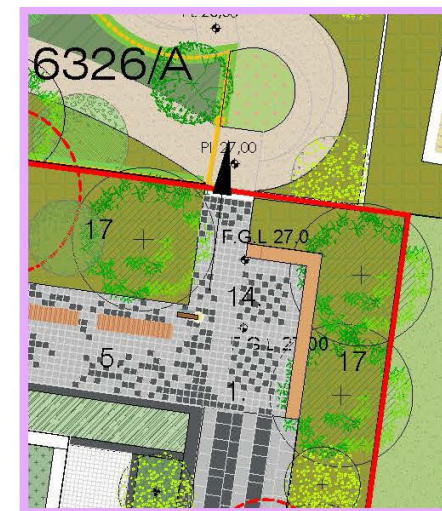
Throughout high quality surface treatment is proposed with natural stone paving of varying sizes to create diversity and a clear sense of wayfinding for the public. The primary objective is to provide active use of the public realm with retail use and seating punctuating the journey towards the future linear park along the River Mayne corridor. Green infrastructure mainly of native species seeks to enhance the biodiverse corridor of the River Mayne whilst aiming to increase pedestrian and cycle connectivity to this recreational amenity.



Southern Plaza



Southern Plaza Entry



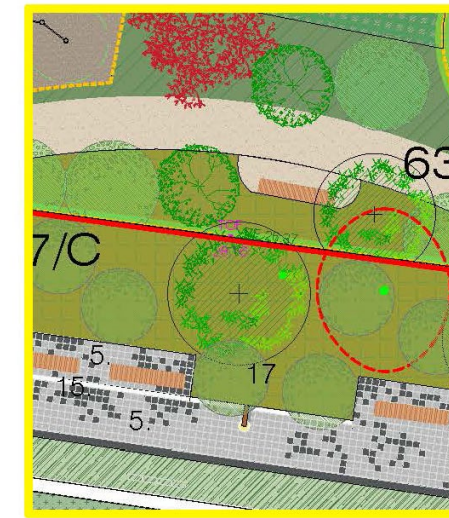
Connecting Steps



Pedestrian Route



Shared Public Space

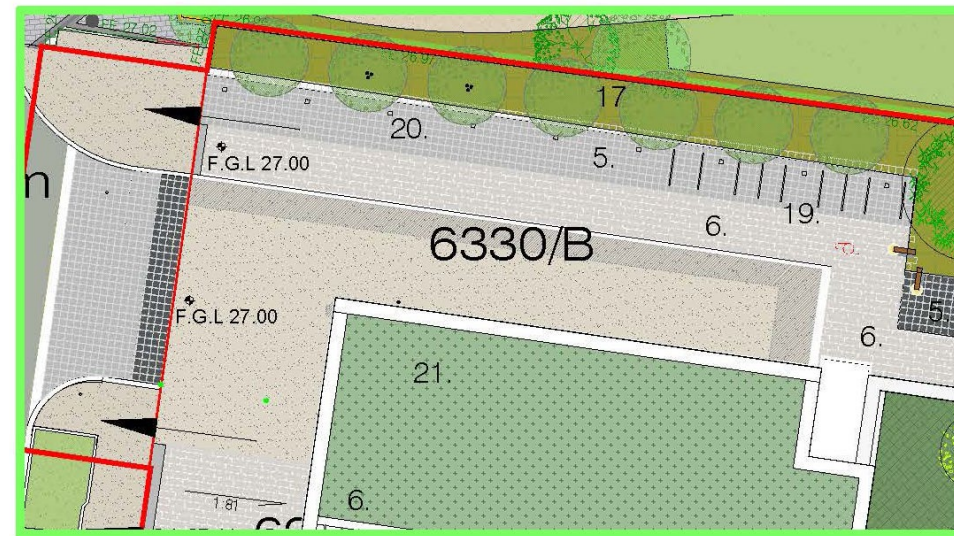
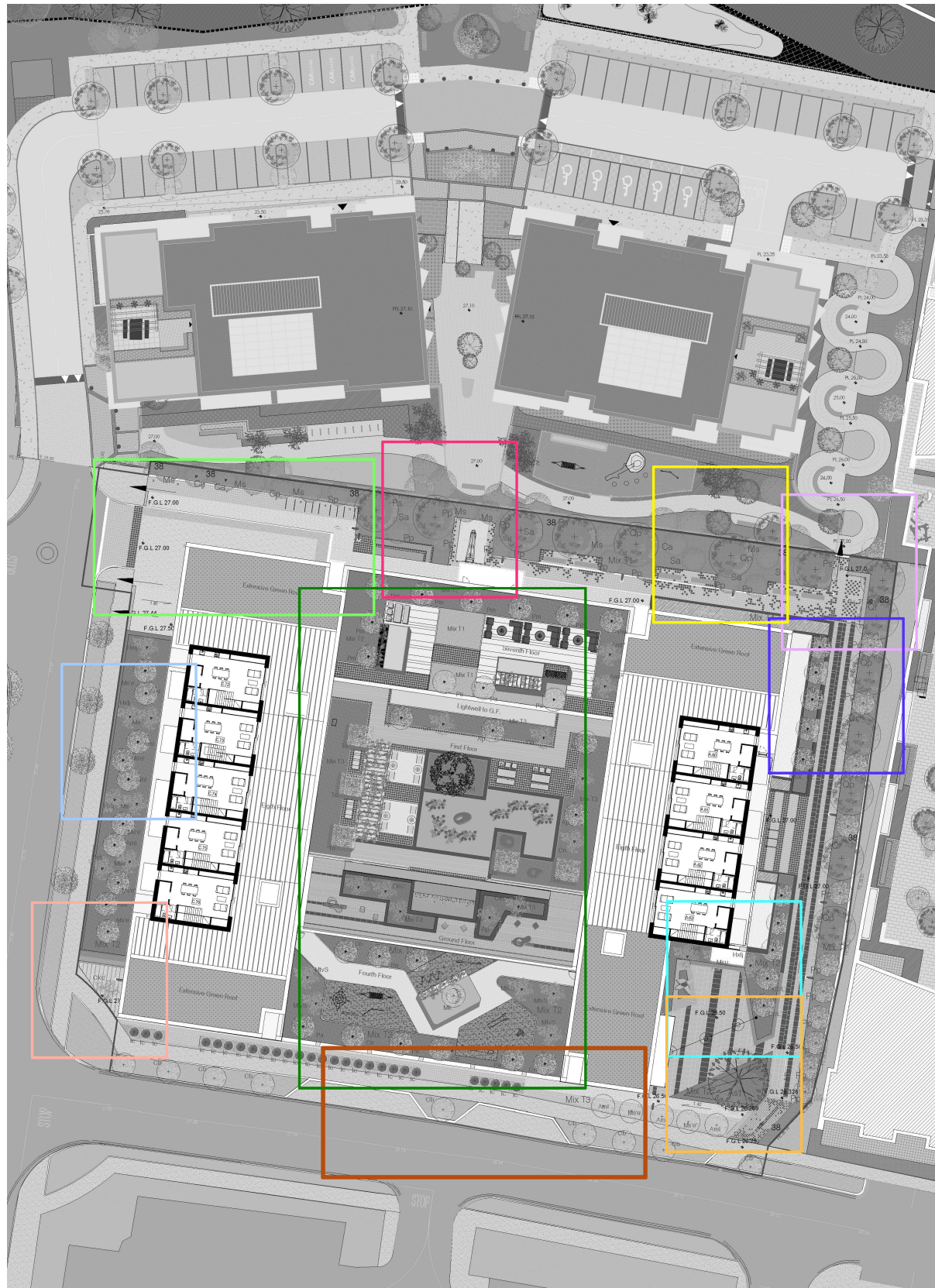


Northern Seating

LANDSCAPE LEGEND:

PROPOSED SURFACE TREATEMENT, PUBLIC REALM FURNITURE AND LIGHTING ELEMENTS

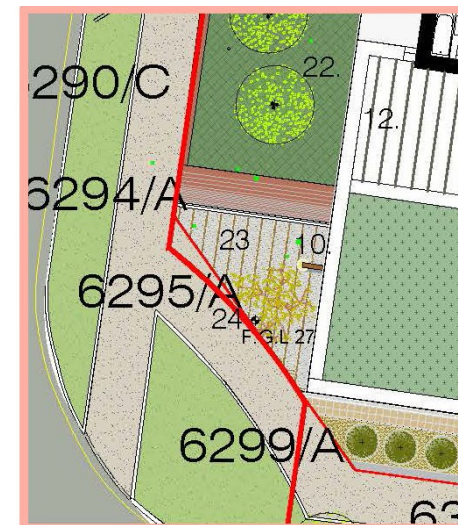
1. Granite paving 600x900, 400x300, 150x300 in black and silver gray banding to public realm plaza and street. Flamed finished. 80mm deep in trafficable area for fire and emergency services. 40mm deep in non trafficable areas.
2. Raised planter with integrated bench 500mm high, arm rests and backs provided at regular intervals. Bench to be down lit Corten steel planter cladding.
- 3/4. Corten steel edging to planter. Specimen tree with rootspace cellular system by Greenleaf or e/a to provide 100msq x1.1m deep growing medium zone
5. Universal entrance and universal set down area, public realm area with granite setts 200x200mmx100mm deep contrasting pixelated black and silver grey sets. Flamed finished. Silver grey granite kerbs 80mm deep.
6. Buff coloured granite paving 200x200 setts 100mm deep. 400x150mmx40mm granite paving units.
7. Brushed finished concrete to be made good to existing footpath zone.
8. Waterfeature incorporating public art sculpture and up lighting.
9. Catenary public lighting luminaire
10. Public lighting standard Escofet 'bali' corten steel effect factory finish or e/a
11. Public bench with back and arm rest. Powder coated stainless steel with polished stone cladding to bench, planter wall and upstand.
12. Ventilation grill concealed by planted margin of multstem small trees and underplanting.
13. Planted margin with integrated seating.



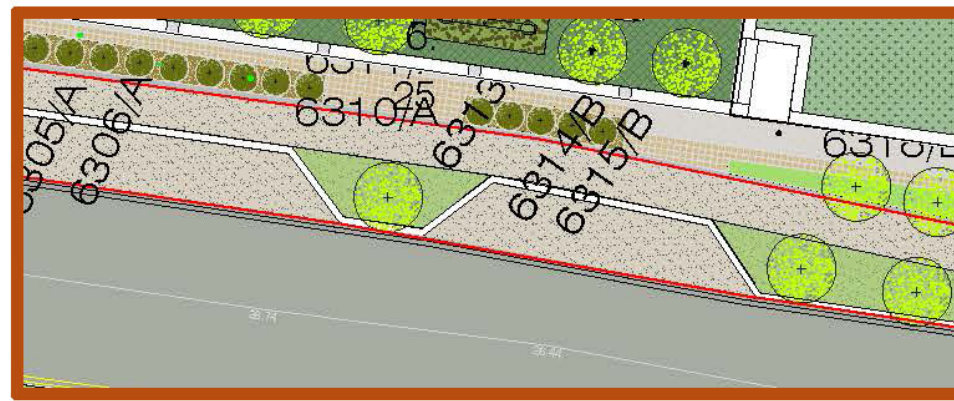
Ramp Access



Eastern Path



Landscaped Junction



Front Entrance

LANDSCAPE LEGEND:

PROPOSED SURFACE TREATEMENT, PUBLIC REALM FURNITURE AND LIGHTING ELEMENTS

13. Planted margin with integrated seating.

14. Universal access route to neighboring proposed development with feature corten steel frame with timber seating element back and arm rests to match planter edges at entrance. Architectural feature lighting integrated to bench undmounted. Checkers/Chess paving pattern in natural stone sets to allow outdoor chess and /draughts in public realm.

15. Public realm seating with led feature down lighting.

16. Coss fit exercise training frame 'Core twist' or E/A by Kompan on buff coloured permeable safety surface.

17. Predominant native tree and shrub planted zone enhancing the neighbouring proposed development planted margin.

18. Public realm seating and outdoor table

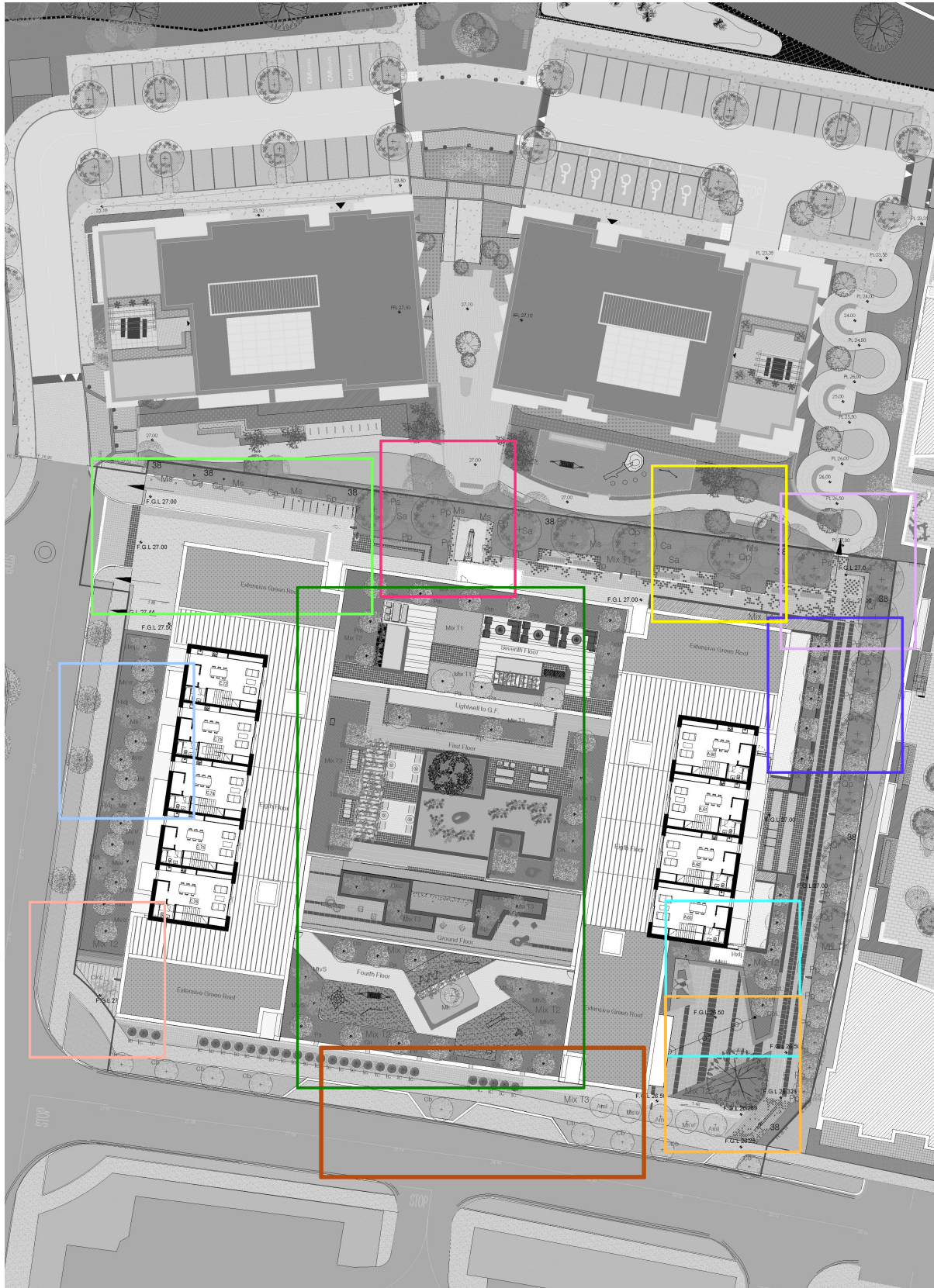
19. Lottlimit by MMCite or E/A visitor bicycle parking 28no. spaces under covered canopy, near east entrance core and Cafe unit. Refer to architects drawing for canopy.

20. Bin collection point only for collection day. Bin storage in basement.

21. Two way vehicular and pedestrian entrance / exit to basement. Finish to architectural specification.

22. Multistem and small specimen trees with underplanting. Stonecladd raised planter with mounded planing medium to centre to provide minium 1.1m depth. Planting edge to conceal ventilation grill.

23. 400x150 buff granite paving unit set in hoggin with reclining bespoke bench to pocket public realm area.



Communal Open Space

LANDSCAPE LEGEND:

PROPOSED SURFACE TREATEMENT, PUBLIC REALM FURNITURE AND LIGHTING ELEMENTS

23. 400x150 buff granite paving unit set in hogglin with reclining bespoke bench to pocket public realm area.

24. Multistem specimen tree uplit set in rootspace cellular system tree pit by Greenleaf or E/A.

25. Universal entrance with planted topiary specimens as a planted margin to delimit the public footpath from the uplit colonnade.

26. Water and sculpture garden.

27. Waterfall feature uplight visible from entrance foyer to proposed residential development. Black polished granite surround, base and feature as a water curtain in front of stairs to upper courtyard.

28. Up lit sculpture.

29. Contemplative sculptural stone seats.

30. Natural stone paving in black and silver grey granite. Mixed sizes. 400x200, 300x600, 900x300 40mm deep setts 200x200x80mm. Flamed finished.

31. Waterlily pond first floor

32. Pergola/ Canopy 2.4m tall

33. Play area Barkmulch permeable wetpour rubber play surface fourth floor

34. Residents external lounge area fourth floor

35. Recliner seat

36. Feature specimen tree

37. Cross fit exercise frame 'Core Twist' by Kompan or E/A.

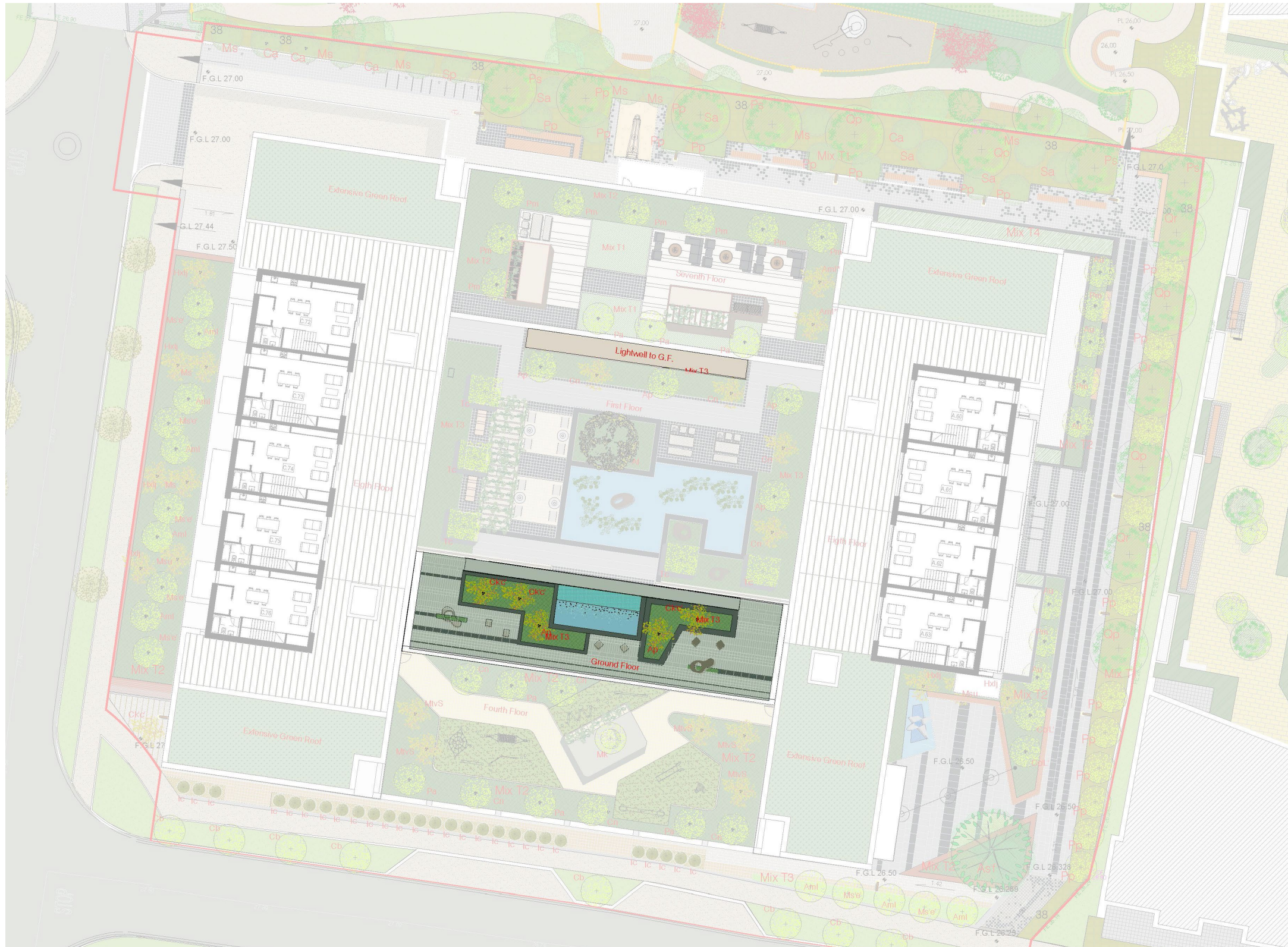
38. 1.1m tall estate railing painted black. 'Killarney' by Irish Fencing services or E/A. To northern and eastern boundary for entire extent. * see main masterplan for locations.





GROUND FLOOR COMMUNAL SPACE

From the foyer of the proposed development, a vista is made toward the ground floor sculpture and water garden. Here, shade tolerant planting of small multi stem trees form the bounded edge to a dramatic waterfall feature which plunges from the upper level waterlily pond.

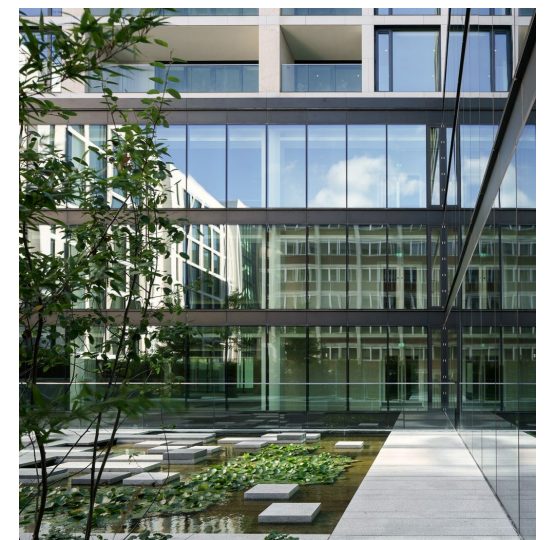


Number One Ballsbridge
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- architecture and landscape design

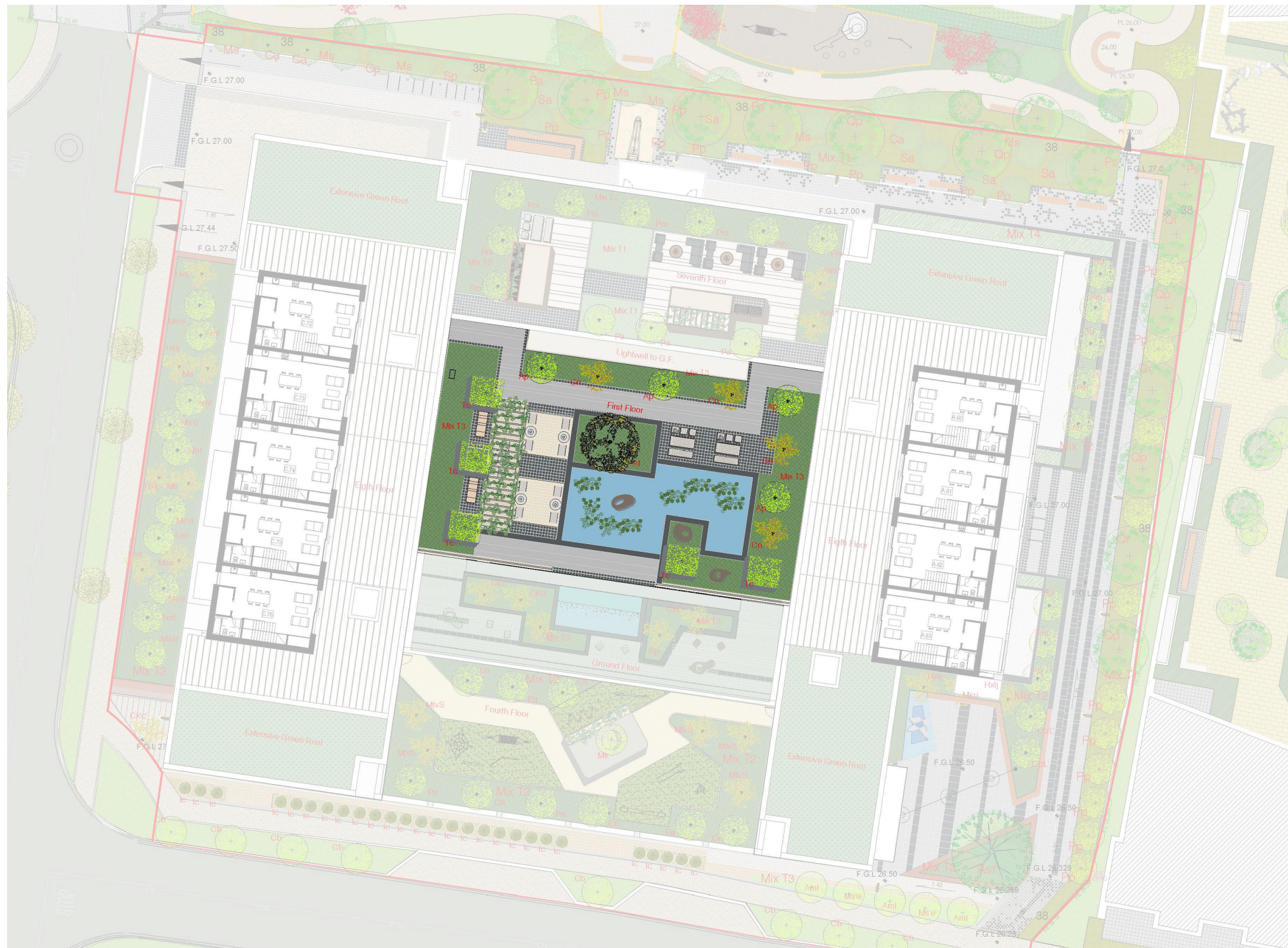


FIRST FLOOR COMMUNAL SPACE

The first floor courtyard centres around a calm waterlily pond which reflects multi stem ornamental Japanese maples and dogwoods interspersed with art sculptures. A line of formal pleached limes frame the upper courtyard. A central Acer x freemanii Autumn blaze creates a brilliant red autumnal colour contrasted by the formal lime trees yet complimented by the multi stem Japanese maples and dogwoods. Seating within the contemplative courtyard garden is located around a pergola which serves as a privacy screen from residents viewing from above creating verdant planes of waterlily pond, pergola and underplanting zones. Low hedging and underplanting create a buffer or privacy zone to the courtyard garden between the private open space and apartment units.



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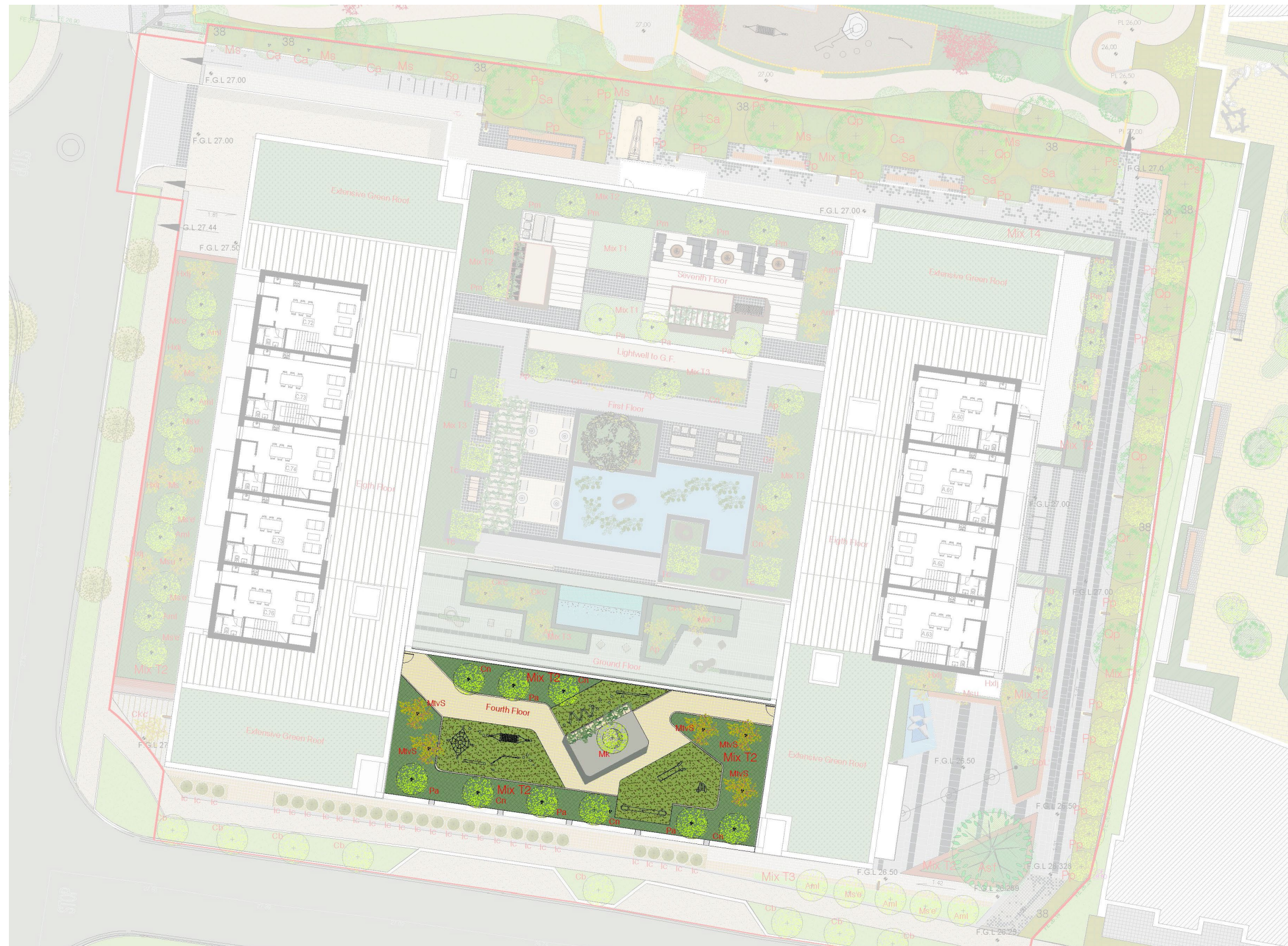


FOURTH FLOOR COMMUNAL SPACE

Located on the fourth floor, an active play garden where play spaces are interspersed within a garden setting. Wind tolerant multi-stem trees of ironwood, juneberry, crab apples and dogwoods frame the play spaces serving nought to 8 year old alternative spaces for older children. An external canopy with seating is located centrally within the play garden, set back from the parapet line, where rainy day play can be enjoyed by resident children. A climbing frame for rambling climbing plants is integrated into the external play den canopy. Multi-sensory smell can be enjoyed from these plants. Fruiting crab apples provide interest for bird and insect life on the play garden. Permeable bark mulch wet pour rubber set within the soft planted zones extend from the natural stone paved pathway leading from the central core areas.

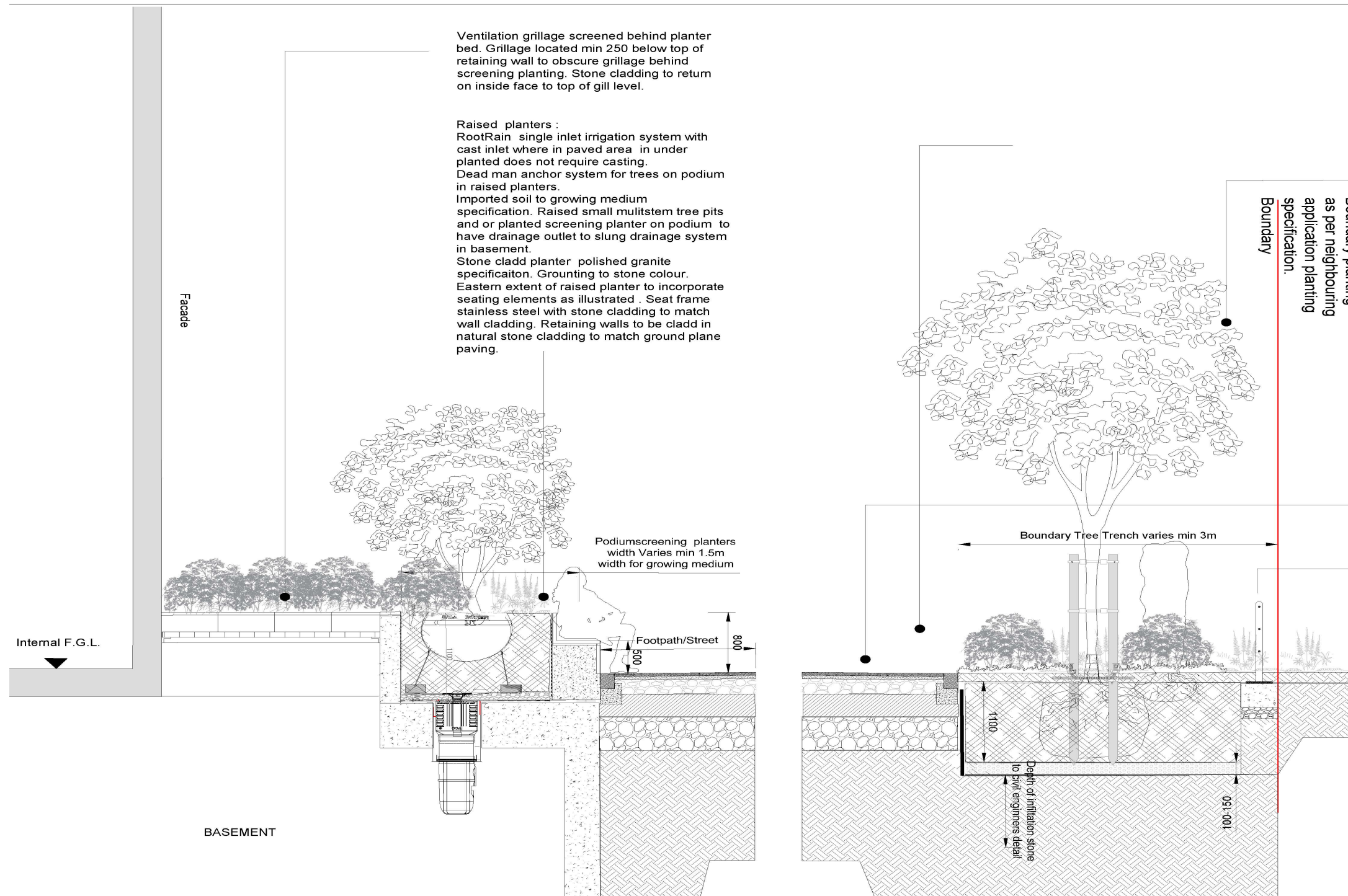


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15

LANDSCAPE DETAILS



Tree trench/ pit:
RootRain single inlet irrigation system with cast inlet where in paved area in under planted does not require casting.
Triple post staking per tree in real ground as per tree support detail.
Imported tree pit soil refer to growing medium specification min 1.1m to the full extent of width of tree trench in a continuous trench around the boundary (north and east) where in real ground .
Min 150mm free draining layer below growing medium. Geotextile fleece layer between free draining subgrade material.

Estate railings 1.1m tall from f.G.L. Powder coated mild steel estate railings Post uprights 25x75mm rails 25mm diameter.

Rootmanagment:
RootStop by Greenblue or E/A depth of rootbarrier varies depending on depth of adjacent services max 2m rootbarrier . Typically 1m rootbarrier required adjacent to hardlandscape paved surfaces.
Rootmangement mandetory system to ensure that access can be maintained to service trenches and to ensure tree rootsystem is not damaged in the event of service maintenance opening up works.

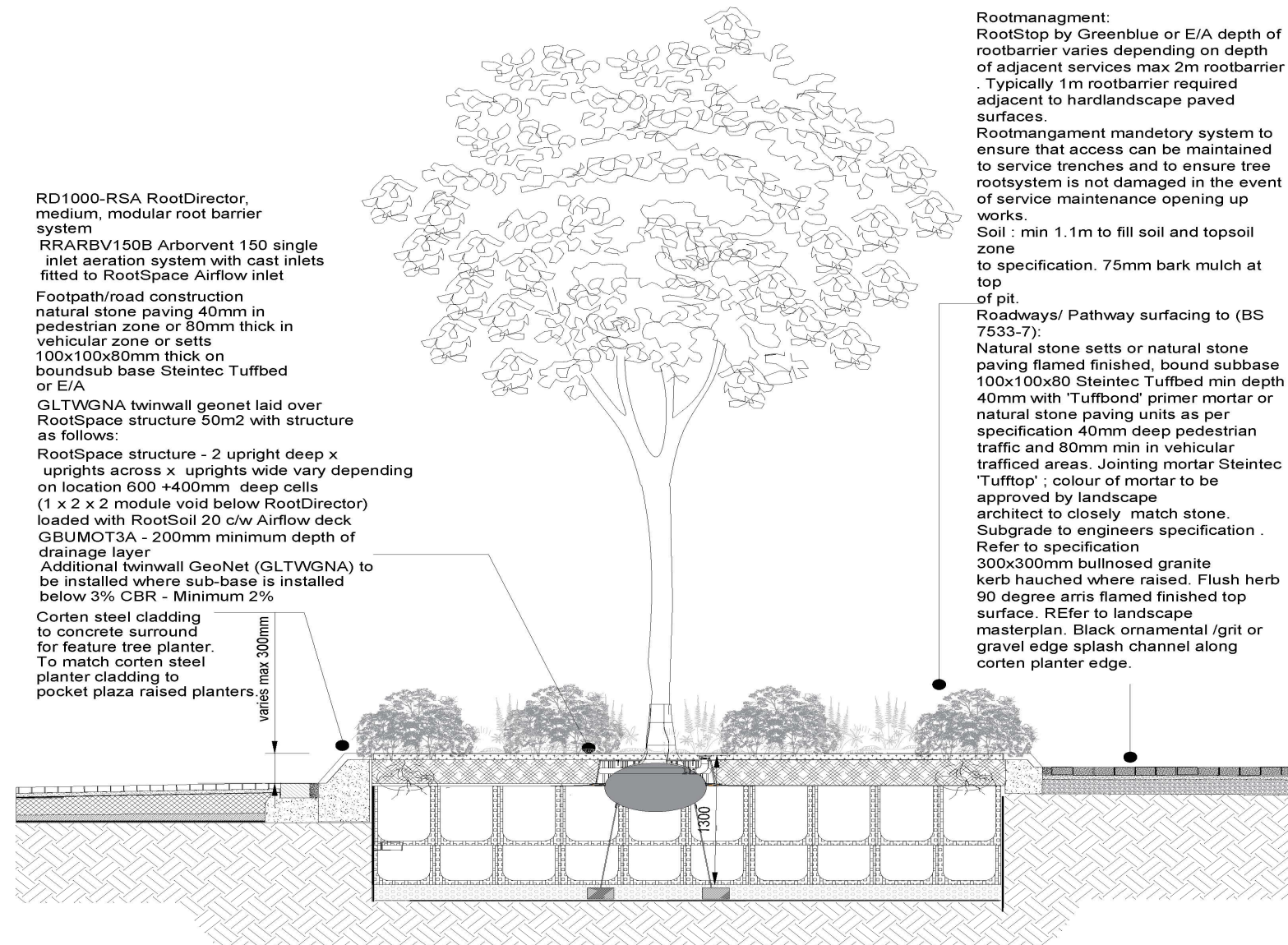
Roadways/ Pathway surfacing to (BS 7533-7):
Natural stone setts or natural stone paving flamed finished, bound subbase 100x100x80 Steintec Tuffbed min depth 40mm with 'Tuffbond' primer mortar or natural stone paving units as per specification 40mm deep pedestrian traffic and 80mm min in vehicular trafficed areas. Jointing mortar Steintec 'Tufftop' ; colour of mortar to be approved by landscape architect to closely match stone.
Subgrade to engineers specification .
Refer to specification 300x300mm bullnosed granite kerb haunched where raised. Flush herb 90 degree arris flamed finished top surface. REfer to landscape masterplan.

KEY PLAN:



Proposed landscape section illustrating boundary treatment , new street and groundfloor raised screening planter/ specimen shrub/ tree pit

LANDSCAPE DETAILS



Proposed landscape section detail B illustrating cellular tree pit for feature tree and paving detail , groundfloor

KEY PLAN:



LANDSCAPE DETAILS

Roof terrace screen with glazed safety panel to provide guarding height to 3m from f.g.l. for level 4 roof terrace as well as to provide a microclimate shelter screen to roof terrace.

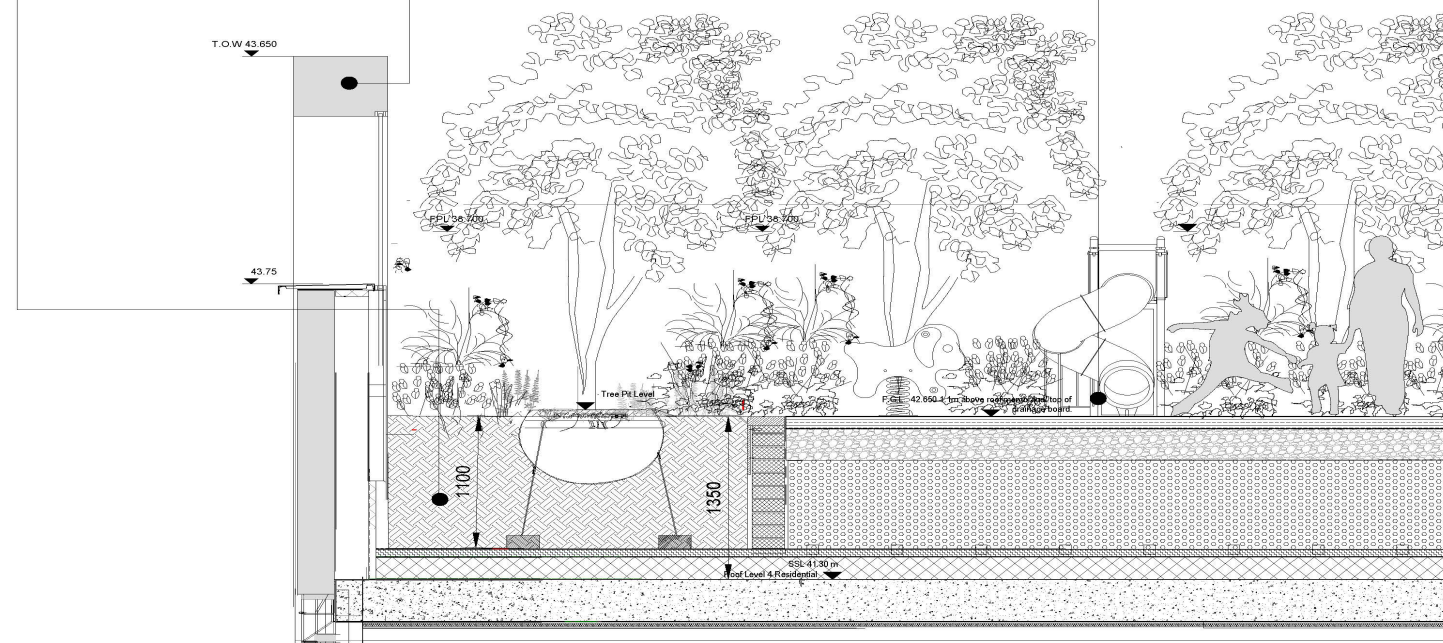
Tree trench/ pit to roof terraces:
1.1m growing medium as per specification. for all planted areas due to trees located in all growing medium areas on roof terraces. Reason to allow for correct growing medium volume. All soil to be imported soil to specification on all roof terraces 1.1m deep flush with paving level. Retaining walls if required to retain soil to have paving unit/ kerb flush with paving level. Dead man anchors as per tree support detail.

Intensive green roof build up indicatively as follows:
Specified top soil on
Geotextile layer / fines fleece layer on
Drainage board on waterproofing layer to architects specification on
warm roof construction to architects specification.

Pathway surfacing to (BS 7533-7):
Illustrated here at play surface location-

Playsurface: Rubber mulch buff/ earth mix colour 100mm depth to achieve safe fall height on MOT type 1 subgrade or as per subgrade requirements of manufacturer

Natural stone setts or natural stone paving 40mm thick flamed finished, bound subbase 100x100x80 Steintec Tuffbed min depth 40mm with 'Tuffbond' primer mortar or natural stone paving units as per specification 40mm deep pedestrian traffic and 80mm min in vehicular trafficked areas. Jointing mortar Steintec 'Tufftop' ; colour of mortar to be approved by landscape architect to closely match stone. Subgrade to engineers specification .
Manhole/ service chambers on roof terraces to be recessed covers. Cross falls of paving to fall to soft landscaped areas. Where unavoidable drainage channels are required to be Brick slot drains by ACO or E/A.

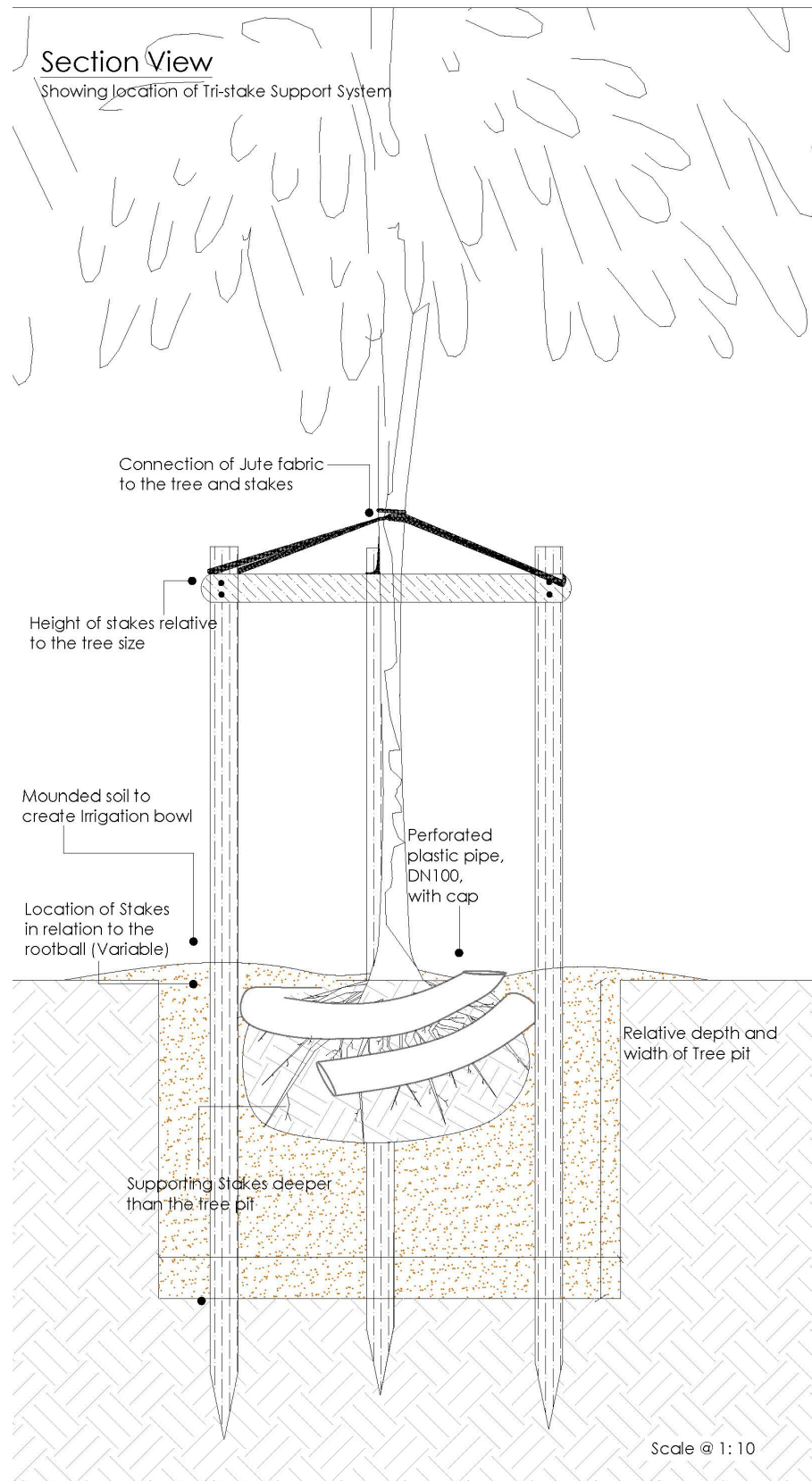


Proposed landscape section illustrating cellular tree pit for feature tree and paving detail , groundfloor

KEY PLAN:

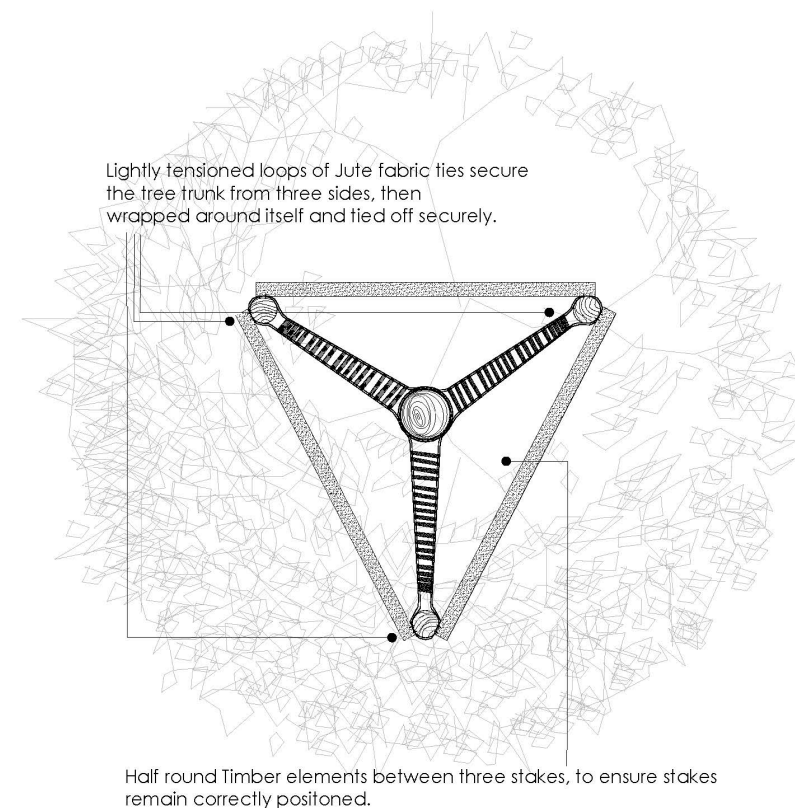


LANDSCAPE DETAILS



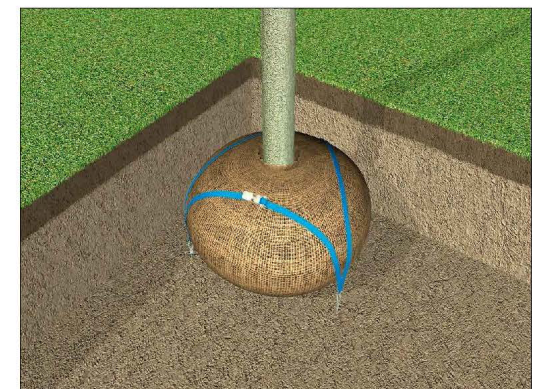
Plan View

Showing loop connections of the Jute fabric ties to the stakes



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NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PLANTING PLAN . 1 NO SUPPORT SYSTEM TO BE PROVIDED FOR ALL CLEAR STEM TREES. ADDITIONAL TREE SUPPORT OF DEAD MAN ANCHORS AND UNDERGUYING TO BE PROVIDED AS PER DETAIL FOR PODIUM TREES.
IF WEATHER CONDITIONS DUE TO EXPOSED SITE REQUIRE UNDERGROUND GUYING MAY BE REQUIRED.
ALL MULTI-STEM SPECIMENS TO RECEIVE 'ARBORGUY' ANCHORING SYSTEM WITH ASSOCIATED ANCHOR PLATES AND STRAPS. REFER TO SYSTEM IMAGE DETAIL BELOW FOR REFERENCE.



ARBOUR-GUY system by Greenleaf/Greenblue or E/A: Anchor plates 3no, straps and ties over rootball. All trees on embankments in exposed locations in addition to traditional staking. All multistem trees require Arbour-guy system.





