

## DESIGN RATIONALE – LANDSCAPE ARCHITECTURE

Project: **FRANKFORT CASTLE**

Project no.: **Ha.04**

Prepared on behalf of: **PEMBROKE PARTNERSHIP LIMITED**

Prepared by: **DERMOT FOLEY LANDSCAPE ARCHITECTS**

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**ISSUED FOR:** INFORMATION/BILLING/PLANNING/TENDER/CONSTRUCTION

# Landscape Report

## 1 Introduction

The objective of this report is to describe the proposed landscape and external works as part of the proposed Residential Development at Frankfort Castle, Old Frankfort, Dundrum, Dublin 14. This report should be read in conjunction with documents issued and included in this submission by Dermot Foley Landscape Architects, O'Mahony Pike Architects, Tom Phillips Associates Planning Consultants, Joe McConville Specialist Arboricultural Consultants and others.

The proposal is in line with the pre-planning consultation process undertaken in Summer 2019, where Dermot Foley Landscape Architects discussed proposals for the landscape, open space and planting strategies with Dun Laoghaire-Rathdown County Council Planning Department and Parks & Landscape Division. Comments received were, where possible, incorporated into the design proposals.

Dermot Foley Landscape Architects visited the site in April 2019, 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:

<b>No.</b>	<b>Scale</b>	<b>Size</b>	<b>Title</b>
201	1:250	A1	Landscape Plan
240	1:50	A1	Landscape Sections
250	1:20	A1	Typical Details

## 2 Landscape Appraisal and Design Approach

### 2.1 General

The site is situated to the west of the Dundrum Road, and is accessed through Old Frankfort and Frankfort Court. The site borders the Luas Green Line to the west with residential areas to the north, south and east. The boundary with the Luas is heavily wooded with Sycamore. The subject site currently consists of the existing Frankfort Castle building, another more recently constructed dwelling at 97A Highfield Park and their associated driveways and domestic gardens. The existing Frankfort Castle building has been divided into two, approximately equal sized halves as separate houses. Likewise, the garden has also been divided. Hedges and young trees divide the previously united open space to the front of Frankfort Castle. There is an existing sense of partition into smaller garden spaces. The site is replete with garden ornaments and furniture - an attribute which is hoped to be reflected in the landscape proposals. The site also has a notable sylvan character due to the many existing trees on site, with the best specimens being the Corsican Pine (*Pinus nigra* 'Maritimus'), Himalayan Cedar (*Cedrus deodara*) and the Western Red Cedar (*Thuja plicata*) located to the front of Frankfort Castle. Particular attention was paid to the existing trees on site, with the most important being retained and presented as key elements within the proposed landscape scheme.

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

- *The Dun Laoghaire-Rathdown 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

Joe McConville Specialist Arboricultural Consultants were commissioned before the design process began to carry out a Tree Survey and Report in compliance with BS 5837:2012. The survey and report of the existing trees were used as an important tool in the design process. These documents are included separately as part of this submission.

Overall, 54 of the existing trees are proposed for removal, 19 of the existing trees are proposed for retention and 74 new trees are proposed as part of the replacement tree planting strategy. This results in a net increase of 15 trees on site. The majority of trees that are proposed to be removed are found in the centre of the site, are young trees and are being cleared in order to provide a central open space area.

## 2.3 Existing and Proposed Boundaries

### Northern Boundary

The northern boundary mostly backs onto rear gardens of houses which face onto Highfield Park. The boundary here is very mixed, and consists of timber panel fencing, post and wire fencing, existing hedges and tree planting. Where there is no existing hedge, it is proposed to remove the mixed boundary and replace with a 2.4m high galvanised and powdercoated round bar railing with a hedge. This railing will have intermittent post foundations in order to keep root zone disturbance to a minimum.



Figure 1: Image of the existing northern boundary facing onto rear gardens.

### Eastern Boundary

The eastern boundary faces onto Old Frankfort, a narrow lane, with an approximately 3.7 metre wide carriageway with a footpath. There is an existing *Ligustrum* hedge here, along with other species in sections, which provides a dense buffer planting zone to this boundary. There are a number of detached houses across the Old Frankfort Lane. This *Ligustrum* hedge is proposed to be retained.



Figure 2: View of the existing trees and vegetation along the eastern boundary. The subject site boundary is to the right of the image.

## **Southern Boundary**

The southern boundary is densely vegetated, with a mixed species hedgerow. This hedgerow faces onto Frankfort Court, a narrow laneway, with an approximately 5 metre wide carriageway and a footpath, with a high blockwork wall with brick pier wall with a railing on top. This hedgerow is proposed to be retained, with a 2.4m high galvanised and powdercoated round bar railing to the development side.



*Figure 3: Image of the existing road along the south-western boundary of the proposed development.*

## **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;
- Propose replacement tree planting of substantial size for areas where existing trees are not possible to retain;
- Cater for creative play and associated seating opportunities distributed in public open space;
- Integrate public and communal open space within the existing setting in a subtle and un-intrusive manner;
- Create safe, diverse, interesting and attractive range of open spaces with passive surveillance from the surrounding apartment block;

- Integrate functional requirements such as SUDS and basement ventilation design within the proposed landscape design in a coherent manner.
- Create an appropriate, formal landscape setting for the new development and the Victorian period Frankfort Castle.
- To reflect common Victorian garden design principles in a subtle contemporary manner.

### 3.2 Public open space

The main proposed public open space is found to the centre of the site. It consists of a formal lawn space, with bands of planting and paving on the main axis of Frankfort Castle. To the western end of the lawn there are a number of *Magnolia kobus* trees proposed and arranged in a formal composition to terminate the vista. These trees will be on a raised mound to allow for sufficient



planting depth as the basement partially extends to the area beneath this space. Formal hedge planting is proposed to either side of the lawn. The Corsican Pine (*Pinus nigra* 'Maritimus'), Himalayan Cedar (*Cedrus deodara*) and the Western Red Cedar (*Thuja plicata*) are all proposed to be retained and act as a threshold between the formal lawn and Frankfort Castle. Some works are proposed to these trees, such as lifting crowns, further information on the proposed works to these trees can be found in the arborist's report.

Figure 4: Using materials and planting to create a formal axis.

Concurrently, a number of smaller open spaces are generated in the scheme using structured hedge planting to form these 'garden rooms'. These are located just off the main axis of Frankfort

Castle and encourage both active and passive activities, with opportunities for play and seating. There is 1000 sq.m. of public open space proposed on site, with additional 1025 sq.m. of communal open space. Refer to open space diagram (figure 5) and table (figure 6) below for open space allocation on site.

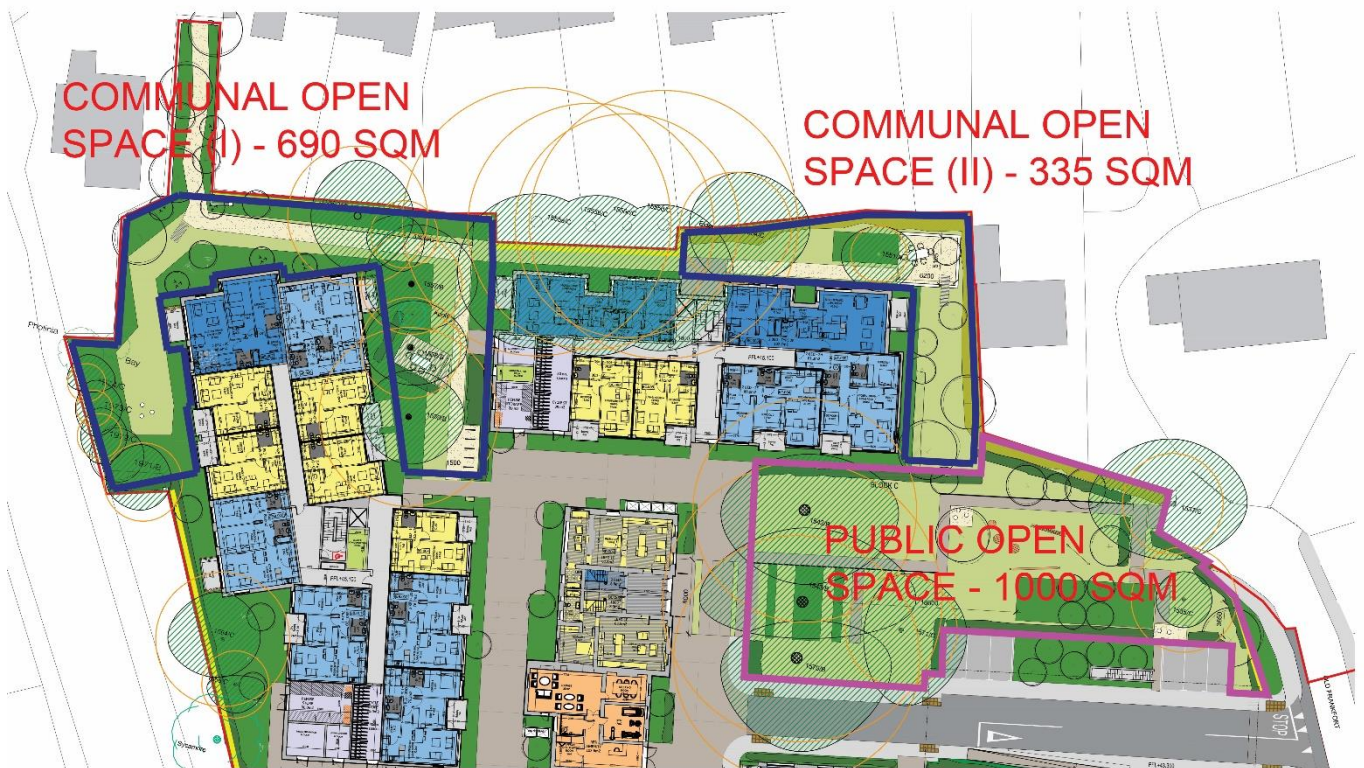


Figure 5: Diagram outlining location of: public open space, communal open space 1 and communal open space 2.

Open space	Required	Provided
<b>Public open space</b>	<b>850sqm</b> (min 10% of net Site Area)	<b>1000sqm</b> (=12% of net Site Area)
<b>Communal open space</b>	<b>979sqm</b> (as per Appendix 1 of Sustainable Urban Housing: Design standards for New Apartments 2018)	<b>1025sqm</b> provided in external landscaped communal open spaces (1) and (2) <b>106.6 sqm</b> of additional internal Residential amenity space is also provided in the retained Building D.
<b>Private amenity space</b>	<b>979sqm</b> (as per Appendix 1 of Sustainable Urban Housing: Design standards for New Apartments 2018)	<b>1050 sqm</b> provided in private balcony and terrace areas to each Apartment. Each Apartment is provided with a Private Amenity space with the exception of 4 no. units within the retained Building D where the provision of such space was not considered appropriate due to conservation considerations, the generous sizes of these units and their aspect over central open space.

Figure 6: Table outlining open space provision on site.

### 3.3 Communal Open Space

Communal open space is provided for each of the residential blocks within the landscape scheme. These spaces are considered primarily as spaces for the residents use. The space is separated from the rest of the landscape through the incorporation of hedges within the landscape, as a reference again to the elements commonly used to partition Victorian gardens into smaller garden rooms. These Communal Open Spaces, become their own garden rooms within the landscape scheme. The communal open space provides a useful outdoor space where residents could host small events, using the movable tables and seating provided. A lightweight structure raised deck is proposed to be constructed around tree no. 1558 for a number of reasons, in order to celebrate its



presence within the space, but from a practical point of view it allows a useable surface to come right within the RPA of the existing trees with minimal disturbance to the root zone.

### **3.4 Large Trees and Spatial Character**

The Tree Survey and Arboricultural Impact Assessment, prepared by Joe McConville Specialist Arboricultural Consultants, are included in this submission. All trees on site have been surveyed in accordance with BS 5837:2012. It is proposed to retain a number of significant trees along the boundary of the site, most notably around the boundary with the neighbouring Finnstown House. Some existing trees, most with low arboricultural value, have been proposed for removal to facilitate the development. 223 no. new trees are proposed to replace the existing trees removed and to improve the species mix and proportion of native species.

BS 5837:2012 calls for a realistic assessment of the viability of retaining trees in the context of proposed development. The British Standard has been used to rigorously assess the stock of existing trees and to make recommendations which are realistic and represent a fair assessment of the quality and long-term viability of the trees on site. Proposed levels have been set to minimise impact within the Root Protection Area (RPA) of existing trees proposed to be retained.

### **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, hedge and tree planting as well as existing ground flora and trees to be retained and managed.

#### **4.1 Tree planting**

Particular 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 longevity, suitability to local soil conditions and microclimate, 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 on the following page.



Figure 7: Typical proposed tree species. (Clockwise from top left: *Betula pendula*, *Davidia involucrata*, *Quercus robur*, *Magnolia kobus*)

#### 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, along with a number of typically Victorian species within the open spaces. The planting is layered as follows; lowest - bulb planting, groundcover planting, highest - clipped hedge planting.



*Helleborus spp.*



*Hemerocalis sp.*



*Luzula sylvatica*



*Dianella nigra.*



*Dryopteris filix- mas*



*Asplenium scolopendrium*

*Figure 8: 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. Primary vehicular, pedestrian and cycle circulation is proposed as a durable, limited range of neutral colour materials with robust construction. Secondary pedestrian routes and communal open spaces are

generally proposed to be a self-binding aggregate material. Where hard landscape surfaces come into conflict with RPAs of existing trees a “no-dig / cellweb” sub-base replacement system will be used to ensure that existing tree root disturbance is kept to a minimum.



*Figure 9: Range of hard landscape finish details (clockwise from top left): Exposed aggregate concrete, small format natural stone paving, kerbs laid flush in soft landscape, bespoke steel seating)*

END.