BSLA

Bernard Seymour Landscape Architects

LANDSCAPE DESIGN STATEMENT

King Street North

CONTENTS

1. PROJECT DESCRIPTION

LRD Application Description of Development

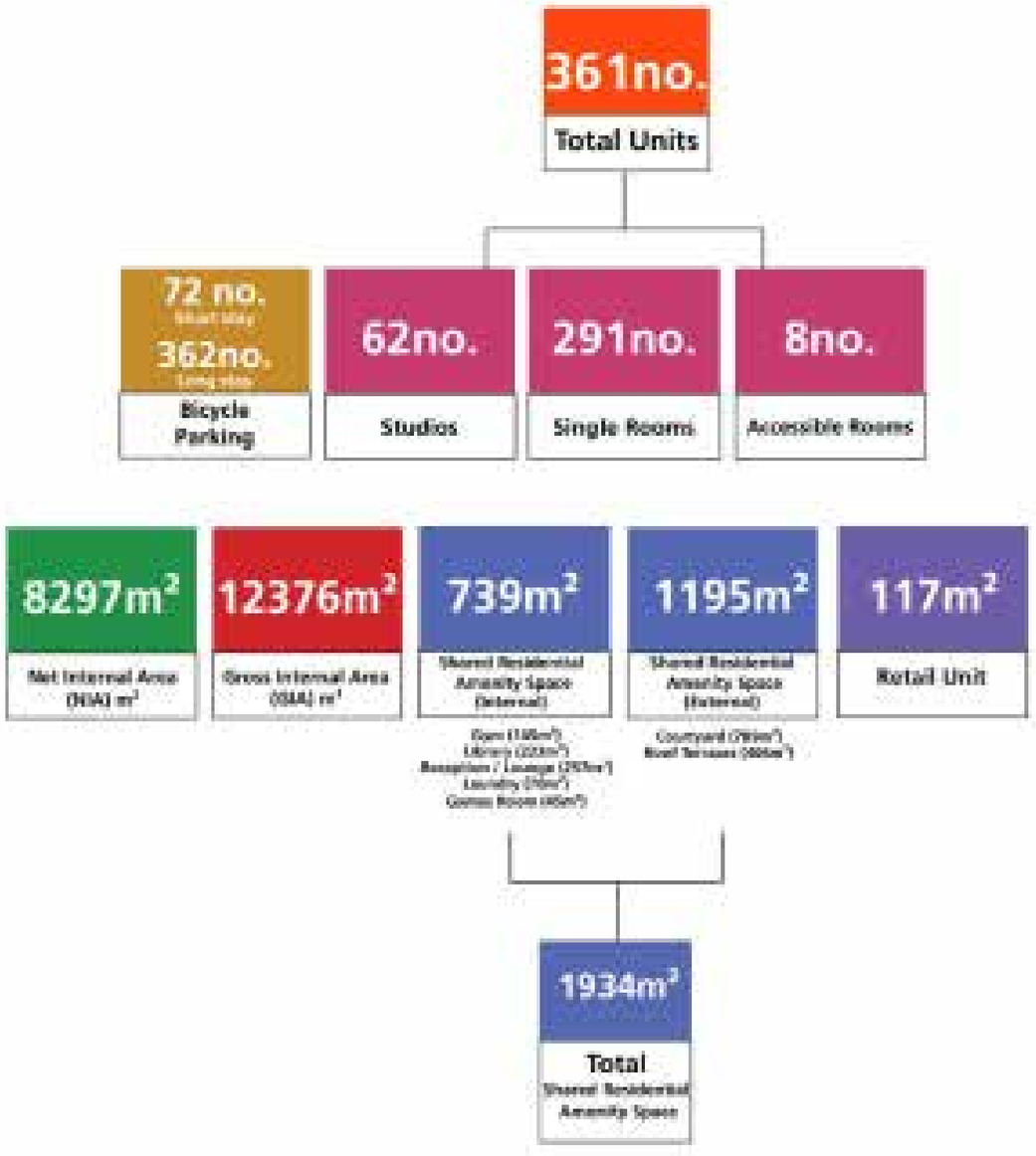
Ringline Investments Limited intend to apply for permission for development at 139-149 North King Street, Dublin 7. The development will consist of the demolition of existing structures on site, with the exception of the façade on North King Street (N) and Bow Street (E), which is a protected structure (RPS Ref. No. 8790 – north and east elevation only), which will be retained, improved and restored as part of the proposed development.

The proposal will provide a purpose-built student accommodation development in a 7-storey building over a partial existing basement with a setback at 5th floor and a further significant setback at the 6th floor level.

The proposal includes 361 no. student bedspaces, a ground level retail unit with frontage [illegible] evel at 5th and 6th floor and internal amenity spaces.

Address: 139-149 North King Street, Dublin 7

Applicant: Ringline Investments Limited



2. LANDSCAPE CONTEXT AND CHARACTER- WIDER CONTEXT AND CHARACTER

The site's existing entrances are located on the northern boundary, at King Street North. This busy road creates an exposed feel for the narrow pedestrian footpath. The eastern boundary is along Bow Street, a less busy street adjacent to a residential area. Brown Street,a smaller one-way road branching off Bow Street, runs along the southern edge of the site and reconnects with King Street North.
This road has minimal passive surveillance and is currently quite secluded from public view.
The site's location in an inner-city area means that it benefits from a significant range of social infrastructure, including civic, cultural, community, healthcare, and recreational facilities. The site has excellent connectivity to third level education Colleges and Institutes in Dublin City Centre and is proximate to Smithfield, TU Grangegorman and Bolton Street and therfore access to the amenities located there such as sports grounds.
In close proximity to the site are the public open spaces of Croppies Acre and the Collins Barracks Mueseum. Due to the built up area there is currently a shortage of smaller recreational spaces associated with residnetial living.

1 Croppie Acre

2 Law Society pitches

3 Grangegorman Campus

3 Kings Inn Park

5 St Michaels COI

3. LANDSCAPE STRATEGY

3.1 LANDSCAPE CONCEPT

The landscape strategy seeks to resolve the lack of immediately accessible green space in the immediate locality, the creation of a green quieter space as a refuge from the surrounding busy city streets.

Although there is easy access to larger facilities for more formal leisure activities such as the nearby Grangegorman Campus, there is a need within the site for a space fr students to interact and study. As a former industrial plot this space will also benefit from increased permeable ground treatments in association with soft landscape proposals.

A **Frontage on to North King Street**
A busy street with tight pavement widths the architectural design has facilitated the incorporation of elevated green elements.

B **NW Corner:** (inaccessible to residents)
A small green roof allows for a glimpse of green from the street level softening the facade and increasing green infrastructure in an area lacking in street planting.

C **Level 5 Roof Garden:** (accessible to residents)
The larger of the roof gardens, soft landscape is positioned to the perimeter ad guardrails set back to protect the landscape buffer. Permeable ground materials and small elements to increase biodiversity within this urban environment are incorporated into the design.

D **Level 6 Roof Garden:** (accessible to residents)
Soft landscape to the perimeter and a central study space composed of permeable ground materials

E **Central Courtyard**
The largest amenity space of the design, this space is comprised of landscape buffers to the edges, and water run off directed into the central zone to form a central landscape capable of slowing occasional heavy rainfall events. Hard materials of the circulation paths to be laid to maximise permeability. Selected planting from a number of semi mature trees create immediate maturity to the scheme. Supplementary planting to include native shrubs and extensive herbaceous perennials supplemented by bulb planting to ensure year round diversity. Nestled in to overall landscape design and circulation routes are study zones, dining zones and off set pockets fro quieter moments. Bicycle parking area is also connected to the space.

3.2 PUBLIC REALM- Brown Street North

Note:
To be read in conjuction with
2414-PA-07-Landscape Planting Plan

1. Street trees ,flowering/clear stem un planting bed
2. Removal of existing surface/railings. proposed planting bed
3. Proposed climbers/support system to existing wall
4. Paving and kerbs to DCC Roads specification
5. Planter bed edge to tie into kerbs
   DESCRIPTION: Silver grey
   DIMENSIONS: 300mm wide x 200mm deep x 500mm maximum length.

Proposed support and climbers to existing wall

Remove existing surface/railings and replace with planting bed

Refer to:
2414-PA-07-Landscape Planting Plan

3.3 MASTERPLAN: CENTRAL COURTYARD

Envisioned as an oasis away from the busy city environment the courtyard design frames internal circulation routes connecting reception area to other building cores. Direct access is also facilitated from the east adjacent to bicycle storage facilities. A privacy buffer zone to the perimeter transitions into the central space, an open lawn area with opportunities for gathering at a large table. Woodland whip planting to the perimeter and SuDs zone is supplemented by occasional semi mature specimen trees creating a verdant atmosphere and a green space of high biodiversity value. Recycled building elements referencing the sites industrial heritage are placed within the design, such as steel beams from the existing building interior.

1. Buffers have been positioned in strategic locations, to provide adequate screening between the floor units and communal areas. Birch tree whip planting for fast establishment will be the main species planted combined with herbaceous underplanting
2. Large communal table with seating to facilitate community interaction
3. Open lawn area positioned to take maxium advanatge of daylight/sun.
4. Specimen tree located as directional markers/framing devices - planted at semi mature sizes for immediate maturity to the scheme
5. SUDS zone. The scheme has been designe in tandem with civil engineer requirments. Water run off will be directed into this zone creating a unique landscape element which will aloow for heavier rainfall events. Combined with gravel beds/larger boulders and raingarden appropiate planting palette this incorporates a high value element in terms of green infrastructure and biodiversity goals into a city centre plot.
6. Outdoor gym equipment for resident use
7. Reused steel columns. The steel columns will be placed vertically into the landscape.
8. offset seating area
9. Seating wall/retaining edge

Primary Entrances

water run off

A series of outdoor rooms within the courtyard respond to circulation paths and building entrances. We created a range of spaces for student use by re-adapting a number of existing building elements, taking inspiration from industral materials and adding creative plantings and materials.

At the entrance from the east, the long robust seating wall contains an open lawn area for residents to enjoy a sunny day. Steel beams reclaimed from the present structure on site reference site heritage and create a framing vertical element further merging the landscape courtyard with the surrounding buildings. Additional seating walls are scattered throughout the space that add colour and provide areas to gather or wait for friends.

At the entrance from the lobby we wind our way past buffer planting providing privacy to ground floor residents into the northern part of the courtyard. Two seating walls provide a colourful feature and frame an offset seating area for quieter moments under the shade of a large specimen tree. Continuing further east is a zone intended for gathering of larger groups, using the large table or relaxing on the lawn. Moveable furniture allows students to adapt the space to their needs

We worked to create a functional space with a strong educational identity while also providing students with a full sensory experience that encourages them to stop and linger outdoors. SuDs elements are merged into the landscape treatment on the western side of the courtyard, incorporating functional water run off requirements with a thoughtful planting and material palette that comes together to create a diversity of spaces.

To the south of the courtyard planting of grasses and herbaceous perennials are juxtaposed by the framing elements of seating walls, which bring structure to the design and host more formal plantings surrounding moveable seating elements.

Permeable brick pavers create a firm surface that reflects the material of the heritages building frontage and allow infiltration. Reused concrete slab elements form part of the structure of planting beds. These materials reflect and enhance the character of the courtyards, while further grounding students with a sense of place.


Precedent of University of Texas Student Activity Center Courtyard by Studio Balcones which succesfully merges the requirments of student life and a rich landscape

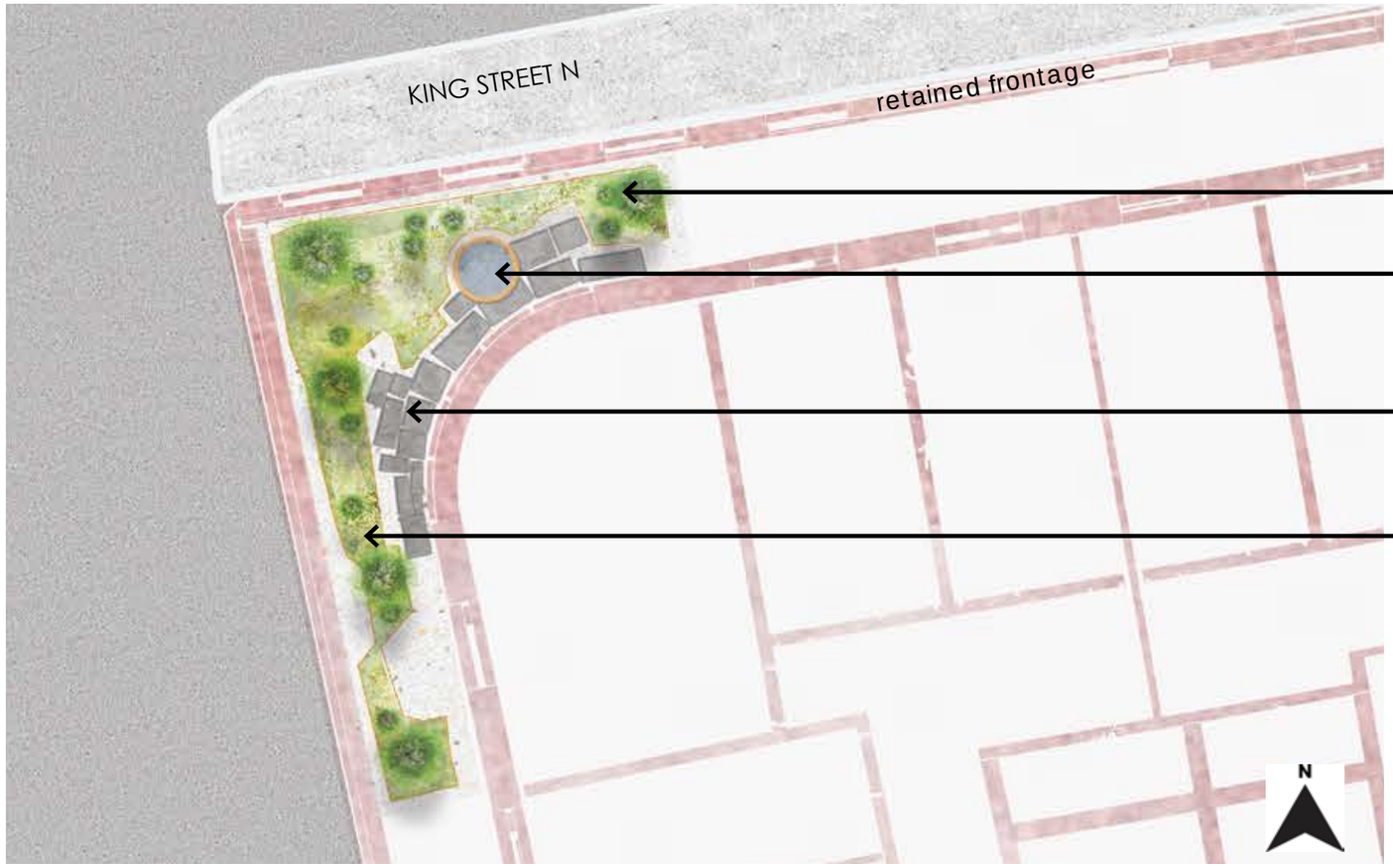

BSLA project which focused on provision of gathering points for groups


Success of woodland planting to edges of landscape creating a strong privacy buffer

3.4 ROOF TERRACE - LEVEL 2

The main entrance off King Street North is accentuated by the introduction of a planted terrace at level 2. In the midst of a hard landscape dominated environment this offers a glimpse of nature against the backdrop of the proposed building frontage.

The terrace itself is inaccessible to students but provides a small pocket which not only adds an aesthetically pleasing feature to street views but is a small haven for birds and flying insects to seek refuge.



Level 2

Small multi-stems such as *Rhus typhina* add a splash of seasonal colour

Small self contained bowl/water elements for wildlife

Recycled concrete slabs salvaged from the existing industrial structure to the rear of the retained frontage are incorporated into the ground surface.

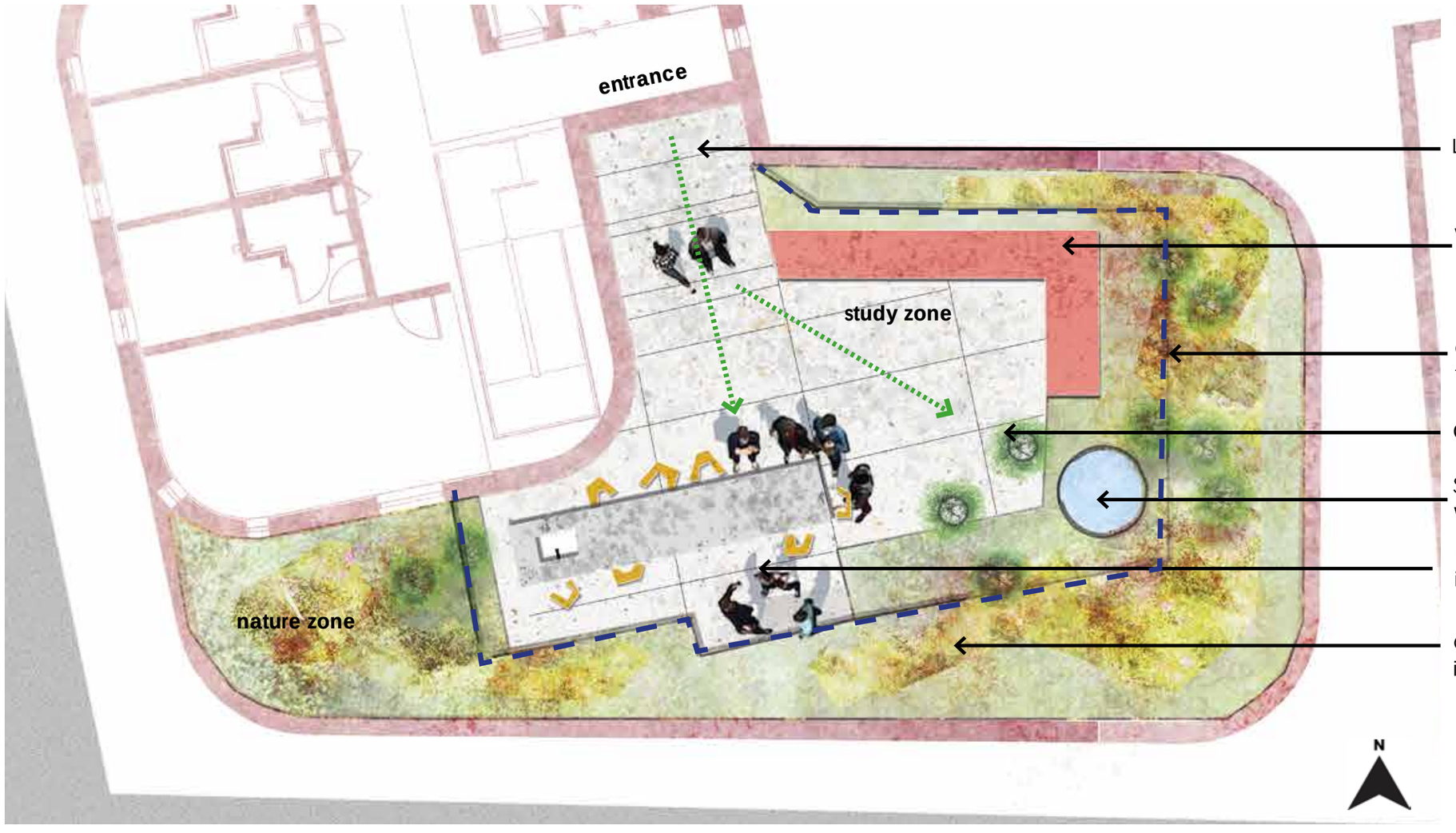
A gravel and sedum edge created a permeability to the proposed surface

3.5 ROOF TERRACE - LEVEL 5

The key objective for level 5 roof terrace was that of providing more available open public spaces for the students whilst at the same time increasing green infrastructue elements above ground level.

Central to the design is a central outdoor study area framed by native and adapted vegetation, herbaceous and sedum/ground cover plants of low water requirement.

These elements are combined with a small water bowl, gravel sutfaces and occaseional boulders all suitied to encourage biodiversity and protected from foot fall by the guardrail which is set back from the building edge.



Level 5

Large unit paving slabs

Wide seating element containing formal planting

Guardrail set back from parapet for saftey and to protect planting zone

Container planting

Small self contained bowl/water elements for wildlife

Open study area with powerpoints inregrated into central table

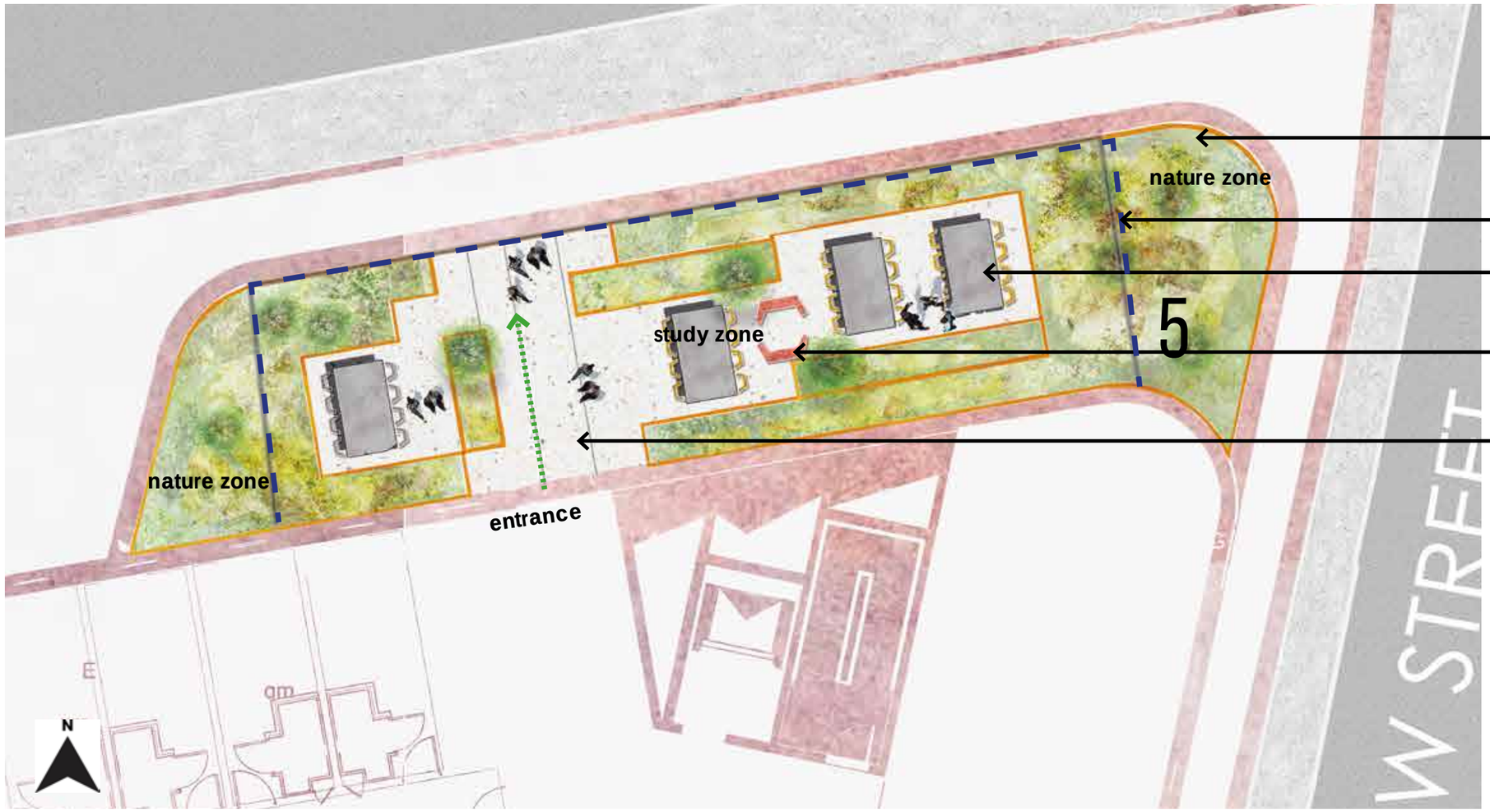
Gravel sedum edge and plug planting for increased diversity

3.6 ROOF TERRACE - LEVEL 6

Level 6 roof terrace provides an additional outdoor study area framed by the nature zone area to the perimeter of the space. The terrace is set out In this instance to provide a different study experience - smaller tables are set out for smaller groups and individual study sessions.

Large unit paves lead the user from the entrance into the space. Planters are placed to create a sey on individual quiter spaces to that shown on level 5 terrace.

The nature zone is again comprised of gravel surfaces and occaseional boulders combined with native and adapted vegetation, herbaceous and sedum/ground cover plants of low water requirement. These elements



Level 6

Gravel sedum edge and plug planting for increased diversity

Guardrail set back from parapet for saftey and to protect planting zone

Small study tables with integrated powerpoints

Movable seating elemnts for student interaction

Large unit paving slabs/resin bound surface

3.7 GREEN ROOFS

Green roofs, whether an extensive sedum-type variety or an intensive garden, help attenuate rainwater, increase biodiversity, reduce urban heat island effects and improve air and water quality.

The threat of climate change is leading to an increased demand for green and blue roofs. To maximise habitat potential on the terraces rubble from the demolition of the existing building and logs will be used. This will create micro habitats to allow for shelter and nesting for invertebrates such as bees.

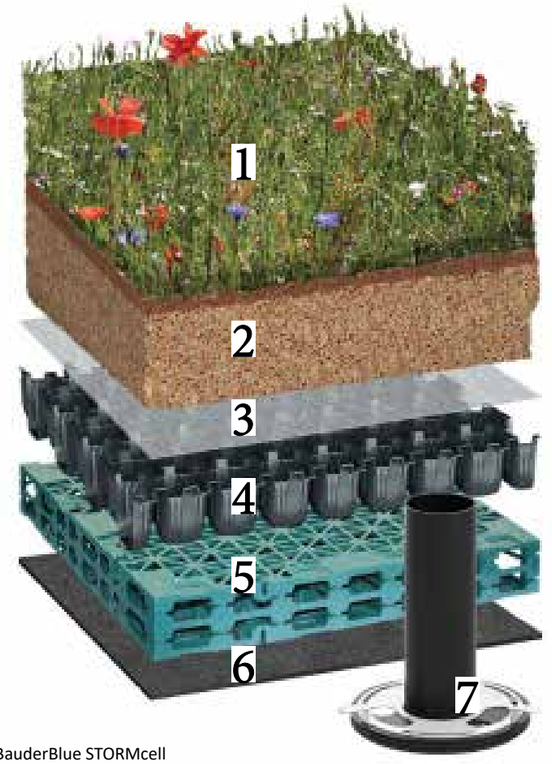
All roofs have water retention and drainage element. For biodiversity the terraces will be designed to manage without irrigation or fertilisers. Eventually, the multiple layers of green will be visible from far away. For the paving of the roof terraces, pedestals will support the paving thus providing storage in the underlying void.

Noise pollution and more frequent heat waves due to climate change is a rising problem in Dublin. Within the proposed design of the building at North King Street we have proposed planting to create a lush and serene refuge in the middle of the noisy, dense urban city. The greenery is used as a sound barrier and a way to create a cooling micro-climate. This concept has been extended to the roof terraces and green rooks within the scheme.

The existing structure on site has no green roofs therefore the inclusion of green roofs and planted terraces should improve the run-off rates currently evident.

Logs used in landscape to encourage biodiversity

Pedestals used for paving

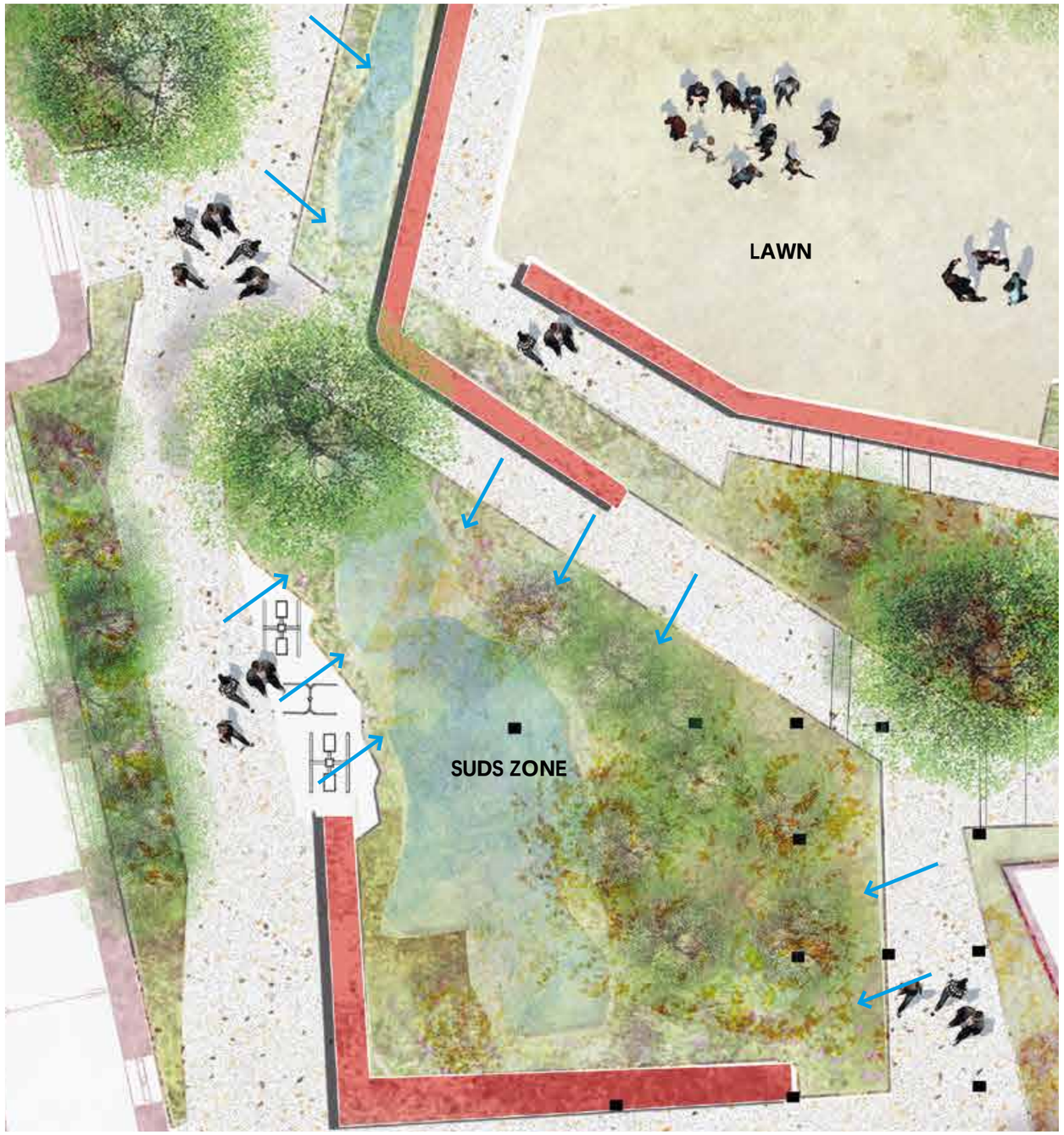


BauderBlue STORMcell

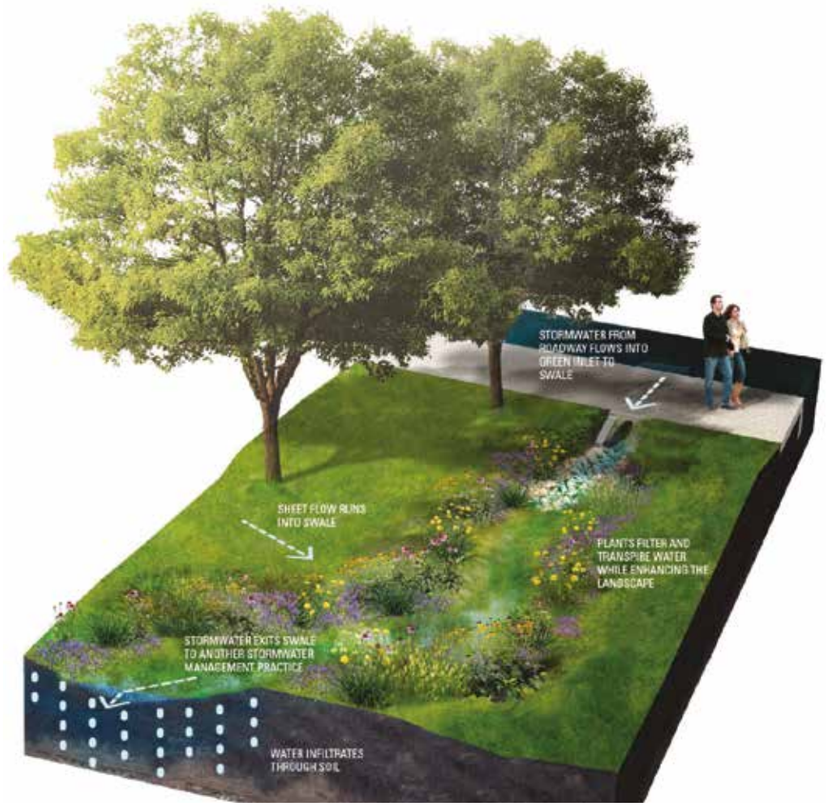
3.8 SUDS

The central courtyard has been designed in tandem with civil engineer requirements. Water run off will be directed into this zone creating a unique landscape element which will allow for heavier rainfall events. Combined with gravel beds/larger boulders and rain-garden appropriate planting palette this incorporates a high value element in terms of green infrastructure and biodiversity goals into a city centre plot.

The design concept is about mitigating rainwater with nature-based solutions rather than larger underground sewers. We sought practical nature-based solutions to maximize water resources in the city during heavy rainfalls and periods of extreme drought while creating a context for enhancing biodiversity.



De Urbanisten is a Rotterdam based office which had conducted several teat gardens in urban areas based on the 'Sponge Garden' concept. This takes into consideration water retentive soils, permeability through incorporation of gravel areas and water hungry planting.

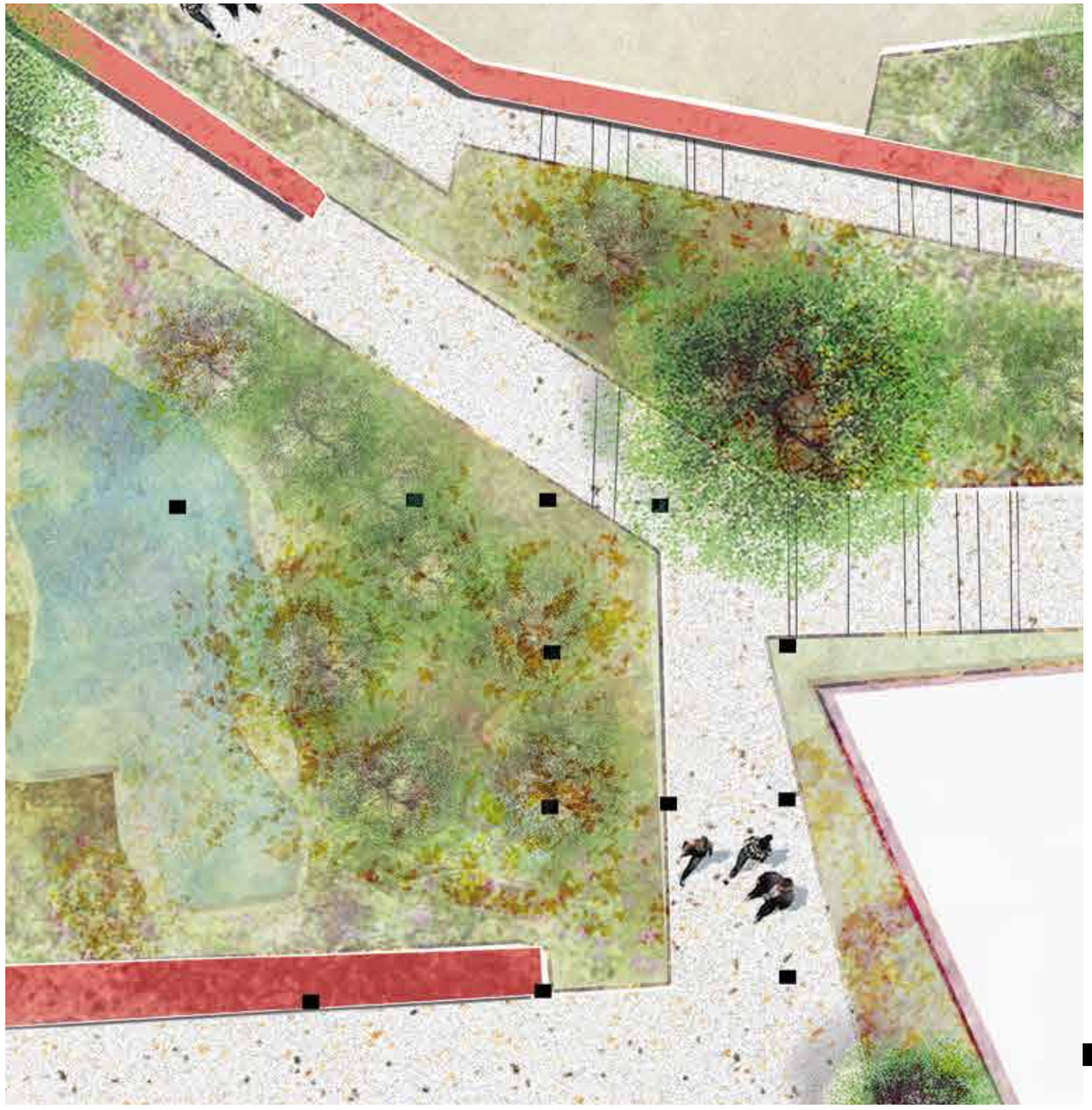


Typical set out for a water run off redcing landscape area

3.9 REPURPOSED BUILDING MATERIALS

As discussed in detail within the Architectural Design Statement which forms part of this submission the site has had a long industrial tradition, with soap manufacturing taking place on part of the site from at least the 1860s. James Crean & Son, who had a presence on the site by the late 1880s, were a significant manufacturer of soap in Dublin by the early twentieth-century. The building and its context is therefore of historical significance in its representation of the long-standing industrial use of the site.

We have therefore committed to the reuse of salvaged material within the landscape design. Permeable brick pavers create a firm surface that reflects the material of the heritages building frontage and allow infiltration. Reused concrete slab elements form part of the structure of planting beds. These materials reflect and enhance the character of the courtyards, while further grounding students with a sense of place. Steel beams have been incorporated into the landscape providing a strong vertical element within the courtyard. It is proposed these can stand alone or be used to train climbers for a softer element.



Repurposed
Steel Columns

3.10 PLANTING STRATEGY

The planting concept is designed to create a verdant space in contrast to the busy environment of the city streets. To the perimeter is a birch woodland planted at a size range to insure quick establishment. Under-planting of a selection of woodland species ass colour and seasonality to the design.

An open lawn is framed to the south west by a zone which is capable of run off attenuation and the species selected reflect this function as well as introducing colour and texture to he scheme.

Man circulation paths and gathering nodes are edged by beds containing a vibrant selection of shrubs and herbaceous perennials.

Specimen Trees
Paulownia Tomentosa; 20-25cm girth, 1.8m clear stem
Catalpa bignonioides Aurea 20-25cm girth, 1.8m clear stem
Aesculus pavia 16-18cm, 1.5m clear stem

Planting Type A - Buffer Planting - Birch Woodland

Type B - Lawn

Planting Type C - Herbaceous Planting

Planting Type D - SUDS Planting

Planting Type A
50%: Betula pendula 1+1 whip
Betual pendula 5L pot, min 1.5 high feathered
30%: Betula pendula 10L pot, min 2.5m high feathered
Betula pendula 12-14cm, min 1.8m clear stem, overall height 3.5m min
20%: Betula papyrifera 5L pot, min 1.5m high feathered
Betula maximowicziana 10-12cm, min 1.5m clear stem, overall height 2m
planted with:
Cercis canadensis ' Forest Pansy' 10L
Acer palmatum ' Osakasuki' 10L
Hoheria sexstylosa 25L
Eucryphia x nymansesis "Nymansay" 25L
Prunus sargentii 50L
Philadelphus Belle Etoile 5L
Bulbs
Chionodoxa luciliae
Iris hollandica White Excelsior top size, 7/8 cm
Muscari pallens

Planting Type C

Acer palmatum ' Osakasuki' 10L
Cornus 'Flaviramea' 5L
Cornus sericea 5L
Hamamelis spp. 5L
Spiraea x vanhouttei 2L
Viburnum davidii 2L
Ilex verticillata 1L
Ruscus aculeatus 5L
Rosa glauca 5L
Rosa Geranium 2L
Euonymus alatus 2L
Hydrangea aspera villosa 10L
Hydrangea "Annabelle"10L
Dryopteris felix-mas 2L
Epimedium perralderianum 2L
Hellebores niger 2L
Campanula glomerata 'Allgentiw'
Euphorbia robbiae 2L
Lobelia cardinalis 2L
Calla lily 2L
Bulbs
Chionodoxa spp.
Iris hollandica White Excelsior top size, 7/8 cm
Tulip Bulbs - Ivory Floradale

Planting Type D
Hoheria sexstylosa 25L
Monarda 'Cambridge Scarlet'
Rosa 'Blue for you. 5L
Rosa Geranium 2L
Euonymus alatus 10L
Hydrangea aspera villosa 10L
Hydrangea "Annabelle" 10L
Dryopteris felix-mas 2L
Dierama pulcherrimum 'Blackbird'2L
Hellebores niger 2L
Ajuga reptans 'Alba'1L
Gaura lindheimeri 2L
Agastache 'Black Adder'
Bulbs
Iris hollandica White Excelsior top size, 7/8 cm
Camassia leichtlinii 'alba'
Fritillaria meleagris
Tulip Bulbs - Ivory Floradale

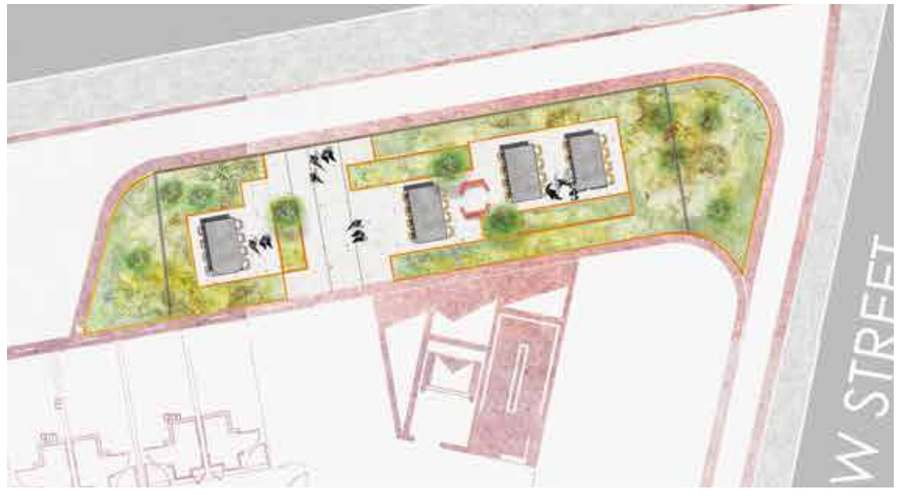
Level 1

Rhus typhina small multistem
Sedum album mat
Sedum pulchellum mat
Saxifraga granulata mat
Sempervivum spp. mat
Lotus corniculatus P9

Level 5

Polystichum setiferum 2L
Anemone 'Honorine' 2L
Geranium phaeum 'Raven' 2L
Pennisetum Alopecuroides 2L
Pennisetum Alopecuroides 'Moudry' 2L
Lavandula angustifolia 2L
Geranium 'Album' 2L
Geranium phaeum 'Raven' 2L
Sempervivum/sedum spp. mat

Spring and Summer Bulbs
Viridiflora tulip 'Spring Green'.
Tulip " Queen of the night" (beds) top size bulbs
Tulipa biflora (sedum area) top size bulbs
Scilla siberica Alba (sedum area) top size bulbs



Level 6

Polystichum setiferum 2L
Acanthus mollis 3L 2L
Papaver Orientale 'Royal Wedding' 2L
Digitalis purpurea 'Pantaloons' 3L
Carex Pendula 2L
Pennisetum Alopecuroides 2L
Pennisetum Alopecuroides 'Moudry' 2L
Geranium 'Album' 3L 2L
Aster tataricus 2L
Alpine Strawberries P9

Spring and Summer Bulbs
Viridiflora tulip 'Spring Green'.
Tulip " Queen of the night" (beds) top size bulbs
Tulipa biflora (sedum area) top size bulbs
Scilla siberica Alba (sedum area) top size bulbs

3.11 HARD LANDSCAPE

Seating

Fixed and movable seating elements in pops of colour will add vibrancy to the space

Communal Table

Large and smaller tables to be used for studying and gathering - Materails of a concrete (smooth) with and aggregate to tie in with the architectural facade. table on the terraces will be fitted with usb/powerpoints to facilitate laptop use/ charging.

Moveable seats to be used in conjusction with tables.

Paving

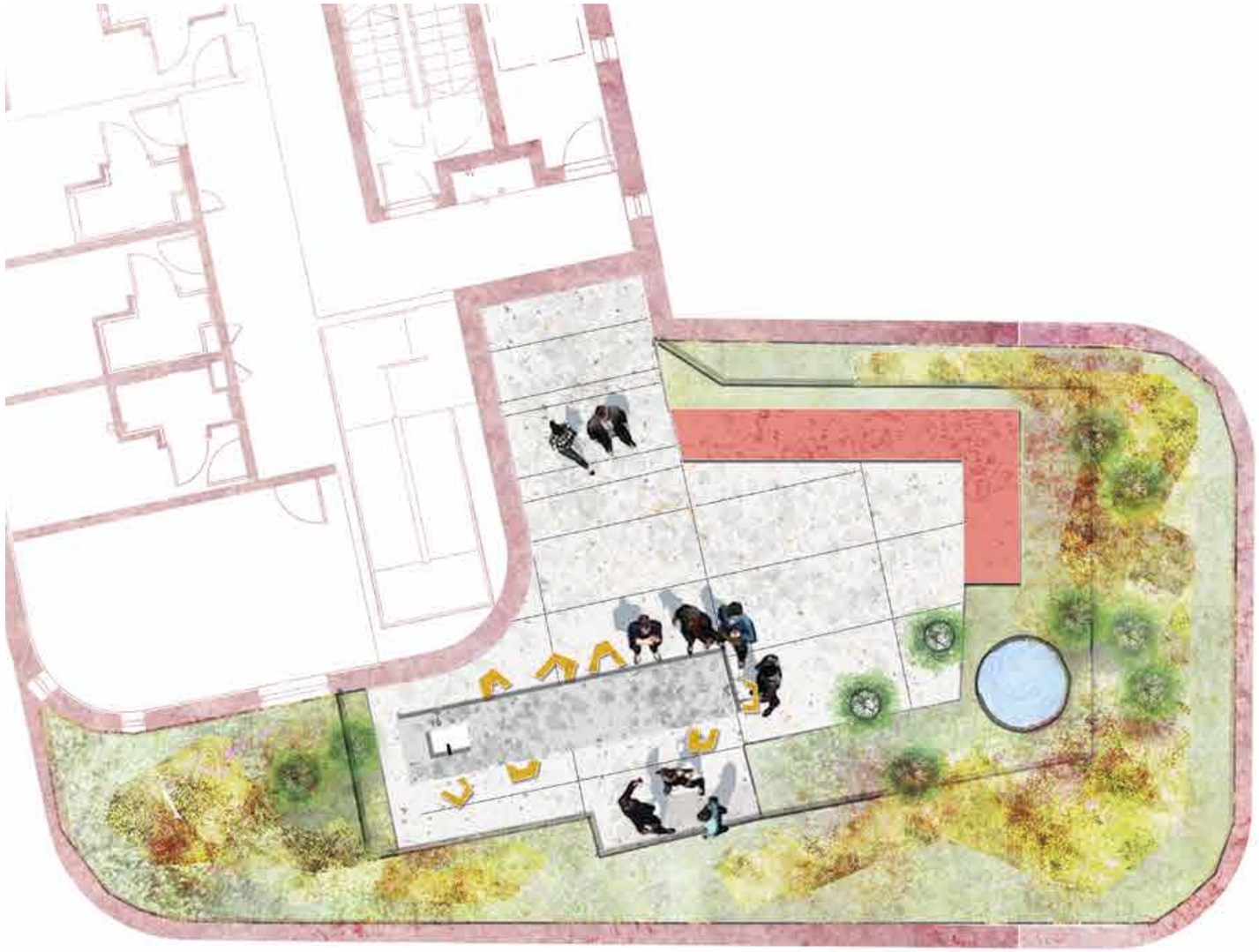
Porous paving materials allow water to pass directly through them. Pervious pavements are made of materials such as open-joint bricks that maintain voids between them, through which water can infiltrate.

Pavers with an open structure, such as grass-concrete pavers, open-cell concrete blocks, or blocks laid in open patterns, allow room for plants to grow between them and rainwater to penetrate the soil.

Semi-pervious paving materials such as wood chips, shells, gravel or stone aggregate allow rainwater to infiltrate but cannot support heavy loads and are used in planted zones only.

A large unit stone paving will be incorporated into primary entrance approach

3.12 MANAGEMENT PLAN TERRACES



Maintenance and Management Plan Overview:

Roof Gardens: exposed to strong winds and intense sun. These conditions can cause drying out of soil and plant scorching.

Management Plan Aims and Objectives:

- To retain the natural growth form to maximise the seasonal potential of individual species by pruning methods adopted.
- To manage darianage and infiltration areas to ensure they are effective.
- To achieve a clean, tidy conditionand apperance of all external areas.
- To control invasive and injurious weeds within the planting areas.
- To ensure a high standard of sustainable management of all landscape areas in a neat, tidy and substantially weed free conditions.
- All green roofs will be designed in consideration of current fire safety requirements
- Paving on the roof terraces will be supported by pedestals, this provides storage in the underlying void.