DESIGN RATIONALE – LANDSCAPE ARCHITECTURE

Project:	**PART 8 REJUVENATION AND UPGRADE OF WELLVIEW PARK AND PUBLIC REALM AT WELLVIEW GREEN AND TERRACE**
Project no.:	**Fc.01**
Prepared on behalf of:	**FINGAL COUNTY COUNCIL**
Prepared by:	**DERMOT FOLEY LANDSCAPE ARCHITECTS**
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ISSUED FOR: INFORMATION/BILLING/**PLANNING**/TENDER/CONSTRUCTION

Contents

1 Introduction

The proposed development consists of the rejuvenation and upgrade of the existing Wellview Park, situated at Church Road, Dublin 15 as well as two existing areas of public realm at Wellview Green and Terrace, totalling approximately 5.5ha. The proposed development includes: landscape and external works; pedestrian access points to existing footpath on west side of Church Road; paving and associated drainage works; regrading of existing grassland areas; planting; public lighting; play areas, signage, street furniture and associated fixtures and fittings; including all ancillary site development. The site area is crossed by a north-south cycle and pedestrian route as part of the wider proposed Church Fields Link Road and Cycle Network (planning register reference Part XI/011/19). A collaborative design approach between Dermot Foley Landscape Architects and the RPS team has determined safe and visible pedestrian crossing points.

The documentation should be read in conjunction with other complementary documentation related specifically to the proposed linear park, as submitted by Dermot Foley Landscape Architects, Punch Consulting Engineers, Fallon Design, Faith Wilson Ecologist, Archaeology Plan and The Tree File Ltd.

As part of the pre-planning consultation process, Dermot Foley Landscape Architects attended meetings and discussed proposals for the landscape, open space, play strategy and materials and planting strategies with Fingal County Council. Comments received were, where possible and in line with the overall landscape strategy, incorporated into the design proposals.

Dermot Foley Landscape Architects and design team colleagues visited the site on several occasions from March 2021 to February 2022 in order to observe conditions on site, such as existing vegetation, conditions under foot, boundaries and other items which would have a bearing on the design process.

The Tree File Ltd. were commissioned before the design process began to carry out a Tree Survey and Arboricultural Impact Assessment in compliance with BS 5837:2012. These documents are included separately as part of this submission.

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

No.	***Scale***	***Size***	***Title***
2006	*1:500*	*A1+*	*Landscape Layout Plan East*
2007	*1:500*	*A1*	*Landscape Layout Plan West*
2008	*1:750*	*A1*	*Proposed Boundary Treatment Plan*
2009	*1:500*	*A1*	*Site Location Map*
2102	*1:200*	*A2*	*Landscape Detail Area 1*
2402	*1:100*	*A1+*	*Landscape Sections - AA' BB' CC'*
2403	*1:100*	*A1+*	*Landscape Sections - DD' EE' FF'*
2404	*1:100*	*A1+*	*Landscape Sections - GG' HH'*
2500	*1:100*	*A1*	*Typical Landscape Details*

2 Landscape Appraisal

2.1 General

The existing site falls significantly from north to south, with topography forming a unique quality to the place. The site has a history of demesne landscape and farmland, and paradoxically, through abandonment, is developing a rich flora and fauna. The northern boundary of the site is formed by a dense and laterally spreading hedgerow. The site is not heavily used by the public, and this has allowed a range of bird and mammal species to make use of the lands. Oak, willow, sycamore, holly, blackthorn and hawthorn have established throughout the northern hedgerow and eastern boundary along Church Road. There is a significant alignment of mature beech trees from the demesne landscape running parallel to Church Road and along the eastern boundary.

2.2 Boundaries

The site boundaries of the existing Wellview Park vary in character. The northern boundary of the lands is formed by the dense hedgerow. The eastern boundary of the park is framed by the dense alignment of mature beech trees, hedgerow and berm which acts as the interface with Church Road. The southern boundary is formed by an existing berm and fence with a lawn verge adjoining the residential road of Parslickstown Drive. The western boundary is composed of a high concrete kerb to deter vehicles from accessing the park, the boundary is open and overlooked by residential properties along Wellview Avenue and a number of recently constructed residential dwellings.

The site boundaries of the two existing areas at Avondale Place and Wellview Green are generally open and overlooked by residential properties on Wellview Green and Wellview Cress. The western boundary is formed by timber knee rails which aligns with Avondale Place Road.

Figures 1 and 2 from left to right: View looking south at the hedgerow with the Dublin Mountains visible beyond; view of beech trees from the demesne landscape at Church Road.


Figures 3 and 4 from left to right: view of western boundary of existing upstand kerb to deter vehicle access; view of southern boundary berm, fence and lawn verge.

Figures 5 and 6 from left to right: view of timber knee rails which aligns with Avondale Place Road; view of open boundary overlooked by residential properties on Wellview Green.

2.3 Existing Trees

The northern site boundary is lined with trees, hedges and thickets, with emerging woodland developing to the north beyond the site boundary.

Existing trees have been surveyed by The Tree File Arborists in accordance with BS 5837:2012. BS 5837:2012 calls for a realistic assessment of the viability of retaining trees in the context of proposed construction. The British Standard has been used here 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.

Significant new tree planting is proposed to replace any existing trees which are proposed to be removed. A schedule of proposed planting is included on *Drawing 2006 Landscape Layout Plan*.

3 Landscape Strategy

3.1 General

The proposed park will provide a lively, innovative, and resilient landscape with high ecological metrics, which integrates the proposed development into the surrounding context and generates a strongly recognisable public open space for the existing residents, future residents and visitors to the area. The sloping nature of parts of the site presents an exciting challenge from the point of view of accessibility and usability, but that has been addressed through the creation of sub-spaces and looping circulation which allows visitors to access portions of the park without having to negotiate significant level changes. The landscape proposals have been developed by the entire design team, and together with Fingal County Council, in order to integrate planning, civil engineering and ecological considerations. Improved permeability and accessibility has been at the forefront of the design development process. The park will benefit from passive surveillance while maintaining sufficient distance between public open space and residents in order to mitigate against any potential concerns around noise and views. The park will form a series of self-contained spaces with diverse character and function.

The overall landscape strategy is underpinned by the following principles:

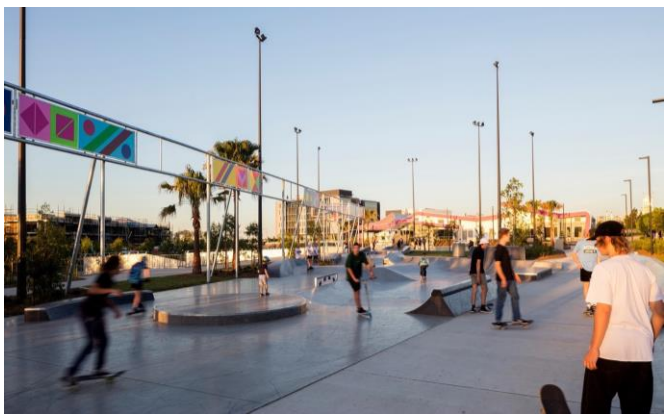
1. A response to the biodiversity loss through the provision of well vegetated and contiguous corridors for local wildlife;
2. Improved permeability and accessibility throughout the park as well as the creation of a destination with a recognisable sense of place for residents and visitors;
3. A diverse range of spaces including flat open spaces, play areas and spaces with native tree planting and understorey planting for ecology. The provision of relatively self-contained spaces with diverse character and function will cater for a variety of users and age groups;
4. A safe environment which is available and recognisable to residents and visitors as public open space;
5. Substantial retention of existing trees and hedgerows, which may have formed part of a previous historic landscape;
6. Retention and emphasis of physical characteristics of the site, most notably topography;
7. Unique elements such as destination play areas, proposed topography to be utilised for play and other experiences or facilities not easily found in the locality;
8. Detail design to bring cohesion through materials, signage, lighting and furniture;
9. The importance of signifying thresholds to the park;

3.2 Permeability

The proposed park will be an important component and experience in the day-to-day journey to and from schools, shops, church and other destinations. The north-south route to the west of Wellview Park is proposed to be accessible at all times of the day and night, with good public lighting and spacious paving (up to 15 metres in width). This route is proposed to be publicly lit, in a way and at levels which will ensure that the pedestrian experience is well integrated with the surrounding housing developments. Please refer to documentation submitted by Fallon Design for more detail on proposed lighting. A hierarchy of routes are proposed from primary, secondary and tertiary. Please refer to *Drawing 2006 Landscape Layout Plan* for proposed routes, dimensions and finishes. The park has been designed to mitigate children away from the cycle track in various ways such as planting and mowing regimes. A collaborative design with the RPS team has determined safe pedestrian crossing points.

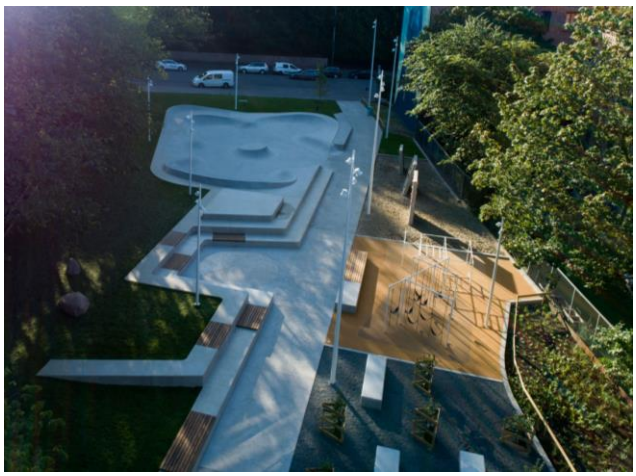
3.3 Proposed Play Facilities

Play for all age groups is a central part of the design for the proposed park. A dedicated teenage play experience with bespoke seating is proposed to be located at a central location in Wellview Park, sheltered by the proposed topography and integrated with the proposed cycle and pedestrian route (by others). It is an easily accessible space which can be overlooked by pedestrians. Natural play is proposed to be integrated into the topography: A local area for play is proposed to the south of Wellview Park which will cater to young children. The proposed play equipment will be designed and manufactured in accordance with standards EN 1176 and EN 1177. Impact absorbing surface for specific fall heights from play equipment is located as required.



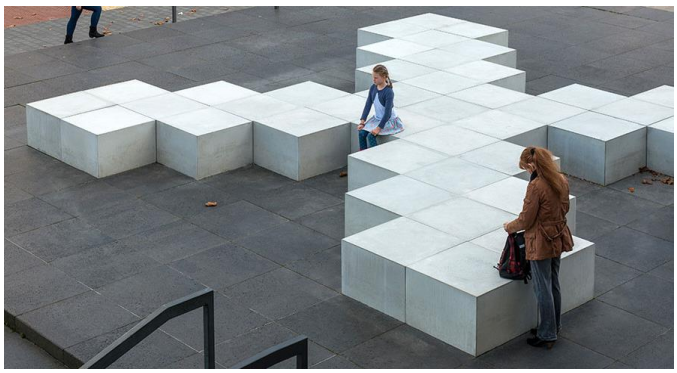
Figures 7 and 8, precedent images illustrating active teen spaces from left to right: Julia Reserve Youth Park, Australia; Parkhill Greens, China.

Figures 9 and 10, precedent images illustrating active teen spaces, left and right: Solvallsparken Sweden.



Figures 11 and 12, precedent images illustrating active teen spaces from left to right: Lakkegata recreation park, Norway; Bredäng Park, Sweden.


Figures 13 and 14, precedent images of bespoke seating for teenage area, left to right: Vanke Cloud City, China;Circling the Avenue, Israel.




Figures 15 and 16, precedent images of bespoke seating for teenager area, left to right: Märkisches Zentrum, Berlin, Germany; Dandenong Civic Square, Australia.


Figures 17 and 18 precedent images of natural play topography at Northala Fields, London.

4 Planting

Drawing 2006 Landscape Layout Plan East, includes a schedule of proposed planting and illustrates the location and extent of mown grass, managed long grass, native understorey, raingarden, hedge and tree planting as well as existing ground flora and trees to be retained and protected.

Figures 19 and 20, precedent images of native understorey planting in west Dublin, by Dermot Foley Landscape Architects.

4.1 Canopy Cover

The proposal for Wellview Park and Avondale Place is to increase the overall canopy cover from its current quantum of approximately 2650sqm. The northern boundary of the linear park is formed by a dense hedgerow which is being retained. There is evidence of an emergent woodland to the north of the hedgerow and a proposed verge will accommodate emergent woodland / native understorey to the south of the hedgerow. A total of 219 new individual trees are proposed elsewhere to improve the species mix and the percentage of canopy cover in the park. The proposed canopy cover quantum is expected to be approximately 2200sqm which equates to an increase of 83% from the current condition.

4.2 Proposed Tree Planting

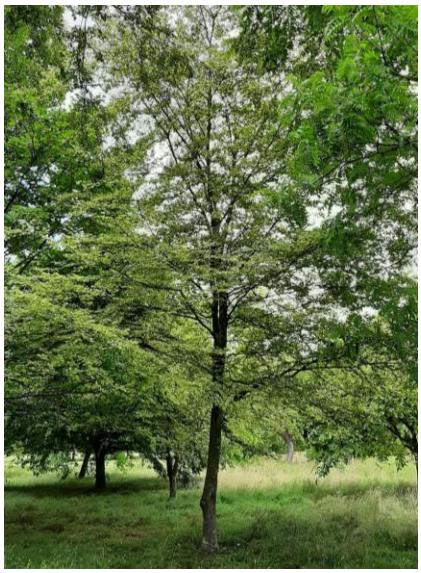
Proposed tree species are selected for longevity, suitability to public open space, local soil conditions, microclimate and biodiversity (native species). Proposed tree sizes range from semi-mature (35-40cm girth), to extra heavy standards and multi-stemmed trees. New individual trees are proposed to improve the species mix and increase the proportion of native varieties with the species mix made up predominantly of native species. Significant areas of existing and possible emergent trees south of the hedgerow are also proposed to be retained. Typical proposed species are illustrated on the following pages.

Betula pendula (birch)

Alnus glutinosa (alder)

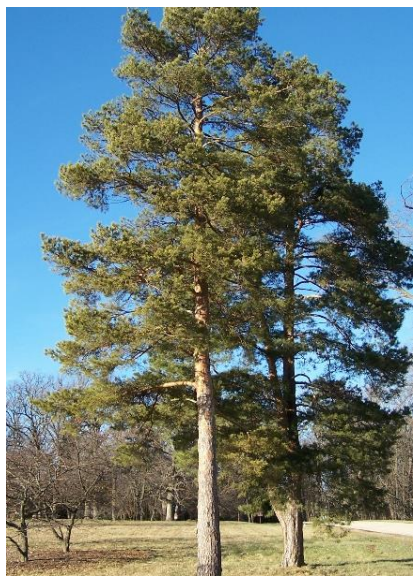
Quercus robur (oak)

Tilia cordata (lime)



Fagus sylvatica (beech)

Pyrus calleryana (Callery pear)



Pinus sylvestris (scots pine)

Figures 21 - 27: Images of proposed native tree species.

4.3 Hedge, Groundcover and Bulb Planting

Low level native understorey planting is proposed to be utilised: to make and reinforce sub-spaces within the larger more extensive landscape; for visual screening and visual interest; for ecological connectivity; to colonise raingardens and other sustainable drainage elements and; to guide or direct people's movement. The planting is conceived as a subtle layering of greens within the open spaces which will create space but not block views or visual links. The proposed planting is normally layered as follows: lowest - bulb planting; medium - groundcover planting; highest - clipped hedge planting. Ground flora, which will include a high proportion of indigenous species, is also proposed to be encouraged to generate naturally in strips that are managed specifically for that purpose at the margins of hedgerows and lawns. This will greatly improve the pollinator capacity of the proposed park. Hawthorn hedgerow planting is proposed to form the western boundary of Wellview Park with strategic breaks for visual links and accessibility.

5 Hard Landscape Materials and Finishes

The approach to the use of hard landscape materials is governed by the scale of the park, and the requirement to integrate with surrounding public realm and streetscape, as well as the requirement to develop a palette of materials for the overall Church Fields Linear park and Wellview Park. It is proposed to use landscape materials to facilitate accessibility, circulation and specific facilities, but at the same time to minimise the surface area of hard landscape in order to maximise the 'green', 'natural' and ecological characteristics of the park.

The selection of paving and other landscape materials is determined by function, resilience, longevity, and durability. The extent of materials and the locations where a transition is made from one material to another are determined by technical issues such as sustainable drainage, or proposed changes in the direction of the circulation, or by level change. 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. It is intended to use sustainable aggregates in new concrete and/or to recycle concrete. A boardwalk is proposed to cross the proposed swales to the north-eastern end of the development to minimise the impact on tree roots and ground conditions in this ecologically and arboriculturally sensitive area. Refer to *Drawing 2006 Landscape Layout Plan East* for the locations of proposed boardwalk. Primary pedestrian routes are proposed as geometrically regular, in-situ concrete panels with selected decorative finishes. Secondary pedestrian routes are proposed as random format or with a more idiosyncratic geometry, using recycled paving materials and/or a mix of paving and self binding aggregate. Tertiary routes where predicted desire lines will form mown or lawn paths are proposed.

Permeable, self-binding aggregate is a low-cost, local, effective and accessible hard surface which tends to be sympathetic to the creation of a softer or more ‘natural’ experience and character. A range of sample images are included below to illustrate the general characteristics of the proposed materials.


Figures 28 and 29 left to right: an example of the use of recycled fragments of paving integrated into groundcover planting, CIDP, Cabra, Dublin by Dermot Foley Landscape Architects; example of large format paving integrated in lawn in north Dublin park by Dermot Foley Landscape Architects.


Figures 30 and 31 left to right by Dermot Foley Landscape Architects: self-binding aggregate path and lawn, St. Audoen’s Park; in-situ concrete and lawn, Knockrabo, County Dublin.


Figures 32 and 33 by Dermot Foley Landscape Architects: examples of self-binding aggregate with furniture and integrated tree planting, CIDP, Cabra, Dublin.

End.