

St Laurence's Park

Stillorgan,
County Dublin

Public Realm Design Statement

Quality information

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St. Lawrence's Park Public Realm Design Statement	60578630	Dún Laoghaire Rathdown County Council, Dublin	Cian O'Donnell	July 2020	Joerg Schulze

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Analysis Planning Context

A review of development requirements (as below) is required prior to examining public realm and open space design solutions.

County Development Plan 2016 - 2022

Demonstrated from an extract of DLR County Development Plan below, the site is zoned as Objective DC: "To protect, provide for and/or improve mixed-use district centre facilities."

- Objective DC
- Objective F (*open space and recreation*)
- Proposed Quality Bus, Priority Route

Stillorgan Draft Local Area Plan 2018 - 2024

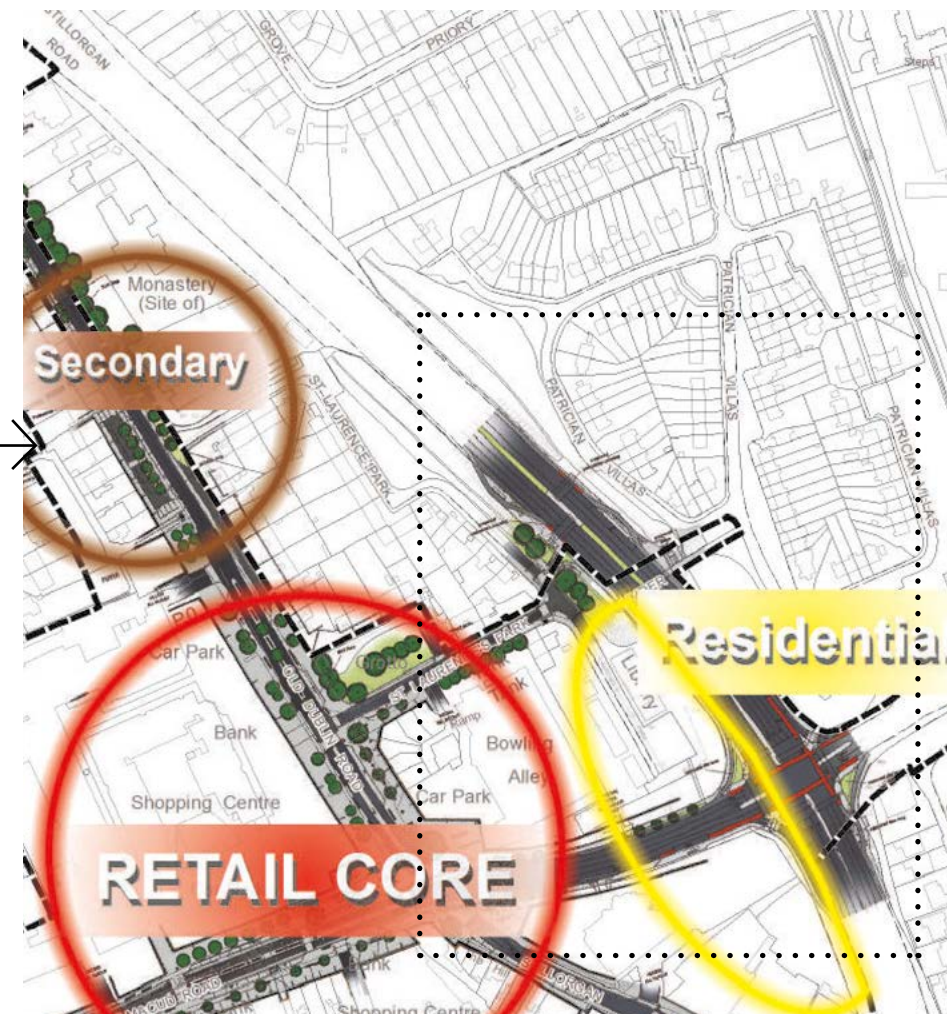
Setting out a spatial, commercial and social framework for Stillorgan's continued growth, the Stillorgan Draft LAP establishes our site as a key residential hub next to the core.

- Retail Core
- Residential Strategy
- Secondary Commercial District

Stillorgan Movement Framework Plan 2018 - 2024

Developed by Dun Laoghaire-Rathdown County Council alongside the National Transport Authority (NTA), the movement plan for Stillorgan Village examines St. Lawrence's Park as an improved through route between the town centre and the N11 underpass.

Notable in particular (illustrated below) is the raised table at the local carriageway junction entering our site.

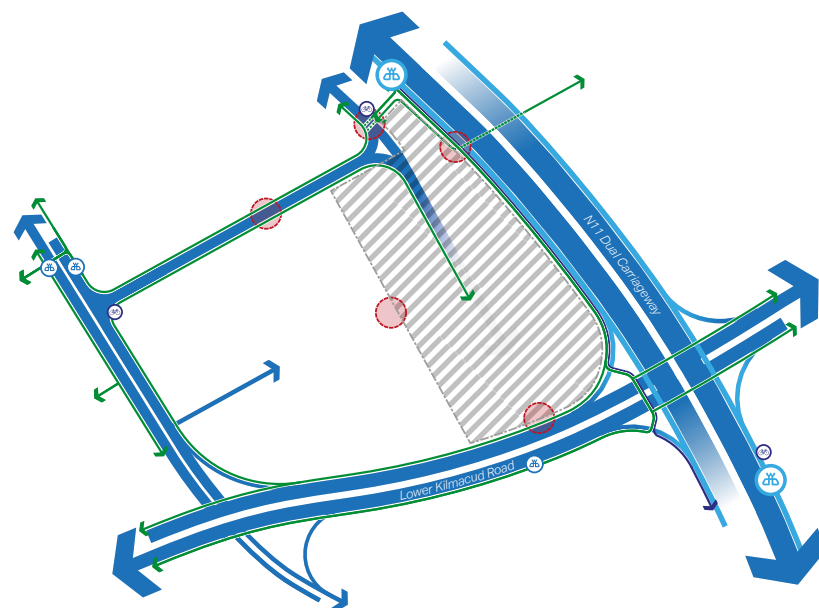


Analysis Site Context

Shown below is a development and communication of the design team's understanding of the site's immediate surroundings in the context of Stillorgan village. Carriageways provide arterial movement around the site, while local access routes begin to connect the site to surrounding attractions. These form a number of key spatial objectives.

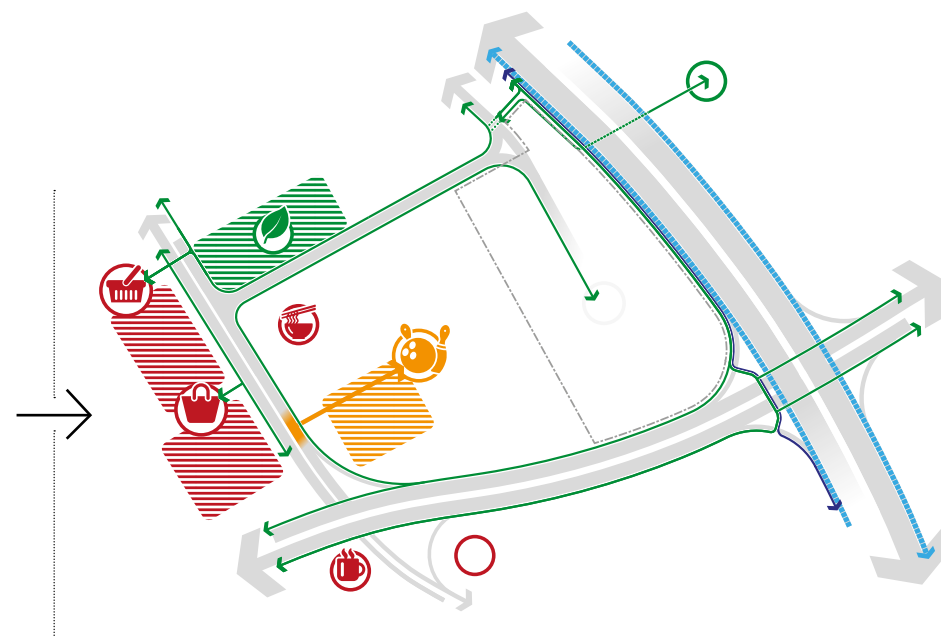
Movement

The site lies adjacent to a number of routes and entrances of different dynamic structure and scale, ranging from dual carriage vehicular routes to private pedestrian access.



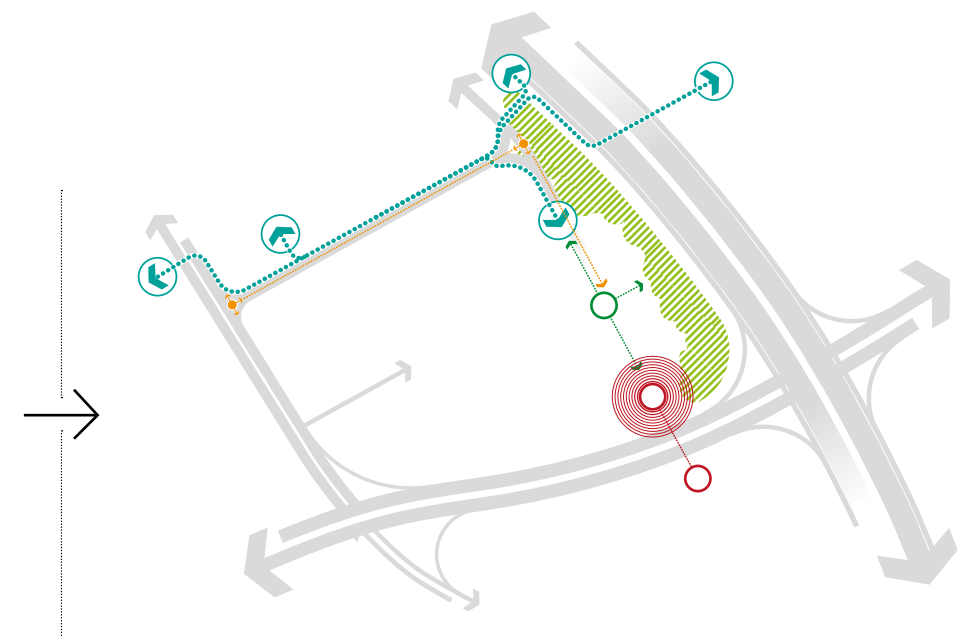
Attraction

The site contains an extensive range of amenities in close proximity, including a family entertainment centre, a shopping centre, public amenity space and a variety of markets.



Objectives

A variety of spatial, social and infrastructural objectives are established in Dun Laoghaire-Rathdown County Council's Stillorgan Local Area Plan (2018 - 2024), as below.

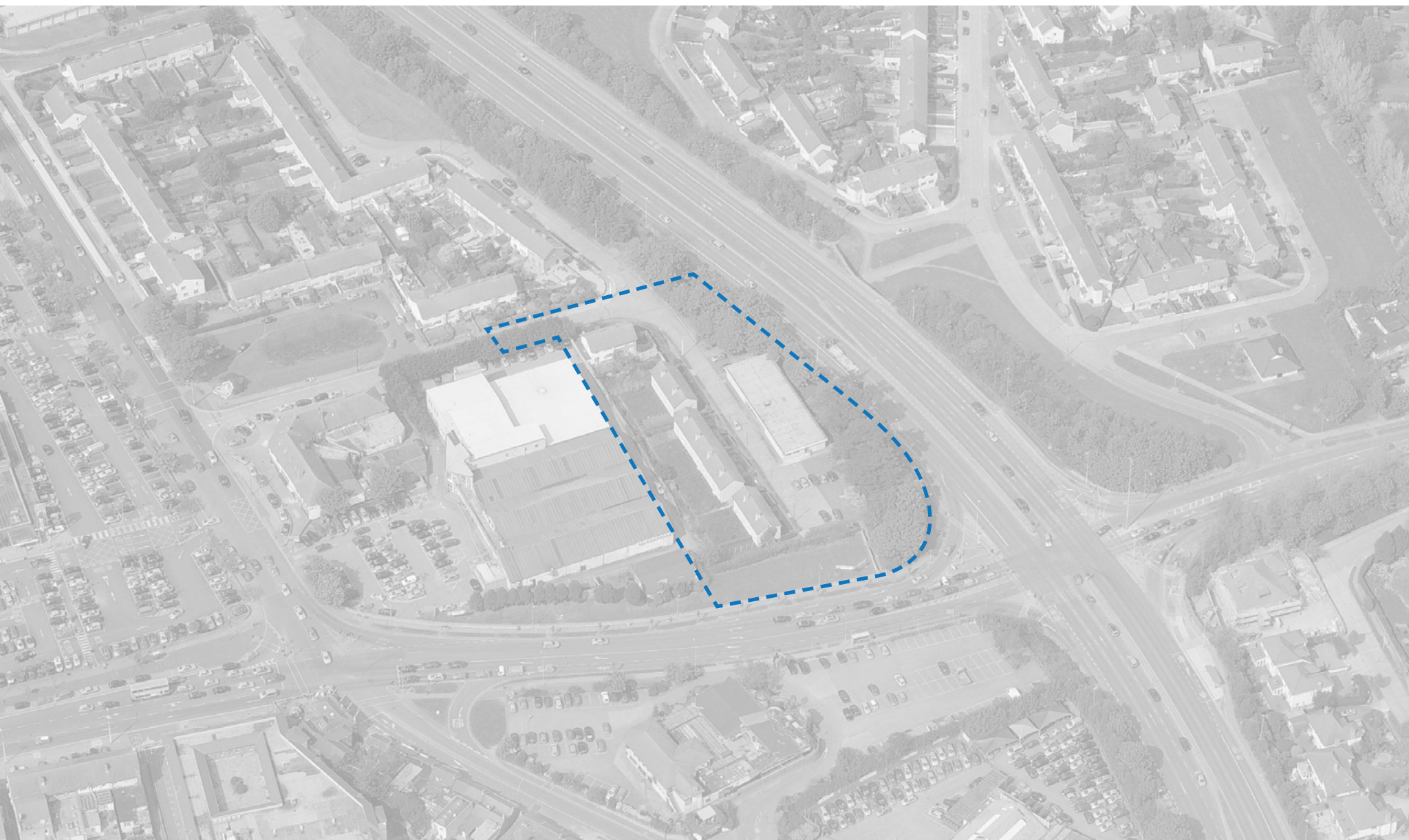


Analysis Emerging Principles

Sitewide Conditions

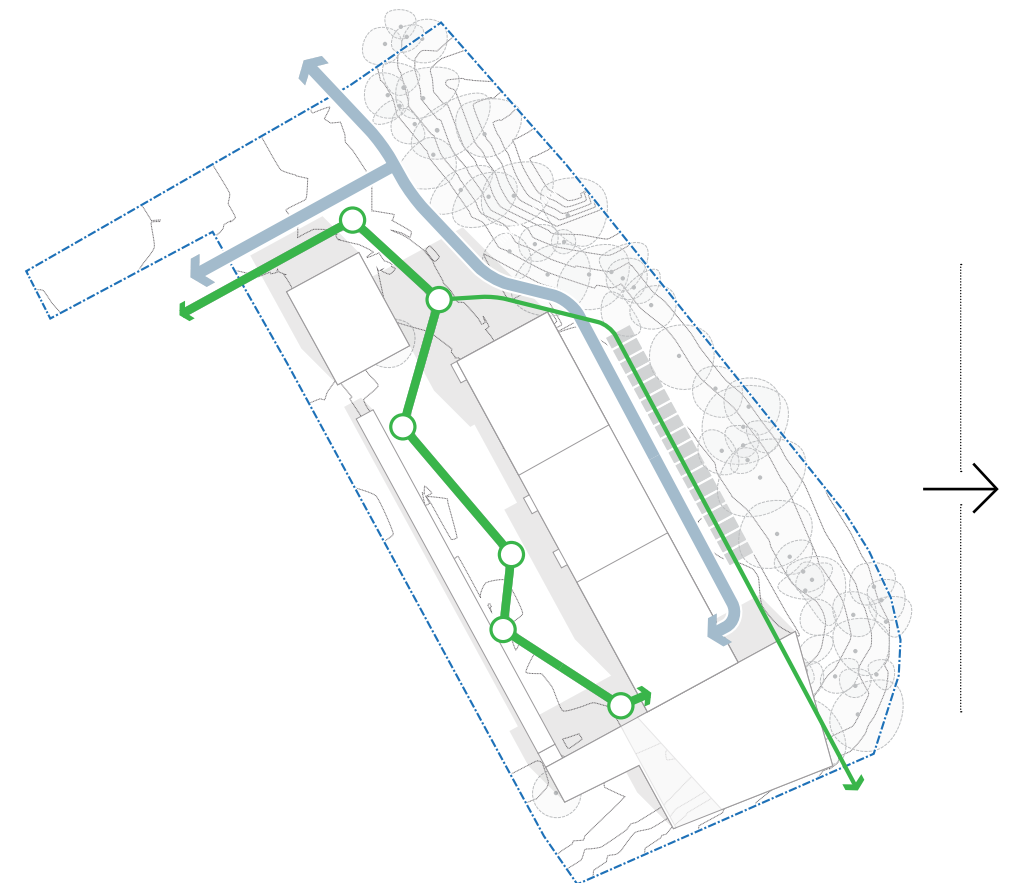
A series of analytical studies is developed opposite, demonstrating site-wide observations in response to the existing context, site periphery conditions and the site-wide preliminary design of built form.

These studies cover movement, nodes, open space, views and screening, and are developed so as to contribute towards an informed public realm and site-wide landscape design.



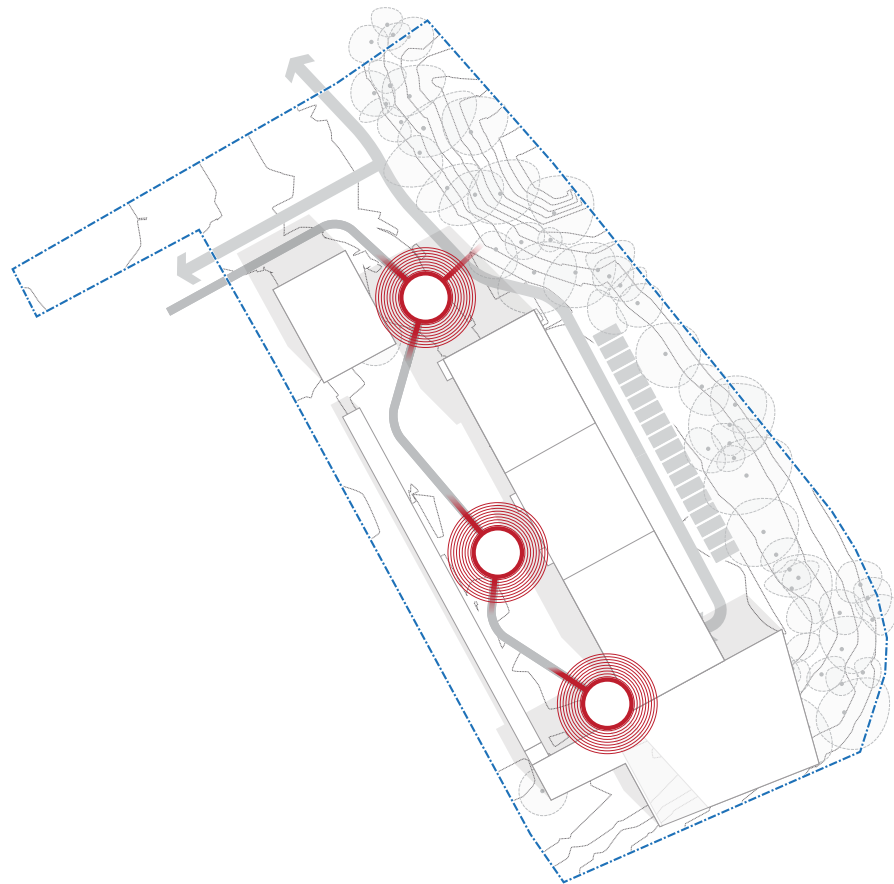
Movement

Two main circulation systems are examined, namely vehicular and non-vehicular: as demonstrated below, these are actively separated for safety of pedestrian movement across the site.



Nodes

Various nodes are recognised as opportunities for arrival or congregation along the primary pedestrian thoroughfares of the site, as illustrated below.



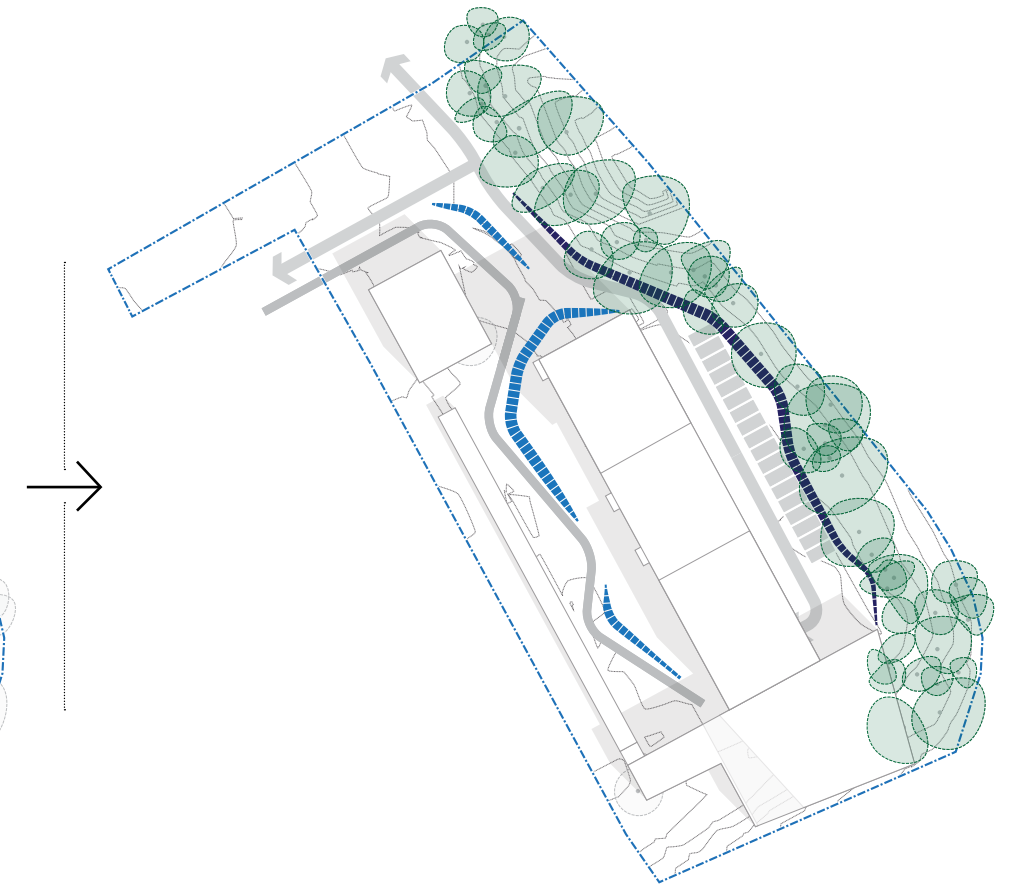
Open Space & Views

Informed by circulation routes and congregation nodes, a hierarchy of open spaces is developed, creating a journey of views and spaces into the site's primary open space area.



Screening and Privacy

Recognising the dynamics between pedestrian movement, vehicular traffic, built form and existing on-site vegetation, a series of screening opportunities are highlighted below.



Analysis Emerging Framework

Desire Lines

There are three predominant pedestrian desire lines within the site. These take into consideration the cross-functional use of the site in order to cater for both the public access, and the private resident access present.

Cycle Storage

It is recognised that development requirements and spatial constraints form the basis of locating the bicycle storage facility along the south-west edge of the courtyard. This will activate the edge with multi-modal (and non-vehicular) traffic, while ensuring the safety of the storage facility due to passive surveillance.

Secondary Access

Due to the enclosed nature of the proposed courtyard area, various secondary access points are recognised as important in the development of a scheme that functions successfully in the site.

Underpass

Increasing access opportunities is presented around each edge of the site, including from the existing N11 underpass.

Vehicular Carriageway

A total of 17 parking spaces is to be provided along the north-eastern edge of Block B. Design studies will examine the desired and optimal configuration and placement of these elements.

Valuable Trees

Upon examination of existing planting through site visit and study of the tree survey, it is a design aim to retain as many valuable trees as possible through the site's development.

Roadside Access

Provision of pedestrian access from the Old Kilmacud Road into the site (towards both the parking area and the secondary library access) is considered.



Precedent Studies

A number of precedent sites were considered upon initial examination of the development scheme and its wider context. Outlined below and opposite, these five schemes were discussed amongst the multi-disciplinary design team prior to a more detailed examination of two key precedent places.

- 1. Leyton Central, London
- 2. Cranbrook School, Kent
- 3. Croftford Road, Dun Laoghaire
- 4. Dorset Point, Dublin
- 5. Colindale, London

	1	2
		3
5	4	

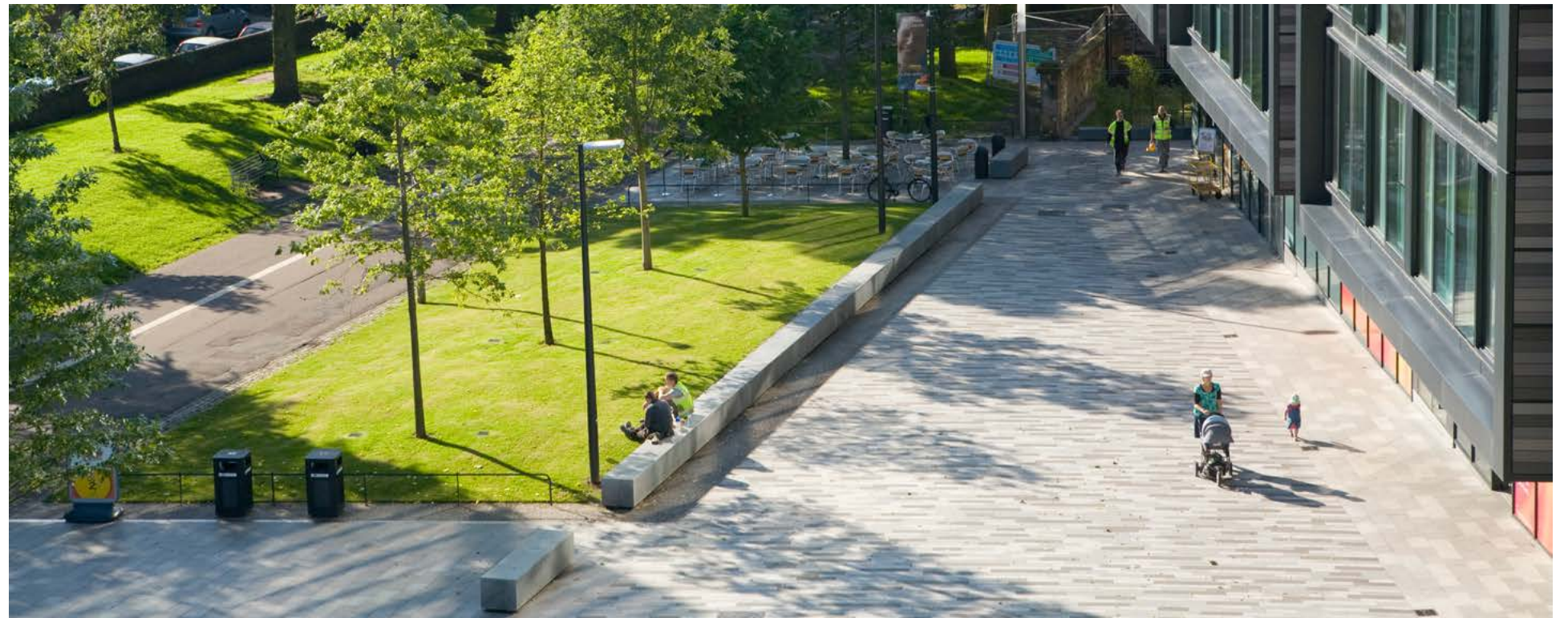


Precedent Studies Quartermile, Edinburgh

Located in the heart of a World Heritage Site of Edinburgh city centre, the 19-acre development at Quartermile was designed in place of what had previously been the home of Edinburgh's Royal Infirmary.

Adjacent to a number of celebrated and listed architectural features, the scheme comfortably knits this valuable cultural patchwork into a contemporary public realm scheme.

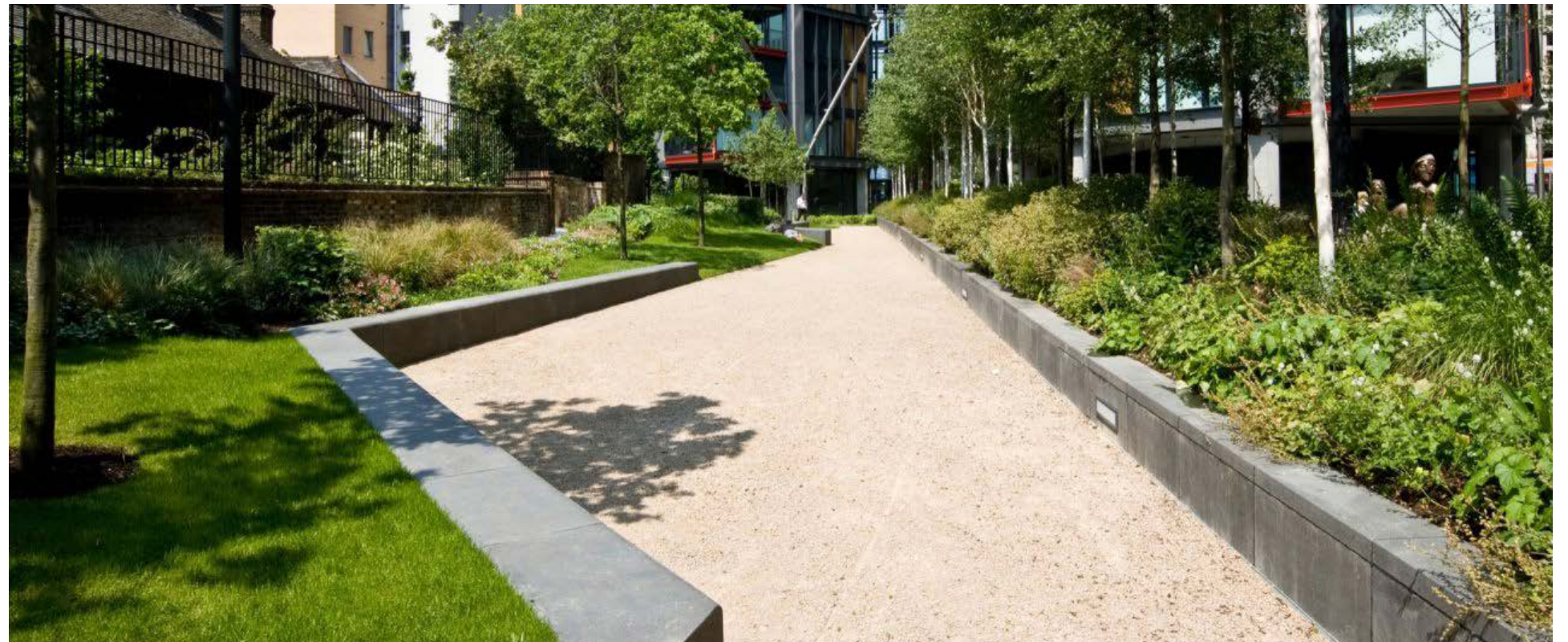
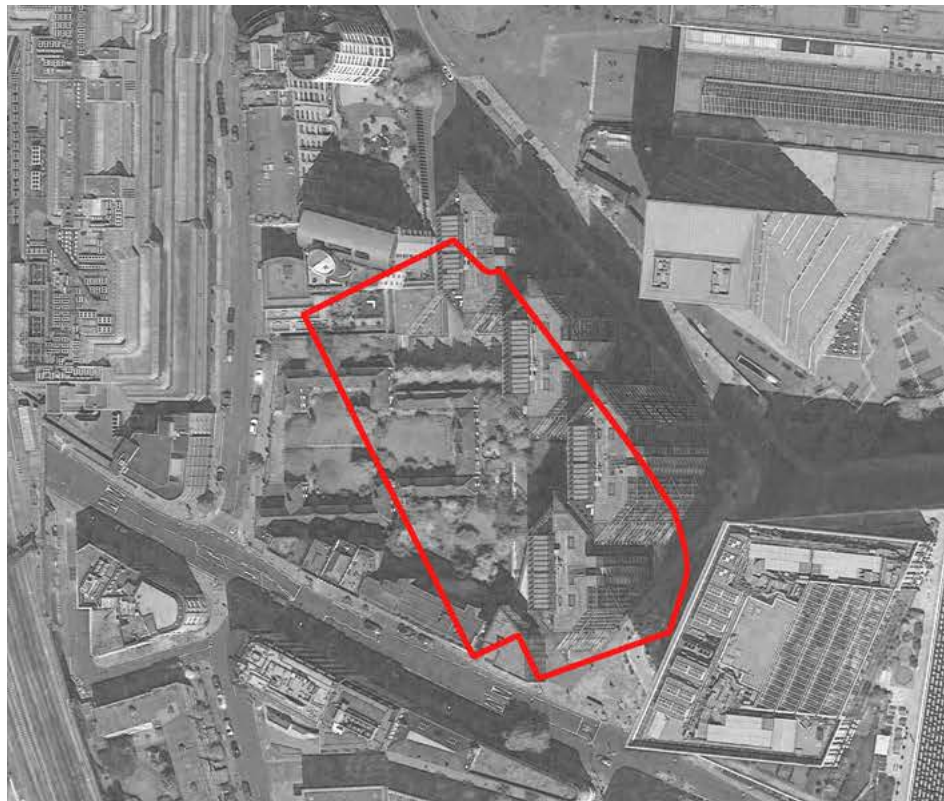
AECOM were part of a multi-disciplinary team led by Foster + Partners and including Richard Murphy Architects in the preparation of the master plan proposals to transform the neglected site into a neighbourhood of homes, parkland, restaurants and office space, each woven into a successful public realm of pedestrian-centric design. Construction of Quartermile began in 2004 and finished in 2015.



Precedent Studies NEO Bankside, London

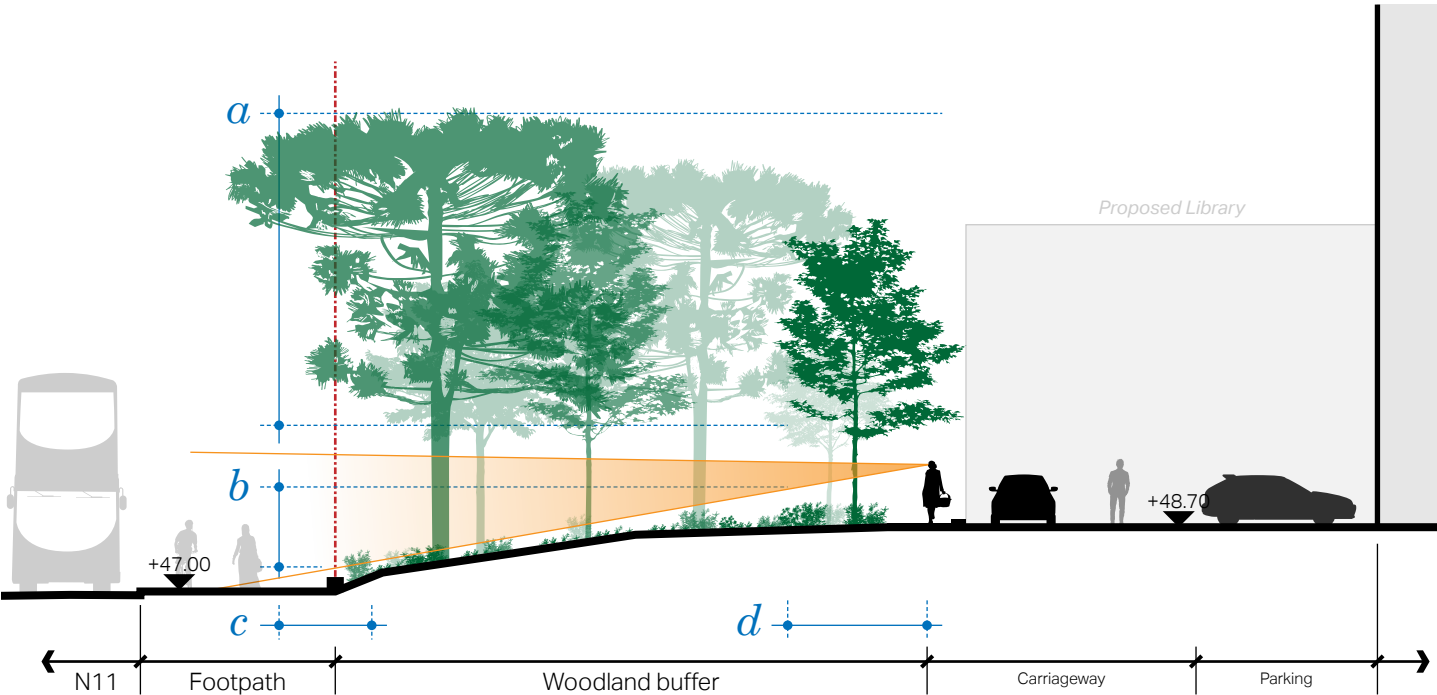
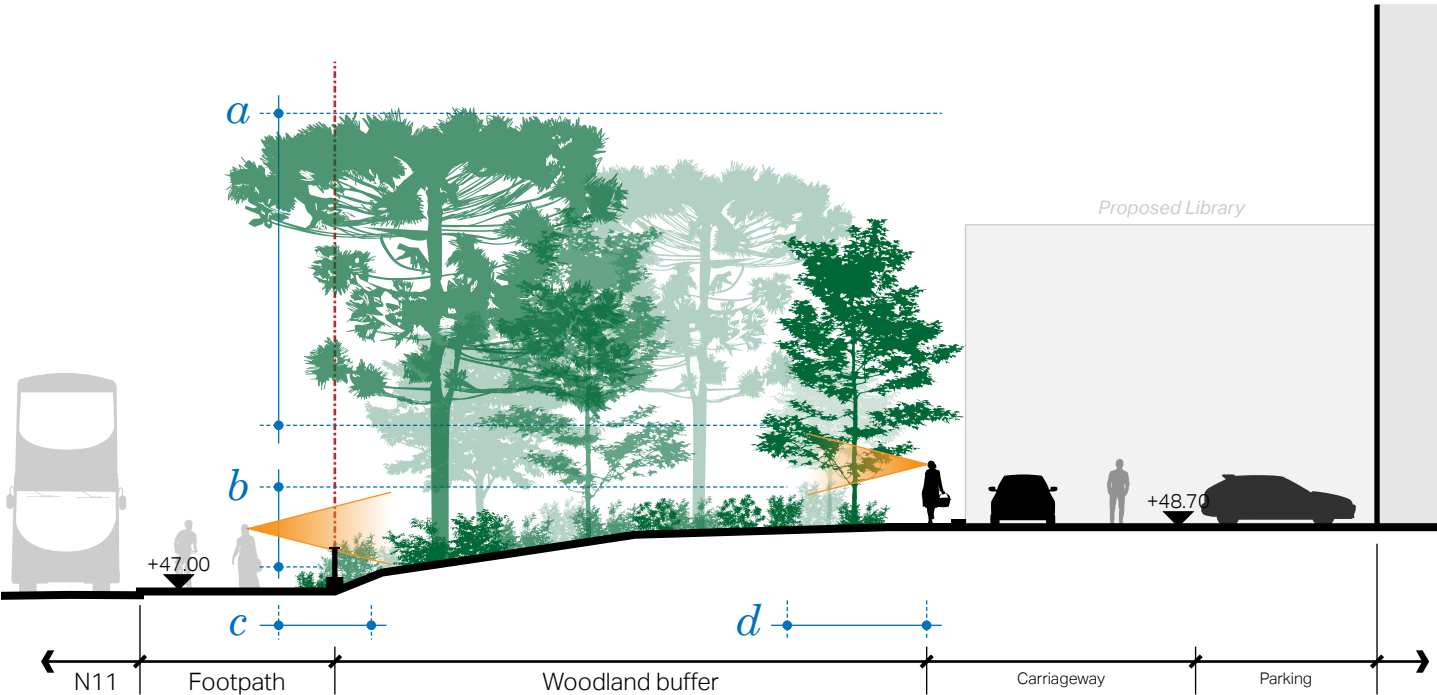
Constructed in a thriving district on the south bank of the River Thames, the residential development at NEO Bankside provides quality living environments located around a network of semi-private garden spaces.

Establishing a strong site-wide identity was central to designing the outdoor environments at NEO Bankside. Creating a tranquil setting for residents while ensuring comfort and efficiency of movement through the scheme is successful through the adoption of linear groves and rigid geometry, while the adjacent soft landscape of seasonal fruit trees, groves of alder and birch and bee hive zones offer a soft edge and key buffer zones between the scheme and carriageways opposite. The open space network connects semi-private courtyards with civic amenities such as gallery spaces close-by.



Design Development Road Edge Condition Studies

	Option 01	Option 02
	<p>A low intervention approach that retains many of the existing conditions at the densely planted threshold between St. Lawrence's Park and the N11 dual carriageway to the north-east.</p>	<p>A development from Option 1, and similarly low in intervention aside from the crown lifting across a number of existing trees, so as to ensure stronger sight lines from the library area towards the Lower Kilmacud Road and N11 carriageways.</p>
a Tree Canopy	<p>Existing trees are retained and maintained in their current condition, allowing for the canopy to remain low relative to sight lines into and out of the site.</p>	<p>Tree canopies are raised and thinned, allowing for reduction in the edge's density and visual intensity from the N11, while allowing for sight lines into the site.</p>
b Groundcover	<p>Existing ground planting is retained in the current condition, ensuring a densely-planted mix with little visible structure, form or maintenance.</p>	<p>These sight lines are augmented with the slighty reduction of groundcover height across the carriageway buffer zone.</p>
c N11 Edge	<p>Existing perimeter rail guard is retained (galvanised steel finish), with existing footing (concrete, currently hidden beneath overgrowth) retained also.</p>	<p>With groundcover height reduced, visibility into the sight from external roads (N11) is increased greatly, creating strong visual permeability along the entire boundary.</p>
d Parking Edge	<p>Parking bays and a carriageway North of Block B are offered screening through existing groundcover and informal hedgerows throughout the road edge area.</p>	<p>Much of the existing planted edge condition within the site is retained at its current height, offering visual permeability from within the site towards the road edge.</p>



Option 03

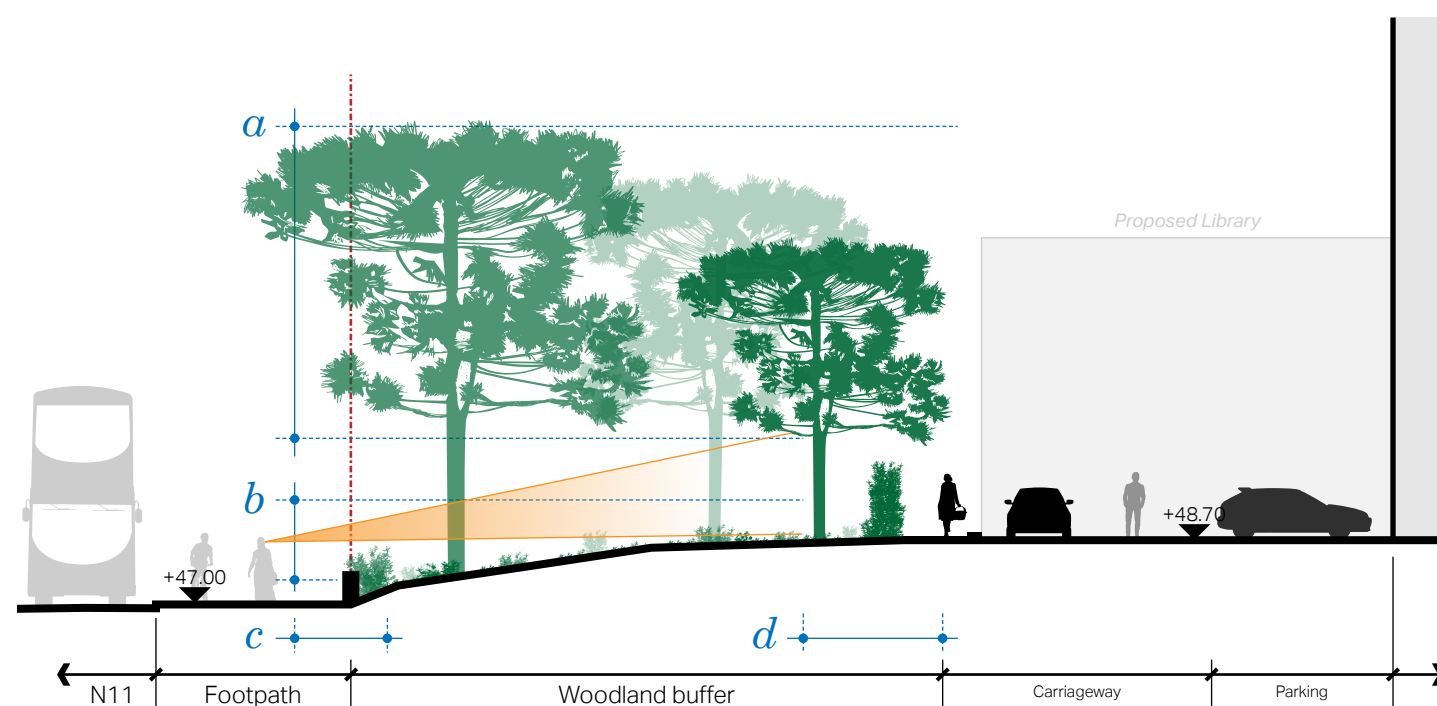
A further development on Option 02, this approach strengthens the visual connection into the site, while offering greater screening for those within using various scales of buffer treatments.

Crown lifting and thinning across the entire road boundary edge is augmented with additional planting of Corsican Pine (4-5m in height).

Road edge conditions are adapted to ensure sight lines into the development are strong - particularly advantageous for any condition around the feature library.

While the existing edge wall is retained, the existing boundary railing is removed and planting outside of the site boundary is removed.

Greater privacy is offered to those within the site using eye-level screening. This is accomplished by linear hedges at the back of the carriageway.



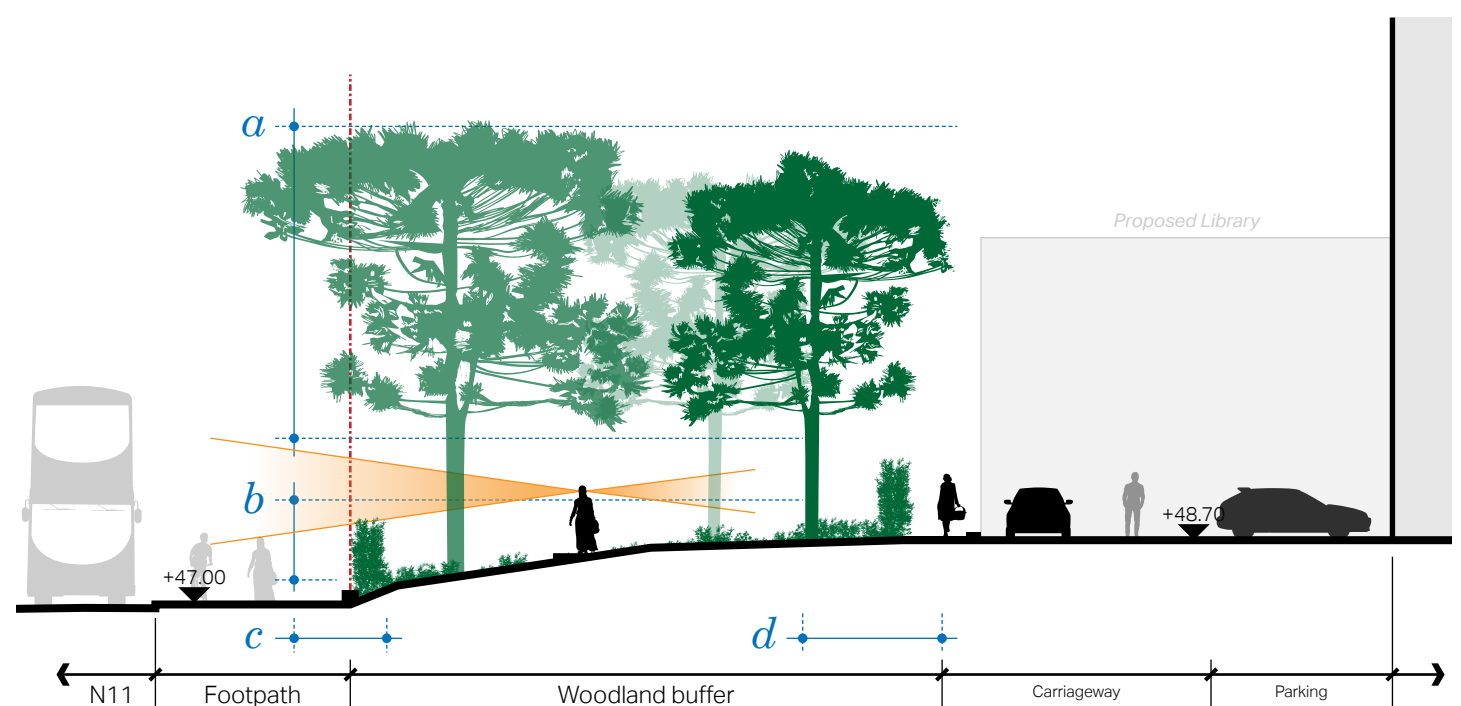
Option 04

As a more intensive design intervention, the carriageway buffer is examined in Option 04 as a woodland experience: the possibility of a central pathway is examined, with screening on each side and a lifted canopy above.

Existing tree canopies are lifted, while additional numbers of the same species are added to as to augment the dappled effect of the canopy overhead.

Removal of the existing railing is offset by the inclusion of a densely planted hedge along the roadway, offering a strong visual and audio buffer between.

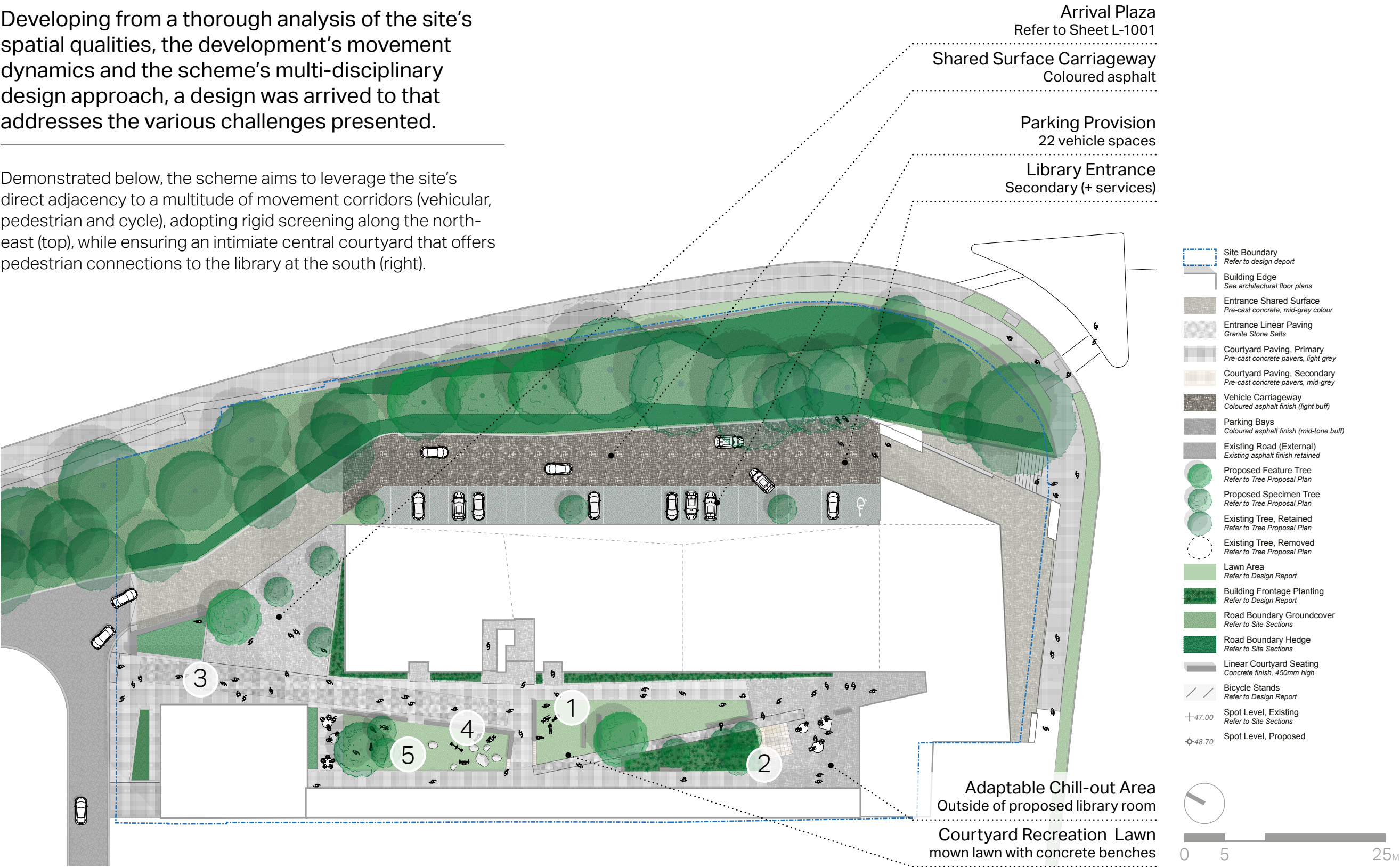
Groundcover planting is dense along each of these two fringes, further strengthening the proposed pedestrian thoroughfare through the centre. Hedgerows both below (c) and above (d) ensure enclosure.



Site Design Site-wide Scheme

Developing from a thorough analysis of the site's spatial qualities, the development's movement dynamics and the scheme's multi-disciplinary design approach, a design was arrived to that addresses the various challenges presented.

Demonstrated below, the scheme aims to leverage the site's direct adjacency to a multitude of movement corridors (vehicular, pedestrian and cycle), adopting rigid screening along the north-east (top), while ensuring an intimate central courtyard that offers pedestrian connections to the library at the south (right).





1 Direct pedestrian corridors through the central courtyard allow for efficient ease of movement from the arrival plaza directly through to the proposed library.



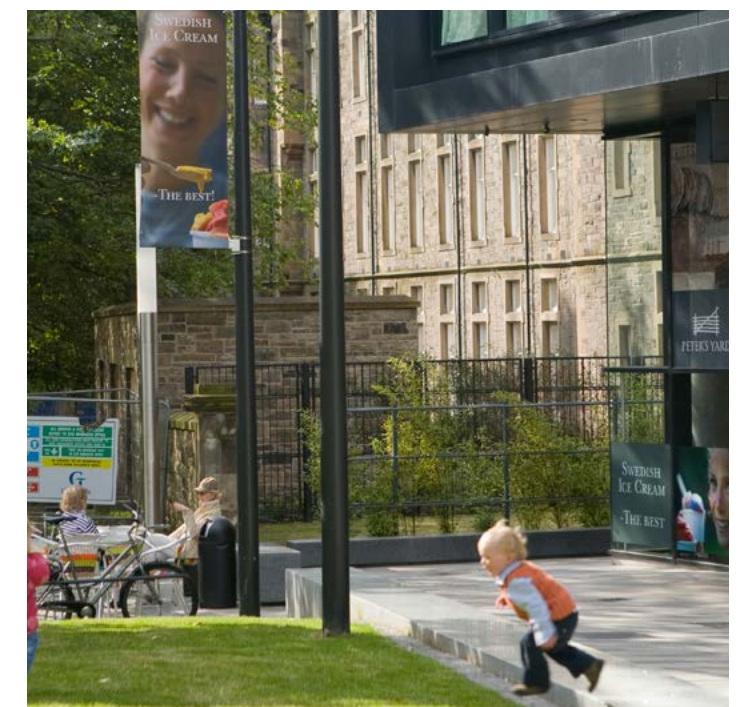
2 A cluster of trees with adjacent seating offers users of the space a quiet and relaxing space to read.



3 A hierarchy of paving lines determines crossing movement corridors through the space.



4 Angled low seat walls are used as rigid edges between hard and soft spaces.



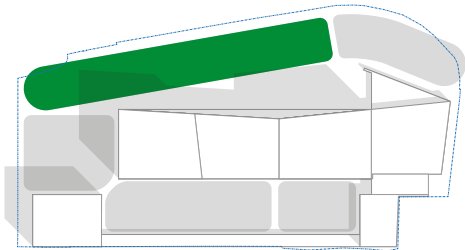
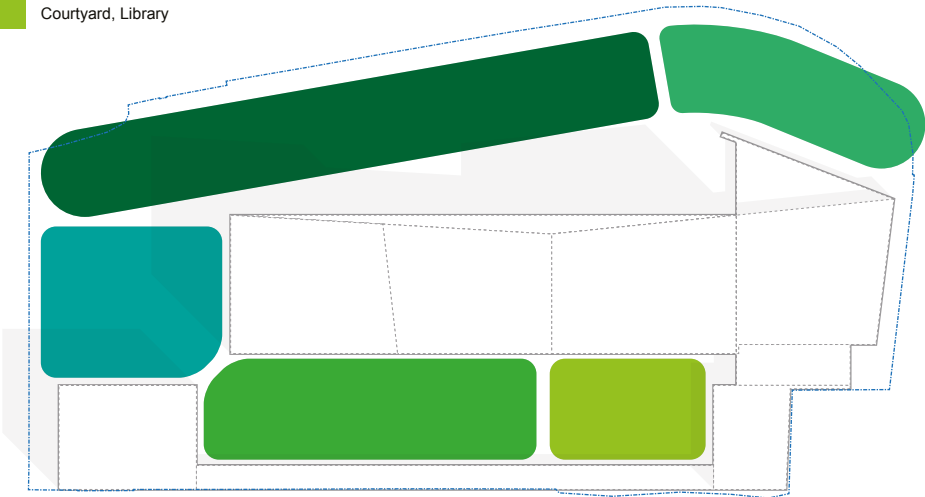
5 Low seating ensure containment and semi-permeable edges to spaces.

Site Design Open Space Character

A variety of zones are proposed across the scheme’s public realm, each offering a distinct character, purpose and program. These character areas function as part of a site-wide landscape architectural framework, ensuring suitable screening, visual and aesthetic interest, recreation and movement across all of the development.

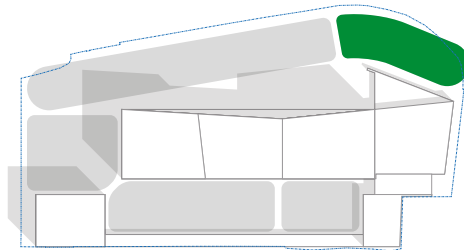
Five character zones are outlined below, stemming from the two primary zones at the roadway woodland and the courtyard area. While each of these zones offer a variety of open space environments, a fifth open space character is recognised in the entrance area adjacent to Block A - the main civic entrance area.

- Roadway Woodland, Residential
- Roadway Woodland, Library
- Main Civic Entrance Plaza
- Courtyard, Recreation
- Courtyard, Library



Roadway Woodland Residential

It is recognised that north-east facing residential units in the central block (Block B) require significant screening from the N11 carriageway.



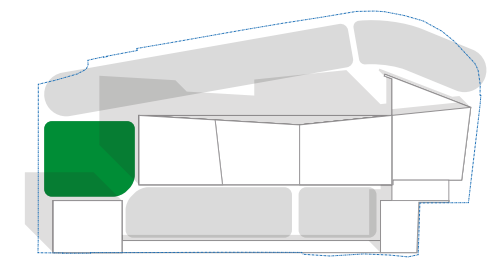
Roadway Woodland Library Frontage

Retaining and augmenting the Corsican Pine trees along the N11 buffer ensures key sight lines are maximised towards the proposed library development.

Semi-permeable coniferous canopies provide a robust screen above eye-level, allowing for good views outwards from the development.

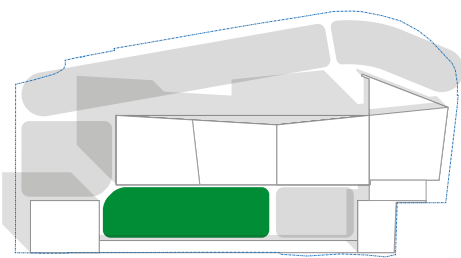
Seen at Thornwood Apartment complex in Booterstown, a semi-permeable buffer of Corsican Pine provides a strong edge while ensuring momentary views into the site.





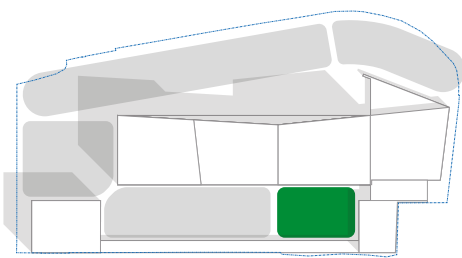
Entrance Plaza Civic Space

A plaza of strong civic character and broad public access, this square functions as the point of first arrival and strongest impression on those visiting the development.



Courtyard Recreational and Family

The central courtyard functions as an amenity space with small pockets of seating for relaxation, while also ensuring smooth transition between arrival and the Library.



Courtyard Reading Room and Library

Spilling out from the proposed multi-functional room (part of the proposed Stillorgan Library), a designated area for reading ties into the character of the development.



dustriOatem ent dolorepre,
volora qui nihil invent.
Elecabo. ➔

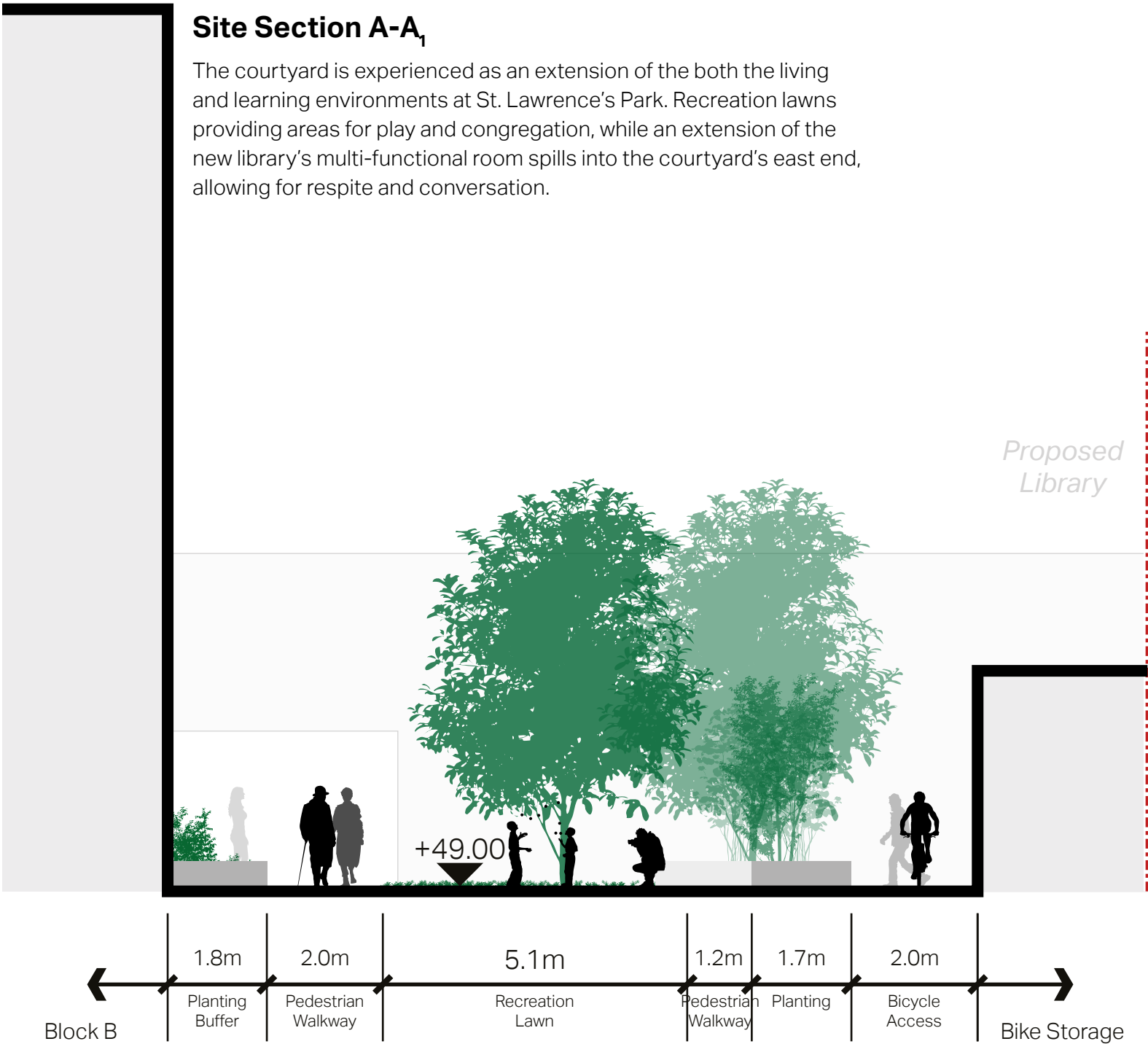
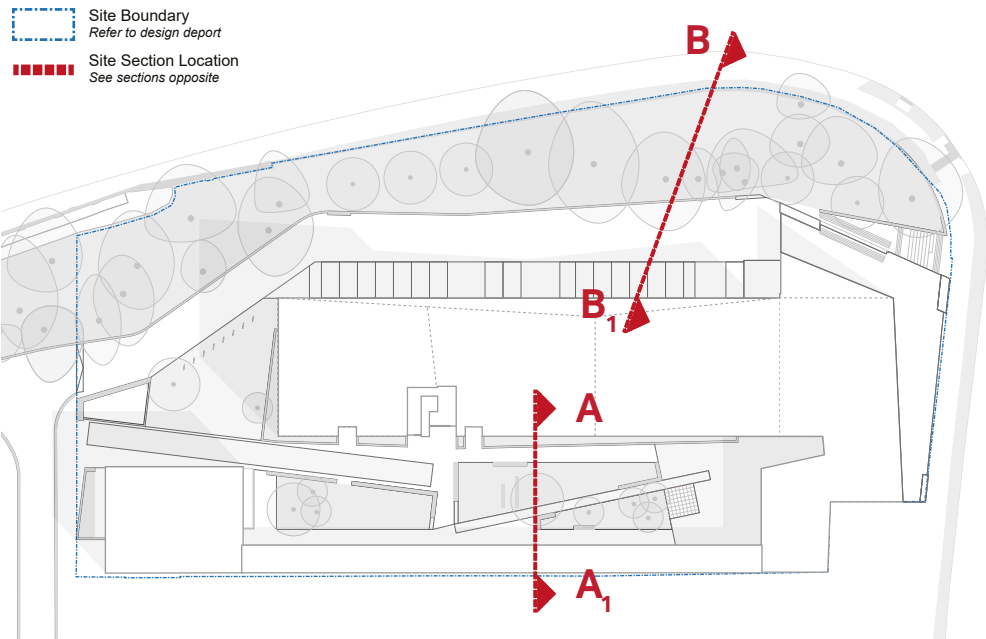
Site Design Sections

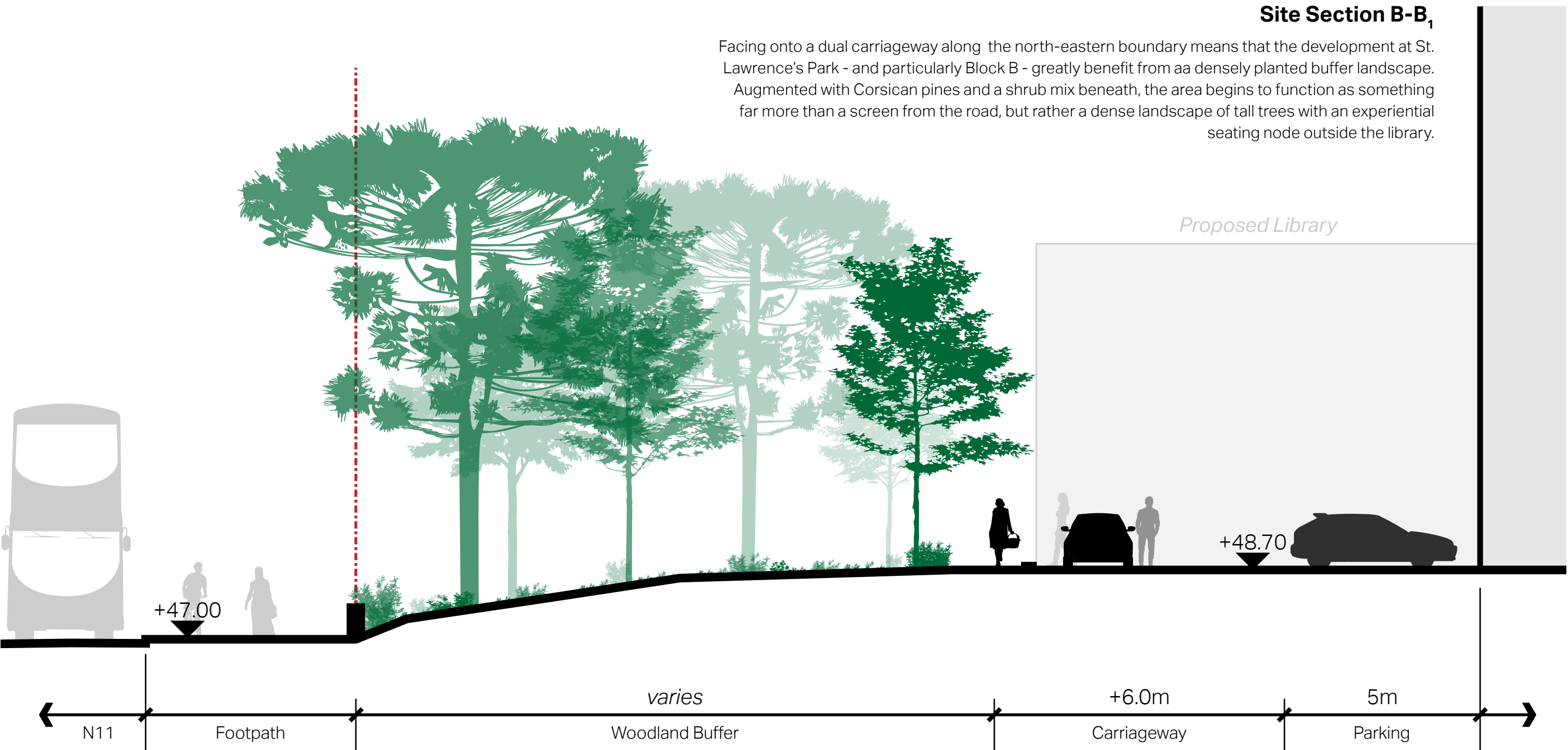
Important edge conditions within the public realm are examined in detail, namely those in the courtyard and at the edge of the dual carriageway.

Indicatively illustrated on the plan below, two site sections are illustrated across the following pages. A core component of developing the public realm design at St. Lawrence's Park was the consideration and appreciation of spatial variety across the development.

Along the north-eastern fringe of the site (top of plan as shown below) is a mix of retained and proposed trees (see sheet 1002 Landscape Planting Plan, illustrating proposals for all trees recorded on site from the site survey), augmented by a shrub mix beneath this canopy of woodland trees and Corsican pine species.

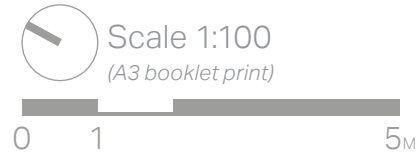
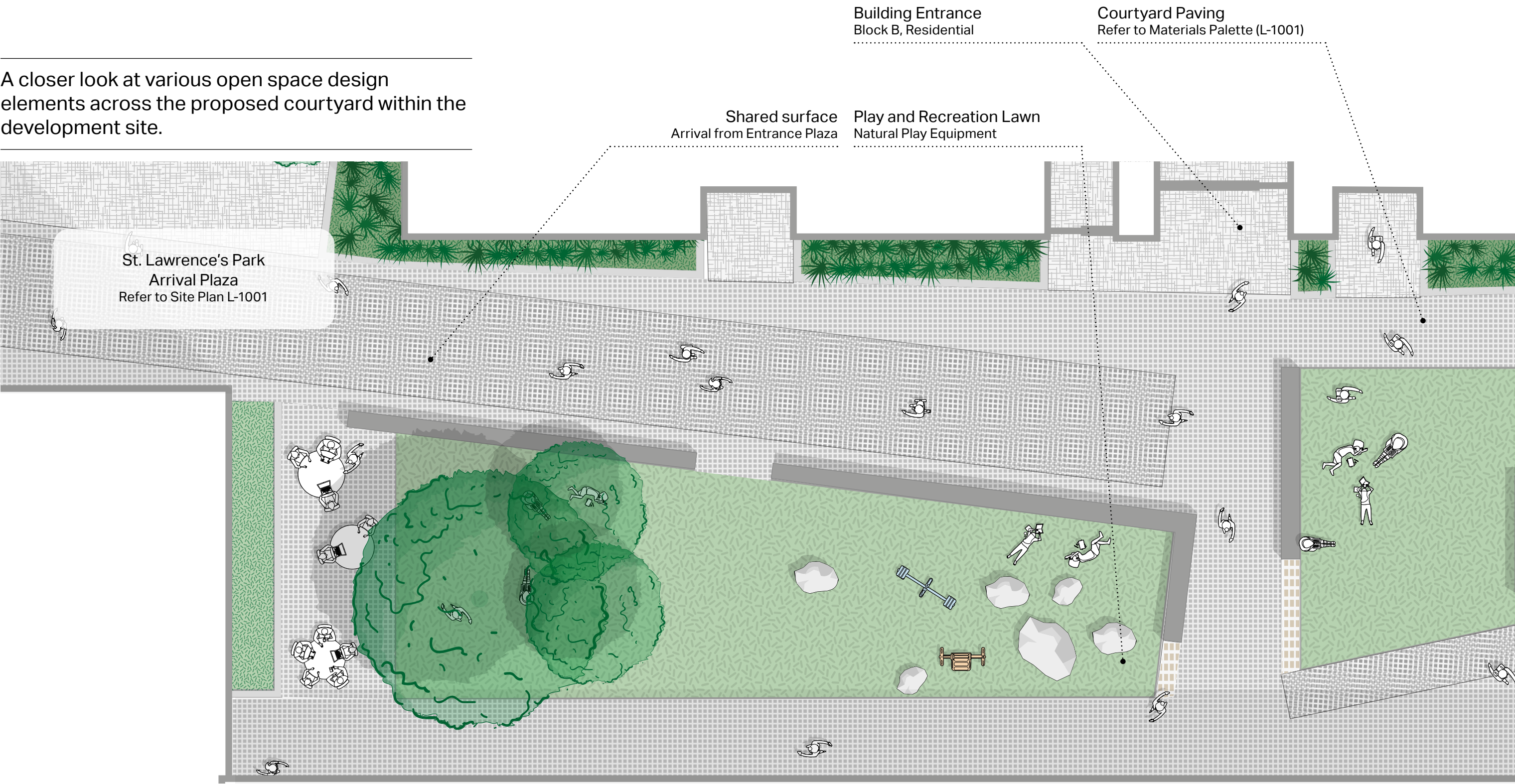
Within the courtyard area, constrasting with the above roadside thresholds, a dominant pedestrian environment allows for ease of movement from arrival plaza to library, with a number of soft landscape elements en route.

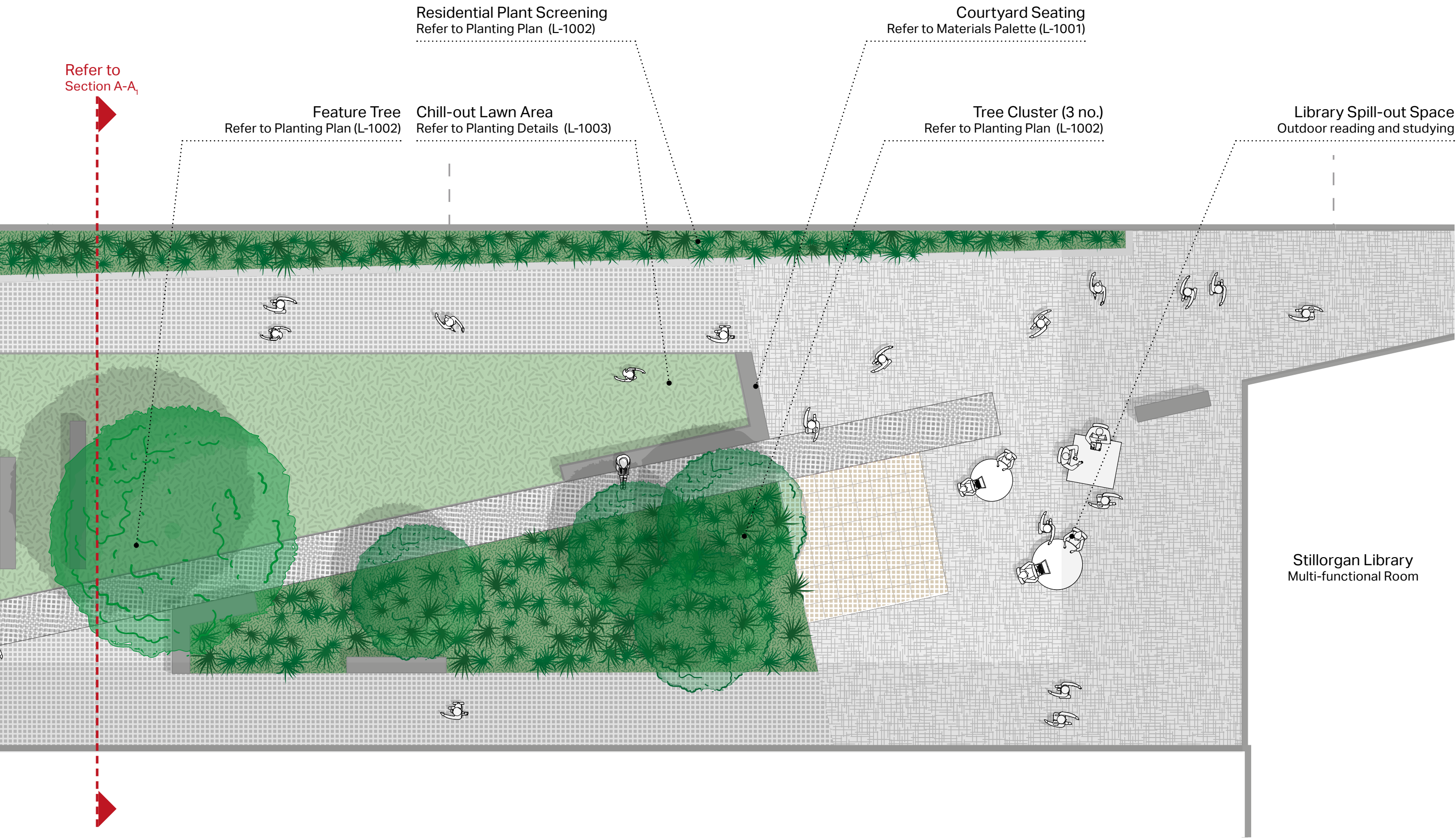




Site Design Courtyard

A closer look at various open space design elements across the proposed courtyard within the development site.





Open Space Tree Proposals

Below is a schedule of all proposed planting across the development, including proposals for existing species, as well as proposed trees and planting.

Existing Trees on Site				
Tree Survey (Summary of details)			Site Design	
Tree Number	Species	Category	Proposal	Assessment
Tree 01	Acer pseudoplatanus	C1	Removed	Obstructive location (Library)
Tree 02	Acer pseudoplatanus	C1	Removed	Obstructive location (Block A)
Tree 03	Acer pseudoplatanus	C1	Untouched	Outside of site boundary
Tree 04	Acer pseudoplatanus	C1	Untouched	Outside of site boundary
Tree 05	Acer pseudoplatanus	C1	Untouched	Outside of site boundary
Tree 06	Acer pseudoplatanus	C1	Untouched	Outside of site boundary
1375	Acer platanoides	B1	Retained	Good condition, unobstructive location
1376	Ulmus sp.	C1	Removed	Poor Condition
1377	Acer platanoides	C1	Retained	Unobstructive position
1378	Acer platanoides	C1	Retained	Unobstructive position
1379	Acer platanoides	B1	Retained	Good condition, unobstructive location
1380	Acer platanoides	B1	Retained	Good condition, unobstructive location
1381	Tilia platyphyllos	A1	Retained	Good condition, unobstructive location
1382	Tilia platyphyllos	B1	Retained	Good condition, unobstructive location
1383	Tilia platyphyllos	B1	Retained	Good condition, unobstructive location
1384	Tilia platyphyllos	B1	Retained	Good condition, unobstructive location
1385	Acer platanoides	B1	Retained	Good condition, unobstructive location
1386	Acer platanoides	B1	Retained	Good condition, unobstructive location
1387	Tilia sp.	C1	Removed	Poor Condition
1388	Acer platanoides	B1	Retained	Good Condition
1389	Tilia platyphyllos	A1	Removed	Obstructive position
1390	Tilia platyphyllos	A1	Removed	Obstructive position
1391	Acer platanoides	B1	Retained	Good condition, unobstructive location
1392	Acer platanoides	C1	Retained	Unobstructive location
1393	Tilia sp.	B1	Removed	Poor condition, understorey clearance
1394	Acer platanoides	C1	Removed	Obstructive position
1395	Acer platanoides	U	Removed	Very poor Condition
1396	Tilia sp.	B1	Removed	Poor condition, understorey clearance

Existing Trees on Site				
Tree Survey (Summary of details)			Site Design	
Tree Number	Species	Category	Proposal	Assessment
1397	Acer platanoides	C1	Removed	Poor Condition
1398	Tilia sp.	B1	Removed	Poor condition, understorey clearance
1399	Ulmus sp.	C1	Removed	Poor Condition
1400	Pinus nigra	B2	Retained	Good condition, site character
1401	Fagus sylvatica	B2	Removed	Understorey clearance
1402	Fagus sylvatica	B2	Removed	Understorey clearance
1403	Fagus sylvatica	C1	Removed	Poor position
1404	Cotoneaster horizontalis (4 no.)	C1	Removed	Obstructive position
1405	Pinus nigra	B2	Retained	Good condition, site character
1406	Pinus nigra	B2	Retained	Good condition, site character
1407	Pinus nigra	B2	Retained	Good condition, site character
1408	Pinus nigra	B2	Retained	Good condition, site character
1409	Pinus nigra	B2	Retained	Good condition, site character
1410	Pinus nigra	B2	Retained	Good condition, site character
1411	Prunus cerassifera	U	Removed	Very poor Condition
1412	Acer pseudoplatanus	U	Removed	Very poor Condition
1413	Prunus cerassifera	U	Removed	Very poor Condition
1414	Prunus sp.	U	Removed	Obstructive position (+ poor condition)
1415	Acer platanoides	C1	Removed	Obstructive position (+ poor condition)
1416	Acer platanoides	B1	Removed	Obstructive position
1417	Acer platanoides	B1	Retained	Good Condition
1418	Acer platanoides	C1	Removed	Poor Condition
1419	Tilia sp.	C1	Removed	Poor Condition
1420	Tilia sp.	C1	Removed	Poor Condition
1421	Acer platanoides	B1	Retained	Good Condition, site character
1422	Tilia platyphyllos	B1	Removed	Obstructive position
1423	Acer platanoides	B1	Retained	Good Condition, site character
1424	Acer platanoides	B1	Retained	Good Condition
1425	Tilia sp.	B1	Removed	Obstructive position

Proposed Trees on Sitev			
Code	Species	Size	Condition
A	Liquidambar styraciflua	40-45 Cmg.	8m. High, root-balled
B	Liriodendron tulipifera	40-45 Cmg.	8m. High, root-balled
C	Betula jacquemontii	Multi-stem	3m. High
D	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
E	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
F	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
G	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
H	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
I	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
J	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
K	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
L	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
M	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
N	Sorbus aria	20-25 Cmg.	5-6m. High, root-balled
O	Pinus nigra	4-5m. Hght.	Root-balled
P	Pinus nigra	4-5m. Hght.	Root-balled
Q	Pinus nigra	4-5m. Hght.	Root-balled
R	Pinus nigra	4-5m. Hght.	Root-balled
S	Pinus nigra	4-5m. Hght.	Root-balled
T	Betula jacquemontii	Multi-stem	3m. High

Proposed Planting on Site		
Species	Size	Average Planting Density
Courtyard Zone (Shrub and Perennial Mix)		
Calamagrostis x acutiflora ‘Karl Foerster’	2 litre pot, 1000-1200mm height	5 / m²
Verbena bonariensis	2 litre pot, 300 - 400mm height	5 / m²
Lavandula angustifolia ‘Munstead’	2 litre pot, 300 - 400mm height	6 / m²
Roadway Buffer Zone (Shrub Mix)		
Viburnum davidii	3 litre pot, 200 - 300mm height	5 / m²
Rhus typhina	10 litre pot, 800 - 100mm height	3 / m²
Pinus mugo	5 litre pot, 300 - 400mm height	5 / m²
Prunus laurocerasus	5 litre pot, 600 - 800mm height	5 / m²
Viburnum tinus	3 litre pot, 300 - 400mm height	5 / m²
Prunus laurocerasus ‘Otto Luyken’	3 litre pot, 300 - 400mm height	5 / m²

