

# L I V I N G S T R E E T S



Public Realm Improvements  
Clarinda Park Dun Laoghaire

# CONTENTS

## 0.0 Introduction

0.1 Policy

## 1.0 Landscape Analysis

1.1 Historical Context

1.2 Local Context

1.3 Existing Site Conditions

1.4 Existing Site Views

## 2.0 Landscape Vision

2.1 Design Drivers & Vision

2.2 Design Intent

## 3.0 Landscape Design Strategies

3.1 Existing Conditions & Carparking

3.2 Access and Circulation

3.3 Existing and Proposed Trees

3.4 Volumetric Manipulation

3.5 Spatial Definition

3.6 Biodiversity

3.7 Programme

3.8 Boundary Conditions

3.9 Existing and Proposed Parking Arrangements

## 4.0 Landscape Concept Design

4.1 Landscape Masterplan

4.2 Modal Filter

4.3 Illustrative Section

4.4 Gathering Gardens

4.5 The Great Lawn

4.6 Rain Garden

## 5.0 Materials Palette

5.1 Softscape Palette

5.2 Hardscape Palette



# INTRODUCTION 00

# 0.1 Policy

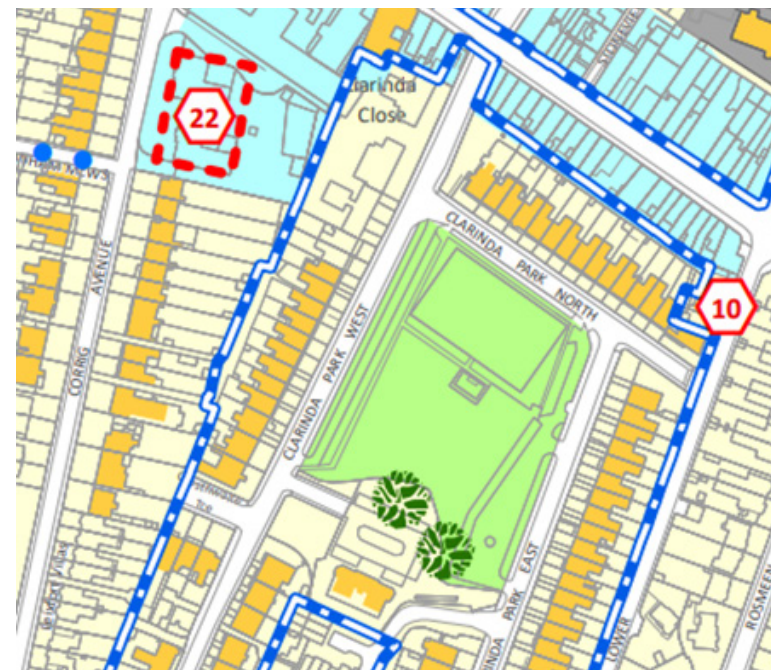
## Zoning & Policy - Dún Laoghaire-Rathdown County Development Plan 2022-2028

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, Clarinda Park is the subject of land use zoning objective 'F', "To preserve and provide for open space with ancillary active recreational amenities". Clarinda Park is located within the designated Boundary of Dún Laoghaire Local Area Plan – Proposed and is designated an Architectural Conservation Area (ACA). The County Development Plan 2022-2028 sets out spatial planning policy objectives for architectural conservation areas and protected structures, the Dún Laoghaire-Rathdown County Heritage Plan 2021-2025 focuses on cultural and natural heritage and contains a series of actions.

The lands immediately surrounding Clarinda Park (Clarinda Park West, Clarinda Park North and Clarinda Park East) comprise zoning objective 'A' – "To provide residential development and improve residential amenity while protecting the existing residential amenities". A majority of the buildings on Clarinda Park West, Clarinda Park North and Clarinda Park East are designated Protected Structures and are listed in Appendix 4 Heritage Lists of the County Development Plan.

### Other Development Plan Map Based Objectives

- To protect and preserve Trees and Woodlands.



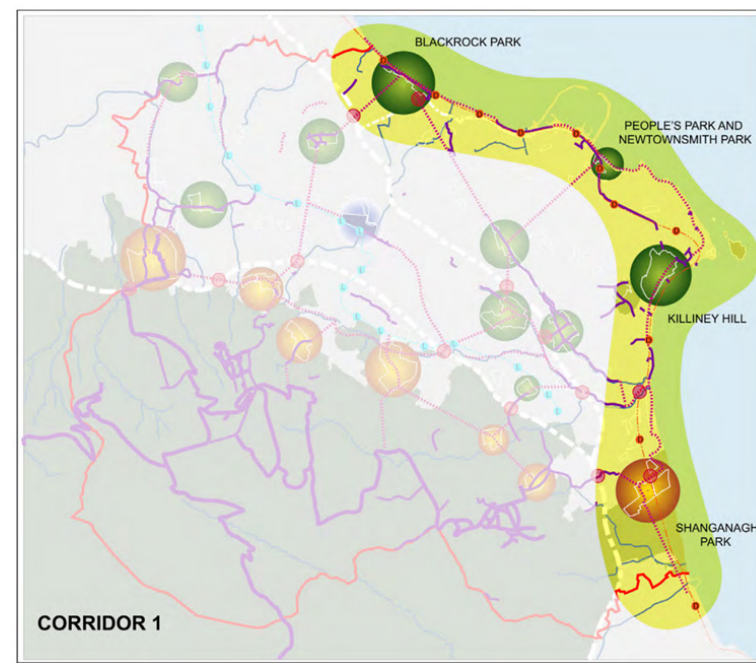
County Development Plan zoning Objectives for Clarinda Park and surrounding area (Source: Dún Laoghaire Rathdown County Development Plan 2022-2028 Land Use Zoning Map 3)

### Dún Laoghaire-Rathdown Green Infrastructure Strategy

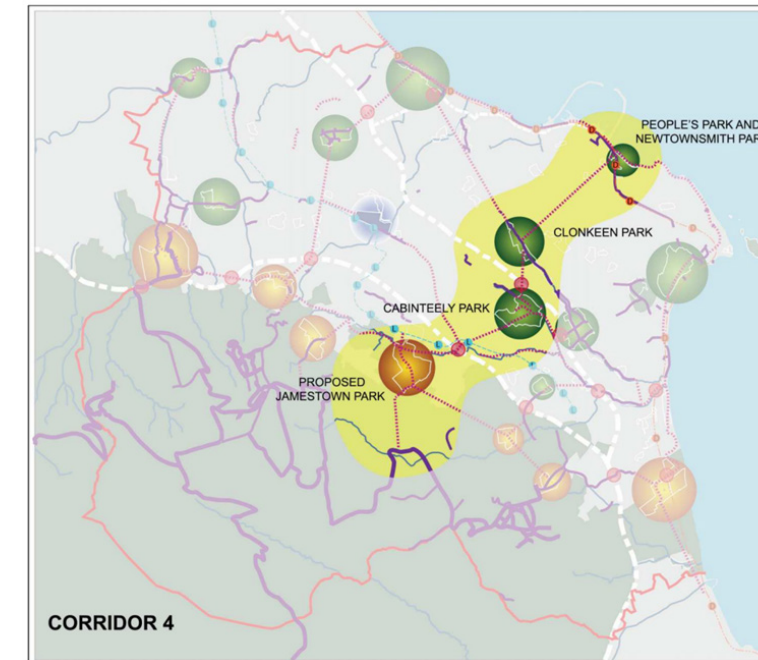
Clarinda Park is identified within the Green Infrastructure Strategy as a local open space within the county upon which to enhance the county's green infrastructure network connections.

Under the Green Infrastructure Strategy, Clarinda Park is included in two separate Strategy Corridor Actions, these are as follows:

- Corridor 1 – Coastal: Action 5 - "Create a Green Street link from the People's Park connecting via local open spaces at Clarinda Park, Crosthwaite Park and Royal Terrace to the proposed Greenway to Clonkeen Park."
- Corridor 4 - Dún Laoghaire to the Mountains: Action 1 – "Use Green Streets to connect local open spaces at Clarinda Park, Crosthwaite Park and Royal Terrace and to connect further into the Green Infrastructure corridor."



Corridor 1. Coastal (Excerpt from Green Infrastructure Strategy, Map 17, Appendix 14 of Dún Laoghaire-Rathdown County Development Plan 2022-2028)



Corridor 4. Dún Laoghaire to the Mountains. (Excerpt from Green Infrastructure Strategy, Map 20, Appendix 14 of Dún Laoghaire-Rathdown County Development Plan 2022-2028)

### dlr TREES A tree strategy for Dún Laoghaire-Rathdown 2011 - 2015

The Tree Strategy contains a series of policy statements, action plan and objectives. The proposals contained within the Strategy are aimed to help safeguard the amenity, sustainability and value of trees within Dún Laoghaire-Rathdown. This strategy is currently under review and a new dlr Tree Strategy 2023-2032 which is anticipated to be adopted in 2023, will place greater emphasis on the role of trees and a more holistic urban forest approach. The important role of trees is acknowledged across a range of policy objectives set out in the County Development Plan, including those concerning green infrastructure and biodiversity, climate action, public realm, parks and open spaces.

### dlr Open Space Strategy

The dlr Open Space Strategy 2011-2015 examines open space resources in existing communities, and how the needs of communities are being met. The strategy identifies any changes needed to improve access to, and the quality of open spaces in the County. The County Development Plan 2022-2028 sets out specific policy objectives for open spaces, parks and

recreation and the important role parks and open spaces have in climate action, infrastructure and biodiversity, placemaking and community well-being. It is a Policy Objective of the Development Plan (Policy Objective OSR1) to review the existing Open Space Strategy, 2012-2015 and to support the objectives of any new Open Space Strategy prepared within the lifetime of this Plan.

### County Development Policy Objectives

The proposed works to Clarinda Park supports the following relevant policy objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028:

**Policy Objective HER13: Architectural Conservation Areas** - It is a Policy Objective to:

- Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Please refer to Appendix 4 for a full list of ACAs.
- Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area.
- Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials.
- Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner rather than a replica of a historic building style.
- Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.
- Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.

## 0.1 Policy

### Zoning & Policy - Dún Laoghaire-Rathdown County Development Plan 2022-2028

**Policy Objective CA18: Urban Greening** - It is a Policy Objective to retain and promote urban greening - as an essential accompanying policy to compact growth - which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking. Significant developments shall include urban greening as a fundamental element of the site and building design incorporating measures such as high quality biodiverse landscaping (including tree planting), nature based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist (Consistent with RPO 7.6, 7.22, 7.23, 9.10 of the RSES).

**Policy Objective GIB1: Green Infrastructure Strategy** - It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity.

**Policy Objective GIB23: County Wide Ecological Network** - It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non designated sites.

**Policy Objective GIB20: Biodiversity Plan** - It is a Policy Objective to support the provisions of the forthcoming DLR County Biodiversity Action Plan, 2021-2025.

**Policy Objective GIB18: Protection of Natural Heritage and the Environment** - It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

**Policy Objective GIB22: Non Designated Areas of Biodiversity Importance** - It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992,

Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).

**Policy Objective GIB23: County Wide Ecological Network** - It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non designated sites.

**Policy Objective GIB29: Nature Based Solutions** - It is a Policy Objective to increase the use of Nature Based Solutions (NBS) within the County, and to promote and apply adaption and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities. NBS has a role not only to meet certain infrastructure related needs (e.g. flooding management), and development needs, but also to maintain or benefit the quality of ecosystems, habitats, and species.

**Policy Objective OSR3: Future Improvements** - It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and public open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

**Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking** - It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16).

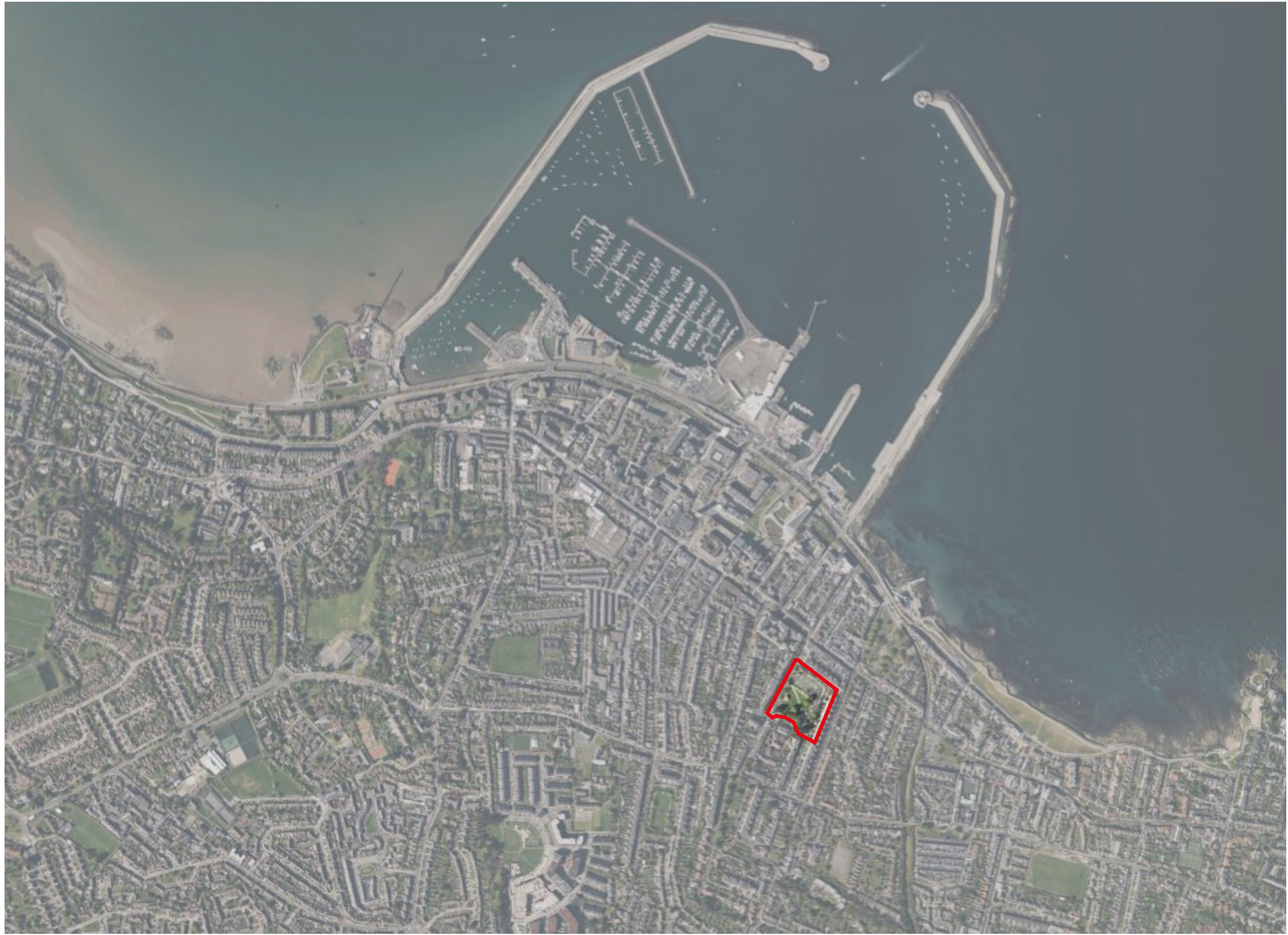
**Policy Objective OSR7: Trees, Woodland and Forestry** - It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an 'urban forest', and include a holistic 'urban forestry' approach.

**Policy Objective OSR13: Play Facilities and Nature Based Play** - It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown.

**Policy Objective PHP36: Inclusive Design & Universal Access** - It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

**Policy Objective PHP38: Public Realm Offering** - It is a Policy Objective to preserve and enhance the public realm offering in our towns and villages.

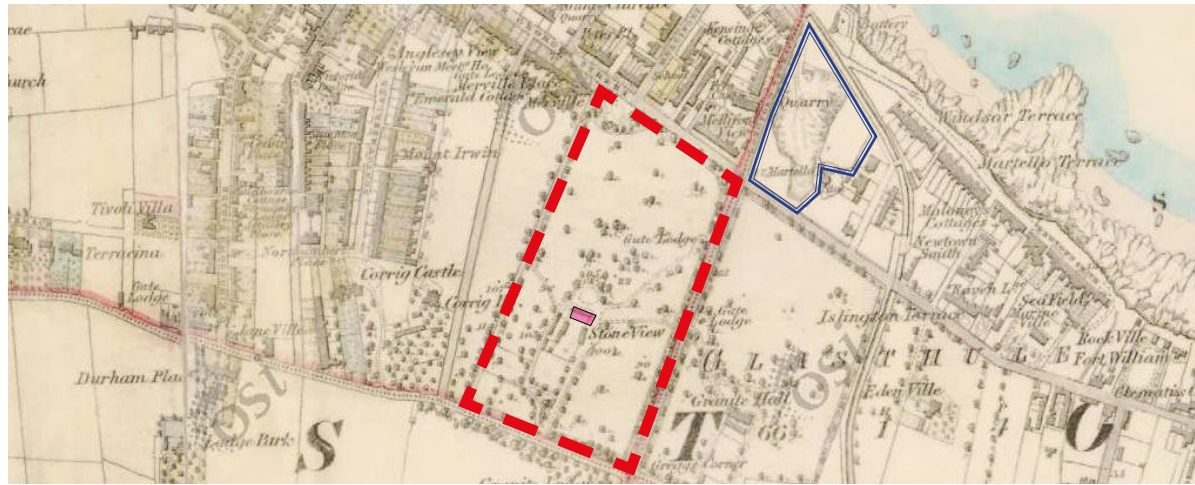
The proposed scheme is determined to be consistent with the land use zoning designations and policy objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028.



Site Location

# LANDSCAPE ANALYSIS 1.0

# 1.1 Historical Context



1829 OSI Map. Shows Stoneview house (Pink) and its boundary with its relationship to the Glashule quarry (Dark Blue outline)towards the quarry.






1866 OSI Map. Stoneview house has been renamed to Clarinda Park house, its views of the old quarry now blocked by new houses along the north road.



1937 Cassini 6 inch OSI Map. The old quarry has been redeveloped into 'Peoples Park'.

**KEY**

-  Old Stoneview house land property line
-  The Quarry at Glashule
-  Stoneview house

The land Clarinda Park now occupies formerly belonged to Stoneview House, now Clarinda Park House (1866 name change). The house was built by quarry owner George Smith for his son, Samuel. The former was chosen as the main supplier of granite during the construction of Dun Laoghaire Harbour, a project which spanned 25 years from 1817 to 1842. During this time George Smith passed away and his role was taken up by his son. Stoneview house overlooked the main quarry at Glashule, the site of today's Peoples Park.

Most of the land had been made public by the mid 19th century . New housing soon enclosed the land and cut off its interface with Georges st Upper.

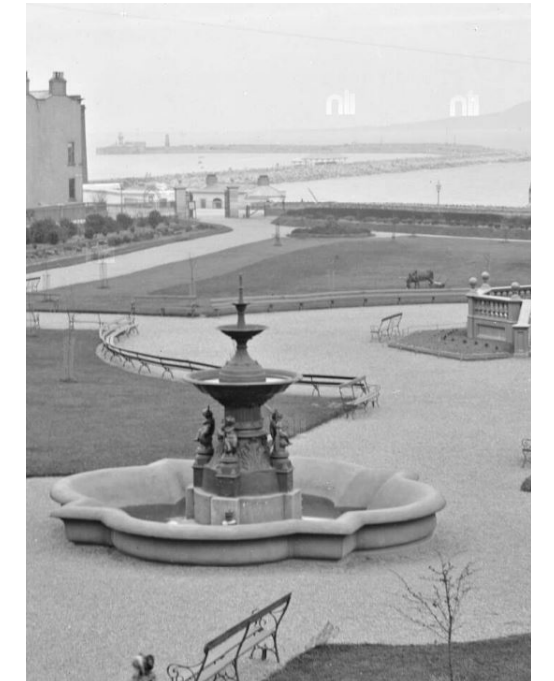
The parkland itself was developed in various stages through the mid-1800s. Most of the work was completed in the 1870s with tennis courts being added soon after. Sometime in the early 20th century the iron railings which once enclosed the park were removed. Some remains of the old boundary still exist albeit mostly swallowed by the now mature Sycamore trees which surround the site. The surrounding context of the park is an architectural conservation area.



When completed, Dun Laoghaire Harbour became the largest manmade harbour in the world



Not long after construction had finished on the harbour the land had been owned by stoneview house was given to the public and soon established as Clarinda Park



The old quarry was converted to Peoples park some 40 years after the completion of the harbour



Early twentieth century photos show the tennis courts in use



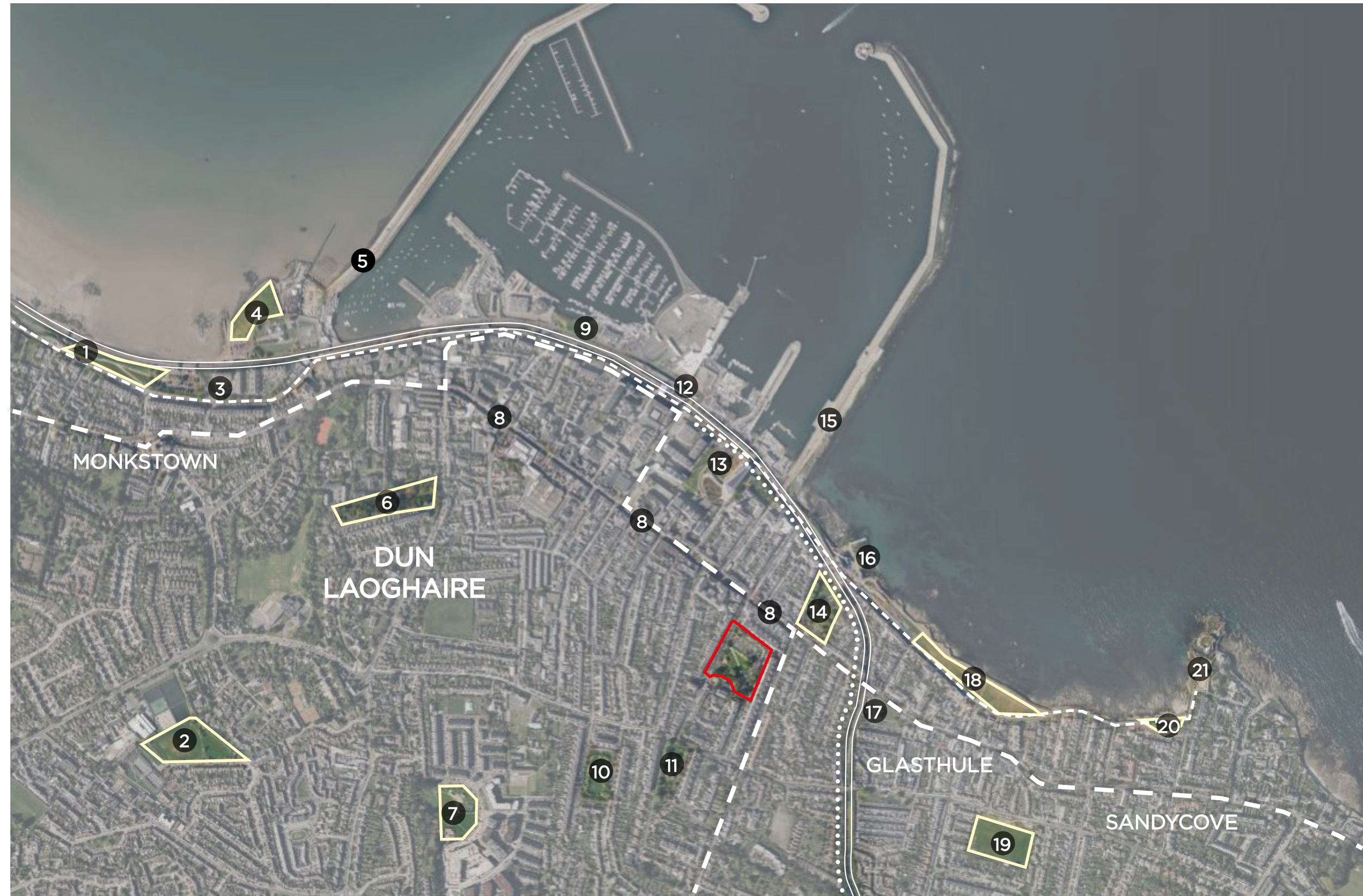
What is left of the old railing that once enclosed the park

## 1.2 Local Context

The site is surrounded by one-way roads. Access from the West heads North connecting to Georges st. upper, while access along the East goes South towards Corrig Rd. Both roads are partnered with significant car parking areas which serve as boundaries for the East and West and of the parkland.

Public Accesibility and connection to the site is favourable due to the surrounding public transport network. Key bus lines appear frequently within 100m of the site, most notably the 7/7A lines from City Centre and 45A from Kilmacanogue. The site also sits just 300m from Sandycove DART station. Within the same range is the popular pedestrain pathway known as 'The Metals'. This route runs through to the main transport hub for Dun Laoghaire - Dun Laoghaire DART and bus station, which sits 700m from the site.

The site is situated within 100m of the North entrance of the Peoples Park, which hosts the Dun Laoghaire Sunday Market. Currently, the park is under utilised and investment as a public amenity is proposed to cater for a wide range of activities and enhance those currently in use in Clarinda Park.



### KEY

- Site Boundary
  - Public Parks
  - Train Line
  - Coastal Mobility Route
  - The Metals
  - Key Bus Lines
- 1 Seapoint Park
  - 2 Dunedin Park
  - 3 Salthill & Monkstown DART station
  - 4 Apna Park
  - 5 East Pier
  - 6 Vesey Public Park
  - 7 Cualanor Park
  - 8 Georges Street
  - 9 Royal Irish Yacht Club
  - 10 Royal Terrace Square
  - 11 Crosthwaite Park
  - 12 Dun Laoghaire DART and Bus station
  - 13 Lexicon/Market area
  - 14 Peoples Park
  - 15 West Pier
  - 16 The Baths
  - 17 Sandycove/Glasthule DART Station
  - 18 Marine Parade
  - 19 Hudson Park
  - 20 Otranto Park
  - 21 Sandycove Harbour



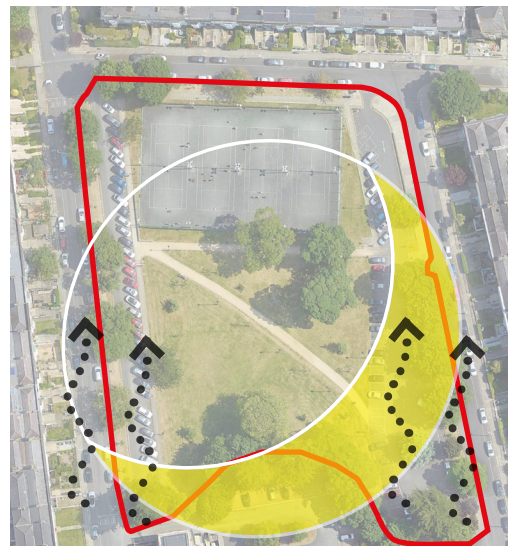
# 1.3 Existing Site Conditions



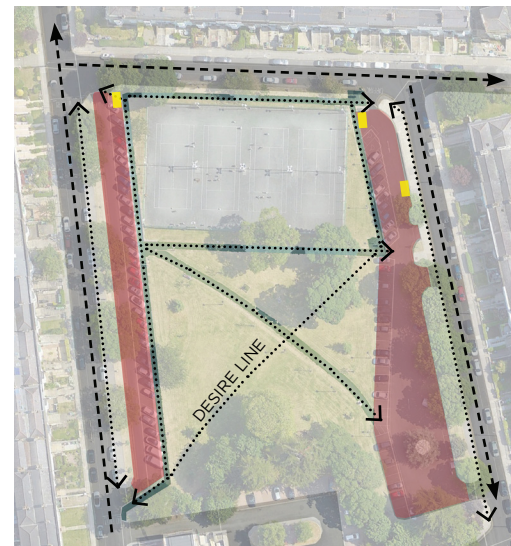
Topography



Microclimate



Access and Circulation



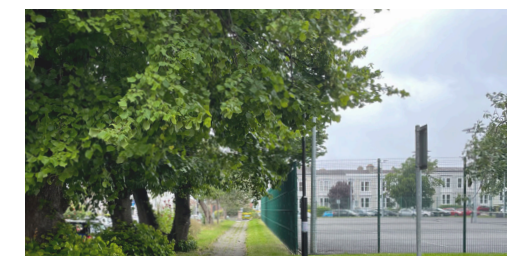
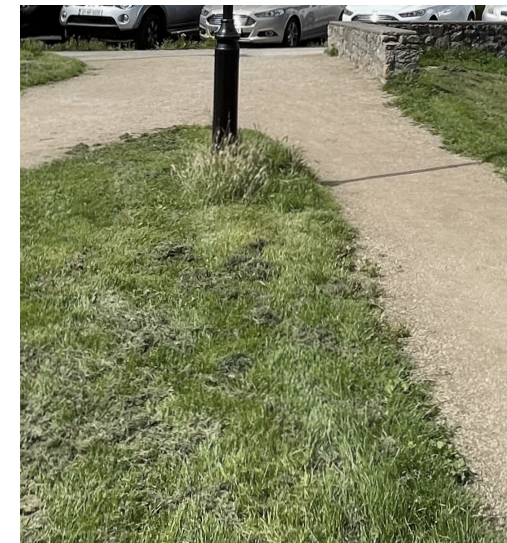
Permeable and Impermeable Surfaces



Existing Vegetation



Current Use and Boundaries



Topography is characterised by a consistent gradual slope from South to North. The highest and lowest points exist in the South-West and North-East respectively with a 5.5 metre level difference between the points.

The western most point of the tennis courts is 250mm higher than the eastern most. The South-West boundary of the tennis courts is interfaced with with a small, sharp slope to make up the 1metre height difference between the surrounding ground.

Prevailing winds follow the slope of the site. The dense line of mature trees to the south of the site break up wind that would affect the immediate green space north of it.

The tree line in the south also provides a consistent shade over the lawn that, at its peak, stretches as far as the main path running across the park.

Pedestrians can walk the outer perimeter of the site with paths on all sides next to the road. There are 15 existing bicycle stands made up of 3 rows of 5 stands which are marked in yellow on the above graphic. Road Vehicles can drive northward down Clarinda Park West or southward up Clarinda Park East.

Highlighted in red are the two car parks on the West and East of the site. People working in Dun Laoghaire will park here during the day, thus they are often full. The reclamation of these carparks as parkland is one the main design drivers. Others include traffic Calming and noise pollution measures

The path across the green space and along the courts is a typical compacted gravel. The tennis courts are a tarmac surface which are well worn. Approximately 50% of the park is hard surface with tarmac carparking surface. The surrounding paths are concrete for the most part. The permeable surface is lawn.

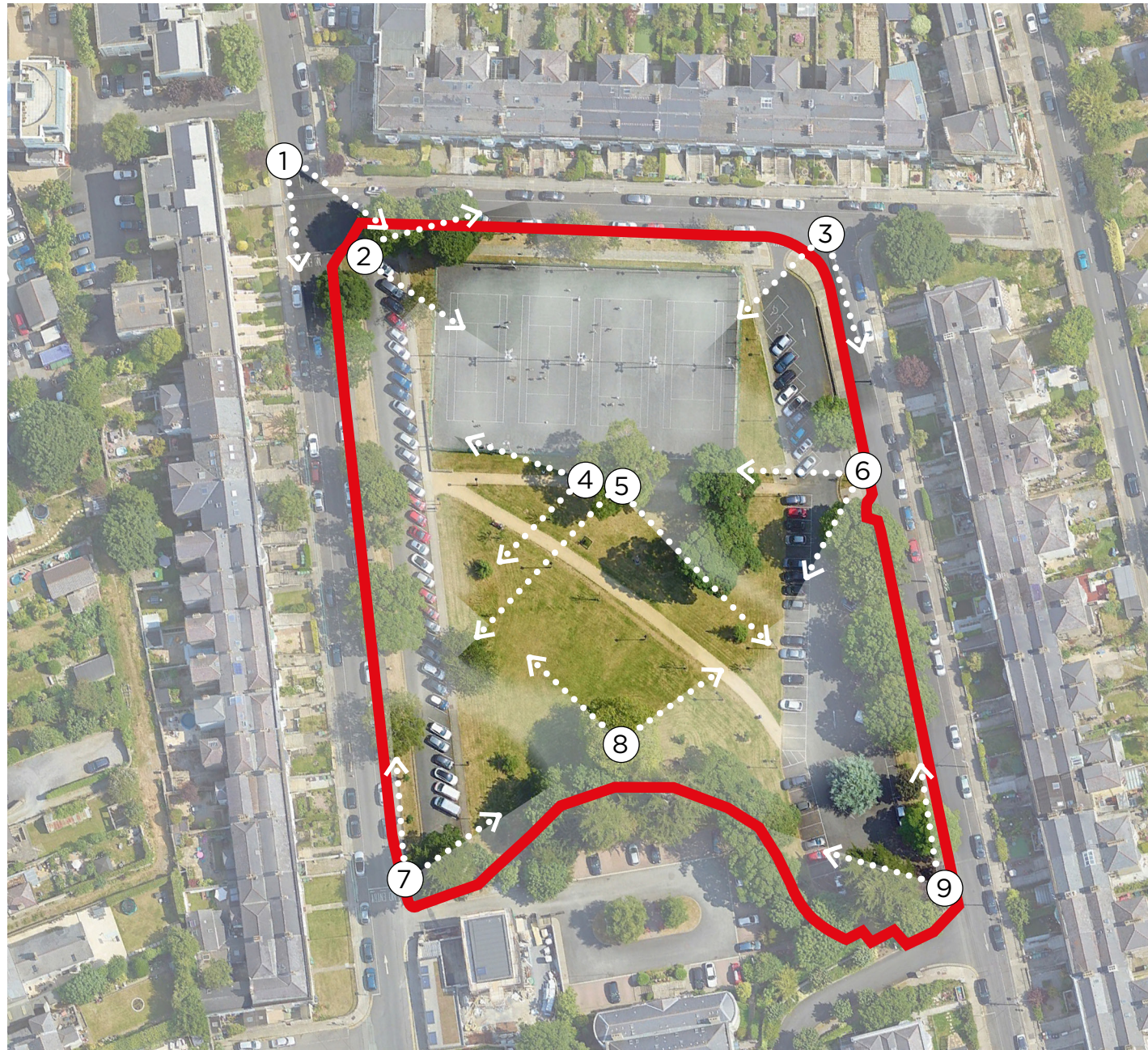
The Park has a rich array of existing mature trees that significantly contribute to the character and identity of the Park. The majority of the existing trees are located along the periphery of the Park in which gives Clarinda Park a definitive boundary.

The existing trees of Clarinda Park provide a good habitat, wind protection and shade. Please refer to the arborist report for the quantities of trees and the number that are in good, fair, poor condition, etc...

The Park has a rich array of existing mature trees that significantly contribute to the character and identity of the Park. The majority of the existing trees are located along the periphery of the Park in which gives Clarinda Park a definitive boundary. The park is currently used for a multiple array of activities.

The tennis courts are to date the most used area of the park. Indeed, most of the current activity in the park is closely concentrated along the tennis court boundary. Other less formal activities that are also commonplace in the park include dog walking along the paths and edges as well as kick about and play on the major lawn spaces.

## 1.4 Existing Site Views



View 1: North-West entrance from George's St. met with rows of cars and metal fencing boundary around courts



View 2: From North West point on park boundary looking down the north path behind the tennis courts.



View 3: From North-East entrance coming from Sandycove DART station looking at East car park with park behind



View 4: Path along tennis courts, looking west towards carpark with tennis courts to the right



View 5: From tennis courts path edge looking out at park and up towards Stoneview house in the very South.



View 6: From East road looking in at East carpark and park behind



View 7: From South-West entrance coming from Corrig Rd. looking at West car park with park behind



View 8: From park boundary directly south looking out at park and down towards tennis courts to the North



View 9: From South-East entrance coming from Corrig Rd. looking at East car park with park behind



The measure of any great civilisation is its cities and a measure of a city's greatness is to be found in the quality of its public spaces, its parks and squares. —

John Ruskin

# LANDSCAPE VISION 2.0

## 2.1 Landscape Principles + Vision

### Design Drivers



#### CONNECTING TO COMMUNITY

To further build on and curate a strong and resilient community adding to what is already there presents itself as a robust opportunity in the redesign of Clarinda Park. Creating a sense of ownership through consultation, tree planting and varied seasonal events in a high quality space will add to the sense of identity so strongly held by local residents.

It is anticipated that this will foster better behaviors, avoiding antisocial habits merely by providing a recreational facility of a higher standard. Above all, this represents a chance to create social interactions and integration in a time of isolation.



#### CONNECTING NATURE

The use of native tree and shrub planting and wildflower meadow grass areas to respond to, support and promote the National Pollination Plan will have a positive net gain for bio-diversity. This will enhance the existing ecological system, creating more habitat and diversity.

Additional tree planting to promote carbon sequestration as well as a varied habitat, roosting for bird life and an overall greater 'greening' effect. The sites character is very much in tune with tree planting and this is a unique selling point for it.



#### CONNECTING TO CONTEXT

Understanding site, its geographical and historical context in terms of both its immediate and wider locality informs how the park can be derived as a piece of public realm. The physical presence of a townscape, trees, paths, roads scale of building and people among other things all contribute to the creation of a sense of place.

It is an objective of almost all design projects to harness this feeling and build on it in a positive manner. This should happen over time, as such the design should not be over prescriptive and allow for evolution. In essence, the provision of the building blocks by which the influence of time can mature place.

## 2.1 Landscape Principles + Vision

### Landscape Vision

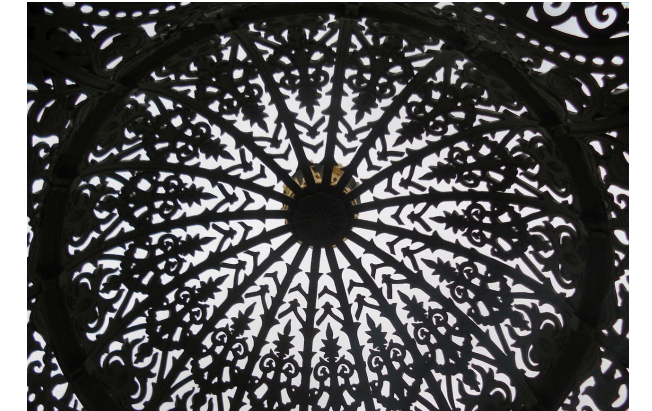


Historic view of Dalkey Quarry

#### CRAFTING HISTORY

In response to the sites historical ownership by the quarrying family the Smiths, and their significant contribution to shaping Dun Laoghaire, both metaphorically and physically, the design will respond in form and design language to honor this legacy. Crafting the landscape and manipulating the existing topography to play in subtly with the landform in the same way the quarry's were carved to reveal seams of stone. This exercise in re-shaping is somewhat evocative of revealing time and our historic past in a very abstract way.

It will create a varied user experience in passing through areas of cut, on standing on elevated lawn as well as a strong linear language crossing the landscape as paths. The working of stone will be captured to express this same idea, and explore the process of taking raw rock and shaping it, telling a story of the skilled craftsmanship and imagination required to create the talents we take for granted.



Queen Victoria Fountain, Dun Laoghaire

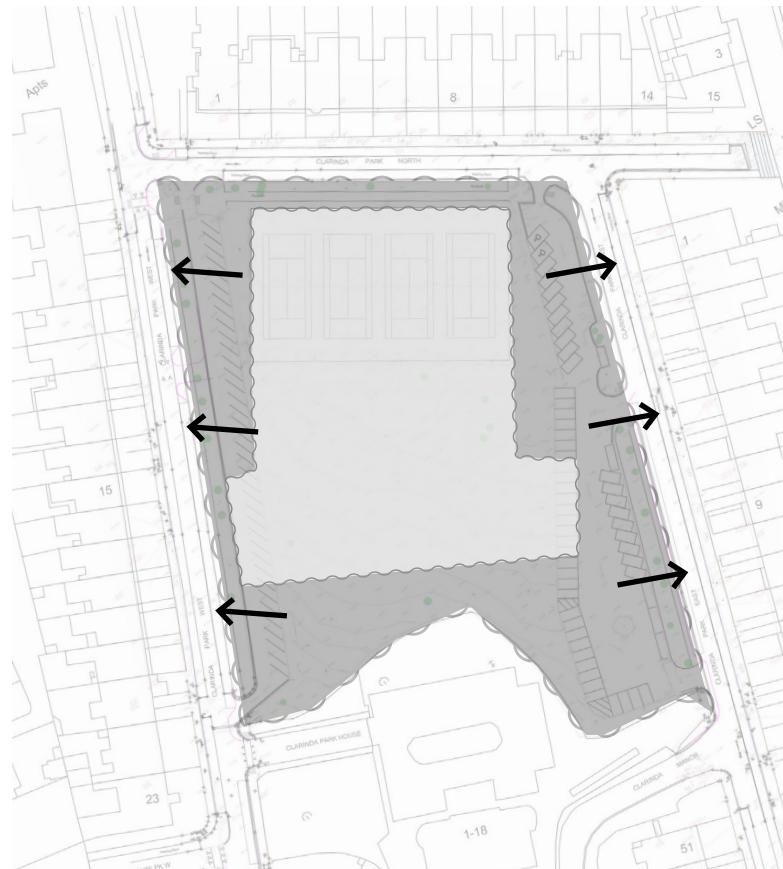
#### VICTORIAN ELEGANCE + FLARE

The flare, innovation and swagger associated with the Victorians is laid out in abundance throughout Dun Laoghaire and conserved accordingly. The ornate manner in which they approached detail underpins the design excellence of the era.

It is a design ambition of the project to abstractly replicate this in the design of details in the later project stages. In addition, the re-use of material such as granite cills and other surface materials will create moments of contrast and celebrate Dun Laoghaire's historic past.

## 2.2 Landscape Principles + Vision

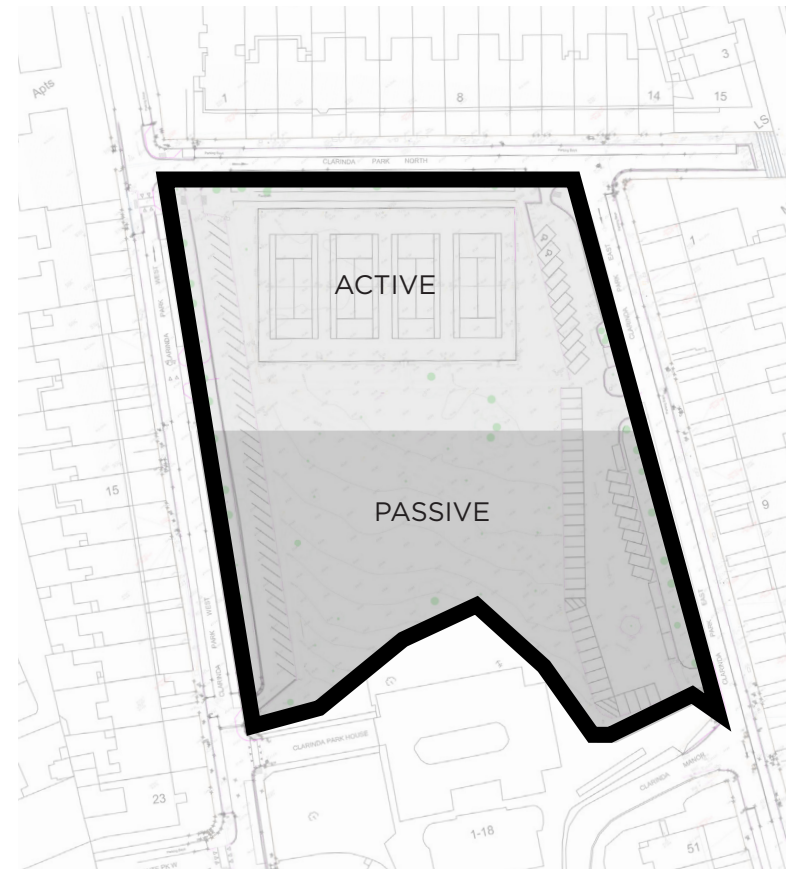
### Design Intent



Habitat Edges & Increased Park Area

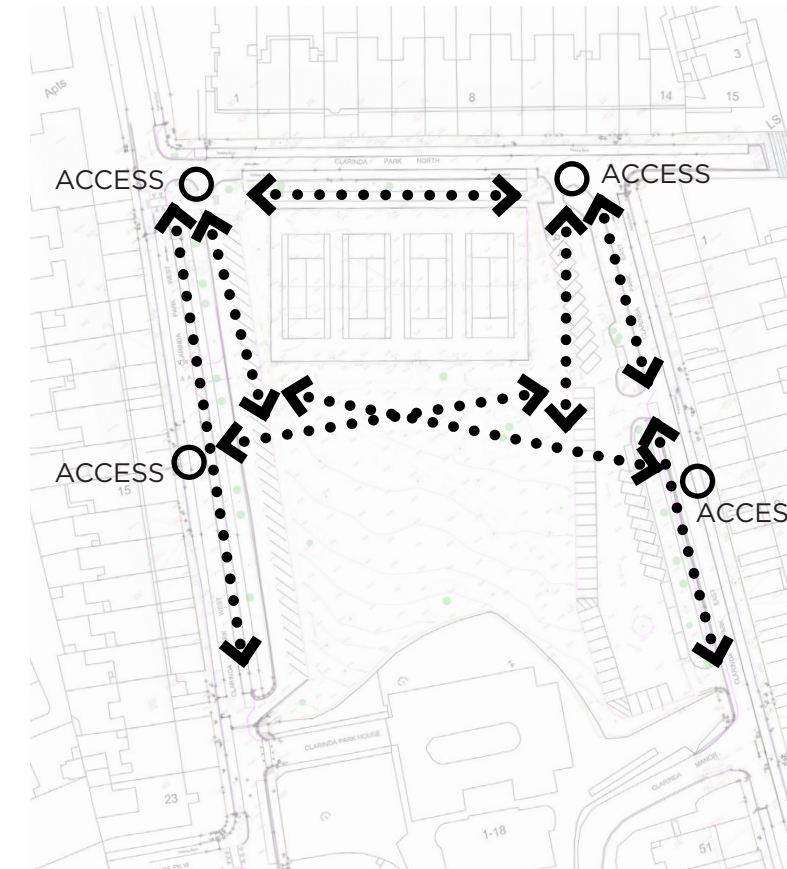
The habitat edges of the Park will play a crucial role in the overall success of the bio diversity of Clarinda Park. There is great opportunity to build upon the existing conditions of the Park in terms of the array and arrangement of the existing mature trees within the Park. These spaces will be optionally used for habitat planting to encourage bio diversity and also create a more definitive boundary for Clarinda Park. Overall, more "edge" will be created for increased habitat.

The removal of parking from the park and relocated to the edges will increase the overall soft landscaping area. It is proposed to delineate the boundaries with planting sufficient to create a safe edge so as to allow children to wander out of the park. The railings will not be reinstated given the roads will be much slower and safer so this is not deemed necessary.



Proposed Zones

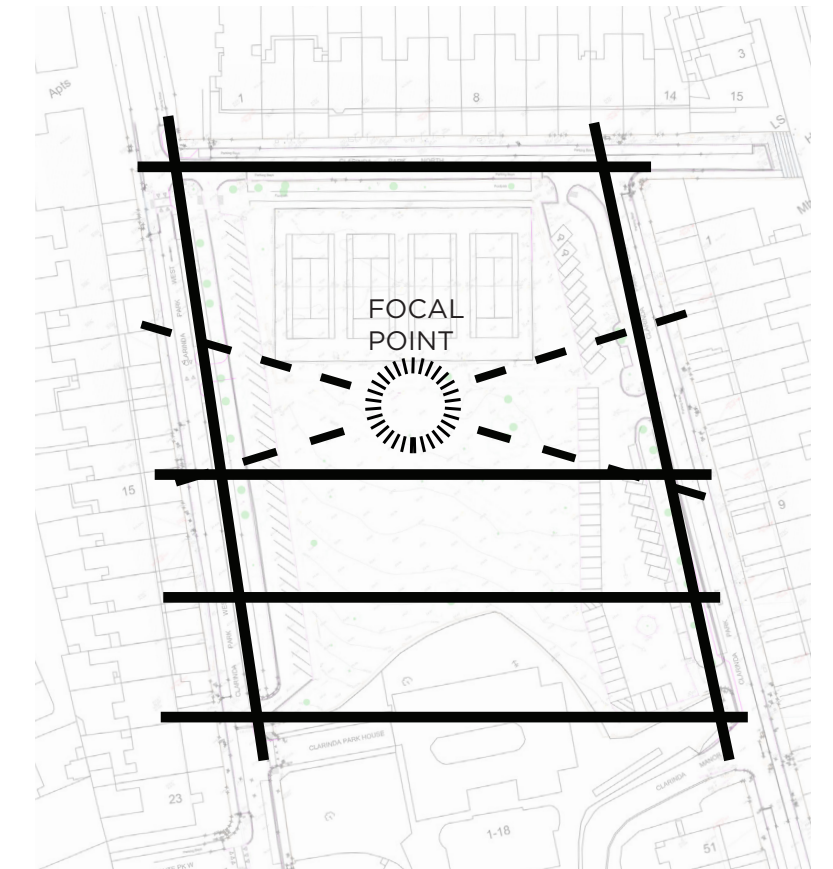
The establishment of Zone types for the Park is the most fundamental building block for the overall design. An active space in the north is reflective of the site with the tennis courts currently providing a hub for life in the park. The passive zone will accommodate static activities and be flexible for kickabouts, picnics, dog walking, etc... It will also be transitional as users pass through to various destinations.



Circulation

The design will respond to the existing site to allow an access and then crossing, from both sides for smoother navigation of the space. Paths surrounding the park are left uninterrupted.

The goals of this circulation structure is reflective of the zone types proposed for the park. The design manipulates the current park layout to celebrate passivity, while avoiding its disruption, and feeding into activity where possible.



Structure

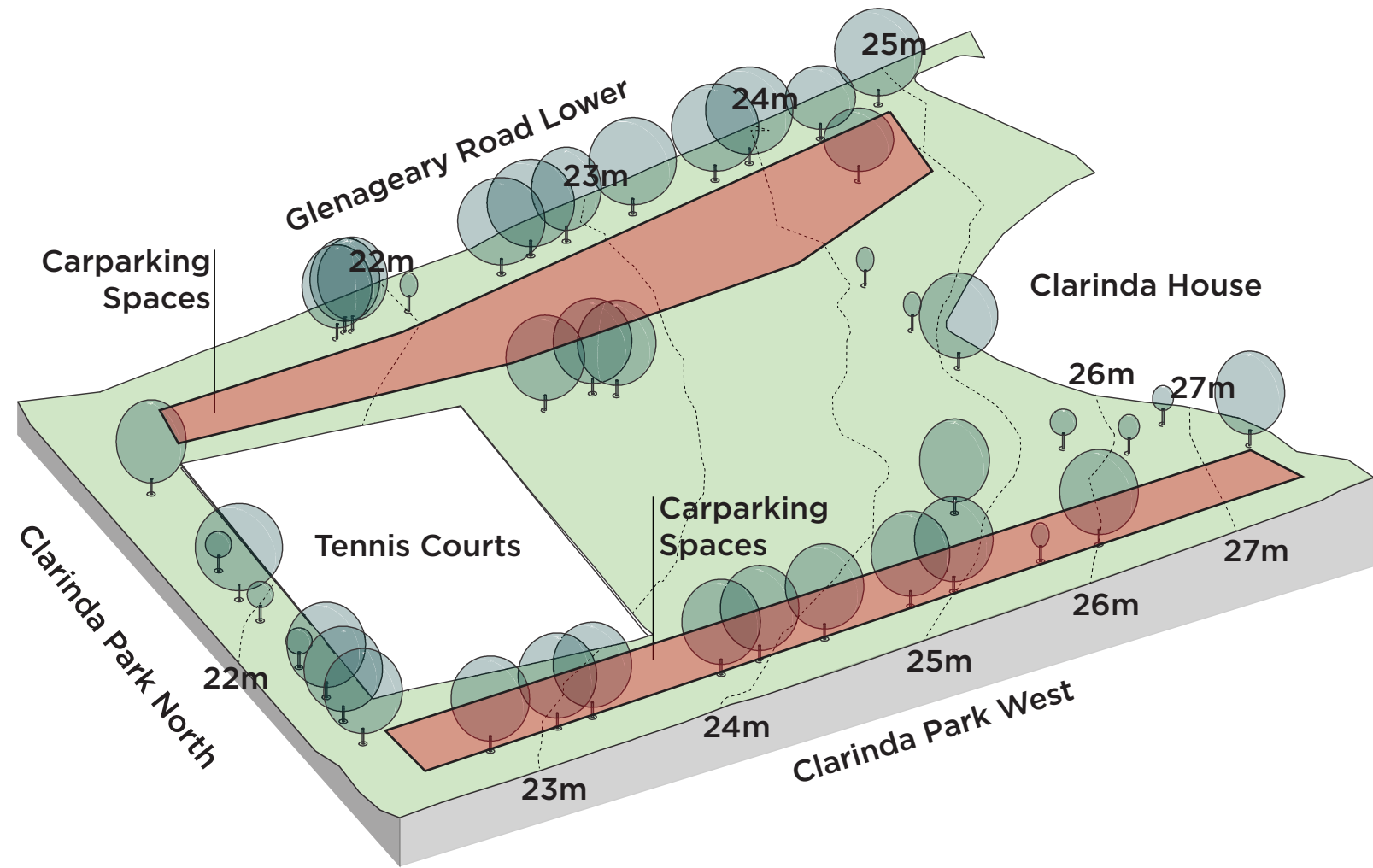
The structure of the Park is determined by the access layouts and zonal types. Clarinda Park will be orientated around the navigation of the major access and footpath routes. Upon this, the zones will be defined in which the more active areas of the Park will be focused and concentrated along the footpath routes in which are located along the tennis courts. Overall, the proposed formal response will reflect the historic roots of the park thus creating an organised structure to the layout of Clarinda Park.

The Park will be structured starting with the most active zone where activity and social activities will be at their greatest extent, moving southwards the main lawn will act as a transition space between the active space of the tennis courts and the more secluded woodland planting zone. The edges and boundary of the Park will be structured to buffer the Park through tree and habitat planting to create an authentic Park atmosphere.

LANDSCAPE  
DESIGN  
STRATEGIES

3.0

### 3.1 Existing Conditions and Car Parking



The most significant change proposed from examining the existing conditions is the removal of the existing parking units that bind the eastern and western edges of the park. Removing carparking will expand the existing parkland space and give opportunity for additional tree planting in turn increasing landscape space for Clarinda Park.

The level changes of the park, which are quiet significant especially towards the south western corner will determine the general location of the footpaths. The highest point of the park sits at 27m then gradually slopes downwards towards the north eastern corner finishing at 21m. Keeping the main access and footpaths away from areas of significant level change will aid in keeping the footpath layouts within D.C.C D.A.C requirements. Furthermore, the topography layout of the park is favorable for level change manipulation providing opportunity to create more interesting spaces.

The existing tennis courts and there location also have strong leverage in determining the layout and structure of the footpaths. The intention is to set the main focal point of the park just above the tennis courts.

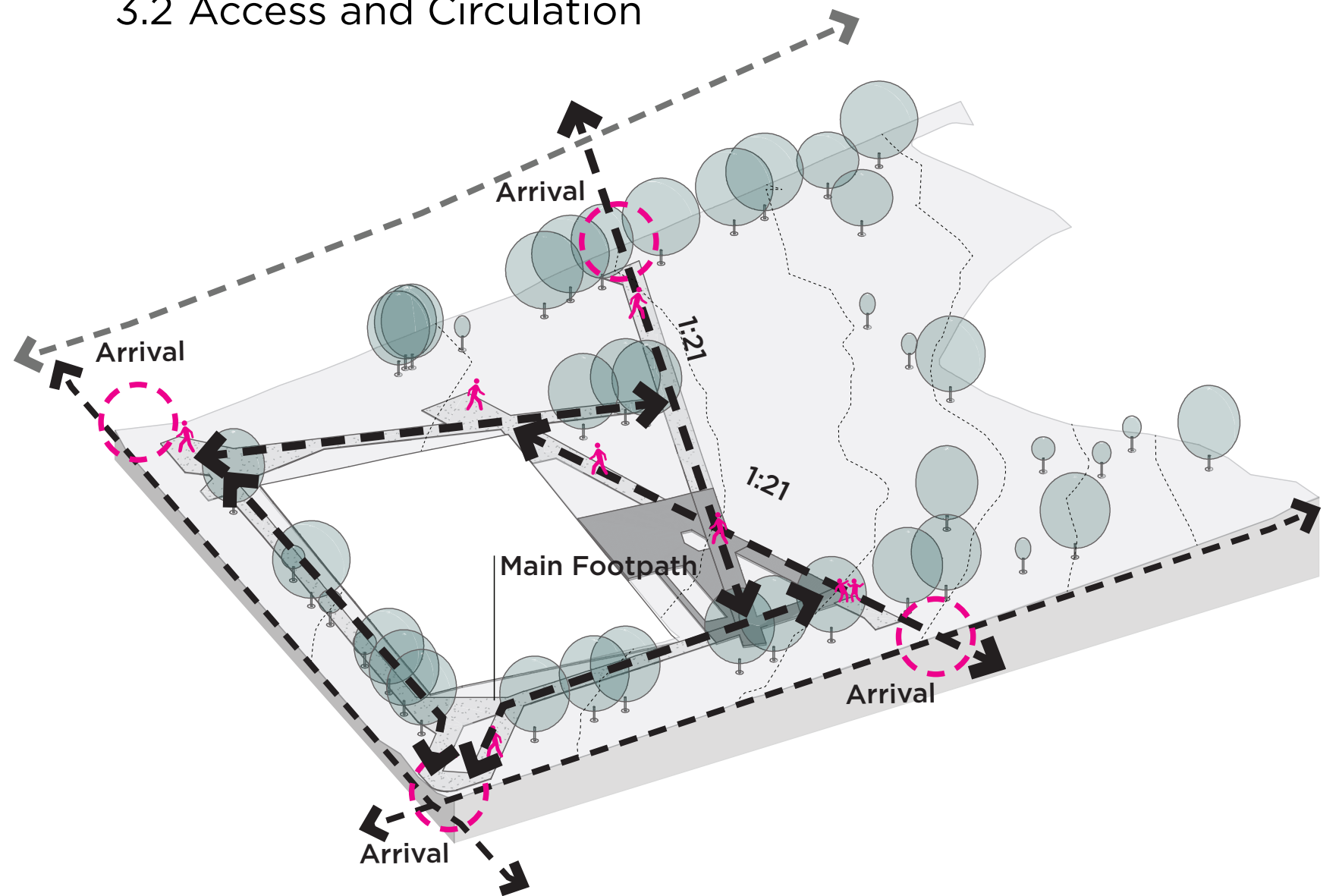


Existing Parking to be relocated



Existing Parking to be relocated

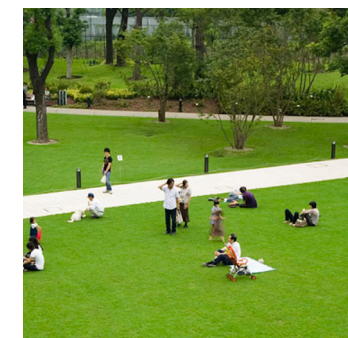
### 3.2 Access and Circulation



Based on the existing site conditions and the removal of the carparking spaces within the Park, it is proposed to have the major footpath routes just beyond the tennis courts in order to have favorable slopes for footpaths which will be DAC compliant. It is the intention for the primary routes of the park to respond to the existing desire lines. Following this strategy by arranging the primary access routes in this way will create more opportunities for the gathering space and community interaction.

Pushing the primary routes towards the tennis courts it will significantly facilitate the gathering space area for activity and congregation. Furthermore, additional lawn space will be available for play and kick about also allowing for level manipulation bringing additional volume and depth to the design.

The primary access routes within the park will connect to the main access points of the park. The main entrance or access points of the Park also connect to the proposed footpath routes along the edges of the park allowing full circulation in the park. The propose of arranging the primary access routes this way is to create more opportunities for gathering space and community interaction.

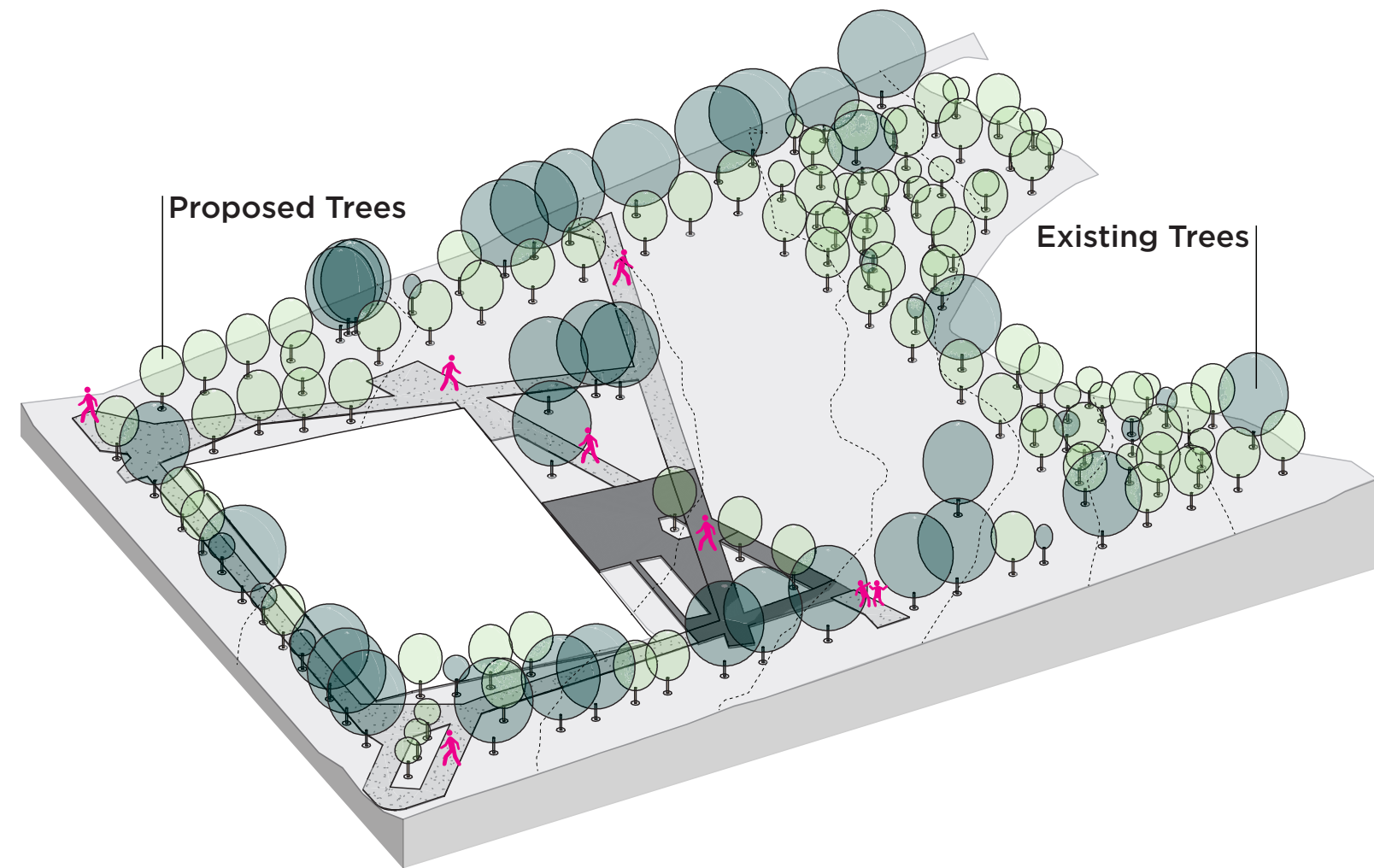


Strong formal routes



Sense of arrival

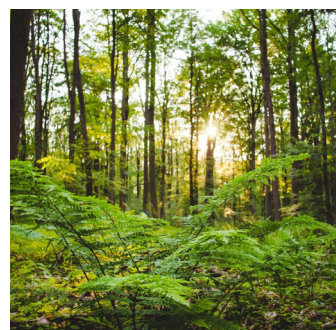
### 3.3 Existing and Proposed Trees



The existing trees are an essential component of the Park. They give the Park character and are very important in terms of creating a Parkland atmosphere by bounding the edges of the Park. It is proposed to introduce tree planting to integrate enhance the existing tree planting layout.

The objective of the proposed tree planting along the edges of the Park is to strengthen and fill gaps that are present on site to further create a Parkland feel in Clarinda. This will be especially evident along the eastern edge of the Park in which we intend to create a row of trees both existing and proposed which is intended to underpin the parks historic past.

This will tie the design back to Clarinda's Historic past. The other significant area in which trees are to be proposed is the woodland planting edge along the southern section of the park. This will aim to further enclose to park and screen the wall and railing boundary along Clarinda house.

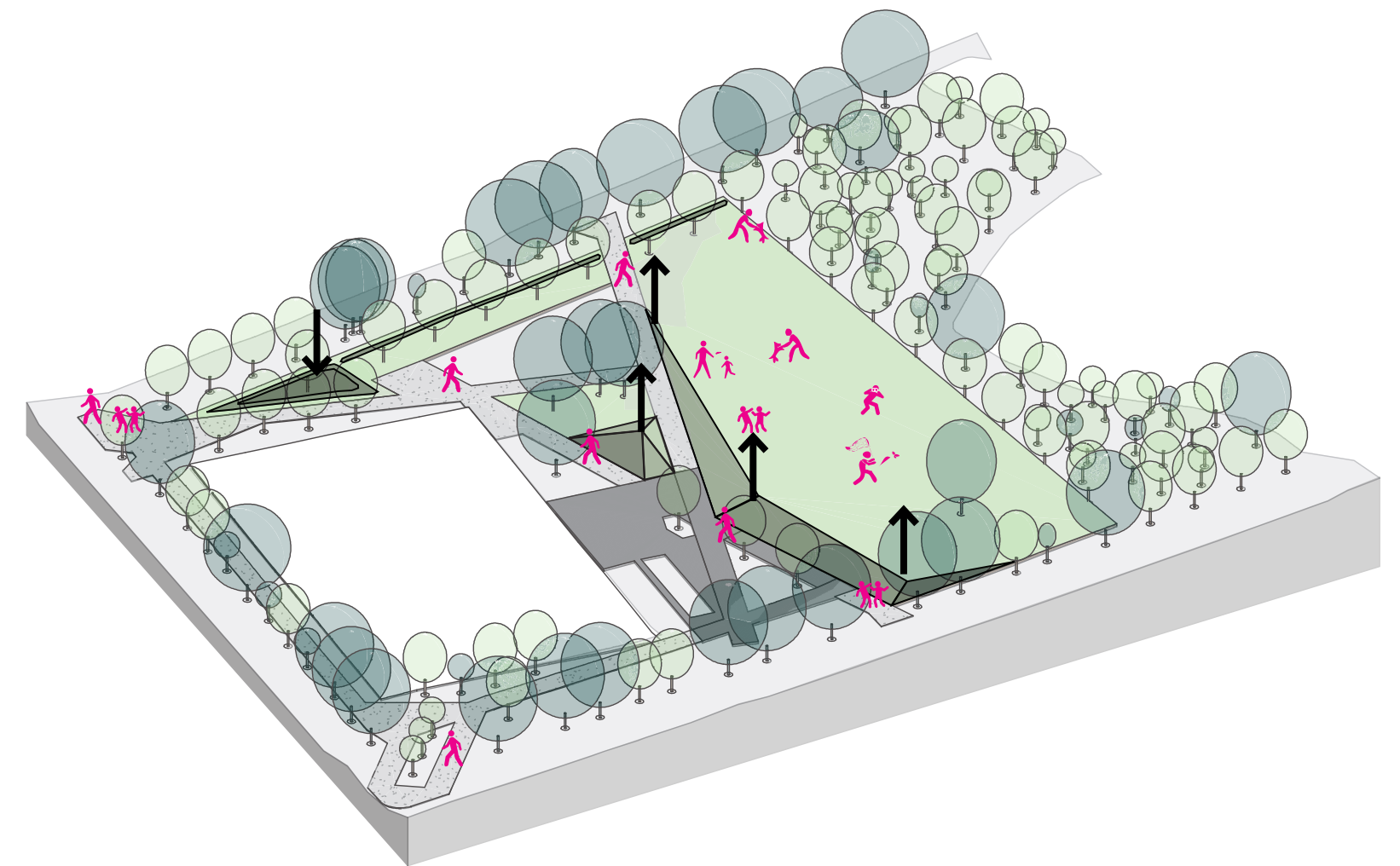


Native Irish woodland refuge



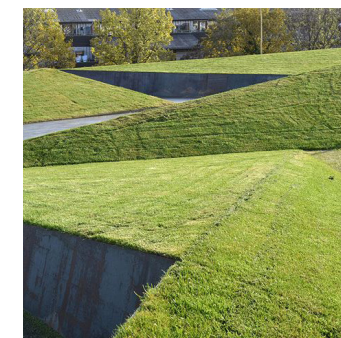
Existing tree planting to be retained

### 3.4 Volumetric Manipulation



To add depth and volume to the Park, it is proposed to include various landscape features that will add definition and create interesting spaces particularly within the gathering areas of the Park. It is intended to create geometric lawn spaces along the central and more active spaces of the Park to provide additional user experience.

Furthermore, it is intended to manipulate the main lawn area by raising the lawn level along the footpath edge in turn creating a more user friendly lawn plateau. Swales and a rain garden will capture runoff and treat it at the parks low points before distribution into mainline.



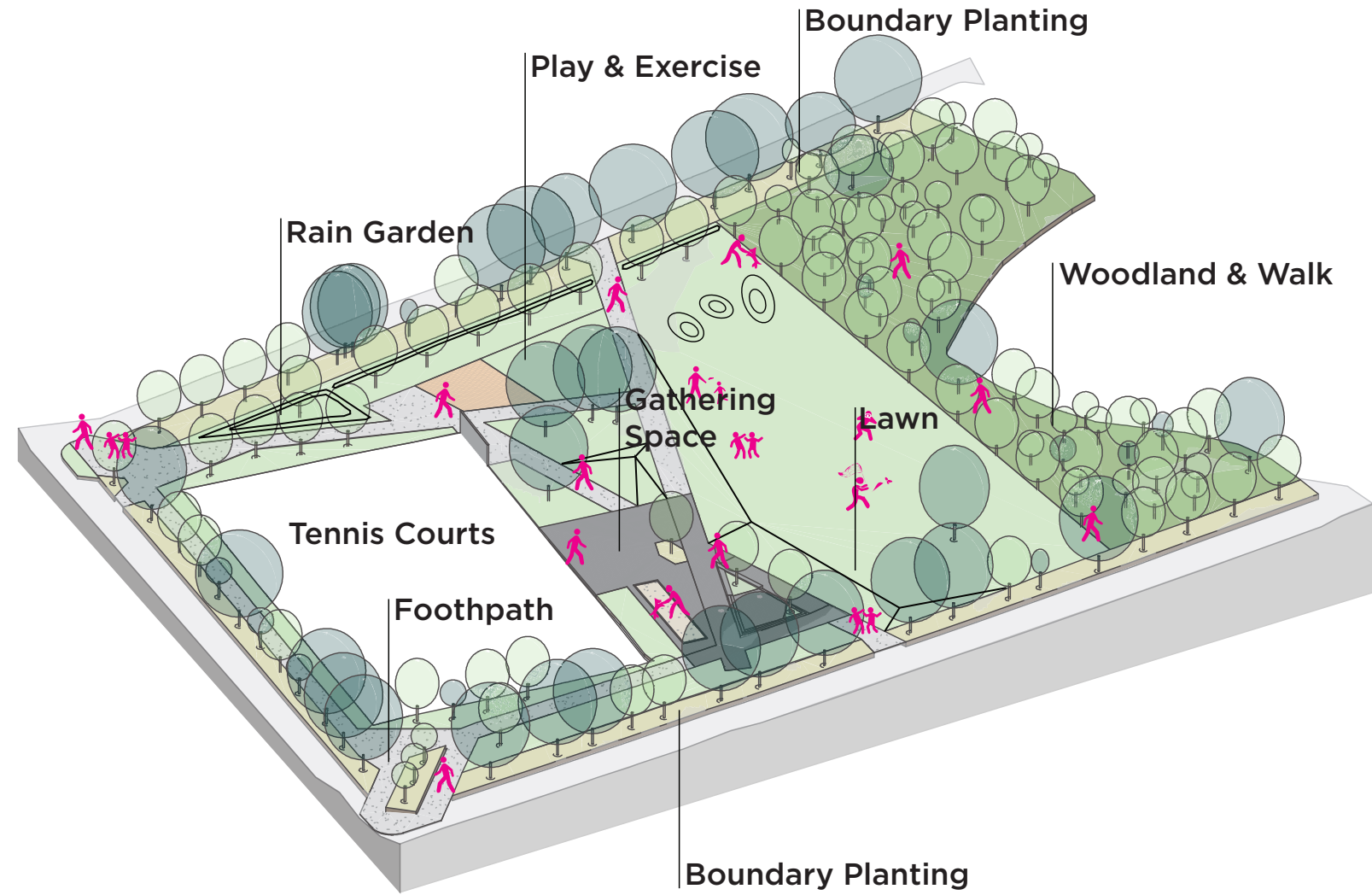
Carving out space



Undulating landform

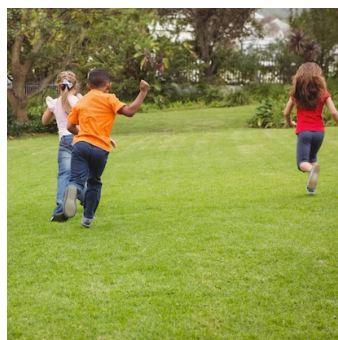


### 3.5 Spatial Definition



The structure and form of the park, as derived by its existing topography, boundaries and use, both current and historic, is clearly defined spatial hierarchy. The active zones adjacent to the tennis courts are 'hemmed' in by the dissecting nature of the parks circulation. This, by design, creates a focal point or 'heart to the park'. Consequently, the grouping of these activities creates a void space to the central portion of the site, which positions it nicely as a flexible area of lawn to respond to events, kickabouts or passive recreation. Bounding the park to the northern portion is a woodland. This edge is clearly defined with a linear line of trees which wrap around to the east as a gesture to the formality of parks of its time. This design move also acknowledges the original double tree line once delineating the eastern side of Clarinda Park. The parks entrances are located at the point of easiest access to the south east and south west corners, informed by there current position.

This has influenced the spatial definition of the along with a manipulation of the secondary entrances half way up the park, criss crossing to provide users with alternative routes to use on the way to or from a destination or simply to wander and enjoy the space.

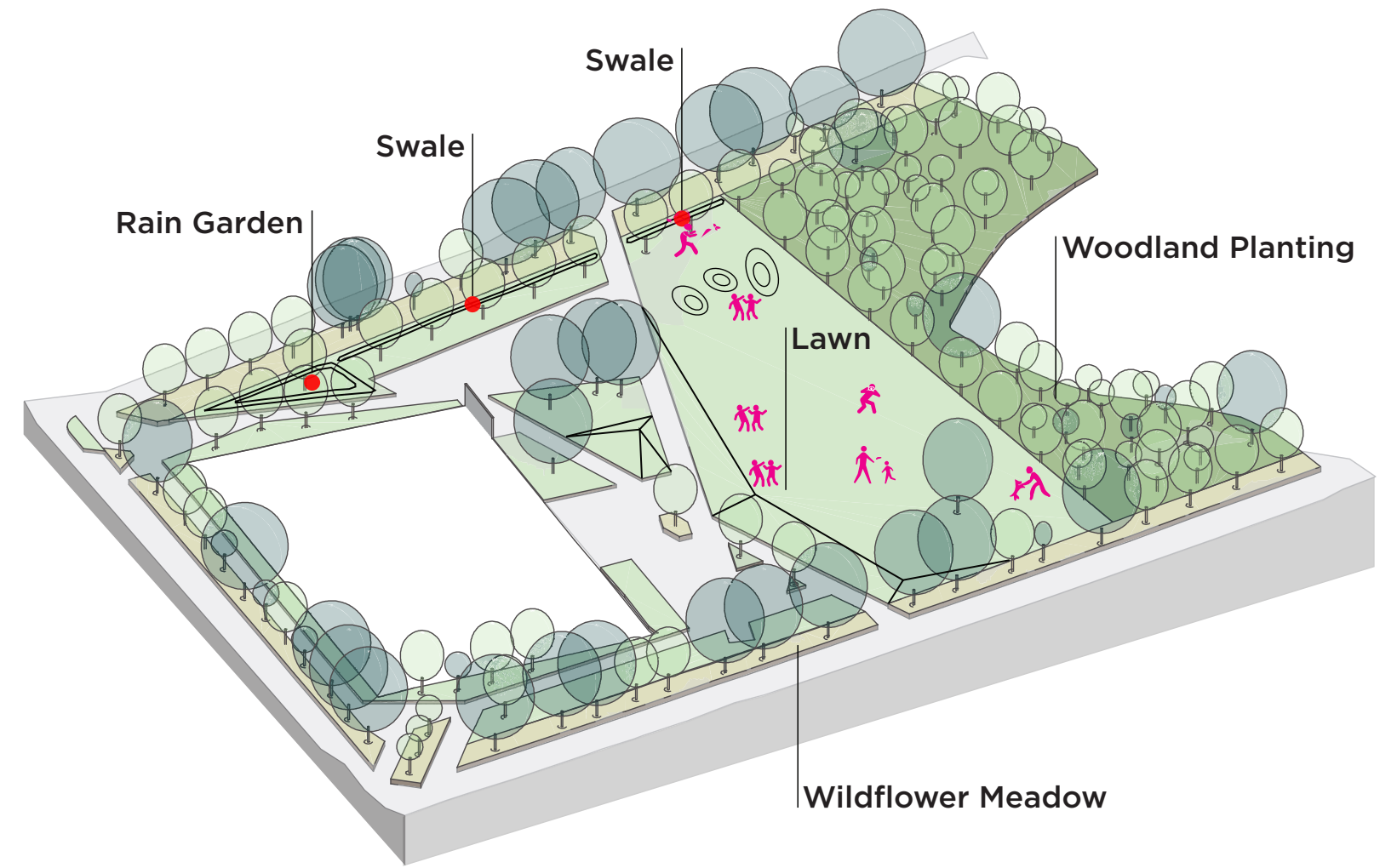


Flexible lawn space



Boules

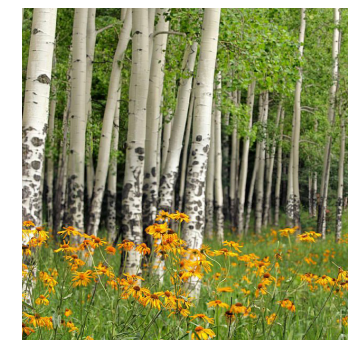
### 3.6 Biodiversity



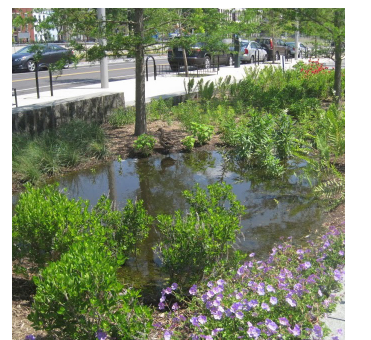
An objective both at a project, national and a global level is to meaningfully increase the biodiversity credentials of open space projects, as such, the park will be predominantly characterised by planting. The use of native tree, shrub planting and wildflower meadow grass areas to respond to, support and promote the National Pollination Plan will have a positive net gain for biodiversity.

This will enhance the existing ecological system, creating more habitat and biodiversity particularly through the proposed urban woodland refuge, rain gardens and swales.

Additional tree planting will promote carbon sequestration as well as a varied habitat, roosting for bird life and an overall softness to the park and its surroundings. Habitat hotels, roosts and other interventions will help to encourage wildlife to establish, whilst also creating community awareness.



Native trees and wildflowers



Rain gardens

### 3.7 Programme



Clarinda Park will include a myriad of activities creating a vibrant 'place' to meet and engage with the wider community. Exercise in the form of calisthenics and informal play will compliment areas around the tennis courts as part of the 'active area' and will include a rebound wall on the boundary of the tennis courts.

It is proposed that play will happen through the park with some natural play provide for in close proximity to the exercise zone. The gathering space will facilitate and encourage social interactions of the Park offering seating opportunities and games such as boules and chess.

These incidental 'happenings' can create chance interactions which helps in alleviating some of the loneliness so acutely felt in communities nowadays. The large expanse of lawn will offer a flexible space to kick about, picnic or act as a larger area for community get together.

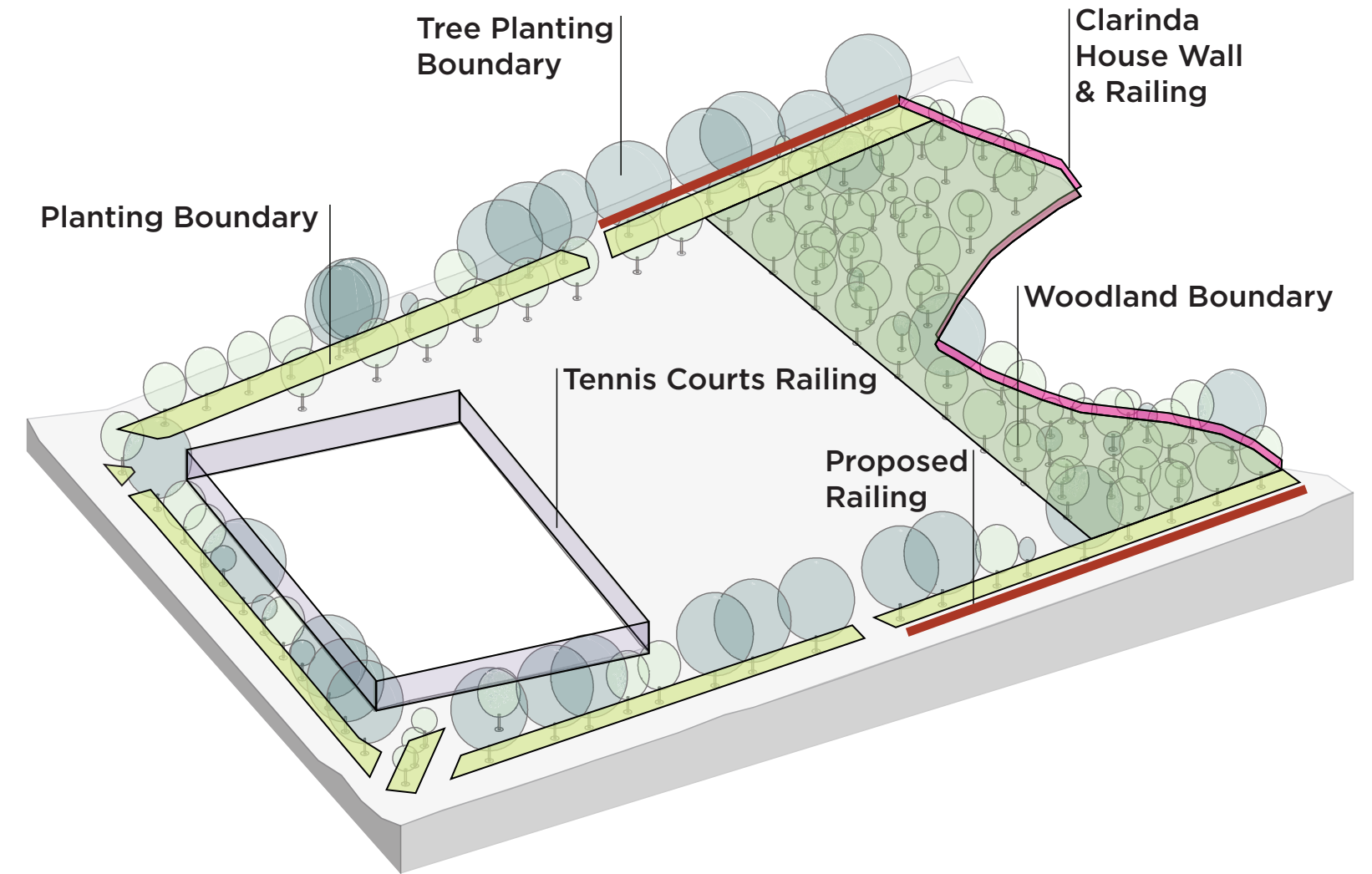


Calisthenics



Kick about area

### 3.8 Boundary Conditions

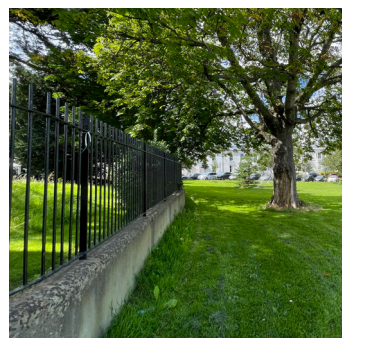


The existing conditions of Clarinda Park demonstrate that it is defined on all side. Firstly by footpaths on east north, west and east boundaries. The northern boundary is defined by a low stone wall and some planting to the inside. It is proposed to retain this wall and enhance the planting.

On the southern end of the Park, a basic railing mounted to a low concrete wall separates Clarinda House. This boundary will be retained, with tree and understory planting utilised as part of the urban woodland refuge to screen it.

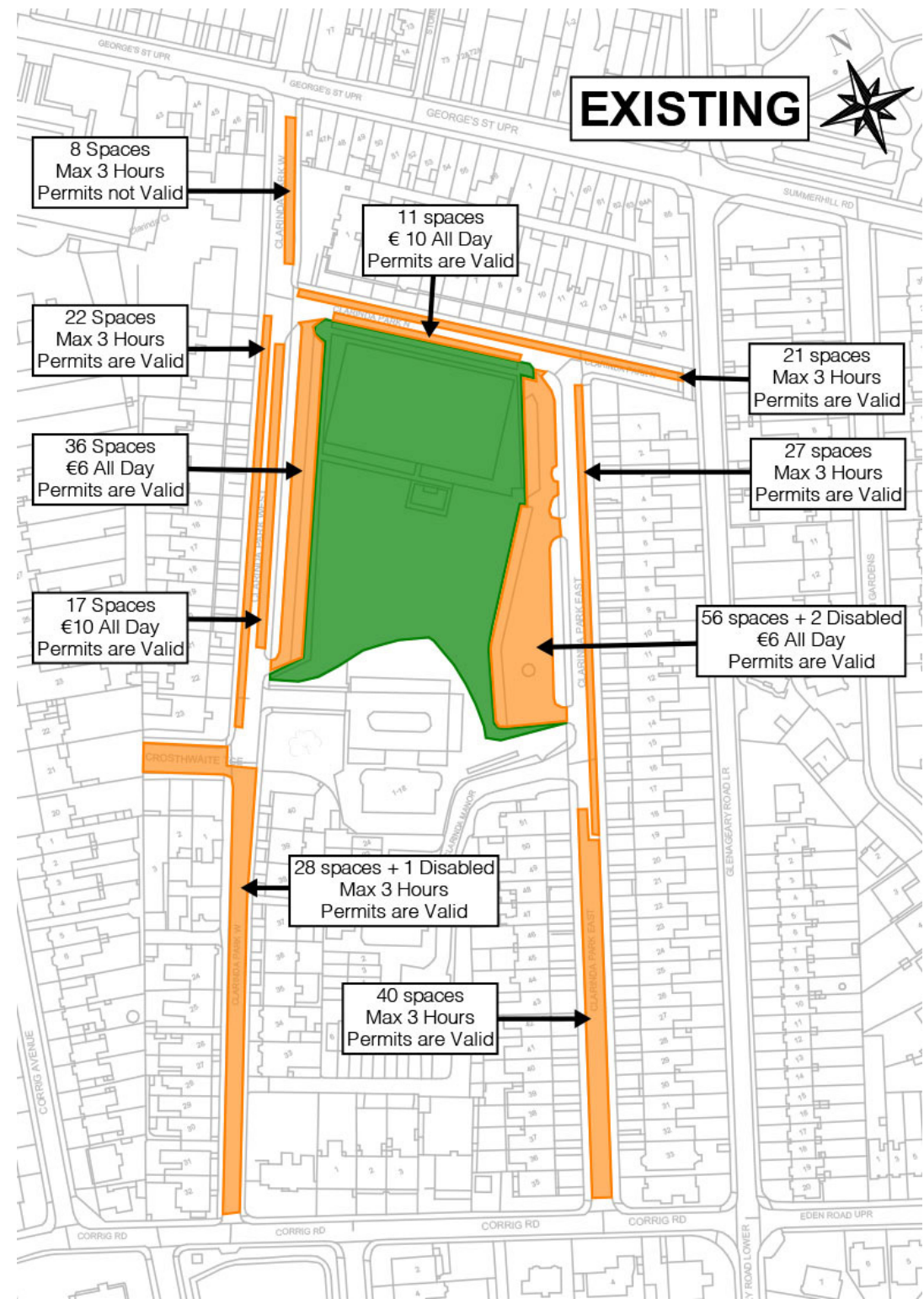
The western, eastern and northern extents of the Park are lined by mature tree planting including grass strips at ground level beneath the tree canopies. These will be retained, additional tree planting provided and a dense woodland understory planted to enclose the park without the use of railings. A portion of the southern ends to the east and west boundaries will integrate a railing in order to ensure users area guided to the relocated entrances.

It is not intended to restore the original park railings. The surrounding roads will be less hazardous due to the revised layout, less through traffic and modal filter in addition to the densely planted boundaries.



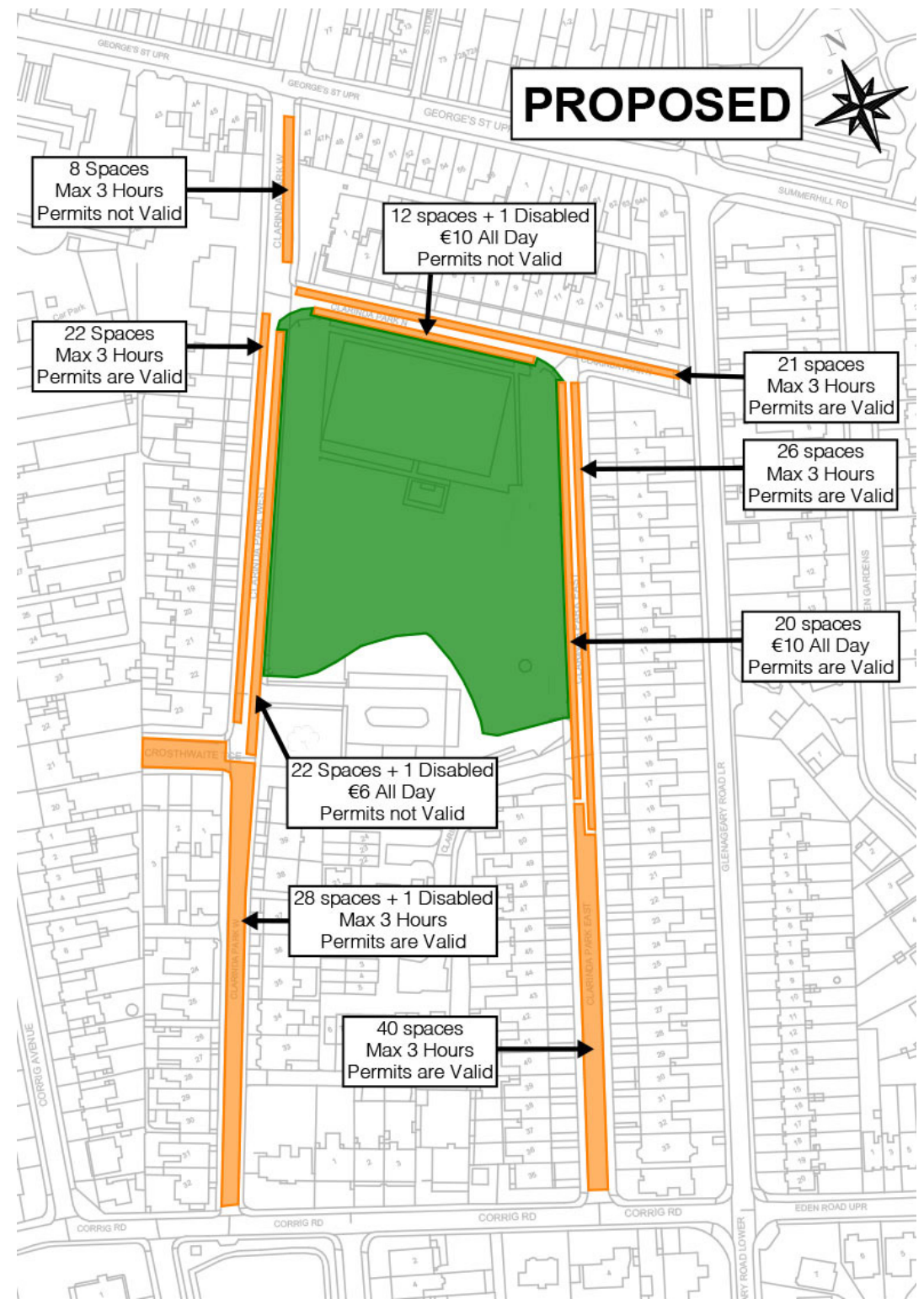
Retained boundary treatment

### 3.9 Existing and Proposed Parking Arrangements



**Existing Totals**  
 Max 3 Hours, Permits not Valid: 8  
 10 Euro All Day, Permits are Valid: 28  
 Max 3 Hours, Permits are Valid: 138  
 6 Euro All Day, Permits are Valid: 92  
 Disabled Spaces: 3  
**Total: 269**

**Proposed Totals**  
 Max 3 Hours, Permits not Valid: 8  
 10 Euro All Day, Permits not Valid: 12  
 6 Euro All Day, Permits Not Valid: 22  
 Max 3 Hours, Permits are Valid: 137  
 10 Euro All Day, Permits are Valid: 20  
 Disabled Spaces: 3  
**Total: 202**



The two car parking areas within Clarinda Park are proposed to be removed to re-instate the park to its historical boundaries and facilitate the improvement works to the park. There will be 202 public car parking spaces available on-street in the wider area (including Clarinda Park East, West and North) compared to the previous 269.

Resident permits will be valid on the residential side of the road on Clarinda Park East, West and North and these spaces will be designated as “Max 3 Hours” parking. Additionally, resident permits will also be valid on the park side of Clarinda park East and these spaces will be designated as “€10 All Day” parking. Residential permits will not be valid on the park side of Clarinda Park North, where the spaces will be designated as “€6 All Day” and on the park side of Clarinda Park West, where the spaces will be designated as “€6 All Day”. The three disabled parking spaces in the area will be retained.

This calculation for parking numbers is based off the assumption that 1 parking space = 6m length.

CONCEPT  
DESIGN

0  
4.

## 4.1 Illustrative Masterplan

The landscape design for Clarinda Park brings together a cohesive series of spaces driven by historical and ecological influences in response to the site's context and relationship with Dun Laoghaire and the surrounding buildings. Experienced sequentially as routes of discovery and exploration weave themselves across the lands revealing a sensorium of spatial typologies.

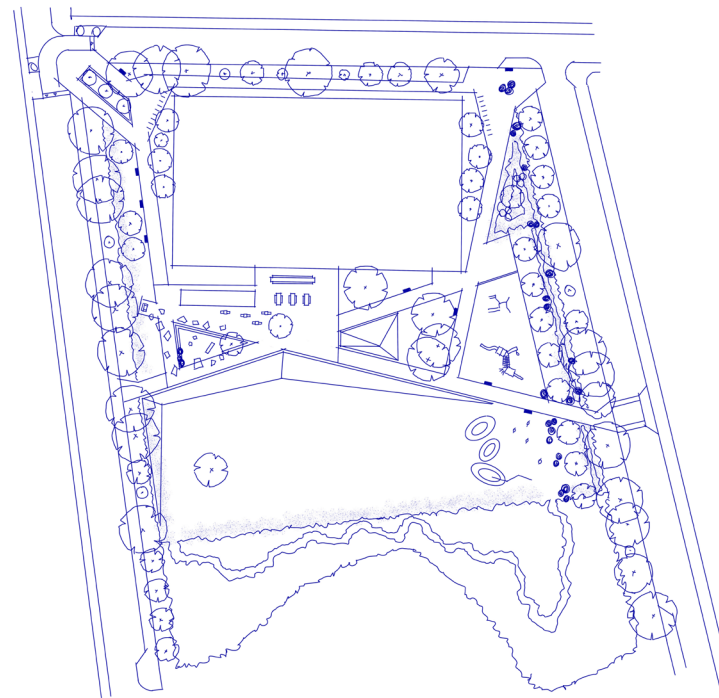
The landscape design has been planned in such a way so as to maximise the sites orientation and anticipated micro-climate to create habitable, quality spaces which respond to human comfort ,encouraging residents and the public into a safe and surveilled space. A number of potential routes through the site have been identified to benefit connections with its surroundings and provide a better amenity for the wider community. Pedestrian and cycle parking complement this strategy underpinning the sustainable credentials associated with the development.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the incorporation of additional habitat connecting existing surrounding ecological stands with continuous tree canopies for bat and bird roosting and provision of specific plants for wildlife to forage through.

An increased number of trees, areas for surface water treatment and wildflower meadows, coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighbouring developments are sensitively integrated and screened.

The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, create a series of interlinking spaces which create 'moments' for interactions, crafting a sense and extension of the community for the wider neighborhood. At present the site is underutilised and dominated with car parking. The transition to the design proposals will be positively dramatic.

The following pages will demonstrate through illustrations and narrative the spatial experience for each area of significance.



Concept Design Sketch



### LEGEND

- 1 Arrival Space
- 2 Bike Stands
- 3 Tennis Courts
- 4 Seating
- 5 Rain Garden
- 6 Stone Throne
- 7 Gathering Gardens
- 8 Boules
- 9 Meeting Space / Paving
- 10 Rebound / Climbing Wall
- 11 Fitness / Calistenics
- 12 Swale
- 13 Play
- 14 Raised Lawn
- 15 Natural Play
- 16 Footpath
- 17 Modal Filter

## 4.2 Modal Filter

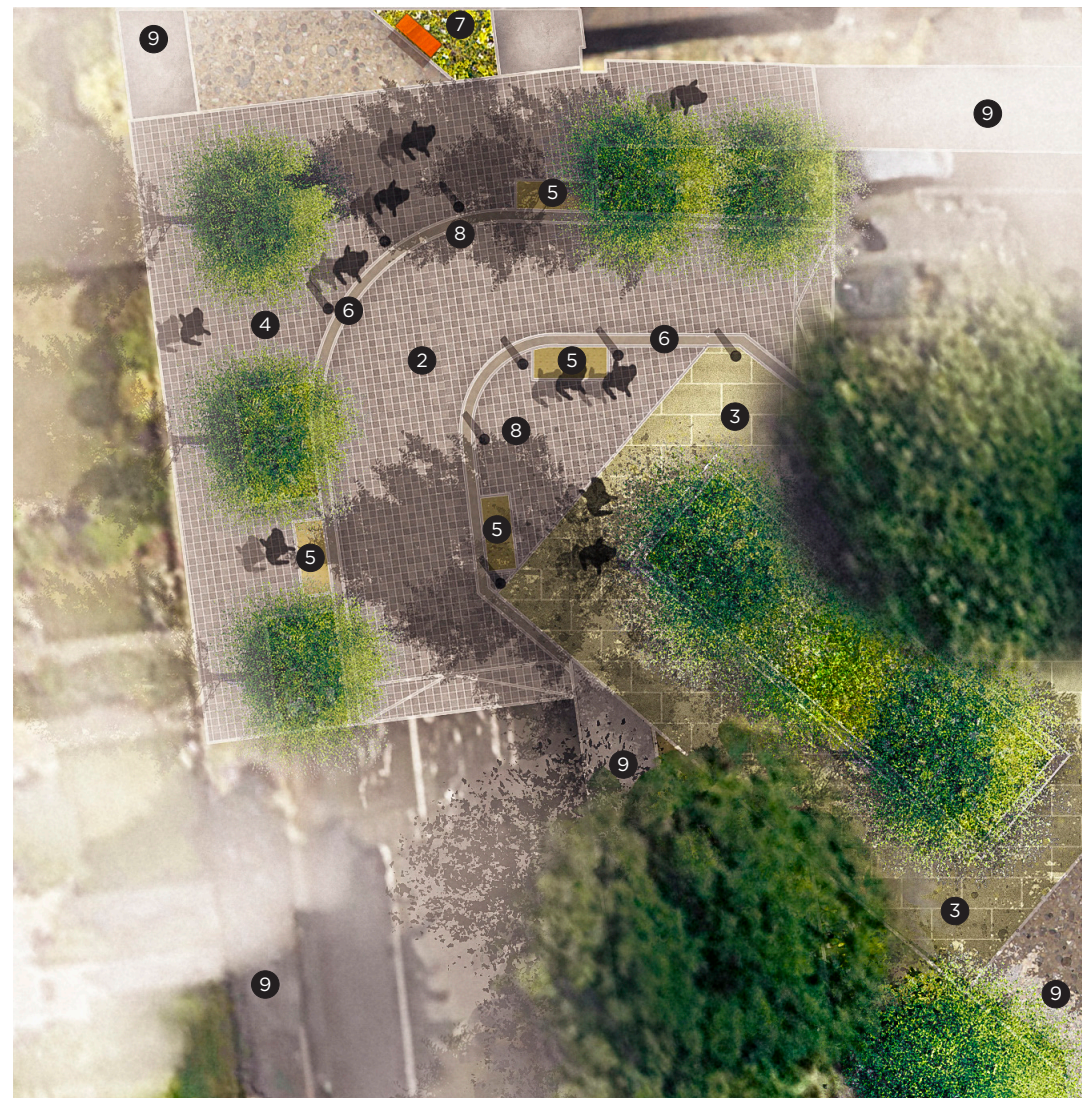
The arrival gardens have been designed in such a way so as to welcome users approaching from Georges Street. The 'gateway' has been opened up to provide glimpse views of the park beyond. Its location overlaps with the streets modal filter, a method of traffic management utilized to reduce vehicles numbers and speed.

The park entry essentially extending into the surrounding public realm as a welcoming gesture. A single line of trees offer an idea of the parks historic past with formal ground level planting emphasizing this. The modal filter itself creates the sense of a shared surface, prioritizing the pedestrian and by consequence, further extending the park.

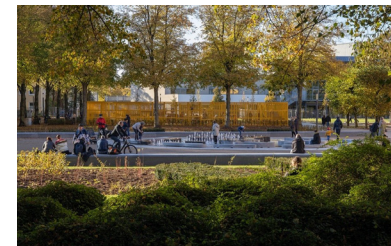
The materials are reflective of the areas status as an ACA and are of high quality in keeping and consistent with those in the wider Dun Laoghaire area. This primary 'gateway' to part is of huge significance in position and will be important part of the success of the design.

### LEGEND

- ① Planting To Entrance
- ② Shared Surface
- ③ Buff Paving
- ④ Dark Paving
- ⑤ Tactile Paving
- ⑥ Kerb
- ⑦ Seating
- ⑧ Bollards
- ⑨ Concrete Path



Existing Condition



Framing the park



Sense of arrival

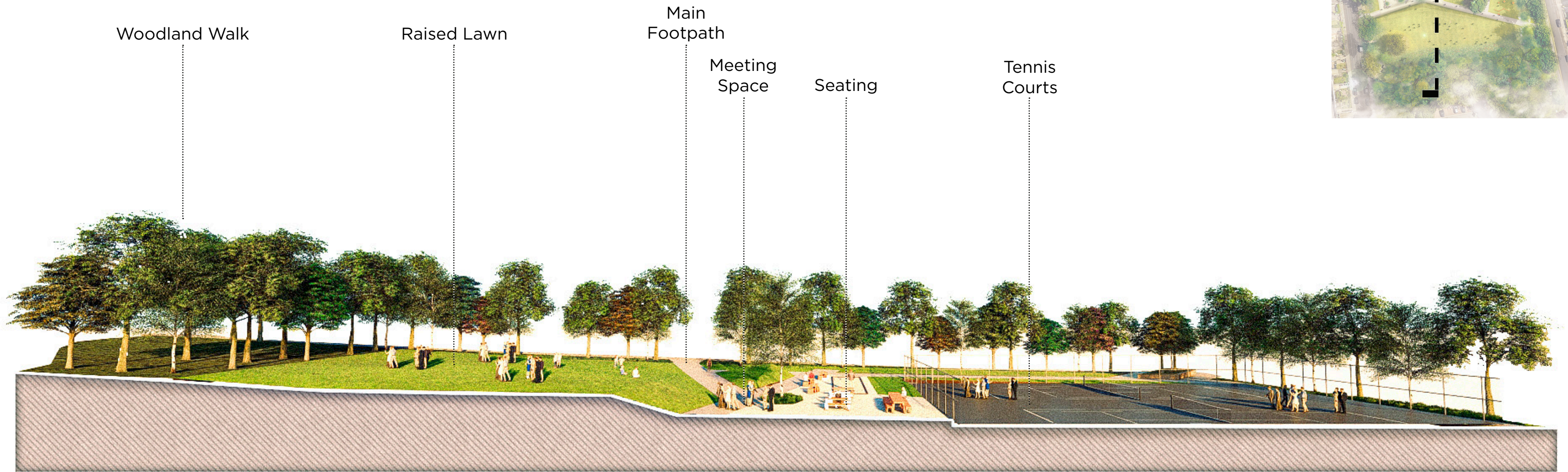
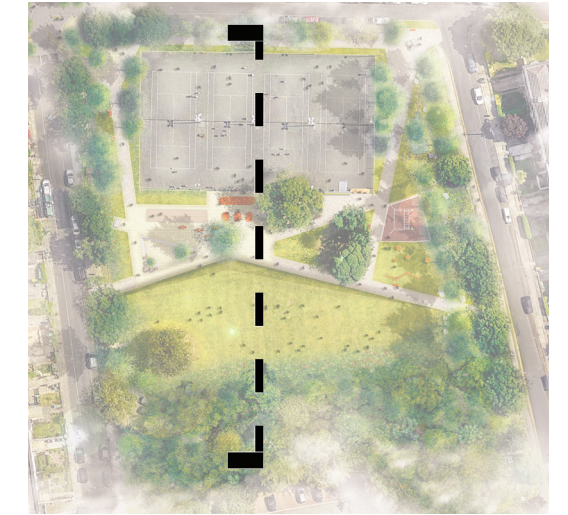


Quality materials



### 4.3 Illustrative Section

Location Plan



## 4.4 Gathering Gardens - The Stone Story

The borough of Dun Laoghaire has a rich history associated with stone and its varied uses. Large areas of South County Dublin are littered with remnants of early man, flint tools, dolmens marking significant sites of importance.

The Leinster Granite 'random rubble' wall characterizes many of its suburbs, as the local rock excavated and then used to create boundaries. Stone is used in historic structures such as the pier, churches, surface finishes on streets, graveyards houses and mile markers.

The project looks to the opportunity to celebrate what is becoming a lost craft and has identified a nodal point at the 'gathering gardens' to express this idea. The story shows abstractly how boulders move from one from to another, crated into steps and benches. The real story of stone starts long before this, and how the earth has sifted with plant and animal matter decomposing and compressing over thousands of years, right beneath our feet.



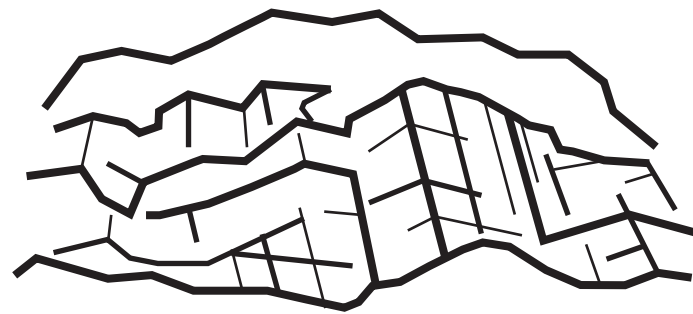
Dry Stone Wall Dun Laoghaire Rathdown



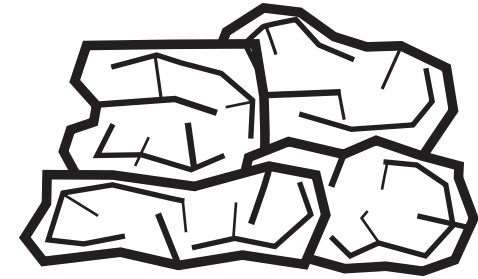
Dolmen at Lehaunstown (DLR)



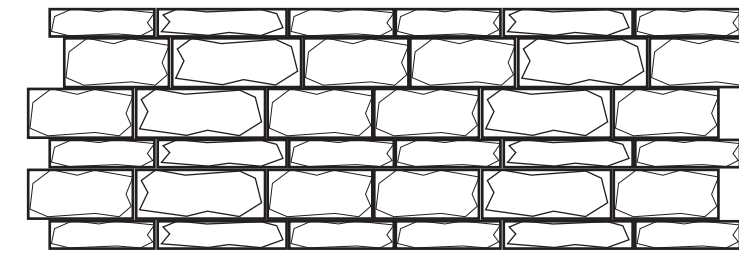
Stone in its Raw State



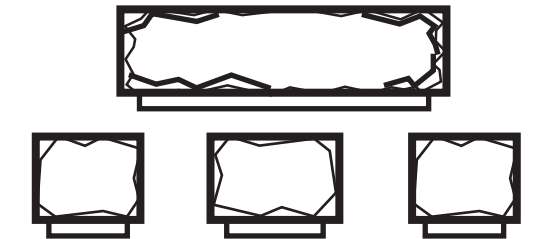
Worked Stone for Engineering



Stone Work + Detailing



Crafting Elegance



Historic view of Dalkey Quarry



Boulders on Dun Laoghaire Pier



Gater Pier on Stoneview House and stone work to facade



Worked stone into furniture.



#### 4.4 Illustrative View - Gathering Gardens



## 4.5 The Great Lawn + Woodland + Play

The Great Lawn is a multifaceted space set between the active gathering gardens and Urban Woodland Refuge, it creates an extension of the former, and buffer to the latter, akin to a prairie running up to a forested edge. The lawn has been carved away and elevated in an effort to subtly replicate the quarrying process, revealing the historic layers of the lands formative owner and his relationship with the quarrying industry. The lawn will provide for flexible use, kickabouts, picnics, small gatherings and general open space relief as a passive user experience.

The Urban Woodland Refuge provides a habitat for wildlife within the locality. It will also will serve as a buffer and screen to the boundary condition delineating the grounds of Stoneview House. Users will not be encouraged into the woodland in order to provide somewhat of a sanctuary for flora and fauna. The woodland will be planted with native species, both trees and understory and the local community will be encouraged to participate in the planting and protection of the space under the guidance of the local authority.

Play will be provided for low key natural interventions such as nurse logs, stepping stones and the sloping lawns as well as some fixed play for tots. Grown ups and older children will be able to utilise an area of calisthenics, along with the rebound wall integrated into the tennis court boundary.

### LEGEND

- |                          |                   |
|--------------------------|-------------------|
| 1 Gathering Gardens      | 9 Volumetric Lawn |
| 2 Meeting Space          | 10 Seating        |
| 3 Fitness / Calisthenics | 11 Play           |
| 4 Natural Play           | 12 Boulders       |
| 5 Boules                 | 13 Footpath       |
| 6 Chess Boards           | 14 Granite Paving |
| 7 Stone Throne           | 15 Rebound Wall   |
| 8 Raised Lawn            |                   |



## 4.6 Rain Garden - North East Entrance



Landscape Plans and schedules included in the application, prepared by NMP Landscape Architects includes a detailed schedule of proposed planting and illustrates the location and extent of woodland, wildflower planting, proposed tree planting as well as a vast array of existing trees.

Tree species are selected for longevity, suitability to local soil conditions and micro-climate, biodiversity (native species). Proposed tree sizes range from heavy standards and multi-stemmed trees to native whip and forestry transplants. There will be a net gain of individual trees in order to improve the species mix and the proportion of native species on site.

Low planting is utilized to make and reinforce sub-spaces within the larger landscape spaces, 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 within the open spaces. The planting is layered as follows; lowest - bulb planting, ground cover planting, highest - clipped hedge planting.

The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout. Materials are chosen for durability, but 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.

# LANDSCAPE PALETTES

0.  
5

# 5.1 Soft Landscape Palette

## WOODLAND TREE PLANTING

Informed by the existing and formative tree planting and a native palette the tree planting will frame and form the edges of the park.

Betula pubescens



Pinus Sylvestris



Prunus Padus



Alnus glutinosa



Quercus robur



Sorbus aucuparia



## WILDFLOWER & SHRUB PLANTING

To enhance bio-diverse credentials wildflower planting will occupy edges and large swathes of the sites periphery along with shade tolerant understory planting including plant selection to encourage foraging.

Silene dioica  
(Red Campion)



Lotus corniculatus  
(Birdsfoot Trefoil)



Matricaria chamomilla  
(Scented Mayweed)



Ranunculus acris  
(Meadow buttercup)



Papaver rhoeas  
(Corn poppy)



Lavandula x intermedia  
(Lavandin)



## WOODLAND UNDERSTORY & SHADE LOVING PLANTING

Woodland areas will be planted with mix of shade loving plants.

Cyathea australis



Dicksonia antarctica



Dryopteris filix-mas



Polystichum aculeatum



Viburnum davidii



Heuchera 'Fireworks'



## 5.2 Hard Landscape Palette

### SURFACE FINISHES

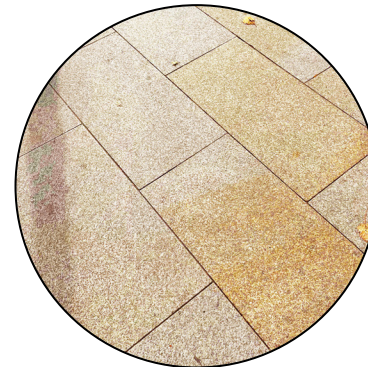
The hard materials palettes have been selected to represent and respond to use and character of specific spaces. They will be durable and of high quality with patterning developed in the latter stages to indicate moments and celebrate thresholds. The intention is to reuse and recycle, where feasible, materials such as granite.

Reusable Granite



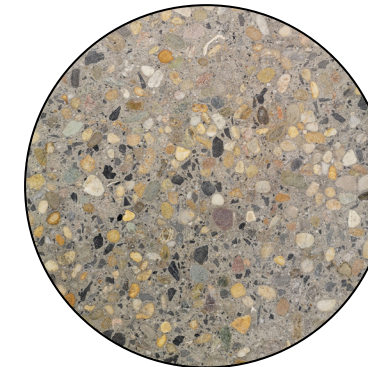
Reclaimed from Cabinteely Park

Granite



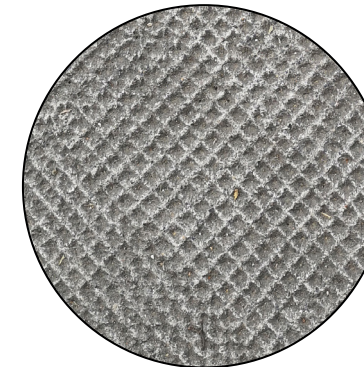
To gathering and arrivals areas

In-situ concrete exposed aggregate finish



To internal paths

In-situ concrete star rolled finish



Paths surrounding the park

Self binding gravel



To boules

Soft pour



To Fitness/Play area

### FURNITURE

Bins, bollards and seating have been selected as appropriate to the design language and surroundings within which they fit. These for the most part will be off the shelf products and specified accordingly.

Benches



Picnic table



Chess table



Bike parking



Bin



Information / Wayfinding



### PLAY, EXERCISE & ART

Play has been provided as natural, informal and programmed catering to a variety of needs and ability's. Inclusive play spaces have been proposed to provide opportunities for everyone to play together. The play spaces are accessible, engage children and adults of all ages and abilities and encourage them to interact with each other. These will promote health and wellbeing, learning, and social interactions.

Insect Hotel



Boules



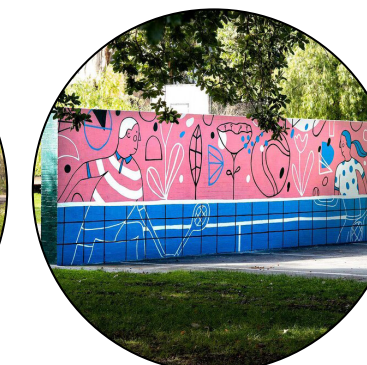
Calisthenic bars



Natural play



Rebound wall + art



Art on fence



John Montgomery  
Landscape Director  
✉ [john@nmp.ie](mailto:john@nmp.ie)  
☎ +353 83 832 1192

NMP | Landscape Architecture