

### Section 2:

## Materials, Finishes and Urban Landscape Guidelines

### 1. Establishing Quality

Quality manifests itself through the layout of the urban form, building design and through the quality of materials, finishes and landscaping (including planting), all contributing to the appearance of the environment. In this regard the design of the Town Centre shall adhere to the principles set out in Section 2.8 'Urban Form' of the Cherrywood Planning Scheme.

In general, and in accordance with Objective PD14 of the Planning Scheme, the built environment within the Town Centre shall be so to ensure that 'the distinctiveness of materials is used at various scales, allowing for a coherent and high quality built environment. high quality materials are to be used in the public realm, including external elevations of buildings, structures and public open space'.

In accordance with Objective PD20 'Civic spaces will be fully accessible to all users, have a legible lay-out with clearly defined desire line routes and be composed of high-quality/durable materials with a SuDs function that have a good mix of hard and soft landscaping elements

Cherrywood Town Centre should be designed to provide a high quality, legible and inclusive, climate resilient environment.

### 2. Buildings

The appearance of buildings in their design and finish, together with the block layout, shall avoid visual or physical barriers and create a clear distinction between public, communal and private areas.

Buildings should provide active frontages to create vitality where appropriate and their design shall use a palette of high-quality finishes to ensure facades are interesting and attractive. Furthermore, any location of plant and services on roof tops shall be designed to mitigate visual impact. Soft landscaping elements should counterbalance the built environment.

Buildings by way of design should make a positive contribution to the environment and engender 'civic pride'. In principle, the building and surface materials throughout the Town Centre should have regard to the following:

- be of high quality, attractive and durable, so as to avoid long-term maintenance issues
- reflect a preference for natural and 'tried and tested' building materials, including stone, reconstructed brick, render, timber, and steel and glass.
- be practical to source, erect, replace, and maintain,
- be Environmentally friendly materials in terms of production and composition, with a preference for low carbon materials.
- encourage the use of suitable recycled material.

Complementarity in design and elevation treatment will be sought across the range of buildings proposed. The aim is to ensure that diversity and intensity of use is reflected in architectural diversity, with a range of colours and materials that will also create a coherent, but visually interesting, townscape rather than a collection of discordant standalone designs. I

### 3. Materials, Finishes and Street Furniture in the Public Realm

#### 3.1 Civic Spaces and Public Realm

The materials and finishes included as part of any hard and soft landscaping of the Town Centre streets, civic spaces and courtyards should be of high quality and include a combination of natural stone and reconstituted artificial stone, or as may be otherwise agreed with the Planning Authority. (See Figure: Palette of Materials).

The resultant palette of materials should support the requirement for a legible public realm with a hierarchy of spaces through the use of different stone types, sizes, colours and finishes. Civic spaces will be composed of high quality and durable materials with a SuDS function and a good mix of hard and soft landscaping elements. SuDS will deliver amenity, biodiversity, water quality and surface water attenuation and as such connect to the wider blue/green infrastructure.

#### 3.2 Surface Finishes - Primary & Secondary Routes

An illustrative palette of materials is set out for primary and secondary routes and spaces. Materials for road finishes along Grand Parade's primary civic spaces and the links across Bishop Street to Tully Park, should be of quality and define Grand Parade as a pedestrian and cycle friendly space, whilst still ensuring that these areas are suitable for Taking in Charge (TIC) by the Local Authority if required, and meet the requirements of Transport Infrastructure Ireland (TII). Along this route a uniform and for the most part, a flush surface shall ensure universal accessibility using materials, street furniture and planting to define spaces.

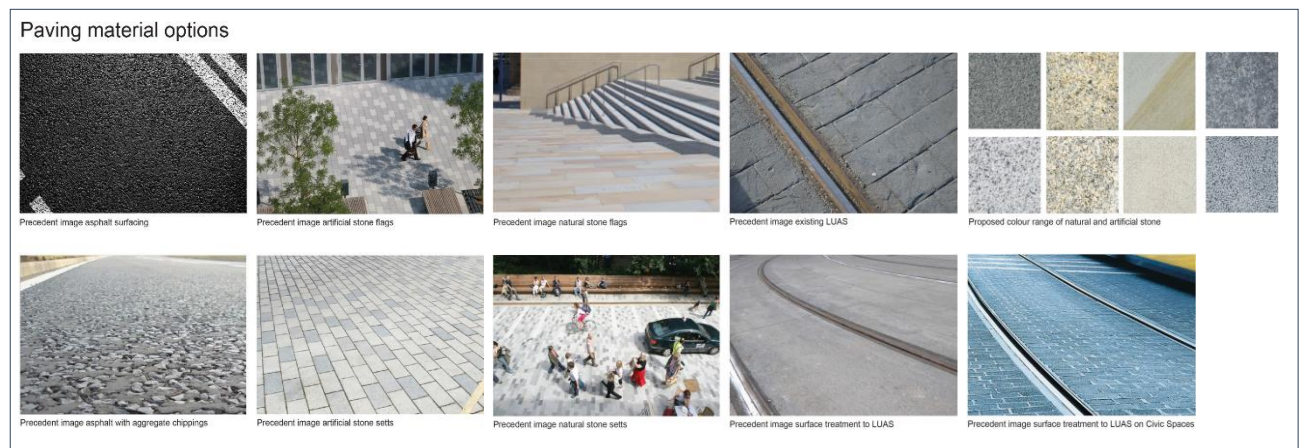


Figure 1: Palette of Materials for Primary and Secondary Routes and Squares (Illustrative)

#### 3.3 Street Furniture

Street furniture in the Town Centre should be provided for the comfort and safety of users. Streets and spaces should not be cluttered unnecessarily by furniture. All street furniture should be cohesive, high quality and site-specific. A coherent, carefully selected and narrow range of furniture should be chosen for the area, which is compatible with the in-situ best examples of street furniture in the Town Centre. Essential street furniture includes:

- Lighting,
- Formal seating (seats and benches) and

- Informal seating (e.g. low platforms, planters etc),
- Bins
- Public toilets
- Information kiosks/carousels/displays,
- Bicycle parking

A variety of seating opportunities should be provided throughout the public realm of the Town Centre. These may be in the form of feature steps, planter edges or walls, whilst innovative designs shall reduce the scope for street furniture clutter. Café and restaurant seating shall be provided along building frontages at suitable locations, but should not dominate civic spaces that are required for multiple uses.

Cycle stands should be appropriately located to ensure that it is easily accessible and yet does not detract from usable public spaces, and in this regard, innovative cycle parking solutions should be required to provide for the required quantum whilst integrating seamlessly with the public realm. Meanwhile, focal points in the form of water features, public art or otherwise should be incorporated in the civic spaces appropriately and be unique to each space.

A coherent approach to services, such as basement/sub-podium vents, should be considered and integrated into urban street and space design. Lighting design should ensure adequate space for street trees.

A vent strategy shall be prepared for each space identifying the location of all vents with details demonstrating their sensitive integration into the landscape.



Figure 2: Examples of Street Furniture

### 3.4 Landscaping (Planting)

Planting will play an important role in defining the character of the Town Centre, contributing to its beauty, comfort and health. Tree planting will play an important role in providing visual structure and enclosure on the link routes in particular. Planting will generally be regular or formal in the local streets of the Town Centre to reflect the general symmetry of these spaces and their urban dominant character. Planting will take the form of carefully aligned and positioned low-level planting (e.g. borders, margins and planters) and regular tree planting/tree lines.

Soft landscaping should counterbalance the hard-built environment to provide an attractive, pleasant place for people to sit and relax, that varies in nature with the

seasons.

Landscape will be augmented on link streets to provide a strong landscape character and landscape character in the style of the boulevard. This landscape treatment will link with the broader Green Infrastructure and landscape structure. Strong lines of trees will be provided on Grand Parade to accentuate the curve, and will be punctuated by the squares and local street connections.

Town Centre streets and squares should be designed to accommodate both low level planting and regular tree planting to define squares, routes and principal frontages. Block courtyards shall also be landscaped and accommodate low level planting and trees on a less formal layout. Along Grand Parade, trees shall create a formal curved avenue with punctuations in locations where the street opens up into squares and plazas.

Along Grand Parade, as well as the tree-planting, stretches of ground level linear planting within the central median will provide both guidance to the user to pre-determined crossing points, so as to mitigate interaction with cyclists, vehicles or the Luas and also introduce a softer element to the overall design. Both hard and soft landscaping palettes define Grand Parade as an 'urban' space with priority to pedestrians and cyclists.

Throughout the Town Centre, species selection should be native in most part and include mature evergreen native trees, however, plant selection should be site specific to ensure appropriate species are planted in each space. Appropriate planting details should be employed so as to ensure suitable growing conditions and to protect adjacent streetscapes / hardscape and any adjoining structures or services (Figure).



Figure 3: Examples of Feature Street Trees

## 4. Communal Amenity Spaces

### 4.1 Communal Spaces General

All designs for communal amenity space, including open space, courtyards, roof terraces (as applicable), and communal residential pedestrian streets shall take cognisance of Section 5.4.4 of the Planning Scheme and in doing so comply with the 'Cherrywood Amenity Space Guidance Document 2017' and have regard to in particular Objective GI 11 as detailed below:

Objective GI 11 of the Planning Scheme states: 'To demonstrate that level changes necessary to accommodate development and associated infrastructure will not encroach on planned open space and will facilitate the protection of features for retention.'

All spaces shall include a mix of high quality hard and soft landscaped areas and allow for multiple uses not dedicated to a single user group: these shall include seating areas and low-level planting with a variety to add visual interest and bio-diversity gains on a seasonal basis. The spaces shall also be designed to cater for informal activities, relaxation and play and in this regard, the design of courtyards should demonstrate their ability to be flexible spaces.

In addition, level changes shall be utilised and sensitively incorporated to add interest, create play opportunities, contribute to the privacy of residents and support universal design accessible to all users. Integrated into landscape design at concept stage, level changes have the potential to create characterful spaces with dual functions of access and use.

#### *4.2 Communal Spaces Residential*

Opportunity for play shall be provided in residential areas in accordance with the 'Design Standards for New Apartments' published by the DECLG, December 2015. Playful spaces shall be provided; reducing the reliance on play equipment by stimulating imaginative play, these will allow a flexibility of use therefore encouraging a range of people to use the amenity. Design solutions should balance the needs of all residents by providing multifunctional uses within all amenity spaces

#### *4.3 Roof Gardens and Terraces*

Roof gardens in the form of Intensive Green Roofs can provide another variety of amenity, however, should not be the sole amenity available. They should complement ground level spaces and in some cases can contribute to achieving higher standards and provide a variety of spaces. Intensive Green Roofs can contribute positively toward SuDs, whilst planting can mitigate wind, provide shelter, and privacy.

Communal roof terraces have an important role in the provision of amenity within the residential elements of the Town Centre. The communal roof gardens and terraces should complement the courtyard spaces, and provide residents with access to shared, high-quality spaces that are easily accessed by residential cores, affording long views with appropriate wind mitigation measures, and should create sunny spaces which are not overlooked or overshadowed.

The design of all roof spaces should ensure that adequate integrated and free-standing furniture will provide for passive recreational opportunities for residents. Spaces should be flexible, to ensure a mix of uses are accommodated. Planting details and species should be seasonal, appropriate to location, low maintenance and of suitable specification for the microclimate whilst also contributing to SuDs and biodiversity. Seating and planting should be located to ensure the roof terraces can be divided up in a subtle and appropriate manner, with built-in, secure and safe storage and watering points for maintenance. Where necessary, wind screening should be provided to ensure a suitable microclimate is achieved within roof level spaces. All boundaries shall be robust and shall not provide an opportunity to climb or access by garden users.