

Social Housing Bundle 4, Development at Collins Avenue, Whitehall

Landscape Concept Sketchbook

Introduction

PROJECT DESCRIPTION

The proposed development is described as follows in the public notices.

Notice is hereby given of the construction of 106 apartments on a site c.1.72 ha at the former bring centre and Dublin City Depot site accessed via Collins Avenue Extension and Collins Avenue, Whitehall, Dublin 9. The site is bound to the north by the Shanowen Business Estate and the Shanowen Hall and Shanowen Square, to the east by Crestfield Estate and Crestfield Park and Collins Avenue Extension Estate fronting Collins Avenue immediately adjoins the site to the west and south. Development at the site will consist of the following:

- The demolition of the existing office building, sheds, warehouses and garages and site clearance works.
- Three apartment blocks comprising a total of 106 residential units and 375 sqm of community, arts and cultural space.
 - Block A ranges from 3 to 6 storeys and consists of 50 no. residential units (22 no. 1 bed, 20 no. 2 bed and 8 no. 3 bed units) and 275 sqm of community, arts and cultural facilities at ground floor level.
 - Block B ranges from 4 to 6 storeys and consists of 38 no. residential units (17 no. 1 bed, 9 no. 2 bed and 12 no. 3 bed units) and 100 sqm of community, arts and cultural facilities at ground floor level.
 - Block C ranges from 4 to 5 storeys and consists of 18 no. residential units (10 no. 1 bed and 8 no. 2 bed units).
- 183 no. long-stay and 63 no. short-stay bicycle parking spaces, 57 no. car parking spaces and 5 no. motorcycle spaces.
- 1,925 sqm of public open space and 3,140 sqm of communal open space.
- One signalised vehicular access is proposed via Collins Avenue and Collins Avenue Extension.
- Provision of pedestrian and cyclist access at northern boundary to allow for future link via Shanowen Business Estate and the Shanowen Hall and Square
- Boundary treatments and planting, public lighting, site drainage works, internal road surfacing and footpath, ESB meter rooms, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

LANDSCAPE DESIGN DESCRIPTION

The development at Collins Avenue will include one public open space and three communal open spaces.

The main constraint on this site is a wayleave which runs east-west through the site. Therefore, no trees are allowed to be planted along the northern boundary of the site development as indicated on the drawing.

A public open space is located at the entrance of the development, in front of the Block B while the communal open spaces are located at the back of the Blocks A, B and C.

All landscaped areas are designed to be attractive and usable, catering for both active and passive uses and at the same time fulfilling the objectives of movement and access, biodiversity enhancement and nature-based SUDS requirements.

Public open space is located centrally within the development and includes the area along the boundary with the strip of the existing trees that follows the alignment of the shared road surface.

This public open space will allow for east west permeability as well as connections to the north and south. The extensive inclusion of the planted swales along the road at the east and west side of the public open space provide a buffer zone for the pedestrians. Together with the selection of native and pollinator friendly trees, swale features will provide for a particular habitat and enhance the site's biodiversity.

Planting zone with the line of trees along the north side of the open space will also provide a buffer zone for the residents of Block A.

The open space is providing the opportunities for informal recreation and active play for smaller children with the traditional and natural play equipment chosen for individual and group play; social interaction, imaginative play and climbing and sliding movements. The flexible grass and meadow space with mounding, tree planting will allow for kick-about areas and will inspire natural play.

South facing seating along the play space is provided to allow parents, guardians, and residents passive supervision, while the seating at the north-east corner of the open space is provided for relaxation and social interactions. Seating will be robust and will utilise composite timber seating tops, back and arm rests for the comfort.

The landscape character of the linear open space along the southern boundary will be passive, focusing on biodiversity and

passive amenity. Existing trees and hedgerows along the boundary will be protected, retained, and managed to maximise the visual softening of the proposed scheme and to maintain and improve site's biodiversity.

Communal open space at the south-west side of the development is located within the Block A, and it is in a proximity to the neighbouring houses. For that reason, the boundary along the south is carefully considered to provide a well-defined boundary to rear of adjoining housing. The existing trees and hedgerow will be cut back and reinforced with additional screen planting with the selection of proposed evergreen and deciduous trees which will provide a good screening and seasonal interest through the whole year.

This communal open space is delineated with the soft landscape. Shrub, groundcover planting at lower scale and tree planting to give a vertical, upright structure and spatial definition while the hard landscaping will inform a general hierarchy.

Within the communal open space there are opportunities for play and spaces for both active and passive involvement. Play opportunities are provided in the form of open grass 'kick-about' space and natural play equipment for smaller children.

The communal open spaces at the back of the Block B and C have the similar landscape language through the materiality used and amenities provided. In addition, these two areas contain the detention basins which are used as a part of SUDS strategy.

As the detention basins are normally dry, those depressed areas are designed to provide useable play opportunities by incorporating natural play elements, such as stepping logs, boulders, tree trunks or a slide.

Seating opportunities (benches) will be provided along the path and around the amenity areas with the planting incorporated to enhance site's biodiversity and visual amenity as outlined above.

Landscape objectives

DESIGN OBJECTIVES:

The primary landscape design objectives are as follows:

- To create a high quality attractive environment with appropriate open space amenity for the proposed residences that is robust, accessible, useable, connected and supervised.
- To retain existing trees and hedgerows where possible so that the scheme has an appropriate degree of maturity from the outset. Consultation between the Arboricultural, Engineering and Architectural consultants has formed the strategy to retain existing vegetation on site where appropriate and to ensure space for future tree planting.
- To develop a scheme which protects and enhances biodiversity through protection of hedgerows/existing trees where feasible. Appropriate habitat creation, planting palette selection and landscape planted structure will mitigate loss of habitat and create ecological linkages through the proposed form of the new development. These habitat types consist of new tree, shrub and hedge planting, marginal zones, swales and varying mowing regimes for meadow and grass.
- To Integrate with the existing and future surrounding context with new physical and visual connections through the public open space.
- To connect to and utilise existing green infrastructure as an amenity for walking and running. There are proposed connections through to adjacent development open space along the existing open space corridors.
- To create a network of external spaces that allows for flexibility in recreation activity; for social interaction and incidental play; as well as spaces that are quiet and calming; spaces which allow a connection to different habitats and enable a tree and hedgerow planting structure to be established across the sites.
- To create a 'free play' strategy for the site.
- To undertake a fully coordinated approach to site services, in particular to SUDS
- To create a streetscape structure which follows best practice guidelines in Design Manual for Urban Roads and Streets.
- To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will be appropriate, durable, and respond to budget allocation.

The planting palette will be selected with regard to the 'All Ireland Pollinator Plan 2021-2025'

For the purposes of this report, the landscape strategy for the development can be broken down into the following key external areas:

1. Public Open Space
2. Communal Courtyards

Site analysis



Site Analysis

M+A Project Nest Student Accommodation



Site Analysis

Site Context



Shanowen Sq. Student Acc.

Collins Avenue

DCU Entrance

Collins Ave. Entrance

Connection to Project Nest

Pedestrian/Cycle Access

Collins Ave. Soc Housing

St. Kevins FC

Character Areas and Landscape Plan



Character areas: Public Open Space

Precedent pictures

Flexible open grass and meadow space with mounding, tree groves, groundflora, pollinator friendly planting and seating. The spaces allow for active play, kickabout areas, and are intended to inspire natural play. South facing benches are provided allowing parents, guardians and residents to passively supervise the grass 'kick-about' and play space. Seating will be robust and will utilize composite timber seating tops, back and arm rests for comfort. The play area will cater to older children and consist of traditional and natural play elements.

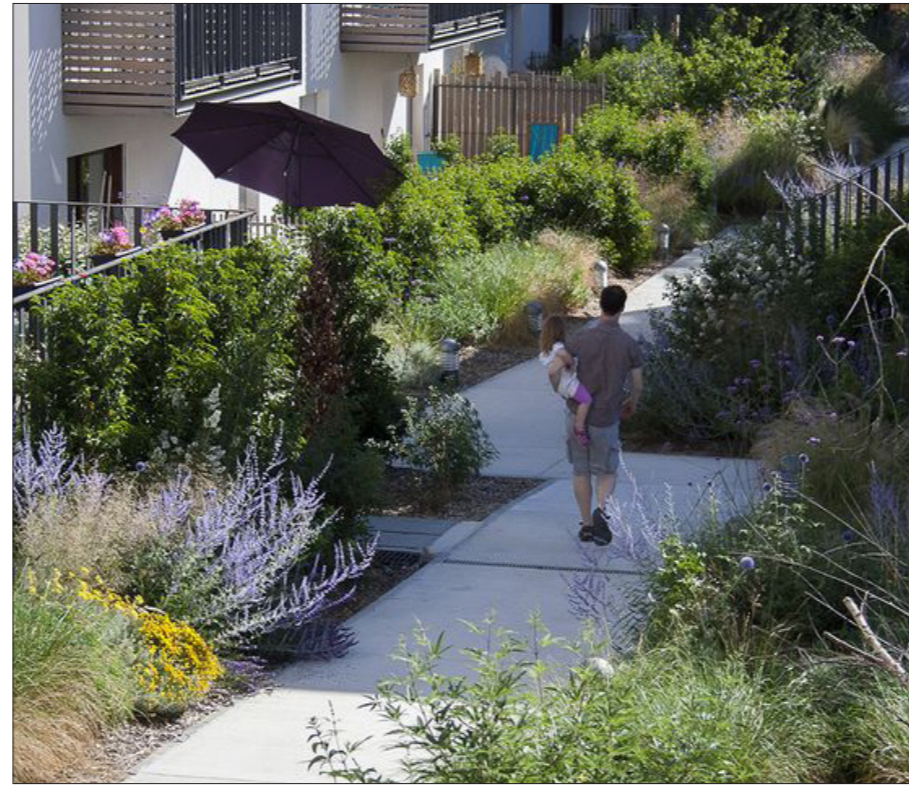


Character areas: Communal Courtyards

Precedent pictures

Communal open spaces will share a similar language through the materiality used and amenities provided. Each communal space shall be defined and delineated with soft landscape. Shrub, groundcover planting at lower scale and hedge and tree planting to give a vertical, upright structure and spatial definition while landscaping will inform a general hierarchy. The balance between privacy and sociability is crucial to achieve both enough privacy for the private patios and groundfloor apartments, but also encourage direct access to the courtyards, sociability and passive surveillance.

Communal courtyards need to cater for the play amenity. Larger communal courtyards should incorporate a 85-100sqm playground for toddlers and younger kids. Within the central spaces there are opportunities for play and spaces for both active and passive involvement, inclusive for all ages, ethnicity and culture. Play opportunities are provided in the form of open grass 'kick-about' space or toddler/younger and older children play areas. Other amenity includes inclusive seating opportunities on sunny locations, meeting space, amenity lawn and incidental play.



Typical section through private terrace and communal open space

Biodiversity & SUDS

Precedent pictures

Biodiversity

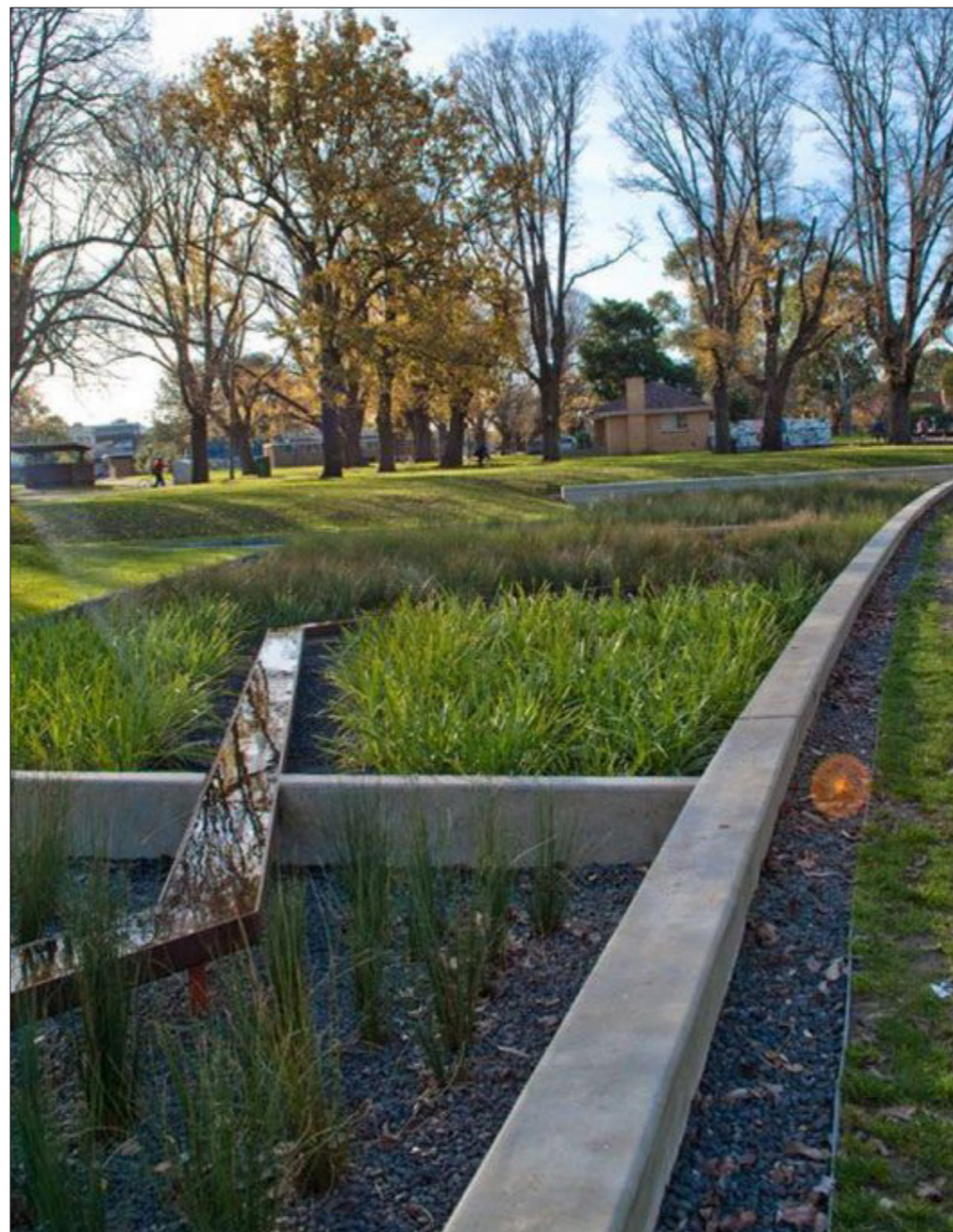
The landscape scheme has been developed around the principles of green infrastructure, and has therefore incorporated the natural heritage elements specifically aimed at enhancing biodiversity and its connectivity across the site.

The biodiversity enhancement is particularly seen in the following landscape response:

- Corridors and groves trees
- Swale
- Selection of native and pollinator friendly plant species
- Native boundary hedgerows providing food and nesting opportunities for birds with hawthorn, holly, blackthorn, crab, apple, rowan and larger tree species including oak, birch, Scots pine and willow.



Meadow and groves - spatial design

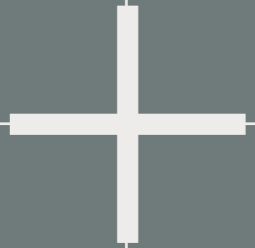


Swale

Landscape Masterplan



Play Strategy



Play strategy

Opportunities for Play:

All play areas to conform to European standards EN 1176 and EN 1177
Playground equipment and surfacing

Play amenity is achieved in 3 ways:

1. For residents in their own residential open space. This amenity encourages social interaction between residents within a passively supervised communal space.
2. Play space for younger children within public open space. It is provided to fulfil the requirements of the residents, but is available to the wider community
3. Playfulness – the design is aimed at encouraging playfulness, offering space for spontaneous and imaginative play, with elements that may stimulate that – such as mounds and tree trunks, detention basins, swales, biodiversity etc.

Play area provision required is noted in the document 'Sustainable Urban Housing: Design Standards for New Apartments'.

Children's Play

4.13 The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces. Children's play needs around the apartment building should be catered for:

- within the private open space associated with individual apartments (see chapter 3);
- within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; and
- within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.

Extract from 'Sustainable Urban Housing: Design Standards for New Apartments
– Section 4.0'

Per the guidelines noted in 'Sustainable Urban Housing: Design Standards for New Apartments', Block A is the only block within the development which require a small play space as it consists of 20no. 2bed and 8no. 3 bed units. Based on the unit calculation, this triggers the provision of 85-100 sq. meters of the play space for smaller children set in the document which is shown on the plan.

The play space of 90 sq. meters within Block A communal open space is designed with "free" and natural strategy in mind with formal play equipment and natural, incidental play elements. The similar approach is used in communal open spaces within Block B and C.

Furthermore, formal play space of 100 sq. meters is proposed within the public open space. This formal secured play space will serve ages 0-6 yrs. and will be inclusive for all residents.

All play areas to conform to European standards EN 1176 and EN 1177
Playground equipment and surfacing

Formal Play area within Public Open Space

This plan illustrates the provision for formal secured play being made in proposed development with timber play equipment and Wetpour safety surfacing to serve ages 0-6yr.

Play area of 100m² for young children is located within public open space and is secured with a safety fencing and a hedge planting to give a further definition and security.

The chosen play equipment enables individual play, group play, social interaction, imaginative play, climbing and sliding movement. Seating within the play space is provided to allow parents, guardians and residents passive supervision. Seating will be robust and will utilize composite timber seating tops, back and arm rest for comfort. The flexible grass area with meadow planting and mounding at the north side of the public open space will provide the opportunities for informal recreation and will inspire natural play.

Selected play equipment supplied and manufactured by Kompan Robinia range or equivalent.

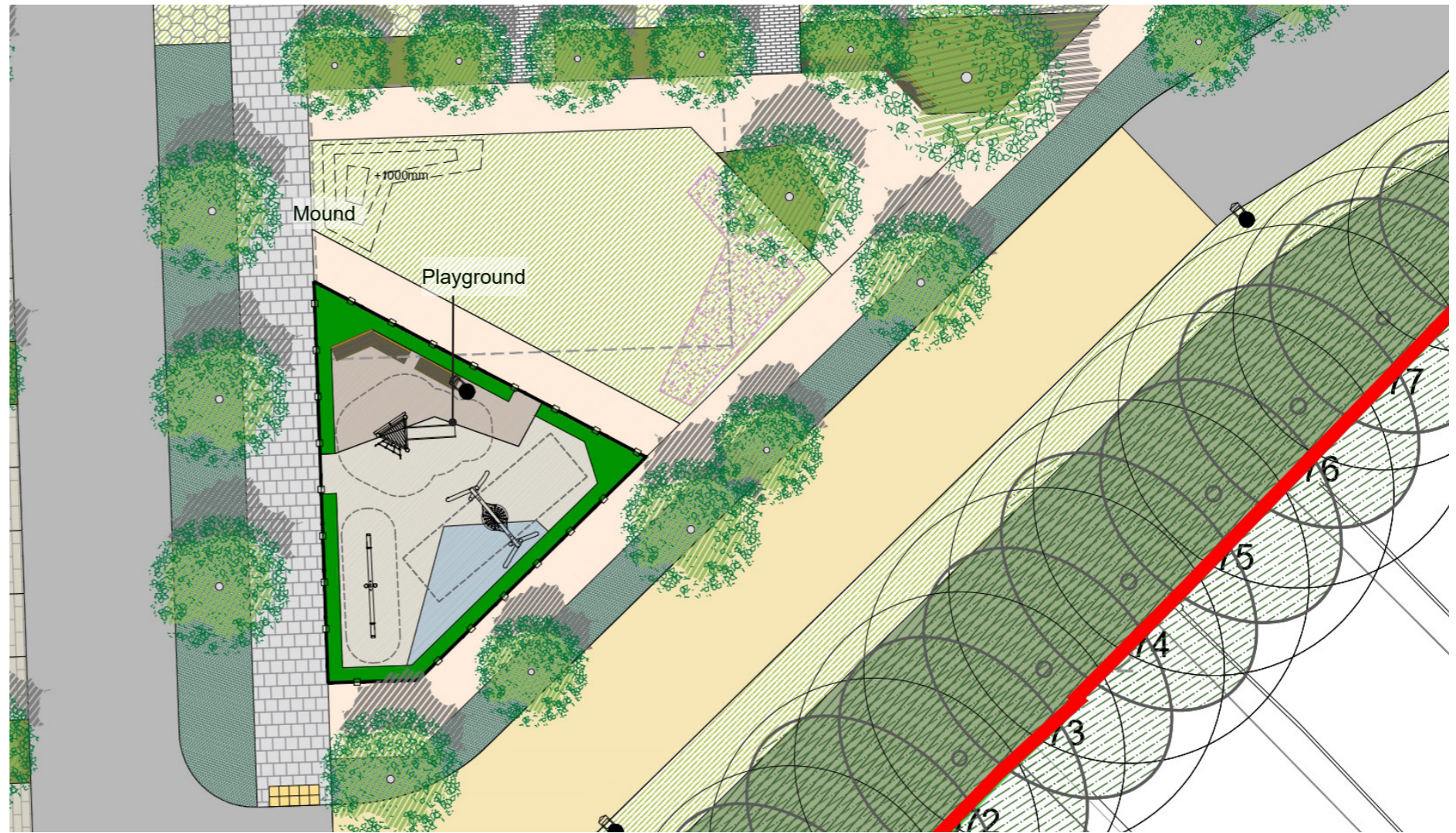
NOTE: all play equipment shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. A post installation certification by the Royal Society for the Prevention of Accidents shall be submitted to the local authority.

Tower with slide



EQUIPMENT INFORMATION

Age: 3+
 Material: Organic Robinia
 Max fall height: 100cm
 Total height: 320cm
 Activities: balance, climb, pull, sensory, slide, socialize



Public Open Space & play area

Bird Nest Swing



EQUIPMENT INFORMATION

Age: 2+
 Material: Organic Robinia
 Max fall height: 143cm
 Total height: 284cm
 Activities: balance, jump, sensory, socialize, swing

Entry Seesaw



EQUIPMENT INFORMATION

Age: 4+
 Material: Organic Robinia
 Max fall height: 115cm
 Total height: 115cm
 Activities: balance, rock, sensory, socialize

Play area within Block A Communal Open Space

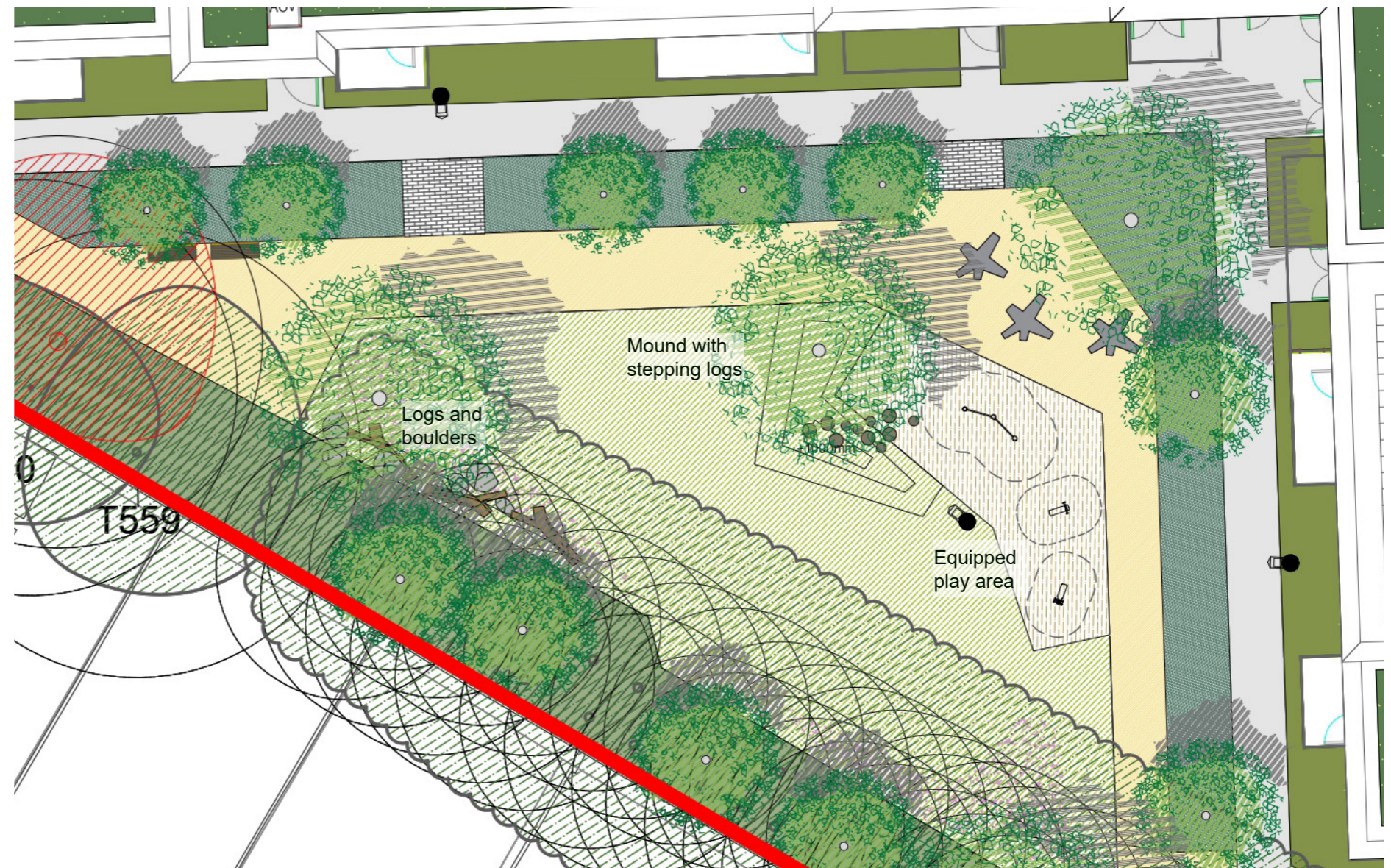
This plan illustrates the provision for play within the secured Block A Communal Open Space. Play area of 90sq.meters with timber play equipment and recycled rubber play surface with adjacent mound and stepping logs will cater for children aged 0-6 yr.

The chosen play equipment enables individual play, group play, social interaction, imaginative play, climbing and jumping movement. Seating within the communal open space is provided to allow parents, guardians and residents passive supervision. Seating will be robust and will utilize composite timber seating tops, back and arm rest for comfort.

The flexible grass area and mounding with stepping logs adjacent to equipped play area will provide the opportunities for informal recreation and will inspire natural play for all age groups. The tree trunks and boulders are arranged as an obstacle course within the existing trees and hedgerows which offer the opportunities for children to freely explore nature.

Selected play equipment supplied and manufactured by Kompan Robinia range or equivalent.

NOTE: all play equipment shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. A post installation certification by the Royal Society for the Prevention of Accidents shall be submitted to the local authority.



Block A Communal Open Space & play area

Triple Somersault



EQUIPMENT INFORMATION
 Age: 4+
 Material: Organic Robinia
 Max fall height: 111cm
 Total height: 150cm
 Activities: pull, push, sensory, socialize

Pony



EQUIPMENT INFORMATION
 Age: 3+
 Material: Organic Robinia
 Max fall height: 60cm
 Total height: 70cm
 Activities: balance, rock, sensory

Mule



EQUIPMENT INFORMATION
 Age: 3+
 Material: Organic Robinia
 Max fall height: 60cm
 Total height: 65cm
 Activities: balance, rock, sensory

Play area within Block B Communal Open Space

The provision for play within the secured Block B Communal Open Space with formal play equipment, recycled rubber play surface and adjacent natural play elements will cater for children aged 0-6 yr.

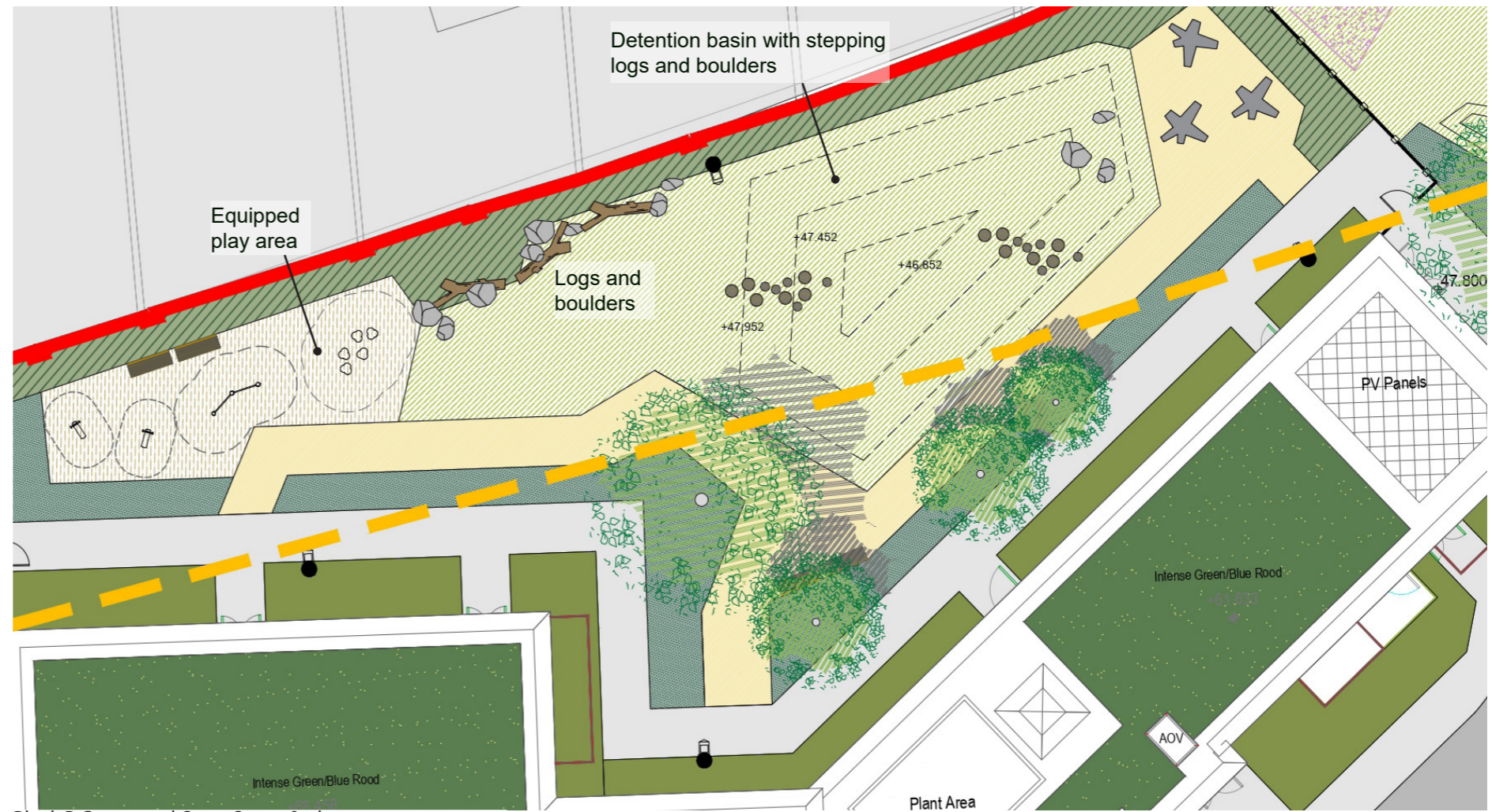
The chosen play equipment enables individual play, group play, social interaction, imaginative play, climbing and jumping movement. Seating within the communal open space is provided to allow parents, guardians and residents passive supervision. Seating will be robust and will utilize composite timber seating tops, back and arm rest for comfort.

The tree trunks and boulders adjacent along the proposed native planting are arranged as an obstacle course which offer the opportunities for children to freely explore nature. The flexible grass area and mounding with stepping logs adjacent to equipped play area will provide the opportunities for informal recreation and will inspire natural play for all age groups.

Furthermore, the design of this courtyard utilizes the nature based detention basin creatively, incorporating natural play elements such as stepping stones and logs to encourage exploration and physical activity among younger users. As detention basin are normally dry, this depressed area carefully integrated into the courtyard is designed as a playful feature.

Selected play equipment supplied and manufactured by Kompan Robinia range or equivalent.

NOTE: all play equipment shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. A post installation certification by the Royal Society for the Prevention of Accidents shall be submitted to the local authority.



Block B Communal Open Space & play area

Pony



EQUIPMENT INFORMATION
Age: 3+
Material: Organic Robinia
Max fall height: 60cm
Total height: 70cm
Activities: balance, rock, sensory

Mule



EQUIPMENT INFORMATION
Age: 3+
Material: Organic Robinia
Max fall height: 60cm
Total height: 65cm
Activities: balance, rock, sensory

Triple Somersault



EQUIPMENT INFORMATION
Age: 4+
Material: Organic Robinia
Max fall height: 111cm
Total height: 150cm
Activities: pull, push, sensory, socialize

Waterlilies Balance Post, 5pcs



EQUIPMENT INFORMATION
Age: 2+
Material: Organic Robinia
Max fall height: 32cm
Total height: 32cm
Activities: balance, sensory, socialize

Play area within Block C Communal Open Space

The provision for play within the secured Block C Communal Open Space with formal play equipment, recycled rubber play surface and adjacent natural play elements will cater for children aged 0-6 yr.

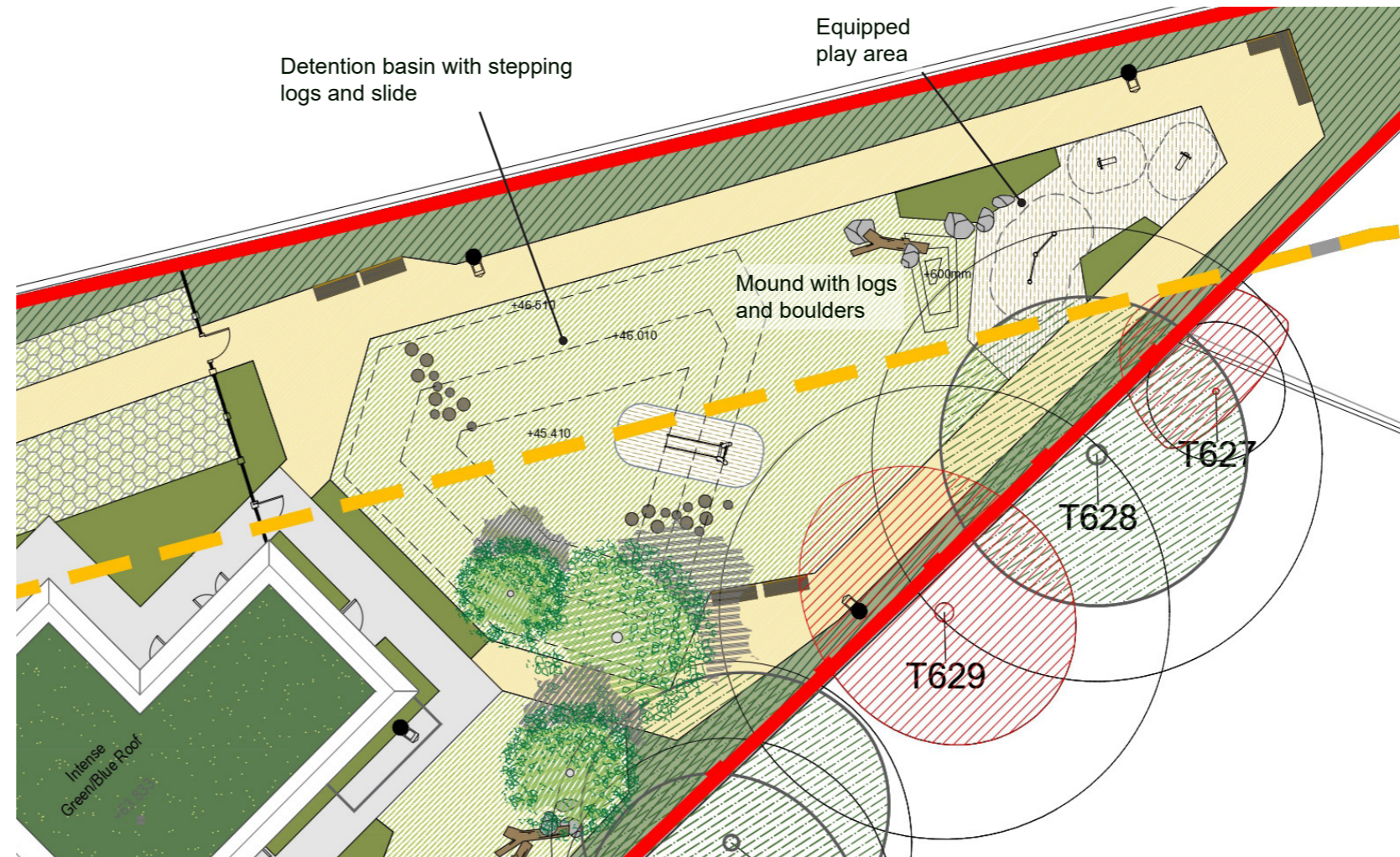
The chosen play equipment enables individual play, group play, social interaction, imaginative play, climbing and jumping movement. Seating within the communal open space is provided to allow parents, guardians and residents passive supervision. Seating will be robust and will utilize composite timber seating tops, back and arm rest for comfort.

The flexible grass area and mounding adjacent to equipped play area with tree trunks and boulders arranged as an obstacle course will provide the opportunity for informal recreation and will inspire natural play for all age groups.

Furthermore, the design of this courtyard utilizes the nature based detention basin creatively, incorporating natural play elements such as stepping stones and slide will encourage exploration and physical activity among younger users. As detention basin are normally dry, this depressed area carefully integrated into the courtyard is designed as a playful feature.

Selected play equipment supplied and manufactured by Kompan Robinia range or equivalent.

NOTE: all play equipment shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. A post installation certification by the Royal Society for the Prevention of Accidents shall be submitted to the local authority.



Block C Communal Open Space & play area

Pony



EQUIPMENT INFORMATION
 Age: 3+
 Material: Organic Robinia
 Max fall height: 60cm
 Total height: 70cm
 Activities: balance, rock, sensory

Mule



EQUIPMENT INFORMATION
 Age: 3+
 Material: Organic Robinia
 Max fall height: 60cm
 Total height: 65cm
 Activities: balance, rock, sensory

Triple Somersault



EQUIPMENT INFORMATION
 Age: 4+
 Material: Organic Robinia
 Max fall height: 111cm
 Total height: 150cm
 Activities: pull, push, sensory, socialize

Waterlilies Balance Post, 5pcs



EQUIPMENT INFORMATION
 Age: 2+
 Material: Organic Robinia
 Max fall height: 32cm
 Total height: 32cm
 Activities: balance, sensory, socialize

Incidental natural play within development

The provision for natural play for children has been made in proposed development with inclusive spaces for informal play which include the flexible grass space, mounds, tree trunks, stepping logs and boulders which enables individual and group play for all age groups, social interaction, imaginative play and climbing and sliding movements.

These play spaces include incidental play opportunities and risk play that are incorporated into the landscapes contours and nature - based detention basins.

Tree groups with selection of native and pollinator friendly planting have also been designed to frame the play areas, provide shelter and natural setting for children to explore and engage in imaginative play but also to enhance the environment and create an attractive space for all residents.

Flexible grass and meadow area



Boulders



Tree trunks



Stepping logs



