Student Accommodation Development at Goatstown, Co. Dublin

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

LANDSCAPE RATIONALE

September 2024

Business supporter
All-Ireland Pollinator Plan
www.pollinators.ie

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NOTE: RATIONALE TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.

IMAGES AND DIAGRAMS FOR ILLUSTRATIVE PURPOSES ONLY.

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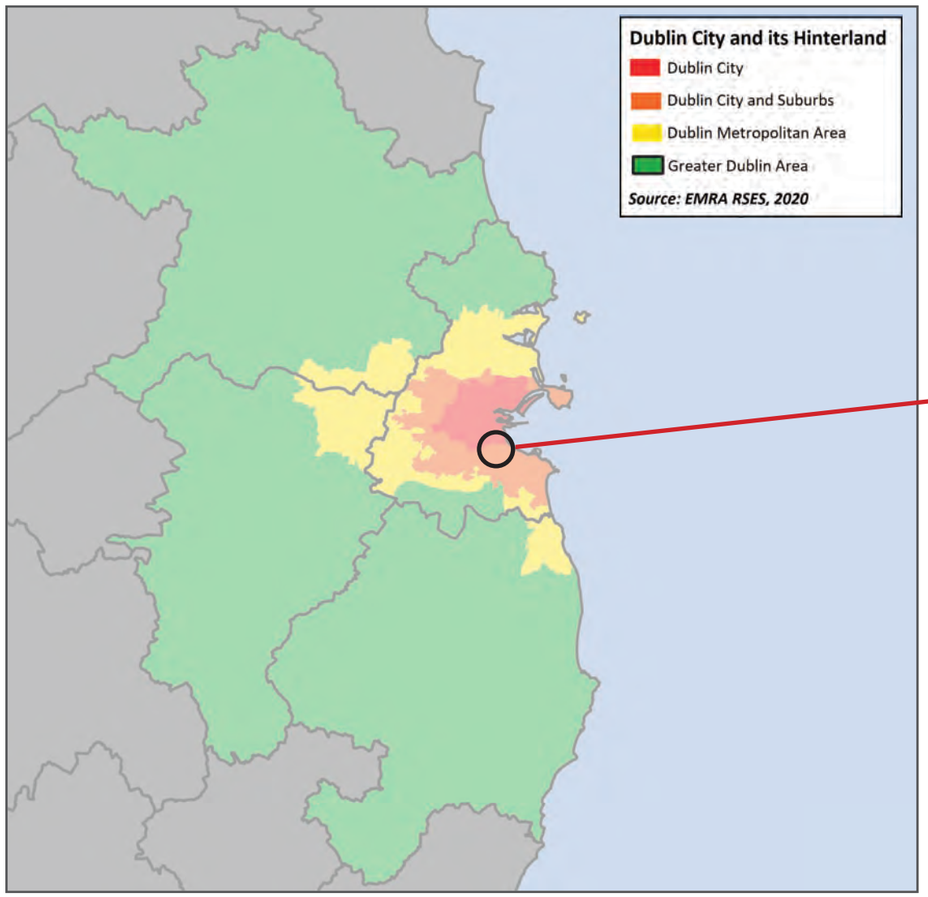
SITE LOCATION:

The proposed development site is located on the southern outskirts of Dublin City.

The site is positioned along the R825, a regional road that runs north-south connecting the areas of Ranelagh aand Goatstown. .

The immediate area surrounding the site is made up of suburban landscape. Notably, University College Dublin (UCD)'s Belfield campus is located nearby.

○ - Approximate site location



2.1 SITE LAYOUT

2.2 LANDSCAPE MASTERPLAN

KEY TO LANDSCAPE TREAMENTS

SOFT LANDSCAPE TREATMENTS:

PROPOSED TREE PLANTING
See List

PROPOSED SCREEN PLANTING
Ornamental Bamboo
Phyllostachys aurea etc.

PROPOSED RAISED PLANTER PLANTING

PROPOSED PLANTING MIX FOR SHADE & DAMP

PROPOSED SHRUB PLANTING

PROPOSED GRASSED AREAS

PROPOSED ROOFTOP GARDEN PLANTING

PROPOSED CLIMBER PLANTING

HARD LANDSCAPE TREATMENTS:

PROPOSED SURFACE TREATMENT 1:
Block paving - Charcoal 300mm x 200mm x 60mm

PROPOSED SURFACE TREATMENT 2:
Block paving - Silver 600mm x 300mm x 60mm

PROPOSED SURFACE TREATMENT 5:
Paving flag - Silver 600mm x 400mm x 50mm

PROPOSED SURFACE TREATMENT 5:
Permeable Paving - Charcoal 200mm x 100mm x 80mm

PROPOSED SURFACE TREATMENT 3:
Coloured Asphalt or similar approved.

PROPOSED SEATING

Landscape:

The landscape plan presents a design that is focused on providing a sympathetic environment to the existing surrounding landscape.

People:

Anticipating student's needs is a key design objective of the proposed development. The communal and open spaces throughout the landscape plan feature a variety of active and passive ammenities, from a mini nature trail route to seating and pockets of spaces where students can socialise.

Sustainability:

The development uses permeable paving and green roof solutions to address SUDS across the site (see 3.2) and work to create a sustainable and future-proof residential development that is sympathetic to the natural environment.

Place::

Strategic planting, open space hierarchy and thoughtful landscape design will contribute to a distinctive sense of place.

There is an emphasis on native planting throughout the landscape plan that work to enhance the biodiversity and green infrastructure across the proposed site. The existing site boasts little to no vegetation, however, the landscape plan proposes the planting of over 50 trees throughout the communal and open spaces. New tree and shrub planting along the pereimeters of the site will create a strong green buffer that provides a natural screen and the use of green roofs and planting across the roof gardens will work to drastically soften the new buildings so that the site does not impose on the surrounding environment. Small areas of flowering shrubs and bulb planting throughout the public open spaces will create landscape character, as well as creating attraction for local pollinators.

2.4 LANDSCAPE MOODBOARD

3.1 CONNECTIVITY

A key objective of the scheme is to provide high quality pedestrian and cycle network links through and into/out of the site.

The permeability of pedestrian connections within the development is important to connect residents to amenities and social opportunities.

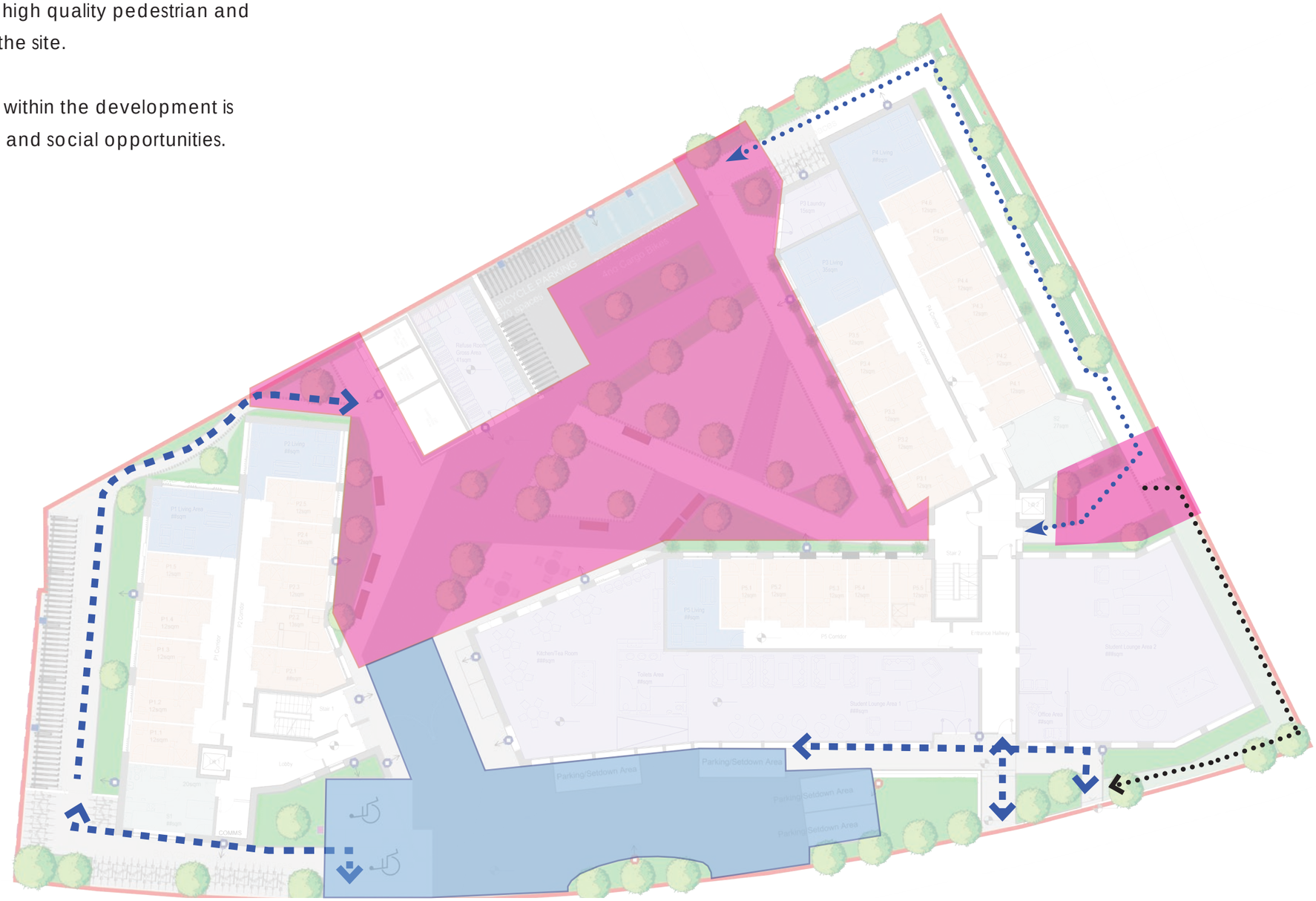
Pedestrian access

Public space Nature Trail

Maintenance access

Pedestrian permability

Vehicle Access & Parking

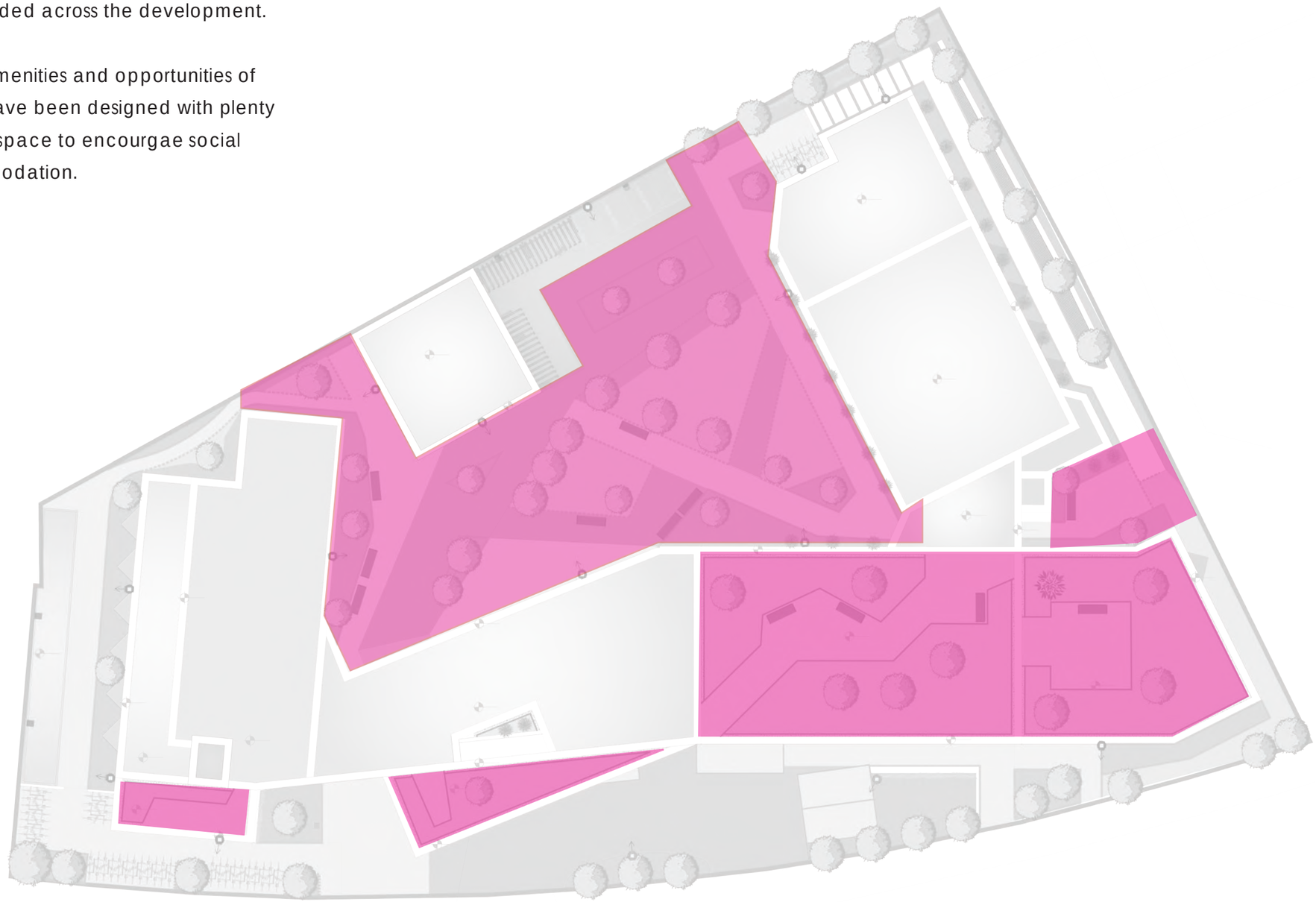


3.2 COMMUNAL OPEN SPACE

1247 sq. m of communal open space is provided across the development.

The communal spaces provide a range of amenities and opportunities of active and passive recreation. The spaces have been designed with plenty of seating features, planting and pockets of space to encourgae social engagement throughout the student accomodation.

Communal Open Space



3.3 VEHICULAR MOVEMENT

The proposed development aims to provide a permeable layout that emphasises activity and movement throughout the development.

The design aims to provide a pedestrian friendly environment in the form of shared spaces and route permeability. There is vehicle access through the development, across a shared surface hardscape. The use of flush kerbs and coloured surfaces outline clear pedestrian priority for day to day use.

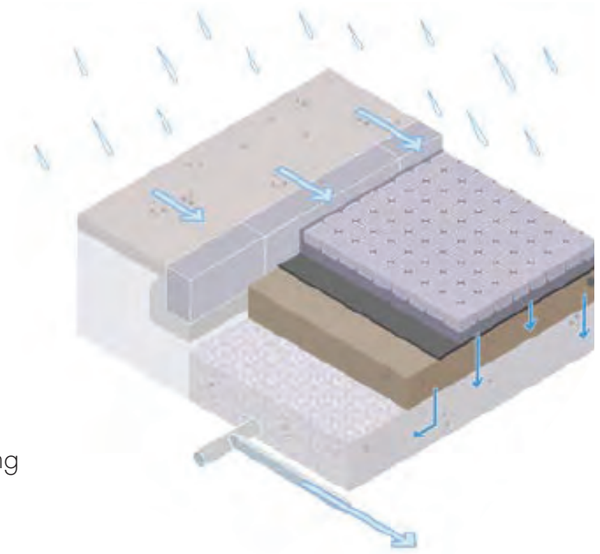


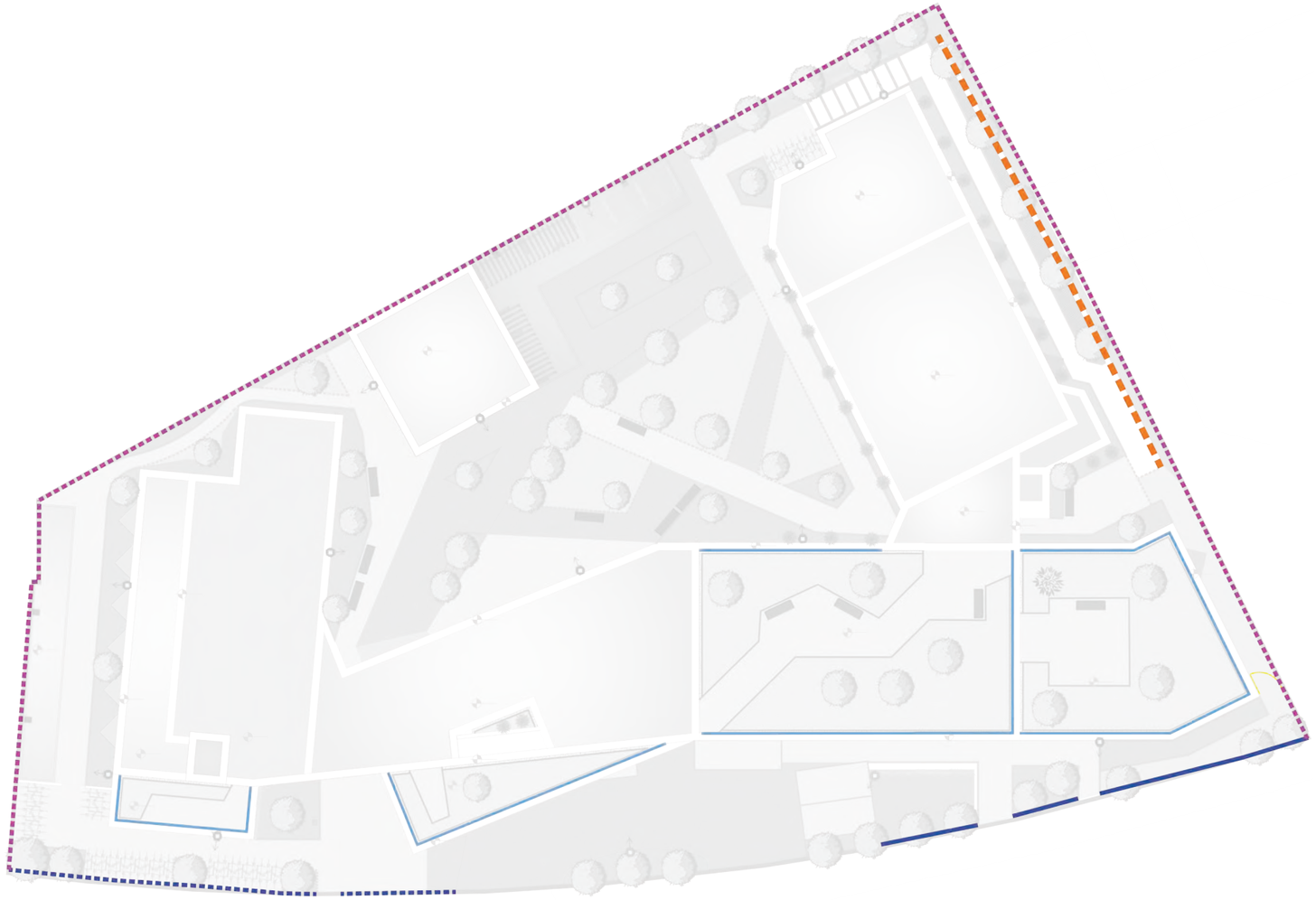
Diagram of
Permeable Paving
in parking bays

Permeable surfaces direct rainfall straight into a SuDS structure for cleaning and storage or infiltration into the ground. Utilising:

1. Pervious surface to allow water through the pavement surface
2. An open-graded sub-base layer that provides structural strength to the pavement with about 30% by volume available for water storage. The subbase designed structurally and hydraulically.
3. To avoid silt washing off adjacent landscape areas and leading to localised surface clogging, the following measures have been considered:

- Sloping adjacent landscape areas away,
- Using paved or turfed surfaces to adjacent areas,
- Proposing soil in adjacent planting beds at min. 50mm below the top of kerb withdense ground cover to bind the soil.

3.4 BOUNDARY TREATMENT PLAN



ROOFTOP RAILING & SCREEN
To architect's specification

PROPOSED RETAINING STRUCTURE
(Or natural slope in landscape to existing Boundary)

PROPOSED TIMBER PERGOLA

PROPOSED RETAINING WALL

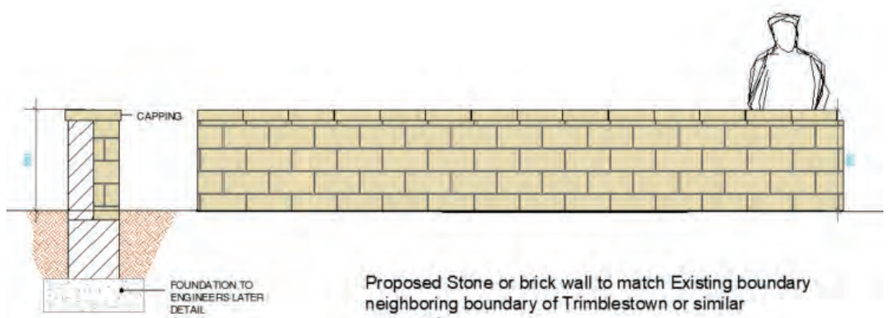
PROPOSED LOW WALL
900MM HIGH

PROPOSED KERB
Granite Sett Kerb 255 x 160 x 100mm
150mm above finished level.

PROPOSED KERB
Granite Sett Kerb 255 x 160 x 100mm
Flush with finished level.

PROPOSED LOW WALL & RAILING
600MM HIGH Wall + 1200mm Railing

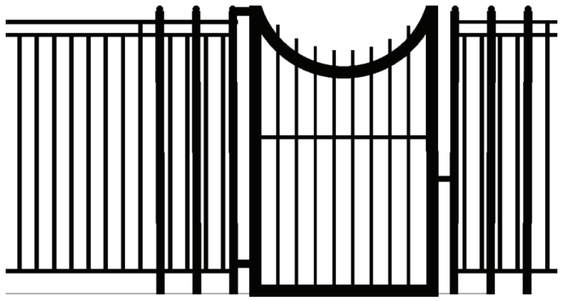
Proposed Low Wall & Railing



Proposed Stone or brick wall to match Existing boundary neighboring boundary of Trimblestown or similar approved.

Existing Retained North Boundary

Proposed Gate and Railing



Proposed Access Gate
Railing - 2 Metre High
with Keypad

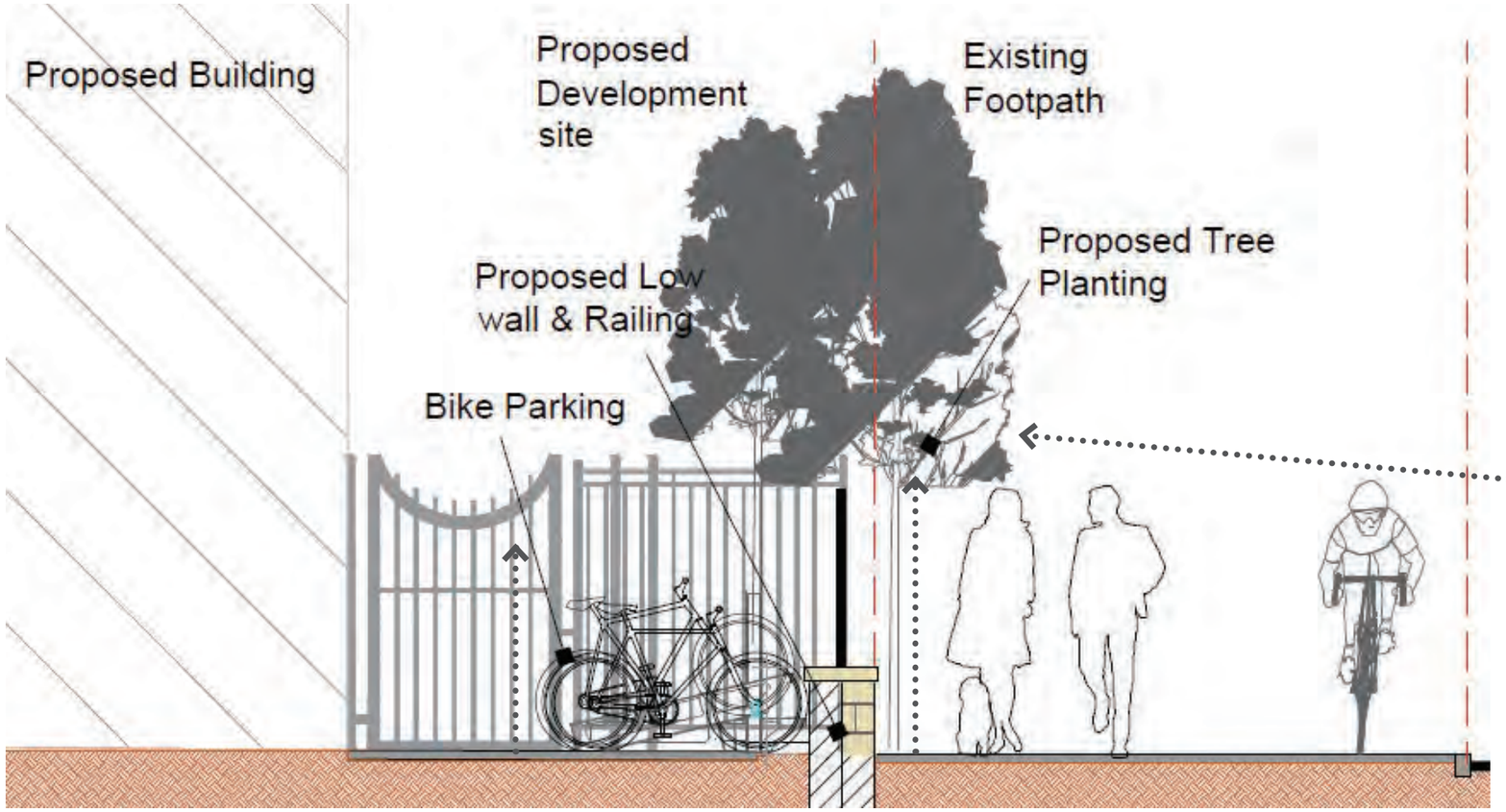
Existing public footpath

Tall columnar trees (full standard - 2m clear stem) to allow for clear visibility - shall not affect site lines

Existing vegetation to be removed and replaced with concrete footpath (or similar approved)

Proposed west boundary treatment: 600mm butt wall & 1200mm railing - to match existing treatment in adjoining Trimbleston Development

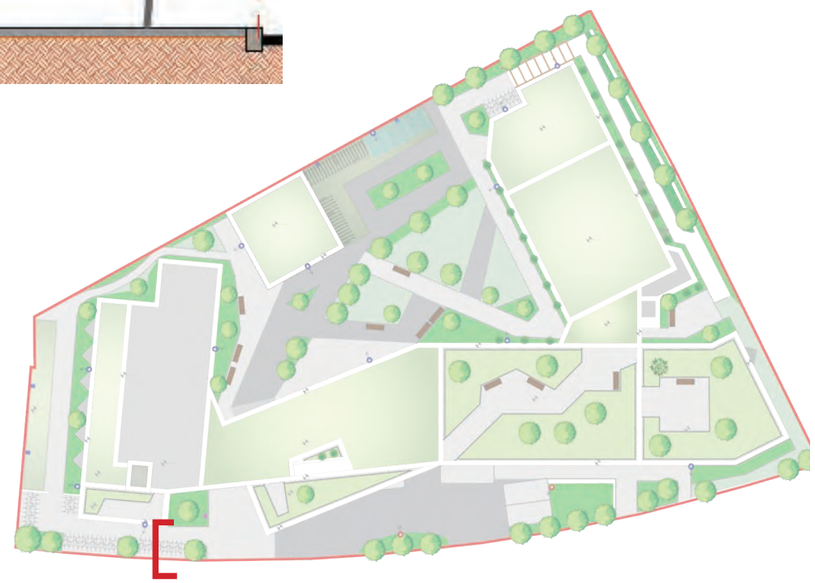
SECTION C-C1



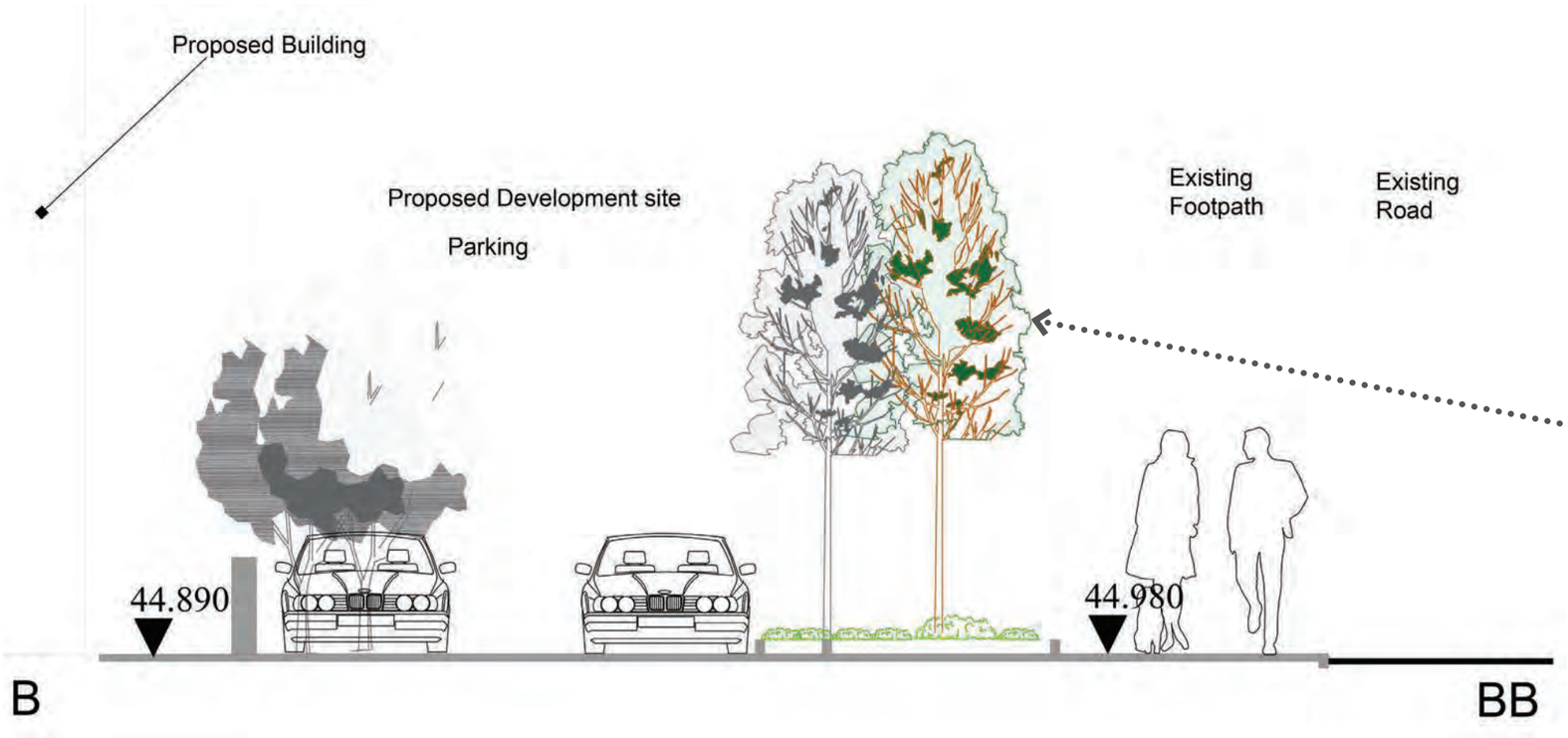
Fagus sylvatica 'Dawyck'

Tall columnar trees (full standard - 2m clear stem) to allow for clear visibility - shall not affect site lines

Proposed west boundary treatment: 600mm butt wall & 1200mm railing - to match existing treatment in adjoining Trimbleston Development



SECTION B-B1



Fagus sylvatica 'Dawyck'

16-18 cmg Clear Stems

- Trees with a defined trunk and rown
- Clear stem height of min. 180cm when transplanted
- To be rootballed or container grown

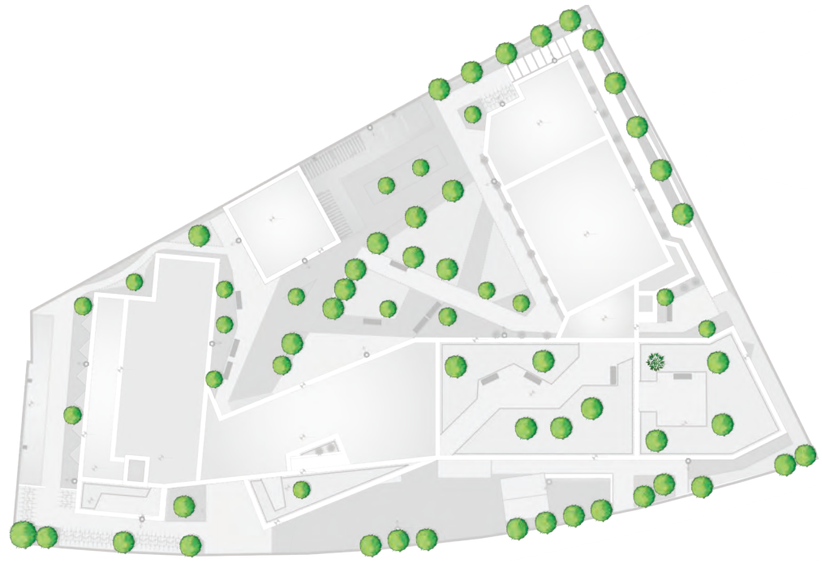
Proposed Tree Planting

The upright nature of Fagus sylvatica ‘Dawyck’ makes it a perfect candidate for the species of trees to be used along the street-face of the proposed development’s south and western boundaries. It’s long clear stem will provide good visibility between vehicles and pedestrians, while its bushy crown will create a desired softening of hardscapes throughout the site. A variety of ornamental trees and trees with smaller growth habits are proposed throughout the landscape plan to make the most of smaller spaces throughout the development. Native species will contribute to the overall tree numbers planted around the site. Refer to planting plan drawing no. 1519-DWG 1-Goatstown-RMDA

Sorbis aria

Fagus sylvatica ‘Dawyck’

Betula pendula Multistem



Acer palmatum

Betula pendula

Rhus tphina

Arbutus unedo

Olea europaea

Note: Planting shown throughout rationale are mature and are not indictive of size that shall be planted first.

Proposed Defensive Shrub Planting

A variety of evergreen and flowering shrubs will provide texture and year-round interest throughout the site. The flowering plants will attract pollinators and add biodiversity value to the site.

The proposed shrub mix will create a welcoming atmosphere to the front of the apartment blocks while also acting as buffers between the ground floor levels and the communal and public open spaces. Refer to planting plan drawing no. 1519-DWG 1-Goatstown-RMDA

Prunus ‘Otto luyken’

Lavandula angustifolia

Hypericum hidcote

Astellia ‘Silver Spear’

Libertia grandiflora

Sarcococca hookeriana var. humilis

Salvia officinalis

Sedum spectabile

Aucuba japonica

Miscanthus sinensis

Proposed Green Spaces:

Grass areas provide a versatile space for mixed use amenity opportunities

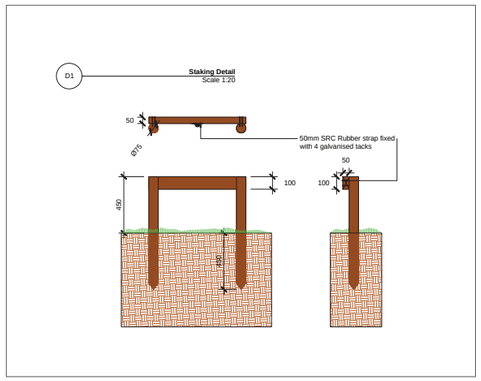
Upright trees and planting aid screening measures into the site

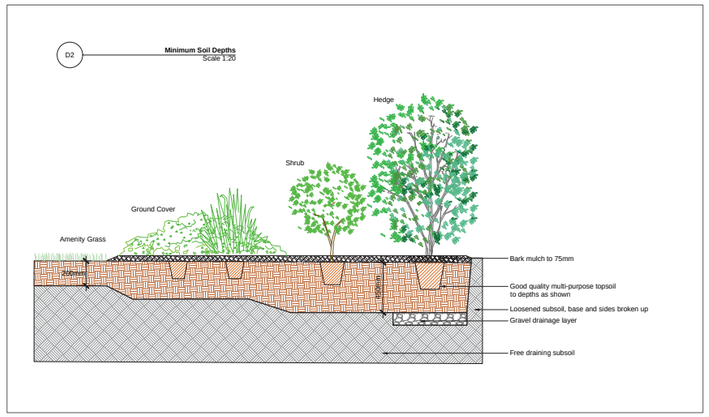
Grass and defensive planting provide good buffers between the site boundary and ground-floor apartment units, whilst also providing interest, amenity and biodiversity value to the communal open space.

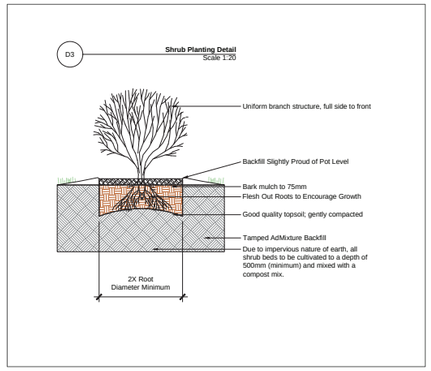
Defensive shrub planting screens views between open spaces and ground floor apartment units

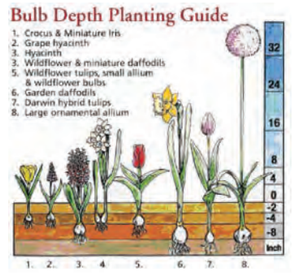
Planting throughout the rooftop gardens provide visual interest, amenity and biodiversity value to these communal open spaces

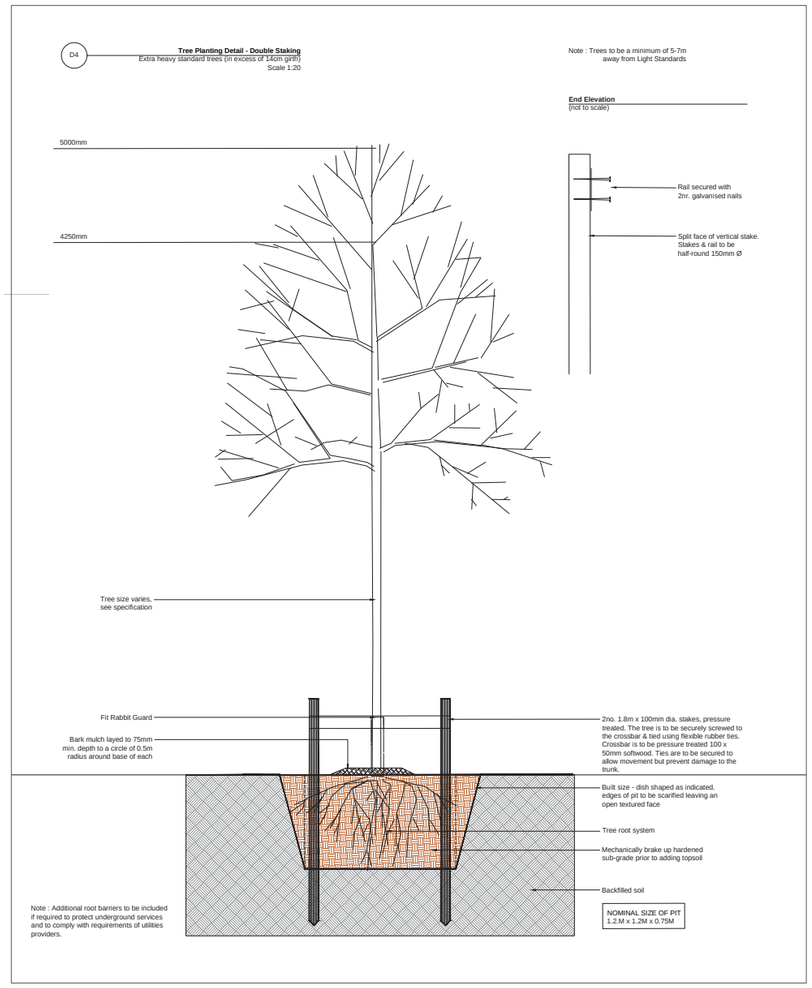
5.1 SOFT LANDSCAPE DETAILS

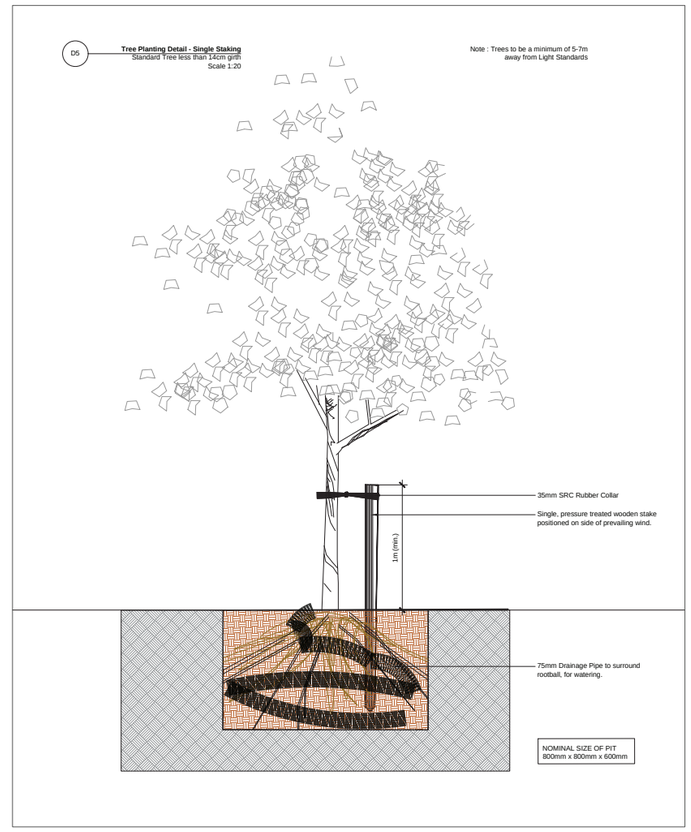


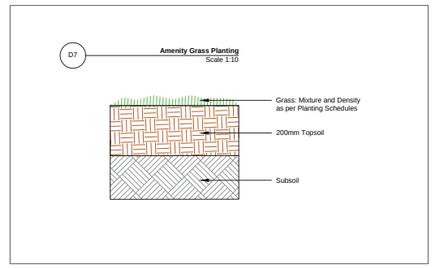


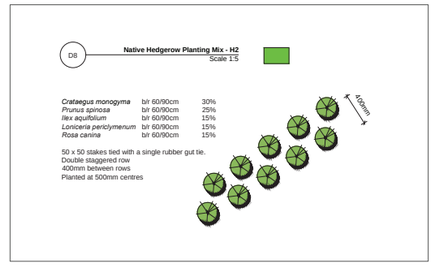












Soft Landscape

Tree Protection & Details

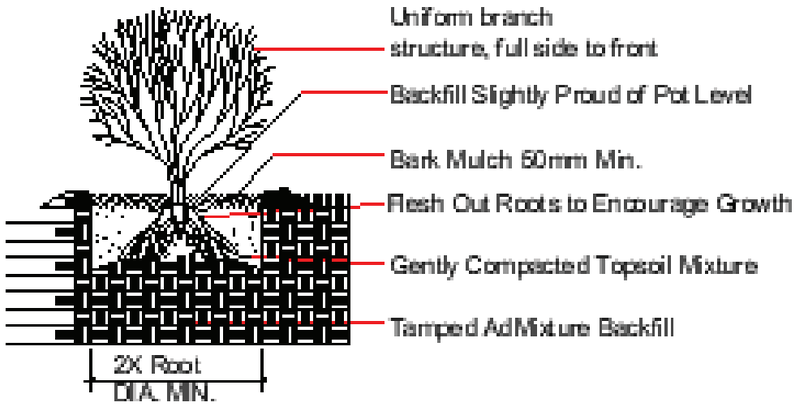
SCHEDULE OF IMPLEMENTATION:

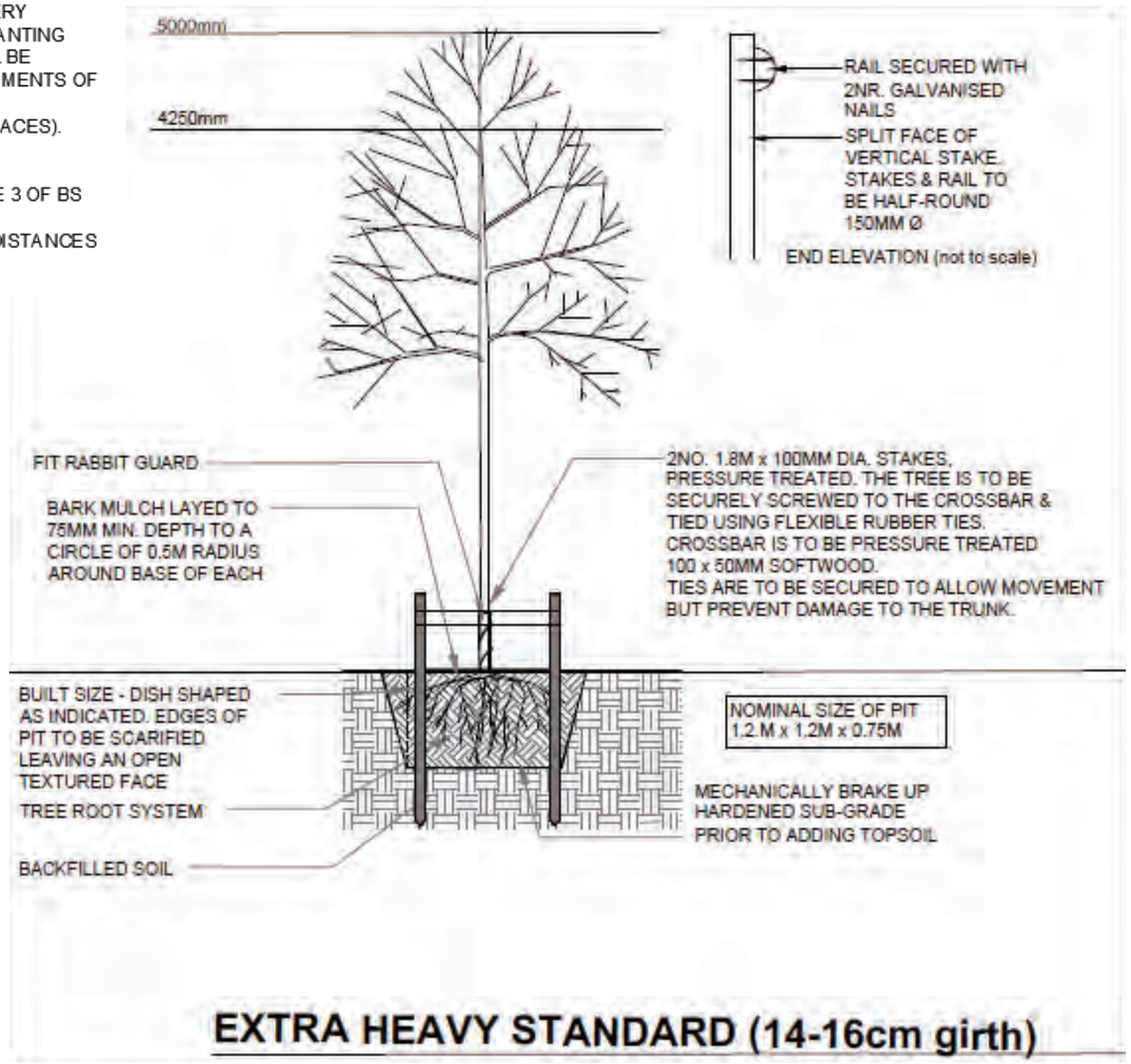
1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDED DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.

PLANTING NOTES:
ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3936, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

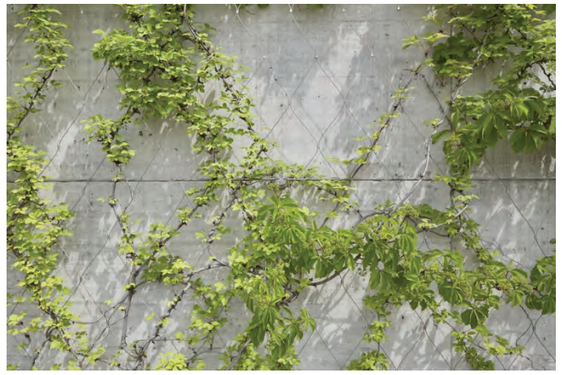
ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION: RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.

Shrub Planting Detail

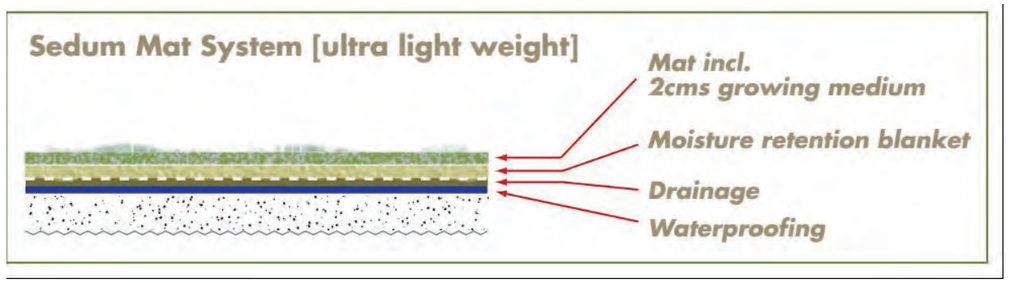


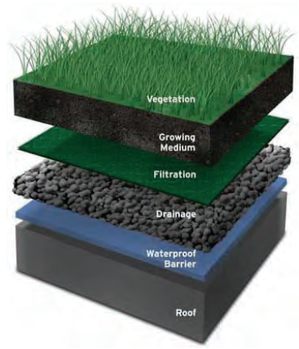


Green Roof & Living Walls:



Example of typical trellis system to be used on exteriror walls of the bin storage building and some walls of the proposed apartment block





Example of typical green roof installation and sedum planting, providing sustainable urgban drainage solutions and adding biodiversity value to the site

Proposed Surface Material Treatment:

Groundfloor Courtyard

Groundfloor Courtyard

Rooftop Gardens

Parking bays

Block Paving - Silver - 600mm x 300mm x 60mm

Block Paving - Charcoal - 300mm x 300mm x 60mm

Paving Flag - Silver - 600mm x 400mm x 50mm

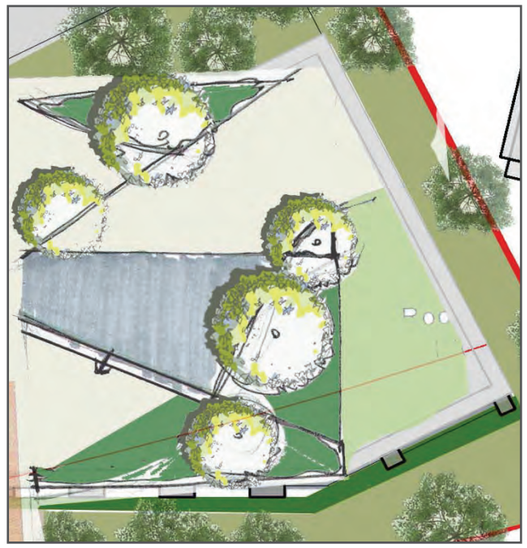
Permeable Paving - Charcoal - 240mm x 120mm x 80mm

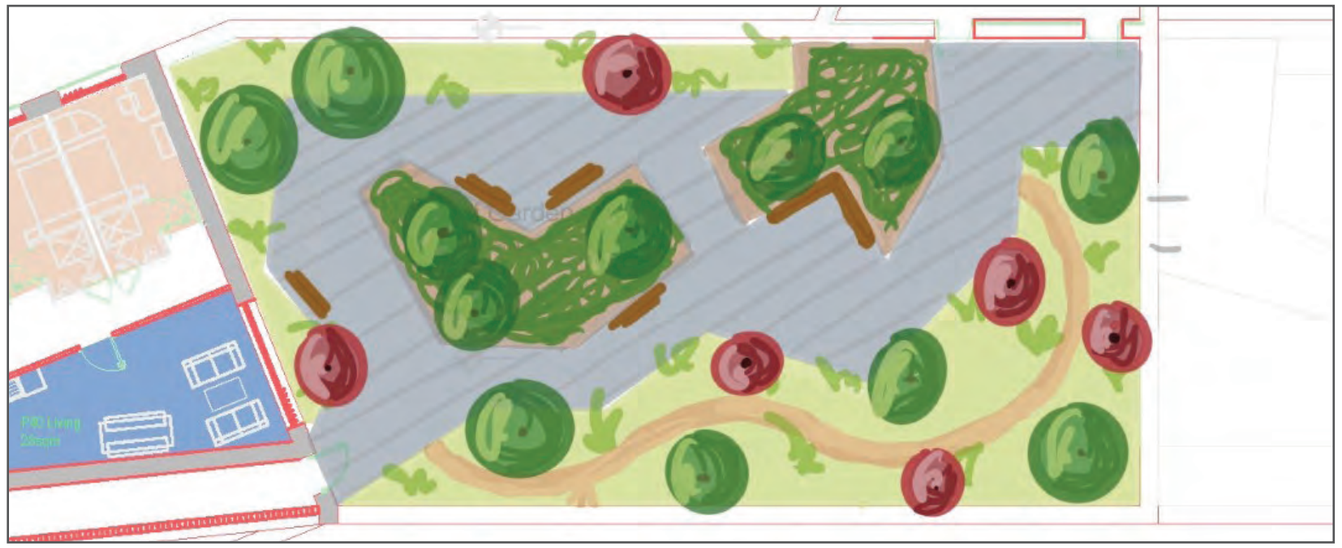
Suggested Lighting Treatment for Courtyard:

Francesconi Flea uplight: Code 10129

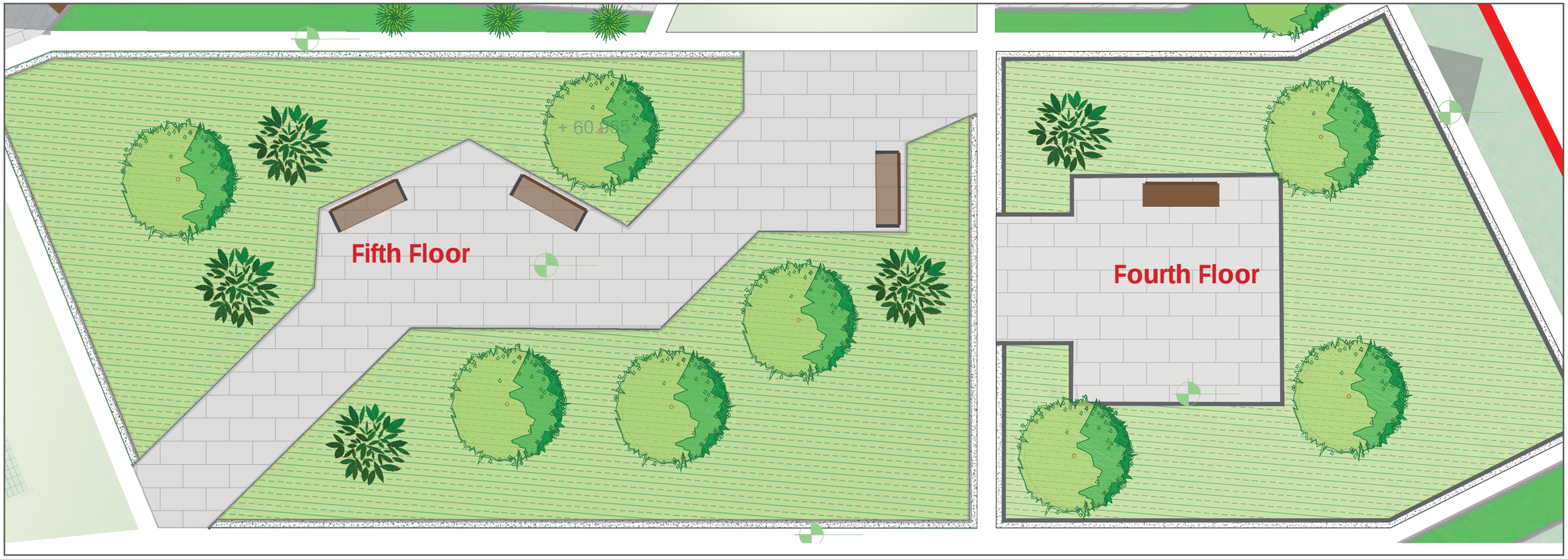
Francesconi MOK Bollard 840mm: Code 62033

Stage One - Fourth & Fifth Floor Design Development:





Stage Two - Fourth & Fifth Floor Design Development:



LANDSCAPE STRATEGY

Student Accommodation Development
in Goatstown, Co. Dublin

RMDA
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