

EMMET ROAD

Landscape Report

INTRODUCTION

Blue Infrastructure

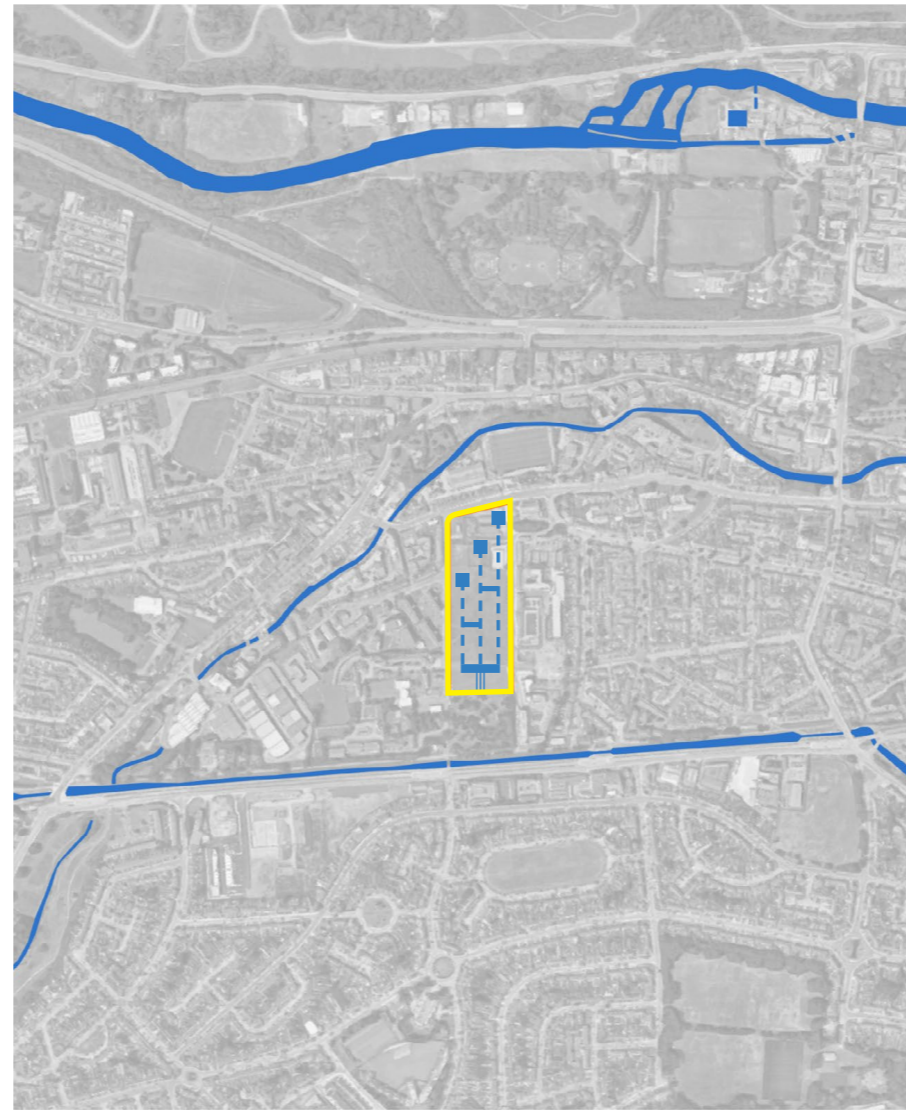
The site is located between the two significant water bodies that run through Inchicore: to the south the Grand Canal, and to the north, the Camac River. The natural topography of the site is such that the high point occurs at the southern end, and the low point at the north. This effectively means that the natural flow of rainwater across the surface naturally moves towards the catchment of the Camac. The Camac then flows into the Liffey further northeast, an important demonstration of how the web of water courses is all interconnected.

This led the team to prioritise a responsible water management strategy, and to aim to utilise Sustainable Drainage Systems where practical, and within the context of the density required of an urban site like this. Slowing or storing rainfall onto the site will reduce potential pressure on downstream infrastructure, and filtration through gravel or planting will help maintain water quality.

Green Infrastructure

The site is also located among a patchwork matrix of green spaces, and linear green connectors. The closest of these is Goldenbridge Cemetery, now a hybrid of working cemetery and peaceful park, and home to many impressive mature trees. Further north are the War Memorial Park, and Phoenix Park beyond, with the Liffey between them acting as a key nature connector west into the countryside. The water bodies of the Camac and the Canal also act as important green connectors to nature pockets further afield, and help to connect the web of habitat. However being an urban area, this habitat is fragmented and sparse in many locations.

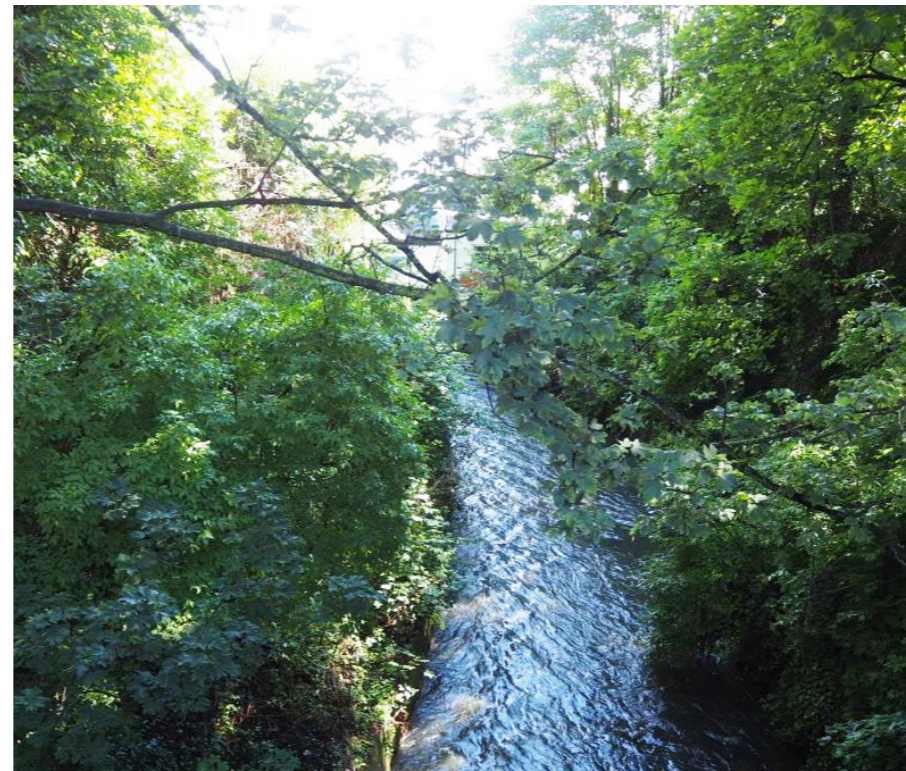
Again this led the design team to consider how the nature value of the site could be improved, even while adding substantial built development in the space. Connective habitats were envisaged in the tree canopy level, and significantly, large areas on the ground level too. This will enable a wide range of new species to help support different fauna types, and represent a major upgrade on the existing plant species on the site (see also Vegetation Report, at the end of this report). The greater protection within residential courtyards provide an opportunity to try further ideas, such as tree copses, orchard groves, and allotments.



Local Blue Infrastructure



Local Green Infrastructure



River Camac



Goldenbridge Cemetery (David Owens)

SITE STRATEGY

Approach

Due to the scale of the site and prominence of its location, the impact on the public realm of the wider Inchicore area can be very positive. With this in mind, and considering the importance of accessibility and permeability for a healthy urban neighbourhood, a matrix of interconnected public spaces were arranged out. These were located to relate to a combination of existing site features (such as Richmond Barracks, St. Michael's Church, the remains of the barracks wall, and Goldenbridge Cemetery, among others), and reinforced by the new built features (primarily the residential blocks, but importantly the Library-Community building, Supermarket block, Crèche, and Cafe spaces).

Public Spaces

A series of publicly-accessible spaces were placed at locations of key significance in the site. Firstly, Emmet Place in the north (left side of this plan). This space relates to the busiest street bounding the site in Emmet Road, thereby building on this activity to encourage further public life. The new builds will face Emmet Rd and create new street frontage with the supermarket, cafe and retail, as well as the library-community facing onto it, attracting footfall. The plaza is bounded on the other two sides by St. Michael's Church as the eastern backdrop, and the preserved barracks wall to the west. The space itself is designed to encourage day-to-day life while also allowing the flexibility of organised events, and also to increase the nature value in the site, with a garden sheltered behind the heritage wall.

South of the new Library is the space around the existing Sports Hall building, which currently appears with almost blank walls to the public realm. The landscape design seeks to soften and improve the setting of this block through planting, and to attract positive activity around it through establishing an active play Sports Zone, combined with the new passive surveillance benefits from the proposed apartments.

Further south again is the recently-renovated Barracks complex, and the importance of this structure is reflected by pulling back the housing blocks to create a formal public space, addressing the central building. The landscape design also reflects this formal character by offering a flexible space, set symmetrically about the centre of the building, with seating all around to encourage day-to-day activity and passive surveillance.

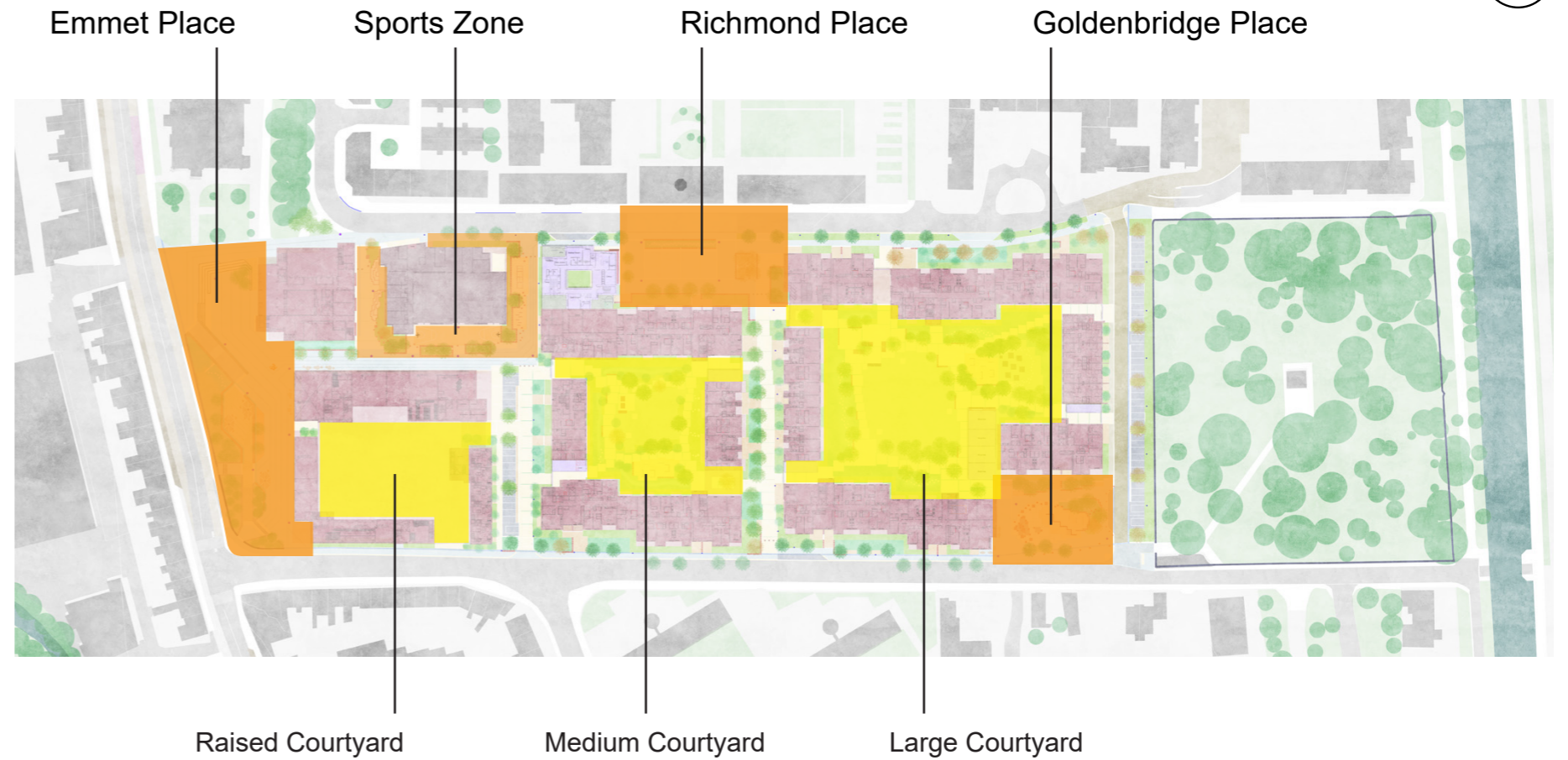
The fourth main public space is located at the corner entrance to Goldenbridge Place, and bordered by new residential spaces, the school, Core Youth, and the proposed Cafe. Due to these valuable community facilities nearby, this space is set up with a larger play component for children, and also seats for parents watching them or waiting for them.

Connecting all these new public plazas, are a matrix of street-scale public routes. The existing North-South routes of Vincent Street West and Patriots Path, are set to be enhanced with planting and resurfacing, while new East-West pedestrian-priority connections allow permeability across the site at various locations. A central spine then links Emmet Place towards Richmond Place.

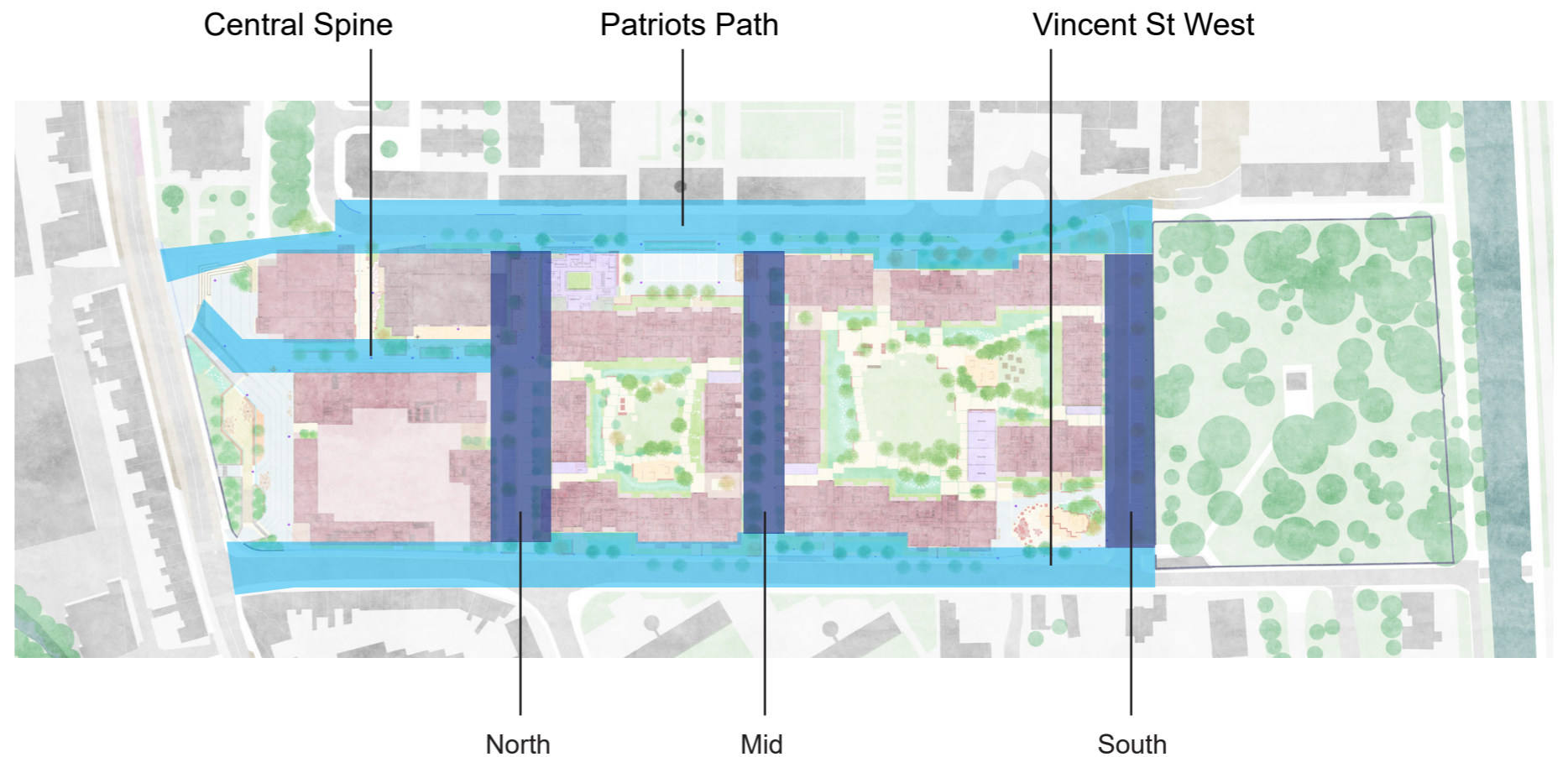
Semi-Private Spaces

The Courtyards inside the residential blocks offer an opportunity to create a softer nature-garden experience -which will provide important outdoor space for the future residents, but also valuable biodiversity amenity for flora and fauna.

KEY SPACES



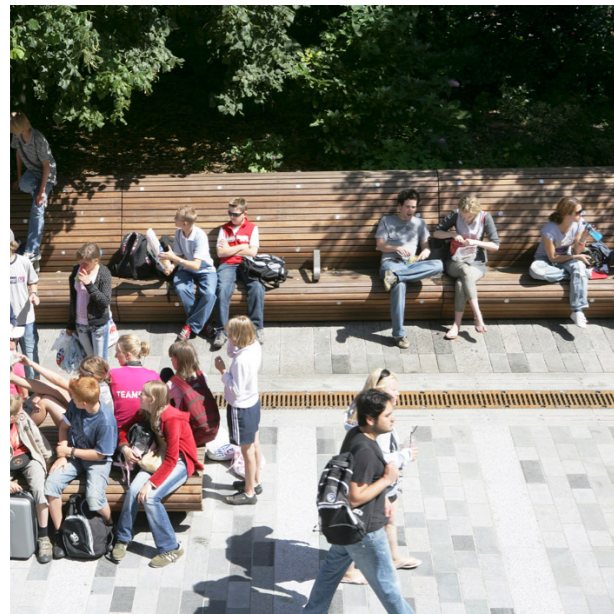
KEY CONNECTIONS



KEY OBJECTIVES

In order to help order our ideas at the scale of the overarching masterplan, we set some key objectives to help guide design decisions and areas of focus within the individual spaces.

Vibrant Public Realm



The aim is to end up with a range of positive spaces that are active during the day, safe at night, and capable of hosting events when desired.

Of key focus is regard to evidence-based factors of public realm vibrancy such as footfall (existing plus future); Seating; Building Activities and Entrances; Shelter; Safety; Passive Surveillance and more.

Activities



An exciting feature of this project for the Inchicore area is that a wide demographic of people is expected to use the various public and semi-private spaces. We have therefore sought to encourage these activities, and locate them according to favourable adjacencies, such as Playground beside the School/Core Youth; Active sport beside Sports Hall; Passive seating, recreation and event potential beside the Barracks; and general activity, seating, and shelter in Emmet Place to complement the new street frontage activity and potential for organised events.

Nature



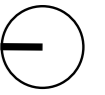
With climate change and climate adaptation of critical importance with all development over the coming decades, we have sought to maximise as much area as reasonably possible to give over space for nature, biodiversity, and its associated benefits. Of key importance is tree planting and diversity, mid level shrubs/bushes, and groundcover. Seasonal variation, nectar-rich, flowering/fruited species, and winter foliage will all be part of the mix to create complex variety throughout the year and into the future. A sensible and sensitive combination of native and selected varieties from abroad will assist in achieving these goals.

Rainwater



Again where climate adaptation to increased rainfall events is becoming more and more of a necessity, we have aimed to provide generous areas of space to slow and (where possible) soak up some of the volume of larger rainfall events, to reduce pressure on infrastructure down-stream. And far from being a hard-engineering approach, the goal is to overlap these functions with nature-based solutions such as rain gardens, which provide biodiversity and aesthetic values, alongside potential pedagogical and interpretive understanding of the urban water cycle.

VIBRANT PUBLIC REALM

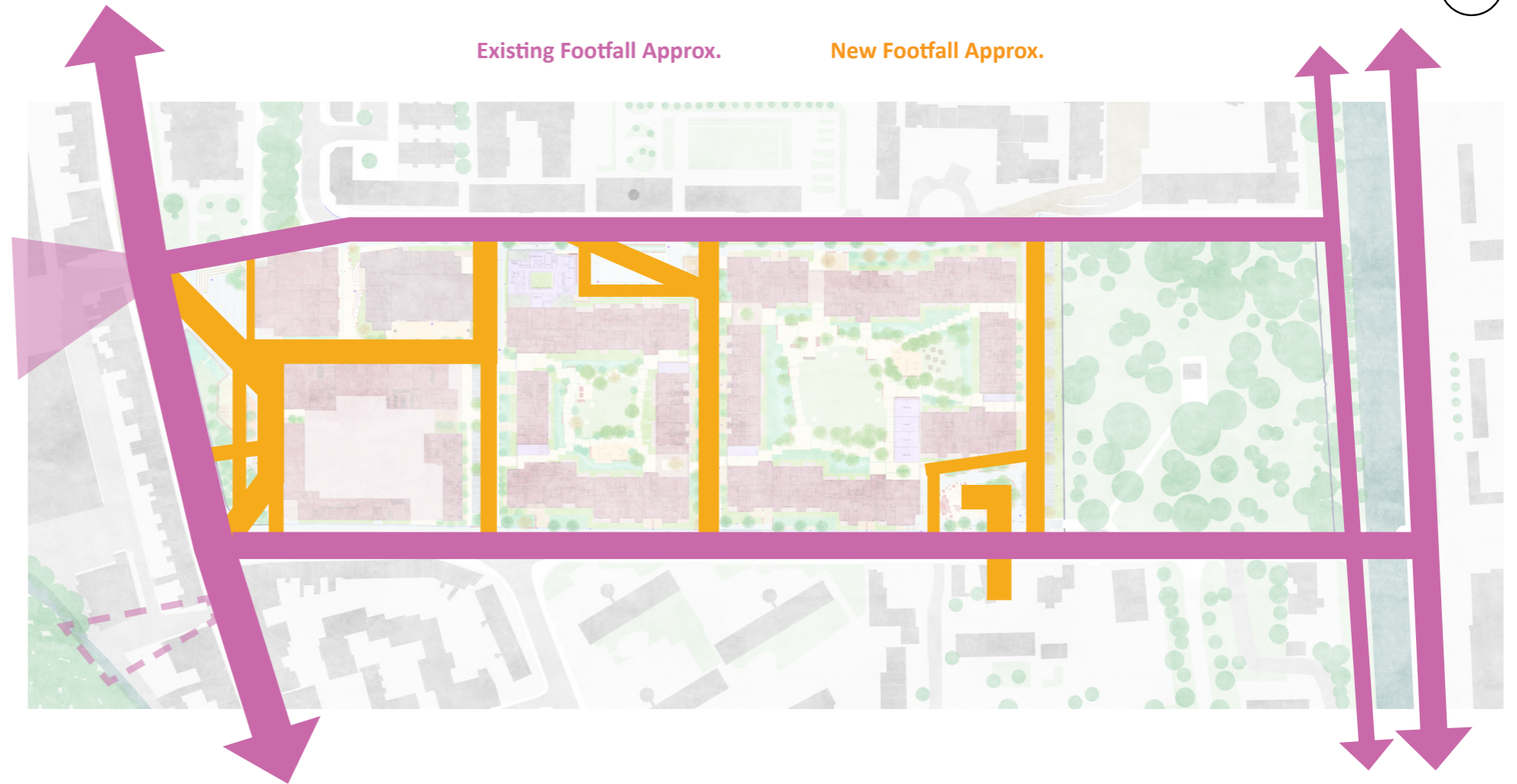


As the first key goal for the landscape design is to create a busy and active public realm, it is important to base the design on an evidence-based approach. The bar chart below shows a graphic estimation of the most important factors that effected activity levels in a assessment study of numerous public spaces undertaken by William H. Whyte over several years in different locations.

As the most important of these factors identified is the closeness and visibility to pedestrian footfall and activity the plan to the right shows an analysis diagram of the approximate flows of people around the site at the moment, and the projected patterns that will likely occur within the site masterplan (which will also increase flows on the existing streets). The largest footfall is evident on Emmet Road, and the proposed Emmet Place takes advantage of this by introducing access routes and short cuts on all sides and corners of the space, to encourage pedestrian desire lines through the plaza. Similar efforts have been made in the other public spaces.

Furnishing a space to allow people to spend time in a space is the next-most important factor, where the optimum level of seating should match roughly the linear perimeter of a public square. Great effort has therefore been made to provide simple and comfortable seating in the key locations where activity is desirable (such as the perimeter of the plazas, and south facing spots), but also to avoid it in locations where activity is less welcome (such as in front of ground floor apartments).

Building activities opening out onto the plazas have been targeted and coordinated with the architects to glean further vibrancy, while important consideration has also been given to introducing trees and planting for aesthetics and wind shelter. Placement of primary seating in favourable aspects, with comfortable/warm surface materials is another important goal, considering the context of Irish weather.



- Proximity to Pedestrian Flow i.e. Footfall
- Seating
- Building Interface i.e. Entrances
- Orientation + Shelter
- Food + Drink
- Nature
- Other

Evidence-based Urban Vibrancy Factors adapted/estimated from "The Social Life of Small Urban Spaces" by William H. Whyte



Crucial to cater for Day-to-Day Activity...



...and Organised Events

ACTIVATION



This aim complements the first one above, and the approach was to try to provide options for all different ability levels, and age groups. Noting that there are sports and gym facilities on-site in the community building, a wide range of additional activities was proposed, and a study was done to propose the most suitable locations for these different types. This is outlined on the right, for example with greater play provision provided near the school, more active teenage play/fitness beside the sports centre, and then multi-functional spaces elsewhere, with activities occurring within or beside them.

An important stage of this aim were the consultations with the youth groups. A wide range of activities were suggested, and feedback was received as to which ones might be the most favoured amongst local young people. An approximate summary of the order of preference as follows:

- Basketball play
- Passive Recreation i.e. 'Hanging Out', preferably with shelter from rain and if possible with WIFI
- Bike facilities (repairing station)
- Active/Fitness Play (such as Parkour)
- Playground/Swings
- Miscellaneous eg. Music, Football

These recommendations were filtering into the design, and amendments were made for the final proposals.

Adult demographics are generally catered for through more informal activities via seating areas throughout, cafe and retail facilities, flexible open spaces for events and recreation, and allotments plus BBQ facilities within the courtyards.



ALL DEMOGRAPHICS + ACTIVITY LEVELS



Youngest children



Active Play



Events such as markets



Older children + more active play



'Passive' Socialising

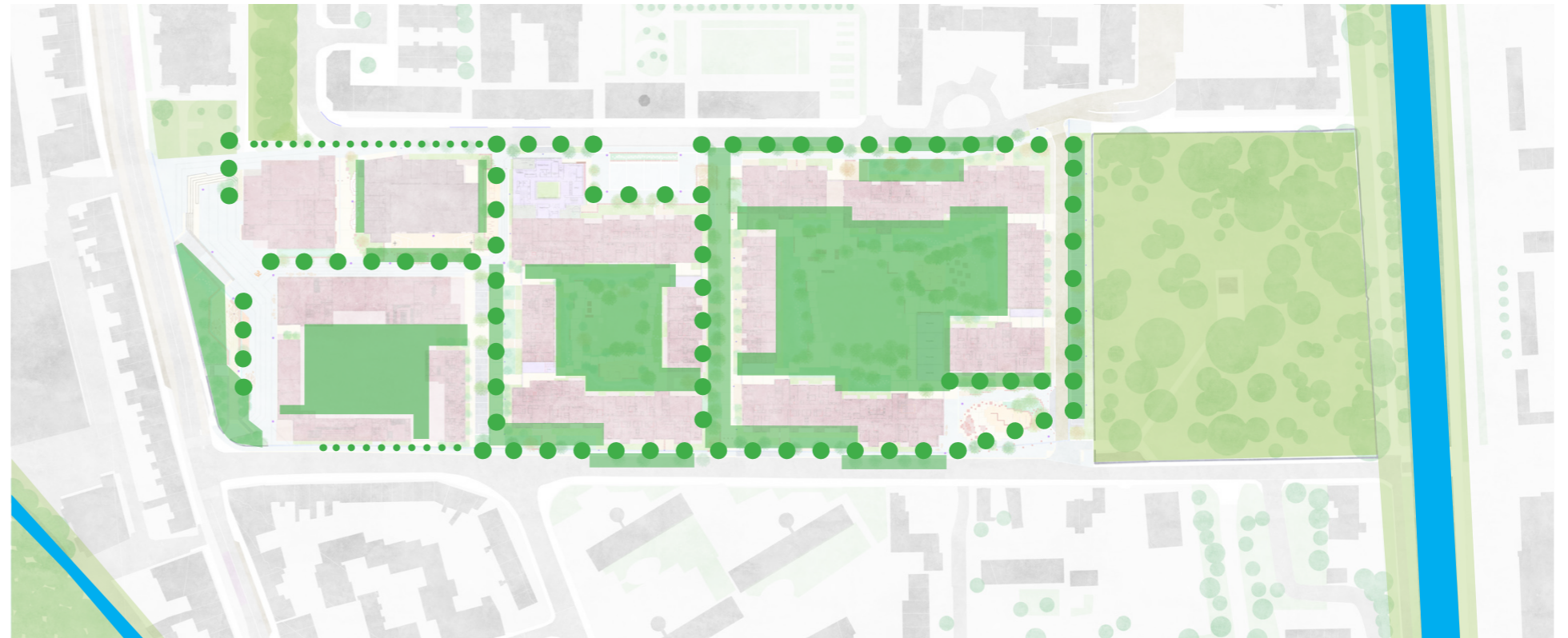


Passive Seating/Cafe



Existing Nature

New Nature



While the site benefits from existing banks of nature in adjacent areas, so the approach taken was to respond to these zones and augment the nature potential throughout the site by creating green links from south to north. Varying levels of nature density is possible, depending on the overlapping and sometimes countervailing functions of the different types of spaces.

Street Trees are perhaps the most flexible form of urban greening, as the ground plane is left free for various functions (however limitations can occur due to underground services).

Contained ground-level planters are increasingly being established for street biodiversity and aesthetic improvement, with DCC Parks in particular installing impressive examples in many locations in recent years.

More 'wild' ground level planting, whether underneath trees, or in open clearings, offer another level again for complex ecosystem, especially if managed to allow the natural seasonal mulching of leaves (and the consequent microhabitats they create), thereby closely approximating a natural system in the wild.

Lastly, a complex overlap of a rich variety of the different types, further combined with rainwater and SUDS features will lead to the most richly rewarding environment, and should be achievable in the large courtyard, and partially in the medium residential.

VARYING DEGREES OF WILDNESS



Street Trees



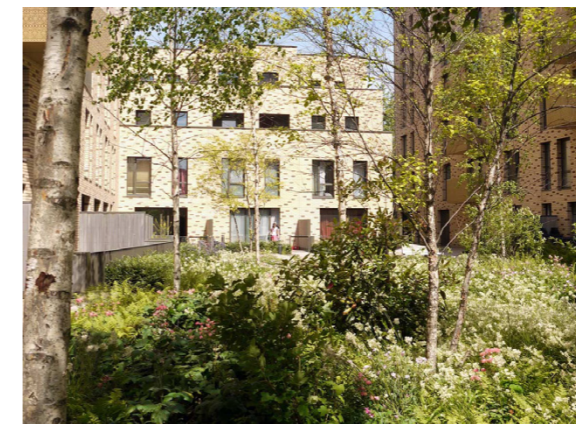
Contained planters



Planting bordering lawn spaces



Groundcover Planting



Forest understory system



Varied and complex natural Landscape

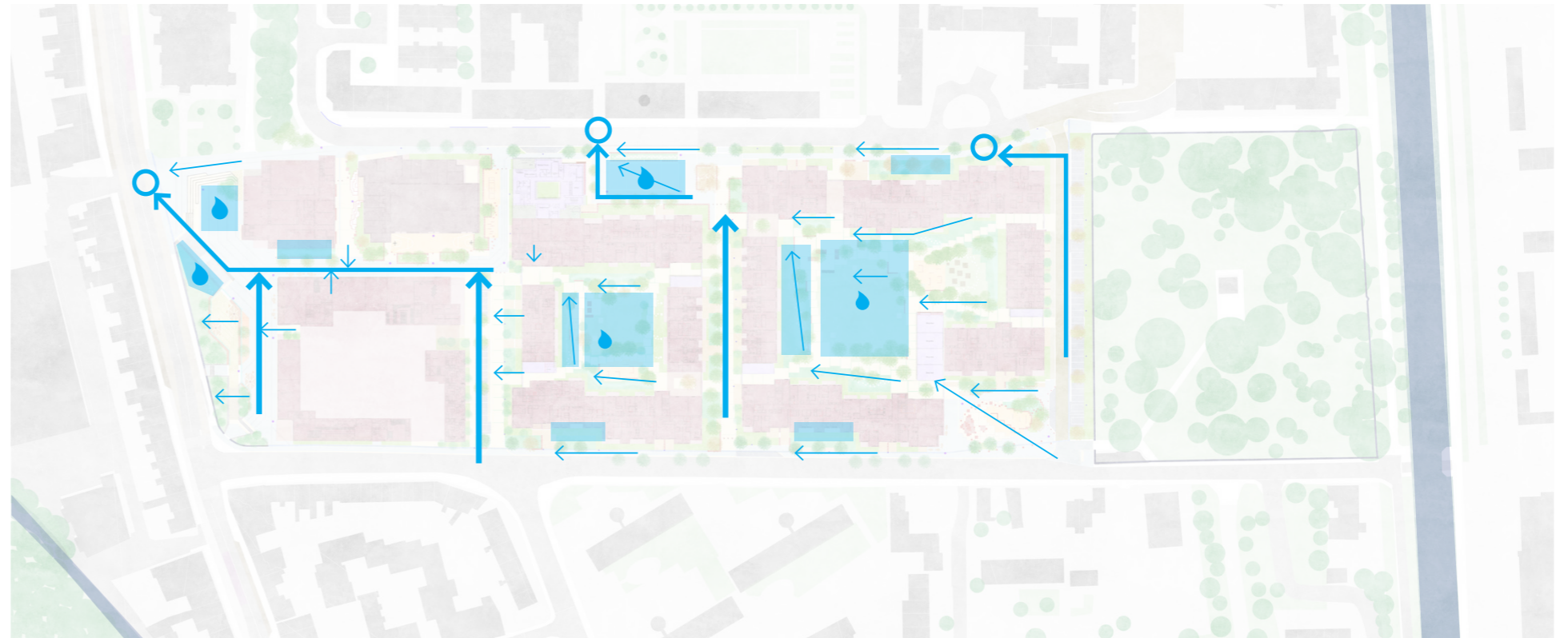
RAINWATER



← Drainage Flows

Storage Potential

← Potential Mains Connection



The final overarching aim covers another aspect of nature-based solutions to tackle climate -related difficulties. Efforts have been made to reduce paved areas where possible, to allow for some natural percolation through the (albeit relatively impervious) Dublin soil. Where significant paved areas exist due to public open spaces, plaza and play areas, the aim is to direct surface water towards planted rainwater gardens to slow the flow towards the engineered infrastructure, and take advantage of any percolation and evapotranspiration reductions of rainwater. Permeable pavers are also used in the low impact traffic zones of the parking spaces.

The roof areas will host a certain amount of green roof, which will also slow and help filter rainwater. Opportunities have also been created where space allows (such as in the courtyards) to take excess rooftop rainwater, and funnel towards planted rain gardens - a both functional and aesthetic solution to the problem of impervious roof surfaces.

The functional rainwater storage, combined with the attractive addition of planting, can be enhanced further through the incorporation of play. Splashing in puddles is up there with the favourite activities of young children, and in places where shallow puddles are created, play can be encouraged through inclusion of stepping stone features or other surface elements, to enable interaction with the shallow rainwater bodies in a safe manner.

The final layers of engagement with SUDS features centre around learning and interpretation. Rather than rainwater disappearing into underground pipes right away, a greater % of the flows remain visible on the surface. Therefore a greater appreciation of the water cycle; impermeable v natural surfaces; and even the positive sides of rain (sound, visual, watering, fauna), become possible. These can be further augmented with teaching, and information panels explaining the approach, and giving insight into this usually 'hidden' layer.

POSITIVE RAINWATER INTERACTION



Rainwater becomes subtle though positive feature in the landscape



Hard surfaces channelling water to soakaways



Swale Trail



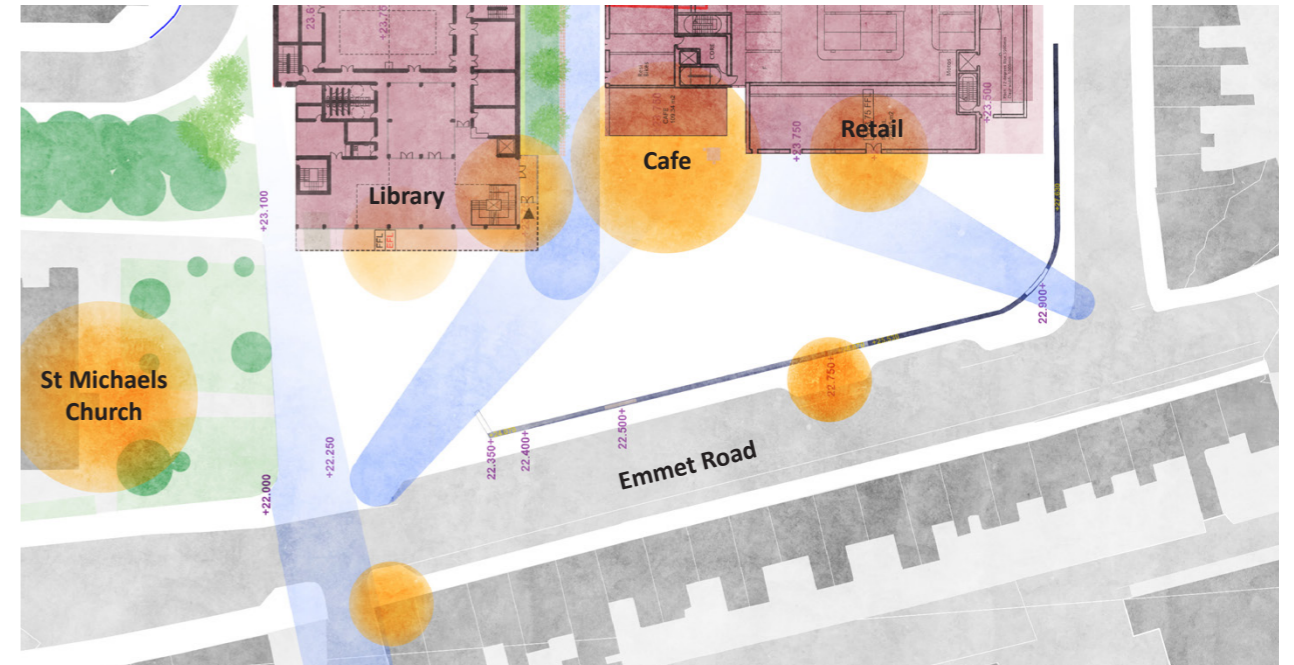
Play / Stepping Stones Trail



Use of rainwater for plant watering

NB: Specific SuDS construction details to be developed in conjunction with DCC Parks and Drainage department advice, according to best practice and maintenance recommendations

EMMET PLACE



Study of Key Routes and Attractors of Baseline Masterplan

Analysis

The first of the main public spaces occurs at the north of the site beside Emmet Road. One of the main challenges to overcome is that the site itself is quite a bit higher in places than the existing footpath, with the barracks wall providing a retaining function.

The next challenge is visibility and access into the space, as the Barracks wall is currently blocking off the whole western end, making a barrier with no view into the plaza itself.

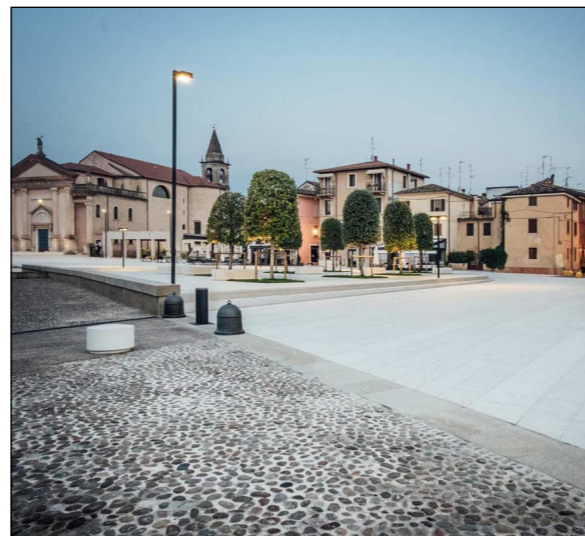
The new functions proposed for the buildings will go a long way to encourage new activity in the space, and encourage footfall, which will help the space to become an important part of Inchicore life.

The massing has been arranged so that St. Michael's Church creates the backdrop for the new plaza, and maintains an important presence in the wider public realm.

Key Features

Some of the key elements that have been planned for the proposed space are as follows:

- Civic Plaza: flexible, paved, open space to facilitate easy pedestrian movements, and events such as markets
- Walled Garden: using the existing wall as a positive feature to shelter wind, with tree foliage visible above, to encourage exploration
- Seating: crucial for day-to-day life in the space, people-watching, and providing a rest point for the less able-bodied.
- Shelter from Rain: was one of the key elements identified in the public consultations, and this part of the site with excellent passive surveillance is a very suitable place to include it.
- SUDS: An element of nature-based rainwater management that is visible, and explained through information signage
- Potential for Public Art: As the most prominent, visible, and busy public space in the scheme, it would be a positive location for a piece of public sculpture. Interestingly, Sean Scully - world famous artist and sculptor - is from this very area, so that would be one way to link back to local stories and talent (would need to be achieved through DCC Arts Officer).



Civic Plaza - Open, Multipurpose, Events



Garden Platform - day-to-day active



Seating/Amenity zone incorporated into Space



Rain Sheltering Features



Rain-flow into Pedagogical Rain Garden



Sculpture (eg. Sean Scully, native to the area)

EMMET PLACE



The challenge of level differences has been solved by introducing generous-width, gently-sloped (1:21) routes up to the higher level. These are placed at the busiest locations at both ends of the space encourage access along the pedestrian desire-lines for all levels of ability. These are then complemented with wide, shallow, comfortable stepped access routes alongside.

The barracks wall is proposed to have modest opes penetrated to improve visibility and access into the space, and encourage pedestrian desire lines, access, and short-cuts through the plaza. This will in turn improve passive surveillance and safety, through visibility and avoidance of hidden corners. The most important is on the corner, allowing views into the space when coming from Inchicore Village. Similarly, further south along Vincent St West, another ope is created in the corner of the plaza to allow easy access through here, and again avoid dead-end corners. The third ope created is along Emmet Road itself, where the footpath is quite narrow. Here an additional stepped route relieves the constriction, and encourage further permeability.

The space is organised into different functional zones:

- Upper and Lower Plaza: the Emmet Road footpath is widened into the plaza to invite people in, and form the lower plaza. Seating steps are created to navigate the level difference, and provide a space to spend time. This then frames the upper plaza, as a spill-out space for the library-community building. The stepped seats pop up above this level to then create a south-facing seat facing the library, and improve safety at the level change.

- Upper Street: The paved plaza continues along in a linear fashion alongside the new buildings, forming a street-like condition that is generous enough to host linear markets, complementing the retail function.

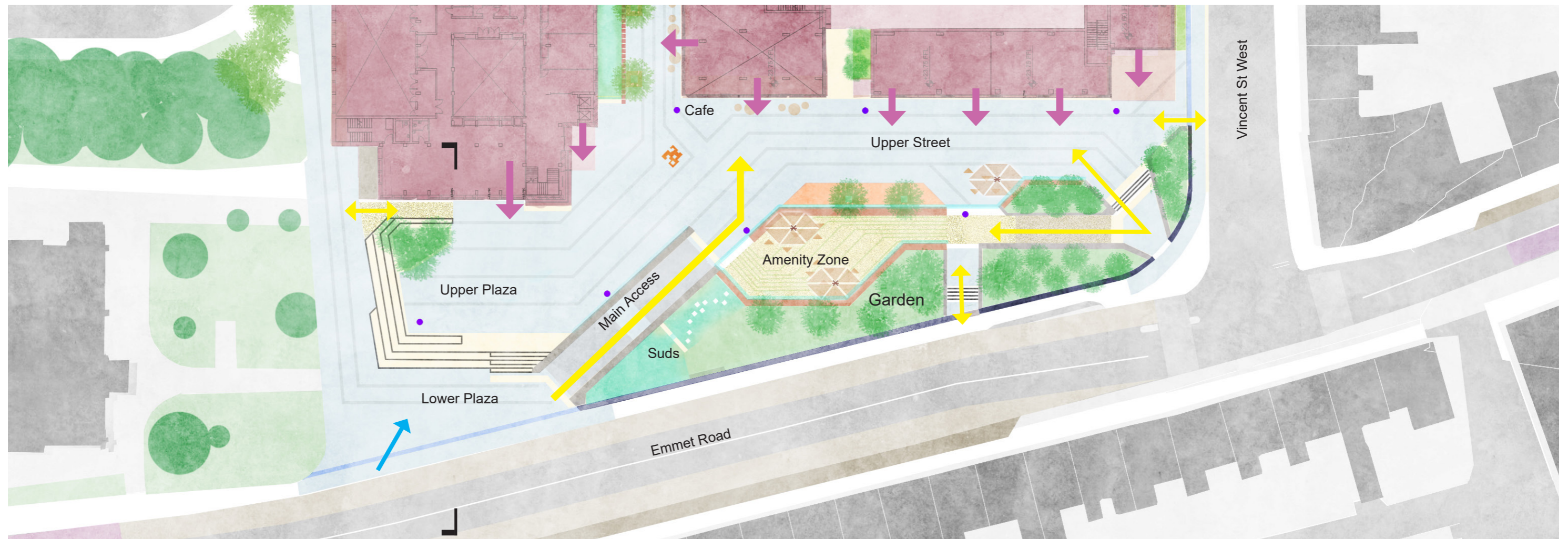
- Garden: the wall creates a natural boundary for a sheltered garden space. Seating amongst the trees and planting will create a different atmosphere to a plaza experience, while the openings introduced in the wall will improve access, visibility and safety. The planting bed slopes down to further soften the level difference towards Emmet Road, where the wall height will also be reduced to allow for a comfortable seat height. Some SUDS provision can be incorporated here, perhaps with further interest created by the level change.

- Amenity Zone: this is carved out of the garden to provide a sheltered seating space, with planting at the back, and facing towards the sun and the retail street. This is also where the bespoke rain shelters are introduced, to provide further comfort, by offering this amenity during one of our (frequent) rain showers. The central location, visual prominence, and feature lighting will also discourage anti-social behaviour. Some informal play such as stepping/jumping stones are also considered to add to the activity

- Art: Several positive locations exist for possible art inventions, whether on the upper or lower plazas, at the junction of the upper street, or even nestled more into the garden space. Some interpretation of the former wall position would also add interest, whether through demarcation on the ground plane with a high quality material, and perhaps occasional pop-ups for information panels or historic features.



Section through Upper & Lower Plaza, and Library, with Church backdrop



Plan showing the key features of the proposed design

EMMET PLACE



BSLA 3D Study of Raised Plaza, looking towards amenity zone, with walled garden beyond



RICHMOND PLACE



Analysis

The next key public space addresses the fine barracks building. The key aspect of this space is that it should be set out formally to relate to the barracks, and in particular to the central block with the belvedere.

The next consideration was that the space would integrate well into the boulevard of Patriots Path, and in particular the street tree planting scheme would not clash with the desire to have the barracks building acting as the main backdrop. Similarly the roadway poses a barrier to this connectivity, albeit with quite low traffic levels.

The crèche to the north will provide a lot of activity for the space during the day, with parents waiting and children playing, as will several residential entrances opening onto the plaza.

The east-west street in the bottom corner will provide important footfall across the space, joining up with Patriots Path boulevard.

Key Features

Some of the key features of the proposed space are as follows:

- Civic Plaza: flexible, paved, open space to facilitate easy pedestrian movements, and events such as markets. Paving variation and patterning can be used to demarcate spaces and channel rainwater

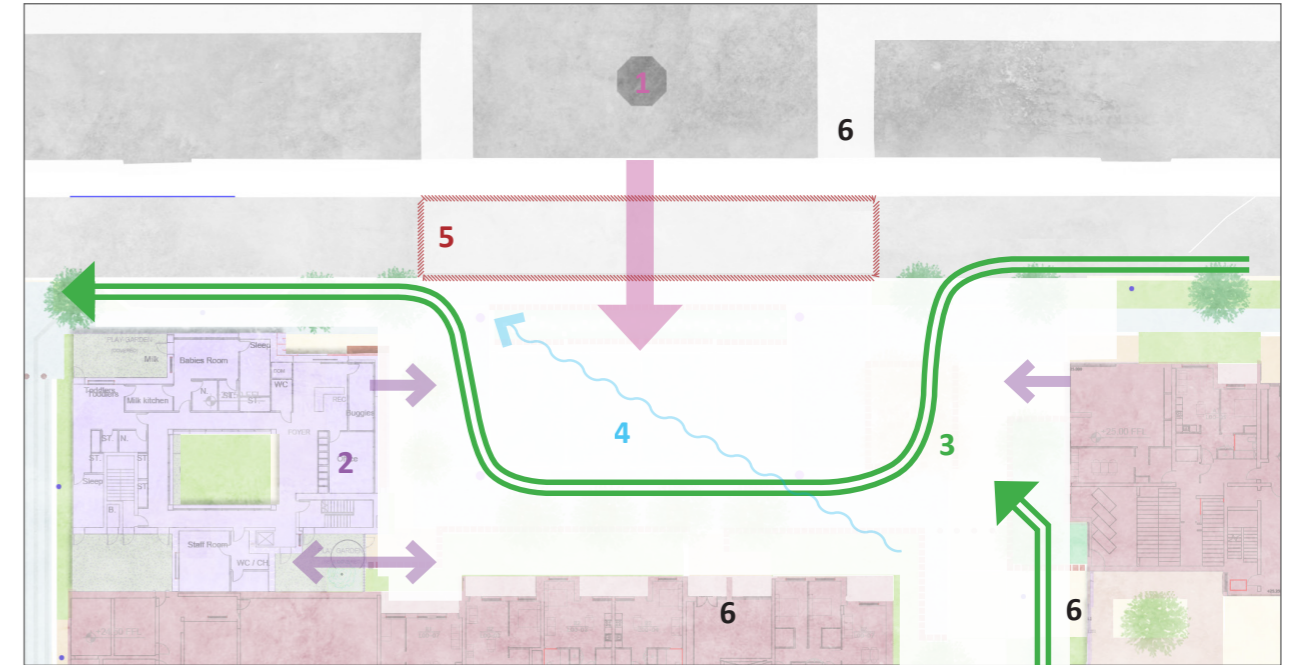
- Planted Backdrop: the street trees intended for Patriots Path will track into the space to create a verdant backdrop to the space, and modulate a more human scale to the large blocks. Ground level planters increase the nature and biodiversity potential in the space, and create important privacy buffers to the ground floor planting

- Seating: surrounds the space, as the crucial life-generating feature, while also acting as a protective boundary for this planting.

- Lighting: will be balanced to create a pleasant atmosphere for the space, while keeping it safe at night. The passive surveillance from the new apartments will also be a big help in this

- Roadway Plaza: The potential for physically joining the plaza across the street to the barracks building was identified, in the form of a raised-table plaza, however it is not included in this project, so remains a proposal for a future phase of urban improvement.

- 1. Richmond Barracks
- 2. Crèche
- 3. Nature
- 4. Water
- 5. Traffic Calming
- 6. Entrances



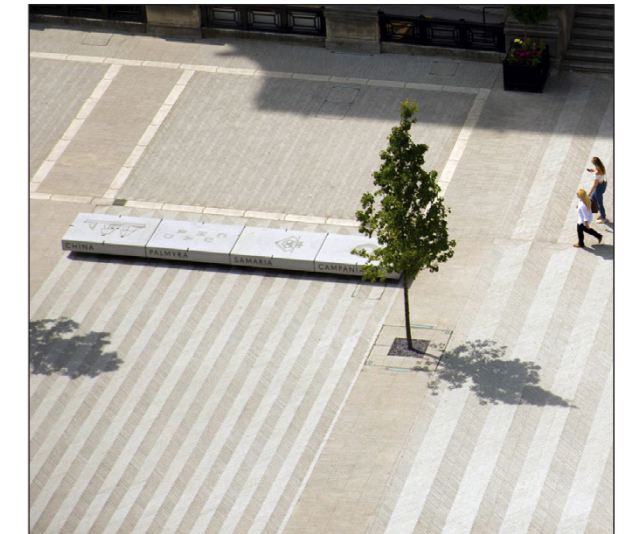
Study of Key Features and Potentials of Baseline Masterplan



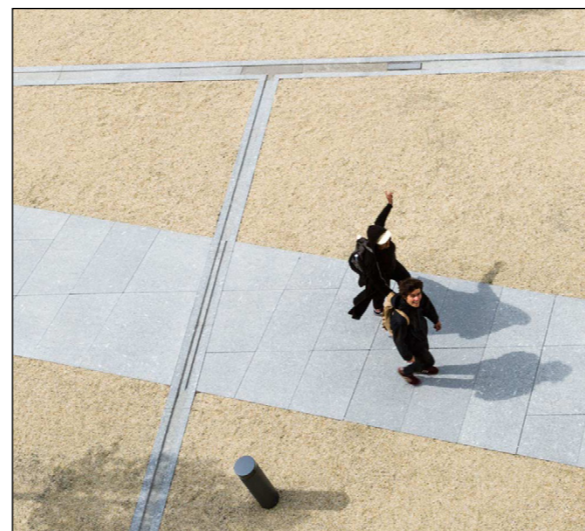
Paved + flexible Space



Planting creates verdant frame for space + seating



Paving varied to create demarcation and interest



Feature channels directing rain to SUDS planters



Seating around full perimeter with inbuilt lighting



Barracks connection improved by paved raised-table (suggested future phase by DCC)

RICHMOND PLACE



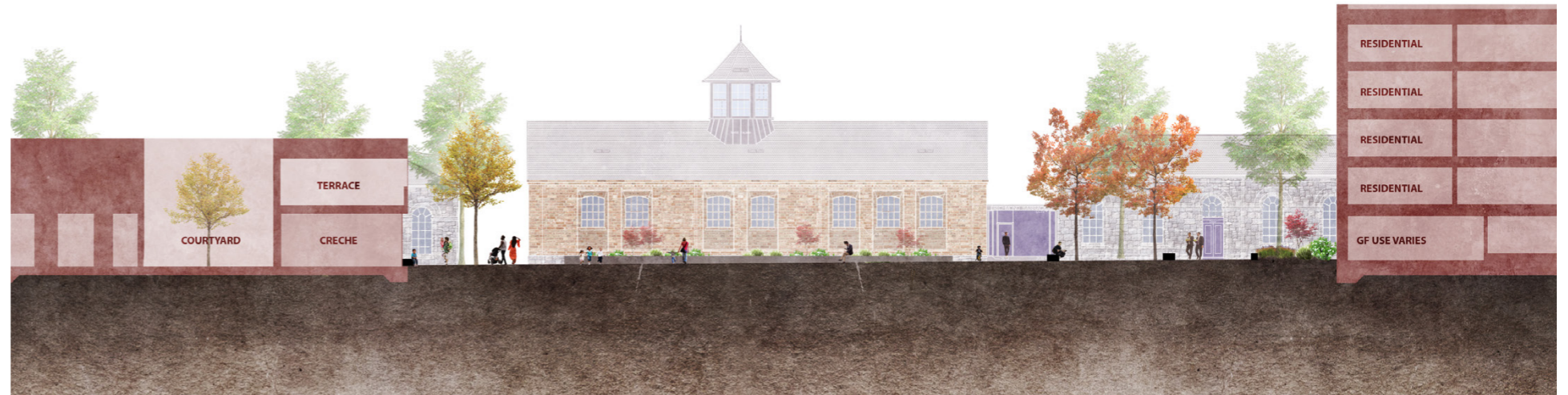
To relate to the formal arrangement of the Barracks, the plaza is arranged in orthogonal form, with a central rectangle placed symmetrically about the centreline of the main barracks building. This is imagined as a paved open space for informal activities, and events as required.

Seating on all sides faces this central space to provide the key opportunity for people to site, spend time, rest, and people-watch, whether during a typical day, or the potential organised events. They also provide important protection for the planting zones that create the privacy separation to the ground floor apartments.

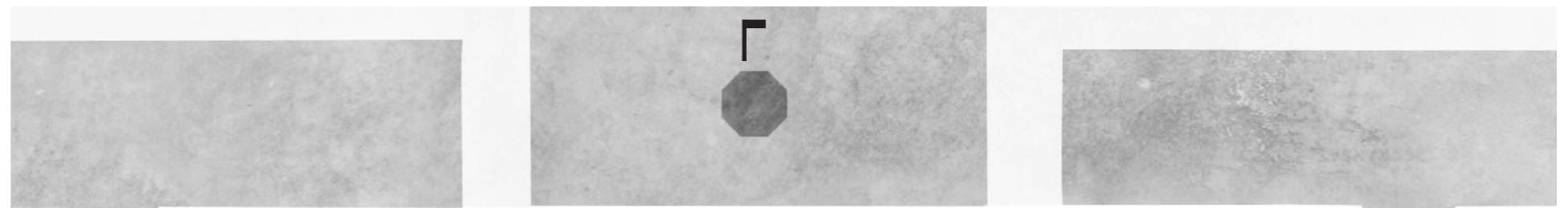
The street trees of Patriots Path are drawn into the space and create a tree-lined backdrop on three sides, while allowing free space for the barracks to form the 4th side. The tree positions also reinforce the formal layout by framing the spatial volume that centres on the barracks building.

Protection from the roadway is provided in the form of another planter, but this also has several other functions including sustainable drainage as a rain garden; seating facing both the plaza and towards the barracks/footpath; and informal play via stepping stones set into the planting.

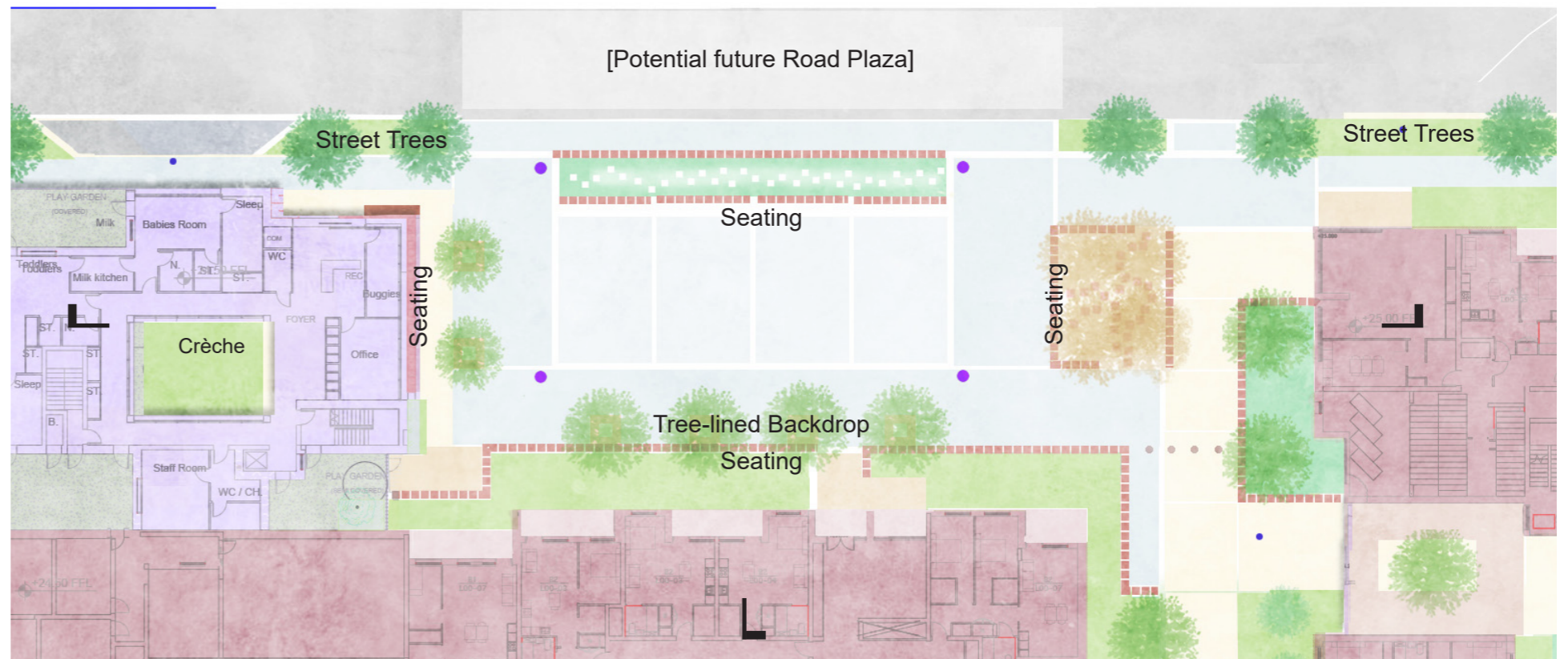
The crèche is integrated into the space via a long bench that wraps around its facade, creating a desirable south-facing aspect, looking across the whole space. The entrance to the apartments is more discreet, promoting privacy for the residents and reducing its impact on the symmetry of the plaza.



Section showing Richmond Barracks forming the backdrop to the Plaza, with seating, trees and planting creating a welcoming environment



Section through Richmond Barracks, showing tree-lined backdrop

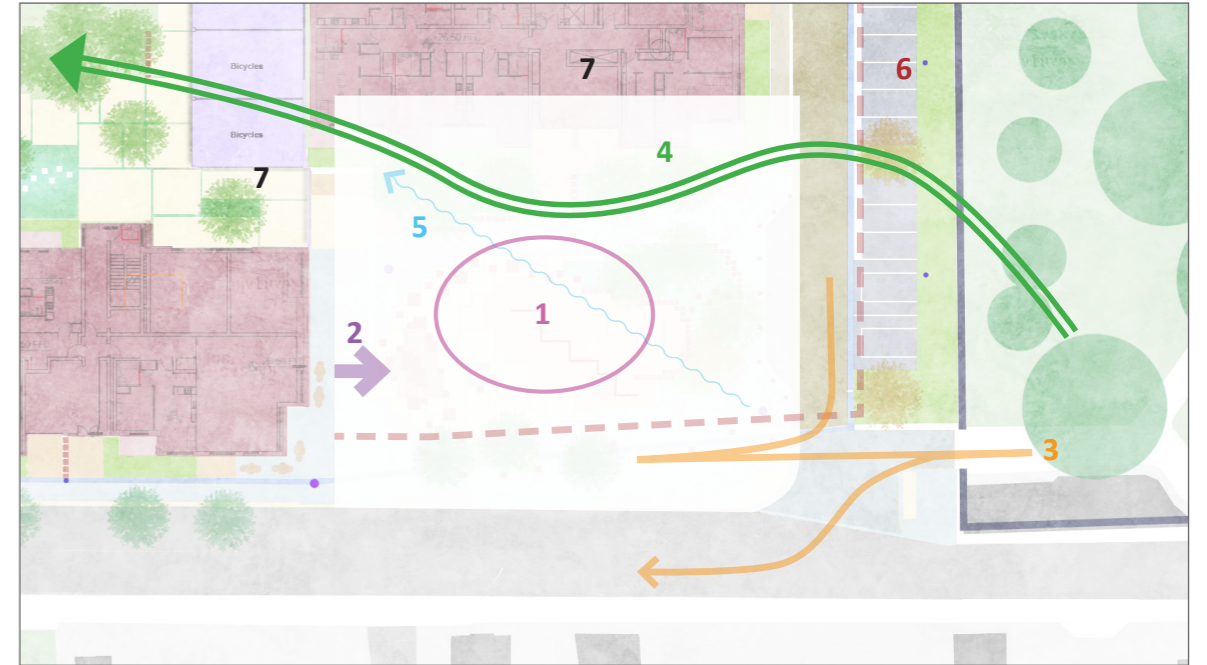


Plan showing the key features of the proposed design

RICHMOND PLACE



GOLDENBRIDGE PLACE



- 1. School & Youth Play
- 2. Cafe Terrace
- 3. Graveyard Entrance (Funeral access)
- 4. Nature
- 5. SUDS
- 6. Heritage (Original Wall)
- 7. Entrances

Study of Key Features and Potentials of Baseline Masterplan

Analysis

The key public space in the south of the site is located at the entrance to Goldenbridge Cemetery, and adjacent to the school and Core Youth facilities. The massing of the space has been aligned with Emmet Crescent, to provide an impressive urban vista down to the College of Further Education.

A cafe is also planned for the busiest corner with Vincent St West which will animate the space, while the apartments above will provide important passive surveillance over the space.

Key Features

Some of the key features of the proposed space are as follows:

- Play Plaza: the position beside the school and youth facilities encourages the placement of activities for children. However the aim is that the entire space will feel welcoming for all ages, and with the play features sitting within the overall composition. A smaller, more sheltered portion of play for younger children means that parents can watch over differing age groups in one place.

- The play elements are proposed to be integrated in one large colourful bespoke element that can include swings, climbing, and balancing all together, that provides play function but can also act as a recognisable urban feature.

- Informal play and recreation will also a key part of the space, with children coming out of school waiting for parents, or parents waiting for kids, an element that facilitates and highlights this will add to the urban animation, particularly during the day. Similarly informal play can overlap with other features such as nature and SUDS.

- Clear access into the graveyard is important to maintain, particularly for hearses and mourners attending a future burial

- The original barracks wall also tracked across this space at an angle, so some element of commemoration in the ground would add to the understanding and interpretation of this history



Play Plaza forms part of wider Public realm



Nature + SUDS + Play Connected



Stepped Seating 'Hill' for children & waiting parents



Bespoke Play Frame combines climbing, swings, jumping, balance +



Vista to Graveyard Corner Maintained/improved



Example of demarcation for old wall outline



The first aim was to integrate the space with its surroundings, and the impressive mature trees in Goldenbridge Cemetery gave the first cue. Street trees are placed in the alignment of parking along the existing wall, and then this alignment is picked up more informally to draw trees into the plaza itself, creating a verdant backdrop for the space, but also creating a canopy-level link between the graveyard and the planting in the residential courtyard.

Ground-level planting increases the nature value of the space, as well as the visual aesthetic, further softening the otherwise urban setting. Some of this planted space can also double as a rain garden, helping to capture rainfall from the functional paved spaces.

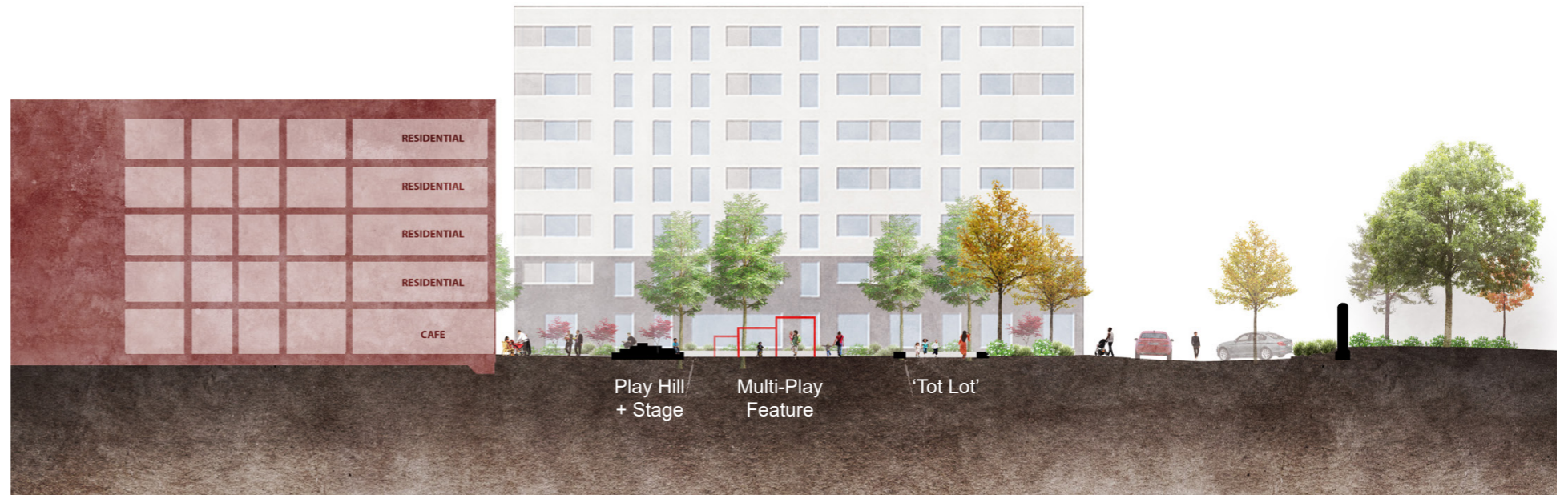
The street trees from the future tree-lined boulevard of Vincent St West are also drawn into the space, to improve the visibility of the graveyard entrance, and provide further greening threshold to the space. The extra paved area set aside for potential additional manoeuvring by a hearse is sensitively managed by bollards that read as part of the informal play landscape, rather than just functional clutter.

The central play feature is conceived of as a colourful frame that folds and sculpts to create a range of play features, rather than just placing a number of individual pieces beside each other. Younger play is included in a smaller, more protected area alongside the main play zone.

A more informal play structure is planned as a stepped topography of sorts, to allow seating, climbing, jumping by children, and even informal seating by adults waiting for school to finish or having picked up a coffee. A smaller element alongside is proposed as a stage to encourage imaginative and self-driven play. These two features drive the overarching concept for the space, that of a play topography, in which play equipment, seats, stepping stones and even bollards, all feel as part of the same contiguous spatial experience.

The outline of the old wall is suggested via differential paving, with the potential to integrate seats. A bike repair station is also proposed nearby in the open paved zone set back from the road.

Adequate lighting will be important to ensure safety at night, which is combined with the passive surveillance of the apartments above, and the protective buffer planting to preserve residential amenity. Lighting near the graveyard will need to be managed to avoid negative impact on biodiversity.



Section through the cemetery showing the trees softening the apartment backdrop, and with play, seating, and planting creating a welcoming space

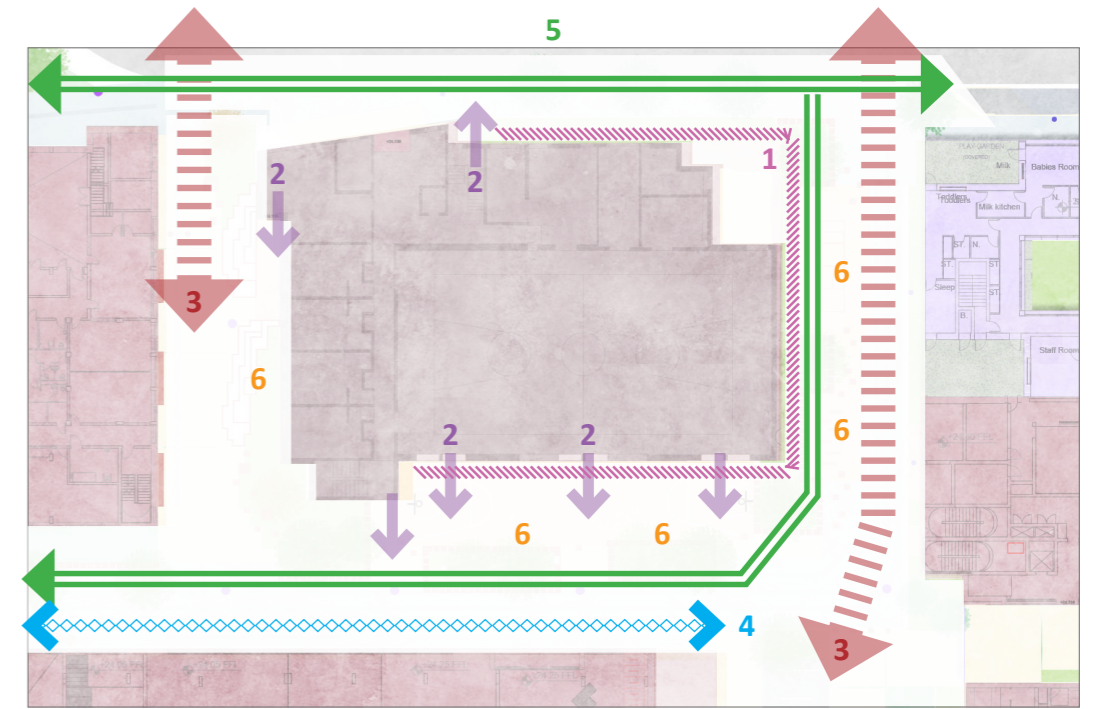
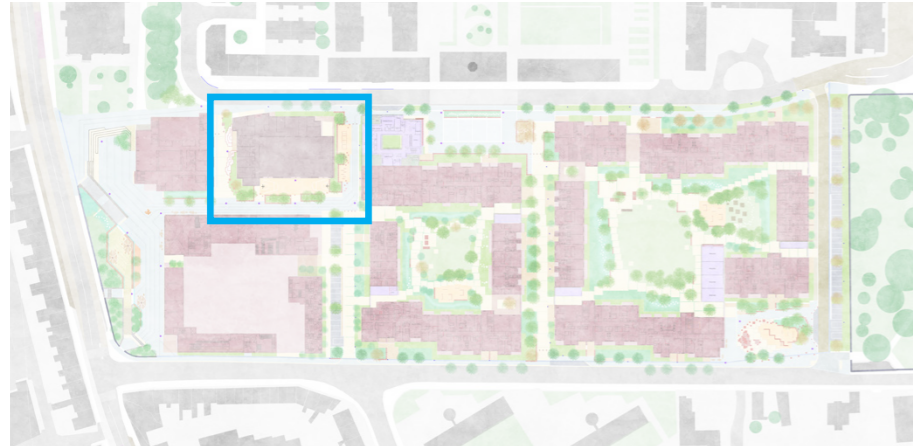


Plan showing the key features of the proposed design

GOLDENBRIDGE PLACE



SPORTS ZONE



Study of Key Features and Potentials of Baseline Masterplan

Analysis

An important amenity on the site is the play provision for older children/teenagers, and in conjunction with the youth consultations, it was agreed that the environs around the existing Sports Hall would be a very suitable location. Currently the building presents the surroundings with tall, mostly-blank walls, that are not the most inviting interfaces. A key outcome of the proposed scheme would be to soften this impression and to help integrate this building into the wider landscape masterplan. Blank walls can even be a positive feature, such as through ballgames played beside/against them.

Another key functional requirement to accommodate are the fire access and fire escape requirements on all 4 sides of the building.

The placement of the proposed Library-community building to the north also creates opportunity for positive activity out in the public realm, through the transformation of a carpark laneway, to an accessible street.

Key Features

The consultations with the youth groups primarily drove what is proposed for these spaces. Of the suggestions outlined earlier the ones that are most suited to this location are:

- Basketball play
- Passive Recreation i.e. 'Hanging Out'
- Active/Fitness Play (such as Parkour)



Active Play - Basketball



Stepped Seating for relaxing + watching



Active/Fitness Play (Parkour Jumping Walls)

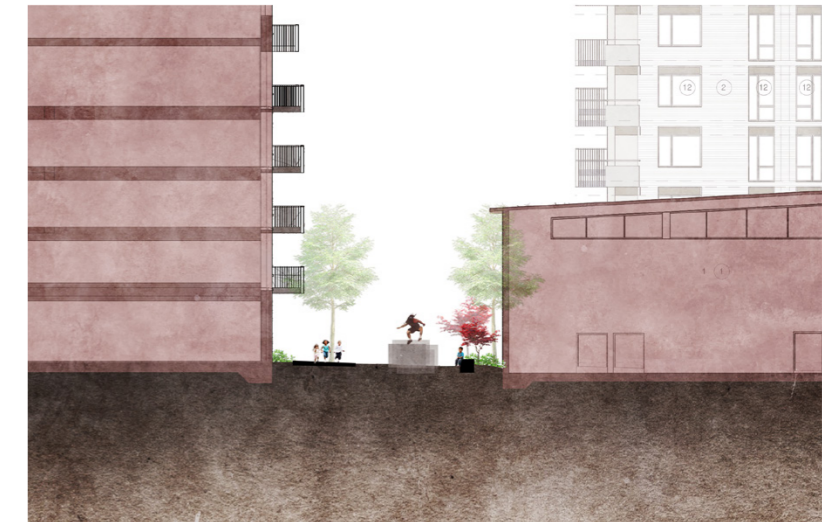


Active/Fitness Play (Parkour Climbing Frame)

SPORTS ZONE



Section through N-S street, with basketball zone + protective central planter



Section through E-W street, showing active play

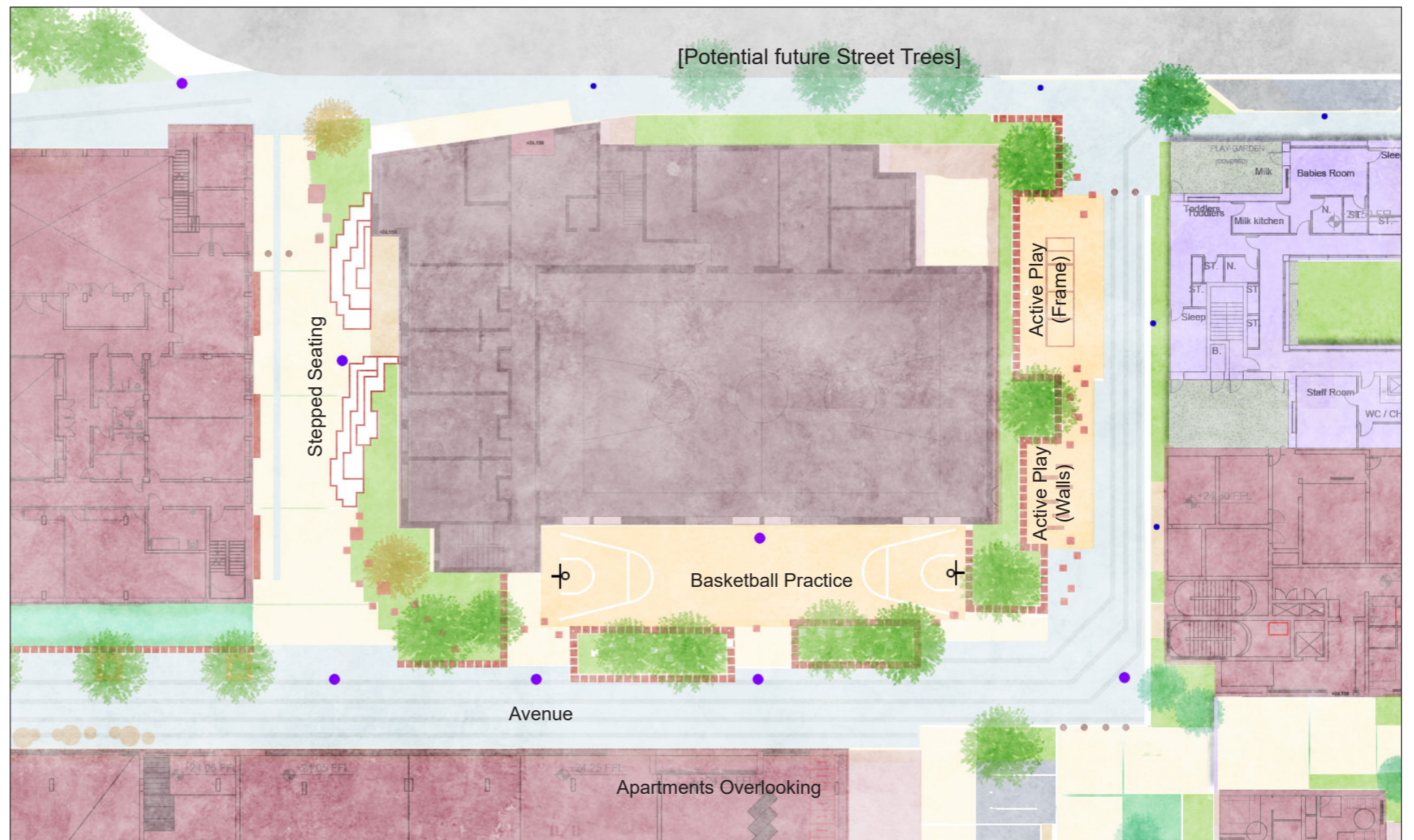
As basketball was one of the top suggestions, two practice zones are planned along the longest facade to the west. Although the space is narrower than a full court these are still positioned to face each other, allowing for an informal match. This space also occurs alongside an important north-south pedestrian route, so a planter is proposed for the centre of this space to help protect passers-by from stray basketballs.

The new street along the southern facade is also likely to be a busy pedestrian link, but is narrower, so no ballgames are located here. Instead the fitness play features (i.e. parkour) which are confined to the outline of the specific equipment itself, create activity in a more efficient footprint.

Seating lines both of these play zones as spectating and resting are key complementary functions to these activities, and they also double as protection for the planting beds.

This seating approach is taken further in the new street between the existing sports hall and the proposed library building. A level difference between the two is formed into the positive feature of a stepped seating zone, that faces towards the activity rooms facing onto the space, but also accommodates the fire escape from the sports hall.

Lighting of all these spaces at night is important to deter anti-social behaviour, and again this will combine with the passive surveillance of the new apartments overlooking the spaces.



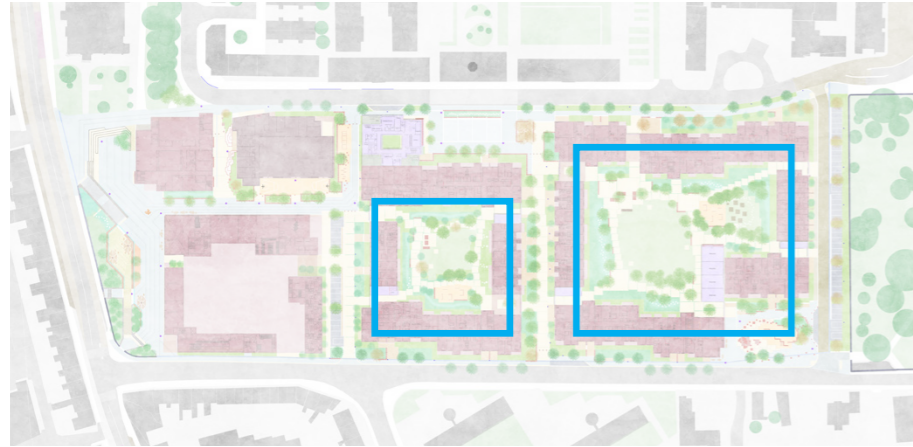
Plan showing the key features of the proposed design

STREET BETWEEN SPORTS ZONE AND LIBRARY

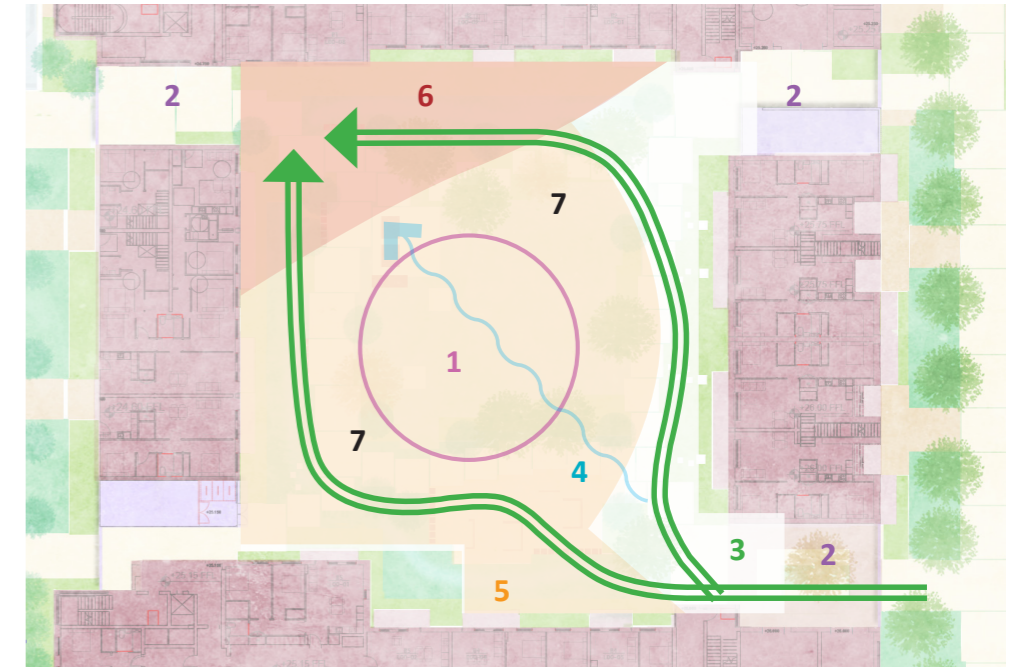


BSLA 3D Study of New Street between Sports Hall and new Library building, showing seating and planting

COURTYARDS



- 1. Flexible Lawn (Kickabout etc.)
- 2. Entrances/Bikes
- 3. Nature
- 4. SUDS
- 5. South Light
- 6. Evening Light (BBQ)
- 7. Play + Activities



Study of Key Features and Potentials of Baseline Masterplan

Analysis

The semi-private space is catered for in the centre of the blocks in courtyards that are planned to be access-controlled for residents. These are generously sized and significantly larger than the minimum spacing distances, meaning that there is more scope to include positive landscape and nature-value features. It also offers great opportunity for sustainable rainwater management of the paved areas and roofs above.

The perimeter of the space requires privacy buffers for the ground floor apartments, leaving the centre of the space free to provide the flexible open space and play provisions. Daylighting aspect is important, and placement of features in the sunniest locations will help encourage use.

Key Features

The aim is for a cohesive atmosphere of overlapping nature and amenity. A central lawn space for flexible recreation will be framed by a variety of trees, planting, and rain gardens, and complemented by other relaxed amenities such as seating and BBQ station. Younger children are specifically catered for through dedicated play areas in each (which could be fenced for further protection).



Wild + Pedagogical + Flexible



Nature Zones



Wooden Play



Flexible central lawn area



Active Food, Social Food Allotments & BBQ Areas

COURTYARDS

The design of the courtyards begins with the functional needs of the residents. Firstly, the main pathways are laid out along desire-lines that link the main entrances to each other, and facilitate movement and access to each of the amenity features.

The central feature is the grassed lawn, which is large enough for a variety of activities, from sunbathing up to casual kickabout. It is located in the middle to get the best balance of sunlight throughout the day, particularly the south-facing angle at midday.

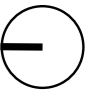
Alongside this are programmed activities, from the playground for young children, to the proposed allotment gardens to be run by interested residents. Related to this function is the BBQ area, placed out in the open to avoid smoke disturbing nearby windows, while long tables encourage communal dining and neighbours mingling.

The pathways are lined throughout with benches, placed in different locations and orientations, to offer a variety of choice for the residents to enjoy. Several are placed at the pathway nodes, again to facilitate interactions. The site-wide goals of nature connectivity and rainwater management are also visible in the plan of the large courtyard below. Trees and planting beginning in Goldenbridge are drawn through the entry gateway, and right throughout the courtyard spaces. Tree groves line the paths, alternating different sides to create a rich spatial experience, while varied ground level planting multiplies the nature value and possibilities.

Rainwater from hard surfaces is collected in the adjacent planting areas. More impressively, excess rainwater from rooftops is to be collected in rain gardens designed to temporarily hold stormwater, allowing it to dissipate more slowly and relieve pressure on infrastructure. For safety these will be quite shallow pools, with soft inclines down into them, and stepping stones allowing traversing. These will also encourage informal play, and familiarity with water, one of the most important factors of water safety for children. This idea aligns well with the **Dublin City Play Strategy**, which alongside sensible safety aims, highlights the importance of 'Risky Play'. This type of activity creates the opportunity for children to learn lessons about safety that contribute to their developmental resilience:

"The concept and importance of 'wild', 'deep' or 'risky' play is a key element of play experiences for children and young people. It is a vital part of the play process and as such, the element of risk in play greatly supports their overall development and well-being.... Risk and challenge are essential components to the overall play experiences where children learn to assess and take risks in everyday play situations (Sandseter 2010) P43, Dublin City Play Strategy

Lastly, what could have been simply a functional area for parking bikes, has been complemented by a sheltered outdoor area to enable bike repair and washing in the space, again increasing socialising opportunities.



Section through Medium Courtyard (see drawings)

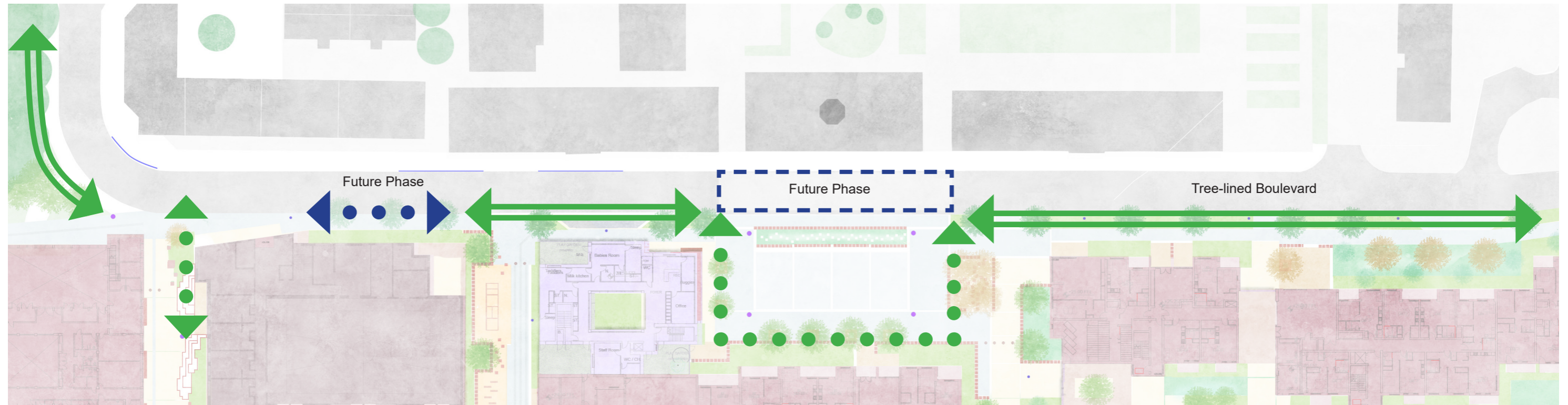


Plan of Large Courtyard showing the key features of the proposed design

COURTYARD



BOUNDARY STREET - PATRIOTS PATH



Plan showing the key features of the proposed design

The perimeter streets are very important to the scheme as they represent the longest interfaces of the site with the surrounding area. Patriots Path is the proposed new name for the street alongside the barracks, a reference to its particular history.

One of the main aims for Patriots Path - which aligns with the site-wide aims of nature connectivity - is to create an atmosphere of a tree-lined boulevard, with trees planted on the apartments side of the road, to soften their scale and allow the barracks building to remain the focal point of the bordering façades forming the street. New trees in urban areas are often difficult to achieve due to the proliferation of underground services, however analysis of the available survey information drove the proposed locations to try to minimise this risk. Ground level planting underneath these streets increases the nature value and verdant experience of the street.

Some apartments are located on the ground floor of this route, and where that occurs, buffer planting is proposed, to create the sense of a privacy separation (see Section). This has an additional positive benefit of having planting on both sides of the pedestrian footpath, effectively creating a walk through a planted landscape, a more immersive experience than fringe greening in a paved space. Seating is proposed at suitable locations along the route, such as Richmond Place, and at main residential entrances, to encourage daily life.

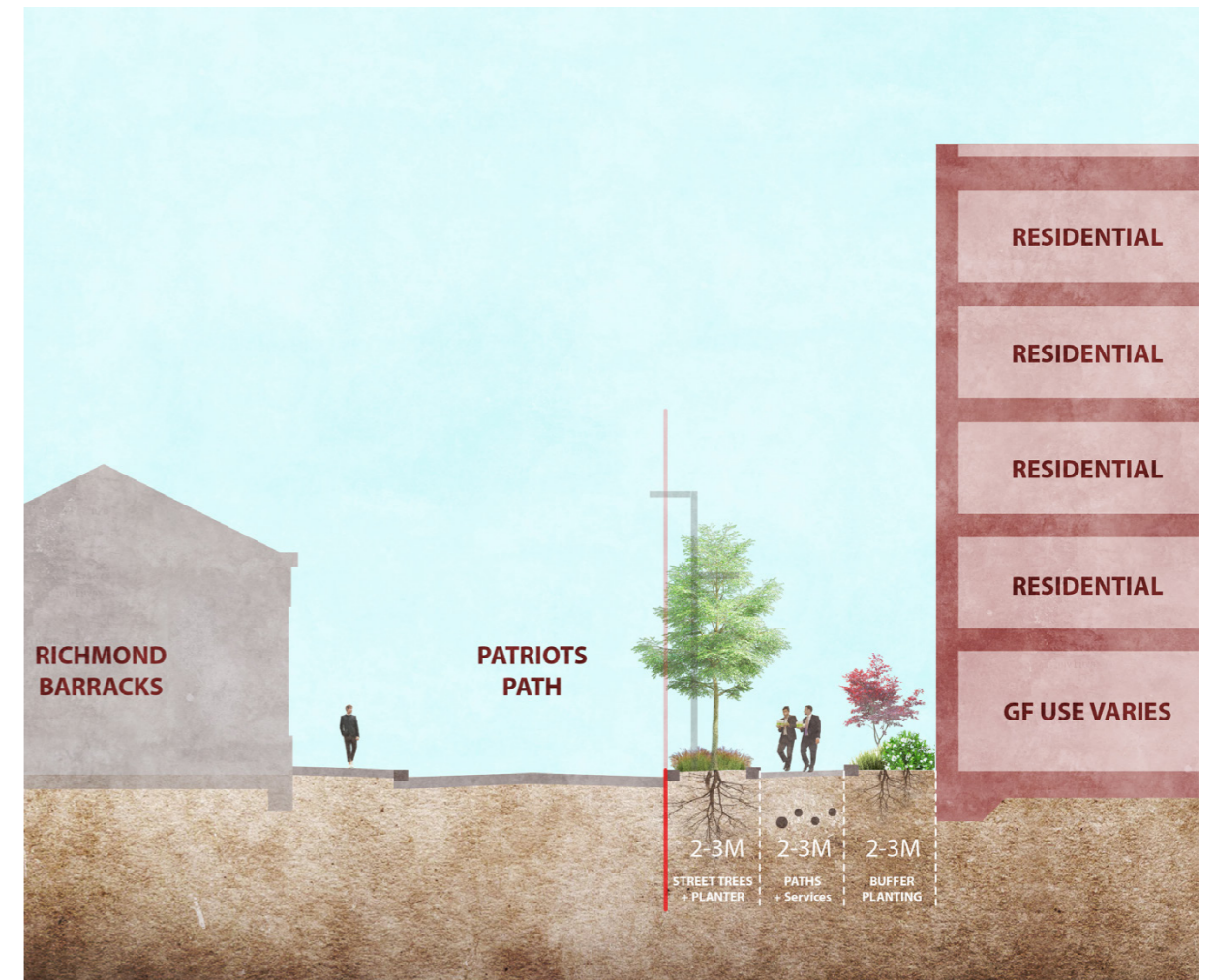
As they would have an impact on parking spaces and the carriageway, two additional parts of the street design are proposed as future development, perhaps as part of wider urban improvements. Firstly, a paved, 'raised table' plaza joining the proposed Richmond Place to the barracks would calm traffic and draw the barracks into this space more effectively. Secondly, underground services alongside the sports hall mean that continuation of the street trees here would most likely require building-out into the road, which would require removal of parking spaces in this location.



Street greening & seating



Biodiverse planting alongside paths



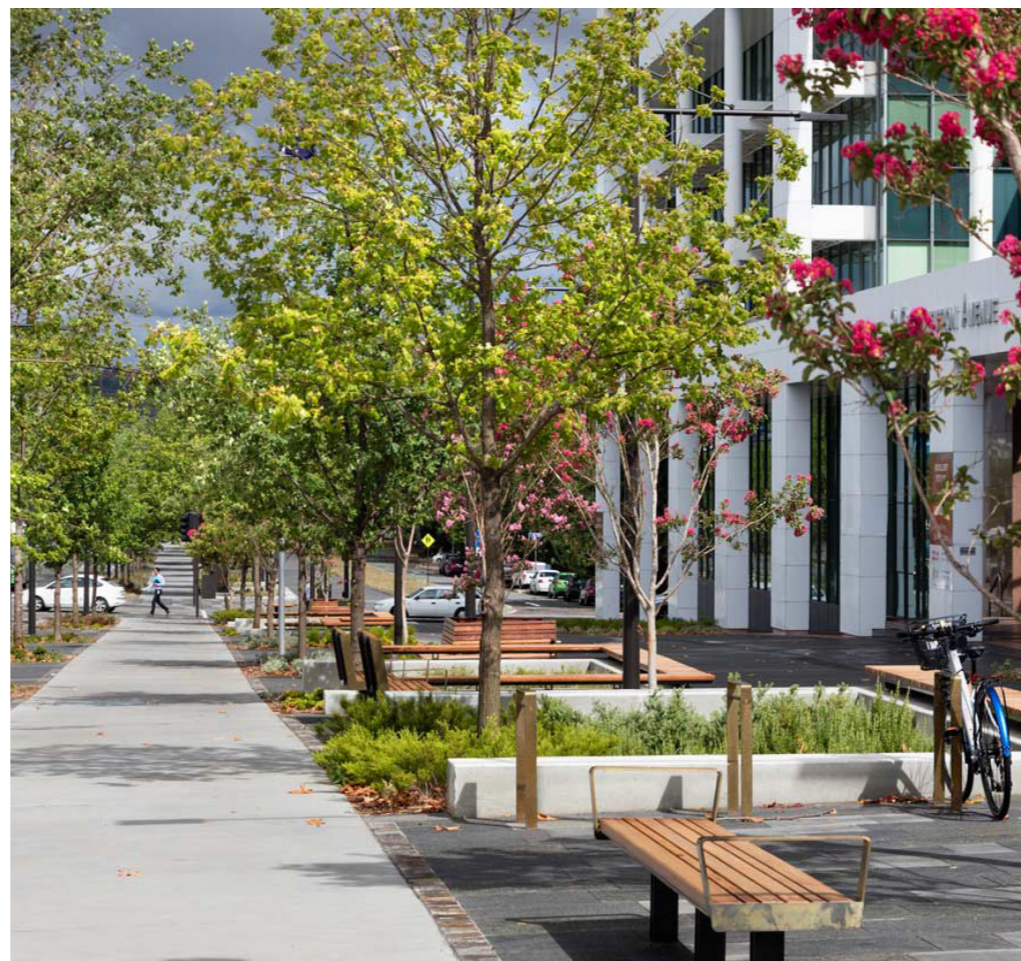
BOUNDARY STREET - ST VINCENT ST WEST



Plan showing the key features of the proposed design

The design goals for St Vincent Street East are largely the same as Patriots Path - a tree-lined boulevard with ground level biodiversity planting, and privacy buffer planting to ground floor apartments. An additional feature along here is the former location of the historic barracks wall. Although mostly lost on this street, apart from the corner at the north, the opportunity arises to mark out in the paving a representation of where it once was. This can also be combined with information panels, allowing people to understand this history better. The wall location doesn't need to only be a surface level feature, and several locations have been identified where the alignment can 'pop-up' to provide valuable seating opportunities at key corners and entrances.

Again two of the street improvement proposals are dependant on wider urban factors, so are proposed as future development. A Greenway/Cycleway has been considered to join the Canal with the River Camac, and this street would be one of the most natural connections between them. Therefore, any street planting should be designed holistically with and by that potential future project. The two locations above in blue are the proposed locations for build-out street planters, thus recommended as they would fill in the gaps of the tree-lined boulevard, and soften the scale of the building blocks.



Pockets of seating, SUDS, trees, and bikes



Old Wall demarcation + Info Panel, Lamb Alley



Planting Build-out into carriage way by DCC Parks

ROOFTOPS

A relatively simple approach is taken for the rooftops across the scheme. In order to achieve the minimum green roof coverage %, an 'extensive' green roof in the form of a sedum mat is proposed for the roofs of the lower buildings, as these will be more visible from upper windows.

The residential courtyard above Tranche 5 will host an 'intensive' green roof type, allowing for larger plant species and a much richer variety.

The Library-Community Building has roof terraces on two levels, with a combination of accessible decking areas, and separate nature roofs for visual amenity and learning.



Sedum on the more visible, lower roofs
More dependable for year-round appearance



Public Terraces on Library-Community Building



Raised Courtyard for Tranche 5 Residential



Plan showing the key features of the proposed design

RAISED COURTYARD (COMMERCIAL MIXED-USE BLOCK C)



Large area of greenery giving impression of natural ground-level garden



Exposed Aggregate Concrete paths and spaces



Orthogonal shapes morphing to create seating and planting opportunities

The design of the raised residential courtyard aims to provide the same ingredients as the ground-level courtyards, albeit on a smaller scale. The arrangement of apartment-access walkways around the perimeter creates a recreational space in the centre for residents.

The largest feature is the grassed lawn, which provides a focal point, and is thus located to get the best balance of sunlight throughout the day, particularly the south-facing aspect at midday.

Lining this space are a range of different furniture types, to offer a variety of seating options and settings for residents. In the north-west is a seating corner with a pair of coffee table style features. The perimeter bench then snakes south and runs in and out of the supermarket skylights to create booth-style seating in the gaps, with planted backdrops. This culminates in the south with long-table type seating encouraging outdoor eating, or even working on a laptop in the partial shade. To the north of the lawn are some low-level, south facing sun loungers, built in to the raised planter edge. This then turns into a perimeter bench running the length of the space, facing the lawn, and then passing into the playground, for parents to sit and watch.

A playground for young children is also accommodated in a favourable location, and is partially screened from the rest of the space to limit disturbance and improve privacy and enclosure.

Planting space with rooftop-suitable trees is provided along the western spine to create a verdant impact. This will have an ancillary benefit down in the supermarket, where the tree canopy will become visible once the foliage has matured. Additional planting is located at either end to bookend the main space, and soften the atmosphere.

The surface materials for the lightweight bridges and walkways are proposed as FSC timber decking, with a cambered surface profile to avoid standing water and therefore increase slip-resistance. In the main space, the exposed aggregate concrete from the wider masterplan is introduced as a connective motif, and its robust nature also works well with the intended sub-surface layers of water-retaining gravel, to provide drainage, filtration and SUDS benefits.



LIBRARY-COMMUNITY ROOF GARDENS



Accessible paved areas surrounded by planting and views



Timber elements creating furniture, planters, and decking

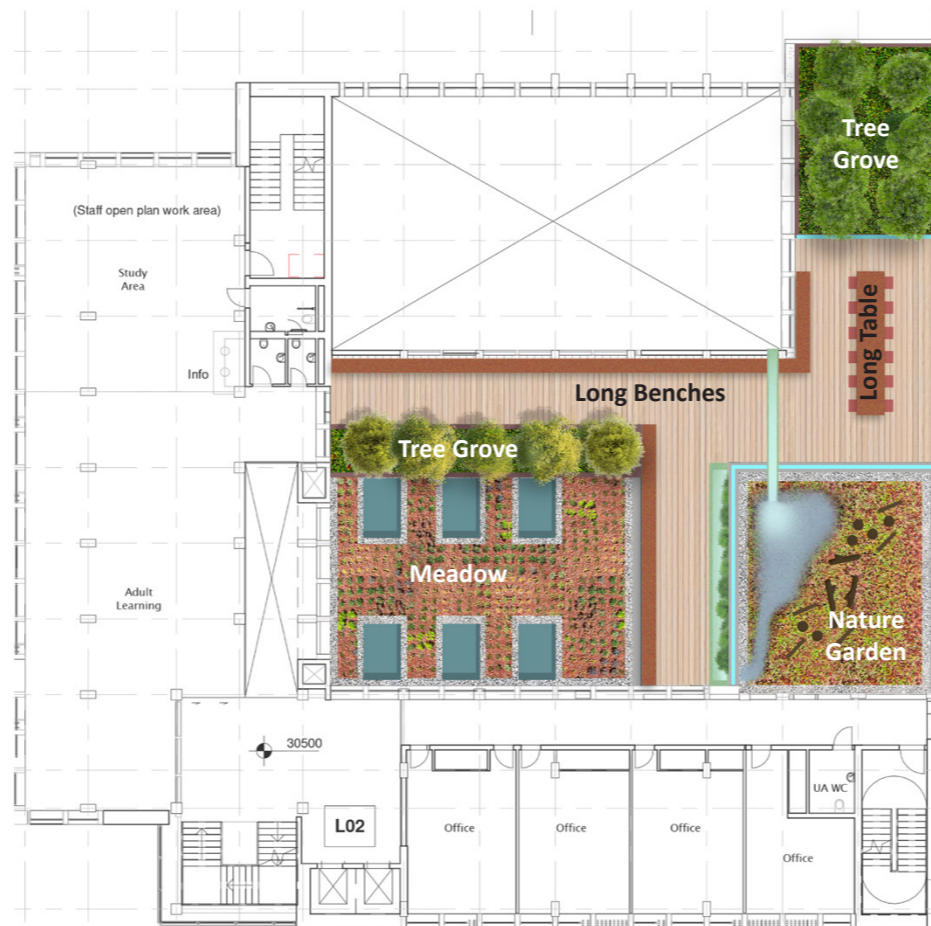


Features extending the internal uses eg. Garden Reading Circles

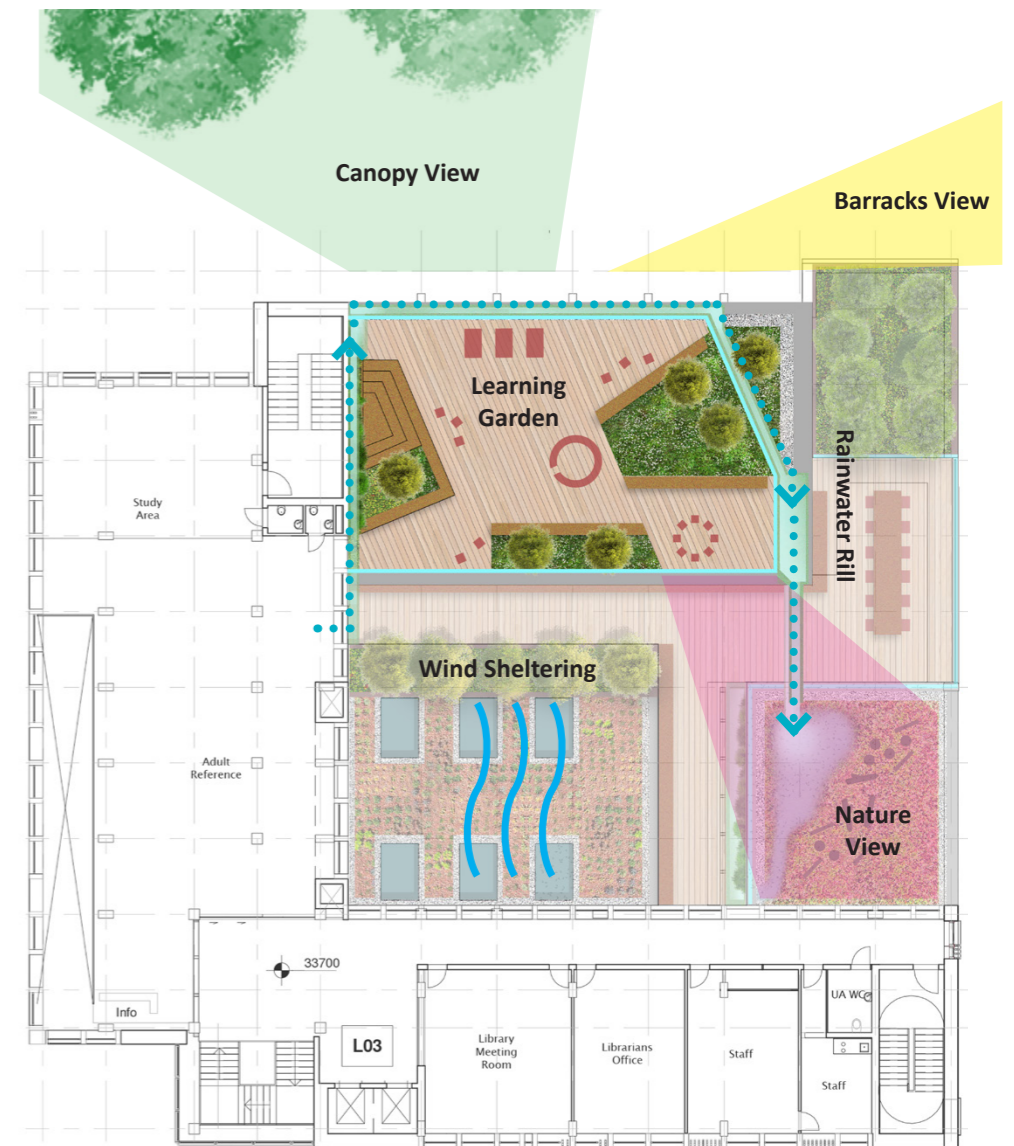
One of the exciting features of the library-community are the public rooftop spaces that will offer amenity spaces out in the fresh air, and a different view out above the neighbourhood. The terraces are split across two levels, with a different spatial character, and atmosphere on each.

The lower L02 Roof terrace is set up like a central walkway through different garden types. The southeast corner is planned to have the strongest structure in the building, so this is where the deepest soil, and roof-garden trees are proposed. There is then a second linear grove beside the rooflights, again where greater structural strength is planned to occur, and this will help to shelter the westerly winds which are predominant in Dublin. The next planted roof needs to be flexible as it wraps around the central skylights, so a meadow or plug planting would work well here. The last garden type is proposed to be cordoned off by the safety balustrade, which will enable a more nature-rich garden to establish, with natural seeding, logs or stone microhabitat piles, and even a shallow rainwater pool habitat, fed from the higher roof. Information panels can teach about what the nature benefits for this approach. The terrace is then finished off with simple furniture to provide seating opportunities on long south and west-facing benches, and a long table for eating, working or learning.

The higher L03 Roof terrace is a more rectilinear shape, with an even better view, so is imagined as the main activity roof, or even as a Learning Garden. The view out to the west is a combination of the mature canopy trees, and the barracks further south, and then to the south and east towards the sun and the nature garden on the lower roof. Planting space is carved out of the roof to create different verdant pockets for sitting in, while different types of furniture - reading circle, bleachers, loungers, benches - encourages different types of library-community activities to spill-out into the garden. Finally the site-wide theme of rainwater management takes on a pedagogical function here, where a bespoke rill is proposed to take rainwater from various levels and cascade it down to the next garden level. Thus the natural process is highlighted again, and comes alive during rainfall events to encourage learning and excitement.



L02 Level Roof Garden



L03 Level Roof Garden

MATERIAL PALETTE

The approach to materiality involved establishing a hierarchy of importance across the various spaces, both public and private, and selecting the appropriate surface for each one. The general rule being that the spaces that will be seen and visited by the greatest number of people, and also require the greatest durability and robustness, would be the higher tier (such as the 3 main public spaces, and main footpaths), while the less-public spaces could receive a more varied approach when it comes to cost, but still keeping a good standard of quality.

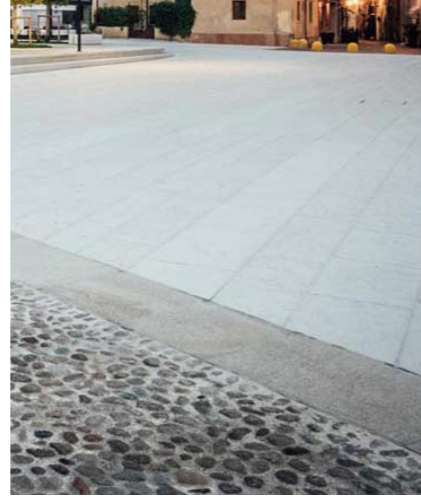
The first primary material is light, silver/beige granite. This follows the example of good design practice in Dublin, whereby the lighter toned material better reflects light, which can be in shorter supply due to the generally overcast weather. It is also very durable, low maintenance, and very long lived. While Leinster granite was usually the particular source in the past, supply and cost can become challenging, the balance between costs and carbon emissions of transporting material from far away, is generally accepted to be satisfied by Iberian-sourced stone. This has been used throughout Dublin, due also to its high-quality appearance and similarity to leinster granite.

For the second primary surface material, a high-quality exposed-aggregate concrete is proposed. This is quite straightforward to lay, has been used in many projects by DCC Parks recently, and the exposing of the stone aggregate lends a quality and visual interest that can be very beautiful, especially where larger stones are used.

The second tier of materials are proposed for secondary spaces, entrances, roadways and parking spaces. Resin bound is another material that shows off the inherent appearance of the stones used, while stone being robust and easily maintained. Clay pavers are proposed at the residential building entrances, to help create a threshold for residents, while the warm brick tones define a positive and differential zone alongside the main public spaces. The flexible colours and forms of the third material - Concrete setts - can support several functions, from the carriageway on the new street at the south of the site, to the 'comfort space' alongside it (differentiated by colour tone), to the permeable paving in the parking spaces throughout.

Finally the play areas need to provide safety from falls, and two good options are proposed, and can be varied depending on the scenario. Brightly-coloured rubber can help highlight the fun element of the play area (such as around the Sports Hall), while the rubber bark mulch can blend into a natural surrounding more easily (such as in the residential courtyards).

Primary



Granite, light colour



Exposed Aggregate Concrete

Secondary



Resin Bound



Clay Pavers

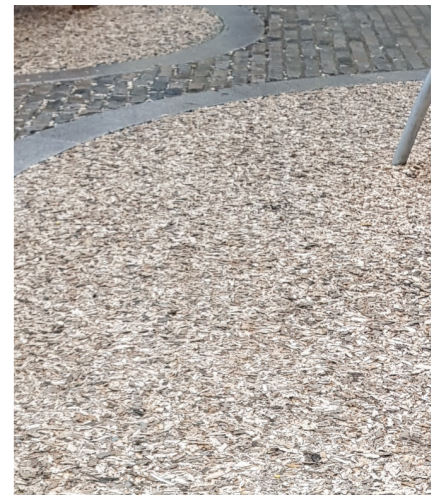


Concrete Setts

Play



Coloured Rubber



Rubber Mulch

PLAY

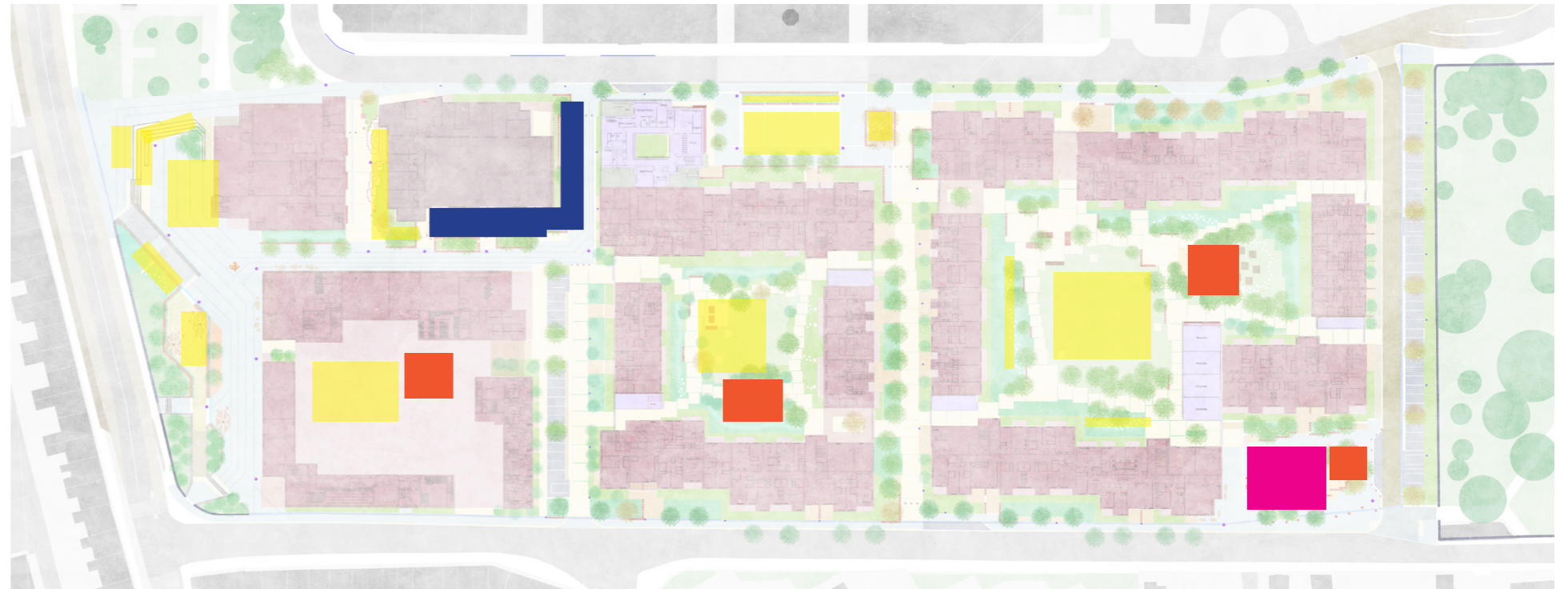
The approach to play in the project takes two main directions: Formal and Informal Play. The first uses the **‘Design Standards for New Apartments’** as the baseline standard. A play area for young children is included in each of the 3 residential courtyards. As these courtyards are designed to be very green and natural, timber-made play equipment would be the best approach to continue this aesthetic.

Play equipment for older children is then accommodated across two different spaces. In Goldenbridge Place, a bespoke formed element is proposed to provide a range of conventional play activities such as swinging, climbing, jumping etc. This is then combined with features designed to encourage self-directed and imaginative play, in the form of a seating/climbing hill, and stage feature. These features diffuse into stepping stone stool features that trail towards the other features in the space, encouraging exploration and movement throughout this ‘play landscape’. A small, more sheltered zone of play is also included alongside for young children, to enable parents of children with different age groups can cover both in one location. An because bicycles were highlighted as a key interest in the area during the youth consultations, a bike repair station is also located in this area.

The second zone of older play centres on the Sports Hall building. In keeping with the internal functions, this area is imagined as a sporty/fitness zone. Ideas were discussed in the youth consultations, where basketball emerged as the favourite. Supporting activities are included alongside in the form of parkour equipment, which facilitates a very rounded play experience encompassing fitness, balance, challenge, social interaction, and spectating.

This leads to the second approach to play across the site. Features that have a key landscape function, such as planters, rain gardens and level changes, were analysed for their potential additional play value. This potential has been enhanced - generally through the use of stepping stones - that invite and encourage exploration and movement into the landscape in an unconventional way, through planting, rainwater, across logs and even mud. This aligns well with the latest thinking in play psychology, where exploration, challenge, and even risk are identified as key parts of the developmental stages of children, helping them become more rounded people. This thinking is strongly supported in the **‘Dublin City Play Strategy’** by DCC:

“Children and young people are naturally adventurous and physically active and have a strong desire to engage in ‘deep play’; play that is potentially hazardous to their physical health. Adults are often concerned and often try to prevent the thrill-seeking nature of this type of play that can involve jumping



Young Children 325m2 (approx)

Suggested Equipment, Timber-style (eg.. Kompan)

- Springer (4no.)
- Seesaw (4no.)
- Multiplay Hut (Playhouse, Slide, Climbing) (3no.)
- Balance Beams/Posts (2no.)
- Carousel (2no.)

Children (+Teenager) 280 m2 (approx)

Equipment Shown

- Bespoke multi-activity feature (swings, climbing, jumping, balancing)
- Play Hill
- Play Stage
- Bicycle Repair Station
- Stepping Stone Stools (40no.)

Teenager (+Children) 400 m2 (approx)

Equipment Shown

- Basketball practice Hoops (2no.)
- Parkour Climbing Frame
- Parkour Jumping Walls
- Stepping Stone Stools (40no.)

Informal Play (n/a) m2

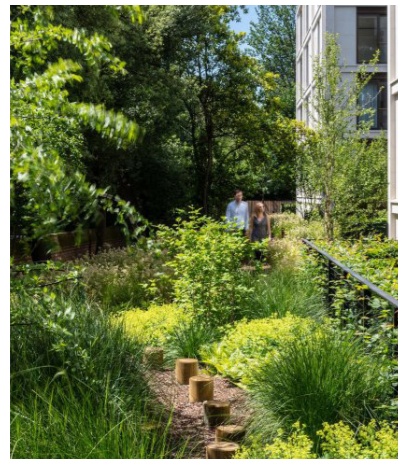
Equipment Shown

- Stepped Seating (Emmet Rd)
- Stepped Seating (Sports Hall)
- Stepping Stones (200+ no.)
- Rain Shelters (3no.) (Emmet Place)
- Lawns + Plazas

from great heights and climbing high features. Evidentially, accident statistics in Ireland show that children and young people are generally more at risk of injury through organised sporting activity than they are through self-directed play that involves risk and challenge. (Armitage. M. 2011)”

Extract from **‘Dublin City Play Strategy’** by DCC, p30

The types of play proposed here are still quite safe when compared to some of the ideas referred to in that document (see the 6 categories of risk in play as identified by Sandseter (2010) on page 44), however the spirit of the approach is very much aligned.



VEGETATION REPORT

The site is largely cleared and grassed and a number of trees, planted at the peripheries in recent years are struggling to establish. Some of these *Quercus rubra* are broken and damaged through vandalism and many contain dead wood throughout. On the pavement to the South East there are three tree planting pits with grills and the *Tilia cordata* trees planted there are also broken but are re-sprouting from the base and have attained 1m height in multiple shoots within each pit.

There is a fenced off pocket of land towards the North West overrun with *Buddleja* from which protrudes three *Carpinus betulus* "Fastigiata" and a large *Laurus nobilis* bush.

There are a number of additional trees growing in the decorative herbaceous and grass bed that flanks the pedestrian entry to Patriots Path at the northern end of the site.

South Perimeter of Site within grass (see Plan)

No. 1: *Quercus rubra* H.6m Crown Spread 3M. Girth @1M from base 18-20 cm. Condition: One of the best of the trees dead lower branches otherwise healthy.

No. 2: A broken tree 1.2 M high regrowing from break.

South east pavement opposite apartments

No.'s 3-5: *Quercus rubra* H.6m Crown Spread 3M. Girth @1M from base 18-20 cm. Condition: Many now broken, gashes at base of nearly all with cavities and decay, yellowing of foliage other than autumn colour and many dead branches. A number with flayed bark damage and others broken.

West Side of Site within grass.

No.'s 6-22: *Tilia cordata*. Regrowing vigorous epicormic growth from base of vandalized trees in tree pits located in footpath.

East Side of Site within grass (southern end)

No.'s 23-32: *Quercus rubra* H.6-8m Crown Spread 3-3.5M. Girth @1M from base 18-20 cm. Condition: Many now struggling, more contact wounds at base, causing weakness of growth. Yellowing of foliage other than autumn colour and many dead branches. Some lower branches broken and dead. A number disfigured by vandalism.

East Side of Site within grass (northern end)

No.'s 33-37: *Quercus rubra*. H.6-8m Crown Spread 3M. Girth @1M from base 18-20 cm. Condition: A row of five young trees also struggling to establish, more contact wounds at base, causing weakness of growth of nearly yellowing of foliage other than autumn colour and many dead branches. Some lower branches broken and dead.

Fenced Compound (northern end)

No.'s 38-40: *Carpinus betulus* Fastigiata. H.8-11m Crown Spread 5M. Girth @1M from base 25-30 cm. Condition: A row of three young trees well established amid dense *Buddleja* growth but with some thinning of foliage visible and splaying of normally erect branching habit.

No. 41: *Laurus nobilis*. A large healthy bay bush 6m wide and 7 m tall with up to 20 breaks at 1m from base.

Growing in grass border Northern pedestrian route Patriots Path

Pedestrian Walk (northern east end)

No.'s 42-46: *Tilia cordata* "Greenspire" H.7m Crown Spread 3M. Girth @1M from base 25-30 cm. Condition: A row of five recently planted young trees well established in the grass bed by the pedestrian walk.



VEGETATION REPORT - PLAN



● Trees for removal

NB. much Larger number of trees to be planted in the proposed project (refer to Planting Plan)

