

Adamstown Block G

Response to RFI

4 February 2022

RFI Response

Landscape Architecture

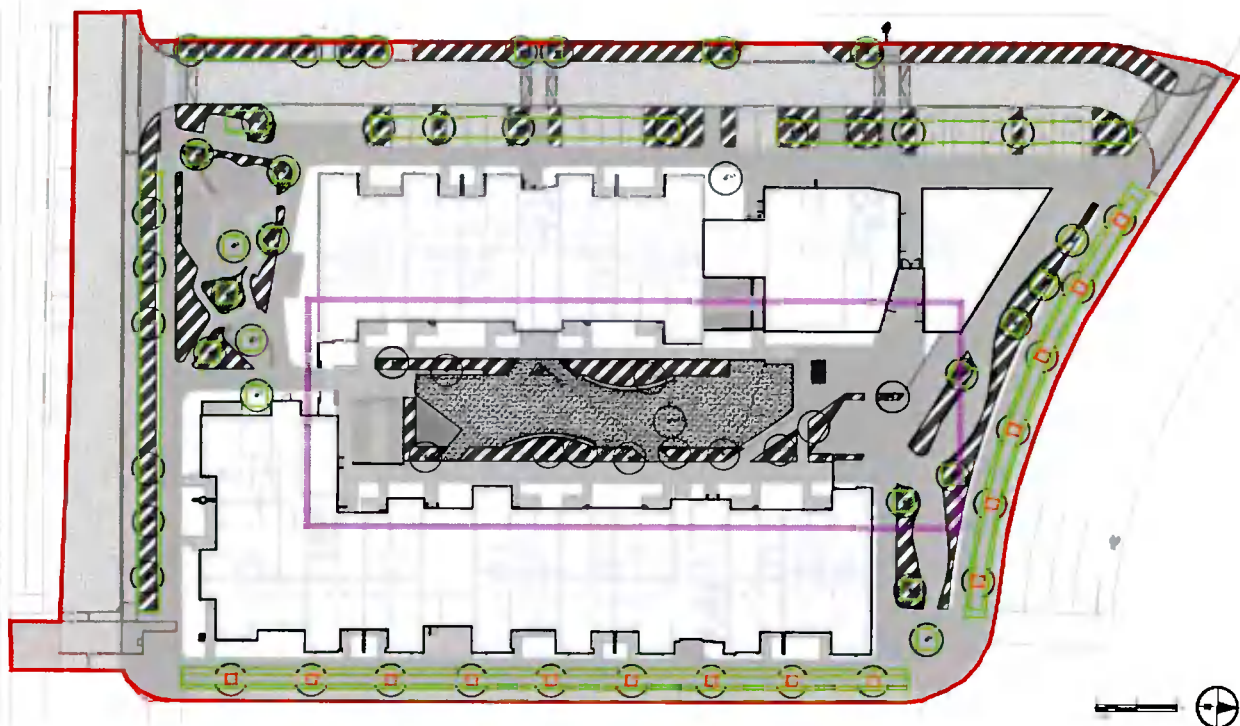
In preparing our response to this Request for Further Information, the project Design team met with Eoin Burke, Tracy McGibbon, John McGee, Yasir Kahn and Graham Murphy of SDCC on 13/01/2021. The amendments the applicant is proposing in this submission in response to the Request for Further Information were discussed in detail with SDCC and incorporate their very welcome advice and direction. The without prejudice nature of this pre-submission discussions are acknowledged

RFI Note 4

'The most northerly located bicycle parking structure (measuring approximately 79.95sq.m) is considered to be substantial and will dominate the northern end of the open/communal space. An alternative location should be sought for this bicycle storage. The applicant should investigate the incorporation of all bicycle storage within the building blocks/built fabric (similar to waste storage) and possibly omit an apartment to accommodate bicycle parking. If this is not possible, the applicant is requested to provide a sustainably 'greened' structure incorporating natural planting and green solutions within the design.'

Response:

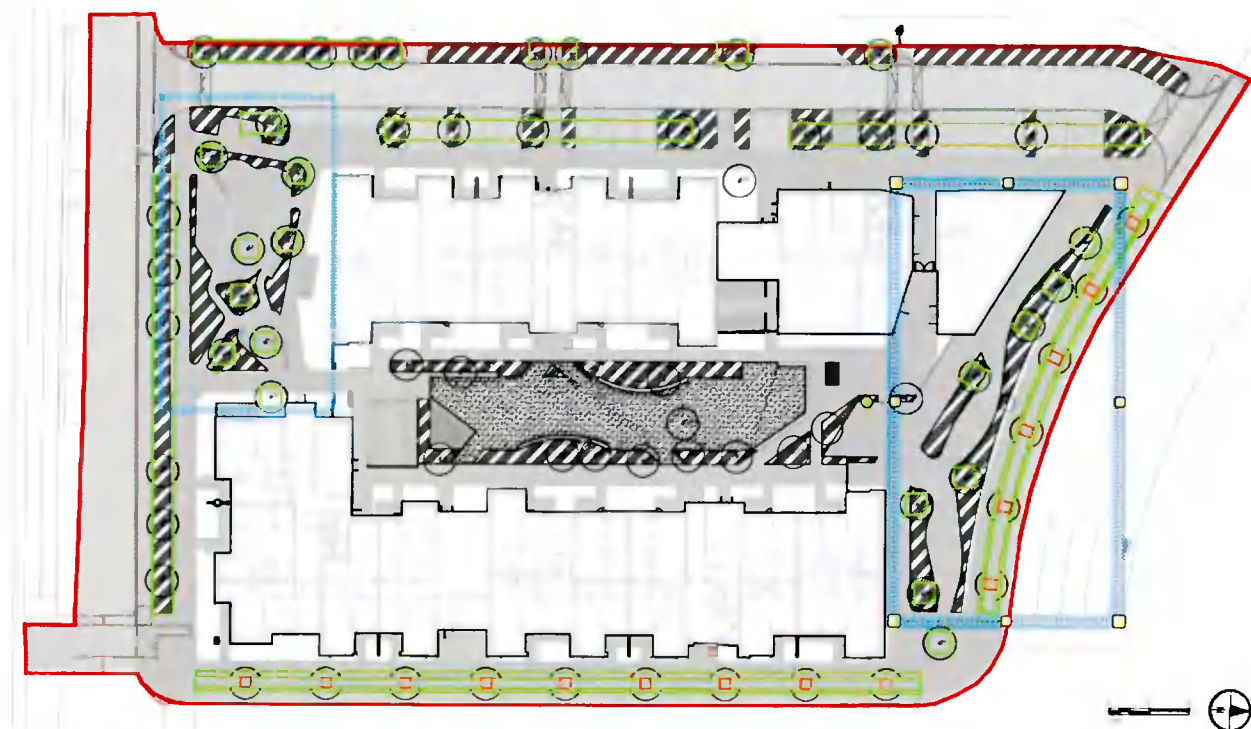
Area A - Courtyard-



Area A - Highlighted purple above

The courtyard has been validated to provide a more integrated multi-functional space following the realignment of the cycle shelter. This has been achieved through repositioning of the cycle shelter to the north and the direct link east west to a new arrival / amenity space to the north which is now the principal point of arrival to the space. This has allowed some of the seating spaces previous located in the soft areas to be included in the design of the amenity space and given rise to a playful landscape. To achieve the playful landscape and integrate play into the overall courtyard we have looked to reorganise the footpaths to the edge of the space with a planting buffer to the edge, this has created the framework for a central lawn to be established with natural play elements integrated along the periphery of the lawn and shrub areas. Please see sheet ADB3-ACM-00-ZZ-DR-LA-1001 for the layout of the central courtyard space in response to RFI.

Area B - Play spaces to North / pocket park



Area B - Highlighted purple above



Area B - Previous planning application design

The layout and arrangement of pocket park (South) and play trail (North) is consistent with the permitted layout. The team has only aimed to the geometry of the hardscape/softscape edges to a consistent 2m radius for constructability reasons and included safety surfacing to the critical fall height areas. We want to retain the intent that these playful spaces are integrated into the surrounding context. The rationalisation of the kerb edges and geometry will give a better solution for future constructability and maintenance of the spaces highlighted above. In a similar approach to the

communal courtyard, we wanted to promote a playful landscape. It is intended that these spaces can function for rest, congregation as well as play promoting a multifunctional use within the public realm. Please see sheet ADB3-ACM-00-ZZ-DR-LA-1001 for the layout of the spaces above.

RFI Note 5 _ Landscape Architect

'(a) Sustainable Drainage Systems (SuDS) are proposed within the central courtyard area on submitted landscaping plans for the development however these features are not shown on submitted surface water drainage plans. The applicant is requested to submit a revised surface water drainage layout drawing showing the inclusion of SuDS on site including within the central courtyard area. The drawing shall demonstrate how all SuDS features are integrated into the surface water drainage network on site.

(b) The applicant is requested to submit cross sectional details of all proposed SuDS features for the development including but not limited to:

- Permeable pavement*
- Tree pits*
- Swales*
- Rain Gardens*
- Green/Blue roofs*

c) There is an opportunity to seek above ground water attenuation and additional SUDS features within the communal space at ground level. The applicant is requested to revisit this aspect and incorporate green infrastructural items that function in conjunction with SUDS.'

Response:

Drainage within the courtyard space will be over the kerb to soft landscape areas, noted as planted swales/Soft landscape areas on drawing ADB3-ACM-00-ZZ-DR-LA-1002. This is further clarified in the engineering response for the courtyard space for water management within the central space.

Bicycle shelters will incorporate green roof systems which will also form part of the treatment train for water management on site. See sheet ADB3-ACM-00-ZZ-DR-LA-7200 for detail and ADB3-ACM-00-ZZ-DR-LA-1002 for layout.

In the adjacent areas it is proposed to use SUDs tree pits within the drainage design which will collect water from the adjacent hard and soft landscape areas which will be connected to the positive drainage system outlined by the drainage engineers. See sheet ADB3-ACM-00-ZZ-DR-LA-7200 and ADB3-ACM-00-ZZ-DR-LA-7201 for tree pit details.