

Proposed Development at
Finches Pub, Clondalkin, Co Dublin

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LANDSCAPE CONCEPT

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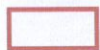
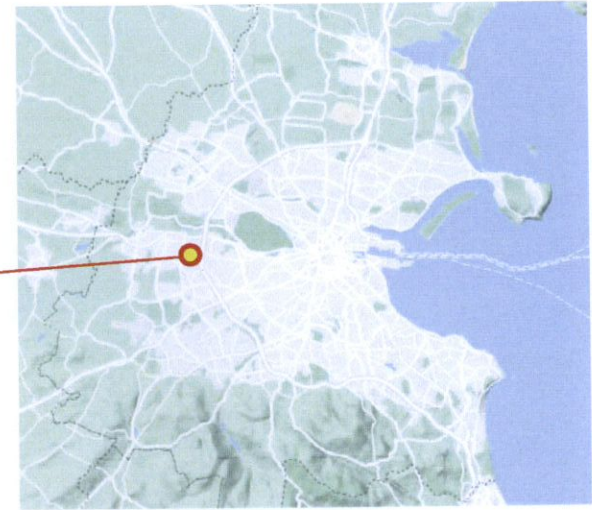
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1. SITE CONTEXT

Site Location



Finches Pub is located in Neilstown road, Clondalkin , Dublin.
The image to the left is showing the proposed site in aerial view.
Red lines show exact site location.



 The proposed site in Street view.
Red lines show exact site location.







This image above shows all the surrounding open and Amenity spaces located near Proposed Development

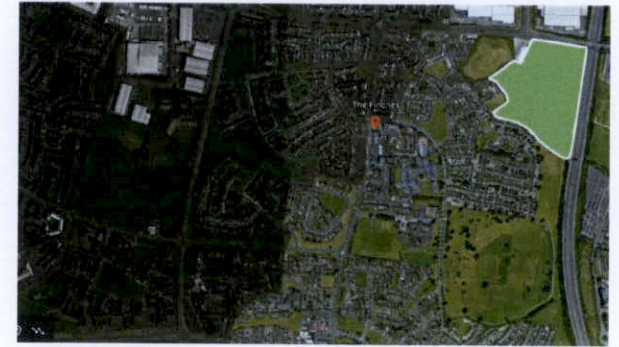
There are Three Different Types of Open space identifies close in proximity to Finches development.

-  Amenity Space
E.g Private Sport Complex
-  Public Sports field
-  Open Green Space
-  Parks



1. Sports field
2. Astro
3. Par Golf Course

-  Amenity Space
E.g Private Sport Complex
-  Public Sports field
-  Open Green Space
-  Parks



Public Sports Field



Public GAA Pitch
(Goal Posts Not coming up in Google Earth)

 Public Sports field





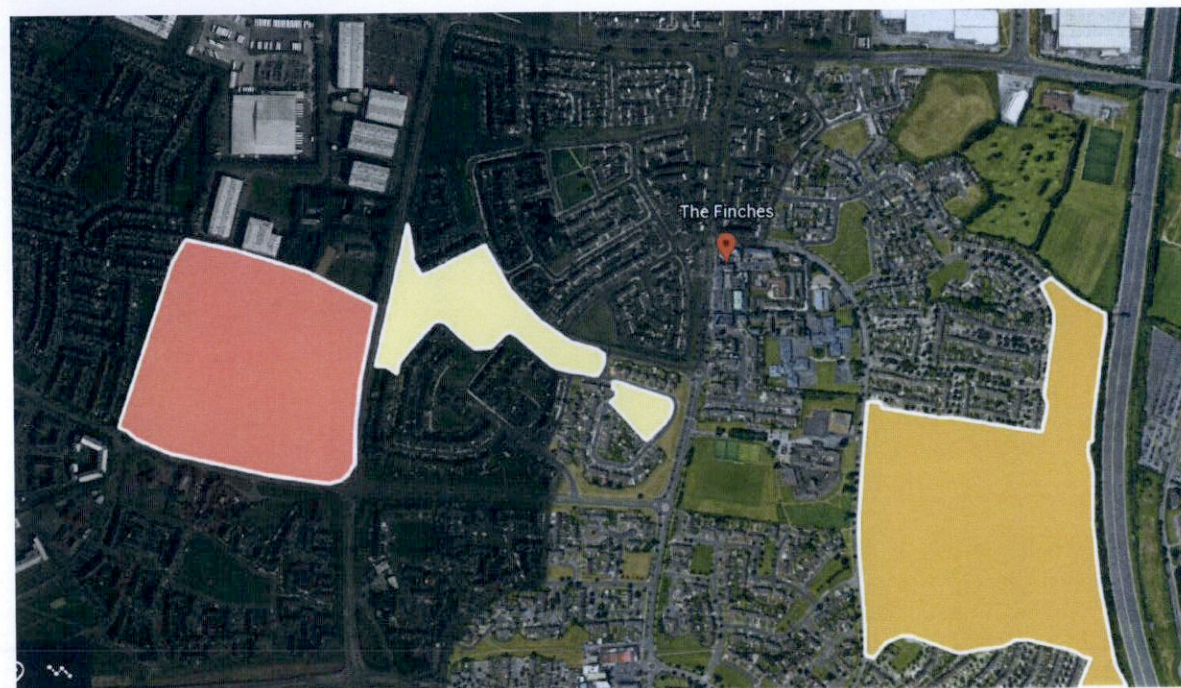
This is the nearest Open Space to said proposed development.






Open Green Space



Parks



-  Collinstown Park
-  Rowlagh Park
-  Ballyowen Park



13 minute walk



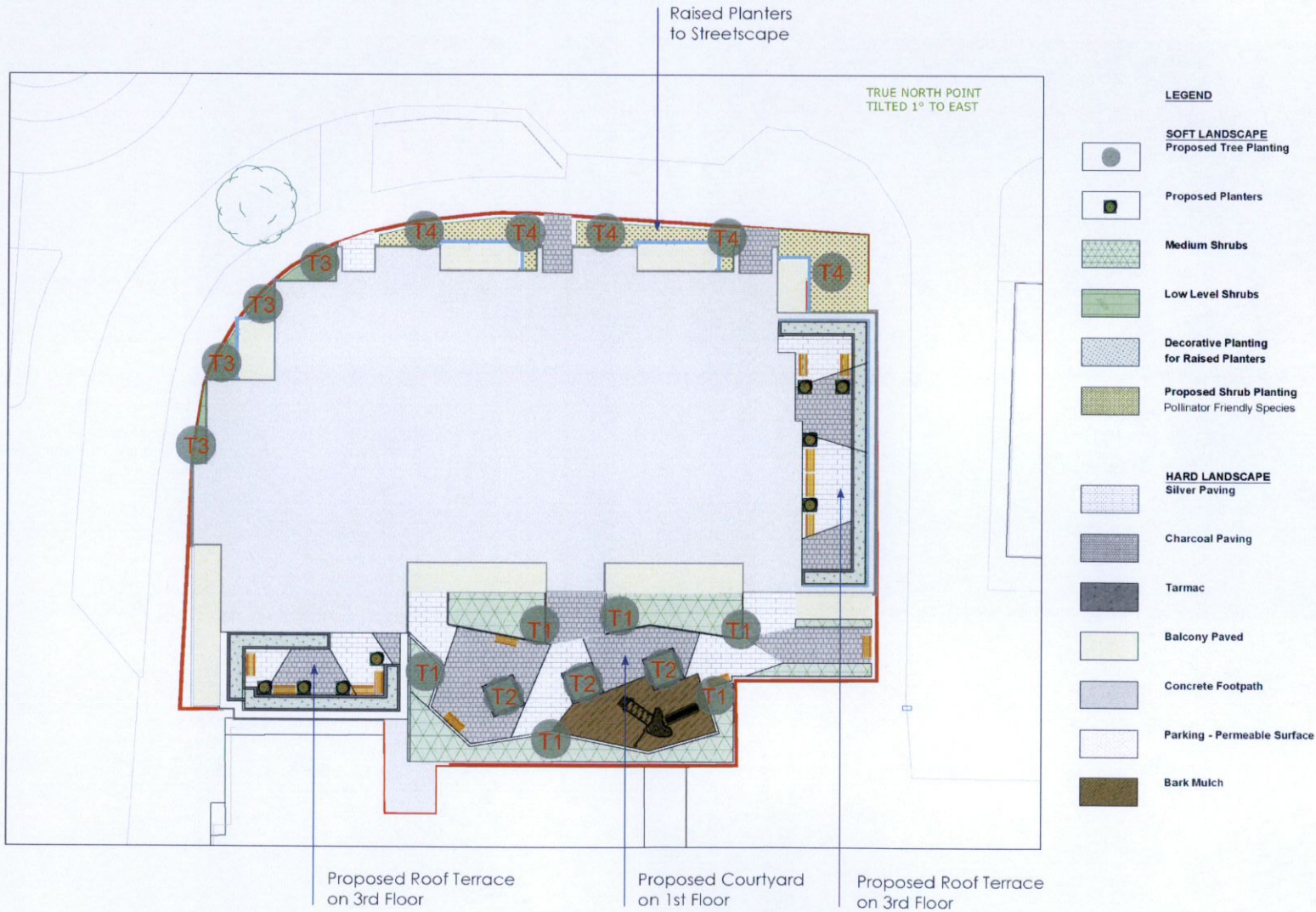
4 minute walk



7 minute walk

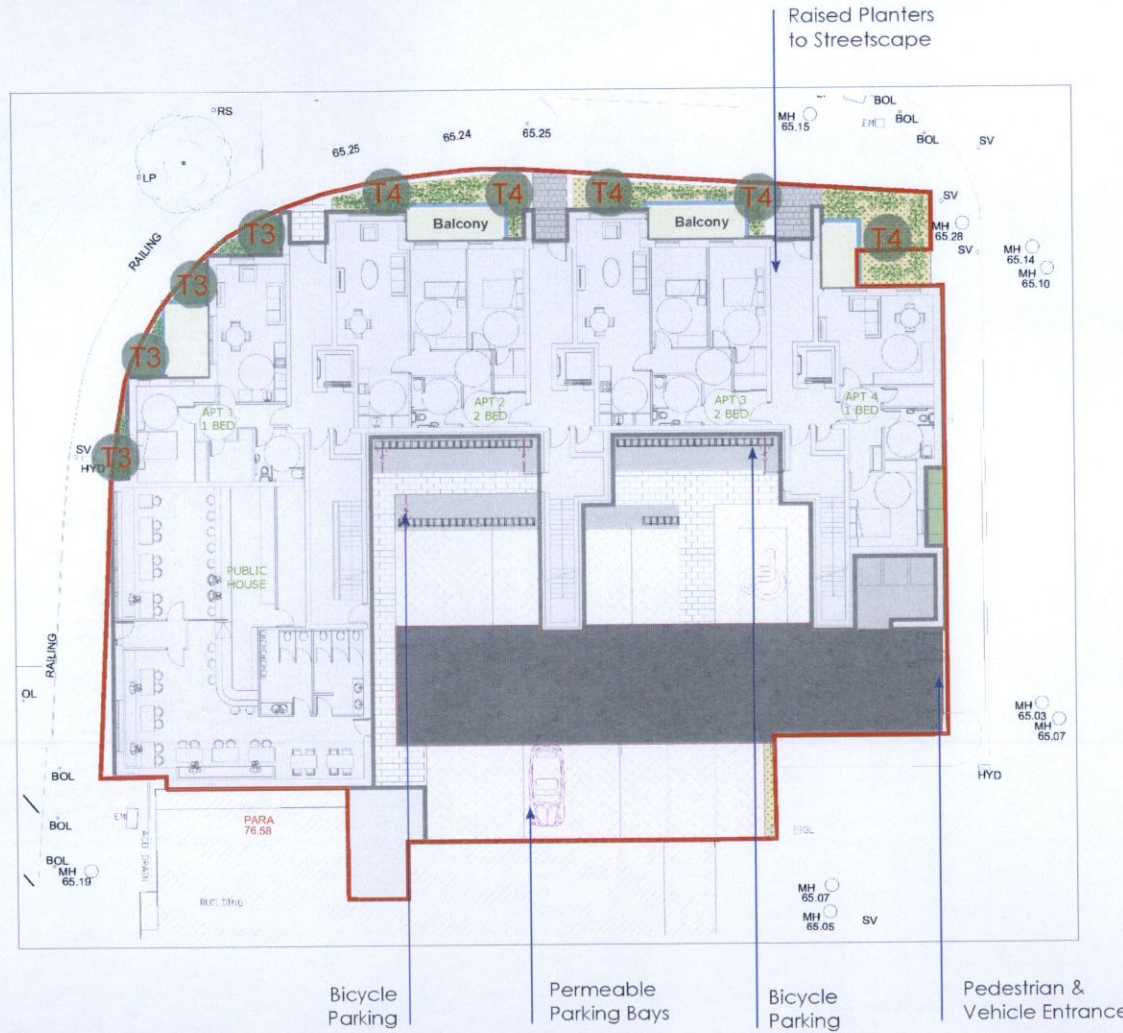
2. DESIGN PROPOSAL

Masterplan



The proposed Finches Pub development is a mix development with Commercial and Residential units.

Proposed Design will include a landscaped courtyard and roof terraces on the Third floor



LEGEND

- SOFT LANDSCAPE**
- Proposed Tree Planting
- Proposed Planters
- Medium Shrubs
- Low Level Shrubs
- Decorative Planting for Raised Planters
- Proposed Shrub Planting Pollinator Friendly Species

- HARD LANDSCAPE**
- Silver Paving
- Charcoal Paving
- Tarmac
- Balcony Paved
- Concrete Footpath
- Parking - Permeable Surface
- Bark Mulch



Northern Elevation - sc. 1:100



Main Entrance to Apartments
Northern Elevation - sc. 1:50

Proposed Raised
Planter with
Pollinator friendly
planting

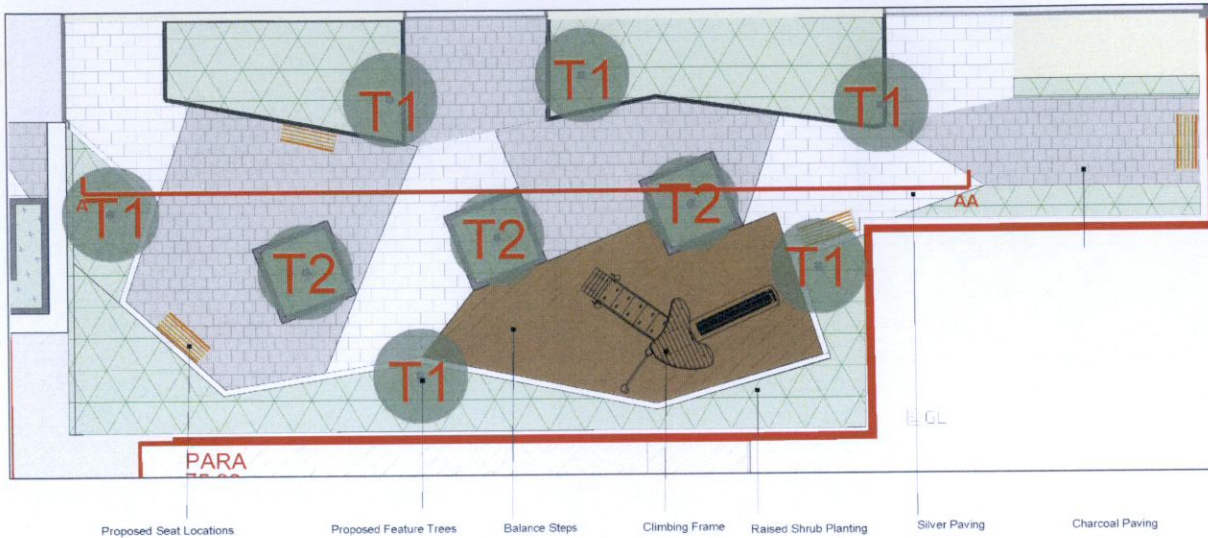
Proposed Tree
Planting

Screen Planting

Our approach is to proposed raised planters which double as elevated screening and separation from the building . Here we propose a mixture of shrubs and grasses to create a soft border between the street and the building.



Landscape Plan - Courtyard - sc. 1:100

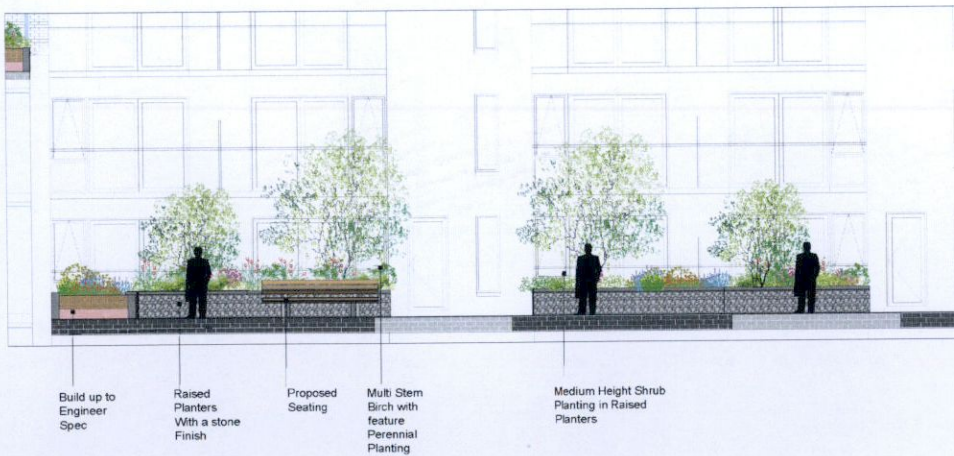


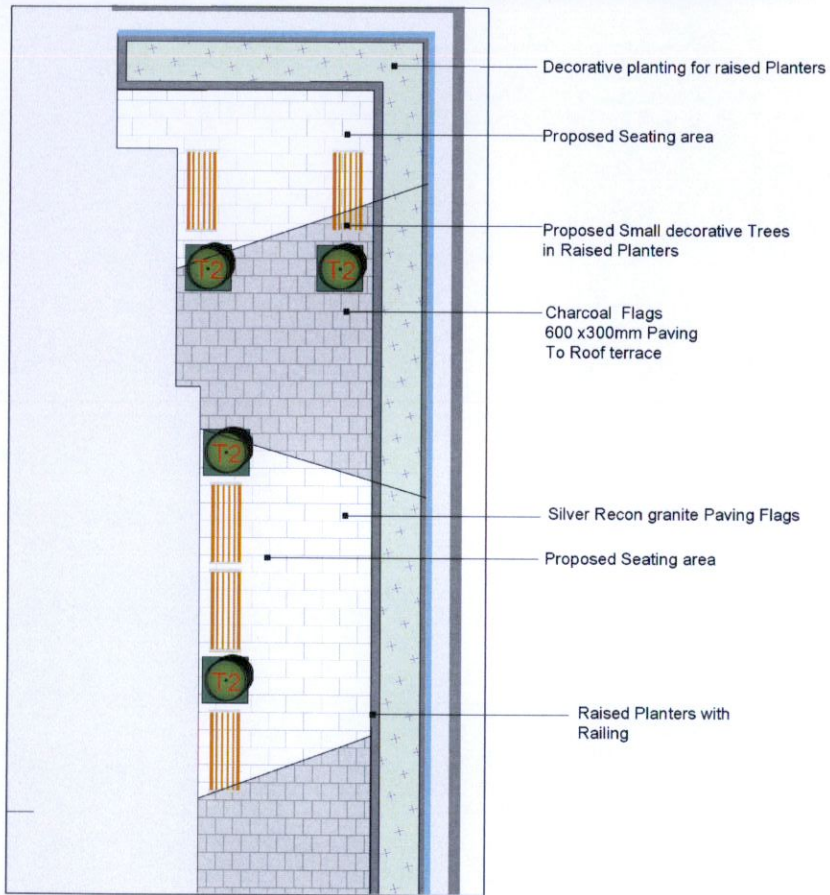
Proposed Courtyard will be on the first floor. We propose high quality landscaping to enhance the proposed development and create a nice amenity space.

Screen Planting

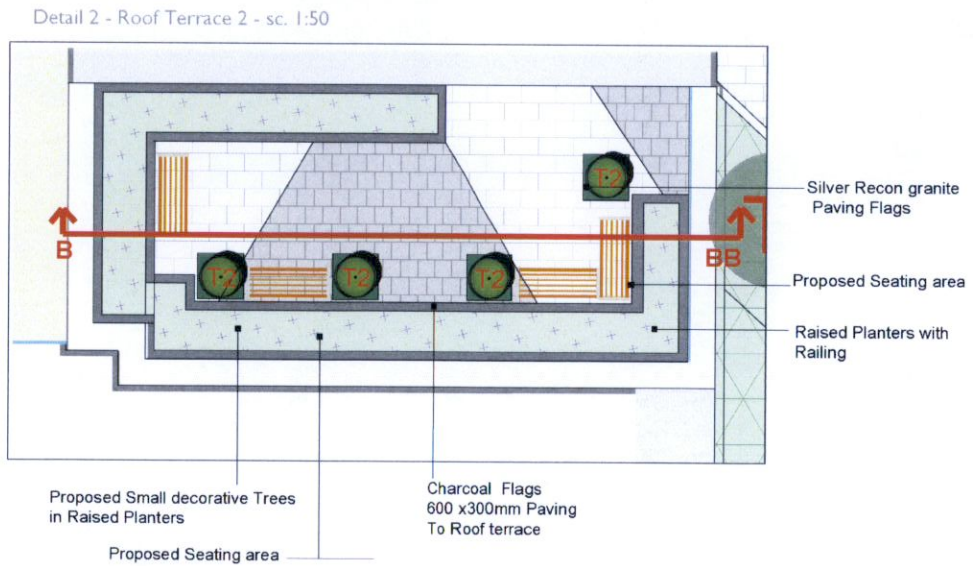
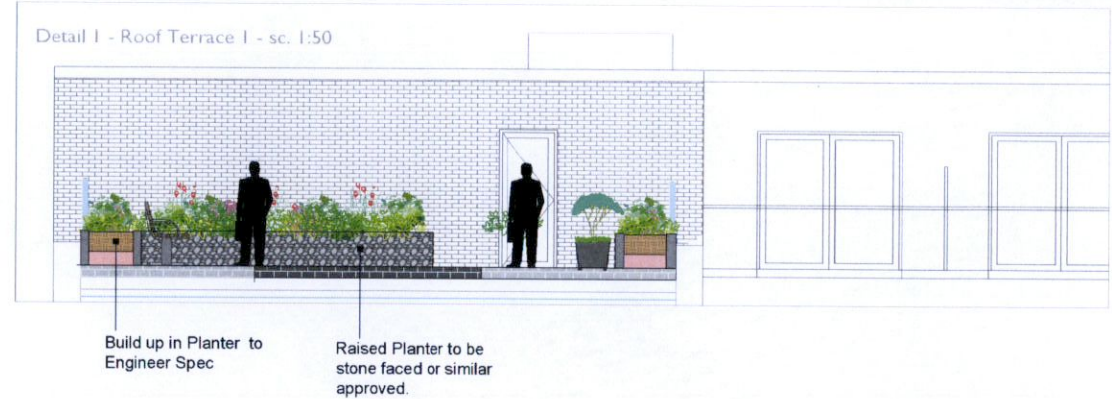
Our approach is to propose a hedge to run along the boundary of the courtyard. The hedge we are proposing is *Prunus lusitanica angustifolia*, which at full growth stands at 5m tall.

Section A - AA - sc. 1:50

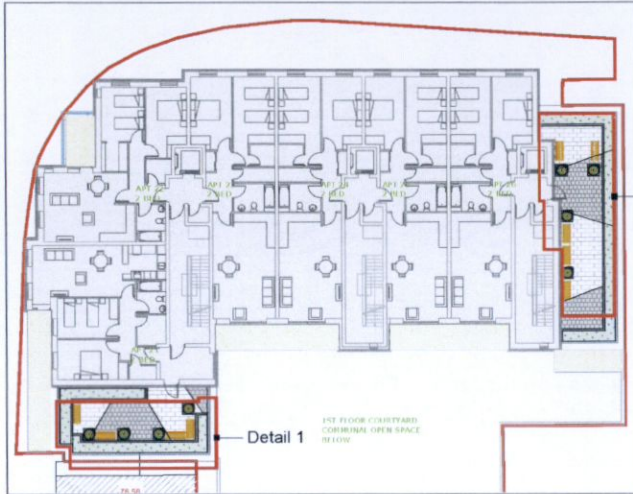




Detail 1 - Roof Terrace 1 - sc. 1:50



Third Floor Terraces Screening



Key Location Plan - sc. 1:200

Screen Planting

Our approach is to propose raised planters running along the terrace edge. These planters should create a sense of separation from the street and the terraces. Visually the planters will also create a sense of privacy from the street level.



Arboricultural Mitigation - Proposed Trees



Betula pendula multi-stem



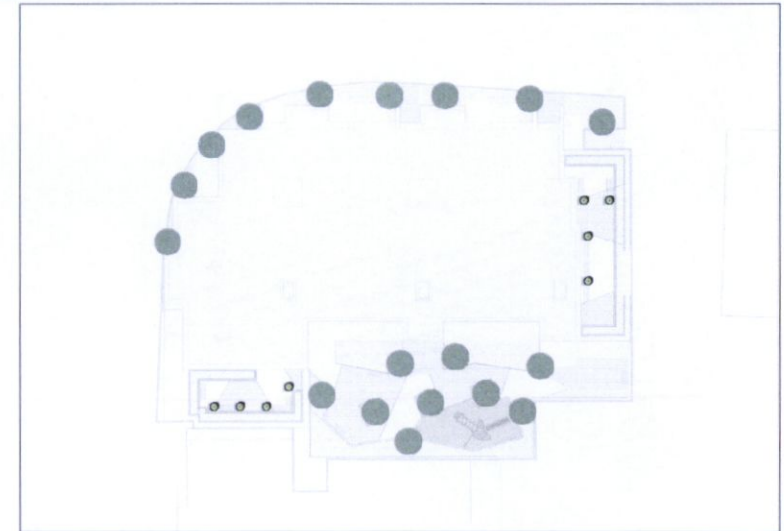
Olea europaea



Tilia cordata



Acer palmatum'
Bloodgood'



PROPOSED TREES

27no.

New high-quality tree planting are proposed to mitigate the loss of trees and positively impact the character and appearance of the development and the surrounding local landscape.

Species selection has taken into consideration the character of the local landscape. A diverse selection of species have been chosen to increase the resilience of the tree population due to the risks posed by pests and diseases and climate change.

All new tree planting take into consideration the mature growing size of the trees proposed to ensure that a harmonious relationship between proposed structures (buildings and hard landscaping) can be sustained for the long-term without the need for unnecessary removal or pruning works.

Shrub Planting



Verbena grandiflora



Cistus corbariensis



Hebe spp



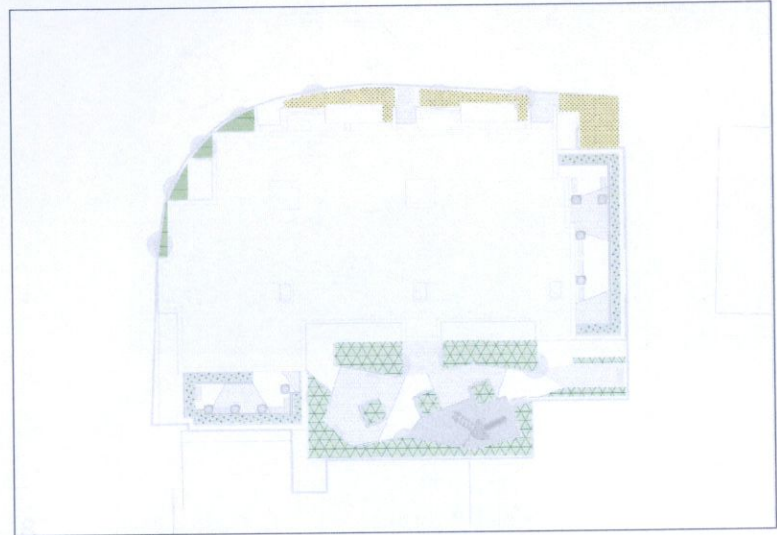
Ribes spp



Cornus alba



Rosmarinus



Hypericum hidcote



Cornus sanguinea



Dryopteris erythrosora



Libertia Formosa



Pennisetum Alopecuroides



Lavandula angustifolia



Kerbing
Country Kerb & Edge, Granite Aggregate
900 x 75 x 150mm



Tree Pit Grilles

Wet Rubber
Pour Playground
Surfacing



Seating

Silver/Natural grey and
constrasting Charcoal
paving
A mixture of block and
linear paving to create
a contemporary yet
functional space.



Silver 208x173x50mm &
173x173x50mm



Charcoal 200x100x50mm



Bike Stands

Green Space Factor Tool
South Dublin County Council

Comhairle Contae
Átha Cliath Theas
South Dublin County Council

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

1. Enter Development Site Area m ² HERE ▶	1258m ²
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Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	0	0
2. Tall Lawn (wild, not mown)	0.5	0	0
Permeable Paving	0.3	465.5	139.65
Vegetation			
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	155.5	77.75
4c. Vegetation-Pollinator friendly perennial planting	0.5	45.5	22.75
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees			
5a. New trees	0.6 (27no. of trees x 8m ²)	216	129.6
5b. Preserved trees	1.2 (no. of trees x 10m ²)	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	0	0
Green Roof			
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7	0	0
9b. Green Roofs - Extensive green roof (less than 1 metre in depth)	0.6	432	259.25
10. Green wall	0.4	0	0
11. Retained Open Water	2	0	0
12. New Open Water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		1497.9m ²	

Green Factor Numerator	0.50
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Minumum Required GI score	Final GI score	Result
0.5	629m ²	0.5

Final GI Score
Site Development Area

MULTIDISCIPLINARY DESIGN TEAM



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