

RFI RESPONSE

CONDITIONS 7, 8 & 13 (a-i) & 14(c,d,e,f,g,i,j,l,m&o)

REG. REF. LRD22A/0930

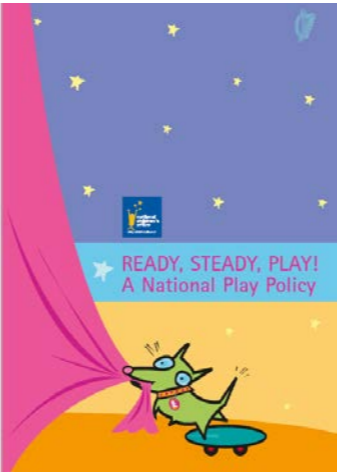
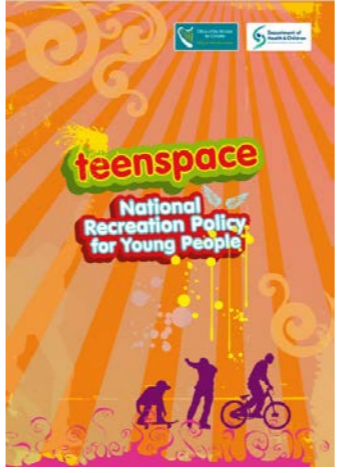
Dalguise House, Monkstown, Dublin 16, Dún Laoghaire Rathdown

RFI 7 : QUANTUM OF OPEN SPACE AND PLAY RATIONAL

RFI 7 states:

“The applicant is requested to submit details of the quantum of open space provided and how the proposal in its current form meets the design standards of play provision. The applicant shall provide a full design rationale of the play and recreation opportunities for children and teenagers, as appropriate to the scale and character of proposed development. These opportunities shall be informed by the National Children’s Play Policy ‘Ready Steady Play’ (2004) and ‘Teenspace’, National Recreation Policy for Young People (2007), and in accordance with departmental and local standards (Dir CDP 2022-28 Section 12.8.9), as appropriate. The Layout Plan shall detail types of play and play area(s), target age groups, landform (included levels and contours) and boundaries, gates and planting”

EXECUTIVE SUMMARY

BREAKDOWN RFI	RESPONSE
<p>The applicant is requested to submit details of the quantum of open space provided and how the proposal in its current form meets the design standards of play provision.</p>	<p>-5,759 sq m. of public open space (POS) is provided (Required: 5370 sq m.)</p> <p>-3867sq m. of communal amenity space (CAS) is provided (Required: 3864 sq m.)</p> <p>-1334 sq/m of play space provided, 580 sq/m in POS, 554sq/m in CAS and 200sq/m of external creche space.</p> <p>Please see the following enclosed drawings for the location and quantum of open space, broken down to communal amenity and public open space, as well as the location and quantum of play area.</p> <ul style="list-style-type: none"> • Open space quantum plan: C0135 L9003 • Play space layout plan: C0135 L9005
<p>The applicant shall provide a full design rationale of the play and recreation opportunities for children and teenagers, as appropriate to the scale and character of proposed development. These opportunities shall be informed by the National Children’s Play Policy ‘Ready Steady Play’ (2004) and ‘Teenspace’, National Recreation Policy for Young People (2007), and in accordance with departmental and local standards (Dir CDP 2022-28 Section 12.8.9), as appropriate.</p>	<p>Set out in the following pages is a full design rationale for the play strategy in response to the following documents.</p> <div style="display: flex; align-items: center;">   <div style="margin-left: 20px;"> <p><u>Content:</u></p> <ul style="list-style-type: none"> • Overview of play strategy, pg.3 • Compliance with Ready steady play pg. 4-9 • Compliance with Teenspace pg.10 • Local off site facilities pg.11 </div> </div>
<p>The Layout Plan shall detail types of play and play area(s), target age groups, landform (included levels and contours) and boundaries, gates and planting</p>	<p>Please see enclosed drawings: C0135 L9010; C0135 L9011; and C0135 L0912.</p> <p>These drawings set out details of play equipment, surfacing, levels, and associated planting. The play spaces do not have secure boundaries as they are incorporated into the landscape allowing for a meshing with naturally occurring play in the wider site, all play spaces include seating and overlooking from apartments to ensure children of varying ages can be supervised appropriately.</p>

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PLAY STRATEGY OVERVIEW

PLAY ‘OFF THE GROUND’

One of our directions is to provide elevated play to avoid root protection boundaries. This covers a range of ideas from treewalks to climbing frames. By placing features higher up, there is less obstruction and a higher level of intrigue due to its infrequent occurrence.

Being off the ground provides children with the opportunity to challenge themselves whilst having fun and exercise in a way they don't usually experience. They develop improved motor skills as hand-eye coordination is necessary to grasp handholds and wrap their fingers around them to climb upwards along with increased balance, agility, coordination, and speed.



NATURALLY OCCURRING PLAY

Natural spaces are important for children, a place where they can shout for joy as they roll down hills or splash in the river. It can also build a sense of appreciation of how the natural environment can impact on our lives including climate change, loss of biodiversity and flooding.

These spaces involve a level of imagination and creativity that children are experiencing less of and are key to individual growth. By using the landscapes unique features, we can attract these curious minds to explore and enjoy their environment.



NATURAL LOOKING PLAY

The beauty of wooden playground equipment is that the natural materials match the open, outdoor space they're surrounded by. In comparison to traditional playgrounds made out of brightly painted metals or plastic that has faded with the rain; wooden playground equipment complements its natural surroundings and continues to look great over time.

Also, wooden play equipment made from natural materials will encourage children to connect with the environment and explore nature.



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DESIGN COMPLIANCE WITH ‘READY, STEADY PLAY’

“In line with the ‘Ready Steady Play! A National Play Policy’, DCYA (2019) provision should be made to include suitable play opportunities for all ages of the child population within new residential developments. Design details relating to play areas shall be submitted as part of any relevant planning application to include a detailed specification of any playground to be provided and incorporate natural play, wherever possible.”

EXTRACT	RESPONSE
<p>“Play Facilities should incorporate the Nature-based play philosophy and approach to play provision”</p>	<p>Please see pg.3 for play strategy overview.</p> <p>The concept is based on combining different kinds of nature based play, from naturally occurring play within the natural setting and existing woodlands on site, to manufactured play opportunities in the form of play equipment. Any equipment used is to be in keeping with the natural theme allowing a seamless transition from nature based imaginative play to structured play. Including larger destination play spaces as well as incidental play on the way has allowed us to incorporate play across the site and encourages children to interact with their surroundings across.</p>
<p>Safety of children needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces.</p>	<p>Safety and pedestrian priority has been a core value of the design of Dalguise house development, by having the majority of vehicles enter from the Purbeck entrance and enter at grade to a below ground car park allows for the interior of the site to become a shared surface with pedestrian priority, following the concept of a Dutch woonerf. Cyclists are asked to dismount and any above ground traffic slows to a walking or running pace. While pedestrians have priority there will be occasional vehicles in the site interior, the shared surface forces both to move consciously and look out for other road users. This creates a safe space for children to learn about roads and traffic crossing in a safer environment. eye contact and human interaction are used as means to achieve and maintain attractive and safe areas, and has been observed to be more effective than signs and rules.</p> <p>In addition all play spaces have passive surveillance from the apartments above, allowing older children to be allowed play independently, while benches and seating is provided at every play space for younger children who require direct supervision.</p>

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DESIGN COMPLIANCE WITH 'READY, STEADY PLAY'

Children's play needs around the apartment building should include:

EXTRACT	RESPONSE
<ul style="list-style-type: none"> • Within the private open space associated with individual apartments. 	<p>Private open spaces has been provided to facilitate play in a way that suits the individual resident. Please see architecture report for breakdown of private open space per unit.</p>
<ul style="list-style-type: none"> • Within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/ guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; 	<p>Three larger play spaces: two within residential courtyards(284sq/m & 204 sq/m) and one in public open space (209sq/m), and 4 smaller play nodes along the woodland walk routes (65 sq/m total)</p>
<ul style="list-style-type: none"> • Within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms. 	<p>370m/sq of woodland walk, climbing and balancing equipment and basket swing, all appropriate for older children, pre-teens, and teens.</p>
<ul style="list-style-type: none"> • The perimeter block with a central communal open space is particularly appropriate for children's play, especially if access from the street is controlled. The landscape design and orientation of play areas can contribute significantly to their amenity value. However, the noise from courtyard play areas can diminish residential amenity, particularly in smaller schemes, and this should be designed appropriately." 	<p>Play has been included in courtyards for smaller children as well as at the perimeter of the site for older children and play on the way in the form of play nodes, quite spaces such as the central lawn, seating and gathering areas have also been provided at a distance away from play spaces within the amenity space. Dividing the play space across the site allows for ease of access from all blocks as well as spreading the use of play across the site minimising the chance of all noise from play being concentrated near particular units or block.</p>

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DESIGN COMPLIANCE WITH 'READY, STEADY PLAY'

Best practice in play provision has been identified by the NPFA, PLAYLINK and CPC (2000) who suggest that a rich play environment should provide opportunities for:

1. A varied and interesting physical environment – changes in level, hiding places, trees and bushes, places to inspire the imagination.
2. Challenge in relation to the physical environment - activities which test the limits of capabilities, rough and tumble, chase, games.
3. Playing with the natural elements – earth, water, sand, fire, digging, flying kites.
4. Movement – running, jumping, rolling, climbing, balancing – beams and ropes, soft mats, space, juggling.
5. Manipulating natural and fabricated materials – materials for art, making and mending, building dens, making concoctions, using tools, sand, mud, access to bits and pieces.
6. Stimulation of the five senses – music making, shouting, quiet places, colours and shapes, dark and bright places, cooking on a campfire, edible plants, nuts and berries
7. Experiencing change in the natural and built environment – experiencing the seasons through access to the outdoor environment, opportunities to take part in building, demolishing, or transforming the environment.
8. Social interactions – being able to choose whether and when to play alone or with others, to negotiate, co-operate, compete and resolve conflicts. Being able to interact with individuals and groups of different ages, abilities, interests, gender, ethnicity and culture.
9. Playing with identity – dressing up, role play, performing, taking on different forms of responsibility.
10. Experiencing a range of emotions – opportunities to be powerful/powerless, scared/confident, liked/ disliked, in/out of control, brave/cowardly.

NPFA, PLAYLINK and CPC (2000, p35)

- The landscape is designed with a variety of planting, open spaces and intimate ones, existing large woodland trees and newly planted low lying shrubs. The existing site has challenging level changes which have led to more interesting design, many of these level changes have been maintained in order to retain existing mature trees creating dynamic spaces. Mounding is also used within the landscape design to provide interest and act as a playful element.
- Proposals include the provision of fountains for water play, and auditory enhancement on sight. Retention of existing woodland also allows for interaction with the natural elements.
- Ample space for movement are provided. From open lawns for running and grass mounds for rolling to structures of rope and timber to climb and balance.
- The site provides new water and sand play through water fountains, as well as maintaining existing woodland. Woodland understory provides prime space for play with mud, leaf cover, twigs and sticks.
- The site provides space for experiencing all five senses, a particular emphasis can be placed on both quiet places and edible plants nuts and berries. The site provides several seating areas and nooks away from active play often with pergola cover to increase privacy and enclosure. An edible garden with a structured play area, Growing information boards, Insect houses, Birdboxes, Trained fruit espaliers, Archways with edible climbers, Outdoor dining provision and Bee hives facing southeast. All eight layers of a food forest are aimed to be provided.
- The site is heavily planted with new and existing vegetation, many with seasonal interest, the changing of seasons will be experienced to the full. Existing woodland is to be maintained giving opportunity for creative play.
- The site has publicly accessible play space for any of the public to enjoy , creating opportunities for children to not only mix with their neighbour but also site visitors. Spaces such as the woodland walk, bird hide and seating nooks are not only for children but all ages, encouraging interaction between age groups.
- The site provides spaces for play which can facilitate the use of additional materials and imagination.
- The site provides a variety of spaces and structures which may challenge a child's boundaries and fears, working together with others to overcome these encourage interactions of emotions as described above.

In order to justify the play provision the proposed scheme has been compared with the 'best practice' set out in the ready steady play document. Play provided on site accounts for all aspects outlined above, some play types are more likely to be practiced indoors or will be created by the interactions between children facilitated by the provision of these spaces.

RFI 7 : QUANTUM OF OPEN SPACE AND PLAY RATIONAL

- “Playing with the natural elements – earth, water, sand, fire, digging...”
- “Manipulating natural ... materials – materials for... building dens, ..., sand, mud, access to bits and pieces.”

NATURE PLAY AND WATER FOUNTAINS

The site provides new water and sand play through water fountains, as well as maintaining existing woodland. Woodland understory provides prime space for play with mud, leaf cover, twigs and sticks. Structured play equipment is provided in a woodland theme of timber and reclaimed materials complimenting creative play.



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- “A varied and interesting physical environment –changes in level, hiding places, trees and bushes, places to inspire the imagination .”
- “Challenge in relation to the physical environment - activities which test the limits of capabilities, rough and tumble, chase, games.”
- “Social interactions – being able to choose whether and when to play alone or with others, to negotiate, co-operate, compete and resolve conflicts. Being able to interact with individuals and groups of different ages, abilities, interests, gender, ethnicity and culture.”

WOODLAND WALK

The site has publicly accessible play space for any of the public to enjoy , creating opportunities for children to not only mix with their neighbour but also site visitors. Spaces such as the woodland walk, bird hide and seating nooks are not only for children but all ages, encouraging interaction between age groups.



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- “Experiencing change in the natural and built environment – experiencing the seasons through access to the outdoor environment...”
- “Stimulation of the five senses –...quiet places, colours and shapes, dark and bright places, cooking on a campfire, edible plants,nuts and berries...”

EDIBLE GARDEN

An edible garden with a structured play area, Growing information boards, Insect houses, Birdboxes, Trained fruit espaliers, Archways with edible climbers, Outdoor dining provision and Bee hives facing southeast. All eight layers of a food forest are aimed to be provided: 1) The Overstory Layer - canopy layer e.g large nut tree crops.; 2) The Understory Layer - apple trees etc.; 3) Shrub Layer - berries/currants; 4) Herbaceous Layer - medicinal and herbaceous plants/plants to attract bees or birds.;5) Vine Layer - use other species as a form of support. - passion fruit/beans; 6)Ground Cover Layer - perennial species -strawberries etc.; 7) Root Layer or Rhizosphere - the roots of other plants - creates pathways for air and water, as well as improves soil life.; 8) Mycelium Layer- either beneficial mycelium that helps improve soil quality and aid tree roots, or edible mushrooms that grow on the forest floor/logs etc.



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"...and teenagers, as appropriate to the scale and character of proposed development. These opportunities shall be informed by ...'Teenspace', National Recreation Policy for Young People (2007), ..."

DESIGN COMPLIANCE WITH 'TEENSPACE'

Play provided on site for teenagers is provided as unstructured space, places to 'hang out' explore their own interests and interact with one and other as requested by teenagers and recommended in the 'Teenspace document'

YOGA PLATFORM

While appropriate for all ages and genders, the yoga platform provides a unique opportunity as a 'space for girls'. Catering to the interest of teenage girls yoga is an opportunity to participate on sport where the typical response is to provide a muga, often girls do not feel welcome in these spaces. the yoga platform also has the secondary attraction of doubling as a stage space catering to another interest for girls.



SEATING AND GATHERING

"OVER 90% OF RESPONDENTS WANT AREAS FOR HANGING OUT AND UNSTRUCTURED PHYSICAL ACTIVITY AS OPPOSED TO ONLY 5% ASKING FOR MORE SPORTS FACILITIES. THIS CHALLENGES THE STEREOTYPE OF TEENAGERS HANGING OUT ONLY BECAUSE THEY ARE BORED. HANGING OUT IS SEEN AS A DESIRABLE ACTIVITY IN ITSELF AND IS NOT A RESULT OF HAVING NOTHING TO DO." (SDCC ONLINE CONSULTATION, 2017)

The site presents many places to sit and gather.



BIRD HIDE

Exploring personal interests, and a connection to nature. Doubles as a covered seating space as well as nature watching facility.



WOODLAND WALK

Playful and safe space to 'hang out' on site without being with parents. Encourage interaction with other age groups as a space of interest to all.



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Play provided on site is supported by local facilities, as children age it is appropriate to travel further to access recreational facilities. Most amenity’s listed below are accessible in under a 10min walk from site.(Excluding cualanor, at a 19 minute walk)

PLAYSPACE:

MONKSTOWN SQUARE + PLAYGROUND (600M)

Expected Age Category: 5-11 at playground, 12+ on pitch

A public park with a variety of play equipment. Adjacent to this is a football pitch. They are under the control and management of Dun Laoghaire Rathdown County Council.



CUALANOR PARK + PLAYGROUND (1300M)

Expected Age Category: All

Developed as part of the Fairways residential scheme, the walk through woodland guides you past the playground towards a field with ample space for a game of football.



TEENSPACE:

APNA PARK (800M)

Expected Age Category: 12+

A public coastal park celebrated for its sunset/sunrise views. There’s been a growth in group activities such as yoga and meditation being performed here.



DLR LEISURE (550M) (REQUIRES ENTRY FEE)

Expected Age Category: All

Leisure centre with a swimming pool, skatepark, gym and all weather pitches. An admissions cost is applied to each facility with membership options.



SEAPOINT BEACH + PARK (650M)

Expected Age Category: All

A popular summer destination, the beach currently has an International Blue flag award and a national Green flag award. Overlooking it is a smaller park with seating and an array of flora



RFI 8: USABILITY AND FUNCTIONALITY OF OPEN SPACES

RFI 8 states:

“Concerns arise in respect to the usability and functionality of these communal amenity space and public open spaces without radial sunshine. The Applicant is requested to submit a design rationale to the usability and functionality of these spaces having regard to the design modifications requested previously.”

EXECUTIVE SUMMARY

BREAKDOWN RFI	RESPONSE
<p>Concerns arise in respect to the usability and functionality of these communal amenity space and public open spaces without radial sunshine.</p>	<p>Please see enclosed the following drawings and documents:</p> <ul style="list-style-type: none"> • “21044 Greystar Dalguise House Monkstown Daylight Sunlight and Shadowing Assessment Planning” prepared by METEC. • Open space quantum drawing: C0135 L9003 • Please note the sunlight assessment demonstrates that all amenity spaces pass the BRE Guidelines, with “23 of the 23 assessed areas are in line with the BRE guidelines and achieve excellent levels of sunlight”. <p>It is acknowledged however that in some locations the sunlight levels will be affected by existing mature trees. Along the boundary’s of the site woodland spaces have been designed to make best advantage of these lower light spaces, utilizing the natural atmosphere to create unique woodland play, spaces for interaction with nature and tranquil space. Primary seating and gathering spaces have been placed towards the center of the site where the ‘excellent levels of sunlight’ as reported in the sunlight assessment will not be affected by the existing mature retained trees.</p> <p>Please see pg. 13 for location of play, communal amenity space and play space overlaid on sunlight assessment.</p>
<p>The Applicant is requested to submit a design rationale to the usability and functionality of these spaces having regard to the design modifications requested previously.</p>	<p>Please see the following pages (14-20) for design rational of all designated Communal Amenity and Public Open Spaces in the site.</p>

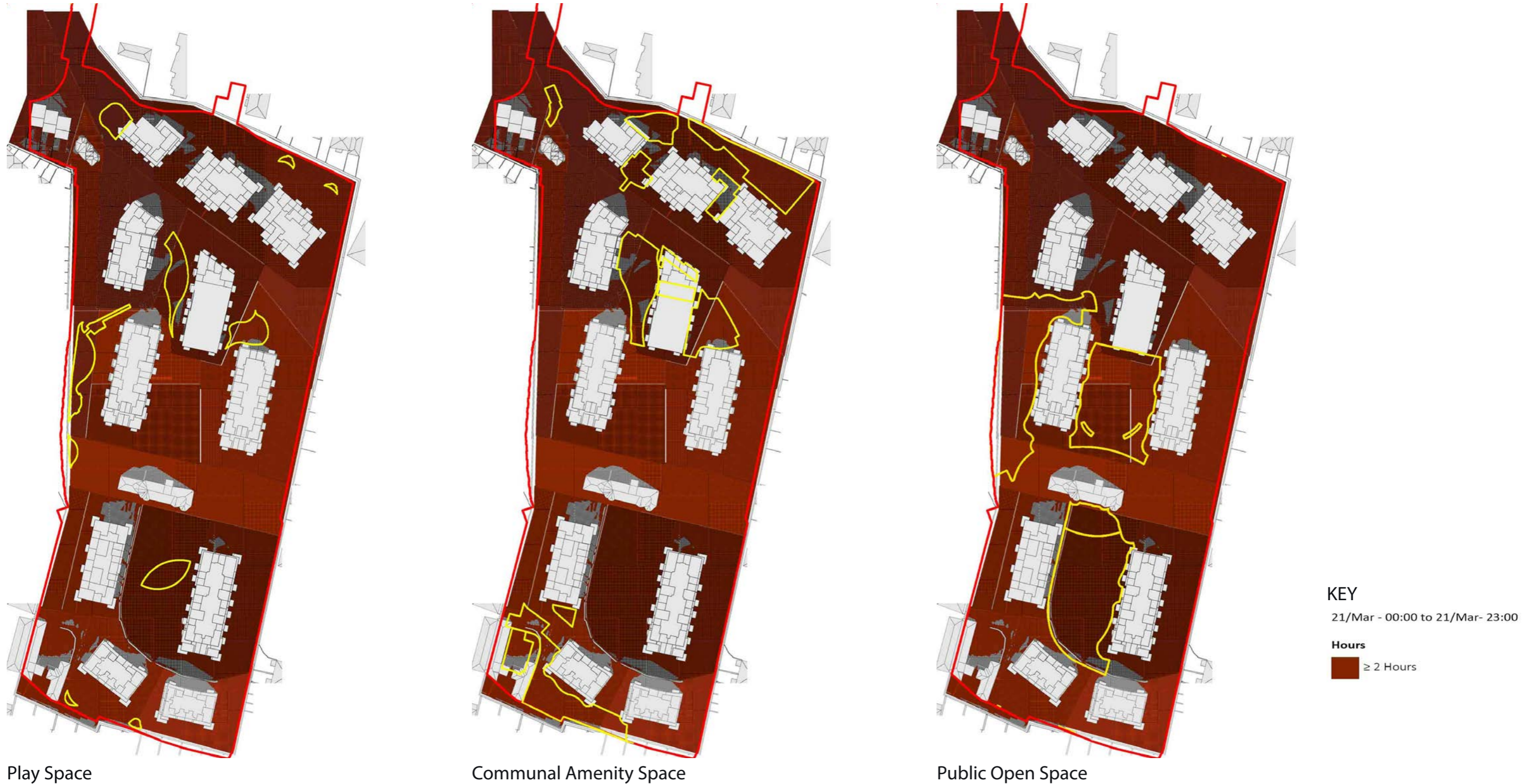
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Please see below where the outlines of each area have been overlaid onto the sunlight assessment. Any area highlighted in red receives 2 or more hours of sunlight on March 21st.

All amenity spaces pass the BRE Guidelines, with “23 of the 23 assessed areas are in line with the BRE guidelines and achieve excellent levels of sunlight”. The guideline states that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity space should receive at least two hours of sunlight on the design day, March 21st.”



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Open Space Location Plan



Public Open Spaces- Wilderness Walk



Public Open Spaces- Central Lawn



Public Open Spaces- Walled Garden



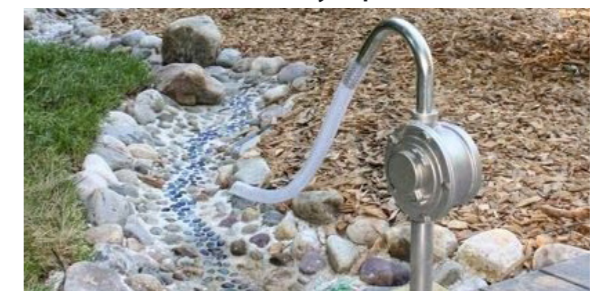
Communal Amenity Spaces- Yoga Platform



Communal Amenity Spaces- Terraces



Communal Amenity Spaces- Communal Gardens



Communal Amenity Spaces- Woodland



KEY

- External Childcare Space
- Public Open Space
- Communal Open Space

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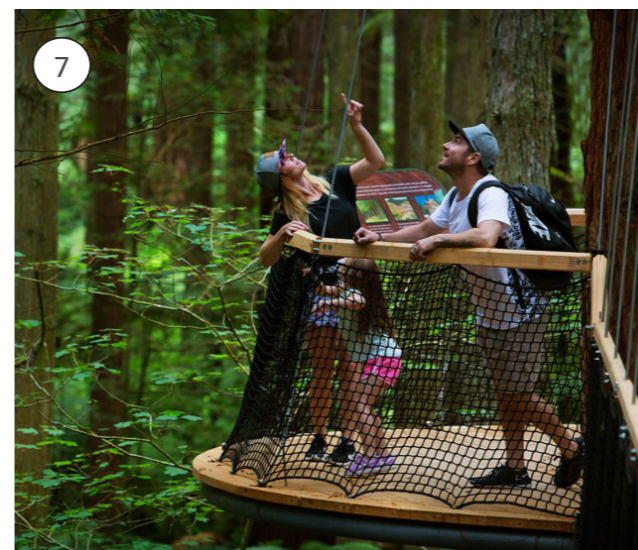
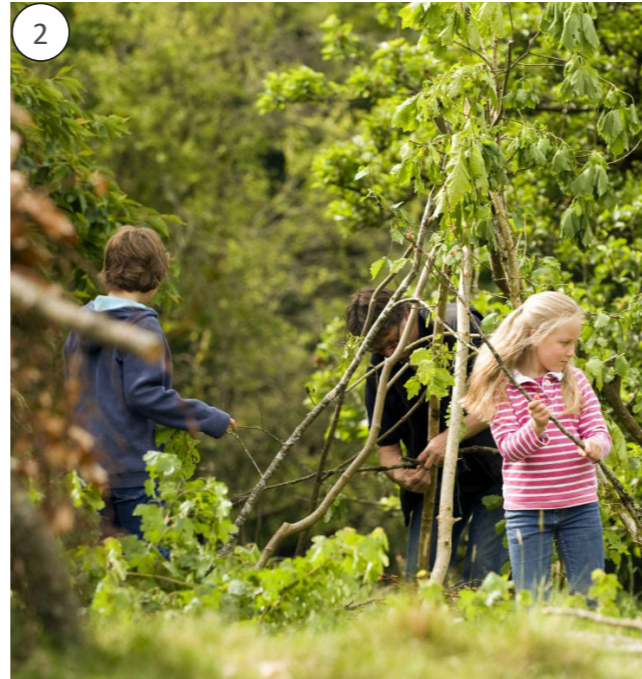
Public Open Spaces- Tree Walk

The Tree Walk area sits on the west periphery of the site within the existing woodland and connects with other more central spaces. This area features a resin bound path occasionally widened into natural play nodes, featuring seating and nature Play Units. Occasional glades would be managed to allow for greater biodiversity and interest and there would be areas of deadwood/ecopoles that would also act as natural sculpture. The non paved areas of woodland floor are visual and biodiversity amenity while also providing opportunities for creative play with natural found materials.

The main feature would be an elevated tree walkway that allows residents and visitors to get closer to the existing tree canopy and feel at one with nature. Below the walkway an elevated play net, connected to the trees will enable play with nature in a way that has the least impact on root protection zones.

KEY ELEMENTS / CHARACTERISTICS:

- » Natural play
- » Elevated play above the root protection zones
- » Glades /nodes with seating at key points
- » Additional woodland tree planting
- » Elevated tree walkway



1. Resin Bound accessible Path
2. Natural play
3. Deadwood
4. Bird/Bat Boxes
5. Elevated Play nets
6. Glades/nodes with seating
7. Elevated walkway
8. Bike Parking
9. Nest swing

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Public Open Spaces- Central Lawn

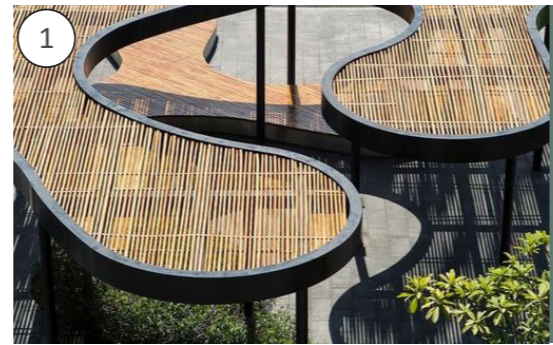
The central lawn area is the primary public space between Blocks F & G and Dalguise House.

It consists of a large central lawn which is mown short in the middle, with expanses of longer wildflower areas to the sides and landscape mounds with medium sized trees planted on top. These mounds and trees enclose the space and define views towards the house, while providing features outside the residential entrances. A feature tree that is representative of formal parkland landscapes will be planted as a focal tree. People can relax on the benches or lawn and children can enjoy the incidental play provided through the landscape.

A large, south facing, social area is situated to the south of Block E, this will be partly covered to allow for all weather use. The pavilion structure will have a steel frame with timber slats and be organically shaped to work with the organic curves of the landscape. There will also be outdoor chairs and tables to provide the public and community a place to meet with uninterrupted views of the house.

Near the building curtilage the landscape will become more gardenesque with formal planting beds, paths and sinuous privacy planting

1. Covered Seating/Dining area
2. Feature tree
3. Short mown lawns
4. Wildflower lawn
5. Landscape mounds with trees
6. Areas of seating
7. Sinuous planting beds
8. Private terraces
9. Ramped outdoor seating area



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Public Open Spaces- Walled Garden

The space immediately to the south of Dalguise House will be used as a spill-out area for outdoor seating/dining with views of the walled garden.

The walled garden beyond will be split into a more active area with play to the north and a quiet, reflective space to the south, where people can grow and pick edible plants and rest in this sheltered spot. Plant beds will contain mainly edible plants and trees, including herbs, fruits, nuts and vegetables, but also plants of botanical interest. An edible forest approach will be used with the trees planted in an orchard style. The walled garden wall will be retained and lengthened towards the House.

Access into the walled garden will be at points where there is already a break in the wall. Entrances into the walled garden will be signalled with archways with climbers trained along them, framing views and creating a 'secret garden' effect.

The two existing trees of value will be retained within the design. There will be interesting structures within the garden - such as a long pergola trained with fruit trees.

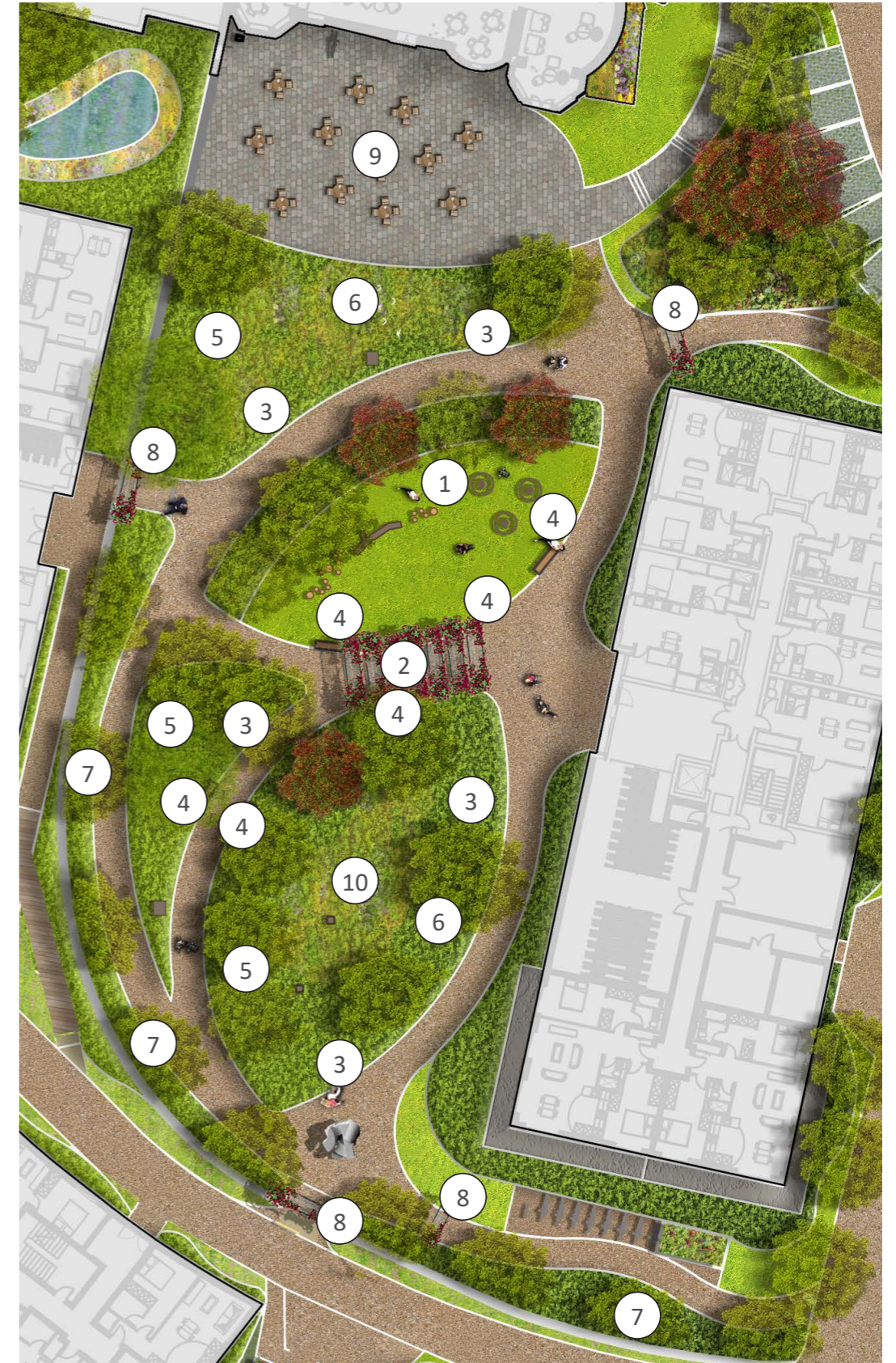
Along the paths there will be benches for rest and relaxation.

Within the planting there will be areas for bee hives, insect hotels and bird boxes.

Growing information boards will be positioned in key areas to educate people about the edible forest approach.



1. Play area
2. Fruit tunnel long pergola
3. Growing information boards
4. Benches within walled garden
5. Insect houses
6. Birdbox in ground
7. Trained fruit espaliers
8. Archways with edible climbers
9. Outdoor dining provision
10. Bee hives facing southeast



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Communal Amenity Spaces- Woodlands

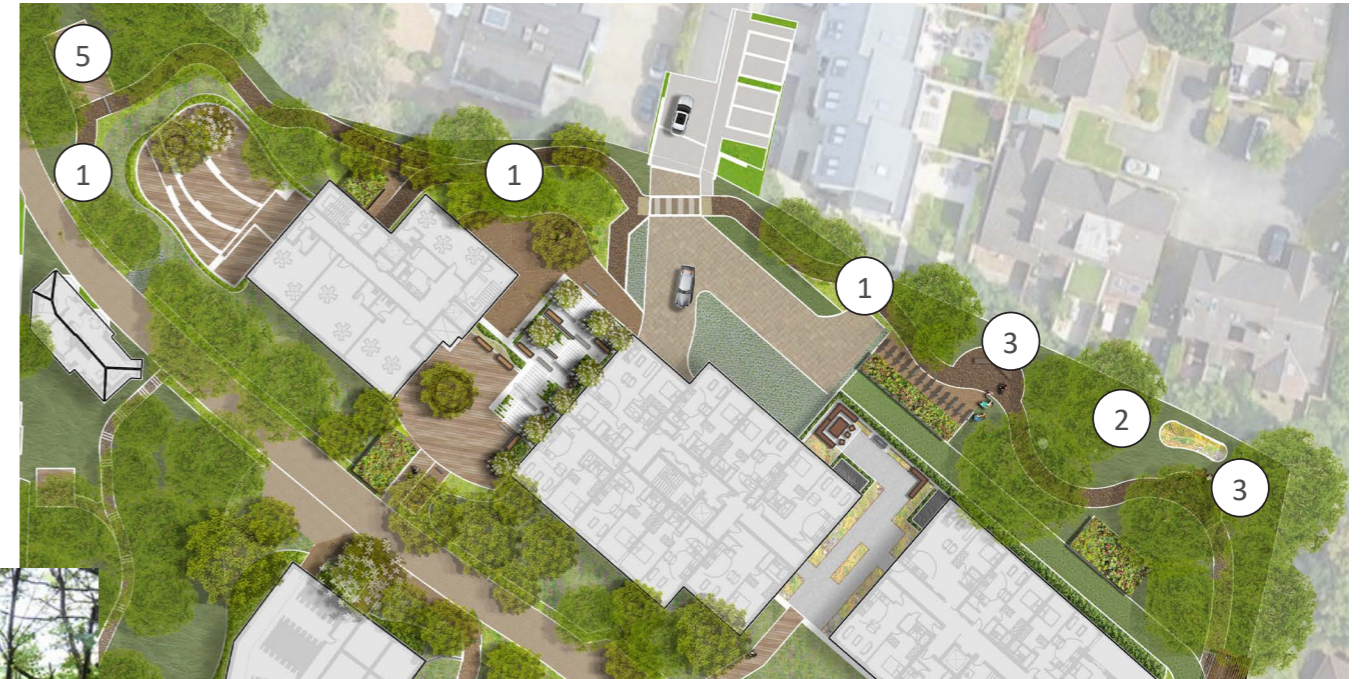
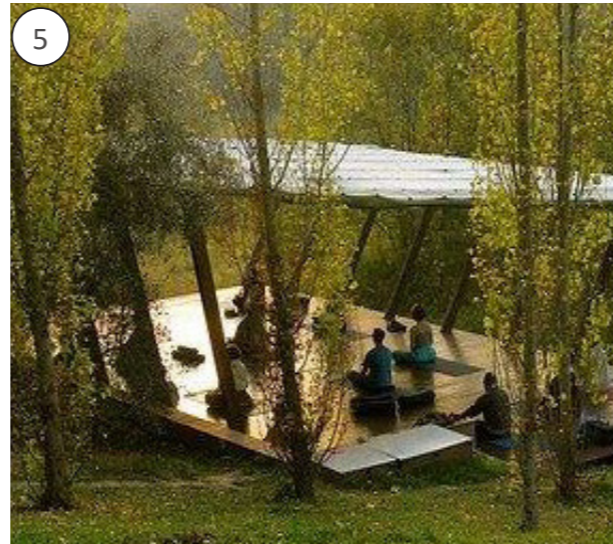
The woodland walk areas tracks around the northern and southern periphery of the site within the existing woodland and connects with other more central paths, as well as the Public open space Tree Walk. These paths create a walking loop around the site, while providing quiet nooks for residents to gather away from the more active Tree walk. The trail would occasionally widen and natural play nodes would be created. No-dig, sinuous bark resin bound paths wind between existing trees giving access to each seating nook or play node. Where steps must be provided short sections of bark mulch paths are used. This approach ensures all spaces are accessible while having least impact in root protection zones.

In addition to Play and seating sculptures are proposed along the walk to create further interest and marker points along the route.

The primary feature of this space is a Yoga Platform, nestled amongst the existing trees, this timber decking creates a space for meditation, exercise or imaginative play.

KEY ELEMENTS / CHARACTERISTICS:

- » No-dig sinuous path
- » Natural play
- » Deadwood sculpture
- » Glades /nodes with seating at key points
- » Additional woodland tree planting
- » Yoga Platform



1. No Dig Resin Bound accessible Path
2. Woodland Meadow and understory
3. Nodes with seating and nature play
4. Sculpture
5. Yoga Platform

RFI 8: USABILITY AND FUNCTIONALITY OF OPEN SPACES

RFI 8 states:

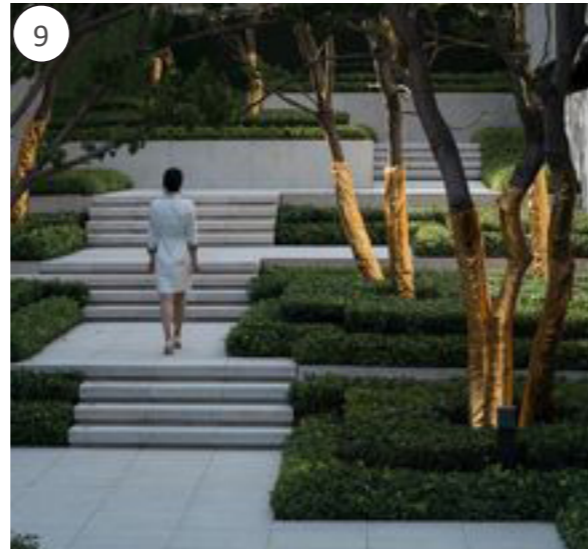
"..The Applicant is requested to submit a design rationale to the usability and functionality of these spaces having regard to the design modifications requested previously."

Communal Amenity Spaces- Terraces

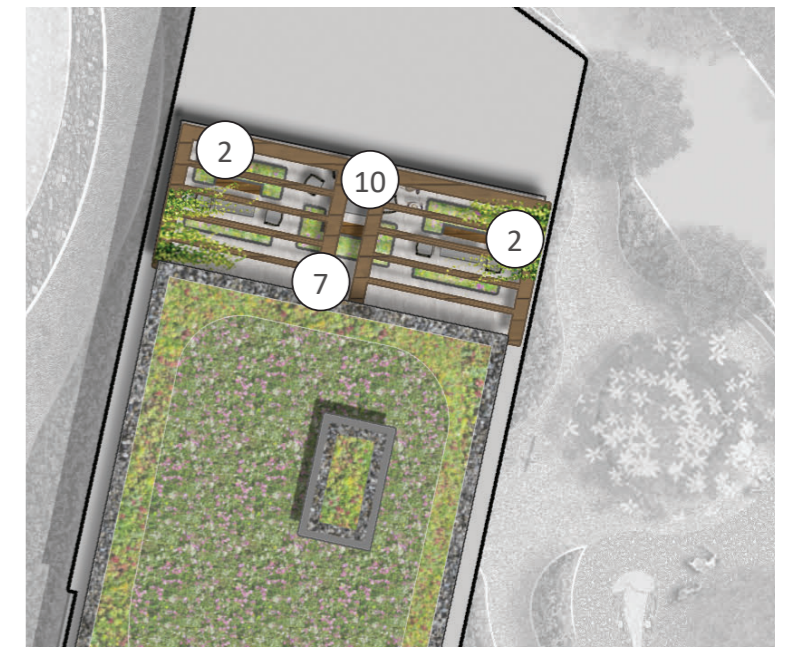
The communal terraces are located Between blocks A and B, between Blocks B and C and on the 8th floor roof terrace. These spaces provide an alternative atmosphere to the woodland. High quality Planting, paving and furniture create a refined space, allowing residents to gather together or host friends and family outdoors. Spaces are created for cooking, eating, seating and gathering and tabletop games.

KEY ELEMENTS / CHARACTERISTICS:

- » External Seating
- » Space to cook and eat outdoors
- » Gathering space
- » Games Table
- » High quality Planting



1. Bench Seating
2. Seating nooks with table
3. Outdoor BBQ
4. Games table
5. Timber Decking
6. High quality Paving
7. Privacy Planting/Hedge
8. Ornamental Planting
9. Small Trees/ specimen shrubs
10. Timber Pergola
11. Elevator



RFI 8: USABILITY AND FUNCTIONALITY OF OPEN SPACES

RFI 8 states:

“..The Applicant is requested to submit a design rationale to the usability and functionality of these spaces having regard to the design modifications requested previously.”

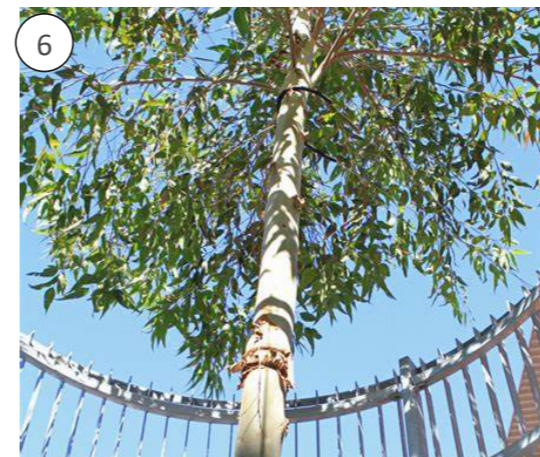
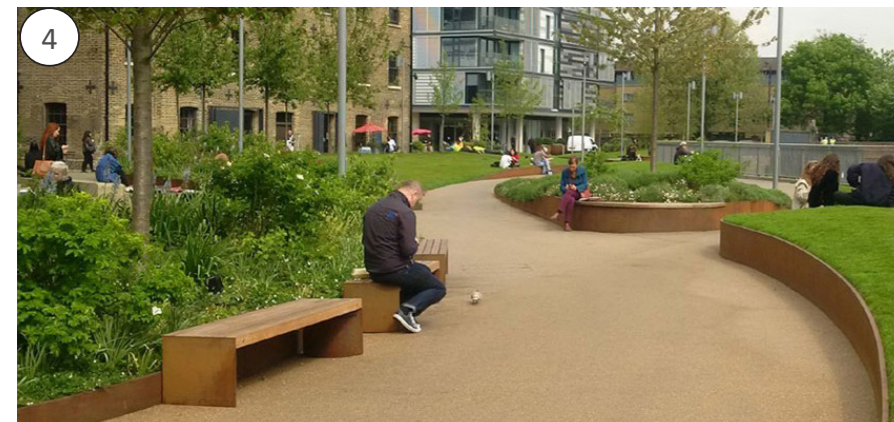
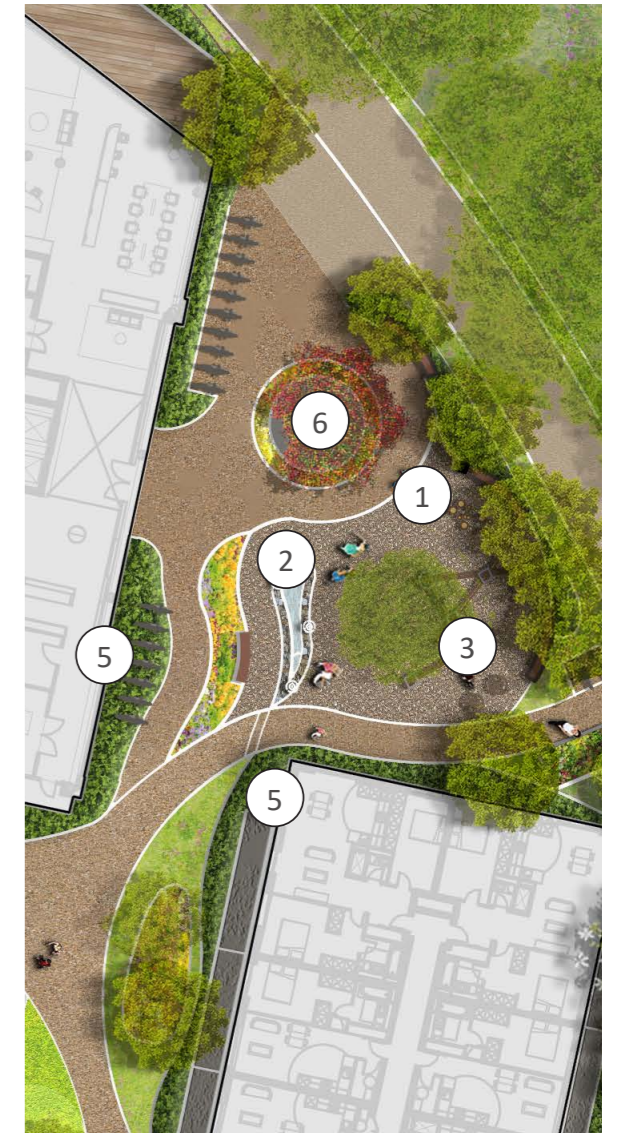
Communal Amenity Spaces- Communal Gardens

These garden areas provide opportunities for residents to relax and play in a more enclosed environment. They are in the immediate vicinity of the buildings and therefore include defensible planting, community resting and relaxation spaces in addition to dedicated play areas. There is an extension of the serpentine paths that unite the site with a smaller, more human scale landscape. Nature play has been enhanced in these gardens with water play features

In the northeast garden area there will be a feature tree coming up from the basement with a balustrade and ornamental planting around it.

KEY ELEMENTS / CHARACTERISTICS:

- » Serpentine path network
- » Dedicated play nodes and resting areas
- » Sinuous planting in raised planters and in ground
- » Water play features
- » Well lit spaces



1. Natural play with play nodes
2. Play pumps and water valleys
3. Structural play elements
4. Raised beds and wooden benches
5. Sinuous defensible planting
6. Feature tree in basement

RFI 13: CYCLE PROVISION

RFI 13 states:

“The Applicant shall submit revised drawings and details which address the following items in relation to cycle parking provision at the proposed development”

BREAKDOWN RFI	RESPONSE
a. Provision of an increased number of ‘Sheffield’ cycle parking stands in accordance with DLRCC’s ‘Standards for Cycle Parking and associated Cycling Facilities for New Developments’.	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout • Basement layout drawing, prepared by Reddy Architecture <p>Please note that the proposed cycle strategy exceeds the requirement set out in both DLRCC’s ‘Standards for Cycle Parking and associated Cycling Facilities for New Developments’ and Design Standards for New Apartments (DSFNA) (2018). Please see pg. 21 for a further breakdown.</p>
b. Proposed provision and details of site-wide cycle parking, (quantity, cover, type and location) to be clearly demonstrated and detailed on standalone layout drawing.	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout <p>Typical cycle details and images of furniture proposed are further detailed on pg.24</p>
c. Proposed access routes to all cycle parking for both pedestrians and cyclists to be clearly demonstrated on submitted drawings.	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9002_ Bicycle Access Strategy • C0135 L301 _ Landscape General Arrangement Plan • C0135 L9001_ Pedestrian Access Strategy
d. Preparation and inclusion of a Cycle Audit which demonstrates, in plan format, how all the requirements of the Council’s Standards for Cycling Facilities for New Developments are met within the proposed development.	<p>Please see Cycle Audit prepared by ROD</p>
e. Provision of quantity and type of cycle parking for Block B & C to be clearly demonstrated.	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout • Basement layout drawing, prepared by Reddy Architecture <p>Cycle parking provision is broken down by block on pg. 21 and on drawing C0135 L9000.</p>

RFI 13: CYCLE PROVISION

<p>f. Block D cycle parking appears to serve Block E, F and G also which requires some users to access from a potential distance of approximately 130m. The proposed layout relies solely on stacked cycle parking and does not adequately cater for various users and is not in accordance with DLRCC Standards. The proposed access appears to be approximately 500mm in width, and the access to the cycle parking appears to be unpaved..</p>	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout • C0135 L9002 Bicycle Access Strategy • Basement layout drawing, prepared by Reddy Architecture <p>Basement cycle parking originally situated in block D has been updated to be spread out amongst the blocks. Basement cycle parking has been updated to single stack parking. Cycle parking above ground is proposed as Sheffield style stands to DLRCC standards and has been spread across the site to provide sufficient numbers at reasonable proximity to each block. A higher number of above ground secure parking will be provided to the south of the site where a basement is not present. The cycle parking is provision is broken down by block on pg. 21 and on drawing C0135 L9000.</p>
<p>g. Location of Cargo Bike parking in basement requires too much interaction with vehicles in parking area and onerous route to surface.</p>	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout • C0135 L9002_ Cycle Access Strategy • Basement layout drawing, prepared by Reddy Architecture <p>Basement layout has been updated allowing for the Cycle Entrance to be separated from vehicular entrance. Cycle parking is spread out across the basement for closer access to various blocks. Cargo bike spaces have now been provided above ground in addition to basement provision.</p>
<p>h. Demonstration of high-quality provision of e-bike charging and cargo bike parking across the site.</p>	<p>Please see enclosed the following drawings:</p> <ul style="list-style-type: none"> • C0135 L9000_ Bicycle Parking Quantum and Layout • E-bike charging locations plan by METEC <p>Cargo bike parking spaces are provided across the site above ground and in the basement, E-bike charging locations have been set out by METEC.</p>
<p>i. Demonstration of covered cycle parking for the non-residential cycle parking provision.</p>	<p>Provision of cycle shelters has been updated to include several non Secure cycle shelters, including part secure shed/part shelter only. (See pg.x21 for image).</p>

RFI 13: CYCLE PROVISION

RFI 13(a) states:

Provision of an increased number of ‘Sheffield’ cycle parking stands in accordance with DLRCC’s ‘Standards for Cycle Parking and associated Cycling Facilities for New Developments’.

‘Design Standards for New Apartments’ states:

Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc.

DLRCC’s ‘Standards for Cycle Parking and associated Cycling Facilities for New Developments’ provides the following requirements:

Table 4.1 Cycle parking for residential development		
Residential Development type	1 short stay (visitor) parking space per: (Minimum of 2 spaces)	1 long stay parking space per: (Minimum of 2 spaces)
Apartments, Flats, Sheltered housing	5 units	1 unit
Houses - 2 bed dwelling	5 units	1 unit
Houses - 3+ bed dwelling	5 units	1 unit
Sheltered housing	5 units	1 unit
Student Accommodation	5 bedrooms	2 bedrooms

Please also see the following drawings:

- C0135 L9000_ Bicycle Parking Quantum and Layout
- Basement layout drawing, prepared by Reddy Architecture
- C0135 L9002 Cycle Access Strategy

Breakdown of provision:

Area	No. Units	No. Bedrooms	DLR Requirement	Apt. Guidelines	Provided
Block A	19	23	19 long stay 4 short stay	23 long stay 10 short stay	24 long stay • 24 in above ground secure cycle shelters (8 Sheffield, 16 as single level stackers) 10 short stay • All uncovered (Sheffield)
Block B	48	63	48 long stay 10 short stay	63 long stay 24 short stay	63 long stay • 40 under stairs (single level stackers) • 23 at undercroft level of block B (single level stackers) 24 short stay • 12 covered (Sheffield) • 12 uncovered (Sheffield)
Block C	48	63	48 long stay 10 short stay	63 long stay 24 short stay	63 long stay • 34 at undercroft level of block C (single level stackers) • 7 at undercroft level of block B (single level stackers) • 22 in above ground cycle shelter (single level stackers) 24 short stay • 12 covered (Sheffield) • 12 uncovered (Sheffield)
Block D	52	80	52 long stay 10 short stay	80 long stay 25 short stay	80 long stay • 80 in basement of Block D (single level stackers) 26 short stay • 26 uncovered (Sheffield)
Block E	66	92	66 long stay 14 short stay	92 long stay 33 short stay	92 long stay • 14 in Basement of Block D (single level stackers) • 78 in basement of Block E (single level stackers) 34 short stay • 34 uncovered (Sheffield)
Block F	76	108	76 long stay 15 short stay	108 long stay 38 short stay	108 long stay • 46 basement of Block F (single level stackers) • 40 in above ground secure shelter (10 Sheffield, 30 single level stacker) • 12 in coach house (single level stackers) • 10 in shelter between I blocks (single level stackers) 38 short stay • 20 covered (Sheffield) • 18 uncovered (Sheffield) + 1 cargo spaces
Block G	76	108	76 long stay 15 short stay	108 long stay 38 short stay	108 long stay • 44 basement of Block G (single level stackers) • 26 in basement of Block D (single level stackers) • 30 in in above ground secure shelter (single level stackers) • 8 in shelter between I blocks (single level stackers) 38 short stay • 38 uncovered (Sheffield)
Block H	54	80	54 long stay 11 short stay	80 long stay 27 short stay	80 long stay • 18 in above ground secure cycle shelters (Sheffield) • 62 internal spaces in Block H (single level stackers) 28 short stay • 11 covered (Sheffield) • 17 uncovered (Sheffield) + 1 cargo space
Block I1	12	21	12 Long stay 2.5 Short stay	21 Long stay 6 short stay	22 long stay • All in above ground secure cycle shelter (single level stackers) • None in basement 6 short stay • 3 covered (Sheffield) • 3 uncovered (Sheffield)
Block I2	12	21	12 Long stay 2.5 Short stay	21 Long stay 6 short stay	22 long stay • All in above ground secure cycle shelter (single level stackers) • None in basement 6 short stay • All covered (Sheffield)
Block J	20	34	20 long stay 4 short stay	34 long stay 10 short stay	34 long stay • 10 in above ground secure cycle shelters (Sheffield) • 24 internal spaces in block J (single level stackers) 10 short stay • 10 uncovered (Sheffield) +2 cargo spaces
Dalguise House	3	4	3 long stay 1 short stay	4 long stay 1 short stay	4 long stay in above ground secure cycle shelters (Sheffield) 2 short stay (Sheffield)
Coach house	3	5	3 long stay 1 short stay	5 long stay 1 short stay	7 long stay internal spaces in Coach house (single level stackers) 1 short stay (Sheffield)
Brick Lodge	1	1	1 space	1 space	1 space (Sheffield)
Houses	1 per house		3 long stay spaces		4 spaces (Sheffield)
Non-residential spaces	Café and Creche		3 short stay for café at Dalguise 4 short stay for Creche		8 spaces
Total:			490 Long stay 108 short stay	703 long stay 251 short stay	711 Long stay 256 Short stay

*4 cargo spaces at ground level and an additional 16 cargo spaces are provided in the basement

RFI 13: CYCLE PROVISION

RFI 13(b) states:

'Proposed provision and details of site-wide cycle parking, (quantity, cover, type and location) to be clearly demonstrated and detailed on standalone layout drawing'

Furniture Type 21. Sheffield Bicycle Stand
To DLRCC standards
Size/Material: H:750mm/ Aluminium



Furniture Type 20. Bike shed with Sedum Box roof
Supplier: Langley or Similar Approved
Size/Material: L: 2023mm x D: 1000mm x H: 1500mm/Timber



Paving Type 1. Product: Resin Bound Gravel
Area: Major Paths
Size/Colour: Aggregate size 3-6mm/ Buff Colour
Supplier: ClearStone or Similar Approved



*Note: Mix of sedum roof shelters and sedum roof secure sheds provided across site for visitor short stay and secure long stay cycle parking respectively.

For locations of materials and furniture detailed above please see the following drawings:

- C0135 L9000_ Bicycle Parking Quantum and Layout
- C0135 L9004_ Above Ground Secure Cycle Parking- Layout Plans
- C0135 L103_ Landscape General Arrangement Ground Floor - Combined Plan

RFI 14: QUALITY AUDIT

RFI 14 states:

“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below: shall also be addressed by way of Quality Audit and revised drawings where applicable:

BREAKDOWN RFI	RESPONSE
c. The provision of Bark Chips on pedestrian routes is not suitable and will exclude users of various abilities. Proposed 1.2m access routes should be increased to a minimum of 2m.	<p>Bark chip has been replaced with permeable resin bound surfacing on a no dig detail.</p> <p>A typical no dig detail can be seen on pg. 27</p> <p>Please see the enclosed landscape GA for all surfaces and path layouts, and Landscape access diagram for all accessible routes:</p> <ul style="list-style-type: none"> • C0135 L301 Landscape General Arrangement Ground Floor - Combined Plan • C0135 L9001 Pedestrian Access Strategy
d. Excessive provision of steps on pedestrian routes across the site is not in accordance with the principles of universal design or part M of the Building Regulations and will exclude users with diverse abilities. It is not acceptable to segregate users.	<p>Where possible designs have been made without steps, all amenity spaces are accessible by Part M compliant 2m wide resin bound routes, additional stepped paths surfaced with bark mulch are provided where levels can not be changed due to root protection areas.</p> <p>Please see enclosed the Access digram, showing that all entrances and communal and public spaces have a fully accessible route.</p> <ul style="list-style-type: none"> • C0135 L9001 Pedestrian Access Strategy
e. Pedestrian Access to Block B & C requires the use of stepped pathways, or an alternative, more onerous route from the existing vehicular avenue or along the proposed grass-crete emergency access route which is not suitable for all users.	<p>Internal elevator is provided in block A allowing access without the use of the central steps to block B&C. While this was present in the previous application, realignment of the basement ramp has allowed for an updated design of this space, creating a more usable and welcoming space. Access via the elevator is now more intuitive and a integral part of the design of this space.</p> <p>See pg. 26 for zoom plan of the redesigned space.</p> <p>Please see, Combined Landscape GA for updated layout, and Landscape access diagram for accessible routes.</p> <ul style="list-style-type: none"> • C0135 L301 Landscape General Arrangement Ground Floor - Combined Plan • C0135 L9001 Pedestrian Access Strategy
f. Proposed cycle parking partially obstructs the pedestrian access to Block F & G.	<p>A 1.8m square clear space in compliance with part M is provided in front of entrances, proposed cycle parking is to one side of the access in both locations.</p> <p>Please see pg.29 for entrance layouts.</p>
g. Pedestrian access to Block J includes stepped access. The alternative inclined boardwalk access from the rear of the site is noted, however, an alternative access adjacent to the main entrance should be provided.	<p>A second GF building entrance has now been provided, access via boardwalk is the primary entrance as it approached the door at level. The second building entrance adjacent to the stepped access through the walled garden has been provided as a secondary access point. In order to provide ramp alongside the secondary stepped access to the walled garden a large amount of the existing wall would need to be removed compromising the original character and design intent. A ramp would also have impact on a mature grade A tree which is marked for retention in this area. Both building entrances are accessible Via the level boardwalk.</p> <p>Please see pg. 28 for breakdown of Plan.</p>

RFI 14: QUALITY AUDIT

RFI 14 states:

“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

<p>i. The provision of steps to rear pedestrian recreational route will exclude users and is not in accordance with the principles of Universal Design.</p>	<p>Where possible designs have been made without steps, all amenity spaces are accessible by Part M compliant 2m wide resin bound routes, additional secondary stepped paths surfaced with bark mulch are provided where levels can not be changed due to root protection areas.</p> <p>Please see enclosed the pedestrian Access Digram, showing all building entrances and communal amenity spaces are accessible.</p> <ul style="list-style-type: none"> • C0135 L9001 Pedestrian Access Digram • C0135 L103 Combined Landscape Plan
<p>j. Set-down should be provided adjacent to all blocks in order to allow accessible drop off. Set down should be at or adjacent to, on accessible entrance, in accordance with Part M of the building regulations.</p>	<p>Set down now provided at all blocks.</p> <p>Please see landscape GA and ROD Quality Audit.</p> <ul style="list-style-type: none"> • C0135 L301 Landscape General Arrangement Ground Floor - Combined Plan • ROD Quality Audit
<p>l. Access to surface level cycle parking to the south of Block D is via adjacent steps, loose bark chips with steps, or alternative longer and more onerous route via the Dalguise house building.</p>	<p>Basement cycle parking is accessible via level entrance from the north, while external bike shelters are accessible from the south., However all external steps will also be fitted with a bike rail where an immediate alternative level access is not available.</p> <p>Please see landscape GA and Access diagram, as well as breakdown of plans of pg.31.</p> <ul style="list-style-type: none"> • C0135 L301_ Landscape General Arrangement Ground Floor - Combined Plan • C0135 L9001_ Pedestrian Access Digram
<p>m. Set down area at Block E does not provide direct pedestrian access to Block E.</p>	<p>Direct access is now provided.</p> <p>Please see landscape GA and Access diagram, as well as breakdown of plan on pg. 32</p> <ul style="list-style-type: none"> • C0135 L301_ Landscape General Arrangement Ground Floor - Combined Plan • C0135 L9001 Pedestrian Access Strategy
<p>o. Proposed Rill water features, drop offs and Stramps may present a danger to young and visually impaired users of various abilities.</p>	<p>Rill and stramp have been removed from design.</p> <p>Please see landscape GA.</p> <ul style="list-style-type: none"> • C0135 L301_ Landscape General Arrangement Ground Floor - Combined Plan

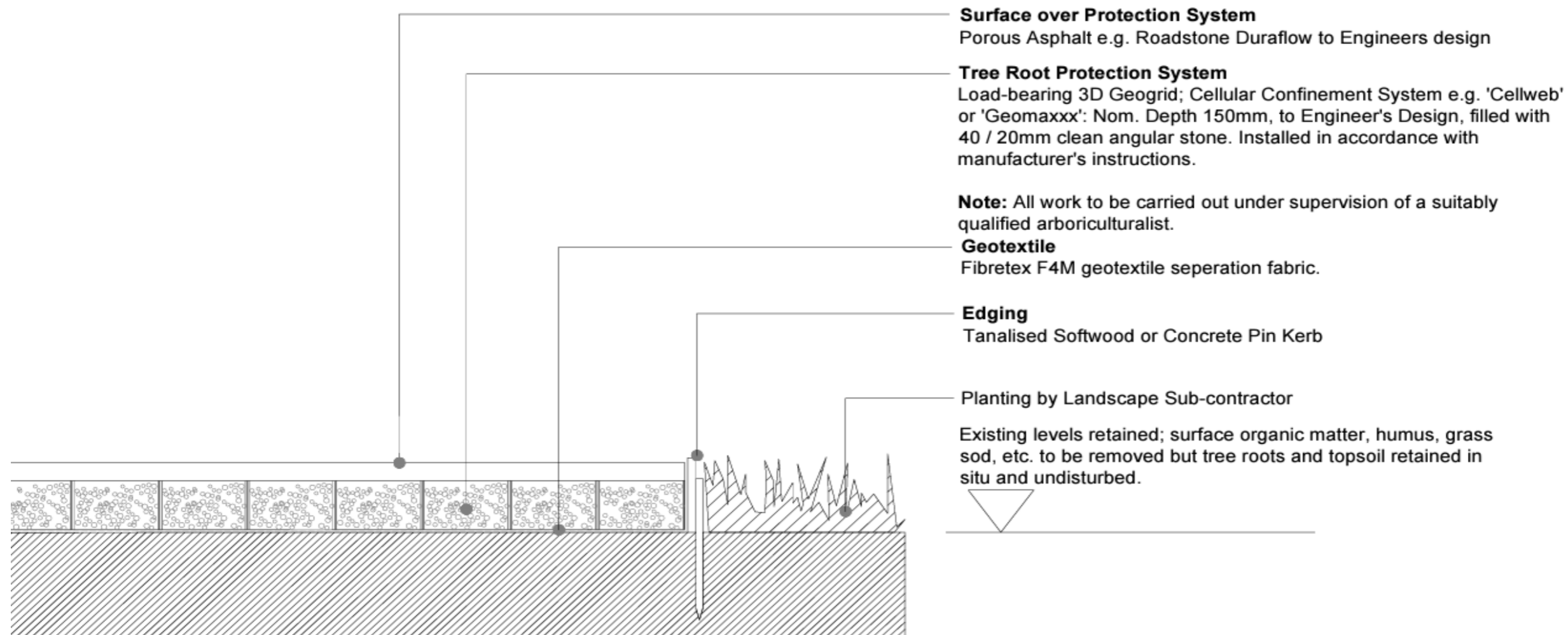
RFI 14: QUALITY AUDIT

RFI 14 states:

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... c. The provision of Bark Chips on pedestrian routes is not suitable and will exclude users of various abilities. Proposed 1.2m access routes should be increased to a minimum of 2m...”

Example of a Typical No-Dig Detail:



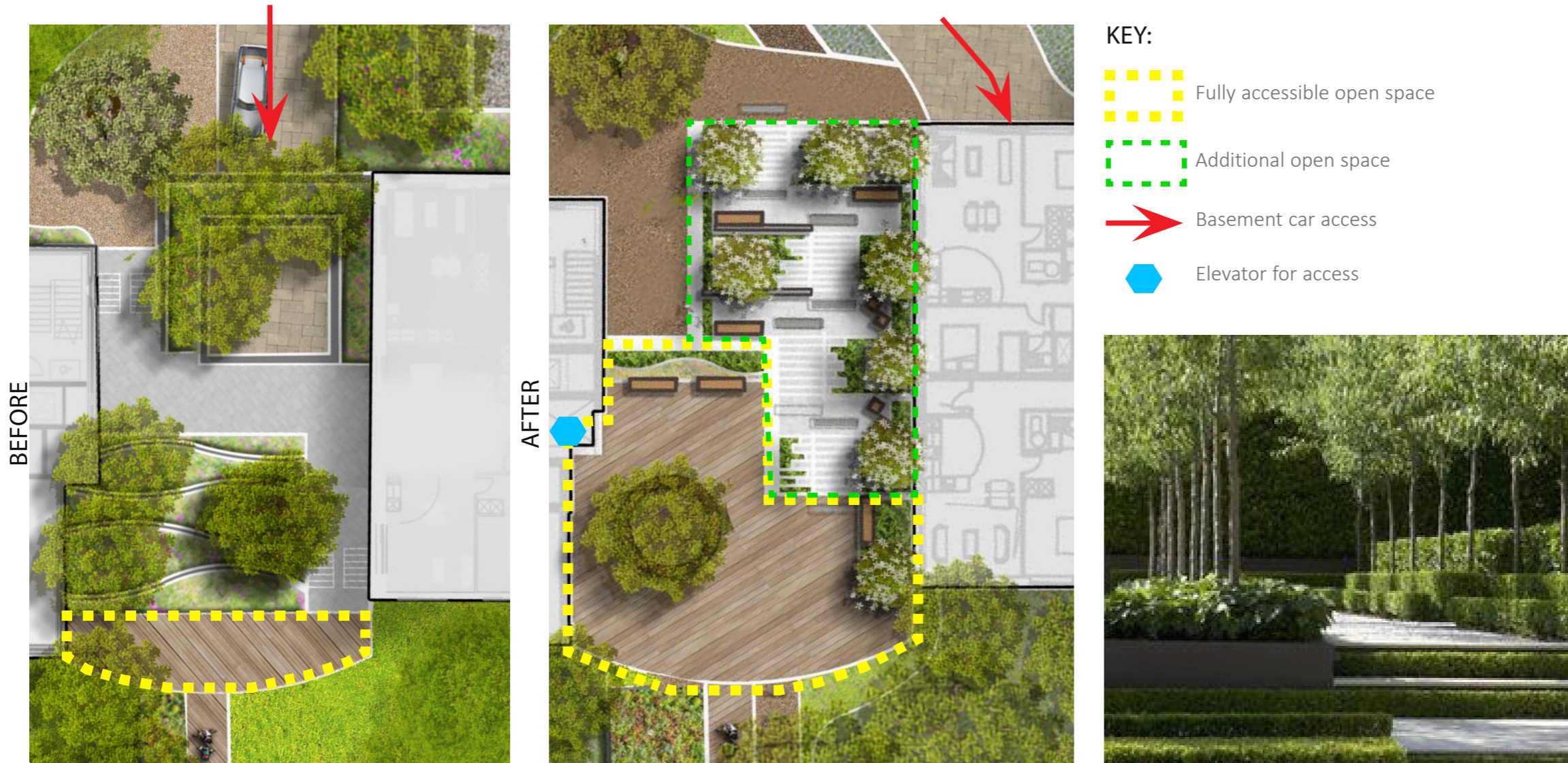
RFI 14: QUALITY AUDIT

RFI 14 states:

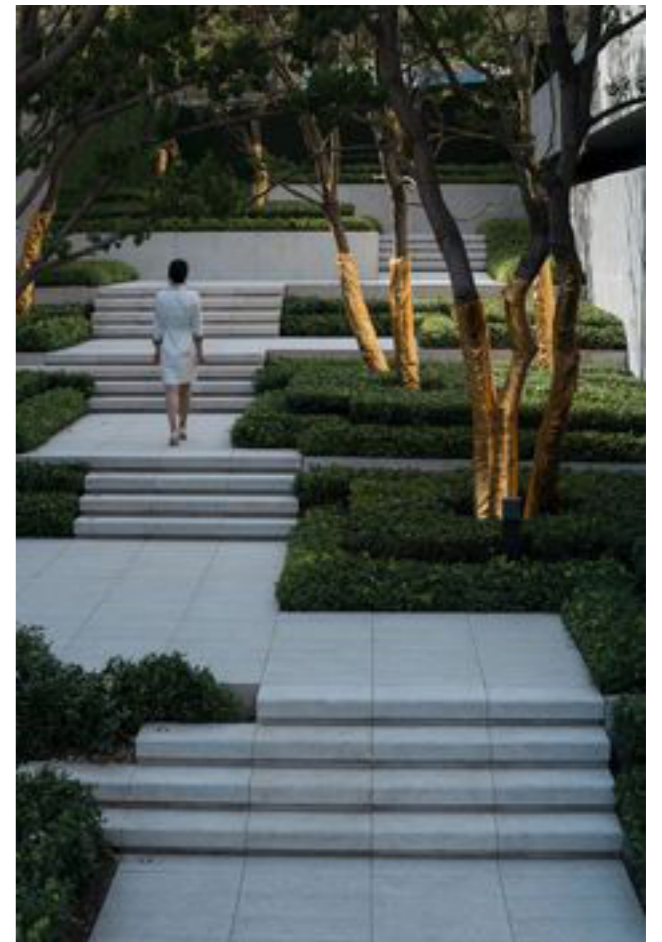
“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

... e. Pedestrian Access to Block B & C requires the use of stepped pathways, or an alternative, more onerous route from the existing vehicular avenue or along the proposed grass-crete emergency access route which is not suitable for all users...”

Realignment of the basement has allowed for a pedestrian centric entrance to the site. Pushing the vehicular entrance under the building opened up space for a feature stairs with amenity resting points and seating nooks. This arrangement has also allowed for the elevator access to be opened up to the external landscape creating a more intuitive route for universal access to a now larger accessible amenity space has now been created at the entrance level between blocks A and B.



REFERENCE IMAGES:

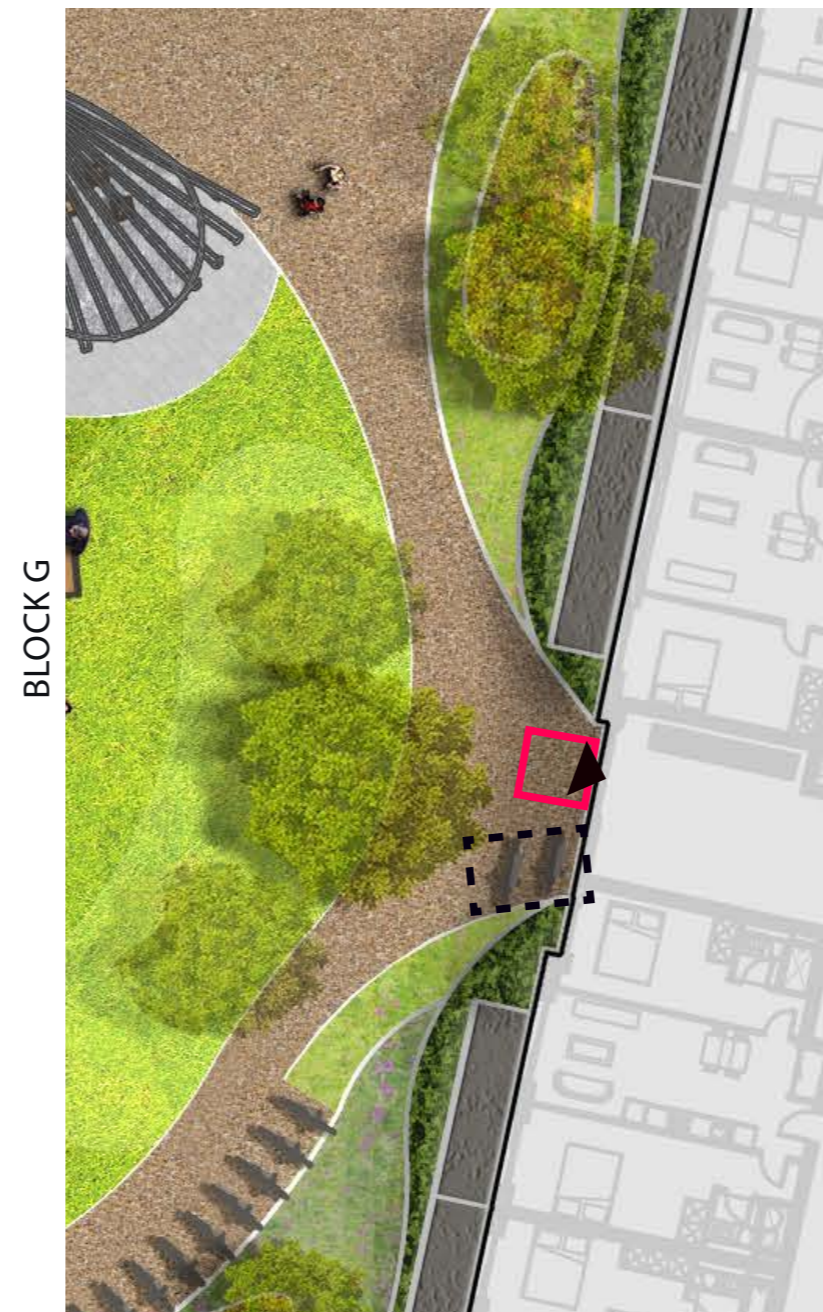


RFI 14: QUALITY AUDIT




RFI 14 states:

“The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

... f. Proposed cycle parking partially obstructs the pedestrian access to Block F & G. ...”



KEY:

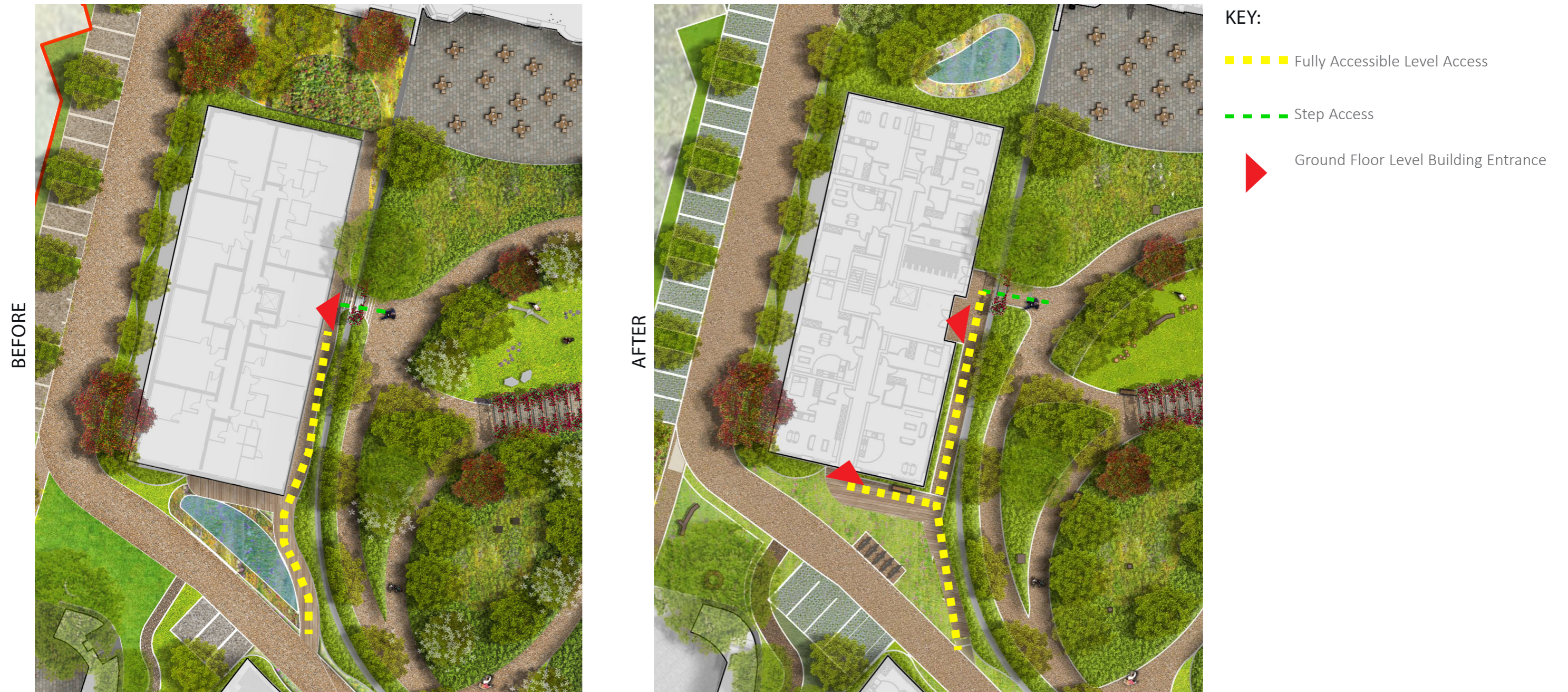
-  Building Entrance
-  Bike Parking
-  1.8m² clear space

RFI 14: QUALITY AUDIT

RFI 14 states:

“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

... g. Pedestrian access to Block J includes stepped access. The alternative inclined boardwalk access from the rear of the site is noted, however, an alternative access adjacent to the main entrance should be provided. ...”

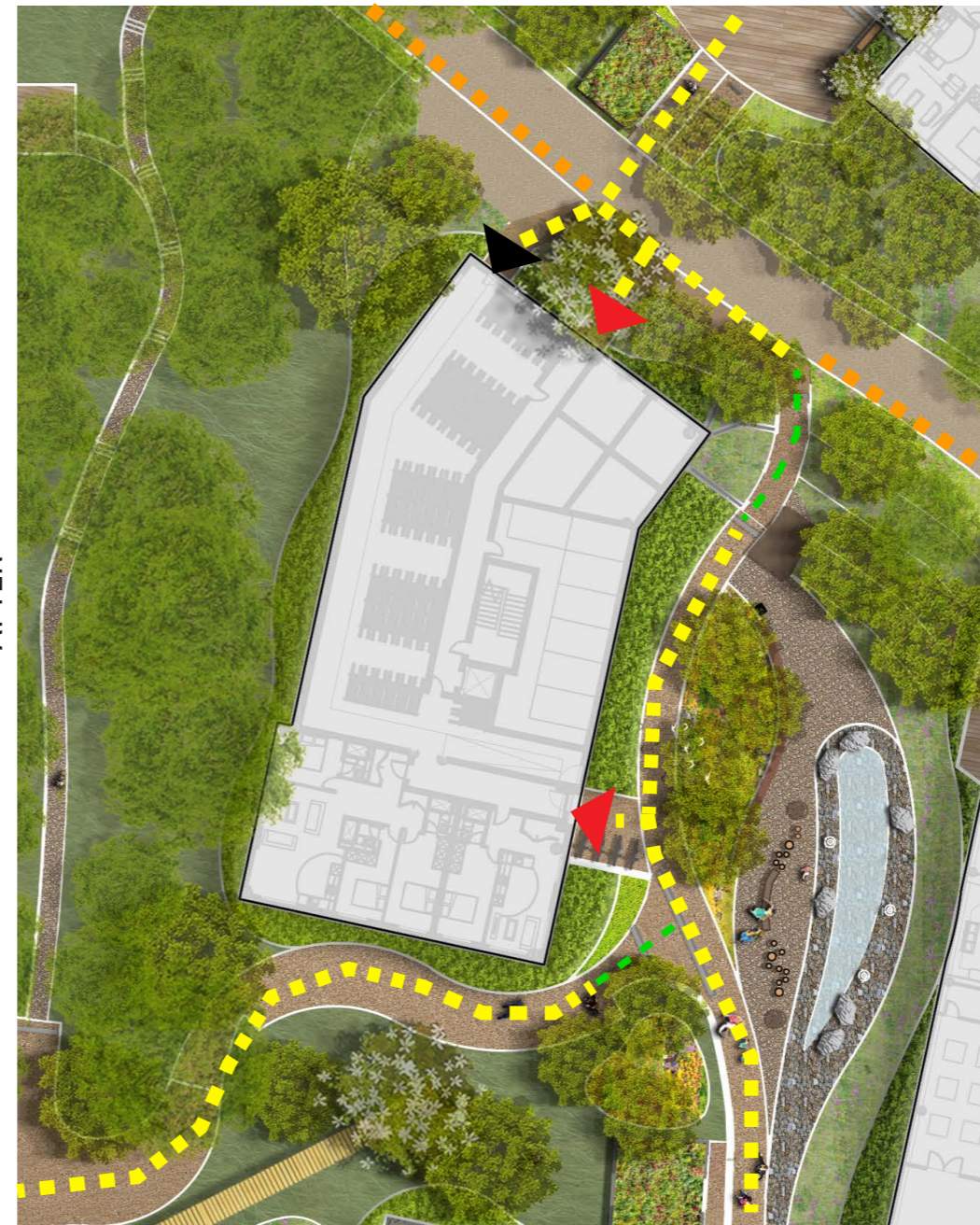


RFI 14: QUALITY AUDIT

RFI 14 states:

“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

... I. Access to surface level cycle parking to the south of Block D is via adjacent steps, loose bark chips with steps, or alternative longer and more onerous route via the Dalguise house building. ...”



KEY:

- Shared surface Level Access
- Pedestrian only Level Access
- Step Access with Bike rail
- ▲ Pedestrian Entrance
- ▲ Bicycle Entrance

Basement cycle parking is accessible via level entrance from the north, serving both the building and the public and play space to the north boundary, while internal bike spaces are accessible from the south., All external steps will also be fitted with a bike rail where an immediate alternative level access is not available.

Please see landscape GA and Access diagram, as well as breakdown of plans adjacent.

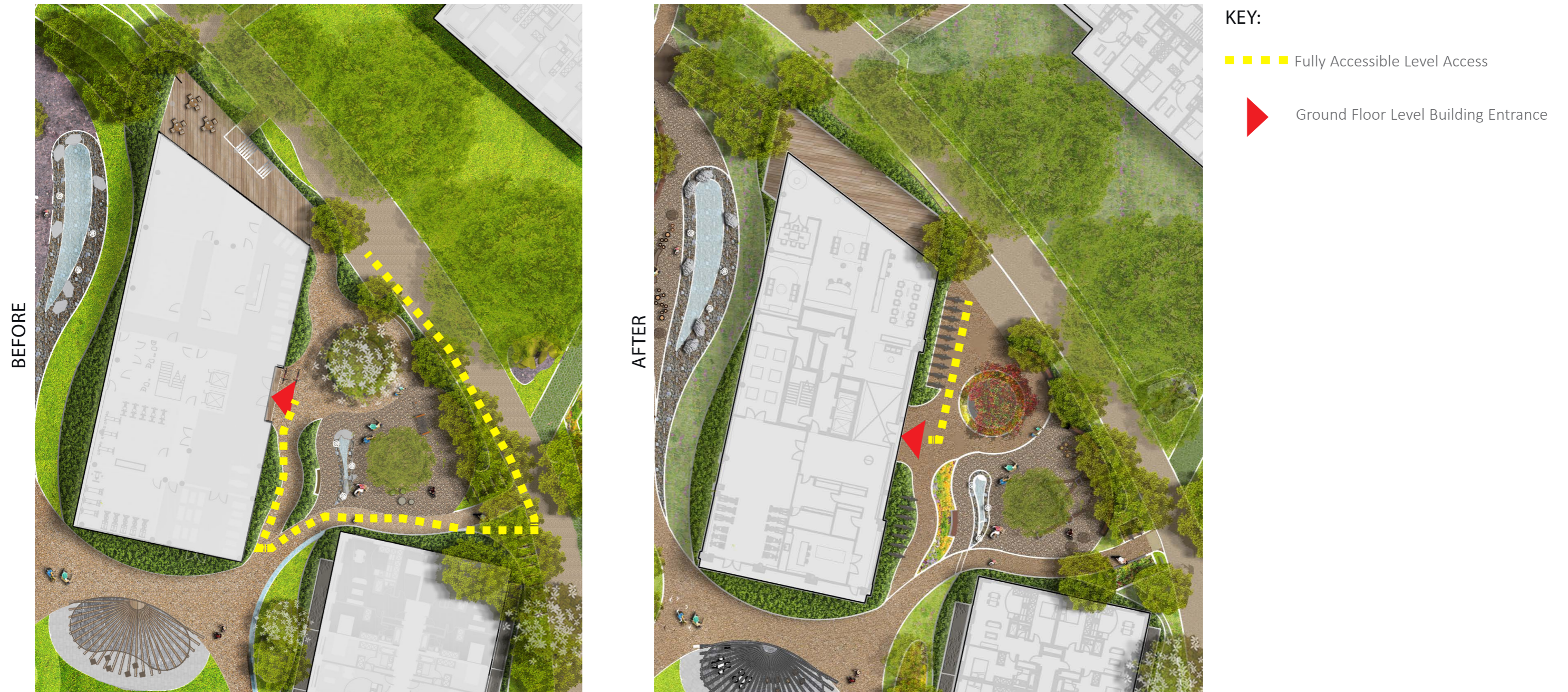
- C0135 L301_ Landscape General Arrangement Ground Floor - Combined Plan
- C0135 L9001_ Pedestrian Access Diagram

RFI 14: QUALITY AUDIT

RFI 14 states:

“ The Applicant is requested to submit a revised drawings which demonstrates that all items raised within the submitted Quality Audit by PMCE, dated 04th October 2022 have been adequately addressed. Further to this, the items below:

... m. Set down area at Block E does not provide direct pedestrian access to Block E. ...”



nature
people
urban



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