



AUSTEN ASSOCIATES

LANDSCAPE DESIGN STATEMENT

Rev B

**Brookfield Avenue / Rossfield Avenue,
Brookfield Road, Jobstown,
Tallaght, Dublin 24**

CLIENT: South Dublin County Council

December 2023

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Design rationale for Brookfield Road, Tallaght

On the site, which at present consists of an open area and a temporary closed internet marketing service building, two new social housing units are proposed. The existing hardscape and landscape will be removed from the site before construction of the new development commences. Rossfield Avenue borders the site to the north and east. Existing residential units are to the south, and parking spaces and the Rossfield Pharmacy building block are to the west. While there are some public amenities in the locality like gyms, schools, churches, and so forth, the larger area is primarily made up of residential units.

The report is to be read in conjunction with the landscape plan 086923_LP.01

Rainwater retention area

A suggested rainwater retention area has been proposed to the south of the site, at the rear of housing block 2, in accordance with the engineer's proposal. The area is proposed to have hoggin paving leading to it, with wildflower planting along the way. Rain garden mix (SUDS system) is proposed in the area with native trees. Some *Ceanothus*, 'Puget blue', *Weigela florida*, and *Viburnum tinus* shrubs are proposed as well to soften the perimeter.



Carpark

Both housing units will be equipped with parking spaces to the north and east, which will be paved with Slane blocks (200x100x80mm). To the east of housing block 1, close to the parking space, native trees (*Betula pendula*) with understorey wildflower mix are to be planted.

Housing block 1

Each dwelling unit in housing Block 1 has been proposed to include a grass mixture and a tree with a bio-retention tree pit (according to the engineer's plan) at the rear garden. Each apartment includes a planter bed with an ornamental mix at the front door.

Closing statement:

The landscape design has been carefully considered by Austen Associates in collaboration with other design team members and with reference to best practice guidelines. The landscaping scheme provides an attractive setting for the proposed residential units with potential links to future developments in the area.