

Blackpitts Student Accommodation

Landscape Design Statement

July 2025

www.jbaconsulting.ie

Prepared for:

**Blackpitts Residence
Unlimited Company**

JBA Project Manager

Elena Sorbo
2/F Lincoln House
Lincoln Lane
Arran Quay
Smithfield
Dublin D07 Y75P

JBA
consulting

Revision History

Revision Ref/Date	Amendments	Issued to
A3-C02 - 21/07/2025	Final Landscape Statement	McGill Planning Ltd

Contract

This report describes work commissioned by Horan Rainsford Architects, on behalf of Blackpitts Residence Unlimited Company, by a letter dated 20th September 2024. Blackpitts Residence Unlimited Company's representative for the contract was Sean Maguire. Elena Sorbo and Paula Pires of JBA Consulting carried out this work.

Prepared by Paula Pires
Assistant Landscape Architect

Reviewed by Elena Sorbo
Landscape Architect

Purpose

This document has been prepared as a Final Report for Blackpitts Residence Unlimited Company. JBA Consulting accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared. JBA Consulting has no liability regarding the use of this report except to Blackpitts Residence Unlimited Company.

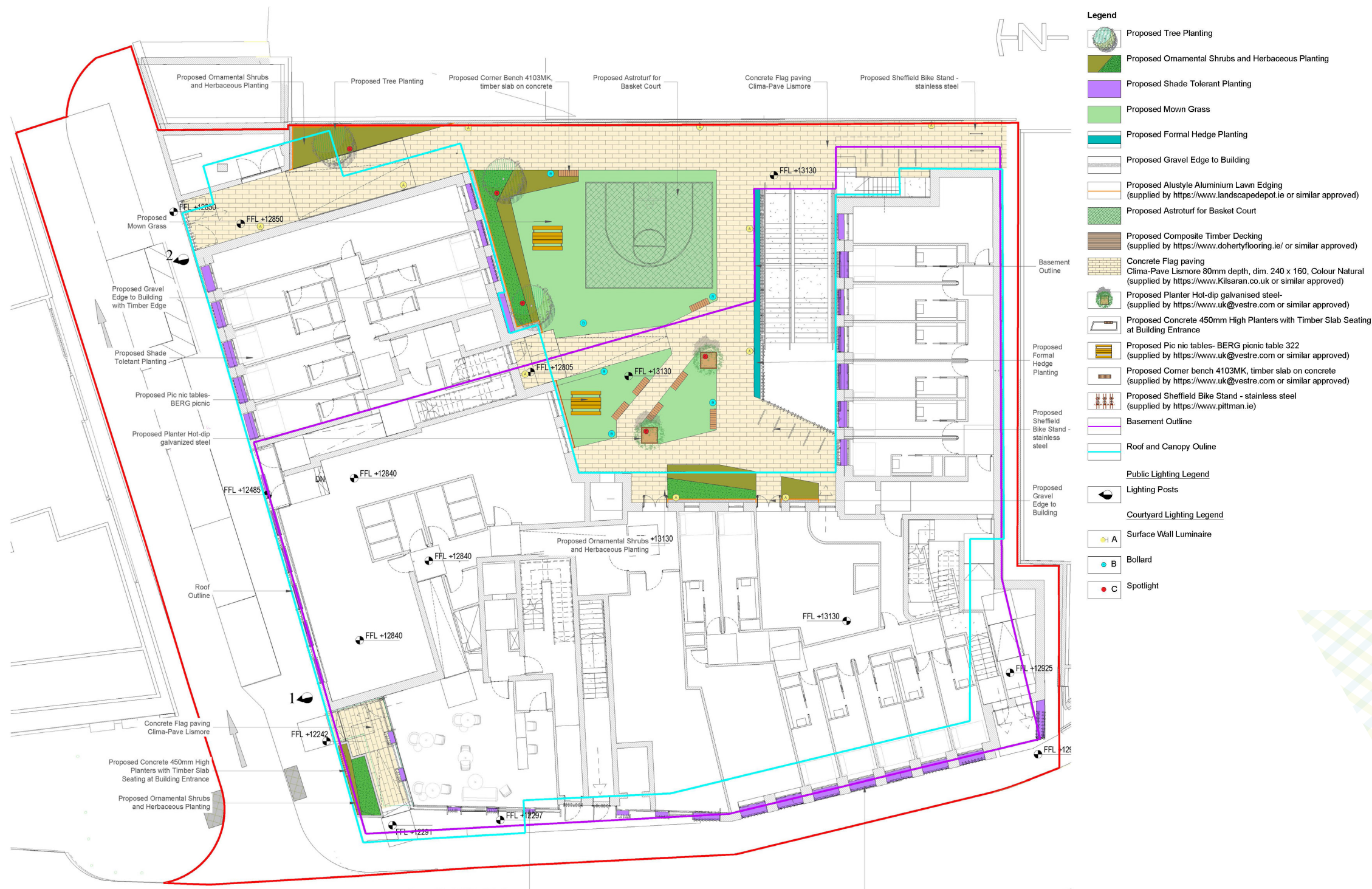
Copyright

© JBA Consulting Engineers and Scientists Limited 2023.

Carbon footprint

A printed copy of the main text in this document will result in a carbon footprint of 58g if 100% post-consumer recycled paper is used and 73g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

Ground Floor Landscape Masterplan



Development description:

Planning permission is sought for a Large-Scale Residential Development delivering 217 student bed spaces (209no. single rooms and 4no. twin rooms, 213no. rooms in total), within one block. The block ranges in height up to 6 storeys with a basement below. All associated internal and external amenity space, including the provision of restaurant/café, on street carparking, cycle parking, landscaping, bin stores, service provision and all other associated site development works.

Design intent:

The landscape design aims to create an attractive, pleasant space and encourage gathering by providing the comfort that stimulates these activities. It also seeks to bring a safe space where the users can relax, taking into account the social and educational activity of the students.

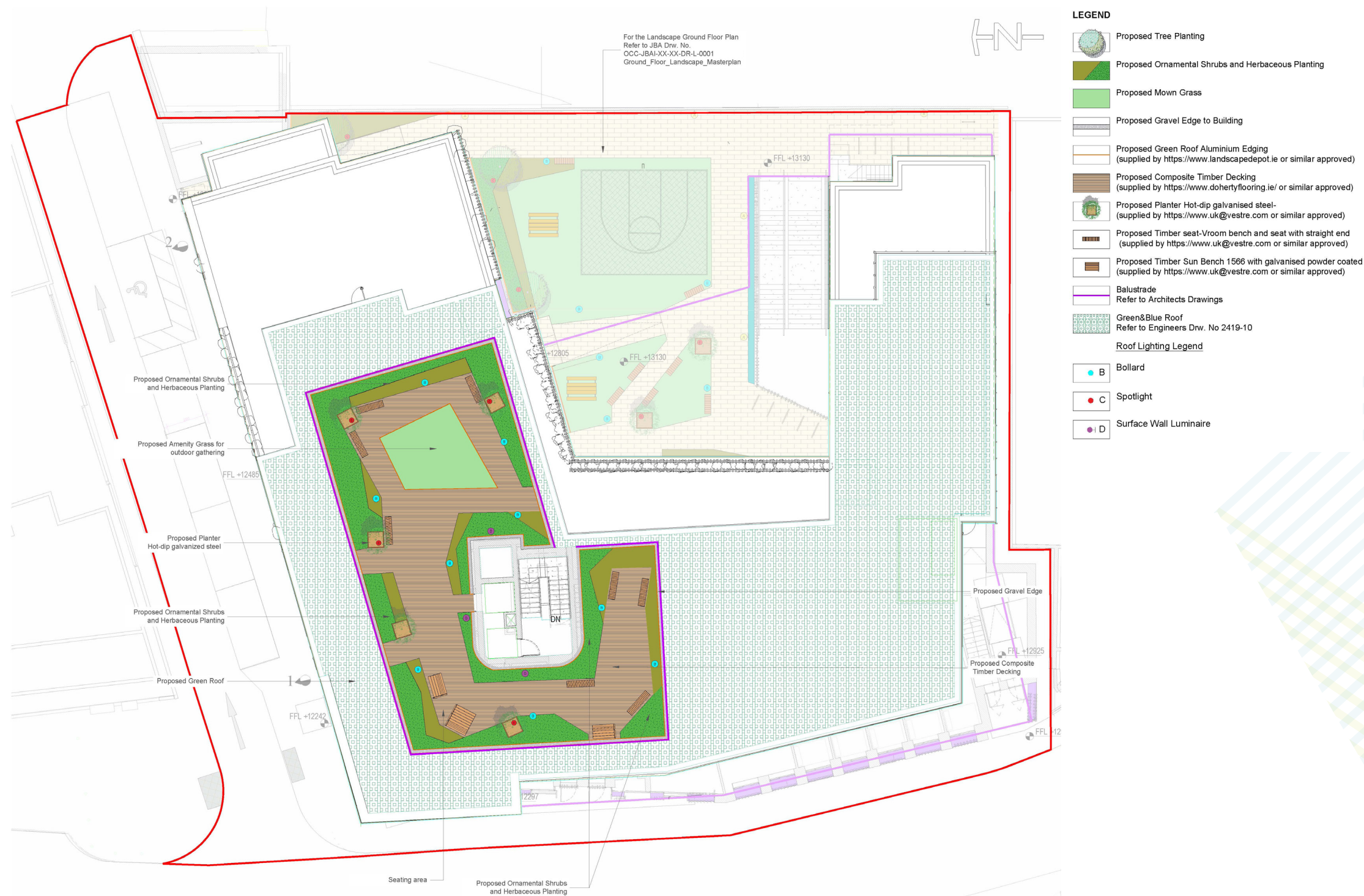
The geometric form of the planting beds and the delineation of light paving creates an attractive and welcoming space. The objective is to design a living environment within the development to invite interaction and communication.

The ground floor courtyard comprises of seating areas, a basketball court and picnic areas with scattered trees and colored planters.

The layers of planting will soften the scheme alongside the paved areas. The proposed planting, surfacing and furniture will offer a splash of colour to each area.

The planting will include pollinator friendly species, as well as enhance the overall aesthetic value of the development using trees, shrubs and wildflower meadows, for a

Roof Landscape Masterplan



Design intent

The roof landscape design promotes both gathering and relaxation.

The seating areas aim to give the students little corners for themselves as well as creating alternative spaces for outdoor classroom activities.

It is intended of the design is to give the illusion of one single space from the aerial view by continuing the same geometric shapes used on the ground floor.

The selected planting species are native and take in consideration the structural constraints of a roof garden.

For this reason, trees are only proposed in planters.

This report should be read in conjunction with the following drawings:

OCC-JBAI-XX-XX-DR-L-0001
Ground_Floor_Landscape_Masterplan

OCC-JBAI-XX-XX-DR-L-0002
Landscape_Masterplan_with_services

OCC-JBAI-XX-XX-DR-L-0003
Roof_Plan_Landscape_Masterplan

OCC-JBAI-XX-XX-DR-L-0004
Ground_Floor_Planting_Plan_&_Schedule

OCC-JBAI-XX-XX-DR-L-0005
Roof_Plan_Planting_Plan_&_Schedule

Blackpitts Student Accommodation for Horan Rainsford Architects

Precedent Images



Amenity grass



Timber slab and concrete benches



Planters and low ground vegetation



Composite Timber Decking



Tree Planting- *Acer campestre* 'Elsrijk'.



Gathering areas



Shrubs and Herabeous Planting on Roof Graden

Hard landscape and Furniture

PAVEMENTS



Proposed Concrete Flag paving, Clima-Pave Lismore 80mm depth, dim. 240 x 160, Colour Natural supplied by <https://www.Kilsaran.co.uk> or similar approved



Proposed Composite Timber Decking supplied by <https://www.dohertyflooring.ie/> or similar approved



Proposed AstroTurf for Basket Court



Proposed Alustyle Aluminium Lawn Edging supplied by <https://www.landscapedepot.ie> or similar approved



Proposed Green Roof Aluminium Edging supplied by <https://www.landscapedepot.ie> or similar approved

FURNITURE



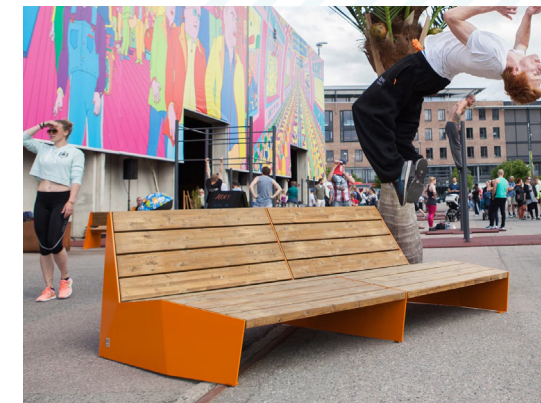
Proposed Picnic tables - BERG picnic table 322 - supplied by <https://www.uk@vestre.com> or similar approved



Proposed Planter Hot-dip galvanised steel supplied by <https://www.uk@vestre.com> or similar approved



Proposed Timber Seating supplied by <https://www.uk@vestre.com> or similar approved



Proposed Timber Sun Bench supplied by <https://www.uk@vestre.com> or similar approved)

Planting Selection for the Ground floor and Roof

TREE PLANTING
(GROUND PLANTING)



Betula pendula



Acer campestre 'Elsrijk'

TREE PLANTING
(CONTAINER PLANTING)

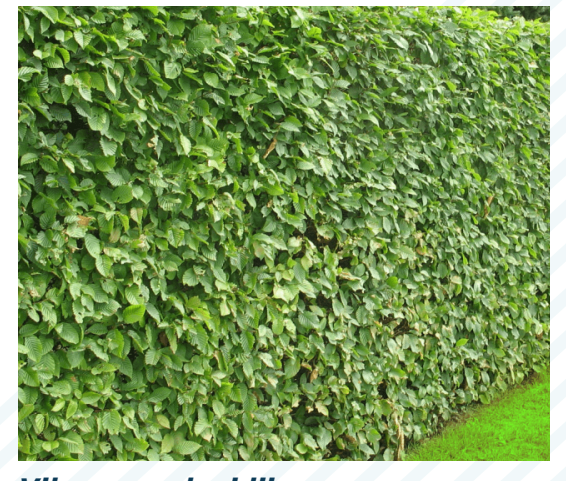


Betula utilis var *jaquemontii* 'Snow Queen'



Syringia vulgaris

FORMAL HEDGE PLANTING



Viburnum davidii

ORNAMENTAL SHRUBS AND
HERBACEOUS PLANTING
(GROUND PLANTING)



Rosmarinus officinalis 'Upright Rose'



Lavandula angustifolia 'Hidcote'



Rudbeckia fulgida 'Goldsturm'



Viburnum davidii



Pinus mugo 'Mops'

ORNAMENTAL SHRUBS AND
HERBACEOUS PLANTING
(CONTAINER PLANTING)



Stipa tenuissima 'Pony Tails'



Actaea 'Brunette'



Luzula nivea

SHADE TOLERANT PLANTING



Geranium macrorrhizum 'Walter Ingwersen'



Hosta 'Blue Mouse Ears'