

# Planning Application for Belturbet Community and Enterprise Hub.

Architectural Design Statement

January 2024

RED LINE - LOCATION OF SITE

PATRICK STREET

BUTLERS STREET  
(MAIN STREET)

CooneyArchitects



# Project Team

**Cavan County Council**  
*Client*



**Cooney Architects**  
*Architect*

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**Bernard Smith Consulting Engineers**  
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# Contents

- 01. Introduction/Outline
- 02. Site Location Map & Survey Drawings
- 03. Relevant Planning Policies
- 04. Site Context
- 05. Architectural Statement
- 06. Site Access and Circulation
- 07. Shadow Analysis
- 08. Signage
- 09. Site Services
- 10. Sustainability
- 11. Materials
- 12. Landscape

## Appendices

- 1 Certified CGIs



Fig. 01  
Applicant Site - Main Street, Belturbet 1951.



# Introduction/Outline

# 01



Fig. 02  
Applicant's Site - Red Line Boundary

Cooney Architects were appointed as architects by Cavan County Council to prepare a planning application submission, for: Development of a new Community, Enterprise and Tourism Hub, on the site of the former Dinkins Bakery on Main Street, Belturbet, to carry out the following development:

The works include partial demolition works and partial retention, refurbishment and extension works to the existing building on Main Street, partial retention, and extension works at ground, first floor and to the rear to the existing building on Patrick Street, new multi-purpose building at rear of buildings on Main Street and Patrick Street.

The proposed development will consist of:

**Existing Dinkins Bakery Building:**

- Demolition of rear extensions, refurbishment and upgrade works to original two storey structure, new build two storey extension, all to provide community, youth, enterprise multi-purpose spaces and ancillary facilities.

**New Multi-Purpose Building:**

- New build single storey multi-purpose space

**Existing Building at Patrick Street:**

- Partial retention of walls to existing two storey building, extension at ground, first floor and to the rear, demolition of roof structure, new build two storey extension, all to provide community, enterprise, meeting, offices, multi-purpose spaces and ancillary facilities.

**New Internal and External Signage**

**Site Works**

- Site development works, archway access from Main Street and Patrick Street, works to existing boundaries, hard and soft landscaping, external multi use spaces, lighting, bin storage, bicycle parking, and all associated site services above and below ground.

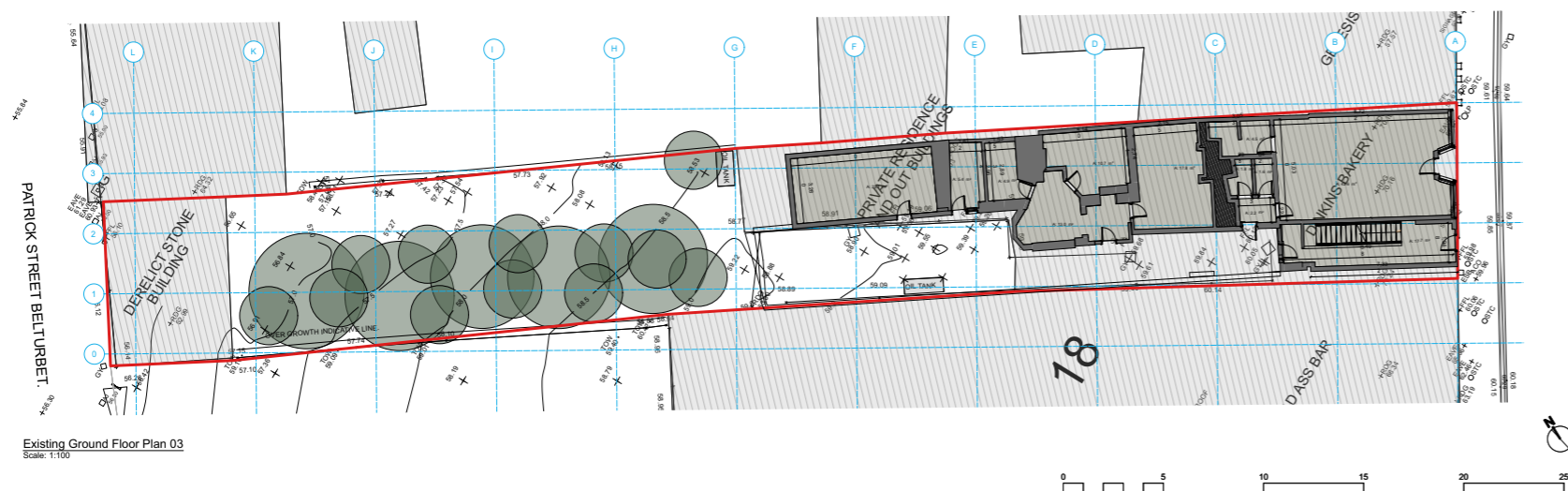


Fig. 03  
Site survey drawing as existing

02 | Site Location Map &  
Survey Drawings

# Site Location Map

02

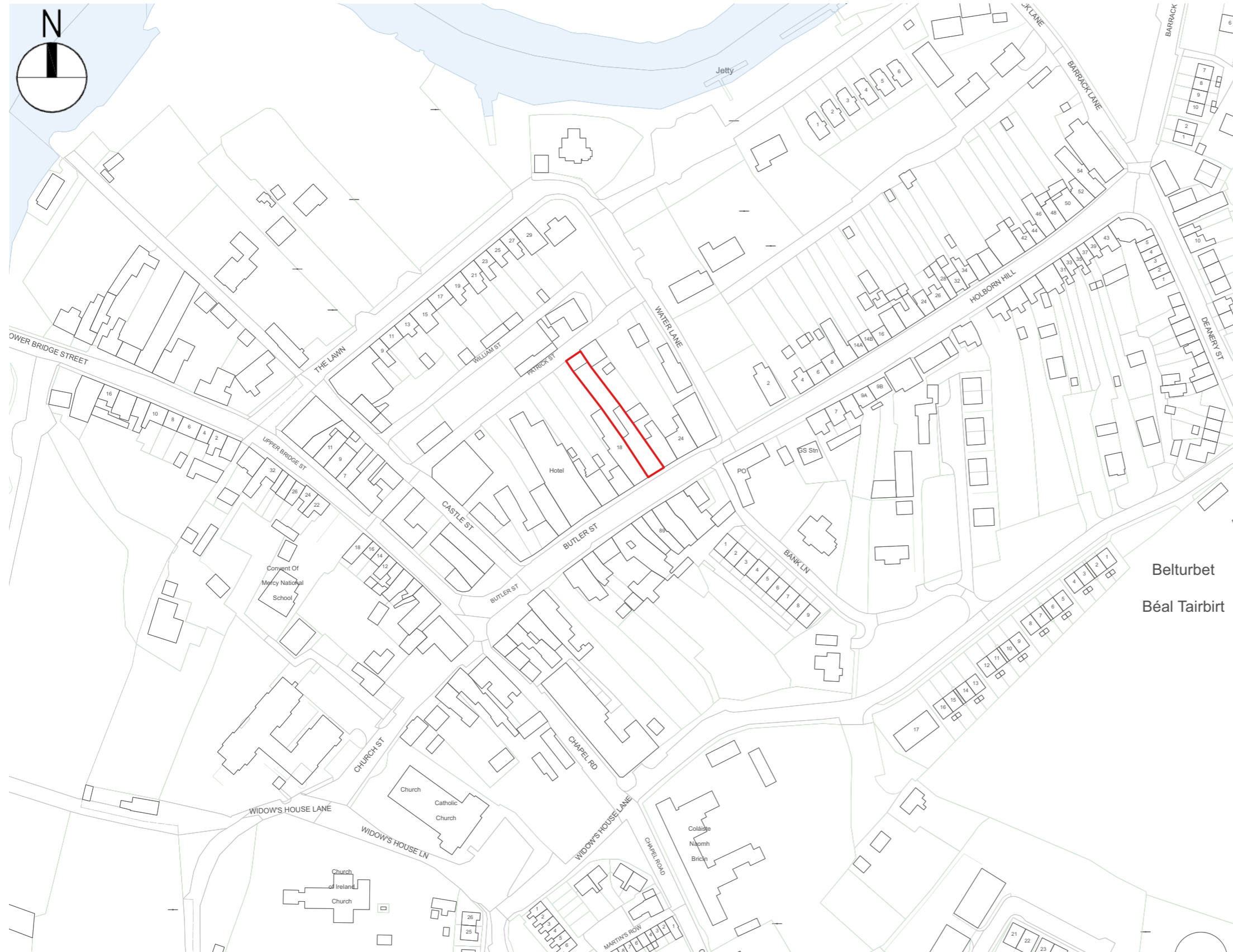


Fig. 04  
Site Location Map 1:2500

## EXISTING SITE CONTEXT

### Former Dinkins Bakery, Main Street, Belturbet.

The site for the proposed new Community and Enterprise Hub is on the site of the former Dinkins Bakery on Main Street, Belturbet, Co. Cavan.

The site is currently vacant. The existing property is a two-storey terraced structure with a retail unit on the ground floor and residential use on the first floor. The structure extends approximately 20 metres with attached extensions and outbuildings that have been added over time. There is a derelict stone building to the rear of the site adjacent to Patrick Street.

The site boundary conditions are:

- Southern edge: Public footpath, Butler Street (Main Street), Belturbet
- Western edge: Adjoining two storey building - No.18 Main St. site, Belturbet
- Northern edge: Patrick Street, Belturbet
- Eastern edge: Adjoining two storey Genesis Restaurant site, Main St., Belturbet



Fig. 05  
Belturbet, Co. Cavan - Location Map

# Survey Drawings

02



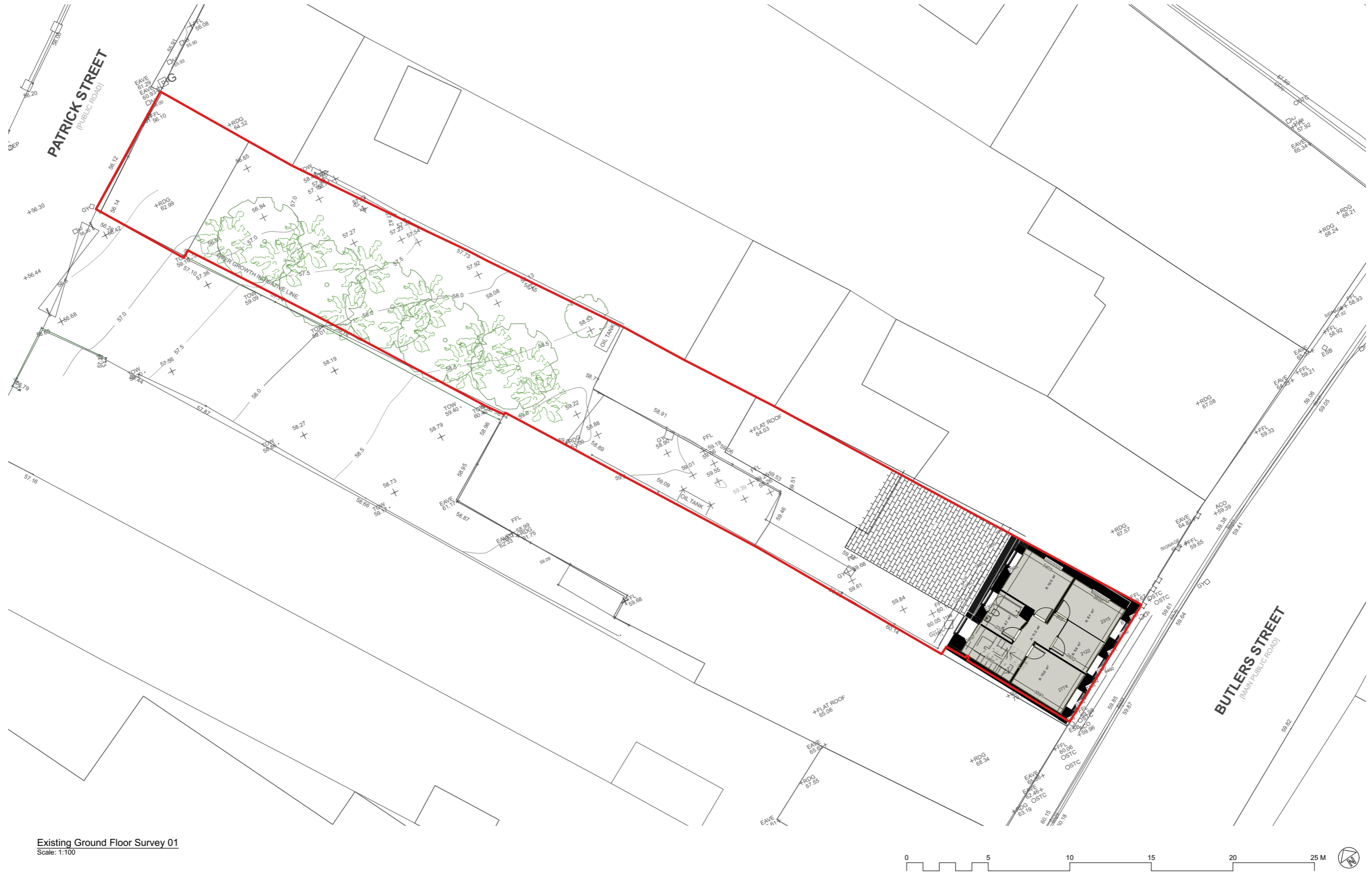
Existing Ground Floor Survey 01  
Scale: 1:100

Fig. 06  
Existing Survey Drawings



# Survey Drawings

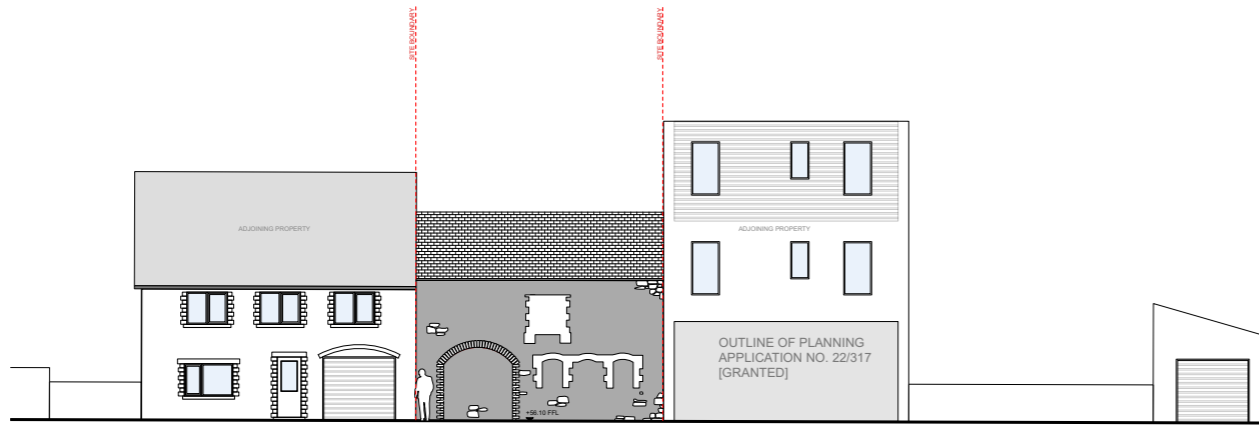
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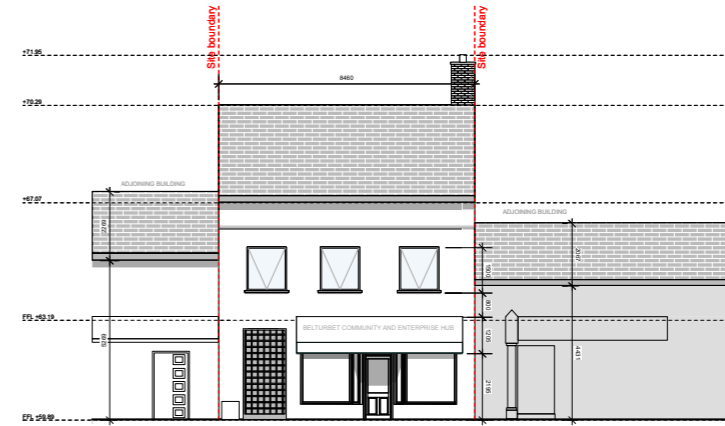
Existing Ground Floor Survey 01  
Scale: 1:100  
  
Fig. 07  
Existing Survey Drawings

# Survey Drawings

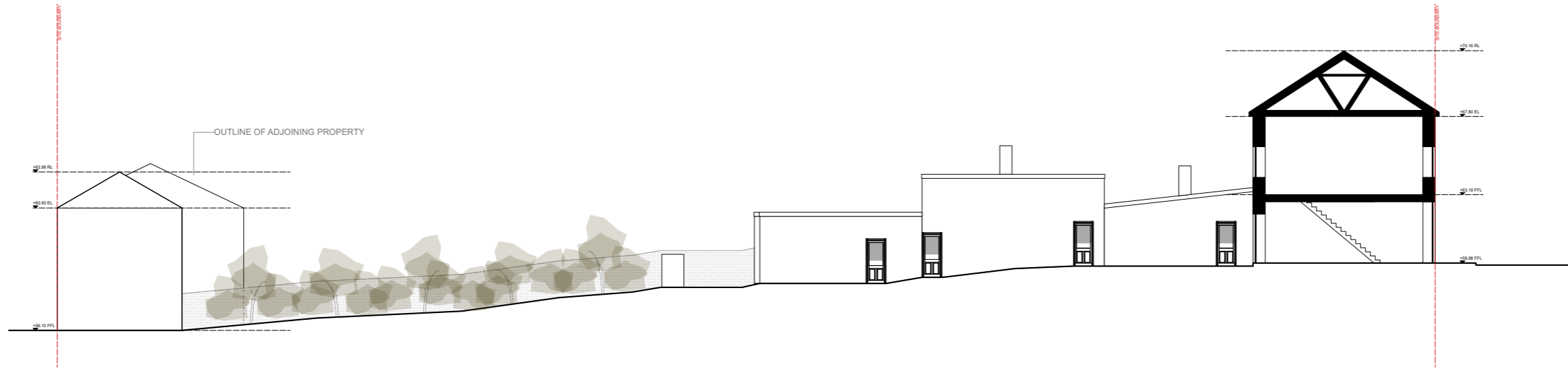
# 02



Existing Patrick Street Elevation 01  
Scale: 1:100



Existing Main Street Elevation 02  
Scale: 1:100



Existing Site Section 03  
Scale: 1:100

Fig. 08  
Existing Drawings





# Development Plan

03

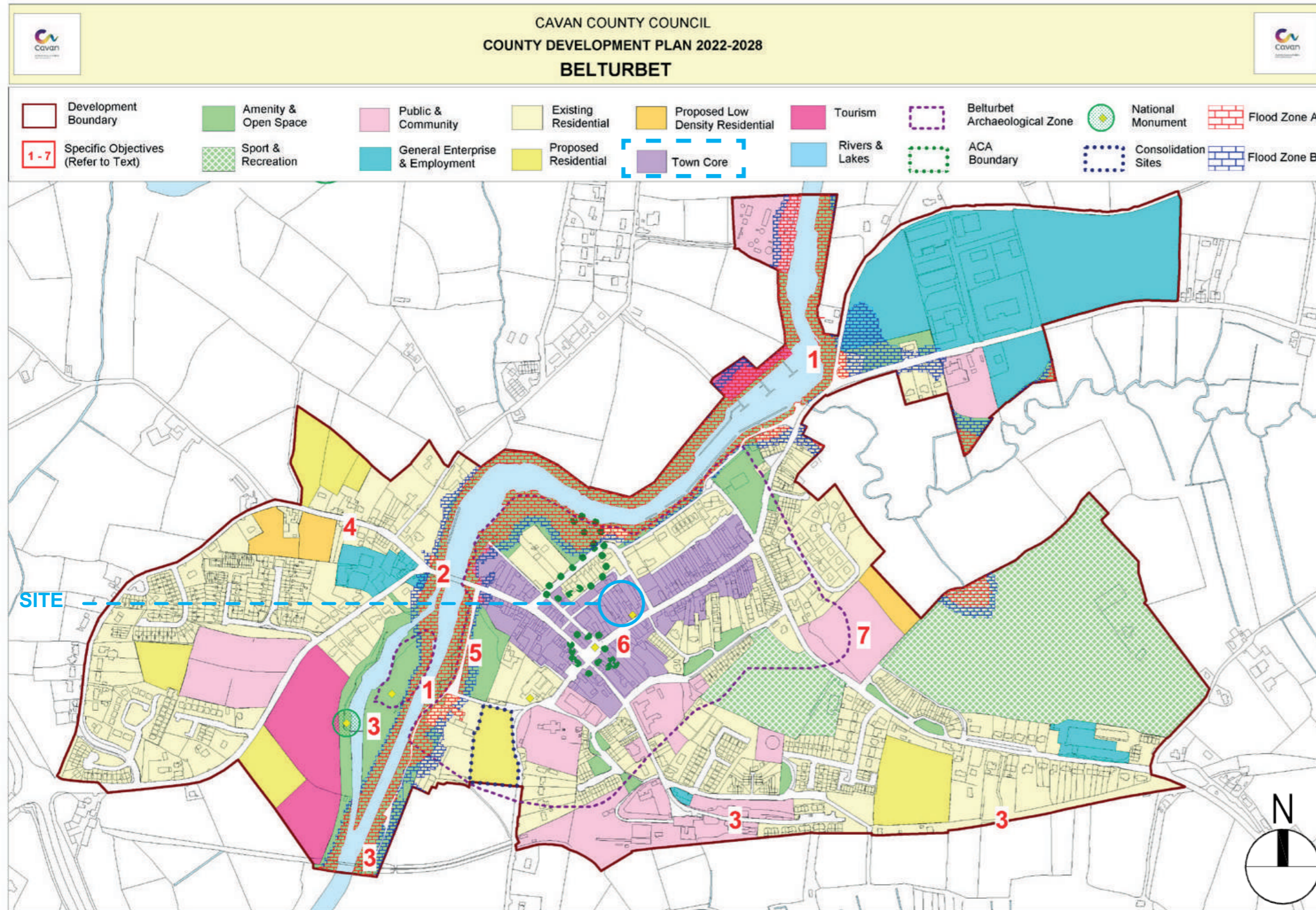


Fig. 09  
Cavan County Council County Development Plan 2022-2028 Belturbet

## Land-Use Zoning

According to the Cavan County Council County Development Plan 2022-2028 Belturbet [Fig.09], the application site is zoned 'Town Core'. See text below for Cavan County Council's objectives and vision for 'Town/Village Core'.

### 14.3 Town/Village Core:

#### 14.3.1 Objective:

Protect and enhance the special physical and social character of the town and village core while providing and/or improving town/village centre facilities.

#### 14.3.2 Vision:

Maintain and build on accessibility, vitality and viability of the existing town and village centres in the County. Develop and consolidate these town/village cores with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop their urban fabric in accordance with the principles of urban design, conservation and sustainable development. Refurbishment, renewal, reuse and regeneration of existing buildings and derelict sites will be encouraged. Retail provision will be in accordance with County Retail Strategy. All Town Core zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.

## Flooding

The applicant site is not located on Flood Zone A or Flood Zone B, therefore has a very low to negligible fluvial flood risk.



# Site Context | Record of Maps and Aerial Photographs

# 03

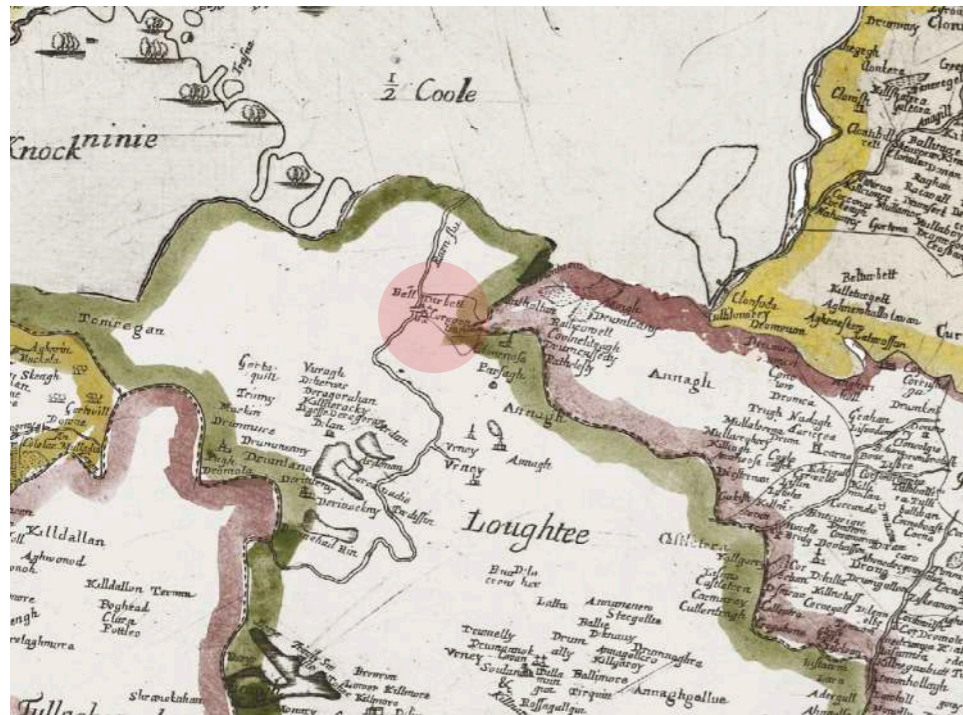


Fig. 10  
Belturbet 1670 Down Survey Map

● Town Location



Fig. 11  
OS Map - 1910

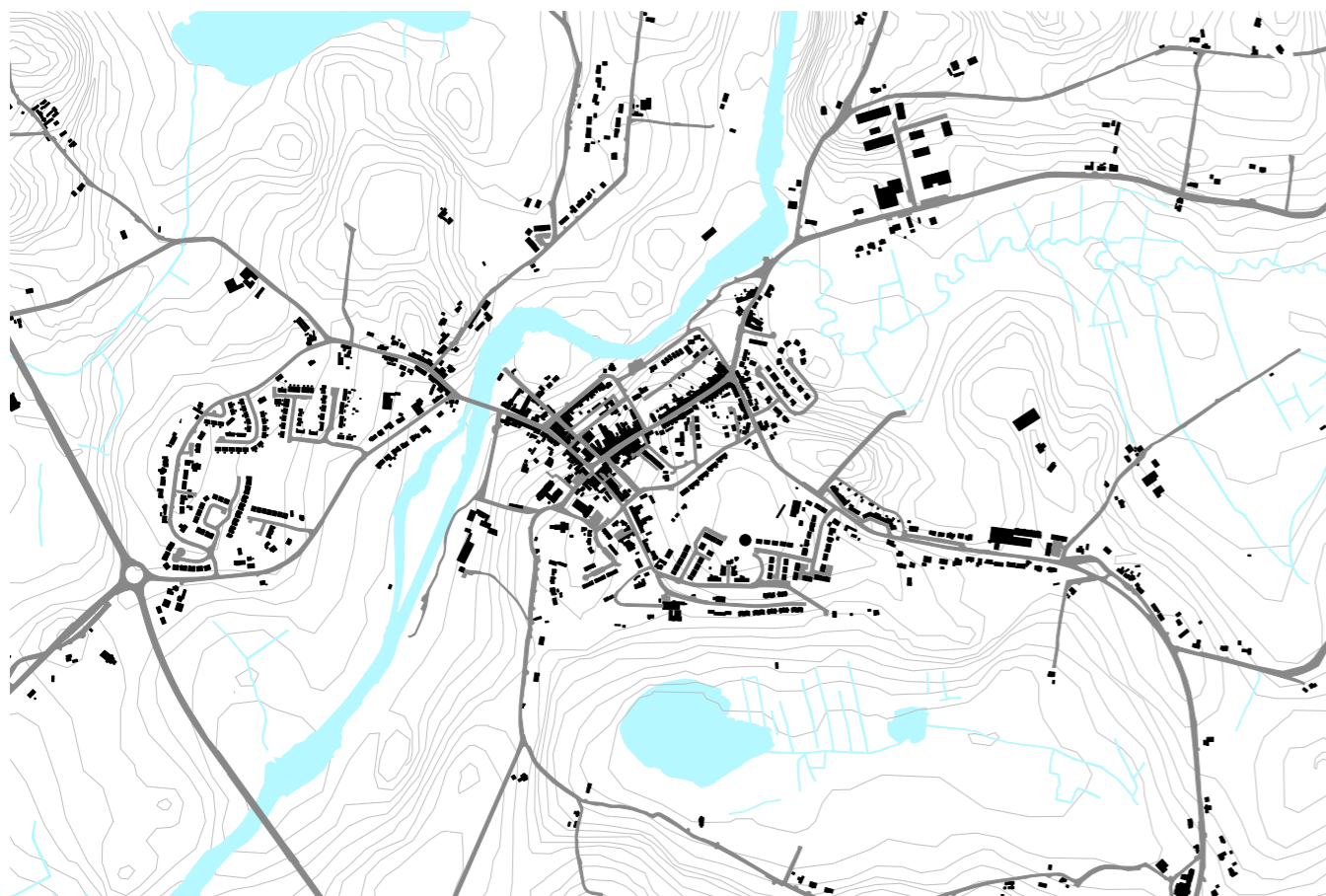


Fig. 12  
Mapping Study - Belturbet Today



Fig. 13  
Mapping Study - Belturbet 1837



Fig. 14  
Mapping Study - Hills and Valleys

## Economic Evolution - Belturbet

A recent public consultation process indicates that local people consider that Belturbet has suffered from substantial decline over the past 20 years. It is the only large town in North West of County Cavan. Our consultation process confirmed that the people of Belturbet consider this decline has accelerated rapidly over the past 10 years. In excess of 60% of the businesses in the town have closed. On Bridge Street, 20 years ago, there were 20 businesses operating, in 2017 this figure is 6. This represents a 70% closure of businesses on that street alone. A bypass was constructed in recent years on the N3, while it has removed congestion from the town people consider it also has damaged the local economy from passing trade. The Bank and the main post office have closed and there is no Credit Union.

Belturbet at present has many derelict buildings and it has an appearance of decline when compared to 10 years ago. The town is classified as disadvantaged in the POBAL deprivation index.

However, Belturbet has a compact town core, substantial employment and many facilities. The people are positive and enthusiastic, as can be measured by the attendance and eagerness during the public consultation process. There is a consensus that Belturbet has many assets and opportunities.



Fig. 15  
Mapping Study - Key Buildings

# Site Context

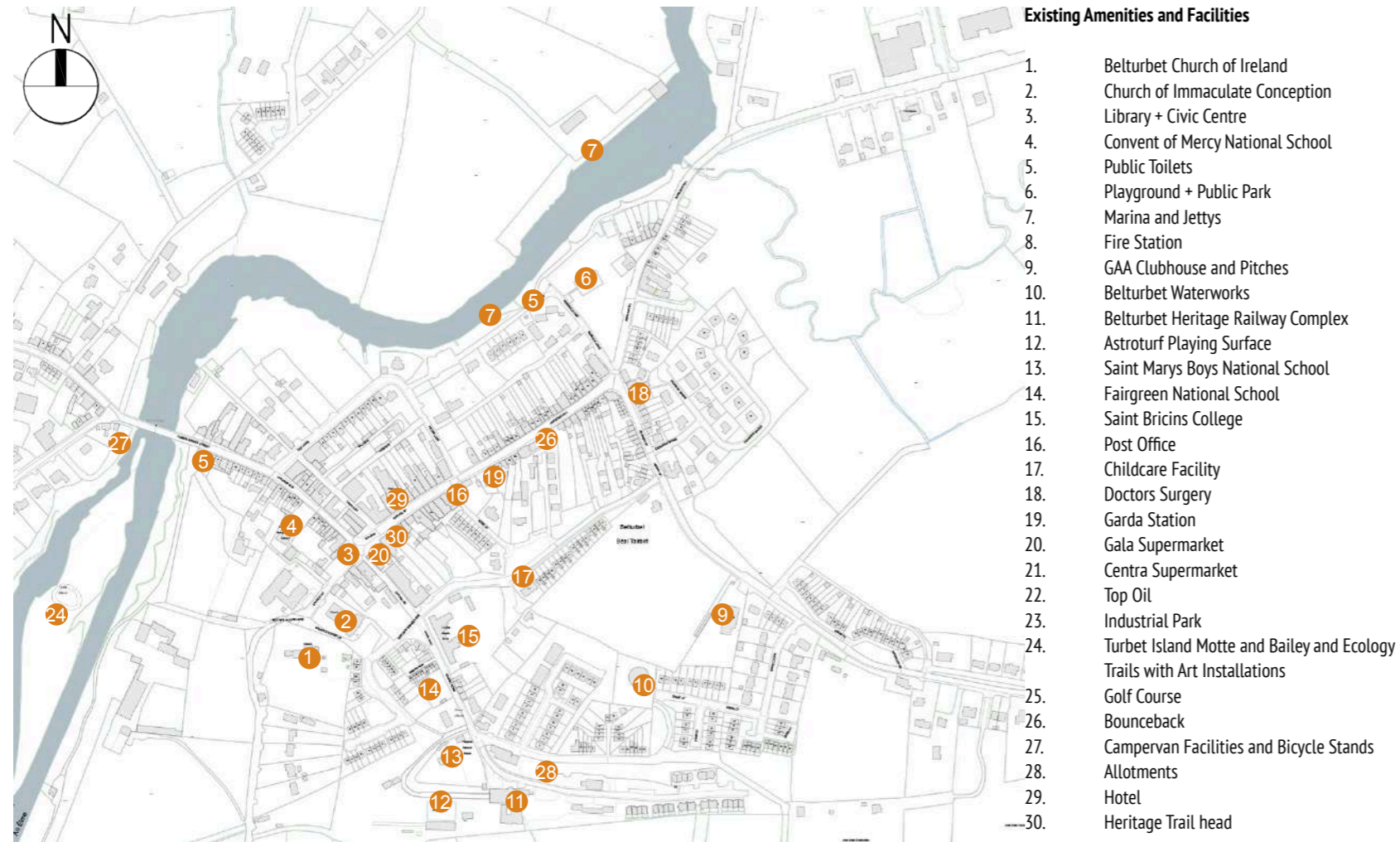


Fig. 16  
Existing facilities in Belturbet



Fig. 17  
Community, Economic and Cultural Facilities

## Belturbet

The public consultation outcomes indicate the local people believe that Belturbet’s economic fortunes have suffered during the past twenty years. Belturbet continues to play an important role in supporting social, economic and cultural life within the town itself and the surrounding rural communities.

Its social and cultural evolution was characterised for centuries by the influx of new peoples, but the influence of the various cultures introduced has fluctuated over time. Partition has played a major role with many people moving across the border to resettle. Arguably, this has left the cultural and social fabric of the town the poorer for that.

Looking ahead, there is an opportunity to build on Belturbet’s long history and cultural diversity, both in terms of enriching social and cultural life in the town, along with an expanded tourism offering. The story of the many peoples who have created what Belturbet is today is a compelling one and one which will continue to be added to as more people of different traditions arrive.

## Community, Economic and Cultural Facilities in Belturbet

### Building uses

- Restaurants/ Bars/ Cafes
- Education / Childcare
- Tourism
- Cultural Facilities
- Sport/ Leisure
- Civic

# Site Context

## Local Area Plan - Main Street - Building Vacancy & Dereliction



### Building Vacancy & Dereliction Study

A vacancy study [fig. 18] was carried out with the aid of local knowledge. A traffic light colour coding system is used to indicate whether a building is fully occupied [green], partially occupied [orange] or fully unoccupied [red]. The study helped us understand the opportunities within the town core, along Main Street and Bridge Street, to rejuvenate, restore, and renew existing properties to address the needs of the community. This study, along with emerging feedback from the Public Consultation, indicated the need for additional community, enterprise and tourism along the Main Street of Belturbet.

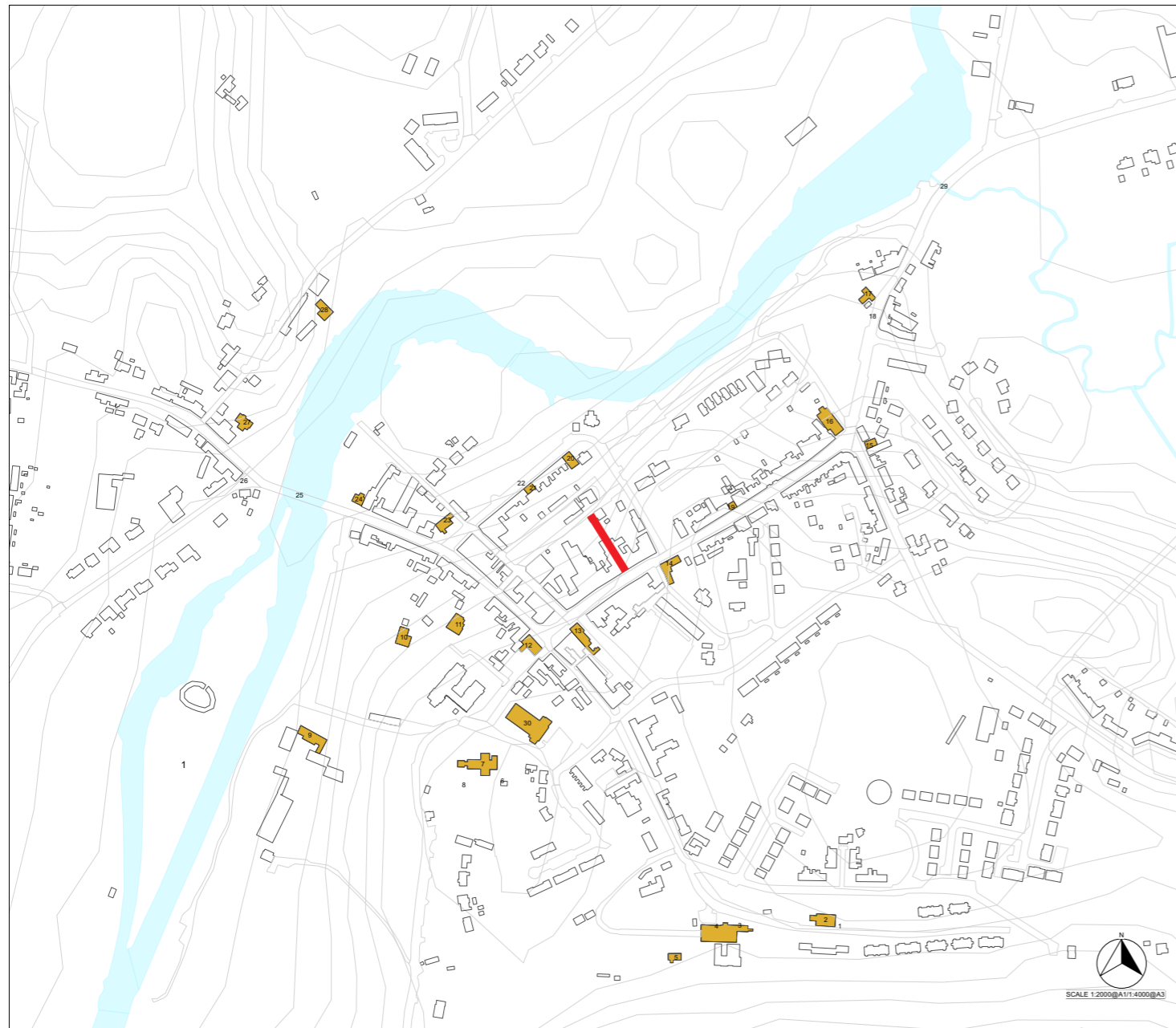
<p><b>REVISION</b></p> <p>-----</p> <p>-----</p> <p>-----</p>	<p><b>NOTES</b></p> <p>-----</p> <p>All levels and dimensions to be checked onsite. Any discrepancies to be reported to Cooney Architects. Do not scale off this drawing. Use figured dimensions only.</p> <p>-----</p> <p>This drawing is to be read in conjunction with all other relevant Engineering and Architectural drawings and specifications. General structure only. To be cross referenced with all associated Engineers drawings.</p> <p>-----</p> <p>This drawing and design is copyright, and may not be reproduced without Cooney Architects permission.</p>	<p><b>DESIGN TEAM</b></p> <p>-----</p>	<p><b>PLANNING APPLICATION</b></p> <p>-----</p>	<p><b>CooneyArchitects</b></p> <p>-----</p> <p>project title: Belturbet Civic Centre Annex client: Carrick County Council designed by: EM checked by: FC</p> <p>-----</p> <p>drawing no: 23003-CA-DINKINS-ZZ-M3-A 0002 drawing title: Vacancy Study scale: 1:500 @ ISO A1 date: 04/01/2024</p>
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Fig. 18  
Vacancy Study of Main Street and Bridge Street





# Site Context



Protected Structures - Original Uses	
River Erne	1
Contours	2
Protected Buildings	3
Machinery (1885-1915)	4
Train Shed (1885-1890)	5
Train Masters House (1885-1890)	6
Railway Station (1885-1890)	7
Railway Shed (1885-1890)	8
Mausoleum (1840-1860)	9
Chapel (1825-1830)	10
Mausoleum (1815-1825)	11
Distillery (1820-1830)	12
Rectory/Glebe/Vicarage/Curate's House (1820-1840)	13
School (1905-1910)	14
Town Hall (1925-1930)	15
Post Office (1900-1905)	16
Bank (1890-1910)	17
Hall (1870-1875)	18
Cinema (1945-1950)	19
Officer's House (1750-1770)	20
Gates/Railings/Walls (1750-1770)	21
House (1810-1830)	22
Officer's House (1810-1830)	23
Officer's House (1810-1830)	24
Post box (1880-1900)	25
Church/Chapel (1900-1905)	26
House/Bank (1905-1910)	27
Bridge (1835-1840)	28
Post Box (1860-1890)	29
House (1880-1900)	30
Barracks-Riverdale House (1640-1680)	31
Bridge (1810-1830)	32
Church/Chapel (1950-1955)	33

SITE BOUNDARY

## Protected Structures - Belturbet

Belturbet has an abundance of history and culture, it has a rich, historic building fabric. There are 30 no. protected structures within a short distance of the town centre. [Fig. 19]

The applicants site is not listed as a protected structure on the 'National Inventory of Architectural Heritage: Buildings of Ireland'. However we intend to keep the architectural character of the original building where possible.



Fig. 20  
Selected images of protected structures in Belturbet

Fig. 19  
Mapping Study - Protected Structures

# Site Context



Site Photos - Former Dinkins Building



Fig. 21 Site survey drawing as existing - with Site Photos Marked on Map



# Architectural Statement - Guiding Principles

05

## Guiding Principles

The guiding principles for the project have been developed in parallel with the feedback from the public consultation workshop and surveys and a review of the key elements of the national, regional and local policy.

The guiding principles are summarised as the '7 petals of the Living Building Challenge' (<https://living-futures.org>) promoting local action that will impact a sustainable future for Belturbet as follows:

### 1 Place

Build on existing community assets and placemaking, provide better access to public transport, facilitate Belturbet as a walkable/cyclable neighbourhood, linked to walkable and cyclable towns

### 2 Water

Collect water from roofs, avoid pumps and chemicals where possible, provide healthy drinking water, provide drinking fountains locally, reuse grey water and brown water, use water efficient appliances

### 3 Energy

Reduce requirement for energy, optimise solar gain for buildings and public realm, optimise thermal mass and energy efficient characteristics of materials. Use insulating and breathable materials. Make buildings air tight and healthy. Use energy efficient appliances and fittings. Residual energy load from renewable sources

### 4 Health and Happiness

Encourage and facilitate local community projects that promote wellbeing and happiness

### 5 Materials

Reuse existing buildings. Retain as much fabric as possible. Repair rather than replace. Use local materials. Use low embodied carbon materials. Use materials from renewable sources and materials to express their time and craft

### 6 Equity

Community first, encourage and facilitate bottom up ideas, implementing meaningful consultation and communication to facilitate decisions being made locally and places managed and maintained locally

### 7 Beauty

Recognise that beauty is central to our wellbeing

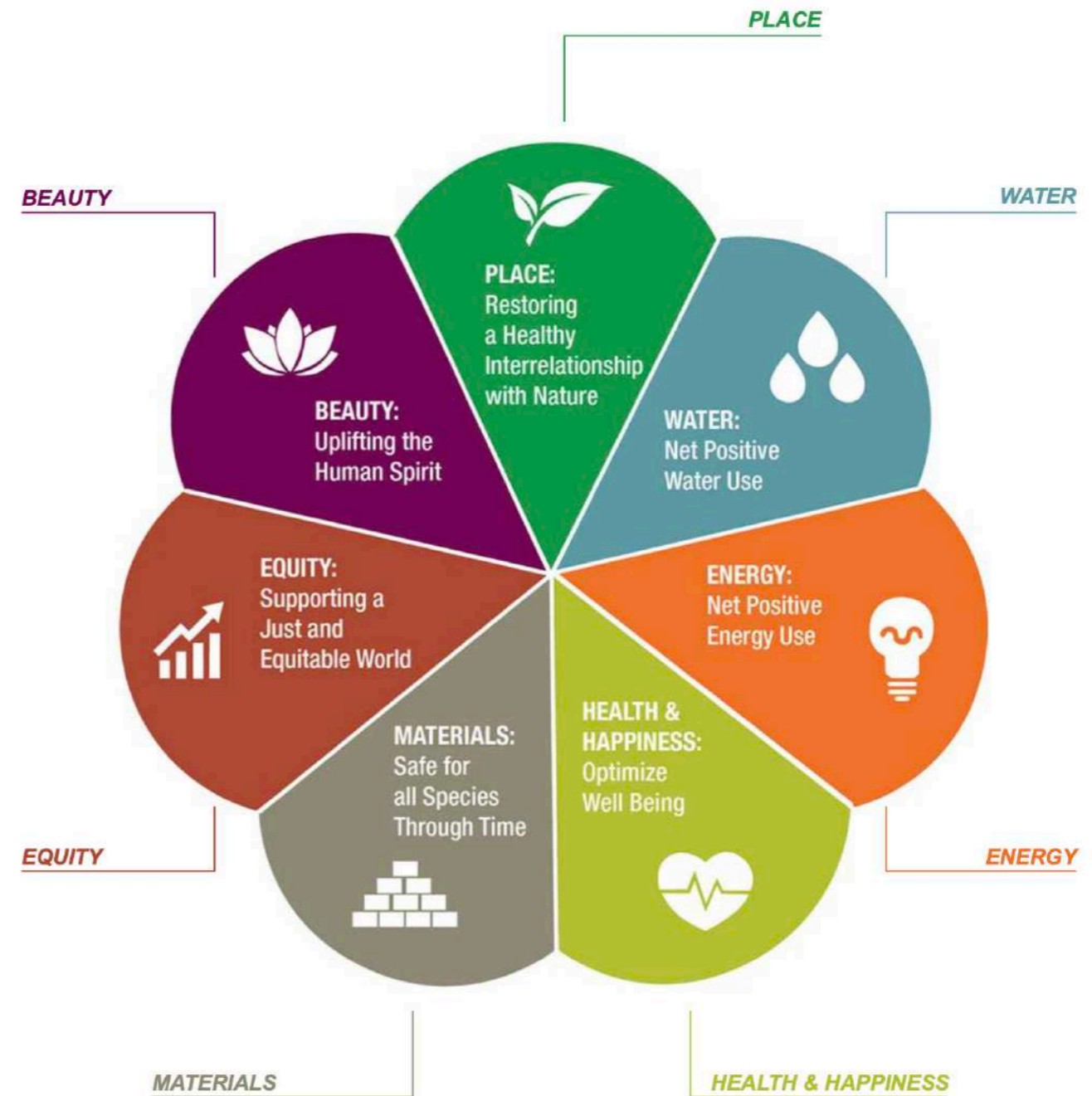


Fig. 22  
Seven Petals of the Living Building Challenge Diagram

# Architectural Statement - Site Strategy

05

## Architectural Intent

### Location of Community, Tourism and Enterprise Hub

We investigated a number of locations for the community, tourism and enterprise hub including the existing railway station complex, existing town hall civic centre, and a number of locations on Main Street. We concluded that the existing railway buildings should be further developed as a railway visitor offering in conjunction with the Men's Shed; that the existing town hall civic centre, while ideally located at the centre of Belturbet, does not have sufficient space for the needs identified. Therefore, a new civic centre annex at the former Dinkins Bakery on Main Street is proposed as a suitable location to accommodate the identified needs and could act as a case study for town centre regeneration.

### Development of a new Community, Enterprise and Tourism Hub.

Through emersion and public consultation, Cooney Architects have developed the concepts for a town centre 'Community, Tourism and Enterprise hub', to enable and support every member of the community, and to respond to their needs in an appropriate way. It was acknowledged that it is fundamental to the success of the hub that a deeply sustainable approach to the design, including future proofing, and flexibility of occupation was incorporated.

The new hub should be an important landmark building in Belturbet. Building given its historic use and siting within the town. The existing building and new extensions will have a civic presence and be a focal point on Main Street and Patrick Street. This civic importance is acknowledged, through quality of materials chosen by conserving the historic fabric of the existing buildings, we feel this will also help forge the identity of the new hub.

The hub will have a civic responsibility to be universally accessible, as will all external spaces, to ensure total inclusion of all members of the community. This is fundamental to the design approach and has resulted in a flexible / future proof layout.

Referring always to the theory of Integrated Design, and making consideration at all stages of design process to the principles of building in a manageable and sustainable way, the building layout and design as a response to the following;

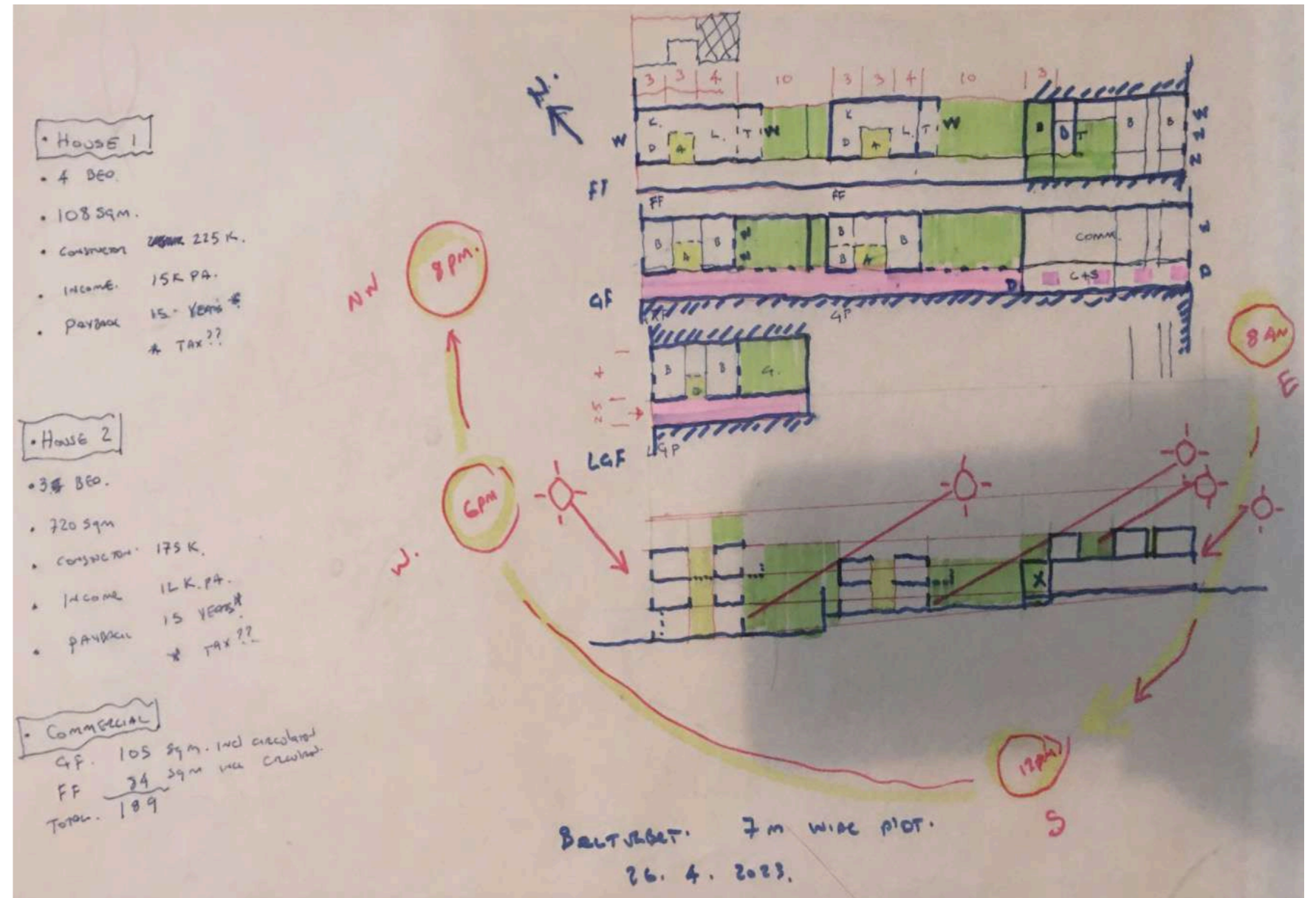


Fig. 23  
Concept sketch

- Community Needs and Desires, generated from user group consultation, and analysis of the resulting data.
- Site Specific Conditions, including orientation, location, linkages, master-plan, context in the town, and context within Main street
- The ambition of the client, to create a high quality built environment, a Hub which represents the people of Belturbet, and one in which they can find their identity, and can be proud of.

# Architectural Statement - Design Rationale

05

## Concept and Design

The aim is to add a layer of permeability from Patrick Street to Main Street, creating a gently sloping external walkway to connect the two streets through the 66 metre long site. There is a difference in height across the site of approx. 3.5m, and the design concept avails of this and creates universal access on a single level across the length of the site.

We are retaining the existing two storey building on Main Street and extending it to create a community facility on Main Street. This provides community, youth, enterprise multi-purpose spaces and ancillary facilities.

A single storey block between the two blocks, will provide a multi-purpose space for the development. We have created external courtyards and spaces as break points in the external ramp/walkway.

A new 2 storey block on Patrick Street end of the site, will see partial retention of walls of the existing two storey building, extension at ground, first floor and to the rear, demolition of roof structure, a new build two storey extension, all to provide community, enterprise, meeting, offices, multi-purpose spaces and ancillary facilities.

Other works include new internal and external signage, site development works, archway access from Main Street and Patrick Street, works to existing boundaries, hard and soft landscaping, external multi use spaces, lighting, bin storage, bicycle parking, and all associated site services above and below ground.

## Proposed Structure, Materiality and Finishes

Using the 'Living Building Challenge' integrated design led approach for the design we are proposing the following:

### Structure, Walls & Floors :

The existing building on Main Street consists of brick masonry, with a rear stone structure building on Patrick Street. Within and extending the existing structures, we have incorporated a 3m grid structure of glulam primary frames and infill panels. We are proposing the use of Eco cement (GBBS) to in-situ RC slabs, beams & floors.

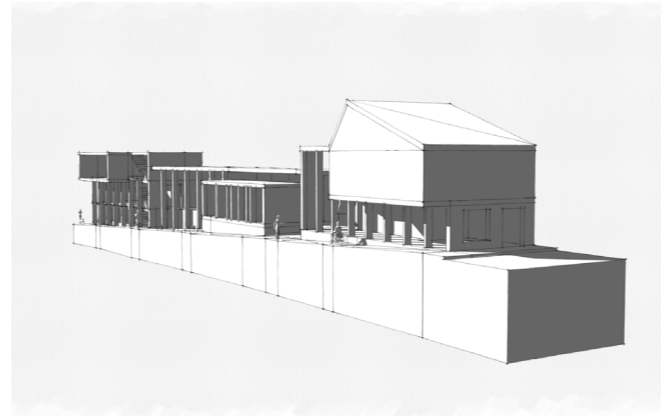


Fig. 24  
Concept 3d model view from Main Street



Fig. 25  
Concept 3d model permeability

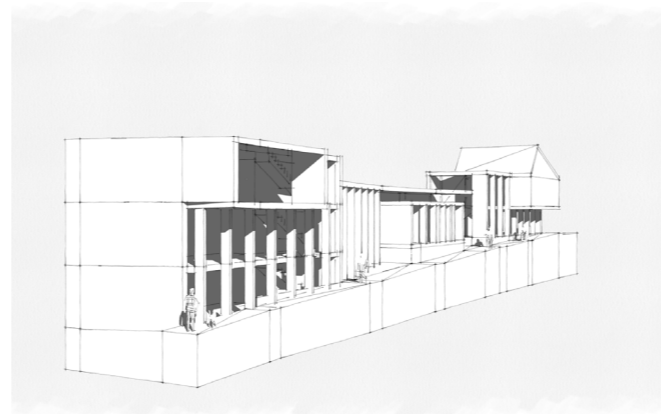


Fig. 26  
Concept 3d model view from Main Street

Reducing site disposal by recycling concrete products from the demolition process. Re-using stone masonry products to the boundaries and landscaping from the demolition of the rear building.

### Roof:

The existing roof for the main street building will be replaced with a new slate finish including rain-water harvesting. The new build will be flat roof with a slate finish partial area roof finish.

### Glazing/Fenestration

Natural Ventilation, Passive Solar Gain, and Thermal Control play an important part in the overall sustainable strategy for the community building. Specialist double or triple glazing is proposed for the building, with suitable glazing for each facade.

### Drainage

Surface water drainage

The site is currently serviced with surface water connection to Main Street - See Structural & Civil Engineer's report.

Foul water drainage

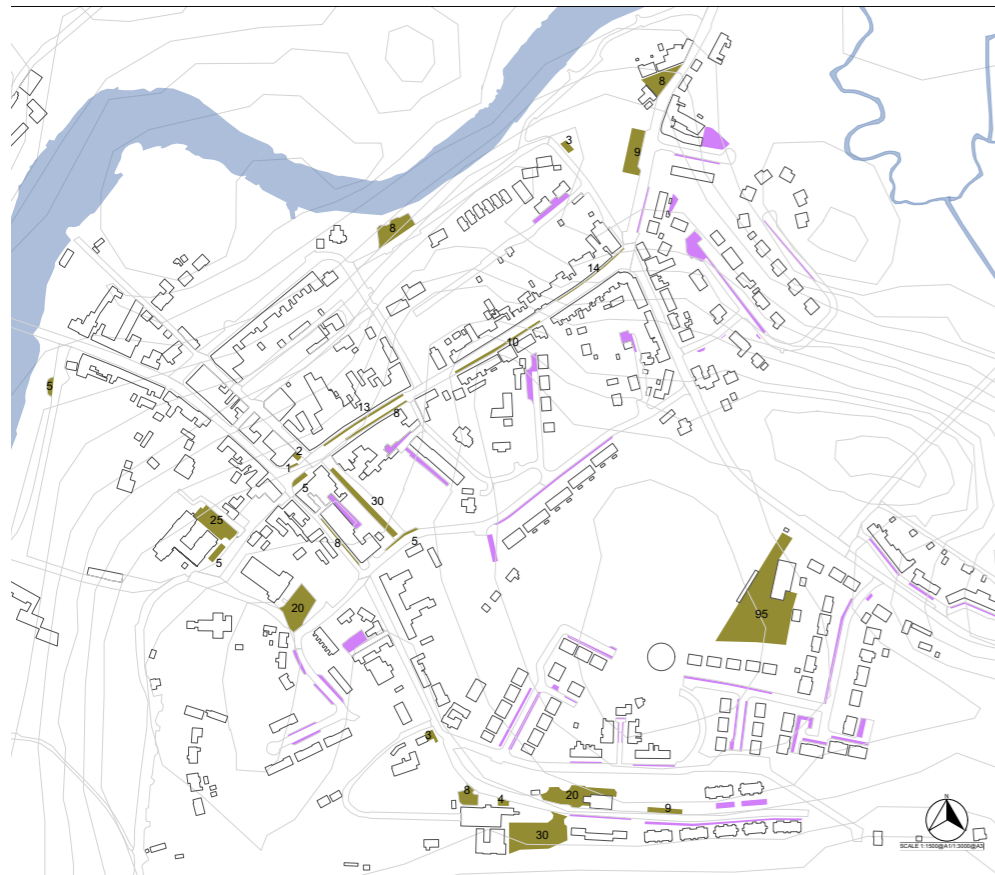
The site is currently serviced with foul drainage connection to Main Street. - See Structural & Civil Engineer's report.

Water supply

The site is currently served by an existing watermain connection - See Structural & Civil Engineer's report.

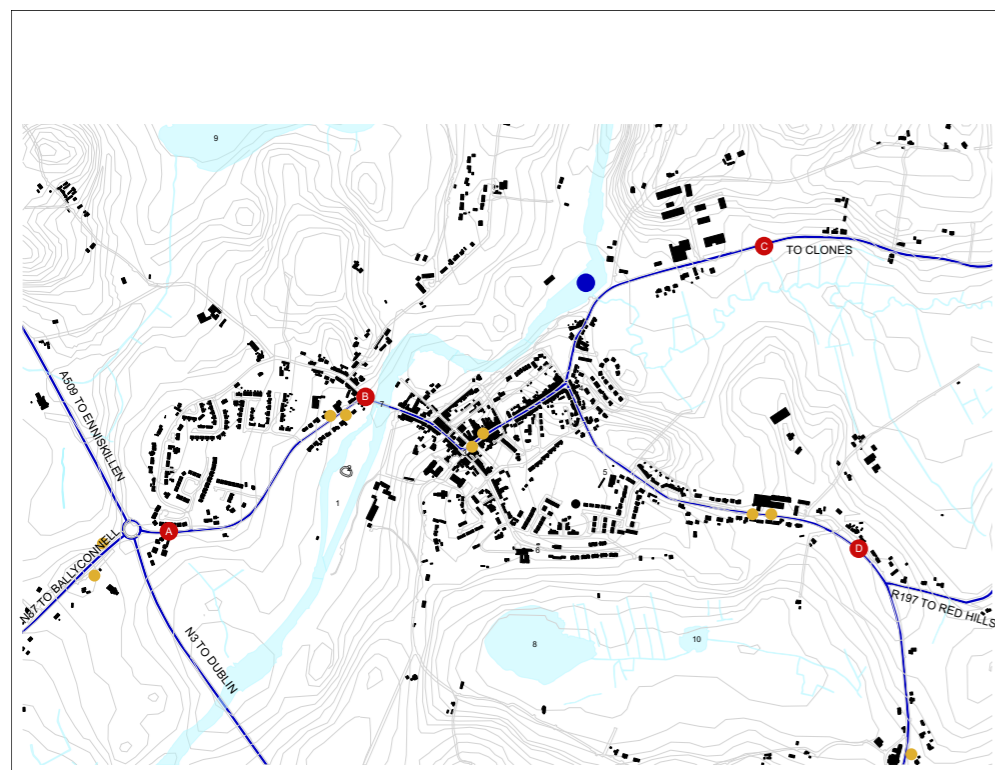


# Site Access and Circulation



Car/ Bus Parking	
River Erne	[Blue line symbol]
Contours	[Grey line symbol]
Existing Buildings facing onto Butler Street	[Black outline symbol]
Other Existing Buildings	[Grey outline symbol]
Existing Public Car Parking - "Existing Residential Buildings"	[Purple outline symbol]
Existing Side Walk / Residential Use Car Parking	[Yellow outline symbol]

Fig. 27  
Mapping Study - Car Parking



Arrival Points	
River Erne	[Blue line symbol]
Contours	[Grey line symbol]
Existing Buildings	[Black outline symbol]
Regional/Minor Traffic Routes	[Blue line symbol]
Arrival points by Road	[Red dot symbol]
Belturbet Marina	[Blue dot symbol]
Bus Stop/Bus Stop Locations	[Yellow dot symbol]
Turbet Island	[Black outline symbol]
Turbet Island Mole and battery	[Black outline symbol]
The Diamond	[Black outline symbol]
Orange Hill	[Black outline symbol]
Belturbet GAA Club	[Black outline symbol]
Heritage Railway Complex	[Black outline symbol]
Kilconnor Bridge	[Black outline symbol]
Dawson's Lough	[Black outline symbol]
Kilconnor Lough	[Black outline symbol]
Holly Lough	[Black outline symbol]

Fig. 28  
Arrival points map

## Car/ Service Route, Pedestrian & Cycle Access

The site is located within the central core of Belturbet, and is easily accessible for pedestrians, town centre activities, public transport with public car parking and bike parking adjacent the application site.

The main access point will be from Main Street, with rear access to site on Patrick Street. All existing/proposed entrances are accessed easily from public footpaths and roads. As the building is located within a town core zoning, we are utilizing the existing network of public car parking/bike stations to ensure visitors to the centre can be catered for.

We have carried out a detailed analysis parking study, [fig. 27] to record the number of existing car parking spaces available within the town centre of Belturbet. There are circa 350 no. available car parking spaces within a short walking distance of the Main Street.

As there are large public spaces, footpaths and a network of pedestrian crossings in front of our proposed site, pedestrian circulation and access to the site is in place and supported.



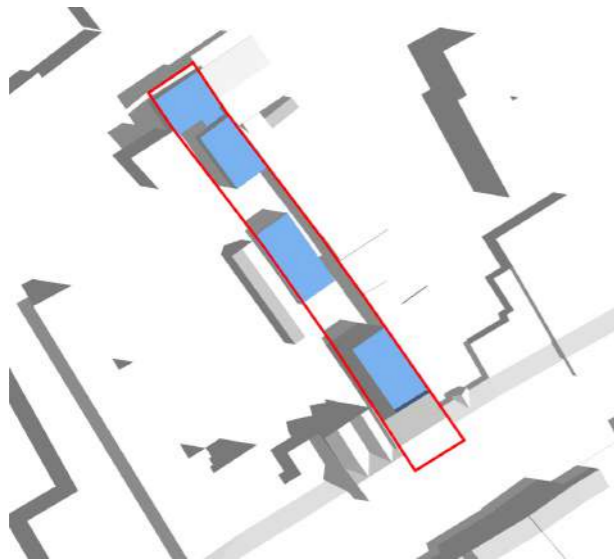


# Shadow Analysis

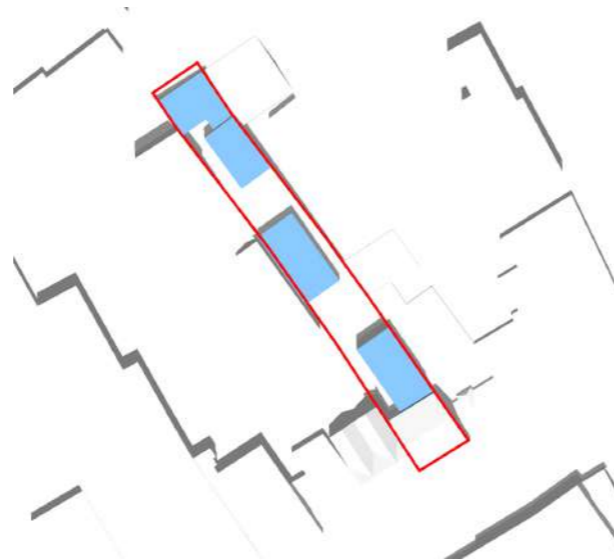
07

June 21st

9am



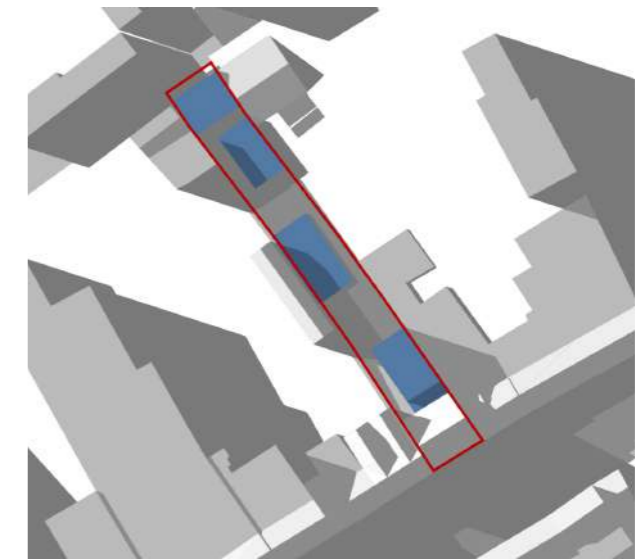
12pm



3pm



6pm



September 21st   March 21st

9am



12pm



3pm



6pm

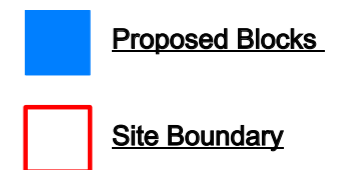


Fig. 29  
Shadow Analysis Study - 21st of June & 21st of September/March

# Shadow Analysis

07



Fig. 30  
Shadow Block Key Plan

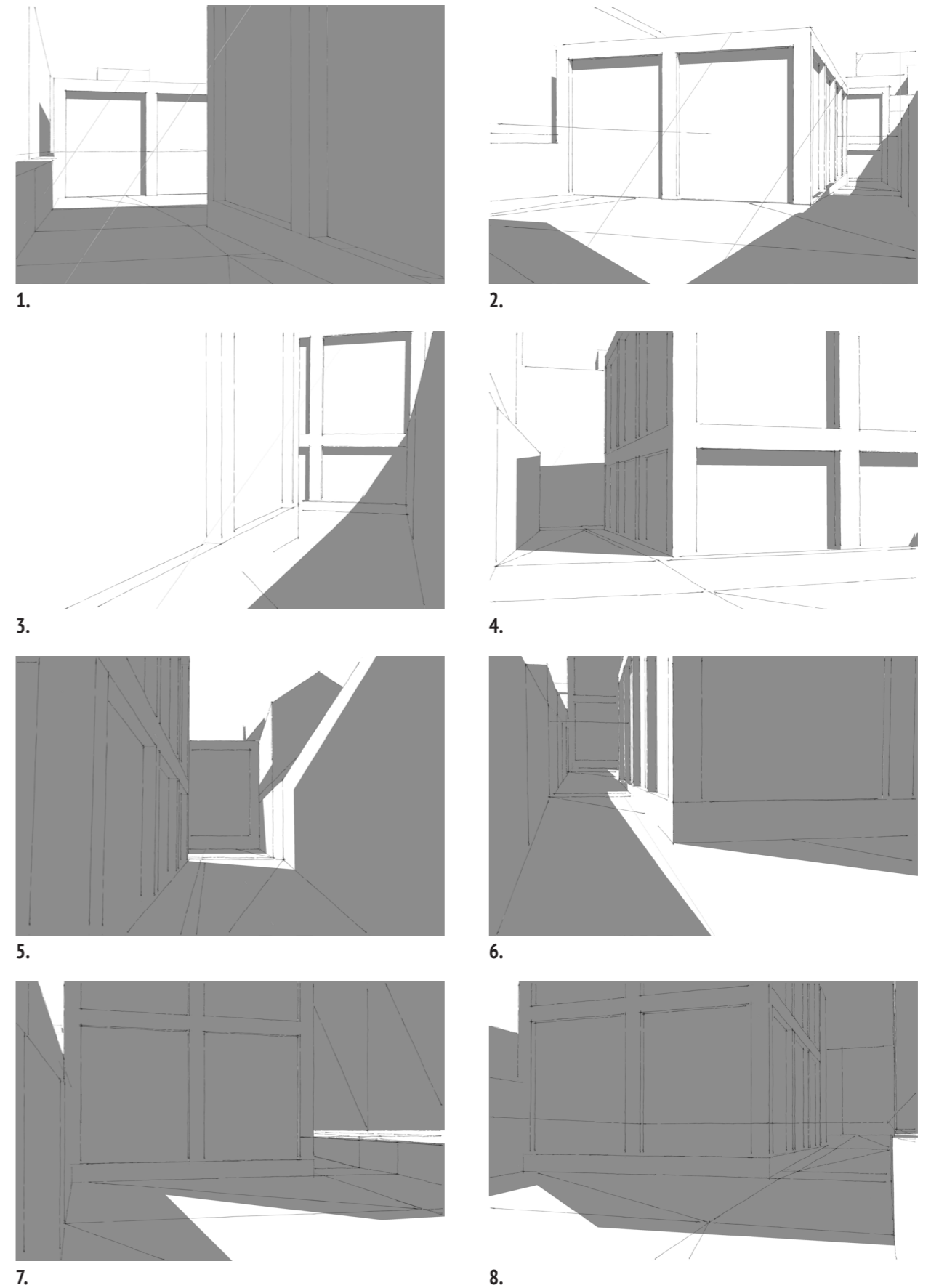


Fig. 31  
Shadow Block Perspectives



# Main Street Elevation

08



Fig. 32  
Main Street, Belturbet 1947



Fig. 33  
Dinkins Front Elevation 2019



Fig. 34  
Current Front Elevation 2023

## Main Street Elevation

The applicants site is not listed as a protected structure on the 'National Inventory of Architectural Heritage: Buildings of Ireland'. However we intend to keep the architectural character of the original building where possible. This includes keeping the original storefront with signage board above as seen in the adjacent images. We have proposed signage for the Community, Tourism and Enterprise Hub in the same location as the original signage.

## Proposed Elevation

We intend to keep the architectural character of the original building of the proposed elevation with some minor alterations, see image below with alteration locations:

1. Proposed Archway with access through site to Patrick Street including entrance gate. The entrance gate will be designed to allow onlookers view and draw them through the site while providing an aesthetically pleasing visual aspect for the front elevation.
2. The existing windows on the front elevation will be replaced, giving the community a visibility of the multi use gallery/rehearsal space on the first floor.
3. The existing shopfront will remain the same with proposed signage for the Community, Tourism and Enterprise Hub in the same location as the original signage.



Fig. 35  
Main Street, Belturbet 1951



Fig. 36  
Existing Front Elevation



Fig. 37  
Reference images for proposed archway gate

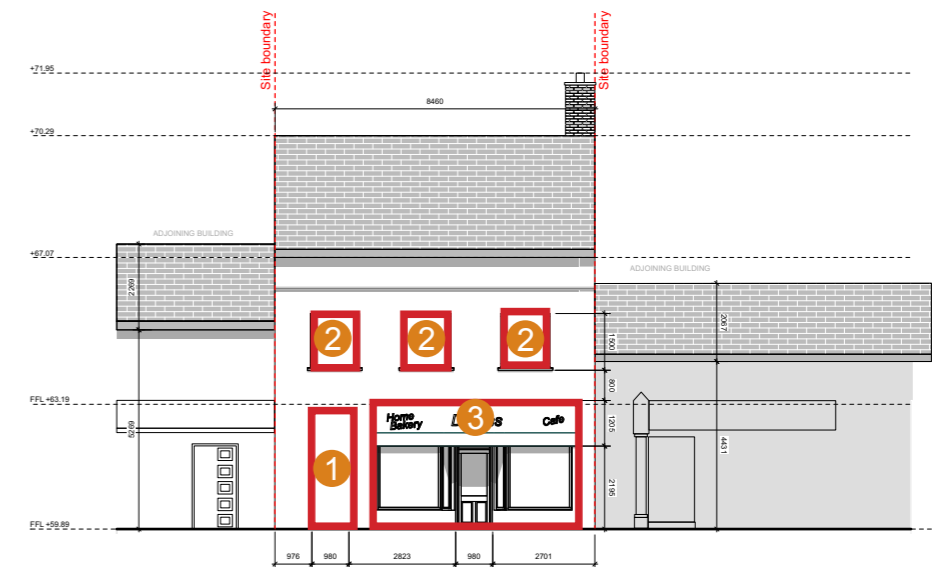


Fig. 38  
Proposed Front Elevation



# Site Services



Fig. 39  
Existing Services - Storm & Wastewater

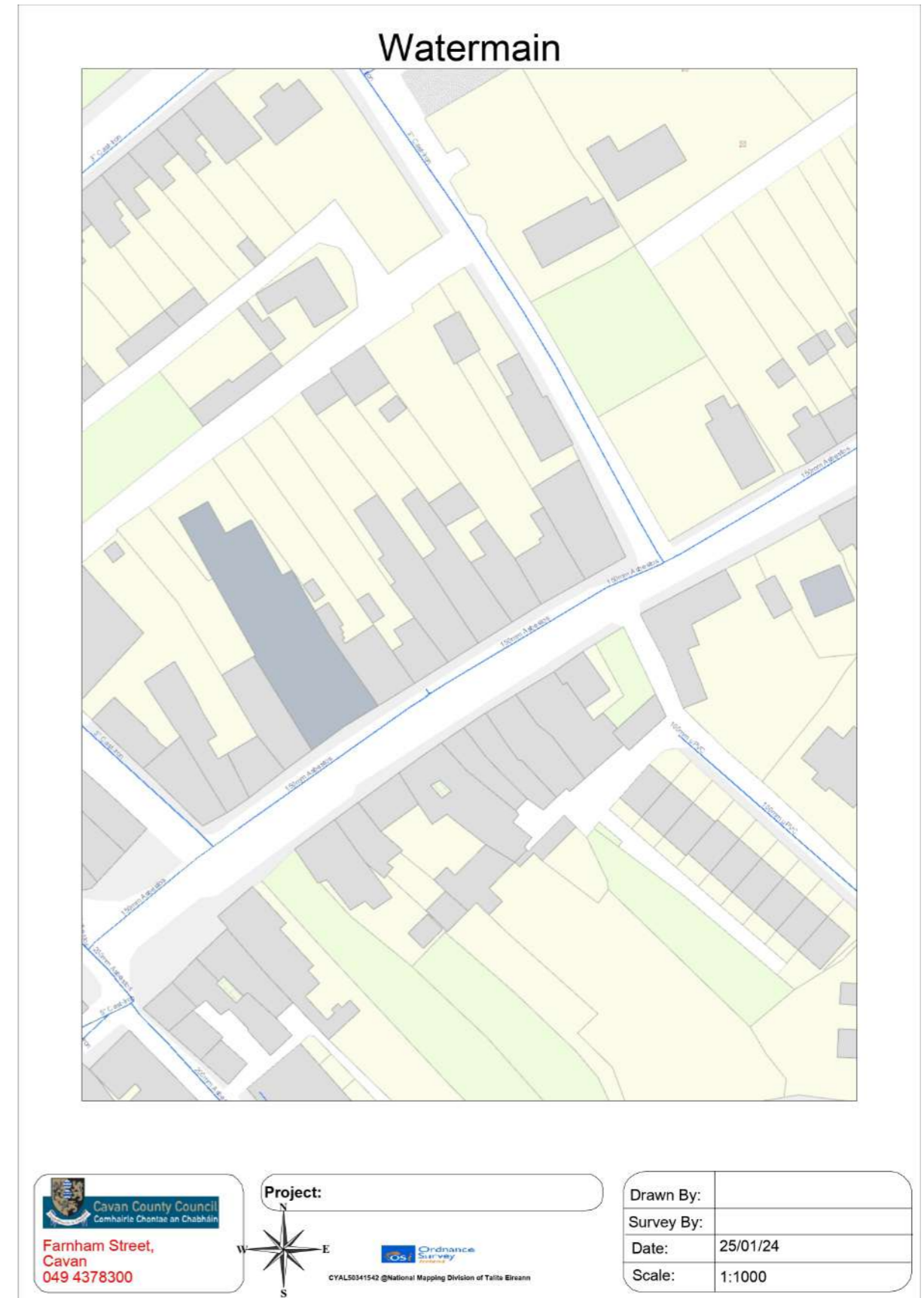


Fig. 40  
Existing Services - Watermain





# Sustainability



The Sustainable Development Goals (SDGs), also known as the Global Goals, were adopted by all United Nations Member States in 2015 as a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030.

The 17 SDGs are integrated—that is, they recognize that action in one area will affect outcomes in others, and that development must balance social, economic and environmental sustainability. Through the pledge to Leave No One Behind, countries have committed to fast-track progress for those furthest behind first. That is why the SDGs are designed to bring the world to several life-changing ‘zeros’, including zero poverty, hunger, AIDS and discrimination against women and girls. Everyone is needed to reach these ambitious targets. The creativity, knowhow, technology and financial resources from all of society is necessary to achieve the SDGs in every context.

Fig. 41  
Sustainability Diagram



# Materials



Fig. 42  
Hampshire, England



Fig. 43  
Wyoming Residence, USA.



Fig. 44  
Irish Language Cultural Centre, Derry, Northern Ireland.



Fig. 45  
DLR Lexicon Dun Laoghaire

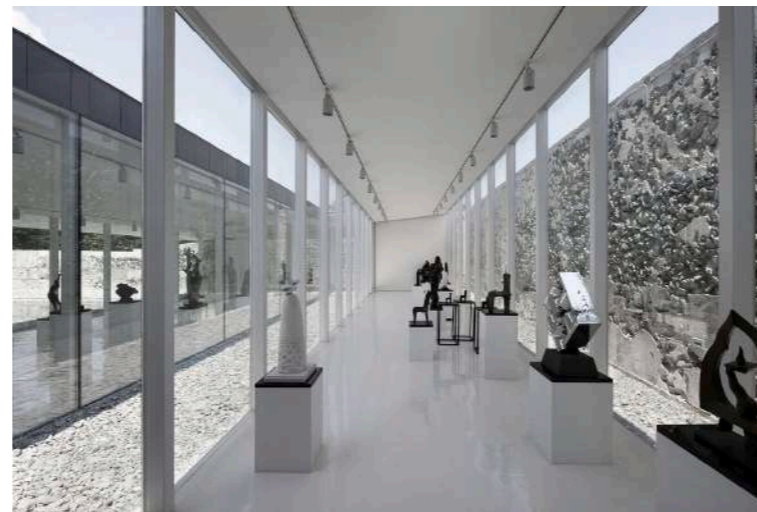


Fig. 46  
South Korea.

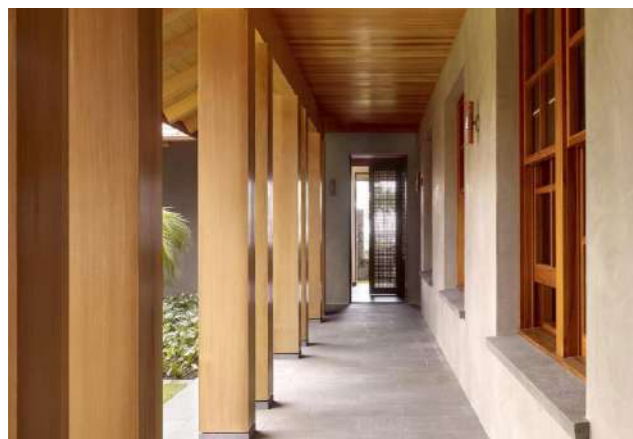


Fig. 47  
Kukio Point, Hawaii.

*Shown on this page are precedent studies which demonstrate examples of how similar design rationales have been successfully implemented in their context*

## Proposed Materials

The proposed development is characterised by using the 'Living Building Challenge' design led approach for the design we are proposing the following:

### Structure, Walls & Floors :

The existing building on Main Street consists of brick masonry, with a rear stone structure building on Patrick Street. Within and extending the existing structures, we have incorporated a 3m grid structure of glulam-inated primary frames and infill panels, and glazing.

We are proposing the use of Eco cement (GBBS) to in-situ RC slabs, beams & floors.

Reducing site disposal by recycling concrete products from the demolition process. Reusing stone masonry products to the boundaries and landscaping from the demolition of the rear building.

### Roof:

The existing roof for the main street building will be replaced with a new slate finish including rain-water harvesting. The new build will be flat roof -

### Glazing/Fenestration

Natural Ventilation, Passive Solar Gain, and Thermal Control play an important part in the overall sustainable strategy for the community building. Specialist double or triple glazing is proposed for the building, with suitable glazing for each facade.

## 13 | Landscape

# Landscaping

# 13

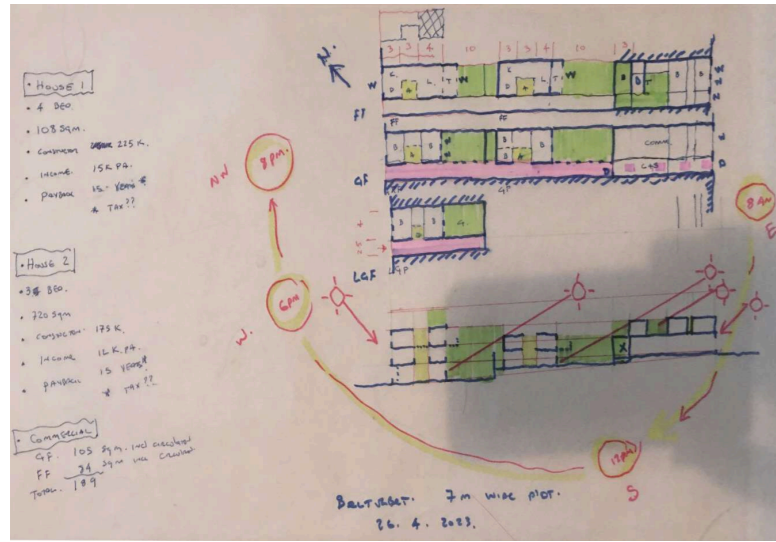


Fig. 48  
Cooney Architects, Concept Sketch



Fig. 51  
Campus Joachimstraße - Berlin, Germany



Fig. 49  
Outdoor classes



Fig. 50  
Vietnamese House with A Courtyard



Fig. 52  
The Barcelona Pavillion - Mies Van der Rohe

## LANDSCAPING STRATEGY

The landscaping of the site has been considered in the context of the urban site, taking into account its existing environmental conditions, including micro climate, sunpath, and the creating of civic spaces.

*Shown on this page are sketches and precedent studies which demonstrate examples of how similar landscaping strategies have been successfully implemented in their context.*



