



DALGUISE HOUSE, DESIGN AND ACCESS STATEMENT

DALGUISE HOUSE, MONKSTOWN, DUBLIN

SECTION TITLE	PAGE NO.
Landscape Principles:	3-4
Landscape Analysis:	5-14
Planning Policy Review	15-17
Landscape Proposals:	18-59
Soft Strategy	60-68
Tree Strategy:	69-72
Hard Landscape & Furniture Strategy:	73-84
Play Strategy:	85-92
Boundary Strategy:	93-95
Concept Lighting Strategy:	96-99
SUDS & Water Features Strategy:	100-103
Sustainability Strategy:	103-104
Biodiversity Strategy	105-108
Cycle Strategy	109-110
Public/Communal/Private Space Strategy	111

LANDSCAPE PRINCIPLES

LANDSCAPE PRINCIPLES

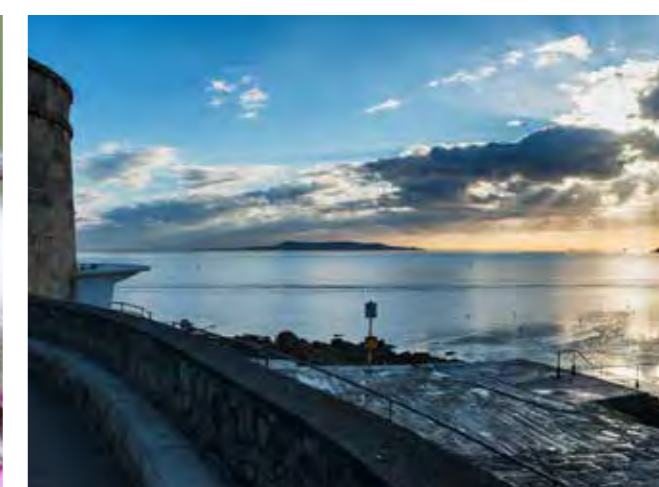
LANDSCAPE VISION

LANDSCAPE VISION

A series of overarching objectives and design principles have been established which have driven and informed the development of the landscape proposals. These principles form the framework from which the landscape scheme has emerged.

A summary of these principles is given below:

- » Establish a high quality parkland space that is in keeping with the historical era of Dalguise House.
- » Retention and enhancement of existing historical features such as the tree lined avenue approach to Dalguise House, the Gate lodges, Coach House and the Walled Garden.
- » Retention of high quality mature trees, and increased tree planting
- » Maximise views towards the protected coastline and views towards the historical Dalguise House
- » Create a predominantly public landscape with open space for locals and visitors to enjoy with greater permeability and accessibility to the wider townscape.
- » Facilitate pedestrian/cycle links with the wider neighbourhood.
- » Introduce environmental elements that residents and visitors can interact with and learn from.
- » Increase biodiversity and management of the site.
- » Introduce SUDS in a way that benefits amenity.



- » Minimal intervention is being sought with manicured areas only where it would be in keeping from a historical perspective.



LANDSCAPE ANALYSIS

LANDSCAPE ANALYSIS

SITE CONTEXT

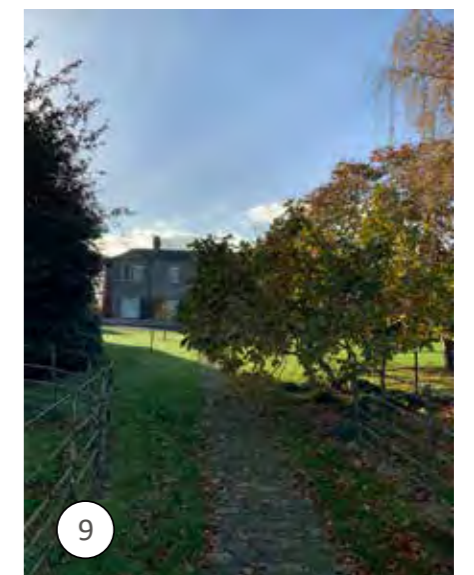
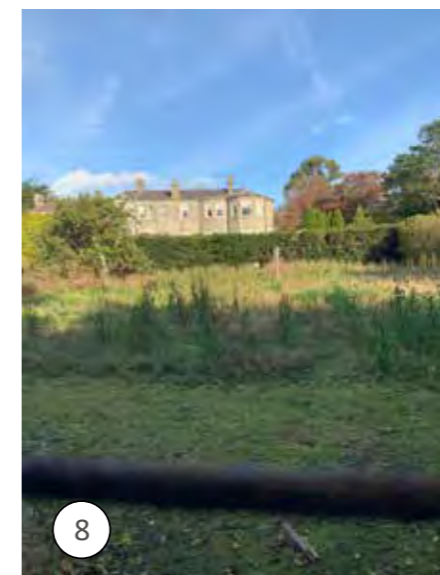
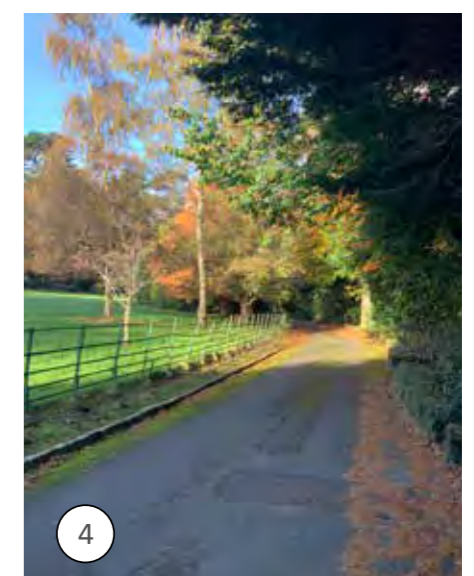
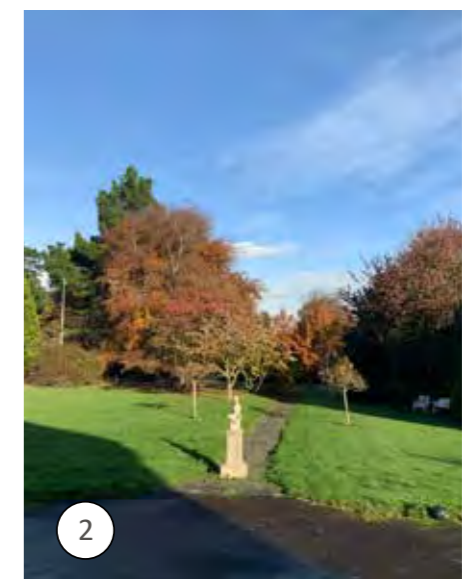
The site is located in Monkstown, Dublin, within the administrative area of Dun Laoghaire Rathdown County Council. The greenfield site extends to circa 3.58 ha and forms part of the wider curtilage of Dalguise House, (Protected Structure RPS No. 870).

The site is currently accessed via a driveway from an existing point of entry from the R119 Monkstown Road. The site adjoins the new development at Purbeck Lodge on Monkstown Road, which will provide a new road access to the new .

The site comprises of Dalguise House, 2 gate lodges and a dwelling house, walled garden and associated buildings and garden lands. There is significant tree coverage and vegetative screening from the surrounding area, which is predominantly residential.

SITE PHOTOS

A series of site photos have also been included to demonstrate the current look and feel of the existing site.



WIDER CONTEXT

The adjacent diagram visually depicts how different character zones surround the site, and through the existing road and path network physical connections are achieved.

SITE DRIVERS & KEY INFLUENCES:

In order to develop a suitable and appropriate landscape scheme it is imperative to understand the site and those forces which influence the site. The adjacent diagram sets out the key factors / drivers which influence the site and the user experience.

Approximately 500m north of the site lies the protected coastline of Dublin Bay, with SAC/SPC designations. Part of this coast has been designated as a natural heritage area.

The site also benefits from nearby recreational facilities including the seafront parks, piers, walkways, cycleways and Seapoint Sea bathing facility as well as playing fields at Blackrock RFC to the south west various parks and gardens to the east of the site. The DLR Leisure Services at Monkstown located approximately 500 metres to the south.



LEGEND:

- | | |
|---|---|
|  S.P.C. |  S.A.C |
|  Green Space |  Natural Heritage Area |

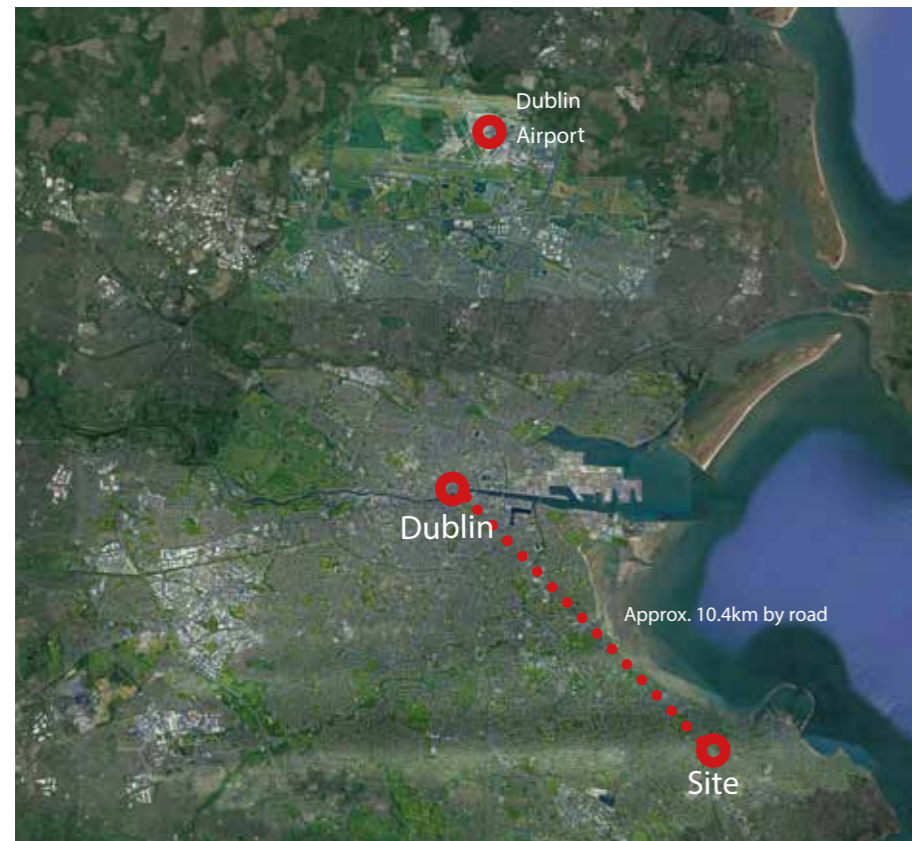
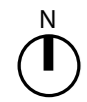
LANDSCAPE ANALYSIS

MOVEMENT AND TRANSPORTATION

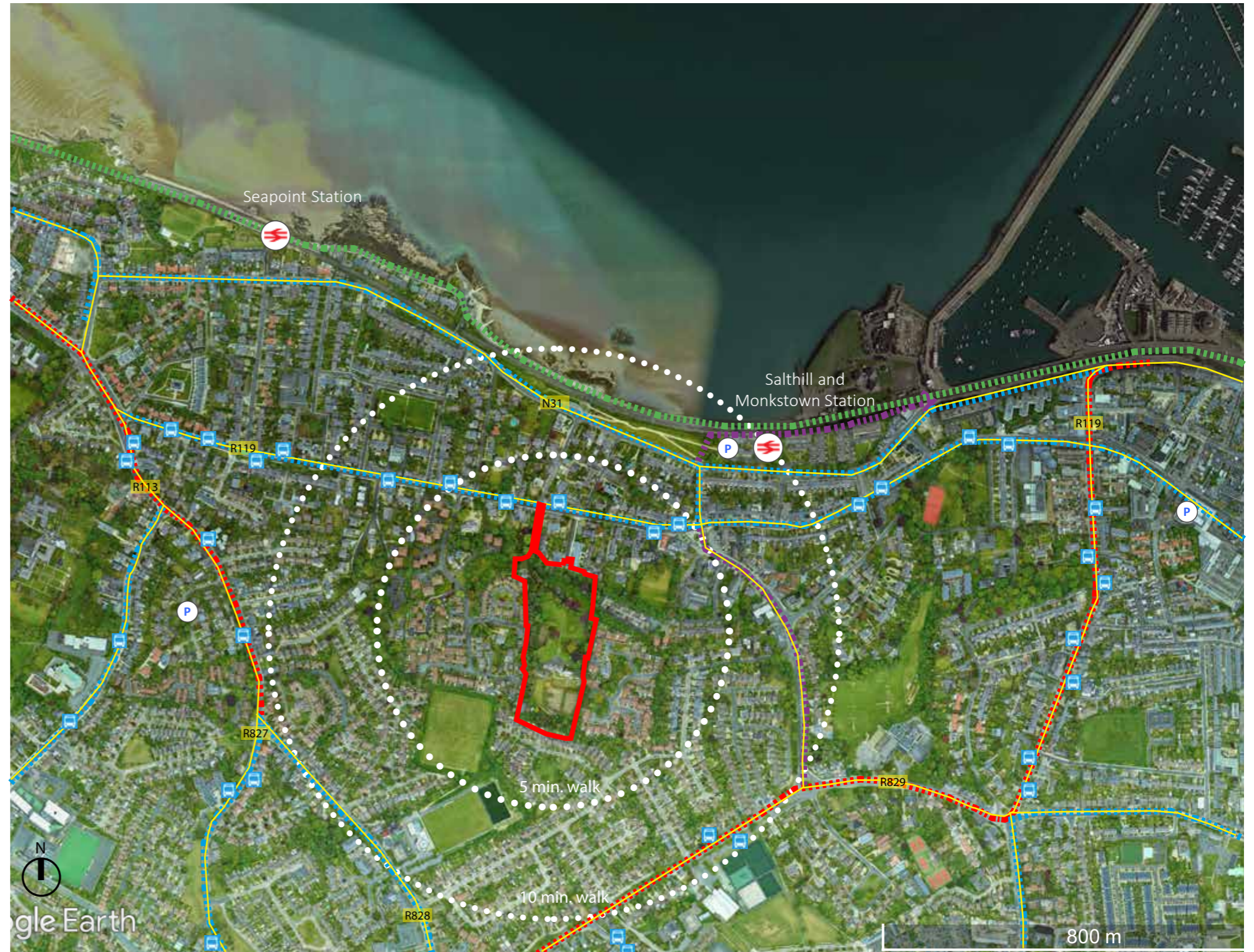
This diagram illustrates the available routes for pedestrians and cyclists around the site, indicates bus stop positions and the relative location of Salthill and Monkstown station.

The site is accessible by public transport. It lies within 400m of Salthill & Monkstown Train Station, 200m from Monkstown village and 1.5km west of Dun Laoghaire town centre.

Blackrock is located approximately 1.5km to the west. Bus stops on Monkstown Road are located within 200 metres of the site, served by routes 7, 7a, 7d and 703, providing links to Brides Glen and Loughlinstown Park to the south, as well as Mountjoy Square, and Dublin airport to the north.



Site location within the wider context of Dublin.



LEGEND:		(P)	Carpark	2013 GDA Cycle Network Plan by National Transport Authority	
	Site		Bus stop		Primary
	Train Station		Bus Route		Secondary
					Greenway
					Feeder

HISTORICAL MAPPING

The adjacent maps identify changes within the site over time.

Historically known as Carrickbrennan, Monkstown had its most significant development in 1837 with a railroad along the coast that connected the area to Dublin, establishing it as a suburb of the city. The growth of the area during this time can still be seen within the existing Victorian architecture.

Specifically looking at the site:

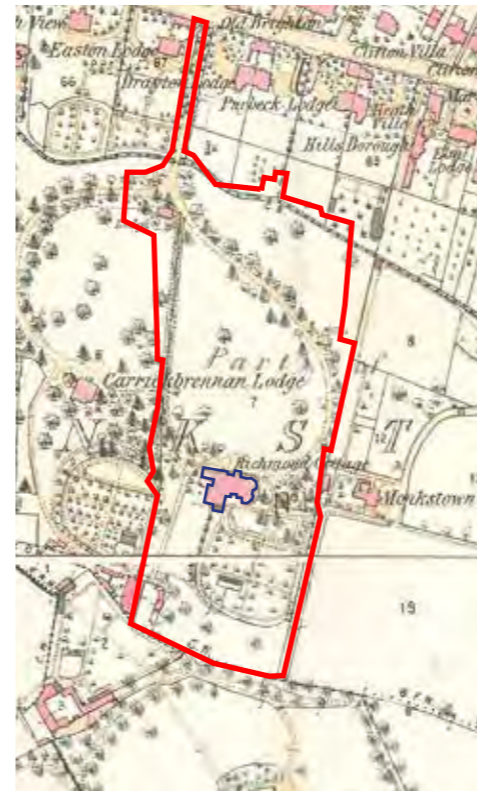
In 1837 Dalguise House, formerly known as Richmond Cottage, extended further south before being converted to the shape we see today prior to 1888. The walled garden is a consistent feature that has withstood time, first evident in the 1837 map

1888 was the first time that the house and surrounding features were shown in maps in their current shape, with the addition of the tennis courts and the granite flag path towards main entrance.

Between 1888 and 1995 housing developed around the site perimeter.



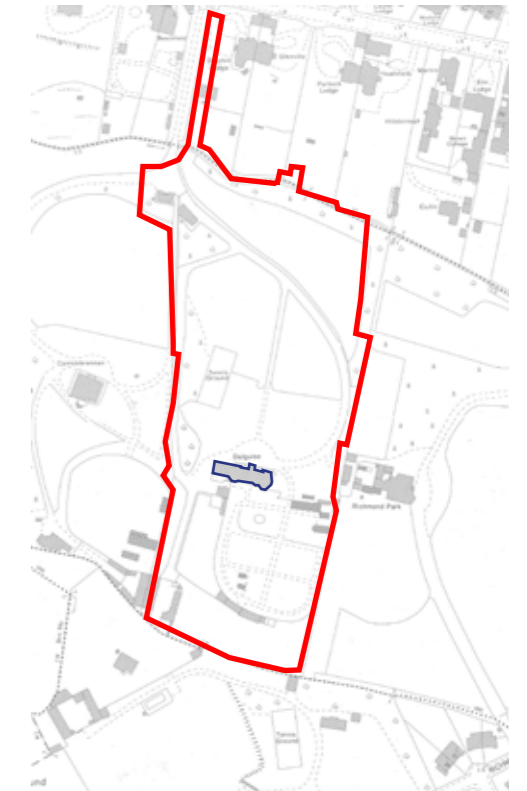
1837-42 Historical Map



1868 Historical Map



1888-1913 Historical Map



1988 Historical Map



1995 Aerial Map



2020 Aerial Map



Site

LANDSCAPE ANALYSIS

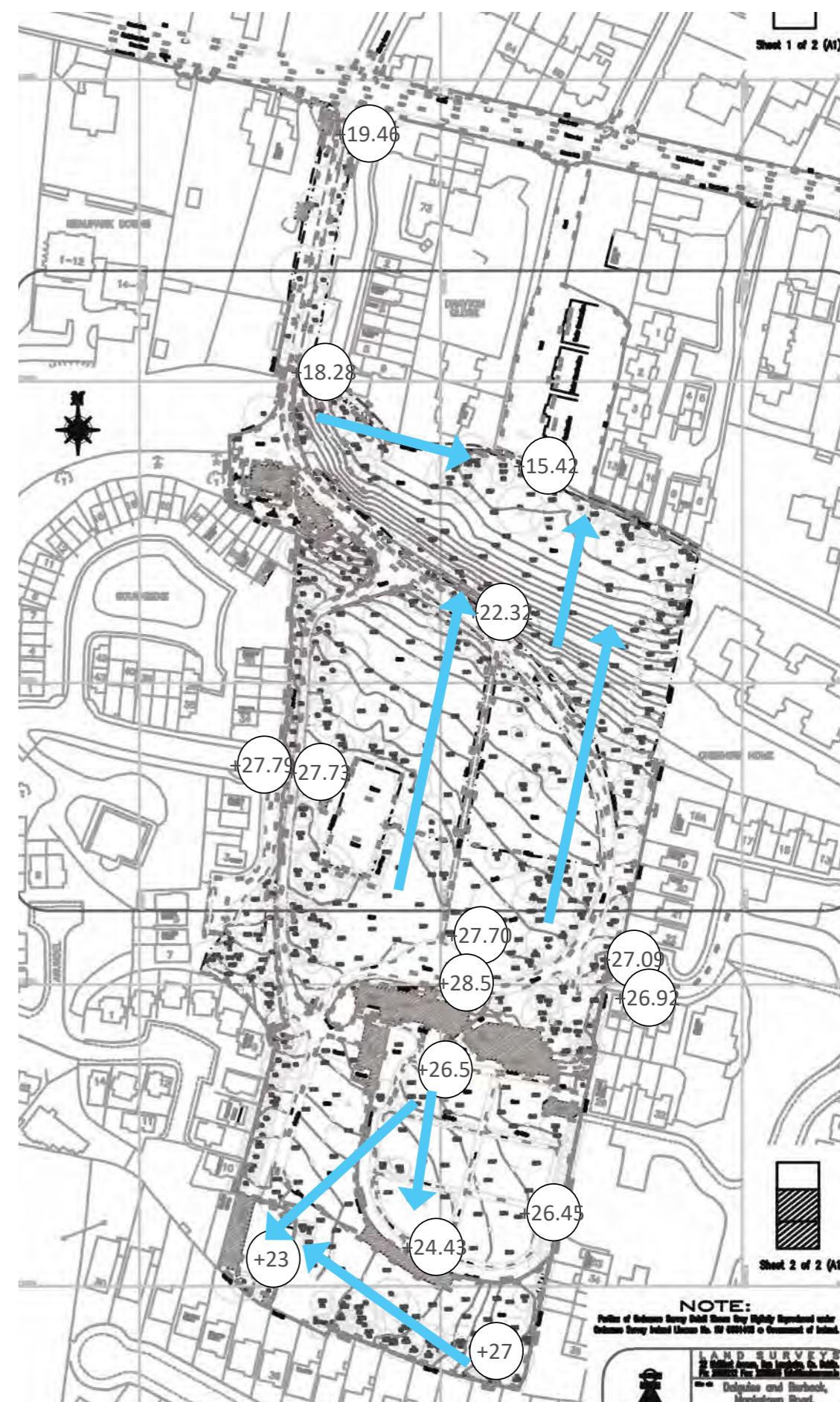
EXISTING LEVELS

The adjacent schematic identifies key spot levels and contours within the site.

The existing topography falls to the north of Dalguise House with a gradual slope in the immediate vicinity, followed by a much steeper slope north of the main entrance road.

The topography immediately to the south of Dalguise House drops within the walled garden and drops further to the south west corner but topography in the north east corner rises to approximately +27m.

Levels to the east and west of the site are broadly in keeping with levels of the adjacent car parks and roads



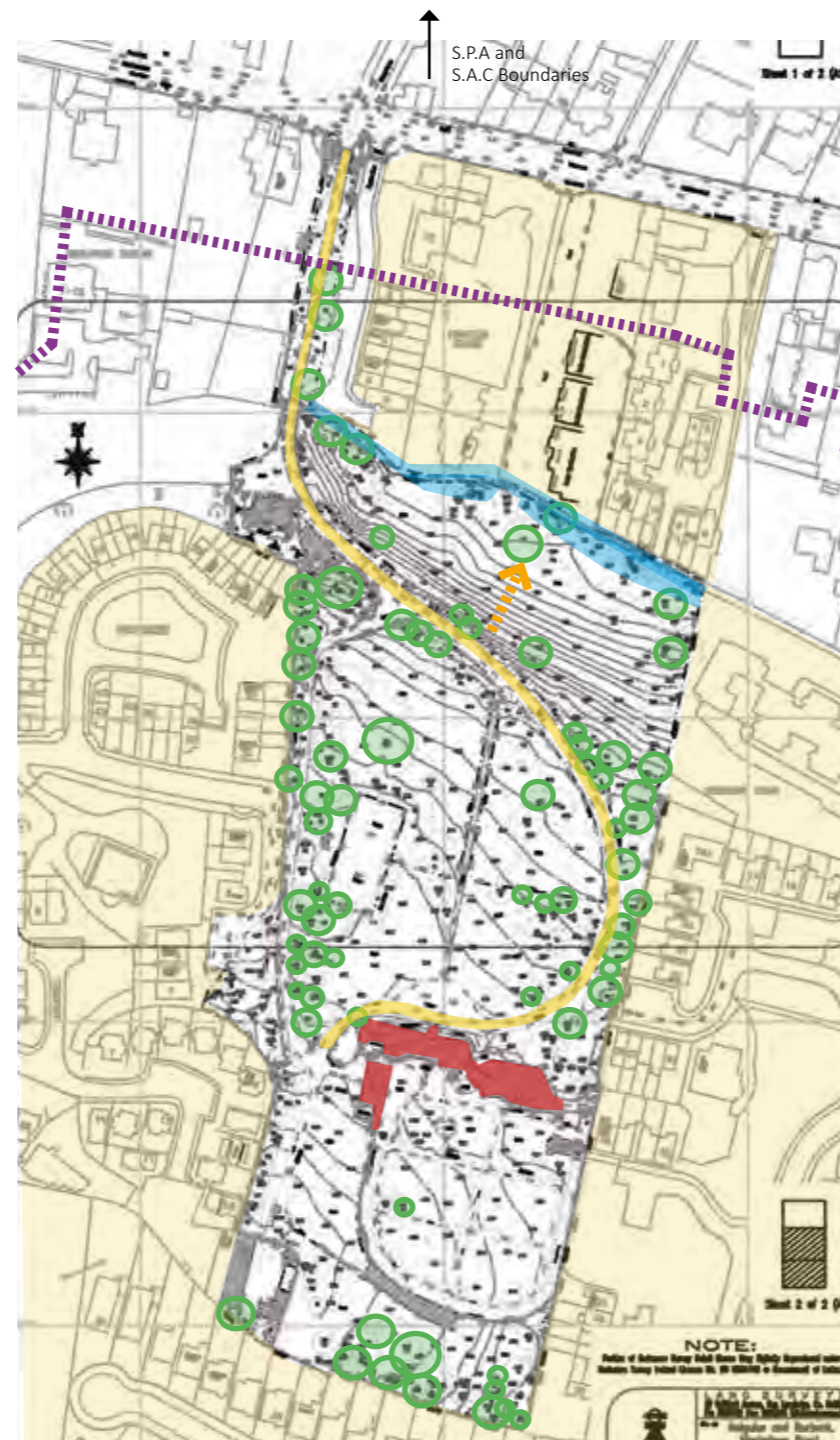
OPPORTUNITIES & CONSTRAINTS

Constraints include:

- » Monkstown Conservation Area- Main entrance and part of access road
- » Dalguise House Protected Structure (RPS 870)
- » SAC / SPA
- » Steep levels
- » Close residential neighbours
- » Existing trees
- » Flood risk from stream
- » Bats on site- no habitats

Opportunities include:

- » Increasing permeability on site
- » Enhancing historic assets
- » Increasing biodiversity & management
- » Unification of site with parkland concept
- » Enhanced views of protected coastline
- » Enhanced views to Dalguise House
- » Introduction of SUDs & water features



CONSTRAINTS

- Steep levels
- Monkstown Conservation Area Boundary
- Main Avenue
- Close Residential Neighbours
- DLR CC Flood Zone
- Dalguise House
- Existing Trees of High Value

OPPORTUNITIES

- Potential cycle/ped connections
- Enhanced view to SPA/SAC coastline
- Enhanced Walled Garden
- Increasing Biodiversity and management
- Enhanced views to Dalguise House
- Introduction of SUDs & water features

LANDSCAPE ANALYSIS

EXISTING RECREATION AND PLAY

The Ready Steady National Play policy identifies that Dun Laoghaire-Rathdown County Council only has 7 playgrounds with fixed equipment owned & managed by the Local Authority which equates to a ratio of playground to population of 1:27,341.

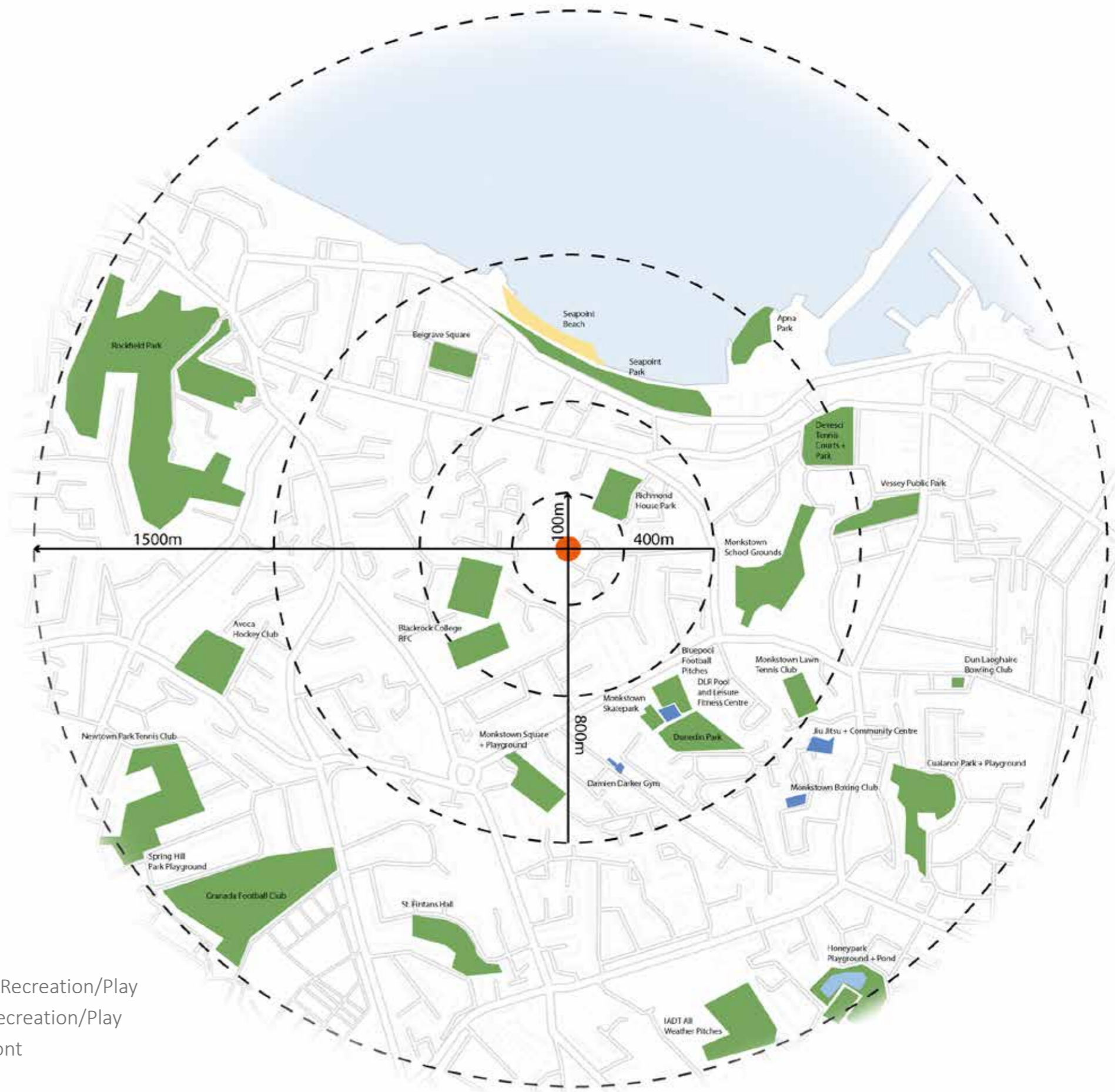
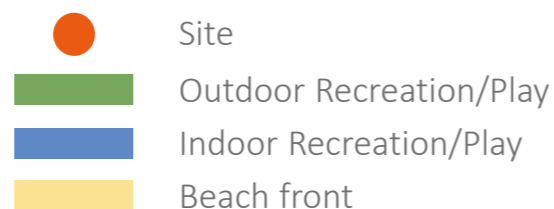
Within 600 metres of the site there are no playgrounds
The only playground within 800m of the site is Monkstown Playground. This is geared towards 5-11yr olds. There is also a football pitch here for the 12yr+.
Other parks within 800m include Dunedin Park, Seapoint Park and beach, Apna Park. These parks are relatively expansive open green spaces, but there is no fixed equipment available.
Other playgrounds exist further from the site, but not within child walking distance. To summarise there are not many opportunities for play for younger children within walking distance of the site.

Existing Play Within 100m: Nothing
Existing Play within 400m:

» Stradbroke Rugby Club + Pitches (Private)

Existing Play within 800m:

- » Monkstown Square & Playground
- » DLR Leisure (skate park, pitches and pool)- (Fee charging)
- » Monkstown Lawn Tennis Club- (Fee charging)
- » Dunedin Park
- » Belgrave Square (Private)
- » Seapoint Beach
- » Seapoint Park
- » Apna Park
- » Devesci Tennis Courts + Park (Private)



EXISTING RECREATION AND PLAY

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.



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.



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.



HONEY PARK + PLAYGROUND (1500M)

Expected Age Category: All

Featuring a large playground, public basketball courts and a lake as part of the Honeypark residential scheme. The nature combined with the attractive playspace make this a popular spot



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



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.



LANDSCAPE ANALYSIS

EXISTING RECREATION AND PLAY

NEWTON PARK (1300M) (COURTS CHARGE ENTRY FEE)

Expected Age Category: 5-11 at playground, All for Tennis
Located in a quiet estate in Springhill Park, this bright playground is of average size. There are tennis courts next to it but these are only available to Newton Tennis Club members.



ROCKFIELD PARK (1200M)

Expected Age Category: 8+
The largest park in the area that has attracted many dog walkers. With a football pitch and tennis courts it has attracted a youthful crowd and many clubs.



ST. FINTANS HALL (1100M)

Expected Age Category: All
A large open space with no furniture or equipment but a well maintained lawn, a great picnic spot.



DUNEDIN PARK (700M)

Expected Age Category: 8+
One of the smaller public parks, situated just behind the leisure centre, with a lit path leading to the courts beside it.



VESEY PARK (900M)

Expected Age Category: 12+
This public park is heavily shaded by trees on all sides, with a winding path looping through. Again, there is no furniture provided.



PLANNING POLICY REVIEW

PLANNING POLICY

Understanding strategic and local planning policy is vital to ensure the design proposals align with the aspirations of the area, and help ensure any new development maximises the benefits for local people.

The landscape proposals have been developed to comply with the relevant planning policy, and this section of the report highlights which key policies have been considered throughout the design process.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL COUNTY DEVELOPMENT PLAN 2022-2028

The County Development Plan 2022-2028 has now been adopted. The adopted Plan came into effect on the 21st April 2022. This document sets out the Council's planning strategy for the Borough. It sets out how planning and development will achieve the vision for the area and provides a framework for how the county can grow in a sustainable way in the future. The key policy objectives which have influenced the development of the landscape designs are as follows:

9.2: OPEN SPACE AND PARKS

9.2.1.3 Policy Objective OSR3:

» It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

» 9.2.1.4 Policy Objective OSR4: Public Open Space Standards:

» It is a Policy Objective to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas- Guidelines for Planning Authorities', (2009), the accompanying 'Urban Design Manual- A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2018)

9.3: OPEN SPACE AND RECREATION

9.3.1.3 Policy Objective OSR7: Trees, Woodland and Forestry

» It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an 'urban forest', and include a holistic 'urban forestry' approach.

9.3.1.4 Policy Objective OSR8: Greenways and Blueways Network:

» It is a Policy Objective to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors, to enable enhanced connectivity to wider strategic networks, and to allow for the long-term strategic expansion of urban areas (consistent with NPO 62 of the NPF).

9.4: SPORTS AND PLAY

» It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County. in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities

» 'Ready Steady Play! A National Play Policy' was published by the Department of Children and Youth Affairs in 2019. Its overall objective is to plan for an increase in public play facilities.

» The Council is moving towards a more Nature-Based Play philosophy and approach with respect to the provision of Play Opportunities in the County. This involves shifting the emphasis from merely equipment-based provision to using and leveraging the genius loci and landscape character of outdoor sites in combination with natural elements

(e.g. earth sculpting, mounding, ponds, tree stumps). This Nature-based approach provides more rewarding experiences and improves health and well-being.

12.8.9 PLAY FACILITIES FOR APARTMENTS AND RESIDENTIAL DEVELOPMENTS.

- » 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.
- » Play Facilities should incorporate the Nature-based play philosophy and approach to play provision throughout the County
- » 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.
- » Childrens play needs around the apartment building should include:
- » 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; and,
- » 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.

12.3 NEIGHBOURHOOD - PEOPLE, HOMES AND PLACE

12.7.3 SENSITIVE LANDSCAPES AND SITE FEATURES

To protect and enhance the character and amenities of the County's rural areas, all new developments of any scale shall incorporate high quality landscape design and shall ensure that:

- » Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained where appropriate and new planting or other landscaping appropriate to the character of the area will be provided.
- » Existing significant on-site natural features must influence the layout.

PLANNING POLICY

- » Landscaping in new developments shall include planting of native Irish flora.
- » Developers will be responsible for the grading, hard landscaping, planting, and further development of open space, including the provision of pedestrian paths and other facilities. Developers will be required to provide roadside trees, street planting and screen planting where necessary. The Planning Authority encourages developers to plant suitable tree species in front gardens before dwelling occupation.

12.8.6 BIODIVERSITY AND SUDS

12.8.6.1 Biodiversity

- » Open spaces, especially large ones, can provide for a range of natural habitats and can facilitate the preservation and enhancement of flora and fauna.
- » All proposals should be pollinator friendly, that is providing sufficient year-round diverse flowering plants to address the decline of pollinators. They should generally accord with the planting and maintenance approach set out in the Pollinator Friendly Planting Code of the All-Ireland Pollinator Plan, which is inclusive of best practise in the use of pesticides, herbicides, fungicides, and growth regulators.

12.8 OPEN SPACE AND RECREATION

9 12.8.3 Open Space Quantity for Residential Development

Table 12.8 Public Open Space Requirements for residential developments

- » All residential schemes must provide a minimum provision of public open space in accordance with the table above. To qualify as public open space the area must be designed and located to be publicly accessible and useable by all in the County; generally free from attenuation measures; and capable of being taken in charge (i.e. must accord with the Council policy on taking in charge of open spaces).

12.8.3.2 Communal Open Space

Table 12.9 Communal Open Space Standards

- » In addition to Public Open Space, provided by the Developer, communal open space must also be provided for apartments and in some instances for houses, in accordance with the minimum standards set out in Table 12.9 above Section 28 Guidelines, (2018). Communal open space may also be provided for houses if the proposal does not meet the full private amenity space standards for private gardens
- » Communal open space is for the exclusive use of the residents of the development and should be accessible, secure, and usable outdoor space which is inclusive and suitable for use by those with young children and for less mobile older persons.
- » Whilst an element of roof garden may be acceptable, the full quantum of communal open space should not take the form of being solely roof gardens (See also Section 12.8.5.4).
- » While public and communal open space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two.

Table 12.7 Categories of Open Space for Residential Development

Open Space Category:	Classification:
Public Open Space	Public open space is defined as being generally freely available and accessible to the public, and in the case of certain residential developments has, or is intended to be, 'taken-in-charge' by the Local Authority. In all new residential development schemes, there should be some appropriate provision made for public open space within the site. In all instances where public open space is not provided a contribution under Section 48 will be required for the short fall.
Communal Open Space	Communal open space is for the use of a set group of residents within the development only and would ordinarily be maintained by a Management Company i.e. is privately owned. This would be typical of apartment - type residential developments and can be gated/ located adjacent to one/two specific apartment blocks for their exclusive semi-private use. It can also apply to some housing schemes.
Private Open Space	Private open space normally refers to balconies and/or private gardens, which are the responsibility of, and only accessible to, the individual resident.

OPEN SPACE REQUIREMENT

Location:	Public Open Space Standards (minimum):
Residential Development in new residential communities as shown in the Core strategy – figure 2.9.	15% (of site area)
Residential Development in the existing built up area.	15% (of site area)
Institutional and Redevelopment of SNI use	25% (of site area)

COMMUNAL SPACE REQUIREMENT

Unit Type	Minimum Area per Unit
Studio	4 sq. m
One Bed	5 sq. m
Two bedrooms (3 bed)	6 sq. m
Two bedrooms (4 bed)	7 sq. m
Three bedrooms	9 sq. m
Four +	12 sq. m.

LANDSCAPE PROPOSALS

LANDSCAPE CONCEPT

Prior to 18th Century large parkland estates had been influenced by the Italian and French formal design approach that tried to control the landscape. Features included hard geometric lines, parterres, topiary, symmetry.

In 18th Century Capability Brown introduced a much more naturalistic approach to landscape. His approach was to work with nature rather than try to control it. The approach showed a movement away from formality towards natural rolling parklands with free flowing curves, serpentine paths and organic shaped waterbodies. Often specimen trees like Cedar of Lebanon were used close to historic buildings and other characteristics like follies, bridges and ha-has were introduced. Capability Brown was well known for creating views across the landscape, defining views with planting and topography, harnessing the power of reflection and using follies, bridges and specimen trees to draw the eye.

Dalguise House and settings are of the era when a more naturalistic landscape approach was evolving thanks to Capability Brown. Although Brown never worked in Ireland, there are several examples of 'Brownifications' in Ireland that were inspired by this new way of thinking, including Castle Ward in Co Down and Dixon Park in South Belfast.

Dalguise House already has elements of this approach such as the sweeping approach avenue, a parkland feel and features along key axis.

The proposed scheme tries to leverage certain Capability Brown principles- enhancing the natural character of the land and defining views, while creating a contemporary parkland setting.

For the first time the site will be predominantly public open space with locals and visitors being able to enjoy the grounds.



LANDSCAPE PROPOSAL

LANDSCAPE CONCEPT



ILLUSTRATIVE LANDSCAPE MASTERPLAN



LANDSCAPE PROPOSAL











LANDSCAPE - CGI

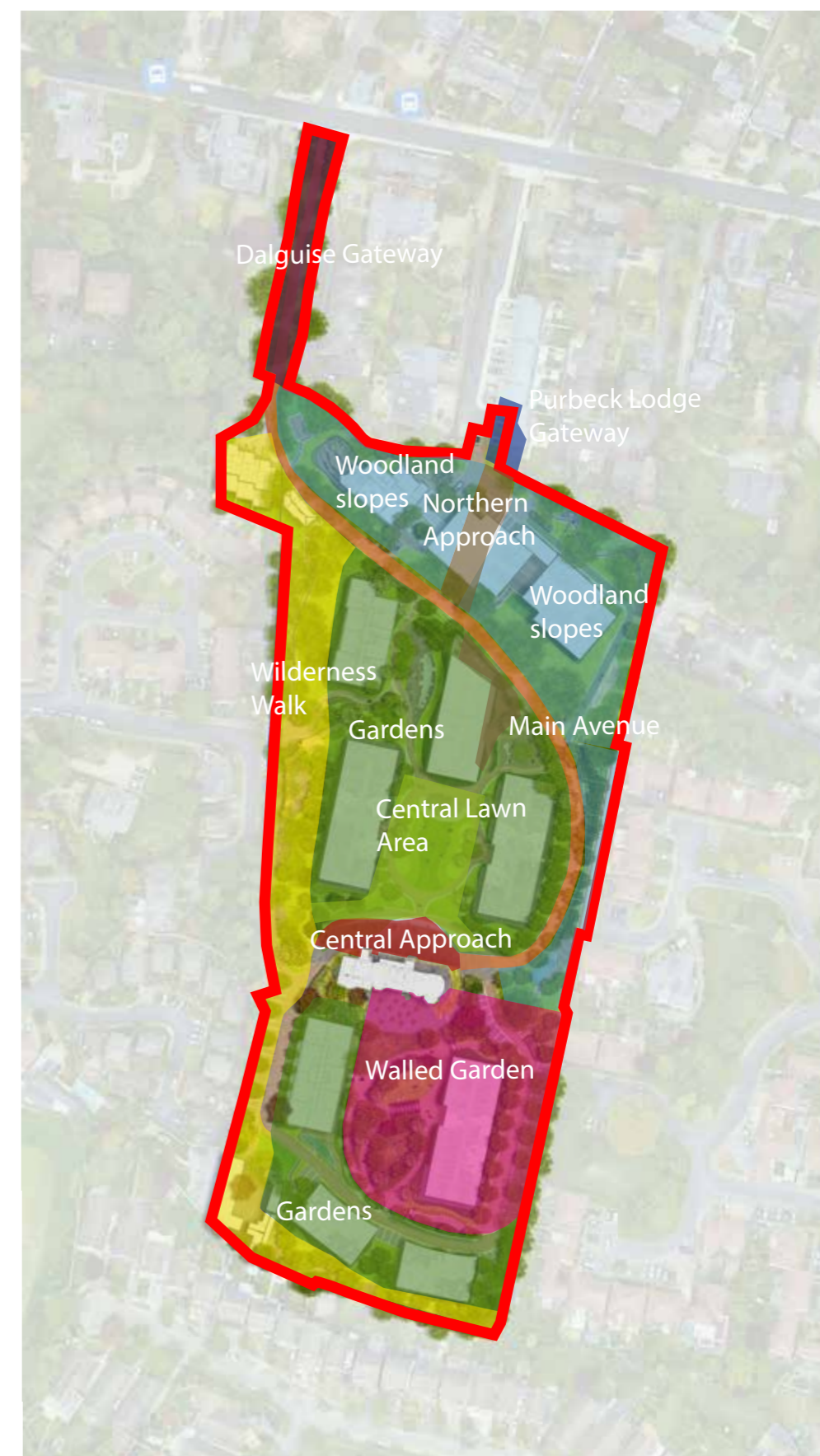


LANDSCAPE CHARACTER AREAS

The adjacent schematic identifies the key character areas within the scheme. Each area will be explored in more detail later in this report.

It is important to note that each area is unique in some way, yet a series of unifying design principles, materials and styles have been used to create a cohesive landscape proposal.

-  Dalguise Gateway
-  Purbeck Lodge Gateway
-  Northern Approach
-  Central Avenue
-  Central Approach
-  Walled Garden
-  Central Lawn Area
-  Woodland Slopes
-  Wilderness Walk
-  Gardens



LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL LAWN AREA - PODIUM LANDSCAPE



Location plan

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 pavillion 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 water rills to convey rain water down the slope towards the play areas, while providing a pleasant water feature.

Private terraces will face onto the central lawn, seperated by steel railings and sinuous planting beds

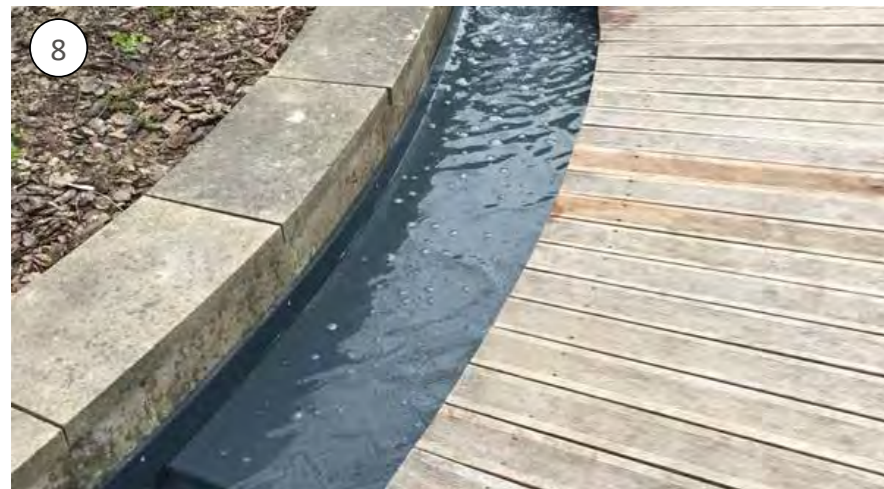
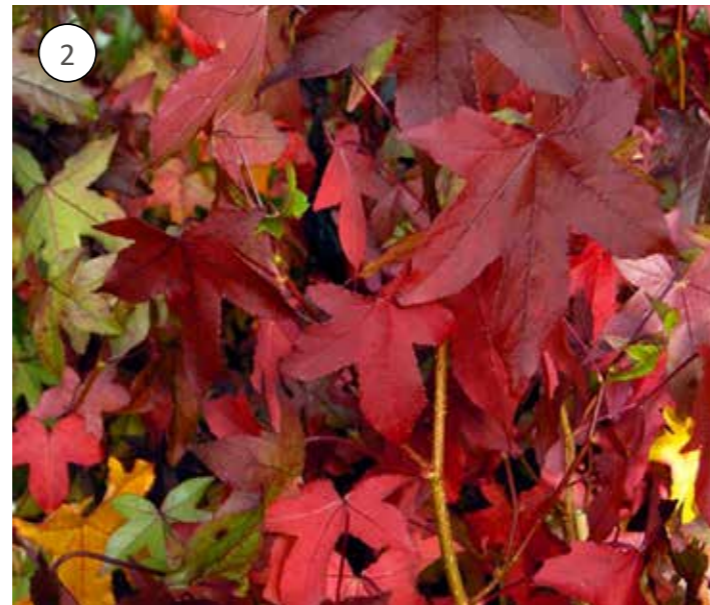
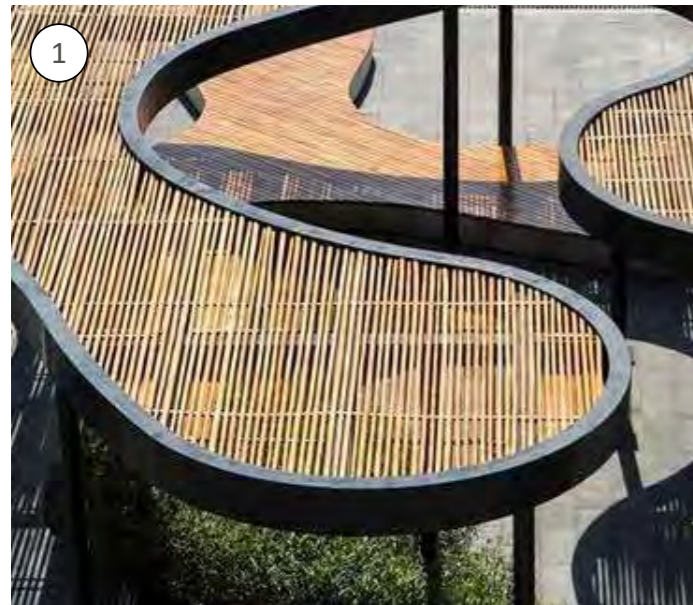
KEY ELEMENTS / CHARACTERISTICS:

- » Social areas
- » Expansive central lawn
- » Views framing Dalguise House
- » Sinuous paths

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. Rills along side paths
8. Timber bridge over rills
9. Sinuos planting beds
10. Private terraces
11. Ramped outdoor seating area



CHARACTER AREA - CENTRAL LAWN AREA - PODIUM LANDSCAPE



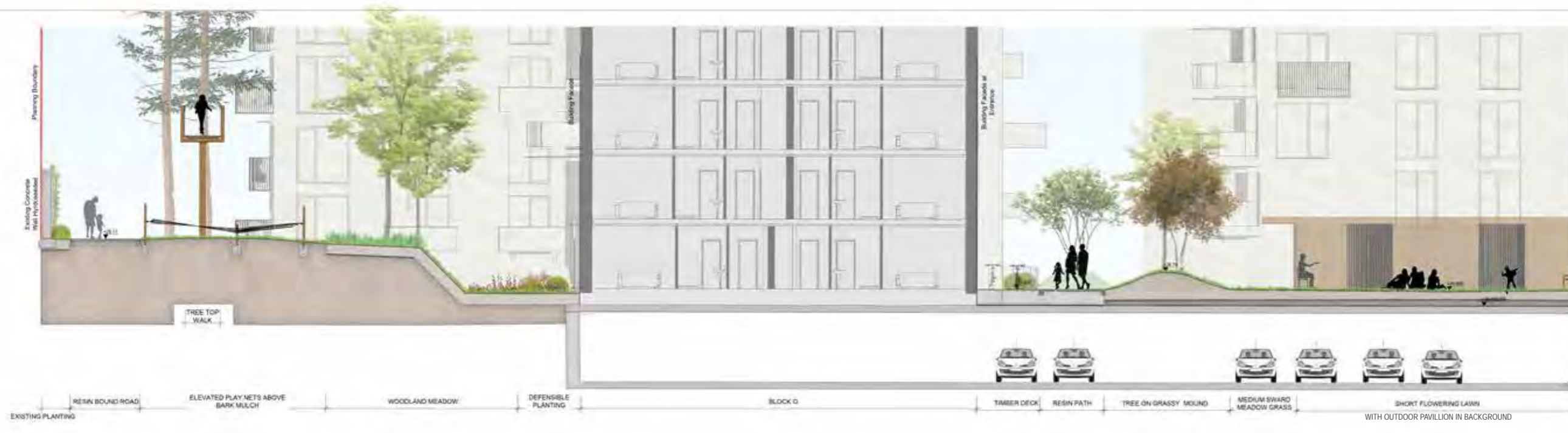
LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL LAWN AREA - PODIUM LANDSCAPE - CGI



LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL LAWN AREA - CROSS SECTION



Section 2 - Part 1 of 2
scale 1:100 @A1



Section 2 - Part 2 of 2
scale 1:100 @A1



Key Location Plan

LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL APPROACH



Location plan

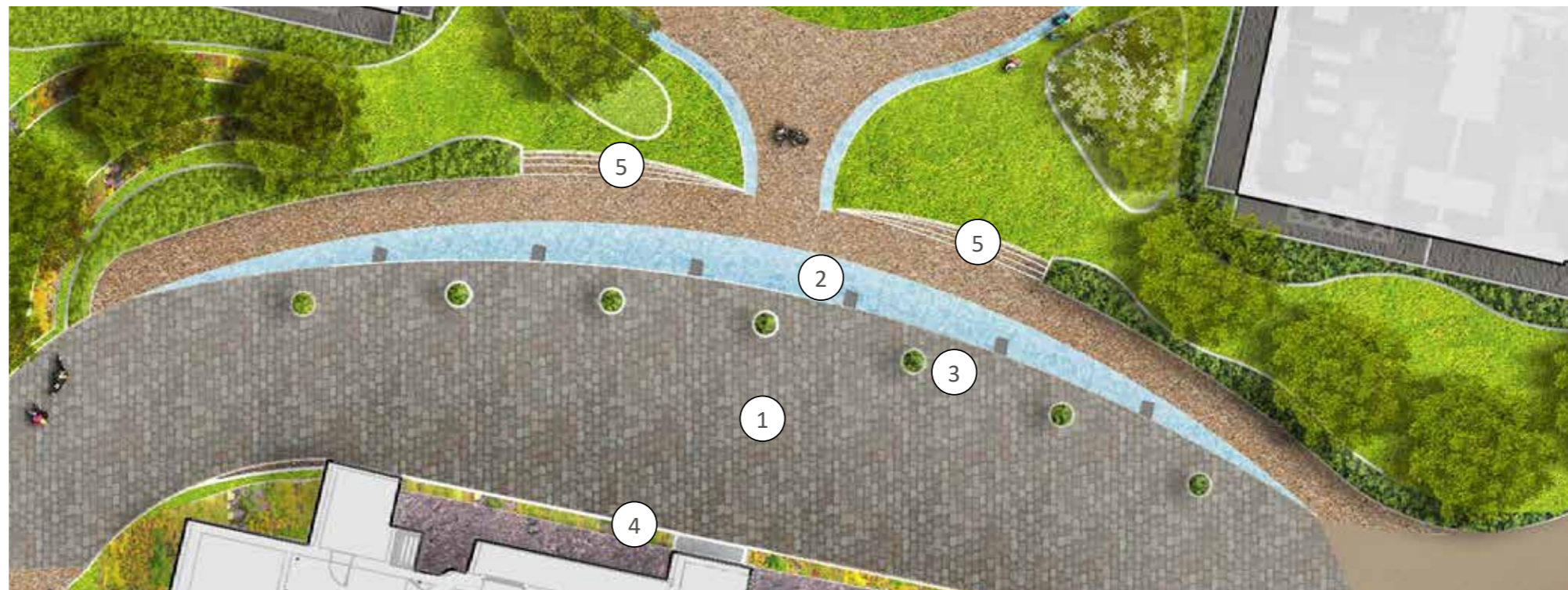
The central approach will be a formal space, a predominantly hard landscape that announces the historic house with views down to the central lawn. The hard scape will be granite to honor the existing granite path that leads down the main axis from the house.

Level changes will be dealt with a ha-ha that is associated with the parkland landscape. This ha-ha will be a granite wall with water shoots, so that when it rains the water drains off the granite surface through the shoots to the water basin below.

Formal paths will ramp down either side of the ha-ha and unite in the middle at the lowest point. A stramp will be created on either side of these ramps to allow for more direct stepped access and reinforce the formal approach to the house. These will double up as incidental landscape play elements.

Planting will be limited to formal topiary style clouds which mark the boundary between the arrival space and the central lawn.

A mix of evergreen and deciduous climbers will be planted along the building facade and there will be a run of low level herbaceous planting along the existing wall with feature planting within the urns.

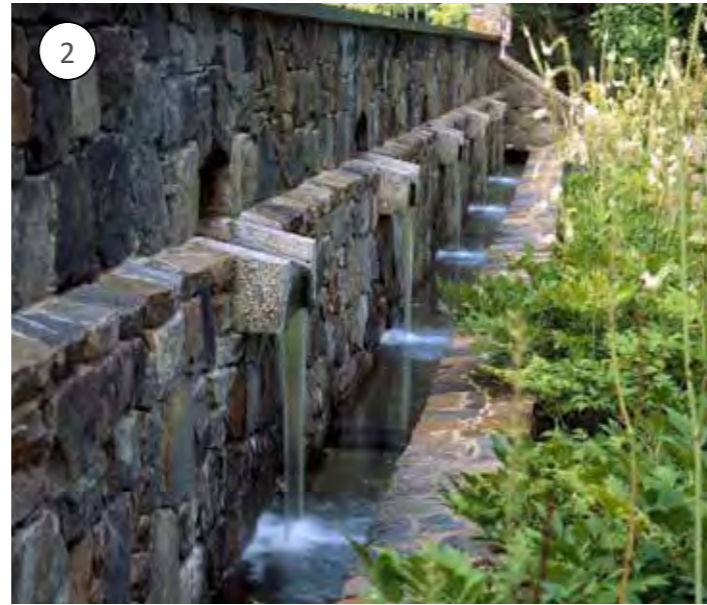


KEY ELEMENTS / CHARACTERISTICS:

- » Formal topiary
- » Ha-ha style terrace
- » Granite flag arrival space
- » Climbers and feature trees planted along building facade
- » Planting along existing wall in front of house

1. Mixed granite cobble surface
2. Stone ha-ha with water shoots and water basin
3. Cloud topiary around main house
4. Planting on edge and front of house
5. Stramps coming off the main paths

CHARACTER AREA - CENTRAL APPROACH



LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL APPROACH - CGI



CHARACTER AREA - CENTRAL AVENUE



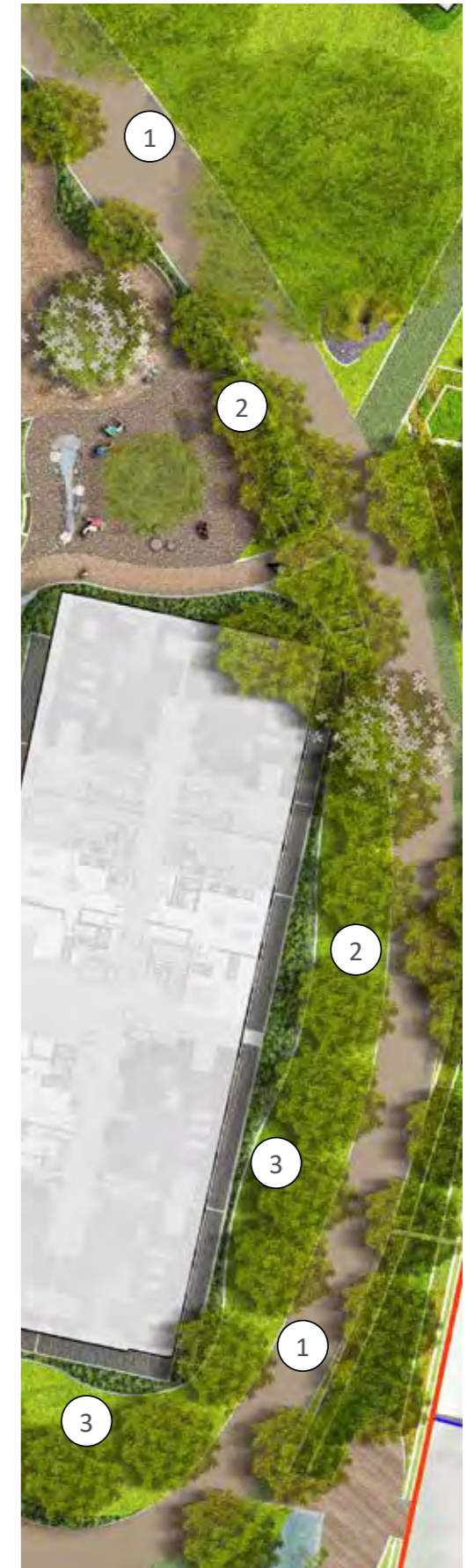
Location plan

The historical avenue that sweeps up through the site to Dalguise House will be retained and enhanced. The road will have its surface material changed to create a shared surface look and feel. The trees either side of the road will be retained wherever possible and new tree planting will be introduced so that a tree-lined avenue effect can be experienced along the full length of the road, in keeping with parkland estates. A mixed palette of tree species will be used that reflects the species that are currently planted along the road

KEY ELEMENTS / CHARACTERISTICS:

- » New Avenue tree planting
- » Re-surfacing of road
- » Tunnel to allow for basement access underneath
- » Views framing Dalguise House
- » Wild flower planting either side of mown edge

1. Buff Macadam avenue
2. Avenue Trees planting
3. Wildflower understorey



LANDSCAPE PROPOSAL

CHARACTER AREA - CENTRAL AVENUE



CHARACTER AREA - NORTHERN APPROACH



Location plan

The Northern Approach is the gateway into the site. A shared surface concrete block road leads vehicles into the basement. A large resin bound pedestrian surface opens up to the west with seating provision around the existing tree. Pedestrians are encouraged to either use the lift or climb the stairs to the terraced gardens and the timber decking beyond that connects them with the central avenue. The terraced gardens feature a combination of ornamental planting and trees. North of Block E a raised deck with provision for seating will welcome the public to the site and provide a link to the gardens and central courtyard beyond. Ramped access is provided for to the east of this stepped route.

KEY ELEMENTS / CHARACTERISTICS:

- » Key gateway into site
- » Garden bridge between blocks
- » Announcement of public space from the north

1. Terraced Gardens
2. Radial seating
3. Raised deck with seating provision



LANDSCAPE PROPOSAL

CHARACTER AREA - NORTHERN APPROACH



CHARACTER AREA - WALLED GARDEN



Location plan

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.

KEY ELEMENTS / CHARACTERISTICS:

- » Refurbished walled garden
- » Retention of wall and existing trees of value
- » Edible planting-
- » Orchard style Food Forest
- » Evergreen structure

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



LANDSCAPE PROPOSAL

CHARACTER AREA - WALLED GARDEN



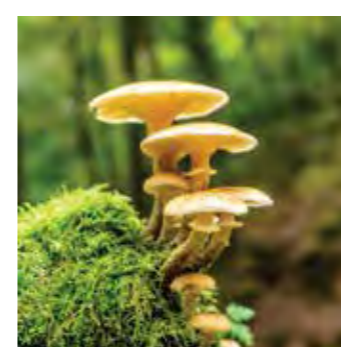
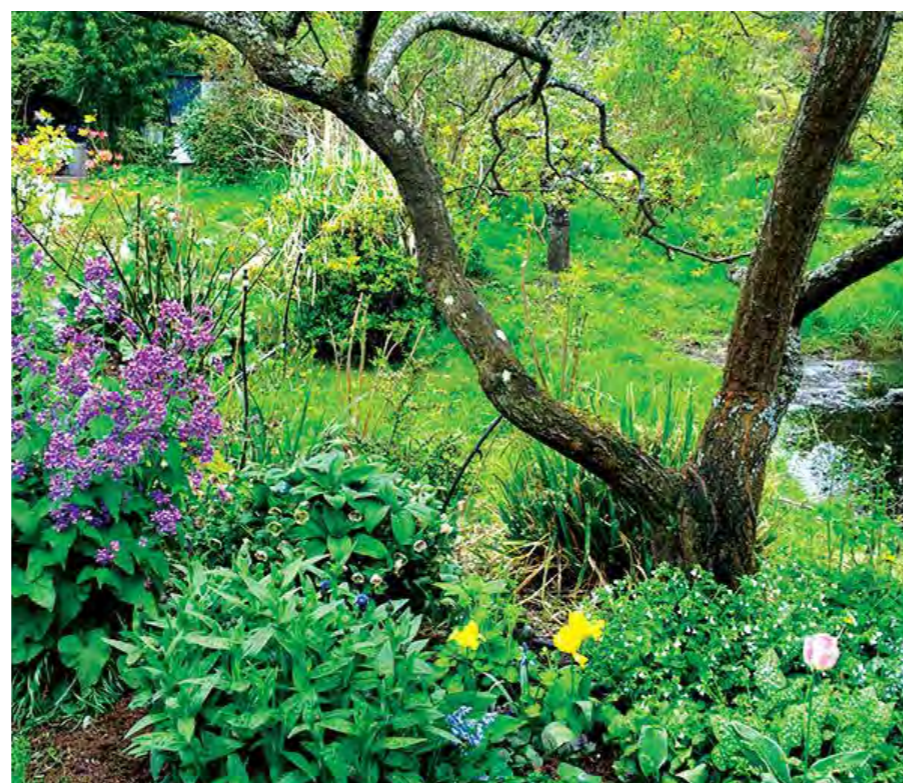
FOOD FOREST

A food forest is an edible garden that mimics the stable ecosystem of the forest edge with all the ecological benefits of this system. The edible plants are normally perennials specific to their location and climate and stacked in layers like natural woodland systems. Each layer of the food forest should have a high percentage of fruit, food, and nut species. Food forests need to be organic and once planted, the garden is allowed to grow on its own.

The objective would be to educate residents, locals and visitors on permaculture and provide picking activities and produce. The food forest would be designed in a similar style to a woodland orchard, with trees spaced at regular intervals.

The eight layers of a food forest are:

- 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.



LANDSCAPE PROPOSAL

CHARACTER AREA - WALLED GARDEN



LANDSCAPE PROPOSAL

CHARACTER AREA - WALLED GARDEN AREA - CROSS SECTION



1 Section 3 - Part 1 of 2
scale 1:100 @A1



2 Section 3 - Part 2 of 2
scale 1:100 @A1



CHARACTER AREAS - GARDENS

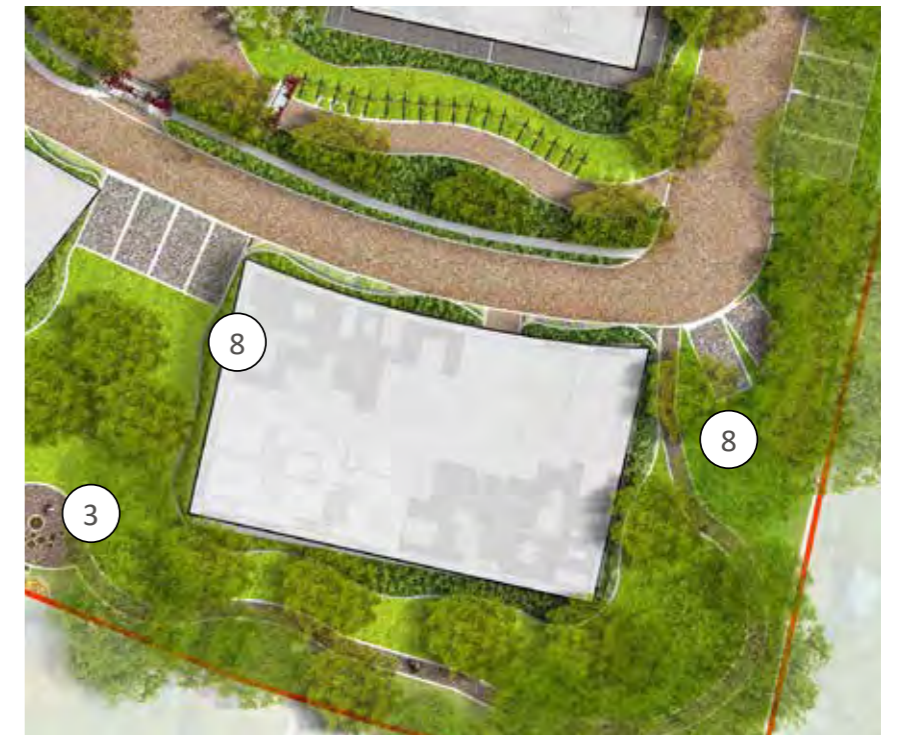


Location plan

These garden areas provide opportunities for residents and visitors 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. Where possible ramps have been maintained, elsewhere steps introduced. Water links have been made with elsewhere on the site through the use of rills or water valley 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:

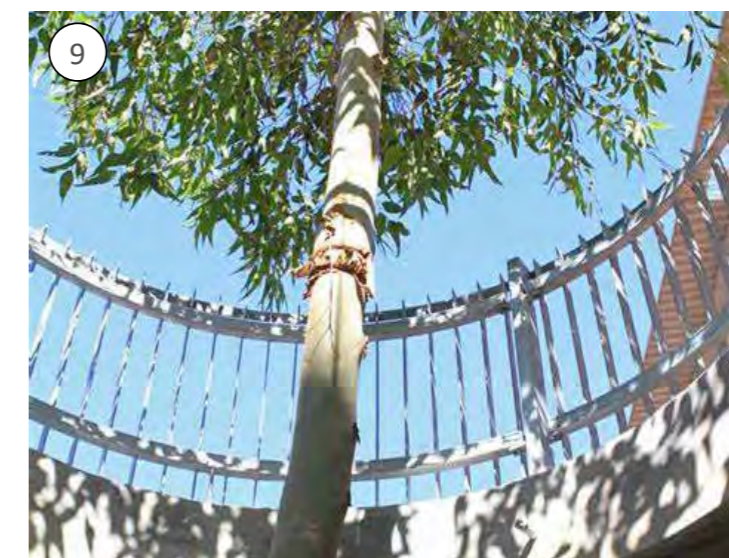
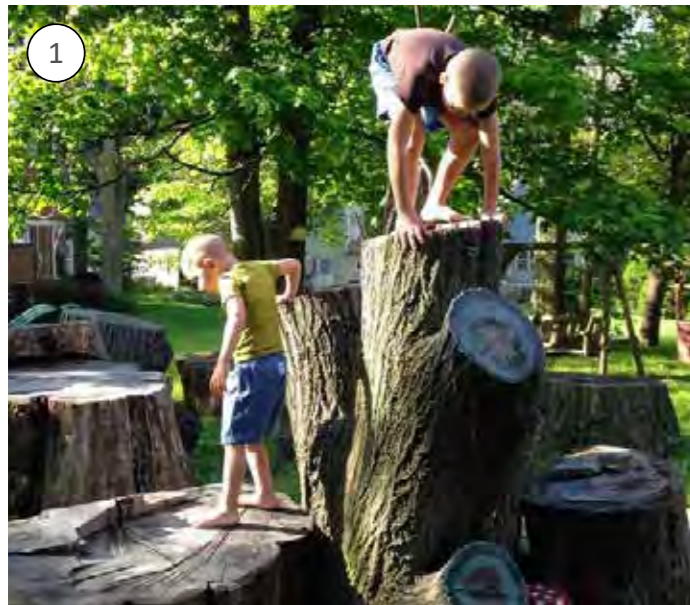
- » Serpentine path network
- » Dedicated play nodes and resting areas
- » Sinuous planting in raised planters and in ground
- » Water features to allow water to be conveyed through site
- » Well lit spaces



1. Natural play with play nodes
2. Play pumps and water valleys
3. Structural play elements
4. Statue
5. Dry Swale
6. Raised beds and wooden benches
7. Rills along side paths
8. Sinuos defensible planting
9. Feature tree in basement



CHARACTER AREAS - GARDENS





CHARACTER AREAS - WOODLAND SLOPES



Location plan

The topography falls steeply from the avenue towards the north of the site to the stream. In this area there is an opportunity to create a planted dry swale and terraced dam system, which would ease drainage and create a landscape amenity that does not currently exist on site. At the bottom of the slope bark chip woodland paths weave through the woodland occasionally widening to create play nodes and seating areas.

The proposals will include the removal of existing blockwork on the southern bank of the stream where this falls within the planning boundary and is possible without damaging the root protection zones of the existing trees. This will allow for ecological improvements along small stretches of the stream. Native shrub planting is also proposed in areas that are free from tree protection zones.

An elevated timber bridge will be provided to Blocks B & C that would link the residences to the central avenue and provide accessible access.

To the west of Block A will be an open yoga and meditation pavillion with views down the slope towards the dense wooded area and linking woodland paths stepping up to the central avenue.

Immediately west of Block A will be an outdoor area for the creche. This will be a slightly raised timber deck that steps up with the existing slope so as to protect the root protection zones in this area. The stepped deck will create playable landscape features and raised planters will be provided at changes in level. The deck will be built around an existing tree, and a play net will be attached to the tree as a permanent play feature. Other space within the creche will be flexible space so that the childcare facility can use as they see fit. The childcare facility will be bounded by a 1.8m high close board timber fence and planting will run along the edges.

Further south along the eastern boundary a permanent pond will be created which is linked to a terraced dam system that falls with the slope towards the north. This will increase biodiversity with different waterside species being planted along the edges and new tree planting within the terraces dam system. It will also provide an appealing entrance to the site along the eastern boundary as visitors will be welcomed onto a boardwalk with the pond to the south and the terraced dams falling away to the north. They can then connect to the other central paths around the site.

KEY ELEMENTS / CHARACTERISTICS:

- » Dry swales and terraced dam
- » Elevated timber boardwalks
- » Natural play nodes and seating
- » Elevated bridges
- » Sinuos woodland walk



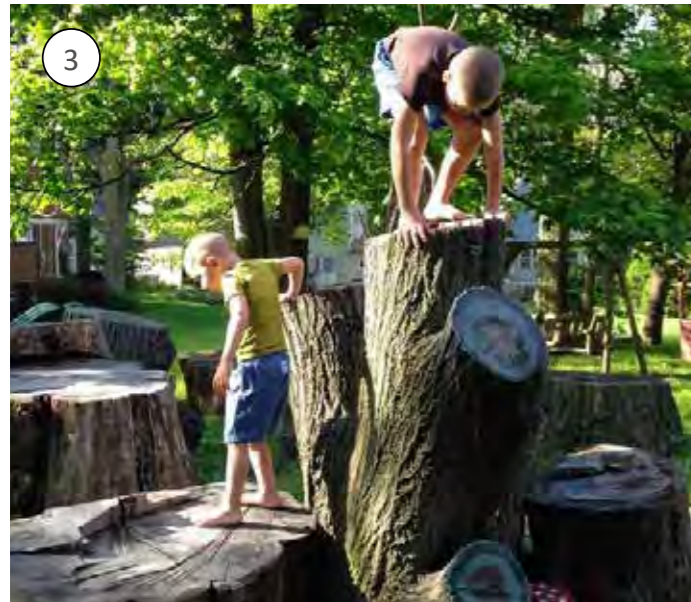
1. Dry swale/terraced Dams
2. Elevated bridge
3. Natural Play
4. Native shrub planting
5. Bark mulch path widened at play nodes
6. Yoga Mediation Pavillion
7. Pond
8. Outdoor Creche

LANDSCAPE PROPOSAL

CHARACTER AREAS - WOODLAND SLOPES



Precedent images show potential bridge access to building



CHARACTER AREAS - WOODLAND SLOPES



CHARACTER AREA - WILDERNESS WALK



Location plan

The wilderness walk area tracks around the western and southern periphery of the site within the existing woodland and connects with other more central paths. For the most part, where only pedestrian access is required, a no-dig, sinuous bark mulch path would wind between existing trees. The trail would occasionally widen and natural play nodes would be created. 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 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. An elevated bird hide will also be provided so that residents and visitors can learn more about the fascinating bird life within the site.

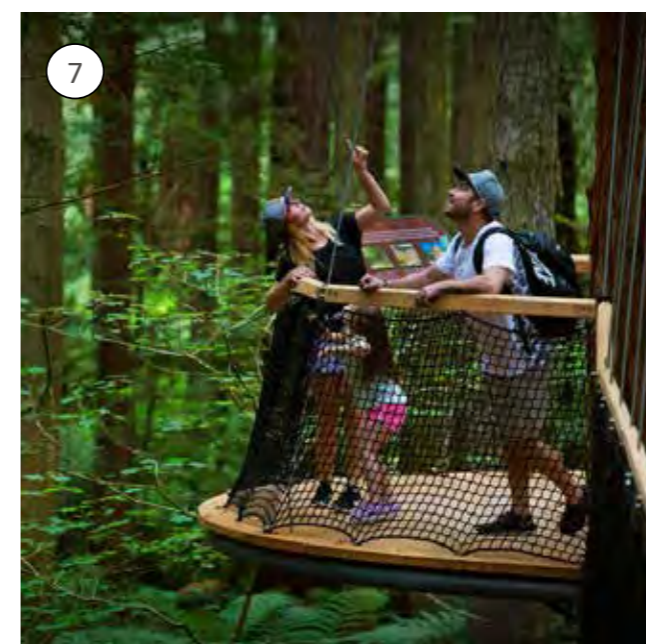
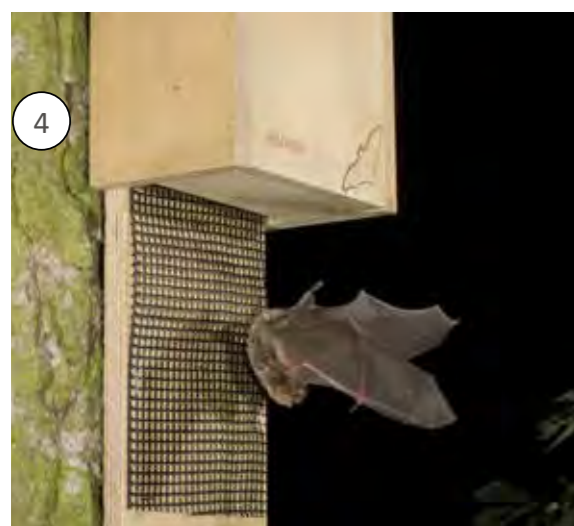
KEY ELEMENTS / CHARACTERISTICS:

- » No-dig sinuous path
- » Natural play
- » Deadwood sculpture
- » Elevated play above the root protection zones
- » Glades /nodes with seating at key points
- » Additional woodland tree planting
- » Elevated tree walkway

1. No-dig sinuous path
2. Natural play
3. Deadwood
4. Bird/Bat Boxes
5. Elevated Play nets
6. Glades/nodes with seating
7. Elevated walkway
8. Elevated bird hide



CHARACTER AREAS - WILDERNESS WALK



LANDSCAPE PROPOSAL

CHARACTER AREA - WILDERNESS WALK



CHARACTER AREA - DALGUISE & PURBECK LODGE GATEWAY



Location plan

The Purbeck Lodge Gateway will be the main vehicular access into the scheme in addition to providing a pedestrian route linking to Monkstown and the bus stops along Monkstown road. A bridge over the stream will connect the gateway with the main estate.

The existing Dalguise Gateway will be converted from the main vehicular access to the site to a shared surface access linking pedestrians to the bus stops along Monkstown road and beyond.

The original gate plinths and gate will be retained and gate secured open, while the road surface will be upgraded to a shared surface and lighting will be provided along the length of the gateway. The second gate further to the south along the gateway will be removed to ensure for greater permeability into the site and improved public access. The existing valued trees will be retained, with U grade trees being replaced with better specimens in keeping for this area.

KEY ELEMENTS / CHARACTERISTICS:

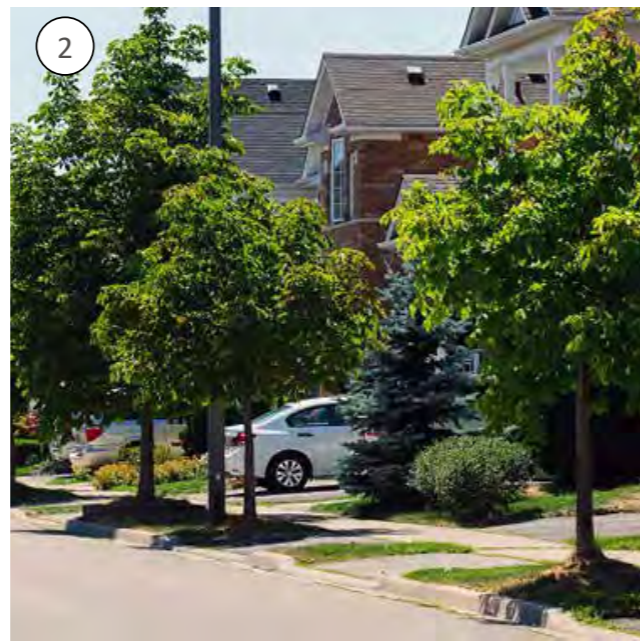
- » Retention of healthy trees
- » Additional Street trees
- » Retention of plinths at entrance to Monkstown road
- » Removal of second gate on entrance to the park
- » New Shared surface and lighting
- » New bridge over stream at Purbeck
- » Changes to existing parking and road layout at Purbeck

1. Additional Street trees
2. Changes to road and parking layout
3. Shared surface



LANDSCAPE PROPOSAL

CHARACTER AREA - DALGUISE & PURBECK LODGE GATEWAY



SITE WIDE CROSS SECTIONS



1 Section 1 - Part 1 of 3
scale 1:200 @A1



2 Section 1 - Part 2 of 3
scale 1:200 @A1



3 Section 1 - Part 3 of 3
scale 1:200 @A1



Key Location Plan

ROOF TERRACE PROPOSAL

ACCESSIBLE ROOFS - BLOCK E

The accessible roof terrace is located on the 8th floor of Block E. The other roofs will be inaccessible and provide the Green/Blue roof build up for the SUDs scheme. This will be a combination of gravel perimeter paths for maintenance in addition to a sedum planting and more biodiverse planting.

The 8th floor is an outdoor extension to the residents' lounge at this level, with raised planters with inbuilt seating and the provision of flexible space so further tables and chairs can be added. The architects have designed an inbuilt pergola system for this floor and climbers will be trained up from the raised planters to the pergola.

The terrace is designed to make the most of the views to the north towards the protected coastline while also creating more intimate seating spaces within.



ET8: Raised planter, 550mm high



PT 12: Porcelain Tiles



MENTAL HEALTH AND WELLBEING

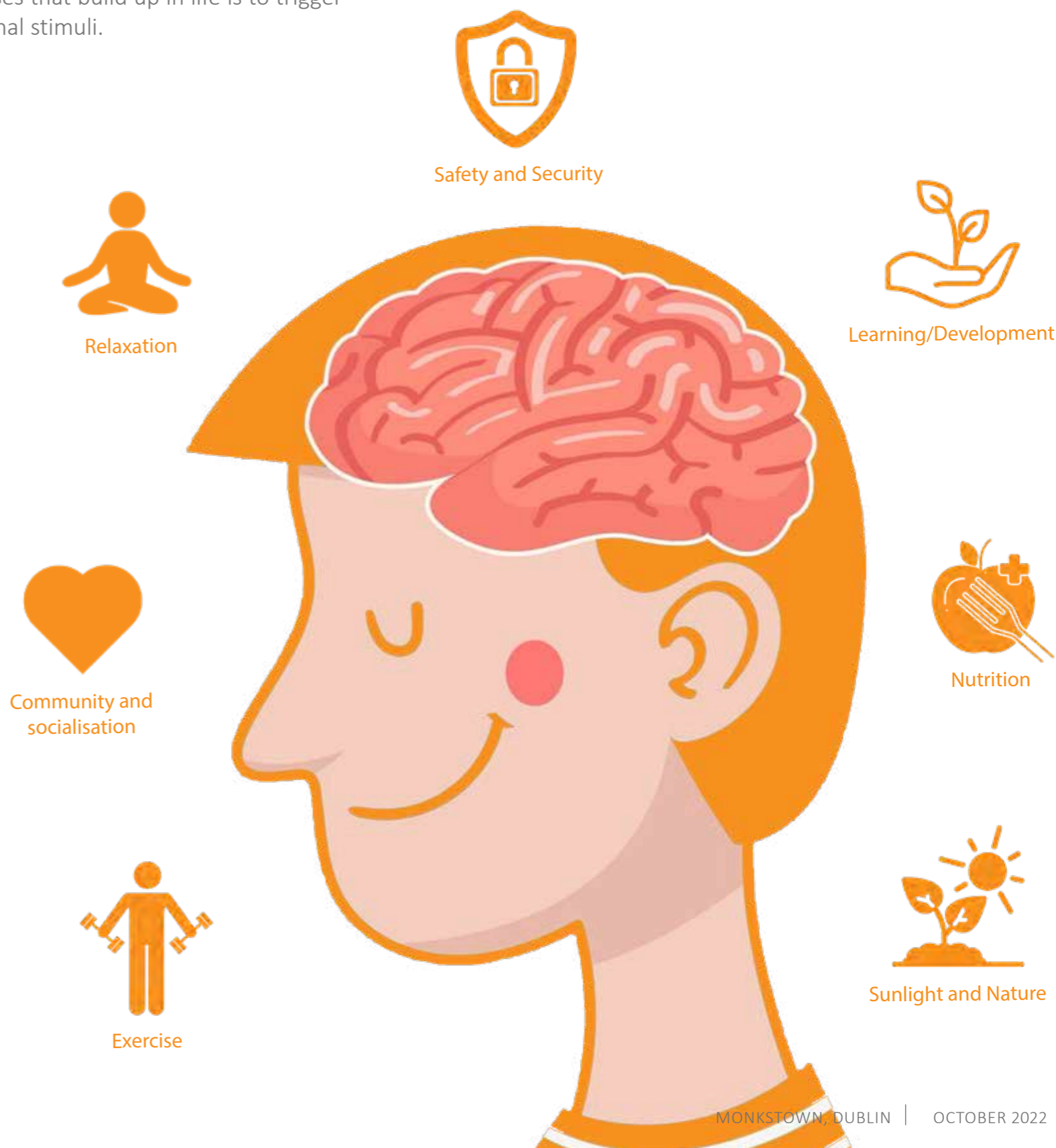
Mental health heavily influences our quality of life. So it makes sense that, just like physical health, it needs to be taken care of and maintained. Being healthy emotionally can promote productivity and effectiveness in activities like work, school or caregiving. It plays an important part in the health of our relationships, and allows us to adapt to changes in our life and cope with adversity. In some cases, it can prevent the onset or relapse of a physical or mental illness. Managing stress well, for instance, can have a positive impact on heart disease. The goal of managing the stresses that build up in life is to trigger the relaxation response, which can be done consciously by the individual or through external stimuli.

By putting people and their health at the centre of our design we can assist in the development of a thriving community that establishes an attractive environment for its visitors and residents.

It is important that we understand the social and psychological value of design to support our physical and mental health. There are opportunities for us to enhance the quality of life on site.

MENTAL HEALTH FACTORS WE CAN IMPROVE

- » Improve the air quality and natural environment
- » Promote healthy lifestyles and activities
- » Provide spaces people can feel comfortable, increasing social interaction and building social networks. Community involvement provides a sense of belonging and social connectedness. It can also offer extra meaning and purpose to everyday life.
- » Improve the safety and security of the site, to encourage relaxation.
- » Increase exposure to sunlight and nature, through windows and spaces. Green space has been associated with reduction of depression and stress, and improved social and cognitive functioning
- » Decreasing excessive stimuli such as traffic noise. This can also improve sleep, another factor in mental health.
- » Provide good connections outside of the site, linking communities and increasing people's opportunities for education and employment etc.
- » Provide nearby opportunities for recreational activities.



MENTAL HEALTH AND WELLBEING

MENTAL HEALTH AND WELLBEING

NATURAL ENVIRONMENT

There is a strong relation between our health and surroundings, which is becoming an increasing concern with climate change. By improving the air, water and soil quality in the area, the standard of living will increase.



SOCIAL ELEMENTS

Including areas that increase social interaction will help build social relationships both existing and new. Open spaces for seating also providing natural surveillance and instill a sense of safety.



SAFE SPACES

Low-level threats can keep the body in an unnatural habitual state of preparation, which can affect mood and stress in the long term. By providing well lit, secure environments, perception of safety is increased



OPPORTUNITIES FOR LEARNING

Learning through natural play is important when young to gain skills, but contact with nature enhances personal development in both children and adults, increasing confidence and knowledge



RECREATION

By providing opportunities for physical activity exercise will be actively encouraged, promoting healthy lifestyles and reducing health inequalities all while improving the neighborhood.



THERAPEUTIC LANDSCAPES

Healthy places are restorative, uplifting and healing for both physical and mental health conditions.



VIEWPOINTS & HIDES WITHIN THE LANDSCAPE

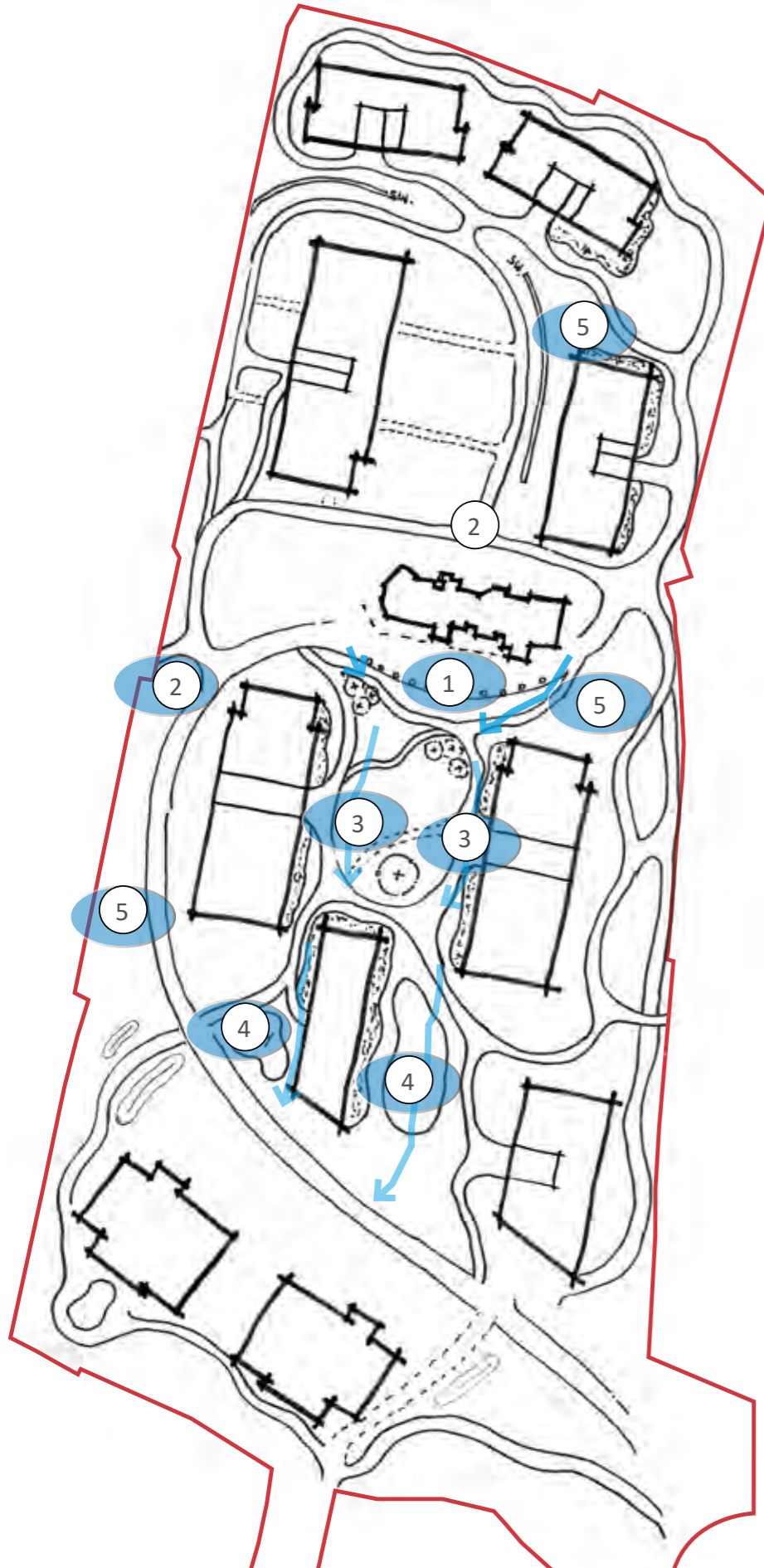
With such beautiful surroundings, we would like to integrate them into the architecture and open the structures up to the scenery.

Small learning and activity structures will be integrated into the existing woodland, such as the bird hide and yoga platform and information boards will also be placed in areas where there is a particular point of interest- heron breeding etc, swift boxes, edible forest etc. for educational purposes.



LANDSCAPE PROPOSAL

CONCEPT PLAN - WATER MOVEMENT



Using the topography of the site provides the opportunity to apply motion to water, guiding it through the site and encouraging interaction while invoking the senses. It could be a stormy crash of waves or the gentle tapping of raindrops on a window, the sounds of water has a calming effect on our mind, reducing anxiety and stress through our biological connection to it as a life source.

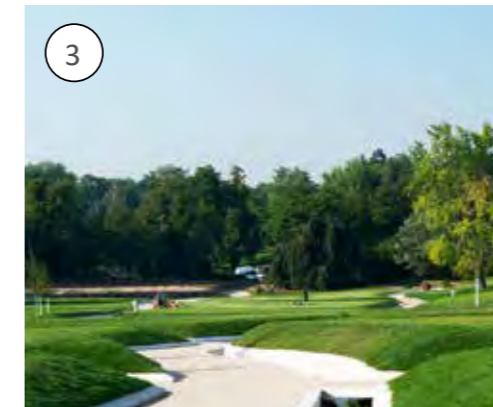
This natural sedative can make a scene emotionally compelling, shaping a memorable encounter within the landscape.



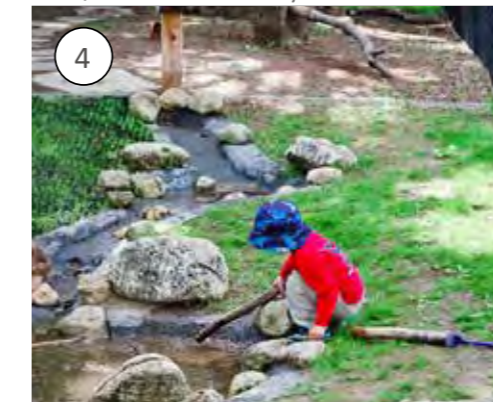
Water spouts protruding from haha



Water attenuation basin



Rills/Water conveyance



Water incorporated into play



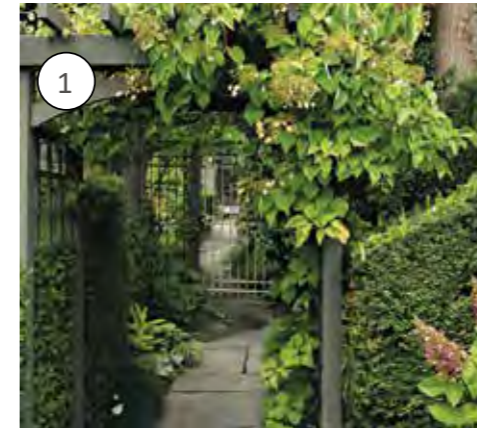
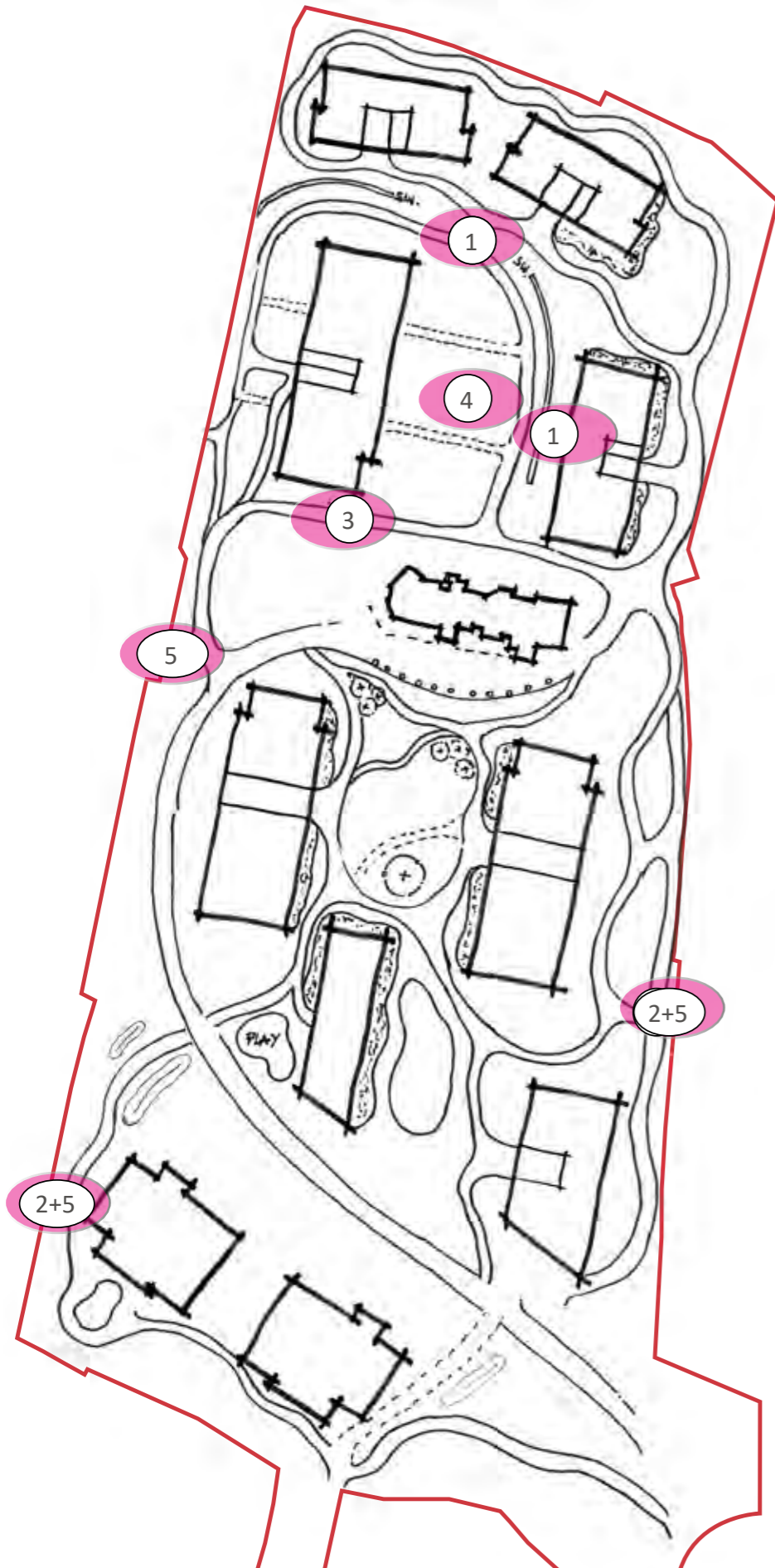
Terraced dams & dry swales



LANDSCAPE PROPOSAL

CONCEPT PLAN - KEY GATEWAYS

The idea of transporting people to another world through imaginative, grand gateways



Pergola Gateway



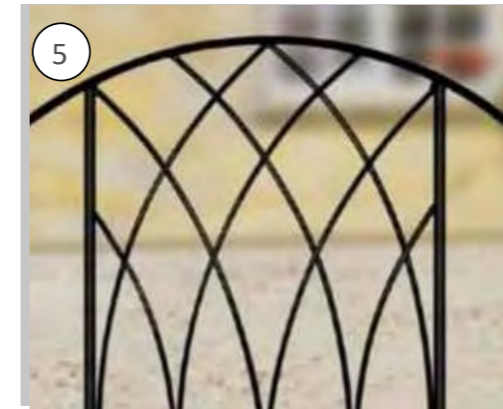
Timber gateway



Natural archway



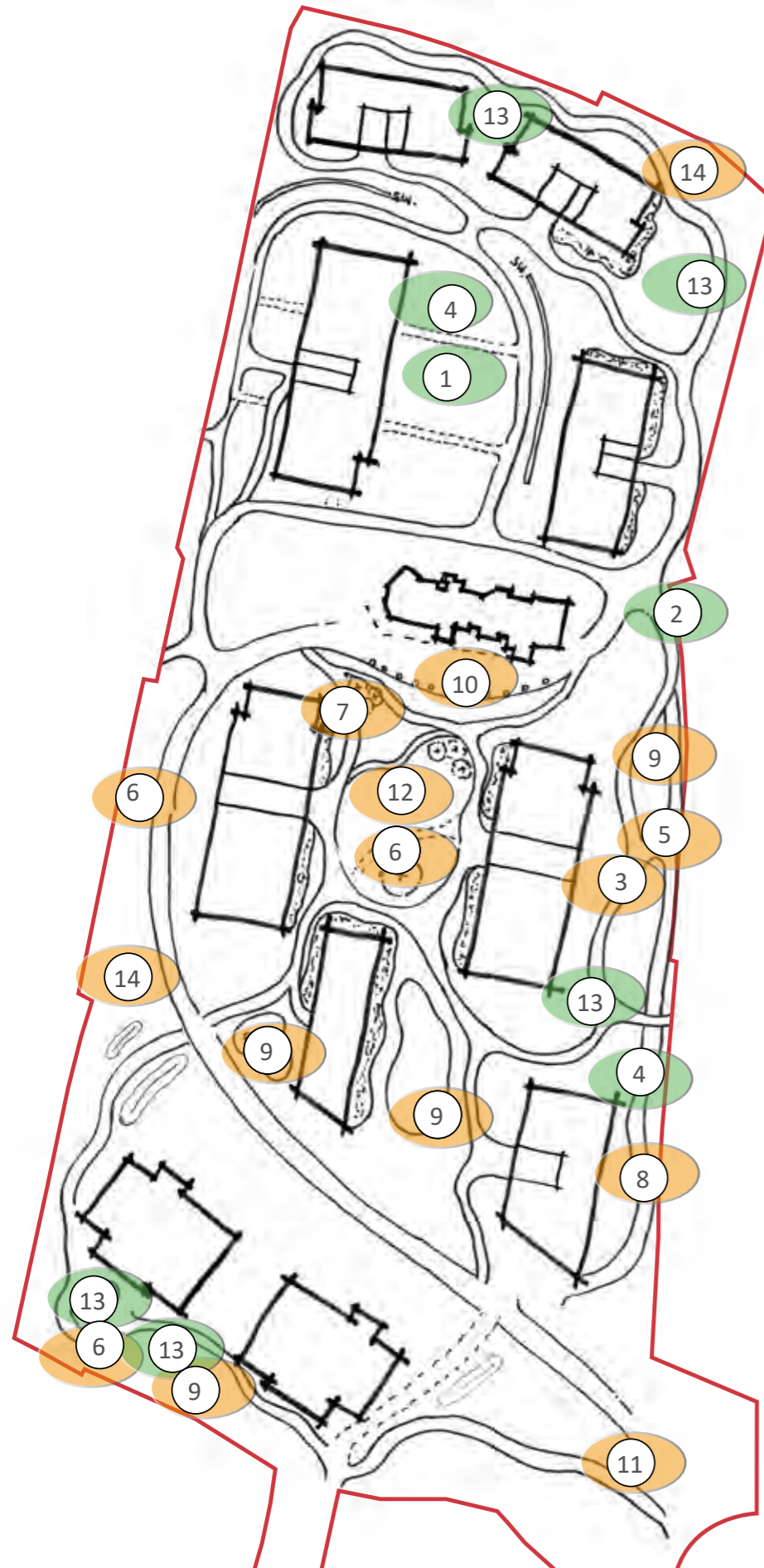
Walled Garden archway



Cast Iron Gates

LANDSCAPE PROPOSAL

CONCEPT PLAN - MAGIC MOMENTS



Taking inspiration from Capability Brown where previously there were follies and statues, we propose a contemporary take on his ideals by fabricating moments within the landscape to evoke a genuine feeling of awe and an unforgettable experience through the site.



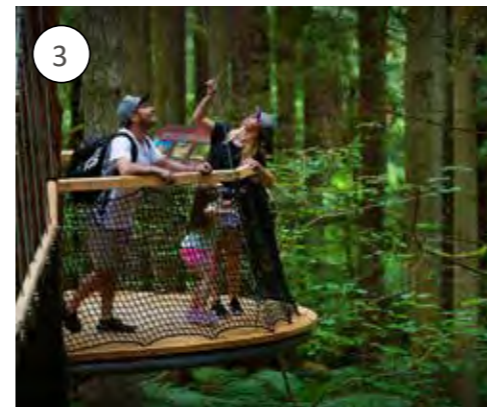
1 Bee hives positioned within the Edible Forest



1 Edible Forest



2 Hydroseeding of concrete wall



3 Elevated tree walkway



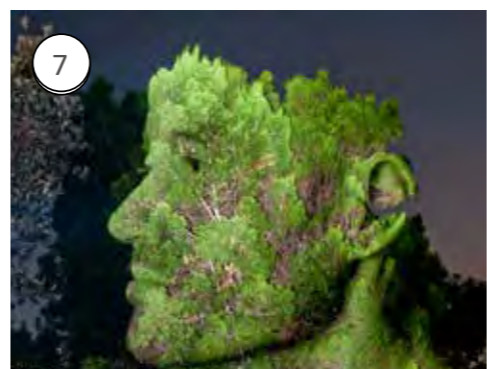
4 Bird & Bat boxes



5 Elevated play equipment



6 Play within landscape - mounds, wildflower, swales, woodland



7 Light projection onto specimen trees in key areas

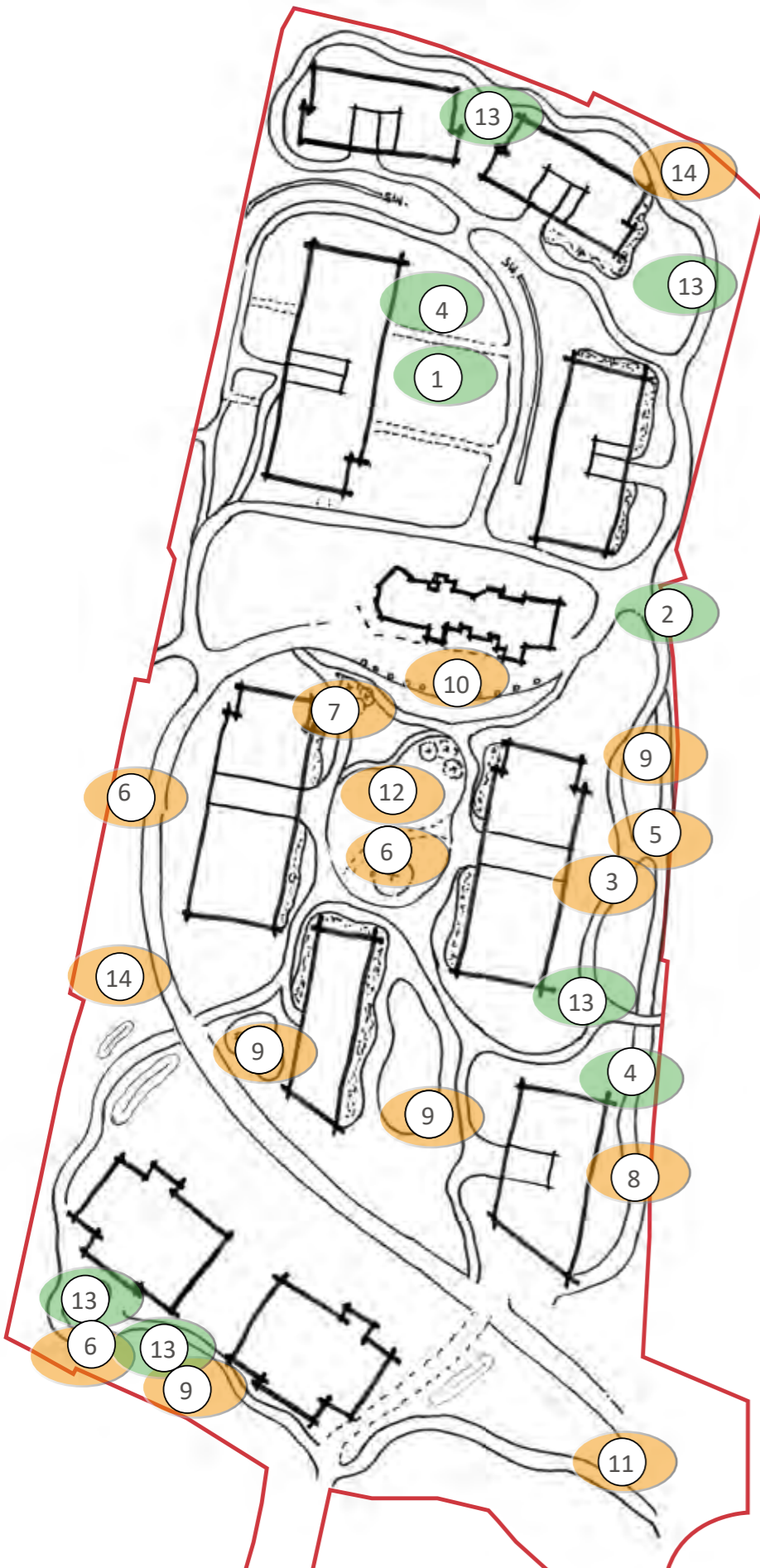


8 Elevated hides to view Heron nest



8 Elevated hides to view Heron nests

CONCEPT PLAN - MAGIC MOMENTS



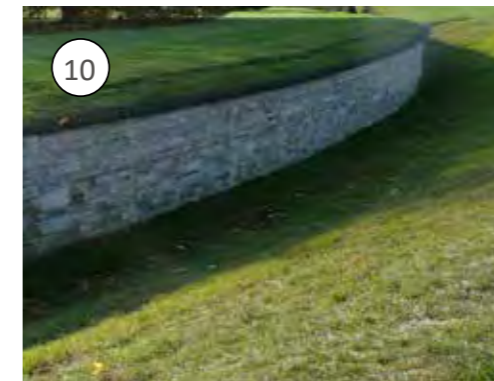
Naturally playable landscapes will be introduced with mounds, wildflower, boulders and tree trunks to activate the spaces.

The introduction of small natural structures within the landscape will be used to integrate people with the wider landscape, as outdoor learning opportunities or outdoor spaces that can be used for yoga and other relaxation activities.

Wooden and stone sculptures will also be introduced at key nodes and glades to add interest, play opportunities and character. Local artists would be encouraged to transform the surplus granite on site into a feature. A livable statue (Feature 14) would be created out of concrete with pockets for planting, to give the sense that nature was taking over the stone.



9 Areas for natural looking play



10 Ha Ha



11 Contemporary yoga folly



12 Natural Play



13 Woodland Glade with natural seating/play



13 Woodland Glade with natural seating/play



14 Statue

SOFT STRATEGY

PLANTING STRATEGY

SOFT LANDSCAPE PLAN

The soft landscape strategy proposes seeding the majority of grass areas with a long meadow mixture (Emorsgate EM1 or similar approved) with the exception of the central lawn area and grass within 1m of paths, this will have a shorter meadow mixture (Emorsgate EL1 or similar approved) with daisies and dandelions. Grass mixtures along swales and pond edges will consist of a suitable wetland species (Emorsgate EM8 and EP1 respectively or similar approved). Woodland floors will remain as is, apart from where there is too much disruption to the understorey. In these areas a woodland meadow mix will be seeded. (EW1 or similar approved).

Along the main avenue there will also be some bulb planting punctuating the route in areas where there are no RPZs. Bulb planting will also be used selectively in the main garden areas.

Native shrub planting and hedges will be introduced in areas that are free from RPZs. Edible plants (all edible forest layers) will be specified within the walled garden and climbers will be planted at the base of the walled garden wall and entrance archways to achieve a secret garden character.

Ornamental planting is proposed directly around the blocks, in some areas this will be low level planting to account for lower build ups and a no dig planting method within RPZs. In other areas this will also include taller species to allow for more structural interest.

Marginal (both dry and wet) and submerged aquatics will be proposed around the pond area, whereas dry swale species will be used along the terraced dams and dry swales.

A mix of sedum and bio diverse roof planting will be used on the tops of bicycle sheds and on the green/blue roofs.

LEGEND:

- MARGINAL PLANTING
- DRY SWALE PLANTING
- ORNAMENTAL PLANTING
- WOODLAND NATIVE PLANTING (INC HEDGES)
- EDIBLE PLANTING
- CLIMBERS
- BULBS
- SEDUM & BIODIVERSE ROOF PLANTING



PLANT PALETTE

CLIMBERS

Planting in this area will include:

Clematis "Jackmanii Superba": Clematis "Jackmanii Superba"

Rosa "Felicite Perpetue": Rambling Rose

Rosa "Gloire de Dijon": Climbing Rose

Trachelospermum jasminoides: Star jasmine

Wisteria Floribunda Alba: White Japanese wisteria

Passiflora edulis: Passion Fruit flower

Vitis vinifera 'Madeleine Angevine': Grape Vine

Phaseolus Vulgaris: Green Beans

Tropaeolum speciosum: Climbing flame nasturtium



Clematis 'Jackmanii Superba'



Vitis vinifera 'Madeleine Angevine'



Rosa "Felicite Perpetue"



Wisteria Floribunda Alba



Tropaeolum speciosum:



Phaseolus Vulgaris:



Passiflora edulis:



Trachelospermum jasminoides



Rosa "Gloire de Dijon"

SWALE & MARGINAL PLANTING

Planting in this area will include:

Marginals & Aquatics

Juncus effusus: Common rush

Juncus effusus spiralis: Corkscrew rush

Iris pseudacorus: Yellow flag iris

Iris sibirica 'Oban': Siberian iris

Nymphaea alba: White water lily

Typha angustifolia: Lesser bullrush

Thalia dealbata: Powdery alligator-flag

Caltha palustris: Marsh marigold

Zantedeschia aethiopica: Arum lily

Lythrum salicaria: Purple loosestrife

Dry Swale:

Primula vulgaris: Primrose

Saxifraga x urbium: London pride

Sedum kamtschaticum: Stonecrop

Calamagrostis x acutiflora 'Overdam': Feather reed grass

Sesleria caerulea: Blue moor grass



Lythrum salicaria



Juncus effusus



Iris sibirica 'Oban'



Nymphaea alba



Iris pseudacorus



Typha angustifolia



Calamagrostis x acutiflora 'Overdam'



Primula vulgaris



Sesleria caerulea

PLANT PALETTE

WOODLAND NATIVE PLANTING

Planting in this area will include:

Acer campestre: Field maple

Ilex aquifolium: Common holly

Ligustrum vulgare: Wild privet

Cornus sanguinea: Dogwood

Corylus avellana: Hazel

Crataegus monogyna: Common hawthorn

Lonicera fragrantissima: Sweetest honeysuckle

Malus sylvestris: Crab apple

Prunus avium: Wild cherry

Prunus cerasifera: Cherry plum

Prunus padus: Bird cherry

Prunus spinosa: Blackthorn

Rosa canina: Dog rose

Viburnum lantana: Common wayfaring tree

Viburnum opulus: Guelder rose

Luzula sylvatica: Great wood-rush

Ajuga reptans: Bugleherb

Asplenium scolopendrium: Hart's-tongue fern

Blechnum spicant: Deer fern

Polystichum aculeatum: Hard Shield Fern



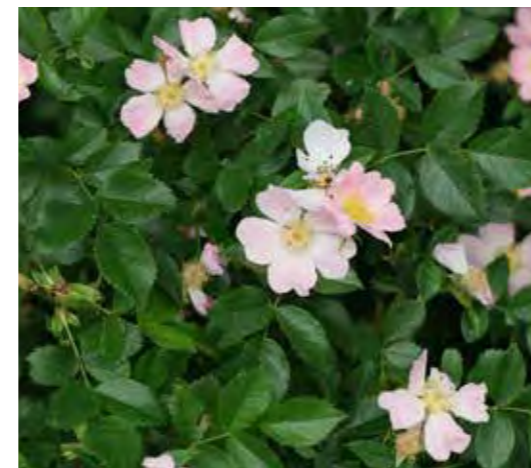
Corylus avellana



Ilex aquifolium



Malus sylvestris



Rosa canina



Ligustrum vulgare



Prunus avium



Polystichum aculeatum



Luzula sylvatica



Ajuga reptans

ORNAMENTAL PLANTING - SHRUBS

Shrub Planting in this area will include:

LOW LEVEL PLANTING (1.1 OR LOWER)

Hebe 'Mrs Winder': Hebe 'Mrs Winder'

Pittosporum tenuifolium "Tom Thumb": Tawhiwhi 'Tom Thumb'

Ceanothus thyrsiflorus var. repens: Creeping blue blossom

Sarcococca hookeriana var humilis: dwarf sweet box

Hebe Wiri Charm: Hebe 'Wiri Charm'

Mahonia aquifolium: Oregon Grape

Pittosporum tenuifolium 'Golf Ball': Tawhiwhi 'Golf Ball'

MID LEVEL PLANTING (1.5 OR LOWER)

Choisya 'Aztec Pearl': Mexican orange 'Aztec Pearl'

Hebe 'Mrs Winder': Hebe 'Mrs Winder'

Hydrangea Quercifolia: Oakleaf hydrangea

Sarcococca hookeriana var. digyna: Sweet box

Pittosporum tenuifolium "Irene Paterson": Tawhiwhi 'Irene Paterson'

Hydrangea Serrata 'Bluebird': Hydrangea 'Bluebird'

Viburnum davidii: David viburnum

HIGH LEVEL PLANTING

Choidya ternata: Mexican orange blossom

Hebe 'Midsummer Beauty': Hebe 'Midsummer Beauty'

Photinia x fraseri "Red Robin": Christmas berry 'Red Robin'

Viburnum tinus 'Eve Price': Laurustinus 'Eve Price'

Pittosporum tenuifolium "Elizabeth": Tawhiwhi 'Elizabeth'

Osmanthus x burkwoodi: Burkwood osmanthus



Ceanothus thyrsiflorus var. repens:



Pittosporum tenuifolium "Tom Thumb"



Pittosporum tenuifolium 'Golf Ball'



Choidya ternata



Photinia x fraseri 'Red Robin'



Mahonia aquifolium



Viburnum tinus 'Eve Price'



Pittosporum tenuifolium "Irene Paterson"



Hydrangea Quercifolia:

PLANT PALETTE

ORNAMENTAL PLANTING

Planting in this area will include:

PERENNIALS

Ajuga reptans: Bugleherb

Geranium x oxonianum at Johnson: Cranesbill 'A.T. Johnson'

Heuchera 'plum pudding': Alum root 'Plum Pudding'

Geranium subcaulescens 'Splendens': Grey cranesbill 'Splendens'

Agapanthus africanus Blue: African lily

Agapanthus africanus alba: White African Lily

Geranium x oxonianum 'Wargrave Pink': Cranesbill 'Wargrave Pink'

Blechnum Spicant: Hard fern

Libertia grandifolia: New Zealand satin flower

Ajuga reptans "Catlin's Giant": Bugle 'Catlin's Giant'

Anemone x hybrida "Honorine Jobert": Japanese anemone 'Honorine Jobert'

Anemone x hybrida "September Charm": Japanese anemone 'September Charm'

Bergenia "Bressingham White": Elephant's ears 'Bressingham White'

Bergenia 'Silberlicht': Elephant's ears 'Silverlight'

Epimedium x perralchicum "Fröhnleiten": Barrenwort 'Fröhnleiten'

Geranium macrorrhizum 'Spessart': Big-root cranesbill 'Spessart'

Iris foetidissima: Stinking iris

Libertia peregrinans: Wandering Chilean iris

Liriope muscari "Big Blue": Big blue lilyturf

Luzula nivea: Snow rush

Polystichum aculeatum: Hard Shield Fern



Epimedium x perralchicum "Fröhnleiten"



Agapanthus africanus



Geranium macrorrhizum 'Spessart'



Iris foetidissima



Heuchera 'plum pudding'



Anemone x hybrida "Honorine Jobert"



Bergenia 'Silberlicht'



Libertia grandifolia



Blechnum Spicant

NATIVE BULBS

Planting in this area will include:

Camassia quamash: Common camas

Galanthus nivalis: Common snow drop

Fritillaria meleagris: Snake's head fritillary

Narcissus bulbocodium conspicuus: Yellow hoop petticoat

Narcissus cyclamineus: Cyclamen-flowered daffodil



Camassia quamash



Fritillaria meleagris



Galanthus nivalis



Narcissus bulbocodium conspicuus



Narcissus cyclamineus

PLANT PALETTE

EDIBLE FOREST/WALLED GARDEN

Planting in this area will include:

Allium schoenoprasum: Chives

Rosmarinus officinalis: Rosemary

Fragaria vesca: Wild Strawberry

Thymus spp: Creeping Thyme

Sorrel spp: Sorrel

Salvia officinalis spp: Purple Sage

Oregano spp: Oregano

Borago officinalis: Borage

Lavandula angustifolia: English Lavender

Nepeta spp: Catmint

Eruca vesicaria: Rocket

Beta vulgaris subsp. cicla: Chard

Trifolium pratense subsp. pratense: Trifolium nivale

Rosa Kent: Rose 'Kent'

Rosa Canina: Dog rose

Allium ursinum: Wild garlic

Rheum rhabarbarum: Rhubarb

Ribes nigrum: Black currant

Ribes rubrum 'White Grape': White currant

Rubus allegheniensis: Blackberries

Ribes uva-crispa: Gooseberries



Salvia officinalis spp



Borago officinalis



Nepeta spp



Rosmarinus officinalis



Allium ursinum



Lavandula angustifolia



Thymus spp



Aloysia citrodora



Fragaria vesca

TREE STRATEGY

TREE STRATEGY

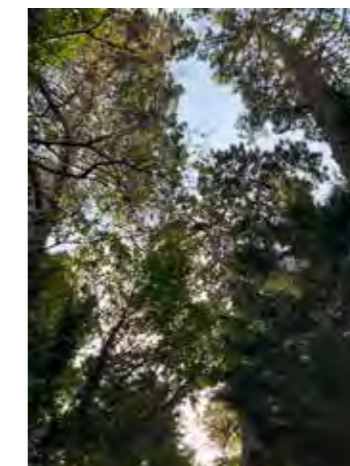
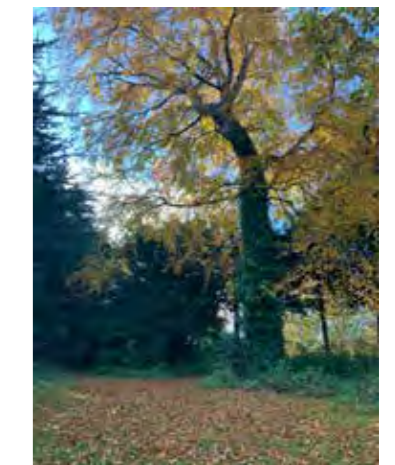
EXISTING TREES

There are a large range of trees on site including native, ornamental varieties and complimentary species. There is also a range of tree ages and condition with the majority of trees being mature and of fair condition. Existing species found on site include:

Acacia cultriformis Knife Acacia
 Acer capillipes Snake Bark Maple
 Acer platanoides Norway Maple
 Acer Pseudoplatanus Sycamore Tree
 Aesculus hippocastanum Horse Chestnut Tree
 Aesculus Sp. Yellow Buckeye
 Alnus incana Grey Alder
 Arbutus unedo Strawberry Tree
 Betula papyrifera Paper Bark Birch
 Betula pendula Silver Birch
 Betula utilis Himalayan Birch
 Betula youngii Weeping Birch
 Carpinus betulus Hornbeam
 Cedrus atlantica Blue Atlas Cedar
 Cedrus deodara Deodar Cedar
 Cercis siliquastrum Judas Tree
 Chamaecyparis lawsoniana Lawson Cypress
 Corylus avellana Hazel
 Crataegus monogyna Hawthorn
 Cupressocyparis leylandii Leyland Cypress
 Cupressus macrocarpa Monterey Cypress
 Cupressus sempervirens Italian Cypress
 Cypress arizonica Rough Arizona Cypress
 Davidia involucrata Handkerchief Tree
 Eucalyptus gunnii Cider Gum
 Eucalyptus variety Eucalyptus
 Eucalyptus Globulus Blue Gum

Fagus Sylvatica Beech Tree
 Fagus sylvatica "Purpurea" Copper Beech
 Fagus sylvatica asplenifolia Cut Leaf Beech
 Fraxinus excelsior Ash
 Fraxinus excelsior "Pendula" Weeping Ash
 Juglans nigra Black Walnut
 Juglans regia Walnut
 Luma apiculata Chilean Myrtle
 Magnolia Sp. Magnolia
 Malus variety Ornamental Apple
 Metasequoia glyptostroboides Dawn Redwood
 Morus nigra Mulberry
 Nothofagus procera Rauli
 Picea Breweriana Brewer Spruce
 Pinus contorta Lodgepole Pine
 Pinus nigra Austrian Pine
 Pinus radiata Monterey Pine
 Pinus Sp. Pine
 Pinus strobus Weymouth Pine
 Pinus sylvestris Scots Pine
 Pittosporum tenuifolium Pittosporum
 Populus nigra "Italica" Lombardy Poplar
 Populus trichocarpa Western Balsam Poplar
 Populus x Canadensis Hybrid Black Poplar
 Prunus avium Wild Cherry
 Prunus subhirtella "Autumnalis" Winter Flowering Cherry
 Prunus variety Ornamental Cherry
 Pseudotsuga menziesii Douglas Fir
 Pyrus salicifolia Willow Leaved Pear
 Quercus cerris Turkey Oak
 Quercus ilex Holm Oak
 Quercus robur Oak

Quercus rubra Red Oak
 Salix fragilis Crack Willow
 Sorbus aria Whitebeam
 Sorbus intermedia Swedish Whitebeam
 Sorbus torminalis Service Tree
 Taxus Baccata Common Yew
 Thuja plicata Western Red Cedar
 Tilia cordata Small Leaf Lime
 Tilia europea Lime Tree
 Tsuga heterophylla Western Hemlock
 Ulmus glabra Wych Elm



TREE STRATEGY

PROPOSED TREES - PART 1

The scheme proposes to use many of the same species as the existing trees for with some additional complimentary species:

The tree diagram opposite shows the category of tree selected for various positions.

LARGE PARKLAND TREES

- Acer platanoides- Norway Maple ‘Crimson King’
- Quercus ilex- Holm Oak (same as existing)
- Cedrus Libani- Cedar of Lebanon
- Tilia europaea- Common Lime (same as existing)
- Pinus sylvestris Scots Pine

NATIVE / NATURALISTIC TREES

- Pinus sylvestris- Scots Pine (same as existing)
- Pinus nigra- Austrian Pine (same as existing)
- Taxus baccata- Common Yew (same as existing)
- Ilex aquifolium- Common Holly
- Larix decidua- European Larch
- Acer campestre- Field Maple
- Sorbus aucuparia- Mountain ash
- Sorbus aria- Whitebeam (same as existing)

ORNAMENTAL TREES

- Magnolia grandifolia- Magnolia Bull Bay
- Pyrus Chanticleer- Callery / Ornamental pear
- Liquidambar styraciflua- Sweet gum
- Ginkgo Biloba- Maidenhair tree
- Prunus ‘Sunset Boulevard’ - Cherry ‘Sunset Boulevard’
- Amelanchier lamarckii- Serviceberry
- Betula utilis jacquemontii- Himalayan White Birch



Cedrus Libani- Cedar of Lebanon



Sorbus aucuparia- Mountain ash



Ginkgo Biloba

Specifications

Trees planted will be a combination of Mature and Semi-Mature species.

Clear Stem Trees will be specified to have a range of sizes:

- 60-70 Girth for the Large Parkland Trees
- 40-45 Girth
- 30-35 Girth.

These will have a minimum of 2m clear stem.

Multi Stem Trees will be specified to be at least 5m high with canopy lifted by at least 1m.

Espaliers will be 3-4m high.

All trees will be specified as Rootballs.

There will be 213 proposed trees planted, with 142 existing trees retained.

LEGEND:

- LARGE PARKLAND TREES
- NATIVE/NATURALISTIC TREES
- ORNAMENTAL TREES
- SWALE TREES
- EDIBLE TREES
- MAIN AVENUE TREES



TREE STRATEGY

PROPOSED TREES - PART 2

MEADOW/SWALE TREES TOLERANT OF WET SOIL

- Alnus glutinosa- Common Alder
- Alnus uncana- Grey Alder (same as existing)
- Populus nigra- Black Poplar (same as existing)
- Betula nigra- River Birch
- Betula pubescens- Downy Birch
- Amelanchier lamarckii- Serviceberry
- Salix babylonica pekinensis 'Pendula' - weeping willow
- Metasequoia glyptostroboides- Dawn redwood (same as existing)

EDIBLE TREES

- Cydonia oblonga- Quince
- Prunus Domestica 'Victoria' - Plum
- Juglans regia - Walnut (same as existing)
- Pyrus communis- European / Common Pear
- Morus nigra- Mulberry (same as existing)
- Malus James grieve - Apple
- Malus tschonoskii- Chonosuki Crab apple / Pillar apple
- Prunus avium- Lapin Cherry
- Cornus Mas- Cornelian Cherry
- Corylus avellana- Hazel (same as existing)
- Castanea sativa- Sweet Chestnut

MAIN AVENUE TREES (same as existing avenue trees)

- Fagus sylvatica "Purpurea" Copper Beech
- Metasequoia glyptostroboides- Dawn redwood
- Quercus robur Oak



Betula nigra- River Birch



Amelanchier lamarckii- Serviceberry



Pyrus communis- European / Common Pear

Specifications:

Trees planted will be a combination of Mature and Semi-Mature species.

Clear Stem Trees will be specified to have a range of sizes:

- 60-70 Girth for the Large Parkland Trees
- 40-45 Girth
- 30-35 Girth.

These will have a minimum of 2m clear stem.

Multi Stem Trees will be specified to be at least 5m high with canopy lifted by at least 1m. Espaliers will be 3-4m high.

All trees will be specified as Rootballs.

There will be 213 proposed trees planted, with 142 existing trees retained.

LEGEND:

- LARGE PARKLAND TREES
- NATIVE/NATURALISTIC TREES
- ORNAMENTAL TREES
- SWALE TREES
- EDIBLE TREES
- MAIN AVENUE TREES



HARD & FURNITURE STRATEGY

HARD SCAPE STRATEGY

PAVING TYPES

The hard landscape elements have been carefully selected to enhance the space.

The existing granite cobbles from the path that leads up to Dalguise House will be retained and used around the main house. These will be supplemented with new granite cobbles, (chosen to match existing), and these will also be used around the Coach House. Private terraces will be granite flags. Elsewhere, feature paving areas will consist of large high quality, polished concrete slabs with gravel joints.

The main avenue will be resurfaced with a buff macadam to create a durable surface with a shared-surface look and feel.

Main paths closer to the residences will be resin bound gravel, and woodland paths will be laid with loose bark chip and timber edging. Where bridges and elevated walkways are necessary composite decking will be used to ensure longevity. Timber will be used for structures within the woodland – such as the yoga platform, elevated bird hide and elevated tree walk.








These materials should complement and further enhance the existing hard materials and natural surroundings. The adjacent diagram has been developed to outline the types of paving proposed for the scheme.

- | | |
|---|--|
| ■ Paving Type 1: Resin Bound Gravel | ■ Paving Type 12: Porcelain Tiles |
| ■ Paving Type 2: Wide Concrete Slab Paving | ■ Paving Type 14: Gravel Subpave |
| ■ Paving Type 3: Timber Decking | ■ Paving Type 15: Artificial Grass |
| ■ Paving Type 4: Concrete Block Paving | ■ Paving Type 16: Granite Flags |
| ■ Paving Type 5: Existing Cobbles | ■ Paving Type 17: Pebbles within concrete haunching |
| ■ Paving Type 6: Mixed Cobbles | |
| ■ Paving Type 7: Loose Bark Chip | |
| ■ Paving Type 8: Macadam | |
| ■ Paving Type 9: Bonded Rubber mulch | |
| ■ Paving Type 10: Composite Decking | |
| ■ Paving Type 11: Reinforced Grass System | |



PAVING TYPES

The hard landscape elements have been carefully selected to enhance the space. The existing granite cobbles from the path that leads up to Dalguise House will be retained and used around the main house. These will be supplemented with new granite cobbles, (chosen to match existing), and these will also be used around the Coach House. Private terraces will be granite flags. Elsewhere, feature paving areas will consist of large high quality, polished concrete slabs with gravel joints. The main avenue will be resurfaced with a buff macadam to create a durable surface with a shared-surface look and feel. Main paths closer to the residences will be resin bound gravel, and woodland paths will be laid with loose bark chip and timber edging. Where bridges and elevated walkways are necessary composite decking will be used to ensure longevity. Timber will be used for structures within the woodland – such as the yoga platform, elevated bird hide and elevated tree walk. These materials should complement and further enhance the existing hard materials and natural surroundings. The adjacent diagram has been developed to outline the types of paving proposed for the scheme.

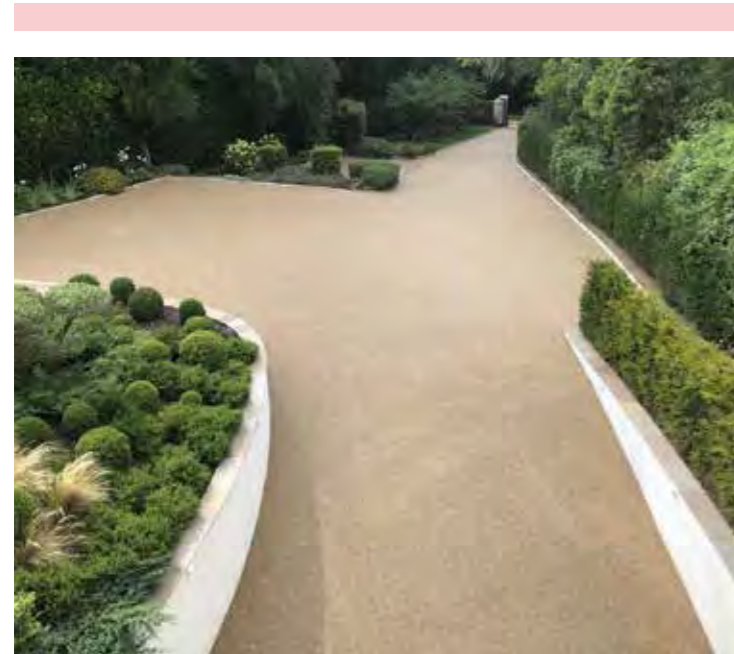
- | | |
|--|---|
|  Paving Type 1: Resin Bound Gravel |  Paving Type 12: Porcelain Tiles |
|  Paving Type 2: Wide Concrete Slab Paving |  Paving Type 14: Gravel Subspave |
|  Paving Type 3: Timber Decking |  Paving Type 15: Artificial Grass |
|  Paving Type 4: Concrete Block Paving |  Paving Type 16: Granite Flags |
|  Paving Type 5: Existing Cobbles |  Paving Type 17: Pebbles within concrete haunching |
|  Paving Type 6: Mixed Cobbles | |
|  Paving Tpe 7: Loose Bark Chip | |
|  Paving Type 8: Macadam | |
|  Paving Type 9: Bonded Rubber mulch | |
|  Paving Type 10: Composite Decking | |
|  Paving Type 11: Reinforced Grass System | |



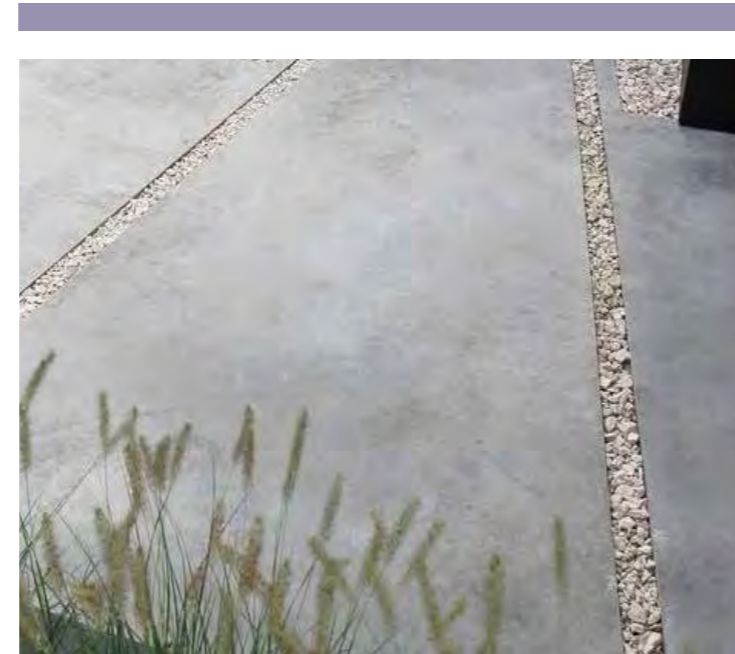
HARD SCAPE STRATEGY

PAVING PALETTE

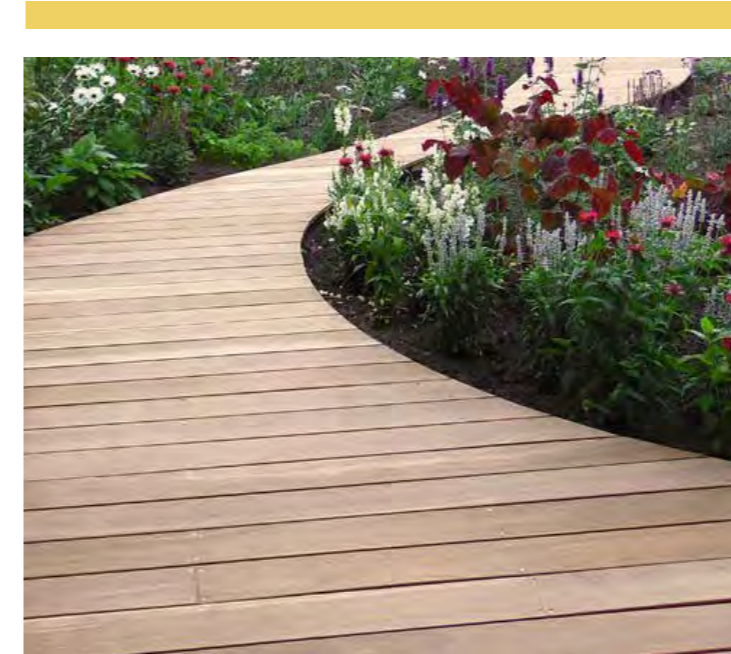
Paving Type 1. Product: Resin Bound Gravel
Area: Major Paths
Size/Colour: Aggregate size 3-6mm/Buff Colour
Supplier: ClearStone or Similar Approved



Paving Type 2. Product: Wide Concrete Slab Paving
Area: Feature Areas
Size/Colour: Size varies
Supplier: Marshalls or Similar Approved



Paving Type 3. Product: Timber decking
Area: Elevated paths and bridges
Size/Colour: Size varies, Mixed Colour
Supplier: Abbey Woods or Similar Approved



Paving Type 4. Product: Concrete Permeable Block Area:
Purbeck Lodge Gateway and Basement Road
Size/Colour: Buff Colour
Supplier: Marshalls or Similar Approved



Paving Type 5. Product: Existing Cobbles
Area: Main Approach (Approx. 145m²)
Size/Colour: Size varies, Mixed Colour
Supplier: Existing cobbles



Paving Type 6. Product: Mixed Granite Cobbles
Area: Main Approach (Approx. 400m²)
Size/Colour: Size varies, Mixed Colour
Supplier: Reclaimed Brick Co or Similar Approved



Paving Type 7. Product: Loose Bark Chip
Area: Paths Through Existing Trees
Size/Colour: Size Varies, Mixed Colour
Supplier: Woodside Garden Products or similar

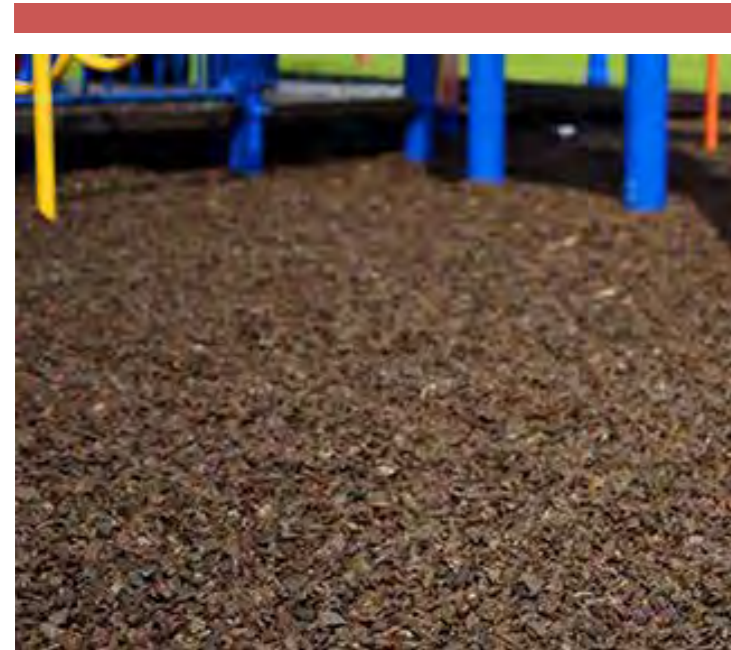


Paving Type 8.: Macadam
Size/Colour: 6mm dense grade / Buff
Supplier: Tarmac or Similar Approved



PAVING PALETTE

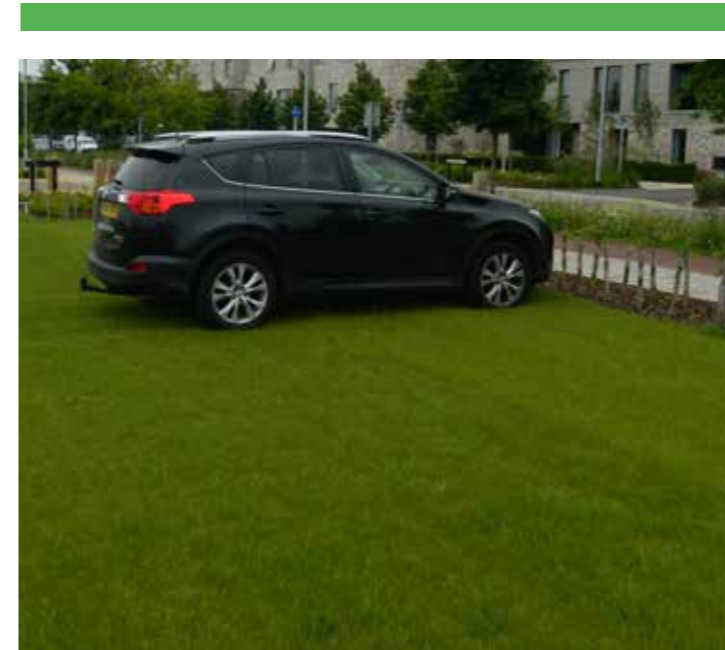
Paving Type 9. Product: Bonded Rubber mulch
 Area: Play Nodes
 Size/Colour: Red & Brown
 Supplier: Safeplay Surfacing Ltd or Similar Approved



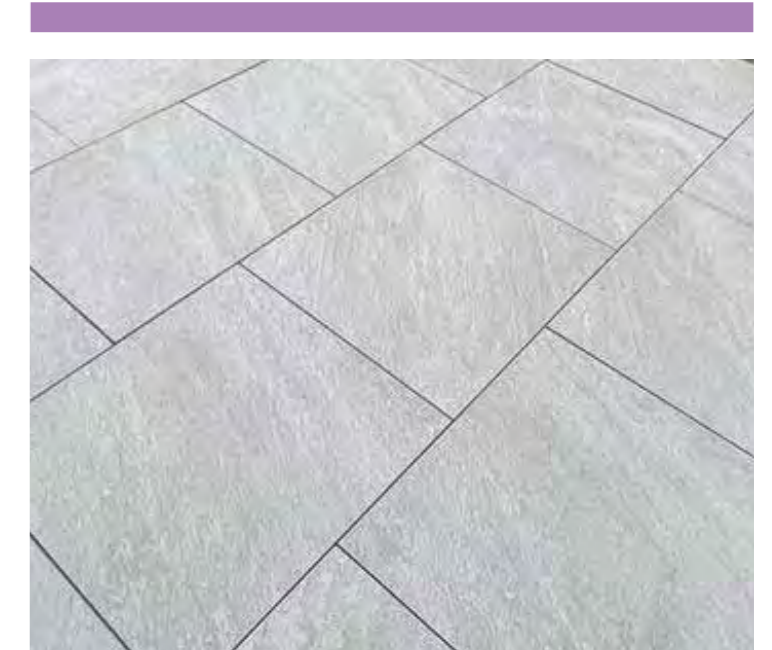
Paving Type 10. Product: Composite Decking
 Area: Treewalk
 Size/Colour: 3.6m board / Basalt Grey
 Supplier: Millboard or Similar Approved



Paving Type 11. Product: Reinforced grass - Netlon Advanced Turf System
 Size/Colour: N/A
 Supplier: ABG-geosynthetics or Similar Approved



Paving Type 12.: Porcelain Tiles
 Size/Colour: 600mm (W) , 600mm (L) 20mm (H)
 / Siena Quartz grey
 Supplier: Kinley or Similar approved



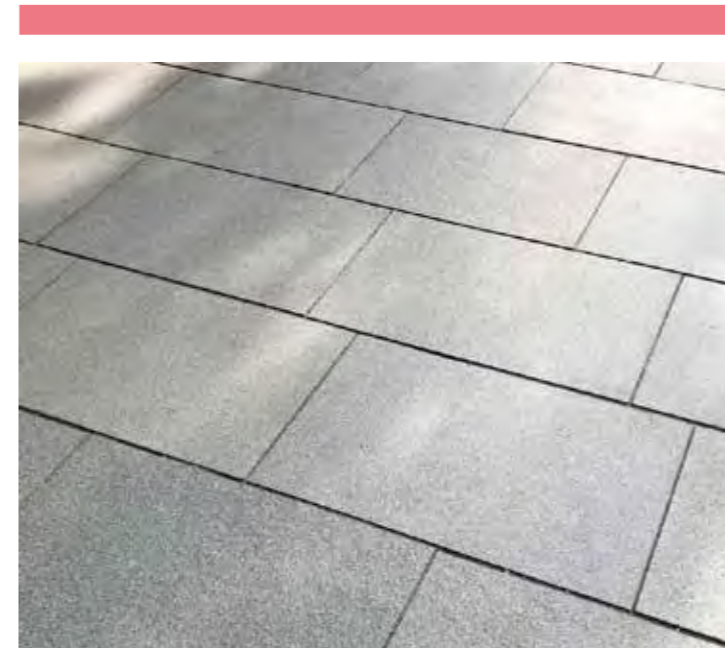
Paving Type 14.: Gravel Sudspave
 Size/Colour: Gravel Finish recycled plastic cellular paver infilled with 7-10mm angular aggregate
 Supplier: ABG or Similar Approved



Paving Type 15.: Artificial Grass
 Size/Colour: Belgravia, 40mm sward
 Supplier: Easigrass or Similar Approved



Paving Type 16.: Granite Flags
 Size/Colour: 300x150x50/Medium Grey
 Supplier: Stonepave or Similar Approved



Paving Type 17.: Pebbles within concrete haunching
 Size/Colour: Mixed- 50-100mm / Silver Grey Granite Cobbles and Pebbles
 Supplier: CED Stone or Equal Approved



HARD SCAPE STRATEGY

EDGING & BANDING PALETTE

Edge Type 1.: Granite Raised Kerb- Galatea Flamed, upstand 150mm
Finish: Flame textured to all visible surfaces, Silver Grey
Size/Colour: 300 x 215 x 915mm, 15mm pencil round leading edge, light grey
Supplier: Marshalls or Similar Approved



Edge Type 3.: Granite Sett Edging
Size/Colour: 255x155x50/Dark Grey
Supplier: Marshalls or Similar Approved



Edge Type 4.: Aluminium Edging
Size/Colour: 150x3/Silver
Supplier: Kinley or Similar Approved



Edge Type 5.: Granite Flush Kerb- Galatea Flamed
Size/Colour: 300(W)x200(H)mmx500(L), Bond: 6mm joints
Finish: Flame textured to all visible surfaces, Silver Grey
Supplier: Marshalls or Similar Approved.



Edge Type 6.: Timber Edging
Size/Colour: 30x50x2500/Brown
Supplier:-



FURNITURE TYPES

Furniture and features are carefully selected to enhance the space without cluttering the scheme. Through careful spatial planning, the selected furniture and features will enrich the space and provide opportunities for residents to enjoy the space and feel connected with the surroundings.

The design and placement of elements will respond to the architecture through sympathetic, appropriate and consistent materials, textures and scales. High quality elements will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.

Furniture proposed is mainly timber to enable a more natural look and feel. Within the woodland edges reclaimed tree trunks will be used for seating, to fit with the more rural character, whereas in the gardens timber park benches will be used. Timber tables and chairs and picnic benches will be provided in the social areas to enable eating out doors.

Cycle stands will be provided either as conventional stands or within semi-enclosed timber sheds with sedum roofs.

Bird and Bat Boxes will be located in positions coordinated with the ecologist along the darker corridors where more mature trees exist.

- | | |
|---|---|
|  Furniture Type 1: Timber Bench without back |  Furniture Type 14: Insect House |
|  Furniture Type 2: Timber Bench with back |  FurnitureType 15: Elevated Timber Walkways |
|  FurnitureType 3: Reclaimed timber bench |  FurnitureType 16: Fruit Tunnel Longer Pergola |
|  FurnitureType 4: Bespoke Bench Fixed to Planter |  FurnitureType 17: Archway with Edible Climbers |
|  FurnitureType 5: Bespoke Radial Bench |  FurnitureType 18: Information Boards |
|  FurnitureType 6: Cube Seat |  Furniture Tpe 19: Terraced Dams |
|  Furniture Tpe 7: Chair and Small Table |  Furniture Type 20: Bikeshed with Sedum Box roof |
|  Furniture Type 8: Linares Picnic Table |  FurnitureType 21: Bicycle StandFurniture |
|  FurnitureType 9: Litterbin |  FurnitureType 22: Bespoke Timber Archway |
|  Furniture Type 10: Removable Bollard |  FurnitureType 23: Elevated Tree Walkway |
|  Furniture Type 11: Bee Hive |  FurnitureType 24: Sculpture |
|  Furniture Type 12: Bird Boxes |  FurnitureType 25: Cantilevered Yoga Platform |
|  Furniture Type 13: Bat Boxes |  FurnitureType 26: Bird Hide |
| |  FurnitureType 27: Natural Archway |








FURNITURE TYPES - PAGE 2

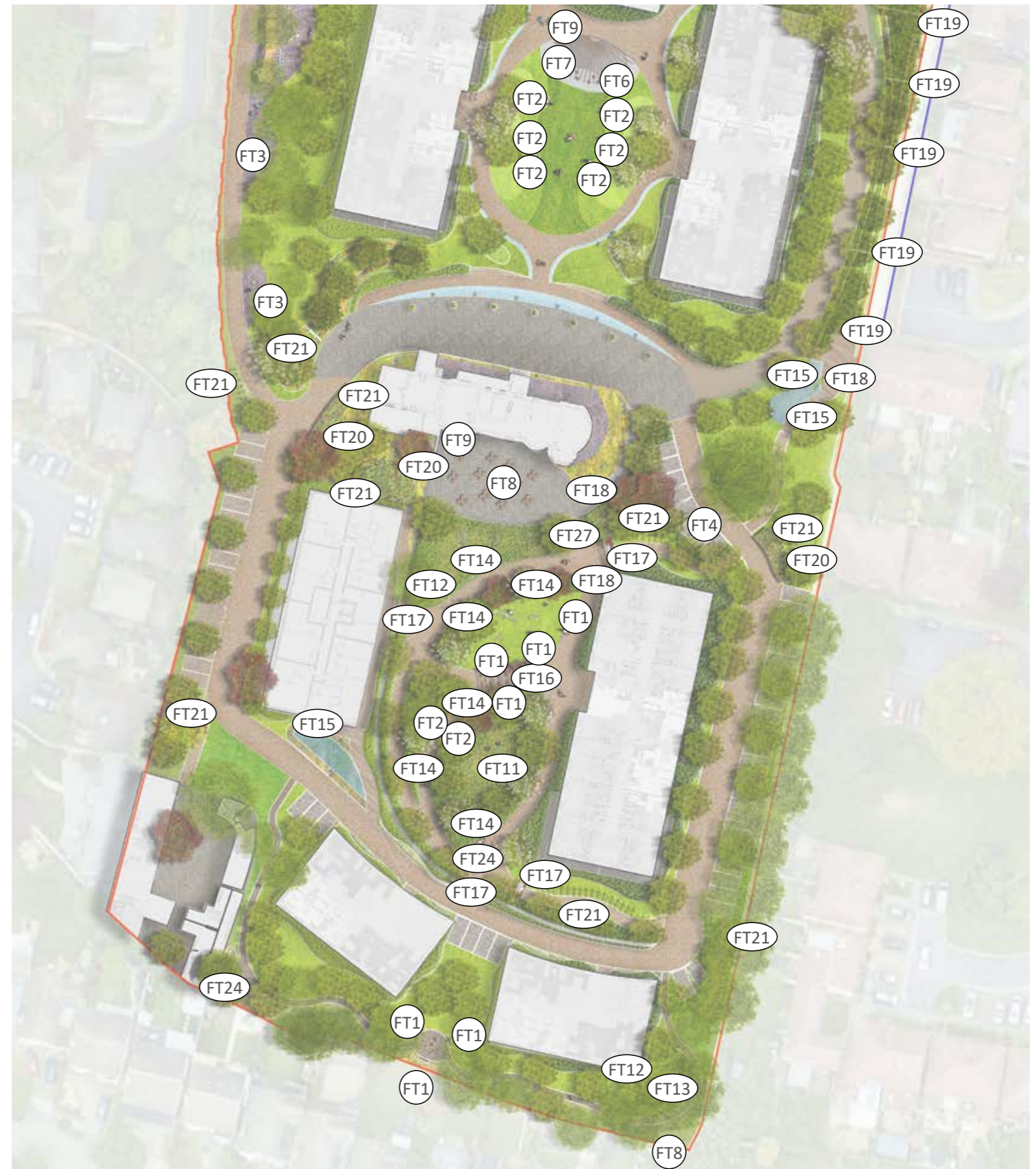
Furniture proposed is mainly timber to enable a more natural look and feel. Within the woodland edges reclaimed tree trunks will be used for seating. to fit with the more rural character, whereas in the gardens timber park benches will be used.

Cycle stands will be provided either as conventional stands or within semi-enclosed timber sheds with sedum roofs.

Bird and Bat Boxes will be located in positions coordinated with the ecologist along the darker corridors where more mature trees exist.

Timber tables and chairs and picnic benches will be provided in the social areas to enable eating out doors.

- | | |
|---|---|
|  Furniture Type 1: Timber Bench without back |  Furniture Type 14: Insect House |
|  Furniture Type 2: Timber Bench with back |  Furniture Type 15: Elevated Timber Walkways |
|  Furniture Type 3: Reclaimed timber bench |  Furniture Type 16: Fruit Tunnel Longer Pergola |
|  Furniture Type 4: Bespoke Bench Fixed to Planter |  Furniture Type 17: Archway with Edible Climbers |
|  Furniture Type 5: Bespoke Radial Bench |  Furniture Type 18: Information Boards |
|  Furniture Type 6: Cube Seat |  Furniture Type 19: Terraced Dams |
|  Furniture Type 7: Chair and Small Table |  Furniture Type 20: Bikeshed with Sedum Box roof |
|  Furniture Type 8: Linares Picnic Table |  Furniture Type 21: Bicycle Stand Furniture |
|  Furniture Type 9: Litterbin |  Furniture Type 22: Bespoke Timber Archway |
|  Furniture Type 10: Removable Bollard |  Furniture Type 23: Elevated Tree Walkway |
|  Furniture Type 11: Bee Hive |  Furniture Type 24: Sculpture |
|  Furniture Type 12: Bird Boxes |  Furniture Type 25: Cantilevered Yoga Platform |
|  Furniture Type 13: Bat Boxes |  Furniture Type 26: Bird Hide |
| |  Furniture Type 27: Natural Archway |



FURNITURE PALETTE

Furniture Type 1: Bench without back, Imperial Bench
 Supplier: Bailey Street Scene or Similar Approved
 Size: L: 2000mm x D: 340mm x H: 450mm
 Material: Timber



Furniture Type 2: Bench with back, Imperial Seat
 Supplier: Bailey Street Scene or Similar Approved
 Size: L: 2000mm x D: 340mm x H: 450mm
 Material: Timber



Furniture Type 3: Reclaimed Wood Bench
 Supplier: Bespoke or Similar Approved
 Size: Varies
 Material: Timber



Furniture Type 4: Bespoke Bench Fixed to Planter
 Supplier: Omos or Similar Approved
 Size/Material: Bespoke size, Timber top and steel frame



Furniture Type 5: Bespoke Radial Bench
 Supplier: Omos or Similar Approved
 Size/Material: Bespoke size, Timber top and frame



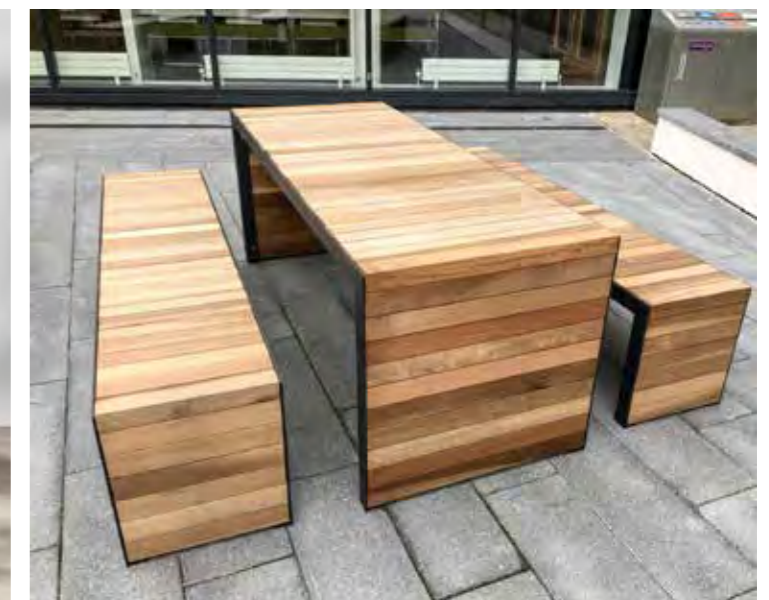
Furniture Type 6: Cube Seat
 Supplier: Bailey Street Scene or Similar Approved
 Size/Material: L: 900mm x D:900mm x H: 450mm/
 Concrete+Timber



Furniture Type 7: Chair and Small Table
 Supplier: Wales & Wales or Similar Approved
 Size/Material: L: 760mm x D: 600mm x H: 787mm for
 Chair, L: 500mm x D: 500mm x H: 446mm for Table



Furniture Type 8: Linares Picnic Table
 Supplier: Bailey Street Scene or Similar Approved
 Size/Material: L: 2040mm x D: 1900mm x H: 800mm/
 Timber+Steel



HARD SCAPE STRATEGY

FURNITURE PALETTE

Furniture Type 9. Litterbin
Supplier: Metalco Boxwood or Similar Approved
Size/Material: L: 1005mm x D:517mm x H: 400mm/
Timber+Steel



Furniture Type 10. Removable Bollard
Supplier: Streetlife or Similar Approved
Size/Material: L: 750mm x D: 150mm x H: 150mm/
Timber+Steel



Furniture Type 11. Bee Hive
Supplier: Sarah Raven or Similar Approved
Size/Material: L: 160mm x D:160mm x H: 180mm/
Timber+Steel



Furniture Type 12. Bird Boxes (for variety of species-
dipper/ grey wagtail, swift, songbirds)
Supplier: or Similar Approved
Size/Material: Timber



Furniture Type 13. Bat Boxes, mix of crevice and cavity
type Woodcrete
Supplier: Schwegeler 2F or 1FF or Similar Approved
Size/Material: Varies



Furniture Type 14. Insect House
Supplier: Bespoke



Furniture Type 15. Elevated Boardwalks / platforms &
railings
Supplier: Boardwalks/platforms bespoke, SWR
Balustrade or Similar Approved



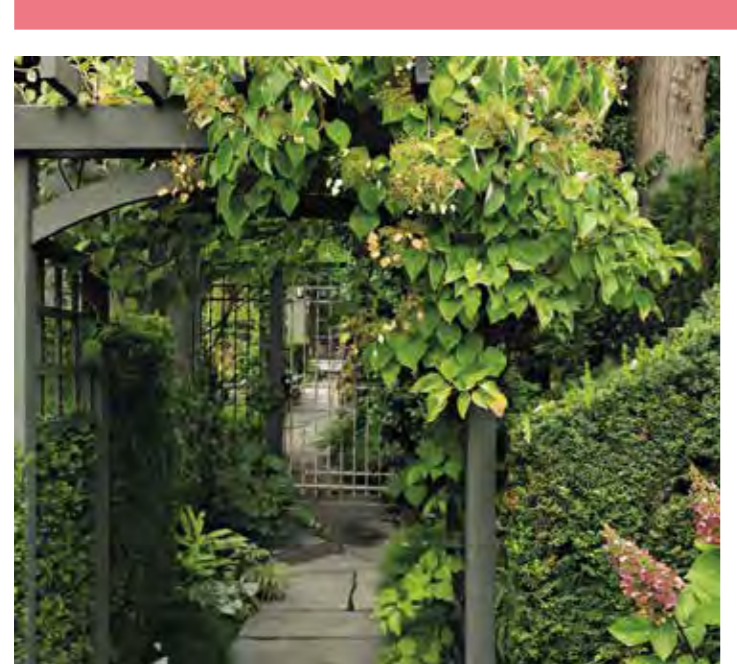
Furniture Type 16. Fruit Tunnel Longer Pergola
Supplier: Arch Outdoor or Similar Approved
Size/Material: H2200mm x W2300mm x L5000mm/Steel
frame





FURNITURE PALETTE

Furniture Type 17. Archway with Edible Climbers
Supplier: Nola or Similar Approved
Size/Material: Length Varies, Heigh 500mm/folded steel panel system



Furniture Type 21. Bicycle Stand
Supplier: Landscapeforms or similar approved
Size/Material: 915x610x152/Aluminium and Timber



Furniture Type 18. Information Boards
Supplier: Fitzpatrick Woolmer Design & Publishing or Similar Approved
Size/Material: 3300mm x 2500mm/Timber



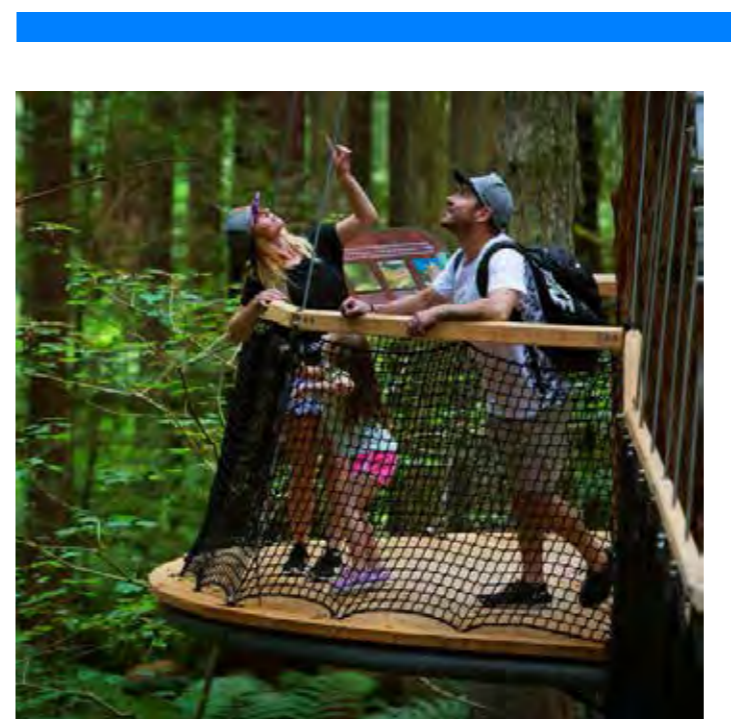
Furniture Type 22. Bespoke Timber Archway
Supplier: Bespoke or Similar Approved
Size/Material: 3792mm x 3135mm/Timber



Furniture Type 19. Terraced Dams
Supplier: xx or similar approved
Size/Material: Varies in width between 3400mm and 8400mm / Timber



Furniture Type 23. Elevated Tree Walkway
Supplier: Bespoke or Similar Approved
Size/Material: 1500mm W, 4000mm high/Timber



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



Furniture Type 24. Sculpture
Supplier: Bespoke or Similar Approved
Size/Material: Varies



HARD SCAPE STRATEGY

FURNITURE PALETTE

Furniture Type 25. Cantilevered Yoga Platform
Supplier: Bespoke or Similar Approved
Size/Material: See plan/Timber



Furniture Type 26. Bird Hide
Supplier: Bespoke or Similar Approved
Size/Material: 3500mm x W4000mm x L5000mm/
Timber



Furniture Type 27: Natural Archway: Semi-Mature Clear
Stem Trees grown to create overlapping canopy
Product: Refer to DAS
Supplier: Van den Berk or Similar Approved



PLAY STRATEGY

PROPOSED PLAY STRATEGY

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.



PROPOSED PLAY STRATEGY

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.



PLAY STRATEGY

PLAY AREAS DIAGRAM

The play strategy proposes three different types of play experience:

- » Play off the ground - Play which is mainly elevated off the ground to ensure minimal disruption to root protection areas and a different level of interaction with the existing trees and canopy. This includes the tree top walk and elevated play nets
- » Natural looking & sculptural play - Play made out of timber and stone which feels in keeping with it's natural environment. This includes Stepping Stumps, Existing Fallen Logs, Timber Climbing Ramp, Logs, Play Boulders, Jumping Discs, Timber Stilted Balance Beam.
- » Naturally occurring play - Play encouraged by landscape features - such as depressions and mounds, slopes, dry swales, woodland, wildflowers. These areas can be found across the masterplan.

Most of the play areas provide a variety of equipment that appeals to different ages - 0-5yrs, 5-11yrs, and 11yr plus, with the exception of the smaller play areas to the north that only contain equipment for 0-11yrs. The naturally occurring play will also likely appeal more to the 0-5yrs. The elevated tree walk will not be restricted to certain ages but adult supervision will be necessary for under 5yrs.

LEGEND:

- Play off the ground (Total ~160sqm)
- Natural looking & sculptural play (Total ~903sqm)
- Naturally occurring play - Play encouraged by landscape features - such as depressions and mounds, slopes, dry swales, woodland, wildflowers. These areas can be found across the masterplan and therefore not all of them have been mapped, but some distinct areas like the central lawn and dry swales areas have been mapped on the diagram opposite. (Total ~1344sqm)



PLAY STRATEGY

PLAY EQUIPMENT

Play Equipment 1: Jumping Discs (4+ yrs)
Supplier: Timberplay or Similar Approved
Size: H350mm x D1000mm
Material: Mountain Larch



Play Equipment 2: Existing Fallen Logs (5-11+ yrs)
Supplier: Ruskins or Similar Approved
Size: Varies based on existing trees
Material: Timber



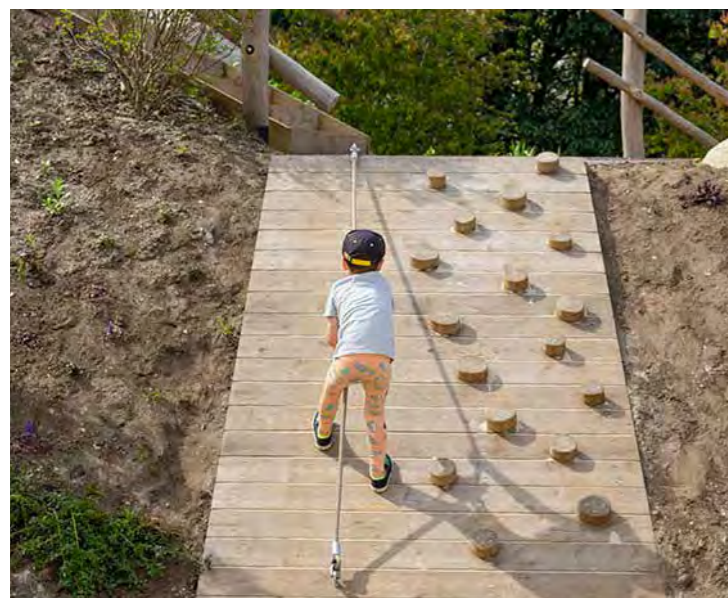
Play Equipment 3: Climbing Net (5-11+ yrs)
Supplier: Duncan & Grove or Similar Approved
Size: 19700mm x 4900mm
Materials: Robinia, Steel Fixings, Wire Reinforced Ropes



Play Equipment 4: Log Climbing Frame (5-11+ yrs)
Supplier: Duncan & Grove or Similar Approved
Size: 11000mm x 10000mm
Material: x



Play Equipment 5: Climbing Ramp (3-11 yrs+)
Supplier: Duncan & Grove or Similar Approved
Size: 6000mm x 4800mm
Material: Robinia Cladding, Polypropylene Rope



Play Equipment 6: Stilted Balance Beam (3-11+ yrs)
Supplier: Duncan & Grove or Similar Approved
Size: 7500mm x 6300mm
Material: Robinia, Stainless Steel Fixings



Play Equipment 7: Play Boulders (1-11+ yrs)
Supplier: Duncan & Grove or Similar Approved
Size: Varies
Material: Stone, edges smoothed



Play Equipment 8: Stepping Stumps (1-11 yrs)
Supplier: Duncan & Grove or Similar Approved
Size: Varies
Material: Robinia



PLAY EQUIPMENT

Play Equipment 9: Turning Stone (4+ yrs)
Supplier: Timberplay or Similar Approved
Size: H1000-2000mm x D650-1500mm
Material: Stone, Steel Foundation



Play Equipment 10: Basket Swing (5-11+ yrs)
Supplier: Duncan & Grove or Similar Approved
Size: H3000mm x D7000mm
Material: Hardwood Beams, Stainless Steel Fixings



Play Equipment 11: Tree Walk (5-12+ yrs)
Supplier: Bespoke
Size: H4000mm x W1500mm x 36m
Material: Timber



Play Equipment 12: Soft Play Tree Netting
Supplier: Huck Nets or Similar Approved
Size: Varies
Material: Polypropylene



Play Equipment 13 : Play Pumps & Water Valley (1-11 yrs+)
Supplier: Duncan & Grove or Similar Approved
Size: Varies



MAGICAL MOMENTS

SCULPTURES

Wooden and stone sculptures will also be introduced at key nodes and glades to add interest, play opportunities and character. Local artists would be encouraged to transform the surplus stone on site into a feature



Existing stone pile



Potential art feature / sculpture



BOUNDARY STRATEGY

BOUNDARY STRATEGY

EXISTING BOUNDARY TYPES

The types of boundary vary along the site. The Northern boundary has a black mesh fence approximately 1.8m tall, surrounded by overgrown planting.

This continues about 60m into the Eastern boundary, where it meets a modern concrete block wall and later a historical stone wall which separates Dalguise from the neighbouring residential areas.

The Southern boundary extends the stone wall and branches inwards to the site, forming the wall garden. The Western boundary is a continuous concrete block wall lined with several mature trees.

The main avenue consists of a post and wire fence and cast iron railings, the latter of which borders a secondary path towards the main approach, stopping by the tennis courts



BT1



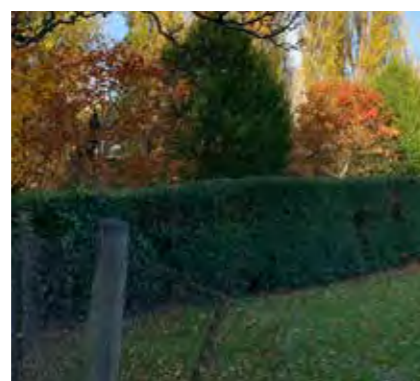
BT2



BT5



BT6



BT4

LEGEND:

- █ BT1: Existing Cast Iron Railings
- █ BT2: Existing Wall Garden Stone Wall
- █ BT3: Concrete Block Wall
- █ BT4: Existing Griselinia Littoralis Hedge
- █ BT5: Post and Wire Fence
- █ BT6: Mesh Fence

EXISTING BOUNDARIES



PROPOSED BOUNDARY TYPES

On the western boundary the block concrete wall will be transformed through hydroseeding, to produce a green edge.

The existing cast iron railings will be re-used for internal boundaries. The total length of railings available is approximately 335m.

The northern boundary will be a 2m mesh, where RPZ allow the fence will have planting in front of it. The existing mesh fence will be reused for this purpose where possible, but it will be replaced if damaged.

The walled garden wall will be retained and extended where necessary and black steel railings will be used around the private terraces.

There will be wrought iron gates at the proposed pedestrian/cycle access points to the east and west of the site. These will be lockable although the intention would be to keep them permanently open.



BT1



BT5



BT2



BT6



BT3



BT7



BT4

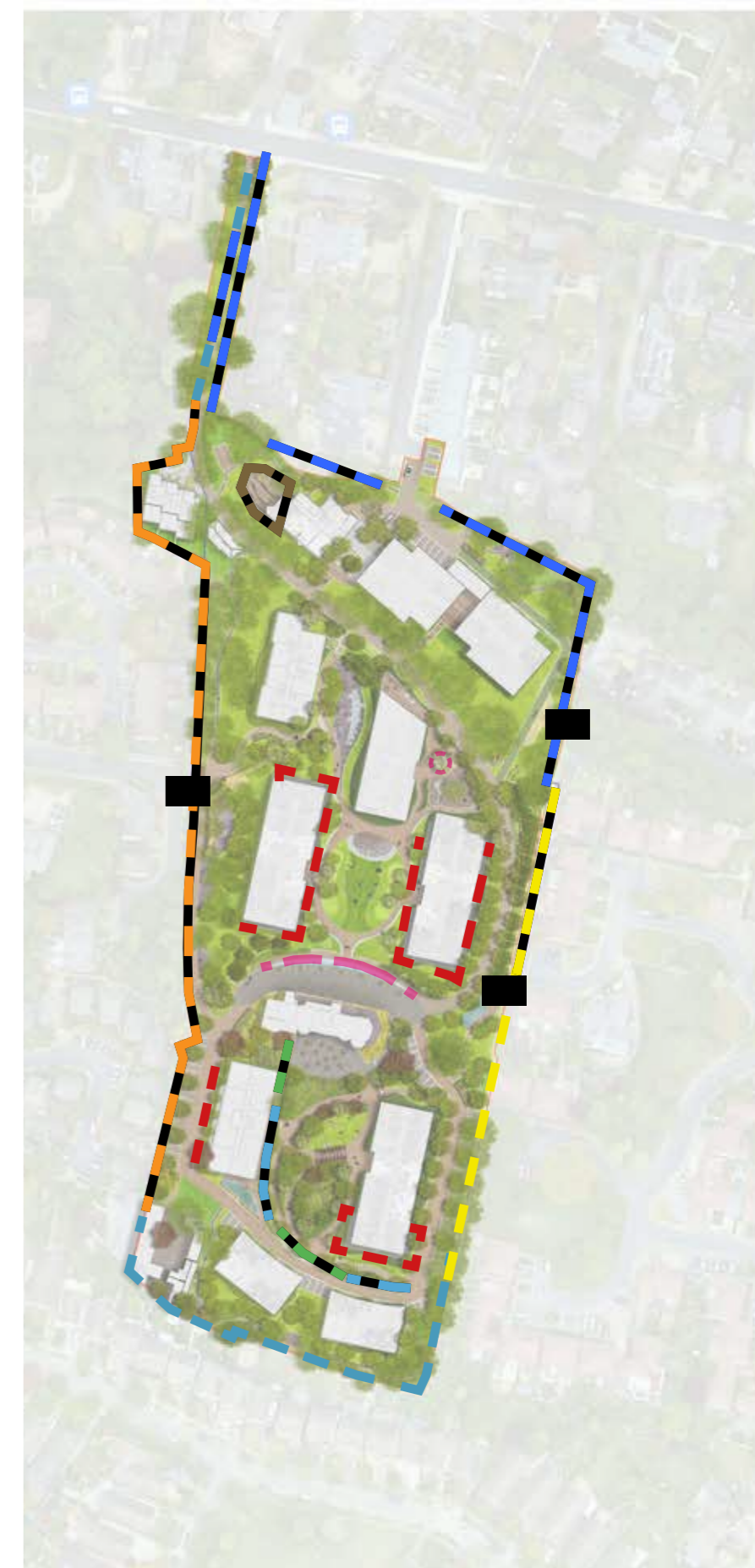


BT8

LEGEND:

- BT1: Recycled Cast Iron Railings
- BT2: Existing Stone Wall
- BT3: Existing Concrete Wall Hydroseeded within planning boundary
- BT4: Wire mesh Fence (2m)
- BT5: Closeboard timber fence (1.8m high)
- BT6: Private Terrace Steel Railings
- BT7: Extension of Wall Garden Stone wall
- BT8: Hedge in front of existing wall
- GT1: Wrought iron pedestrian/cycle gates

PROPOSED BOUNDARIES



LIGHTING STRATEGY

LIGHT PALETTE

The adjacent precedent images and following diagrams illustrate the design approach to the landscape lighting strategy, which will be developed in detail by a specialist lighting consultant. The lighting levels will be calculated and final light fittings will be chosen to work both aesthetically and provide the correct illumination.

The lighting strategy is envisioned to be detailed in such a way to create mood lighting throughout the scheme, along with highlighting key moments to enhance emotional responses.

In locations of high value for bats various mitigation methods will be applied to reduce the impact of lighting on bats. This will include the setting of acceptable LUX limits, reducing hours of illumination, utilising warm lights that meet the lowest light levels permitted, reducing the height of lamp columns to under 8ms, using directional lighting and using light fittings with a light output level of no greater than 70 degrees from the vertical plane. The guidelines 'Guidance Note 08/18 Bats and artificial lighting in the UK: Bats and the Built Environment' (Bat Conservation Trust, 2018) will be followed in these areas.

Guidance will be followed in relation to Part M Building Regulations and lighting levels for the approaches to building.

The adjacent images show the potential lighting styles and are for illustrative purposes only.



Planting will be back lit in general for back ground mood lighting.



Focal uplighting, such as spike lights, will be used to highlight specimen trees and sculptures at night.



Natural looking street lamps to maintain the landscape aesthetic, directional as to not disturb bats.



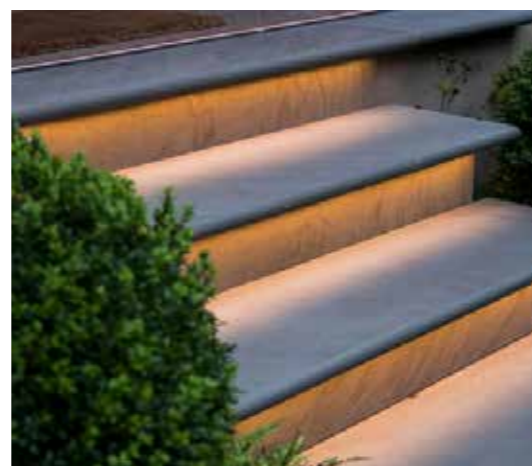
Main publicly accessible footpaths will be lit with high quality directional wooden bollard lighting.



Transforming reality through projection mapping creating a scene of leaves, light and magic.



Lighting under hand rails at steps and around raised platforms



All steps will be under lit for a subtle lighting detail.



The treewalk will have directional handrail lighting to focus on the path.



Caustic lighting display using spotlights on bodies of water.

LIGHTING STRATEGY

LIGHTING CONCEPT PLAN

LEGEND:

- LT1: Directional Street Lamp (Column heights 4/6m)
Product: PILA
Supplier: Timberlab or Similar Approved
- LT2: Downward Ceiling Lights (to meet B.U.G requirements) Product: Recessed Ceiling Luminaires
Supplier: BEGA or Similar Approved
- LT3: Step light (100 Lux at steps may be required as per Part M Requirements for Approach to Buildings)
Product: Recessed luminaires stainless steel
Supplier: BEGA or Similar Approved
- LT4: Directional Bollard (Downward directional lighting)
Product: PIATTO
Supplier: Timberlab or Similar Approved
- LT5: Projector (with lighting control)
Product: Varies based on distance
Supplier: Heavym or Similar Approved
- LT6: Treewalk lighting (timer handrail lights)
Product: Recessed LED handrail lights
Supplier: BEGA or Similar approved
- LT7: Spike Lighting (to meet B.U.G requirements)
Product: Floodlights with G½ connecting thread
Supplier: BEGA or Similar Approved
- LT8: Flush Uplights
Product: In-ground Luminaires
Supplier: BEGA or Similar Approved
- LT9: Underwater Spotlight
Product: Underwater floodlights, 24V DC
Supplier: BEGA or Similar Approved
- L10: Handrail lights (100 Lux at steps/ramps may be required as per Part M Requirements for Approach to Buildings)
Product: Recessed LED handrail lights
Supplier: BEGA or Similar Approved
- L11: Sculpture lights (to meet B.U.G requirements)
Product: Spot lights to be designed with an appropriate distance and wattage to allow for a narrower light distribution in order to avoid lightspill.
Supplier: ERCO or Similar Approved

Note: Lighting shown is purely conceptual - location, quantity and lux levels will be coordinated with Metec and calculated by qualified engineer



LIGHTING CONCEPT PLAN

LEGEND:

- LT1: Directional Street Lamp (Column heights 4/6m)
Product: PILA
Supplier: Timberlab or Similar Approved
- LT2: Downward Ceiling Lights (to meet B.U.G requirements) Product: Recessed Ceiling Luminaires
Supplier: BEGA or Similar Approved
- LT3: Step light (100 Lux at steps may be required as per Part M Requirements for Approach to Buildings)
Product: Recessed luminaires stainless steel
Supplier: BEGA or Similar Approved
- LT4: Directional Bollard (Downward directional lighting)
Product: PIATTO
Supplier: Timberlab or Similar Approved
- LT5: Projector (with lighting control)
Product: Varies based on distance
Supplier: Heavym or Similar Approved
- LT6: Treewalk lighting (timer handrail lights)
Product: Recessed LED handrail lights
Supplier: BEGA or Similar approved
- LT7: Spike Lighting (to meet B.U.G requirements)
Product: Floodlights with G½ connecting thread
Supplier: BEGA or Similar Approved
- LT8: Flush Uplights
Product: In-ground Luminaires
Supplier: BEGA or Similar Approved
- LT9: Underwater Spotlight
Product: Underwater floodlights, 24V DC
Supplier: BEGA or Similar Approved
- LT10: Handrail lights (100 Lux at steps/ramps may be required as per Part M Requirements for Approach to Buildings)
Product: Recessed LED handrail lights
Supplier: BEGA or Similar Approved
- LT11: Sculpture lights (to meet B.U.G requirements)
Product: Spot lights to be designed with an appropriate distance and wattage to allow for a narrower light distribution in order to avoid lightspill.
Supplier: ERCO or Similar Approved



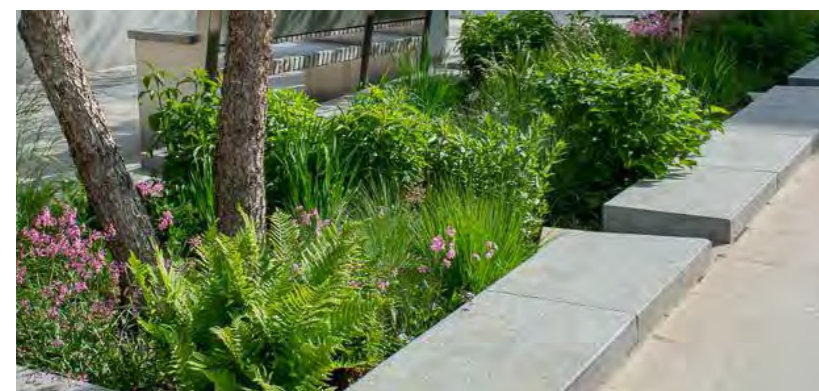
Note: Lighting shown is purely conceptual - location, quantity and lux levels will be coordinated with Metec and calculated by qualified engineer

SUDS STRATEGY

CONCEPTUAL SUDS STRATEGY

Sustainable Urban Drainage (SuDs) provides opportunities for increased amenity value and place making through the utilization of a mixture of nature based and traditional stormwater management solutions to reduce flood risk and attenuate surface water runoff.

The scheme will include a variety of SUDs features such as a water attenuation basin, dry swales, green roofs and permeable paving to allow for better drainage. Where possible storm run off will be directed towards planting areas and tree root directors will be used.



WATER FEATURES & SUDS STRATEGY

WATER FEATURES

The proposal is split between temporal and permanent water features that are part of the SUDs system and those that are mainly for visual aesthetics.

The SUDs features are the terraced dams, dry swales, blue roofs, in addition to the permeable paving, water attenuation tanks and tree pits referred to within Byrne Looby’s SUDs strategy.(Fig 1)

Other water features include:

1) The permanent wet pond to the east of the site. This is currently linked to the dry swale/terraced basin in the sense that if it overflows the water will pass over the terraces dam into the dry swale system. However, as it must have at least 300mm of standing water for ecological reasons, it will occasionally need topping up from the mains.

2)The water basin and water shoots within the stone ha-ha to the north of Dalguise House. The water shoots would run on a timer, so that when programmed this could introduce large amounts of water at slow volume to give the desired effect. Various systems would be used to increase the water quality (filter/treat/sterilize the water and possible ozone) It will also employ a ‘false bottom’ to ensure more water depth and therefore better water quality.

3)The 4 rills that are located on the periphery of the resin bound paving along the central podium area. These channels will only be 150mm deep with very shallow water running through them at certain times. These would draw from the mains system and they would be programmed to run for a certain amount of hours per day. A secondary water source will be surface run off from the podium.

4)The play pumps and valleys that make up key play features within the garden playgrounds. These would draw from the mains system to ensure the water quality of this play feature where children will play.



Figure 1

The primary source of water for these non-SUDs features will be the mains, although there will be a closed loop, re-pumping filter system with a small reservoir to re-circulate the water so that intake from the mains is limited. Water features such as the water shoots and rills would be on a programmed timer, whereas the 6 play pumps would require water at every use. These water features will still have a marginal benefit to the SUDs proposal as their secondary source of water will be surface run off and their surface area will have a marginal benefit on the SUDs proposal.

- PERMANENTLY WET POND
- DRY SWALE/TERRACED DAM
- BLUE ROOFS
- WATER BASIN WITH WATER SHOOTS
- RILLS
- PLAY PUMPS AND VALLEYS



Figure 2

SUSTAINABILITY STRATEGY

SUSTAINABILITY

REUSE

The proposal seeks to harmonise old and new materials by retaining as much of the high quality materials as possible and introducing new materials that complement the old to create a cohesive scheme. This can be of significance to the local community due to the memories associated with the familiar materials. Displaying harmony between old and new materials helps honour the identity of the space.

We plan to reuse or retain the existing cobbles, the walled garden wall, some of the cast iron railings and the spare granite blocks. We will also maintain the concrete block wall on the Eastern boundary, making surface changes to it.

Timber from necessary tree felling on site will be repurposed into furniture, play equipment and edges.

CUT AND FILL

As much as possible, we aim to use the cut material back on site to create landscape mounding for trees and play.



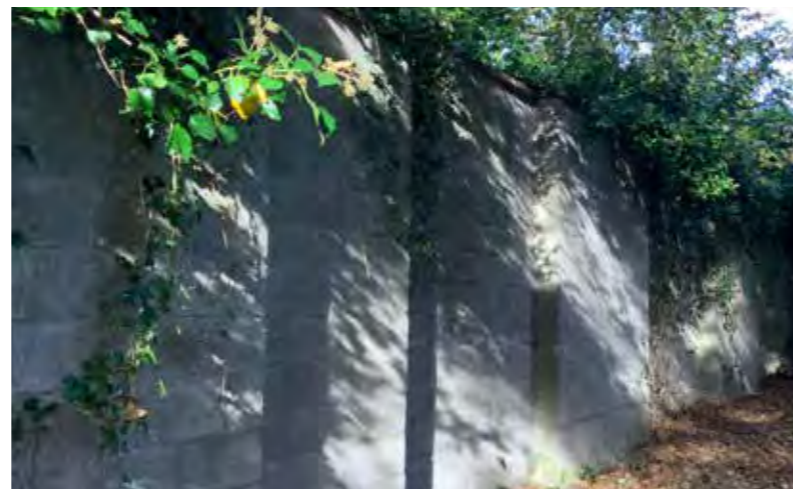
Wall Garden Wall



Cast Iron Railings



Granite Flag Path



Concrete Block Wall



Existing Tree Repurposed Into Furniture



Concrete Block Wall



Timber Boundaries



Repurposed Play

BIODIVERSITY STATEMENT

PROVIDING A HABITAT

The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of local people and biodiversity.

Some of these opportunities are:

- Green roofs
- Native planting
- Shelter for birds, bats
- Insect hotels
- Flowers / plants specifically to encourage local Bees & Butterflies
- Edible plants with flowers / berries

Other enhancements will also be adopted to maximise the opportunities the scheme brings, and to set a high benchmark for other developments within the wider area.

The following pages set out some of the interventions we are incorporating to meet local biodiversity targets. The final specifications and details of these elements will be developed with a suitably qualified ecologist to ensure the equipment and habitat creation is correctly installed.



BAT BOXES

The inclusion of bat boxes can help provide roosts for a variety of species. These boxes can be fabricated from a range of materials and positioned against building façades, fences and amongst tree planting. The final design and style of the bat boxes is yet to be agreed and will form part of the detail design process.

Coordination with the architects and the ecologist will be required if facade mounted boxes or rooftop roosts are to be adopted.



INSECT HOTELS

Insect hotels have been positioned in strategic locations across the scheme providing the perfect habitat for invertebrates such as bees and butterflies. The inclusion of these types of habitat will help cross pollination of the planting, help sustain other wildlife and provide an interesting educational tool for children living in the new development.

Bee hives will be positioned toward the southeast in order to take advantage of morning sun. The design, scale and location to be confirmed and developed post planning in collaboration with an ecologist to maximise the benefits associated with this habitat type.

These can be creatively designed as focal points, or sculptural elements which may also provide connections for engagement with local school programmes or nature groups.



PROVIDING A HABITAT

BIRD BOXES

Bird boxes provide a low-tech and effective way to encourage wildlife into the scheme. Positioned on buildings, within trees and on specially designed poles, these simple habitats provide visual interest and can echo the architectural styles seen throughout the development.

The use of birds and other wildlife to manage pests is a more environmentally friendly approach than the use of pesticides. By encouraging a healthy bird population residents can also benefit from the improved sense of well-being bird song can bring. As with the other ecological enhancements it is hoped the bird population on site can provide an educational resource for residents, and help achieve an appreciation for nature and the environment.

The ultimate number of bird boxes and their positioning will need to be confirmed with an ecologist. The adjacent images demonstrate the range of bird boxes available and how they are integrated with the style of the development.



For illustrative purpose only.

TREES SEASONAL INTEREST AND FLEXIBILITY

The tree species palette has been selected to provide all year interest, with variety ensured throughout the seasons. A diverse mix of species including natives and non-natives provides a resilient and ecologically valuable tree population with species that are both sun and shade tolerant, and appropriate for SuDS conditions, whilst also providing pollution reducing benefits.



SPRING

SUMMER

AUTUMN

WINTER



Spring planting design

Vibrant, vivid and lush green colours. Bulbs offer seasonal interest and signs of the new seasons' life beginning.



Summer planting design

An abundance of flowers and ornamental grasses provide swathes of character, flowing shapes and texture.



Autumn planting design

Berries, ornamental grasses, foliage and colours all contribute toward providing seasonal interest.



Winter planting design

Berries, coloured branches and bark, interesting bare shapes and forms, ornamental grasses, and evergreens contribute to the winter palette.

CYCLE STRATEGY

CYCLE STRATEGY

OUTDOOR CYCLE PROVISION

The bicycle calculation is per bedspace and equates to 1070 spaces in total (713 secure spaces and 357 visitor spaces)

There are 583 secure spaces located within the basements and undercrofts with an extra 130 extra secure spaces (65 covered two-way stands) being accounted for within the landscape plan in timber cycle sheds with a sedum roof to fit into the landscape. In some places these will have a curved geometry to work with the geometries of the plan, in other places these will be rectangular in form (see figure 2).

The landscape plan also accounts for 357 open visitor spaces (179 two-way stands). We propose to use the Multiplicity Bike Stand from Landscapeforms or similar approved, which is similar to Sheffield Stands in that it can provide 2 spaces per cycle stand, but has a timber top to fit with the site's aesthetics. (see figure 1). These will be positioned 1000mm apart

In total, the landscape masterplan accounts for 488 spaces in total (244 two-way stands) to fulfill the requirement for the site.



Figure 1
Furniture Type 5: Bicycle Stand
Supplier: Landscapeforms or Similar Approved
Size: 915 x 610 x 152mm
Material: Aluminium and Timber



Figure 2
Furniture Type 5: Bicycle Shed with Sedum roof
Supplier: Langley or Similar Approved
Size: Varies
Material: Steel and Timber

LEGEND:

- AREAS OF COVERED CYCLE STANDS (FIGURE 2)
- AREAS OF CYCLE STANDS WITHOUT COVER (FIGURE 1)



POLICY

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL COUNTY DEVELOPMENT PLAN 2022-2028

The County Development Plan 2022-2028 has now been adopted. It mandates the following open space requirements:

12.8 OPEN SPACE AND RECREATION

9 12.8.3 Open Space Quantity for Residential Development

All residential schemes must provide a minimum provision of public open space in accordance with the table above. To qualify as public open space the area must be designed and located to be publicly accessible and useable by all in the County; generally free from attenuation measures; and capable of being taken in charge (i.e. must accord with the Council policy on taking in charge of open spaces).

12.8.3.2 Communal Open Space

Communal open space is for the exclusive use of the residents of the development and should be accessible, secure, and usable outdoor space which is inclusive and suitable for use by those with young children and for less mobile older persons.

While public and communal open space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a 'privacy strip' between the two.

OPEN SPACE REQUIREMENT

Location:	Public Open Space Standards (minimum):
Residential Development in new residential communities as shown in the Core strategy – figure 2.9.	15% (of site area)
Residential Development in the existing built up area.	15% (of site area)
Institutional and Redevelopment of SNI use	25% (of site area)

POS/COS & PRIVATE SPACE PROPOSAL

The proposal is split between private spaces, such as the private terraces; communal open space and public open space.

The public space requirement is 15% of the overall site area, amounting to 5,370 sq m. The landscape masterplan provides 6,350 sq m of public open space that is accessible and usable by all. There are other public spaces within the masterplan but because of existing steep gradients these are not accessible by all, and so not included in the public open space calculations.

The communal space requirement based on the final accommodation schedule is 3,869 sq m. The proposals allow for 3,880sqm of communal open space. This includes the garden area between Blocks D & E, which includes play and seating provision; the communal roof terrace on Block E, which includes outdoor dining and seating provision; the courtyard by the coach house and the more natural areas to the north and south of the site that include resting and play opportunities and sculpture. In most places informal boundaries exist between public open space and communal space, such as changes in level/planting etc. but where no such boundaries exist informative signs that do not restrict the natural flow of the site will highlight the change in use.

The rest of the site is external space with accessibility issues due to existing steep gradients/dry swales etc.

LEGEND

- PUBLIC SPACE
- PRIVATE SPACE
- COMMUNAL OPEN SPACE
- CHILDCARE SPACE
- OTHER PUBLIC AREAS (External space with accessibility issues due to steep existing gradients/trafficked routes)

