



# White Pines Central

LANDSCAPE ARCHITECTS REPORT

*To be read in conjunction with the Landscape Architects drawings*

SHD PLANNING SUBMISSION TO AN BORD PLEANALA

June 2021

MITCHELL + ASSOCIATES



# REPORT

# REPORT

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## INTRODUCTION

Development Description

Mitchell + Associates have been appointed by Ardstone Homes to provide landscape architectural services for this project south of Stocking Avenue, Woodstown, Dublin 16.

Ardstone Homes Ltd. intend to apply to for permission for a Strategic Housing Development at a site of 2.1734 ha, at Stocking Avenue, Woodstown, Dublin 16, which is contained within the Ballycullen-Oldcourt Local Area Plan lands. The subject site at White Pines Central forms part of a wider masterplan development, known as White Pines. The White Pines masterplan site comprises; White Pines Central (subject site), White Pines East, White Pines North, White Pines South and White Pines Retail. The subject application at White Pines Central SHD comprises the 5th and final phase of the wider White Pines masterplan development.

The proposed development consists of the construction of 114 no. units arranged in 1 stand-alone apartment block (A) and 5 no. duplex blocks (B,C1,C2,D,E). Apartment block A is a part 6/part 5 storey block with 47 no. (1 and 2 bed) apartments and amenity space on the lower ground floor. Block B is a 3 storey duplex block with 11 no. (1, 2 and 3 bed) units. Block C1 is a 3 storey block with 15 no. (1, 2 and 3 bed) units. Block C2 is a 3 storey block with 19 no. (1, 2 and 3 bed) units. Block D is a 3 storey block with 18 no. (2 and 3 bed) units. Block E is a 3 storey block with 4 no. (2 and 3 bed) units.

The proposed development will also consist of the provision of: Residential amenity space; waste storage facilities; 98 on street car parking spaces; 238 bike parking spaces including visitor spaces; boundary treatments; sub stations; street lighting; the provision of Sustainable Urban Drainage systems (SUDs); changes in level; associated hard and soft landscaping; all other associated site excavation, infrastructural and site development works above and below ground.

This report should be read in conjunction with the suite of landscape drawings that were lodged as part of this application. The drawings focus on the finer details of the project, how it works and how it will be built. This site has a significant slope so together with the design team, we have worked tirelessly to design a scheme that provides high quality landscape and most importantly usable open spaces. On top of this and following feedback from SDCC and ABP we have removed almost all retaining walls from the landscape. Considering the level changes on this site this is a considerable feat. How we have achieved this is outlined in this report and the accompanying drawings.



# STATUTORY REVIEW

# White Pines Central

## 1.0 STATUTORY REVIEW

The below national, regional and local guidance documents have been implemented in the design of this scheme and the scheme complies with them.

### 1.1 OVERVIEW

The proposed landscape scheme has been developed having regard to the following policy documents:

- » South Dublin County Council Development Plan 2016 – 2022
- » Ballycullen - Oldcourt Local Area Plan
- » Design Manual for Urban Roads and Streets (DMURS)
- » National Children's Play Policy 'Ready Steady Play'
- » All-Ireland Pollinator Plan 2015-2020

### 1.2 SDCC DEVELOPMENT PLAN 2016-2022

The overarching considerations for the County as set out in the Development Plan include: "Quality of Life", "Prosperity", "Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure", "Health and Wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation", "Social Inclusion, with an emphasis on creating socially and physically inclusive neighborhoods" and "Climate Change Adaptation".

The vision is expressed in a strategy that seeks to facilitate the sustainable development of the County as a vibrant and vital place in which to live, work and visit.

#### 1.2.1 Land-use Zoning; Ballycullen - Oldcourt LAP

The subject site is zoned objective 'RES-N', which is "To provide for new residential communities in accordance with approved area plans".

#### 1.2.2 Relevant Sections Policies and Objectives

#### **DP 2016-22 Section 8.1.0 Green Infrastructure Network**

G2 Objective 2; To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network. G2 Objective 9; To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

#### **DP 2016-22 Section 8.3.0 Public Open Space Hierarchy and Landscape Setting**

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces. G4 Objective 1; To support and facilitate the provision of a network of high quality, well located and multi-functional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces. G4 Objective 2; To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

#### **DP 2016-22 Section 8.4.0 Sustainable Urban Drainage Systems**

Sustainable Urban Drainage Systems (SUDS) drain surface water in an environmentally friendly way by replicating natural systems in managed environments. SUDS systems seek to collect, store and clean surface water using natural systems and to release it back into the environment in a slow and controlled way, thereby reducing the risk of fluvial and pluvial flooding. Key features, such as Integrated Constructed Wetlands, permeable surfaces, filter strips, ponds, swales and basins are easy to manage, environmentally friendly and aesthetically attractive.

#### **DP 2016-22 Section 9.4.0 Public Rights-of-Way**

It is Council policy to:

- » Preserve, protect, promote and improve for the common good all existing public rights-of-way which contribute to general amenity.
- » Consider favourably planning applications which include proposals to improve the condition and appearance of existing rights-of-way.

### 1.3 DESIGN MANUAL FOR URBAN ROADS AND STREETS (DMURS)

The Design Manual for Urban Roads and Streets (DMURS) sets out design guidance and standards for constructing new and reconfigured existing urban roads and streets. It also sets out practical design measures to encourage more sustainable travel patterns in urban areas. The statement prepared by DBFL Engineers submitted with this application provides further detail in respect of the compliance of the proposed development with the provisions of DMURS.

### 1.4 NATIONAL CHILDREN'S PLAY POLICY 'READY STEADY PLAY'

The National Children's Play Policy 'Ready Steady Play', sets out guidance for the provision of suitable play opportunities for the future child population within a new development. Opportunities need not always include formal 'equipped' provision (i.e. standard, generic off-the-shelf equipment and facility/-ies), but solutions should focus on using the 'genus loci' of the site (e.g. existing and planned landform, character etc.) to provide informal, impromptu and spontaneous play activities.

### 1.5 SDCC GUIDANCE ON PLAY

Over the last number of years M+A have been involved in the delivery of several schemes in the vicinity of this scheme including White Pines North and White Pines South. During these projects we have worked closely with SDCC Parks Department to provide less formal and more natural playing environments in line with their new requirements. Rather than providing fenced in flat play spaces with manufactured play equipment it is now preferred to have more free-flowing meandering play areas. These play spaces include incidental play opportunities to allow for social, imaginative and risk play that are incorporated into the landscapes contours and include mounding and tree planting. We also understand that a high quality play space is required and that tree logs lying on the ground is not what SDCC's or our interpretation of what natural play is.

### 1.6 ALL-IRELAND POLLINATOR PLAN 2015-2020

One third of our 98 bee species are threatened with extinction from the island of Ireland. If we want them to be there to pollinate crops and wild plants for future generations we need to manage the landscape in a more pollinator friendly way and create a joined-up network of diverse and flower-rich habitats.

- » Prioritise native plants
- » Use stock of local provenance
- » Alter the frequency of mowing of grassy areas to allow more native plants to flower

A photograph of a wooded area with a wooden fence, large rocks, and logs, overlaid with a green filter. The scene shows a clearing with several large, smooth, grey rocks scattered on the ground. In the foreground, there are several logs leaning against each other. A wooden fence runs across the middle ground, and a wooden bench is visible in the background. The background is filled with dense green trees. The entire image has a semi-transparent green overlay.

# THE 'WHITE PINES' MASTERPLAN

# The White Pines Masterplan

## 2.0 Overall Masterplan

Lands in Ardstone Homes Ownership

### 2.1 Mitchell + Associates

Mitchell + Associates have been engaged by Ardstone Homes in developing the lands at Stocking Avenue since 2015 when we started early landscape design proposals on the White Pines North scheme. Since then we have designed and delivered the landscape designs for White Pines North and South which are now occupied. White Pines Retail and Crèche is under construction and White Pines East SHD has been lodged and validated by ABP on 30/032021. It is our goal to deliver White Pines Central with the same high quality finish that we have achieved on WP North and South. The quality of the landscaping design and delivery in both White Pines North and White Pines South is widely recognised as being to the highest quality.



Some Images of the completed White Pines North Scheme



Some Images of the completed White Pines South Scheme

#### KEY:

1. Application Site - White Pines Central
2. White Pines East (Proposed Ardstone Homes Scheme)
3. White Pines South (Ardstone Homes Scheme)
4. White Pines Retail and Crèche (Ardstone Homes Scheme)
5. White Pines North (Ardstone Homes Scheme)
6. Stocking Avenue
7. M50
8. Stocking Well
9. Stocking Wood



Figure 1 - Diagram including aerial image background highlighting Application boundary (red) and lands in ownership (blue) . For illustrative purposes only. Source; bing.com/maps

# SITE ANALYSIS

A photograph of a park area, overlaid with a green filter. The scene includes a wooden play structure with a slide, a bench, and a paved path. The text "SITE ANALYSIS" is prominently displayed in the center.

# SITE ANALYSIS

## 3.0 SITE ANALYSIS

Desktop and field analysis of the existing site

### 3.1 SITE LOCATION

The site is located to the south side of Stocking Avenue, south of the existing residential development White Pines North and northeast of White Pines South. In conjunction with Ardstone Homes we have overseen the planning and construction of White Pines North, the planning and construction of White Pines South and the planning and construction of White Pines Retail and Crèche. The White Pines East Scheme was lodged and validated by ABP on the 30th of March 2021.

### 3.2 SITE DESCRIPTION

The overall site is approx. c.2.1734 ha. The site is accessed from Stocking Avenue, through Ardstones White Pines South scheme on the road 'White Pines Park'. A new vehicular link is also proposed in the east of the scheme that will allow cars occasional access to Stocking Ave in case of emergency. This provides better permeability and an alternative exit/ entrance for the scheme in case of emergency or blockage on any of the other roads within the scheme. When not in use the emergency exit, which is finished in reinforced grass, will double up as flat public open space. The site is at the foothills of the Dublin Mountains and benefits from views of its suburban and urban hinterland while retaining a unique semi-rural setting and mountainous backdrop. The site contains no significant vegetation. For further information on the existing trees and vegetation please see the arboricultural report and accompanying drawings.

### 3.3 SITE CONSTRAINTS

The site falls from a high point (+122.000m) in the south east to a low point in the north west (+104.00m). The level difference between the two boundaries amounts to approx. 18m across ~250m. This equates to an approximate gradient of 1:14 across the length of the site. There are two pylons with 110Kv lines that run along the southern boundary of the site. The steep gradient coupled with the constraints of the overhead lines provided a real challenge when it came to designing the scheme. Given that we could not count the space below the powerlines in our public open space quantum, providing high quality flat public open space became the priority for the landscape scheme.

#### KEY:

1. Application Site - White Pines Central
2. White Pines East (Proposed Ardstone Homes Scheme)
3. White Pines South (Ardstone Homes Scheme)
4. White Pines Retail and Crèche (Ardstone Homes Scheme)
5. White Pines North (Ardstone Homes Scheme)
6. Stocking Avenue
7. M50
8. Stocking Well
9. Stocking Wood



Figure 2 - Aerial Image highlighting Application boundary (red) . For illustrative purposes only. Source; bing.com/maps



# CONCEPT

# CONCEPT

## 4.0 Biodiversity and Ecology

Precedent Images



Solitary 'cavity nester' bee habitat creation to help the with conservation of this vital pollinator. Image © Julie Kendall



Swift nesting boxes and bricks used on building facades for new breeding pairs, to help with swift conservation.



Provision of bat boxes.



By simply creating small areas of bare soil you are potentially helping a huge number of solitary bee species. Image © John Fogarty



Bird boxes provide homes for our smaller birds.



The specification of trees, plants and grasses will be in line with the All Ireland Pollinator Plan.

# CONCEPT

## 4.1 SuDS

### Precedent Images



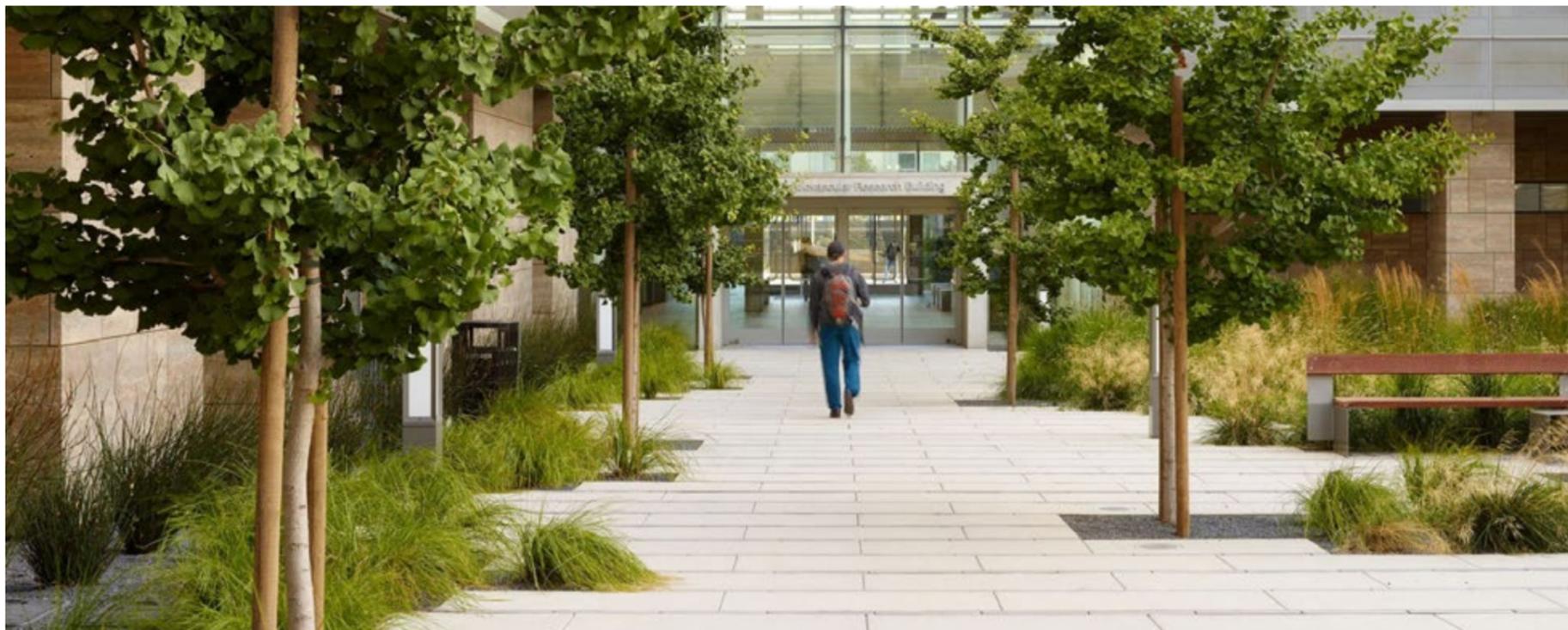
Permeable paving solutions used where appropriate in parking areas and emergency access route.



Recessed Rain Garden Style Planting as defensive planting



Recessed Rain Garden Style Planting as defensive planting



Smith Cardiovascular Research Building - San Francisco  
No upstand between planting and paving allows for the surface water on the paved areas to be directed directly into the planting.



Hasset Park - Canberra.  
Provision of swales with active uses.

# CONCEPT

## 4.2 FORM, MATERIALS & FURNITURE

Precedent Images



Use of natural materials in play areas and public open spaces - Image above is the playground in White Pines South



Bound surface treatment offering flexibility in form and geometry. Affordable and hard wearing.



Robust seating protecting and activating planted edges in certain key areas



Reinforced grass concealing emergency and service vehicle access.



# OUTLINE PROPOSAL

# OUTLINE PROPOSAL

## 5.0 OUTLINE PROPOSAL

Desktop and field analysis of the existing site and proposed design

### LEGEND:

#### 1 - WOODLAND BOUNDARY

- » Grass, wildflower and tree planting of native species forming a natural space that will mature and anchor the scheme to Stocking Avenue. See page 17,25,26 and 29.

#### 2 - CENTRAL SPINE

- » Due to the power lines above this space will be devoid of trees above 3m tall but will contain swades of wildflower and long grasses that meander with a stepped ramp footpath. See page 17,32,33,42 and dwg 700 detail 004.

#### 3 - TERRACED LANDSCAPE

- » Terraced visual amenity. See page 38 and 38.

#### 4 - TYPICAL STREET

- » Footpaths, parking bays, tree planting and privacy buffers. See page 34,35 and 36.

#### 5 - ENTRANCE PLAZA

- » "Welcoming Mat" for the development
- » Potential for high quality treatment. See page 40,41,42 and 43.
- » High spec playground in line with SDCC guidance.

#### 6 - INFORMAL PLAYGROUND POS

- » Flat public open space ideal for informal playground and kick-about space in line with SDCC requirements

#### 7 - VEHICULAR ACCESS

#### 8 - PEDESTRIAN ACCESS

- » Key points within circulation routes that require a more distinctive treatment. Location for primary landscape interventions - seating, play, social space taking advantage of morning-early afternoon and evening sunlight.
- » Accessible Interconnectivity across the site is an important consideration.



**LEGEND**

- 1) Woodland Boundary
- 2) Central Spine
- 3) Terraced Landscape
- 4) Typical Street
- 5) Entrance Plaza
- 6) Informal Playground POS
- 7) Vehicular Access
- 8) Pedestrian Access

Figure 2 - Analysis of the site and proposal. For illustrative purposes only.

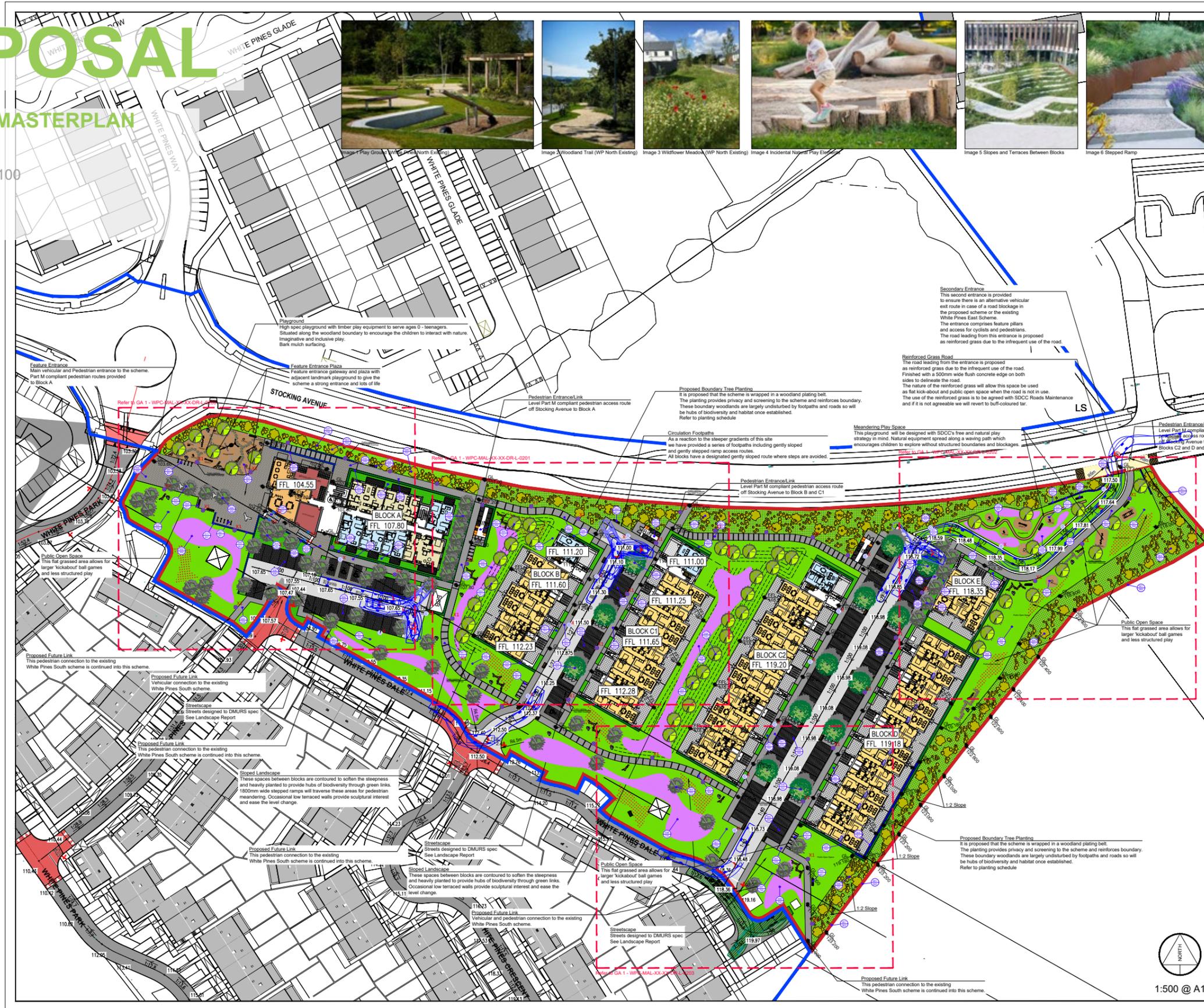
A green-tinted photograph of a park path. The path is paved and winds through a lush, green landscape. There are several tall streetlights along the path. In the background, there are rolling hills and a dense forest of trees. The overall scene is peaceful and scenic.

# PROPOSAL

# PROPOSAL

## 6.0 LANDSCAPE MASTERPLAN

SCALE: nts @ A3  
See Drawing  
WPC-MAL-XX-XX-DR-L-0100  
for full A1 scaled plan



- Proposed Standard Street Tree Planting**  
18-20cm standard tree  
Refer to planting schedule
- Proposed Standard Public Open Space Tree Planting**  
18-20cm standard tree  
Refer to planting schedule
- Proposed Multi-Stem Tree Planting**  
Max 2.5-3m high with min. 3No. stems emerging from base with strong even canopy. To be planted below powerlines.  
Refer to planting schedule.
- Proposed Boundary/Woodland Tree Planting**  
Refer to planting schedule.
- Grass**  
Artery Grass seeding on min. 150mm approved topsoil  
Refer to planting schedule.
- Ornamental shrub / herbaceous plant mix**  
All planting to be planted into 450mm approved topsoil.  
Refer to planting schedule.
- Boundary/Woodland Planting Mix**  
Refer to planting schedule for details
- Hedge Planting**  
Min. 1.2m high structured hedge planted into a min. 500mm topsoil.  
Refer to planting schedule.
- Wildflower Meadow Mix**  
Refer to planting schedule
- Bulb Mix**  
Refer to planting schedule
- Reinforced Grass**  
Emergency access route finished in reinforced grass with 500mm wide flush concrete edge on both sides for delineation.  
Refer to planting schedule.
- PC Flag Paving**  
Silver Grey coloured Flags
- Public Footpath**  
White/Buff concrete pavement in street settings and compacted gravel/tarmac surface finish in public open space settings.
- Parking Bays**  
Permeable paving parking bays in line with DMURS guidelines in respect of size and spec
- Accessible Parking Bays**  
Permeable paving parking bays in line with DMURS guidelines in respect of size and spec
- Stepped Ramps**  
Gently stepped ramps in between accessible routes that reduce the need for retaining walls and provide a more gradual transition from Block to Block.
- Bark Mulch Wildflower Path**  
600mm wide nature trails in steeper graded lands
- Bollards**  
Min. 100mm high from ground
- Seating**  
Seating with back & armrests
- Feature Seating**  
Sculptural seating element in paved plazas
- Cycle Racks**  
315 grade stainless steel with a brushed polish finish.
- Play Equipment Elements**  
Refer to play Landscape Report
- Informal Play Equipment Elements**  
Refer to play Landscape Report

REV	DESCRIPTION	ISSUED BY	DATE

**MITCHELL + ASSOCIATES**  
LANDSCAPE ARCHITECTURE URBAN DESIGN

PROJECT  
White Pines Central

CLIENT  
Ardstone Homes

JOB NO.  
LST0006

DRAWING  
Landscape Masterplan

DRAWING NO.  
WPC-MAL-XX-XX-DR-L-0100

DRAWN BY  
William Burke

CHECKED  
DK

DATE  
05.05.2021

STATUS:  
Planning

SCALE  
1:500 @ A1

REVISION  
P2

NOTES:  
All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site. Any discrepancy shall be immediately reported to the landscape architect. Work to figured dimensions only. Do not scale from drawings. Do not fixate. Use Figure Dimensions Only. Not for Construction Purpose unless Specifically Marked.

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# DESIGN STATEMENT

# DESIGN STATEMENT

## 7.0 DESIGN STATEMENT

### Landscape Design Description

#### DESIGN OBJECTIVES

The overall aim of the landscape design is to create a high quality attractive environment with amenity facilities for the residents of the proposed residential development. The following design objectives have been shaped through consultations with South Dublin County Council and An Bord Pleanala.

- » To create a high quality attractive environment with amenity facilities for the proposed residents. We are providing 4369m<sup>2</sup> public open space (20.1%), 1521m<sup>2</sup> of visual amenity (7%) and 3955m<sup>2</sup> of further usable public open space in the wayleave of the overhead power lines (18.2%). See page 17 for detailed breakdown.
- » To retain existing trees and hedgerows where possible so that the scheme has an appropriate degree of maturity from the outset.
- » To integrate with the existing and future surrounding context with new physical and visual connections through the development.
- » To create a network of external routes that allow for flexibility in movement, for social interaction and active play as well as spaces that are quiet and calming, spaces which allow a connection to different habitats and enable a tree and hedgerow planting structure to be established across the site.
- » To develop a suite of boundary treatments that respond to the varying site conditions, the proposed surrounding context and the local vernacular.
- » To create a 'free play' strategy for the scheme that takes cognisance of local and regional play facilities under the guidance of South Dublin County Council (see section 1.5 on page 5).
- » To undertake a fully coordinated approach to site services, in particular to SUDS.
- » To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will have a bespoke quality (in certain instances), be durable, and respond to budget allocation.

The landscape strategy for the development can be broken down into the following key external areas:

1. Northern & Eastern Woodland Boundary
2. Central Spine
3. Terraced Landscape
4. Typical Street
5. Entrance Plaza and Playground

See following pages for further details and photo montages of these areas.





# PUBLIC OPEN SPACE

# Public Open Space

## 8.0 Quantum of Public Open Space

White Pines Central

- » We are providing 4369m<sup>2</sup> public open space (20.1%), 1521m<sup>2</sup> of visual amenity (7%) and 3955m<sup>2</sup> of further usable public open space in the wayleave of the overhead power lines (18.2%).
- » We have worked closely with SDCC Parks Department to provide less formal and more natural playing environments in line with their new requirements. Rather than providing fenced in flat play spaces with manufactured play equipment it is now preferred to have more free-flowing meandering play areas. These play spaces include incidental play opportunities to allow for social, imaginative and risk play that are incorporated into the landscapes contours and include mounding and tree planting. We also understand that a high quality play space is required and that tree logs lying on the ground is not what SDCC's or our interpretation of what natural play is. The playground will cater for toddlers to teenagers and comprise of formal play equipment of natural materials.
- » As well as playgrounds we understand that open space areas are just as important. This allows kids and adults to use the flat open spaces however they wish i.e. kick-about.
- » The site is wrapped in a woodland boundary which anchors the scheme to Stocking Avenue but also provides vital habitats and biodiversity. The planting scheme for the site has been designed in conjunction with the ecologist.



Eastern public open space proposal



# ACCESSIBILITY



# ACCESSIBILITY

## 9.0 Accessibility

Universal Access for Residents and Visitors

It was imperative for us to provide universal access for all residents and visitors from the entrance of the scheme to each access point of each block. This is done by providing level access routes free of steps and ramps (blue lines). There are stepped routes in the scheme (green lines) but they do not form part of the accessible routes. All Blocks can be assessed without the need to negotiate steps which is a great feat considering the levels issues on the site. Accessible parking forms 5% of the parking on site and incorporates level access routes from the parking spaces to all blocks. All blocks also have level access to Stocking Avenue and the bus stop.

- » Block A: Using 4 points of access (main entrance, Stocking Avenue and 2 points on White Pines Dale) Block A is easily accessible by level footpath routes to all 3 access doors of the block. There is also level access to all parking bays, bin stores and bike shelters on this street.
- » Block B and C1: All doors in blocks B and C1 can be reached by level access from White Pines Dale and Stocking Avenue. There is also level access to all parking bays, bin stores and bike shelters on this street.
- » Block C2, D and E: All doors in blocks C2, D and E can be reached by level access from White Pines Dale and Stocking Avenue. There is also level access to all parking bays, bin stores and bike shelters on this street.



Flat Part M accessible streets



A photograph of a park scene, including a slide, a wooden structure, and a bench, overlaid with a green filter. The text "SECTIONS/PHOTOMONTAGE" is centered in white.

# SECTIONS/PHOTOMONTAGE

# SECTIONS

## 10.1 Northern and Eastern Woodland Boundary

See page 19 above for location.

### LAYERING

1 - PROPOSED ARCHITECTURE;  
See Architects submission.

2 - MAINTENANCE STRIP;  
Min 300mm wide pea gravel to allow planting bed maintenance and building facade maintenance.

3 - PRIVACY PLANTING;  
Min 1.2m wide to provide considerable privacy for ground floor residents.

4 - COMPACTED GRAVEL FOOTPATH  
Stepped ramps in local zones. See page 29, 39, Masterplan and Dwg 301 Detail 008.

5 - LIGHTING;  
Min 7m clearance from all street trees to comply with SDCC public lighting regulations.

6 - MOWN LAWN AND WILDFLOWER

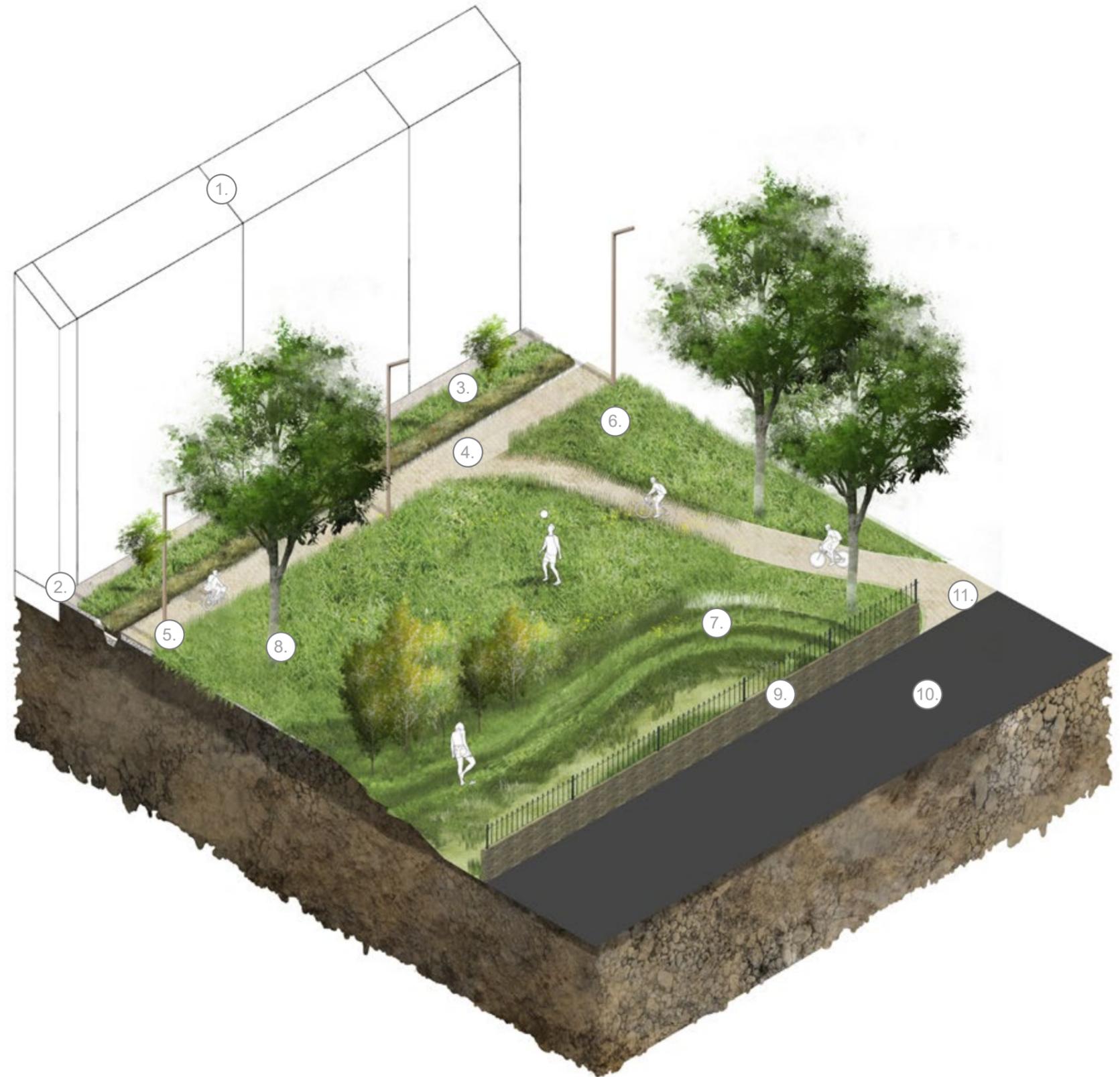
7 - BANKING

8 - PROPOSED TREE PLANTING;  
Min 7m Clearance from all Lighting Poles to comply with SDCC public lighting regulations. 2m clear-stem for visibility.

9 - EXISTING BOUNDARY TREATMENT

10 - EXISTING FOOTPATH AND ROAD

11 - ACCESS TO SITE;  
Sections of existing wall and railing removed to allow new links be developed.



# SECTIONS

## 10.2 Northern and Eastern Woodland Boundary

See page 19 above for location.

One of the most important landscape proposals on site is the establishment of a woodland and wildflower boundary. Not only will the boundary act as a buffer for the scheme it will anchor the scheme to Stocking Avenue. We propose plant specimen trees and ~10m spacing while reinforcing them with smaller woodland trees, shrubs, hedges and understorey planting.

It is desired that the boundary be as biodiverse as possible. To facilitate and encourage this we have filled the boundary with pollinator friendly planting species (see Planting Schedule). The planting will provide food, shelter and safety from chemicals such as pesticides. Many pollinator friendly actions simply require us to manage the land in a slightly different way than we have become used to. It is not about letting the landscape go wild, but about managing it in a way that is sustainable for pollinators so that they can survive and continue to provide us with their vital service.

The Boundary will usually be accompanied by a compacted gravel footpath which gives residents and visitors the chance to walk alongside the boundary without disturbing it and its flora and fauna. The woodland boundary on this site will run close to the woodland boundary on the White Pines North and South schemes and act as a corridor for biodiversity.



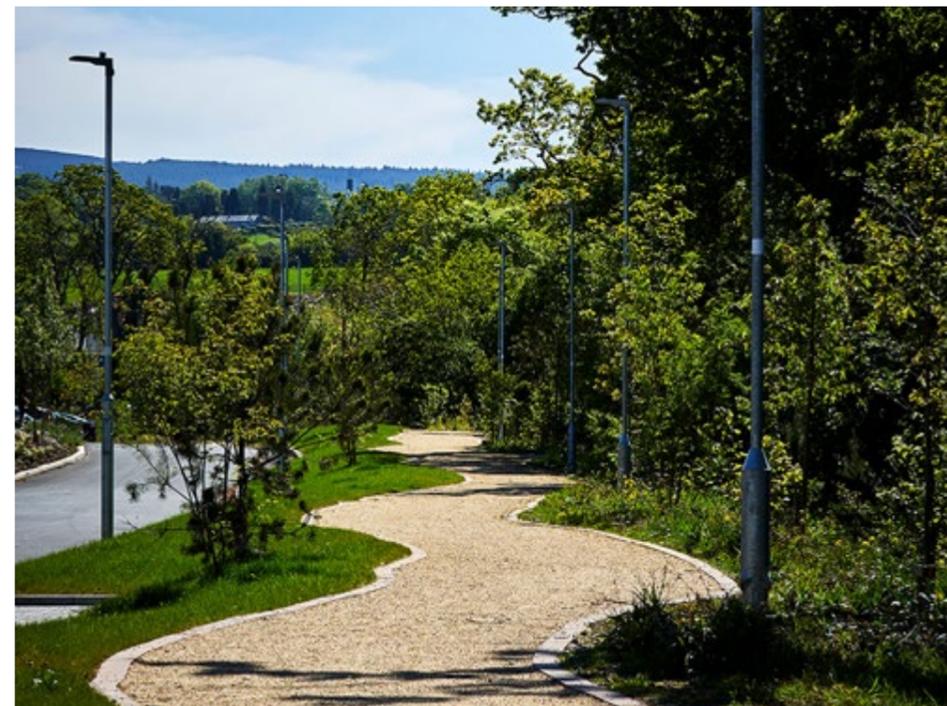
*Specimen tree planting*



*Specimen tree planting reinforced with new smaller trees*



*Lower woodland storeys establish*



*Woodland loop that was developed in White Pines North*

# PHOTOMONTAGE

## 10.3 Reinforced Grass Secondary Entrance in the North Eastern Corner

See page 19 above for location.



# PHOTOMONTAGE

## 10.4 Reinforced Grass Secondary Entrance in the North Eastern Corner With Woodland Planting Along the Northern and Eastern Boundaries

See page 19 above for location.



# PHOTOMONTAGE

## 10.5 Stepped Ramp Footpaths Along the Northern and Southern Boundaries

See page 19 above for location.



# PHOTOMONTAGE

## 10.6 Woodland Planting Along the Northern and Eastern Boundaries

See page 19 above for location.



# PHOTOMONTAGE

## 10.7 Public Open Space Along the Eastern Boundary

See page 19 above for location.



# SECTIONS

## 10.8 Meadow Spine

SCALE: NTS @ A3

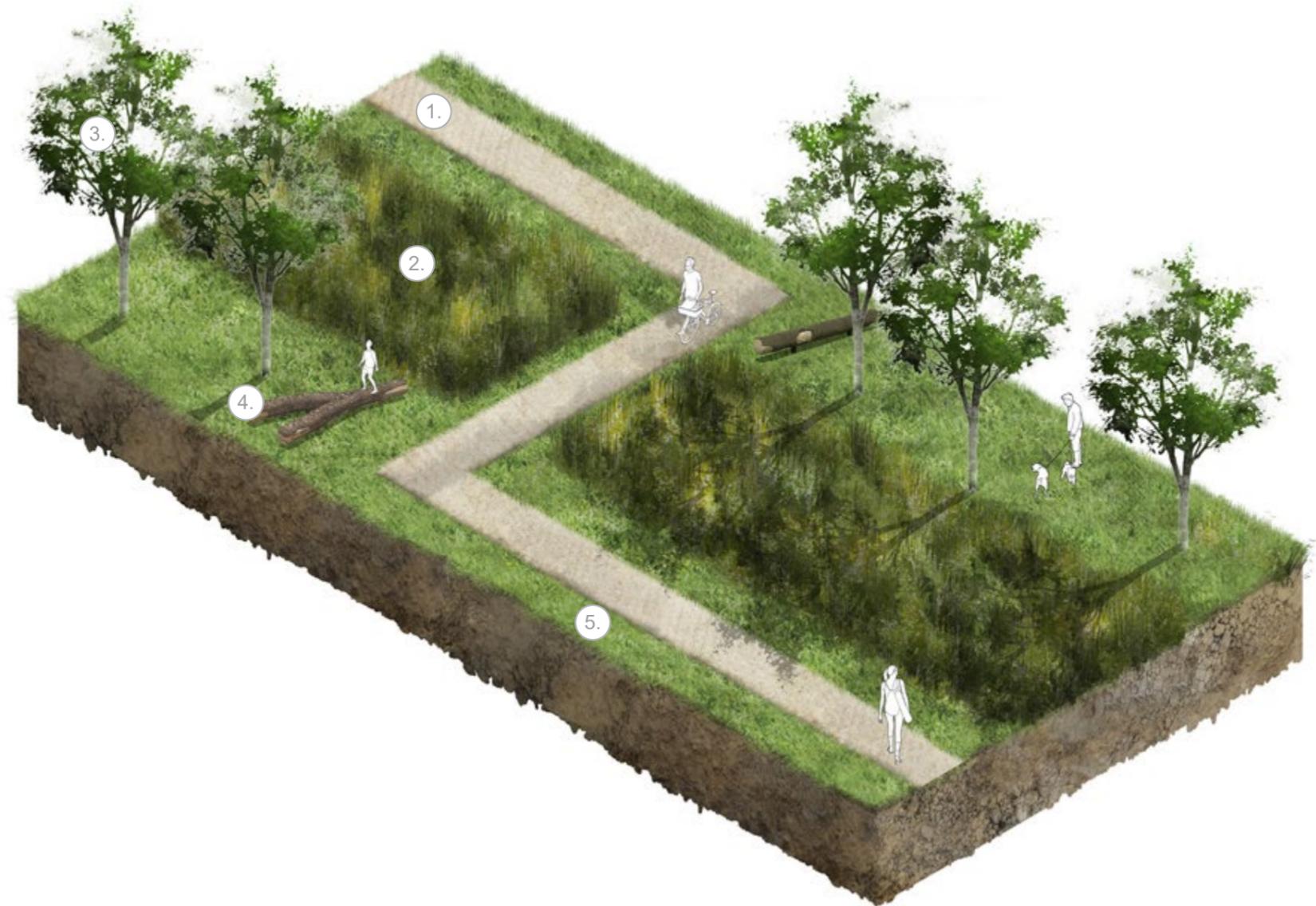
### LAYERING

- 1 - COMPACTED GRAVEL FOOTPATH
- 2 - LONG GRASSES AND WILDFLOWER MEADOW
- 3 - 3M HIGH SMALL TREES ABOVE WATER LINES
- 4 - INCIDENTAL NATURAL PLAY ELEMENTS
- 5 - LAWN

First established in the White Pines North scheme as a way of utilising the space above the water lines that run through the site, this wildflower meadow open space will now continue into the White Pines Central scheme. Planted in a meandering wave the wildflower creates pocket spaces for informal use. This wildflower meadow will tie the two scheme together and make them feel like one. The colour and form of the meadow creates great interest for the residents but is also a hub of pollinator activity.



Wildflower central spine now established on the White Pines North scheme



# PHOTOMONTAGE

## 10.9 Central Spine AVENUE

See page 19 above for location.



# SECTIONS

## 10.10 TYPICAL STREET CAR PARK SECTION

SCALE. NTS @ A3

### LAYERING

1 - PROPOSED ARCHITECTURE;  
See Architects submission.

2 - PARKING LAYOUT;  
Perpendicular bays 4.8M x 2.4M to comply with DMURS regulations where practical. Permeable paving for SUDS that link with tree pits for bio retention (9).

3 - PRIVACY PLANTING;  
Min 1.5m wide to provide considerable privacy buffer.

4 - ACCESSIBLE FOOTPATH;  
Min 1.8m wide to comply with Part M Building Regulations and DMURS Regulations. Maximum gradient of 1/21 where an accessible route is provided.

5 - LIGHTING;  
Min 5m clearance from all street trees to comply with SDCC public lighting regulations.

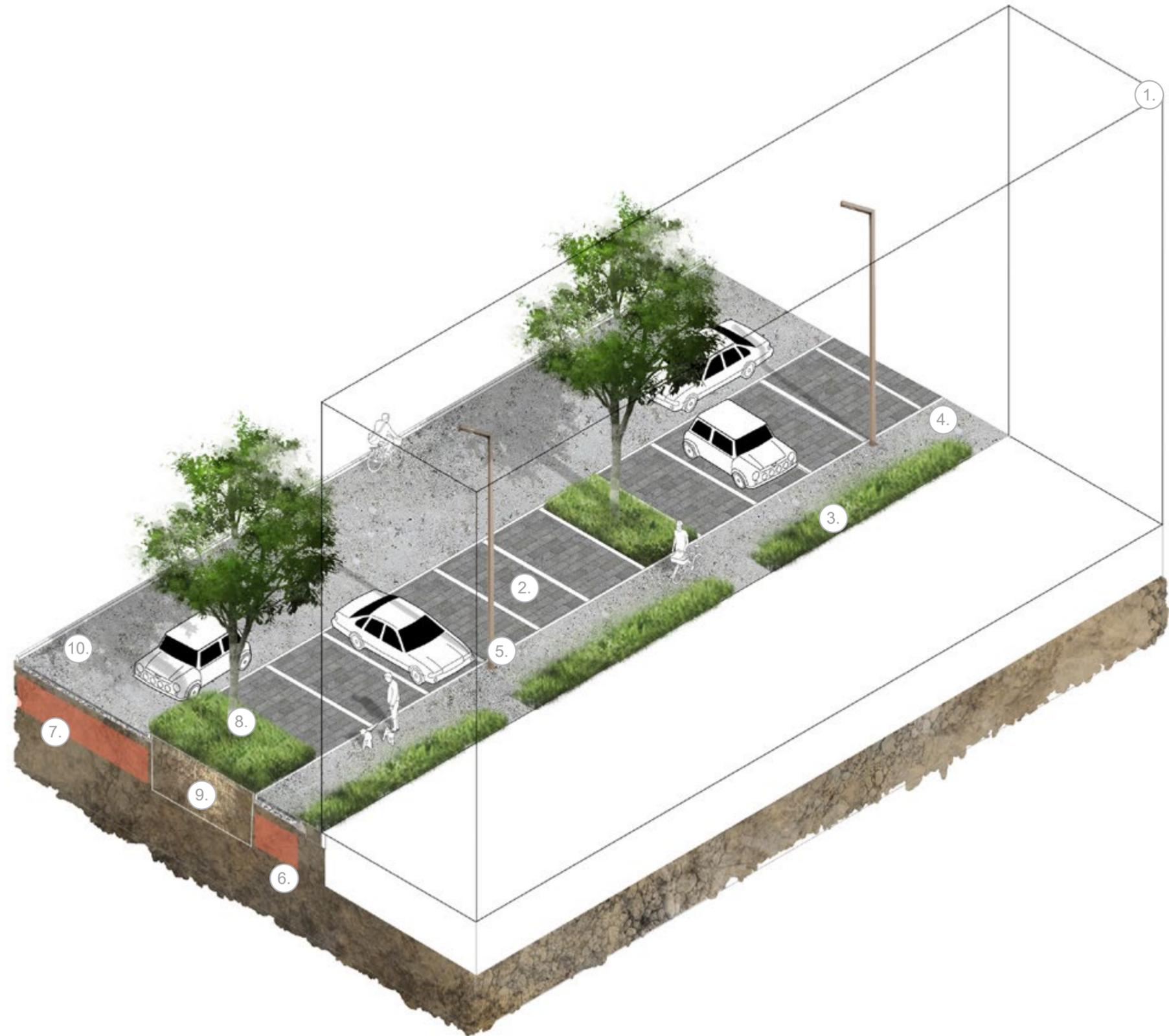
6 - SERVICES BELOW FOOTPATH;  
To allow for more substantial planting zones (3), (8), (9).

7 - SERVICES BELOW ROAD;  
To allow for more substantial planting zones (8), (9).

8 - STREET TREES AND PLANTING;  
Min 5m Clearance from all Lighting Poles to comply with SDCC public lighting regulations. 2m clear-stem for visibility.

9 - TREE PIT;  
Free of services to allow larger/ healthier trees develop.

10 - PROPOSED ROAD;  
To Engineers specification.



# PHOTOMONTAGE

## 10.11 TYPICAL STREET

See page 19 above for location.



# PHOTOMONTAGE

## 10.12 TYPICAL STREET

See page 19 above for location.



A photograph of a playground scene, including a slide and a wooden structure, overlaid with a green tint. The text "SECTIONS/PHOTOMONTAGE" is centered in white, bold, uppercase letters.

# SECTIONS/PHOTOMONTAGE

# SECTIONS

## 10.13 TERRACED LANDSCAPE

See page 19 above for location.

These spaces are visual amenity only and are not counted towards the usable public open space calculation due to their gradient.

### LAYERING

1 - PROPOSED ARCHITECTURE;  
See Architects submission.

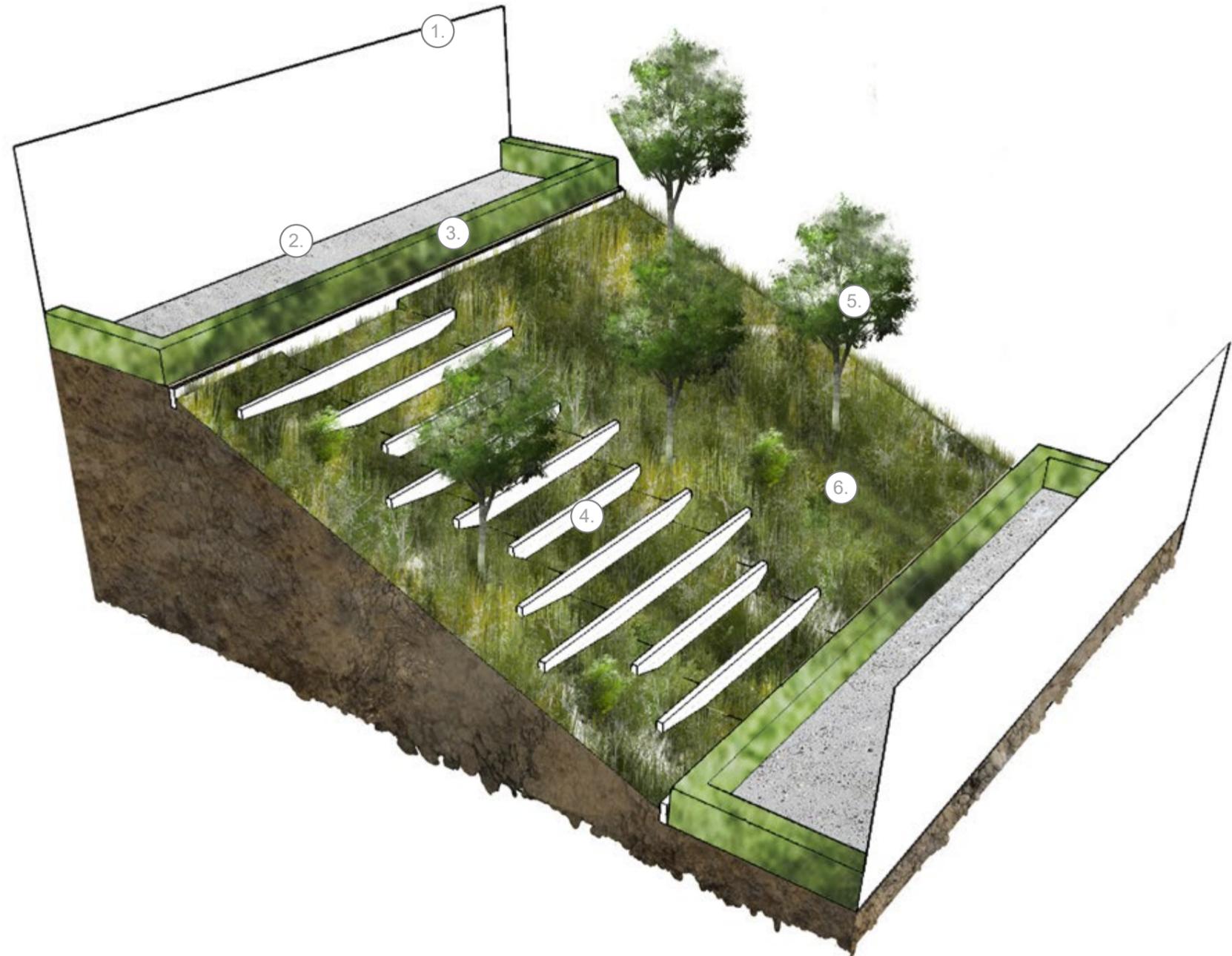
2 - PRIVATE PAVED TERRACE.

3 - PRIVACY PLANTING;  
Min 1.1m high hedge to provide considerable privacy buffer.

4 - TERRACES;  
Informal timber sleeper terraces max 600mm high with 1.5m between terraces to avoid cumulative falls.

5 - TREE PLANTING;  
Trees planted on sloped landscape.

6 - SLOPE PLANTING;  
Low maintenance planting.



# PHOTOMONTAGE

## 10.14 Woodland Planting Along the Northern and Eastern Boundaries

See page 19 above for location.



# PHOTOMONTAGE

## 10.15 Roundabout Entrance

See page 19 above for location.



# PHOTOMONTAGE

## 10.16 Stocking Avenue

See page 19 above for location.



# PHOTOMONTAGE

## 10.17 Stocking Avenue Main Plaza Entrance

See page 19 above for location.



# PHOTOMONTAGE

## 10.18 Stocking Avenue Main Plaza Playground

See page 19 above for location.



M + A