

# St. Teresa's, Blackrock

**LANDSCAPE DESIGN REPORT - LANDS AT 'ST. TERESA'S' TEMPLE HILL, MONKSTOWN, BLACKROCK, CO. DUBLIN**  
**PLANNING SUBMISSION TO AN BORD PLEANÁLA**

**DECEMBER 2021**

# REPORT

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# PLANS & POLICIES





# PLANS & POLICIES

## 1.0 PLANS & POLICIES

National, Regional and Local Guidance

### 1.1 OVERVIEW

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

- » Blackrock Local Area Plan
- » Dún Laoghaire-Rathdown County Development Plan 2016 – 2022
- » Sustainable Urban Housing: Design Standards for New Apartments
- » Design Manual for Urban Roads and Streets (DMURS)
- » National Children’s Play Policy ‘Ready Steady Play’

### 1.2 BLACKROCK LOCAL AREA PLAN

The following are the objectives relative to landscape design as outlined in the Site Framework Strategy for St. Teresa’s & Dunardagh lands (Blackrock LAP Chapter 3: Urban Structure & Character)

#### DS5

It is an objective of the Council to require, in the event of the redevelopment of the St. Teresa’s and Dunardagh lands and in accordance with Section 3.6 ‘Public Realm Strategy’, an appropriate setback from the existing boundary with Temple Hill in order to provide an attractive streetscape, interesting building ‘edge’ and to facilitate public realm improvements including mature tree planting along the boundary edge.

#### DS6

It is an objective of the Council that any redevelopment of the Dunardagh lands shall provide for the retention of the tree belts including the folly at St. Teresa’s identified on Drawing 2, adjacent to the boundary with Rockfield Park. The boundaries of the tree belts in question are shown as indicative and shall be defined in agreement with the Planning Authority. The existing boundary wall shall be removed to facilitate the integration of the tree belts into Rockfield Park. An appropriate low boundary treatment shall be erected between the tree belts and any proposed residential development within the St Teresa’s and Dunardagh landholding.

#### DS7

It is an objective of the Council that any redevelopment of the lands at St Teresa’s and Dunardagh shall ensure that new development will address Rockfield Park and shall provide for active residential frontage and a high level of passive supervision. The layout and design shall incorporate a mix-

ture of residential typologies- including own door units - along the boundary with Rockfield Park as illustrated in Drawing 2.

#### DS9

It is an objective of the Council, in the event of the redevelopment of the St. Teresa’s and Dunardagh lands, to require an innovative design solution which respects the site’s topography and creates an interesting and attractive building line along the site boundary with Temple Hill (as illustrated on Drawing 2).

#### DS11

It is an objective of the Council that, in the event of the redevelopment of the St. Teresa’s and Dunardagh landholding, open space provision in accordance with Policy RES5 ‘Institutional Lands’, and the Open Space and Policy of the current County Development Plan will be required. Class 2 open space shall be provided to ensure appropriate levels and quality of open space commensurate with the requirements of the current County Development Plan. Class 1 open space provision shall include the tree belts as illustrated on Drawing 2 (the boundaries to be defined in agreement with the Planning Authority). In the event of a shortfall in Class 1 open space provision, the developer may, with the agreement of The Planning Authority, make a financial contribution in lieu towards the provision of off-site local amenity / recreational facilities.

#### DS12

It is an objective of the Council to protect and preserve mature trees / tree groupings / hedgerows that add to the character and sylvan setting of the St. Teresa’s and Dunardagh landholding. Any redevelopment proposals shall be required to incorporate, as far as is practicable, the amenities afforded by existing trees and hedgerows. Arboricultural assessments carried out by an independent, qualified arboricultural consultant shall be submitted as part of any planning applications for the redevelopment of the lands in accordance with Section 16.7.4 of the County Development Plan 2010-2016\*.

\*This section has since been superseded by section 8.2.8.6 Trees and Hedgerows of the County Development Plan 8.2.8.6

### 1.3 DLR COUNTY DEVELOPMENT PLAN 2016-2022

The over-riding Vision for the County as set out in the Development Plan is: “To continue to facilitate appropriate levels of sustainable development predi-

cated on the delivery of high quality community, employment and recreational environments - allied to the promotion of sustainable transportation and travel patterns - but all the while protecting Dún Laoghaire–Rathdown’s unique landscape, natural heritage and physical fabric, to ensure the needs of those living and working in the County can thrive in a socially, economically, environmentally sustainable and equitable manner”

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

The subject site is zoned objective ‘A’, which is “to protect and/or improve residential amenity”.

#### 1.2.2 Relevant Sections Policies and Objectives

#### CDP 2016-22 Section 8.2.8.1 Landscape Plans

Planning applications for both residential (30+ units or as required by the Planning Authority) and commercial (1,000 sq.m. or as required by the Planning Authority), including leisure and recreational facilities, should submit a landscape design rationale prepared by a qualified Landscape Architect or other suitably competent landscape professional (as deemed appropriate by the Planning Authority), for the consideration of the Parks and Landscape Services Department. Smaller schemes may also require a landscape plan to be submitted. All such requirements should be ascertained at pre-planning stage.

#### CDP 2016-22 Section 8.2.8.5 Apartments – Play Facilities

In terms of play facilities for children regard shall be had to the ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2007) which states:

Play needs around apartment buildings should be catered for:

- » Within the private open space associated with individual apartments.
- » Within small play spaces (circa 85-100sq.m.) 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 buildings, in any scheme of 25 or more units.
- » Within play areas (200-400sq.m.) for older children and young teenagers in a scheme of 150 or more apartments.



# PLANS & POLICIES

## 1.0 PLANS & POLICIES

National, Regional and Local Guidance

### CDP 2016-22 Section 8.2.8.6 Trees and Hedgerows

New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerow and new developments shall have regard to objectives to protect and preserve trees and woodlands as identified County Development Plan Maps.

### Policy OSR7: Trees and Woodland\*

It is Council policy to implement the objectives and policies of the Tree Strategy for the County – 'dlr TREES 2011-2015' - 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'

### Policy LHB14: 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.

### Policy UD5: Shared Space Layouts

It is Council policy to promote safer and more attractive streets and public realm for all road users throughout the County by pro-actively engaging with, and adhering to, the 'shared space' concept and guidance set out in the 'Design Manual for Urban Roads and Streets' (2013).

### 1.4 SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS

#### Section 4.13 Children's Play

The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces. Children's play needs around the apartment building should be catered for:

- » within the private open space associated with individual apartments

- » within small play spaces (about 85 – 100 sq. meters) 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. meters) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms

### 1.5 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 CS Consulting Engineers submitted with this application provides further detail in respect of the compliance of the proposed development with the provisions of DMURS.

### 1.6 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.



Extract from Blackrock LAP - Drawing 2: Site Framework Strategy - St. Teresa's and Dunardagh & Cluain Mhuire

An aerial photograph of a city street, heavily tinted with a green color. The street is lined with trees and has a crosswalk with white diamond markings. Several people are walking on the sidewalk. In the foreground, there is a statue of a person with arms outstretched. The background shows a row of buildings, including a large classical-style building with columns. The text "SITE ANALYSIS" is overlaid in the center in a large, white, sans-serif font.

# SITE ANALYSIS



# SITE ANALYSIS

## 2.0 ANALYSIS

Desktop and field analysis of the existing site

### 2.1 SITE LOCATION

The subject site is situated on the southern side of Temple Road some 500 metres south-east of Blackrock Village. It is bounded by St. Louise's Park to the west, St Vincent's Park to the east and Rockfield Park to the south. There is currently only one entrance to the site located directly opposite the junction of Temple Hill and Newtown Avenue. This entrance also doubles as an egress for St. Vincents Park. The site is currently comprised of the protected St Teresa's House and its associated Institutional buildings.

### 2.2 SITE DESCRIPTION

The site measures 3.9 Ha in total. The site is currently occupied by the protected St Teresa's House and its associated Institutional buildings. The site buildings are predominantly located to the north & north-eastern portion of the site with the remaining balance comprising the former house gardens with copses of mature tree planting located to the site boundaries and on the periphery of internal circulation roads. The soft landscape generally show evidence of historical management apart from the south-western corner of the site which is currently overgrown.

The southern two thirds of the site are relatively flat with a gentle gradient falling from a high point at the boundary of Rockfield Park @ ~+20.70 OD to a level at the front of St. Teresa's House of ~+19.50 OD. The site then falls quickly away from the rear of St. Teresa's to marry with the Temple Road levels which range from ~+17.00 OD at the entrance to the site down to ~+12.5 OD at the entrance to St. Louise's Park and the Alzheimer Society of Ireland.

#### KEY:

1. St Teresa's (formerly Craigmore)
2. Rockfield Park
3. Carysfort Park
4. UCD Michael Smurfit Graduate Business School
5. Temple Hill Road
6. Frascati Shopping Center
7. Blackrock Shopping Center
8. Blackrock Main Street
9. Blackrock Park
10. Blackrock Dart Station
11. Blackrock Baths
12. St. Catherine's House (Dunardagh)
13. St. Louise's Park
14. Alzheimer Society of Ireland



Aerial Image highlighting Application boundary (red) . For illustrative purposes only.





# PROPOSAL



# PROPOSAL

## 3.0 DRAFT LANDSCAPE MASTERPLAN

SCALE: 1:1000 @ A3



- EXISTING TREE PROTECTED AND RETAINED  
Root protection to Arterial Details
- PROPOSED OPEN SPACE TREE PLANTING  
MINIMUM 1M X 1M X 1M  
TREE PIT BACK FILLED WITH TOPSOIL  
ON FREE DRAINING SUBSOIL
- PROPOSED STREET TREE PLANTING  
20-25CM GIRTH (30-35CM GIRTH ALONG  
TEMPLE HILL FRONTAGE)  
MINIMUM 1.2M X 1.2M X 1.2M  
TREE PIT BACK FILLED WITH TOPSOIL  
ON FREE DRAINING SUBSOIL
- PROPOSED POLLINATOR FRIENDLY HEDGE PLANTING  
MINIMUM 600MM TOPSOIL DEPTH  
ON FREE DRAINING SUBSOIL
- PROPOSED GRASS SEEDING WITH BULBS  
MINIMUM 150MM TOPSOIL DEPTH  
ON FREE DRAINING SUBSOIL
- PROPOSED SHRUB AND GROUND COVER PLANTING  
75% POLLINATOR FRIENDLY MIX  
MINIMUM 450MM TOPSOIL DEPTH  
ON FREE DRAINING SUBSOIL
- PROPOSED NATIVE WOODLAND WHIP PLANTING  
REFER TO PLANTING SCHEDULE
- PERMEABLE PAVING TO CAR PARKING SPACES  
NOT TAKEN IN CHARGE
- PC CONCRETE FLAG PAVING
- NATURAL STONE FLAG PAVING
- NATURAL STONE SETT PAVING
- FINE GRADE BARK MULCH TO PLAY  
AREAS BENEATH TREE TRUNKS
- COMPACTED GRAVEL PATH  
NATURAL STONE SETT EDGING
- HOT ROLLED ASPHALT (HRA) WITH BUFF COLOURED  
CHIP STONE ROLLED INTO TOP SURFACE  
TO HOMEZONE STREETS AND RAISED TABLES  
TO ENGINEERS SPECIFICATION
- BENCH SEATING  
HARDWOOD TO WEARING SURFACE WITH ARM AND  
BACKRESTS IN LINE WITH BEST PRACTICE  
UNIVERSAL DESIGN
- SCULPTURAL CAST STONE SEATING
- FORMAL PLAY ELEMENTS -  
REFER TO PLAY STRATEGY PLAN FOR FULL DETAILS  
DRG SIT-MAS-XX-XX-DR-L0102
- VEHICLE BOLLARDS  
1000MM HIGH IN G316 SS
- BICYCLE PARKING  
SHEFFIELD STYLE BIKE RACKS IN G316 SS
- 1.2M HIGH ESTATE RAILING  
COMPRISING RE-USED AND RESTORED SECTIONS OF  
EXISTING RAILINGS TO PROPOSED LAYOUT WITH  
ADDITIONAL NEW RAILINGS ADDED TO MATCH AS  
NECESSARY  
REFER TO BOUNDARY TREATMENT PLAN FOR  
DETAILS DRG SIT-MAS-XX-XX-DR-L0101
- LIGHTING COLUMNS  
TO ENGINEERS SPECIFICATION
- LIGHTING BOLLARDS TO ENGINEERS  
TO ENGINEERS SPECIFICATION

**PLANTING SCHEDULE**  
To be used in conjunction with Drp No. 00

LOCATION CODE	SPECIES	COMMON NAME	SIZE	FORM
AS	Acacia saligna	Wattle	10-15cm	Upright
BS	Banksia integrifolia	White Banksia	10-15cm	Upright
CS	Calluna vulgaris	Common Heath	10-15cm	Upright
DS	Daphne genkua	Edelweiss	10-15cm	Upright
ES	Eucalyptus globulus	Blue Gum	10-15cm	Upright
FS	Ficus religiosa	Fig	10-15cm	Upright
GS	Grevillea robusta	Silky Oak	10-15cm	Upright
HS	Hedera helix	Common Ivy	10-15cm	Upright
IS	Ilex aquifolium	Box	10-15cm	Upright
LS	Lonicera xylosteum	Common Honeysuckle	10-15cm	Upright
MS	Malus domestica	Crab Apple	10-15cm	Upright
PS	Prunella vulgaris	Common Nettle	10-15cm	Upright
RS	Rosa rugosa	Rugosa Rose	10-15cm	Upright

**STREET TREES**  
To be used in conjunction with Drp No. 00

LOCATION CODE	SPECIES	COMMON NAME	SIZE	FORM
AS	Acacia saligna	Wattle	10-15cm	Upright
BS	Banksia integrifolia	White Banksia	10-15cm	Upright
CS	Calluna vulgaris	Common Heath	10-15cm	Upright
DS	Daphne genkua	Edelweiss	10-15cm	Upright
ES	Eucalyptus globulus	Blue Gum	10-15cm	Upright
FS	Ficus religiosa	Fig	10-15cm	Upright
GS	Grevillea robusta	Silky Oak	10-15cm	Upright
HS	Hedera helix	Common Ivy	10-15cm	Upright
IS	Ilex aquifolium	Box	10-15cm	Upright
LS	Lonicera xylosteum	Common Honeysuckle	10-15cm	Upright
MS	Malus domestica	Crab Apple	10-15cm	Upright
PS	Prunella vulgaris	Common Nettle	10-15cm	Upright
RS	Rosa rugosa	Rugosa Rose	10-15cm	Upright

**NATIVE WOODLAND SHRUB PLANTING**  
To be used in conjunction with Drp No. 00

SPECIES	COMMON NAME	POT SIZE	HEIGHT	DENSITY
AS	Acacia saligna	10-15cm	1.5m	4
BS	Banksia integrifolia	10-15cm	1.5m	4
CS	Calluna vulgaris	10-15cm	1.5m	4
DS	Daphne genkua	10-15cm	1.5m	4
ES	Eucalyptus globulus	10-15cm	1.5m	4
FS	Ficus religiosa	10-15cm	1.5m	4
GS	Grevillea robusta	10-15cm	1.5m	4
HS	Hedera helix	10-15cm	1.5m	4
IS	Ilex aquifolium	10-15cm	1.5m	4
LS	Lonicera xylosteum	10-15cm	1.5m	4
MS	Malus domestica	10-15cm	1.5m	4
PS	Prunella vulgaris	10-15cm	1.5m	4
RS	Rosa rugosa	10-15cm	1.5m	4

**CLIMBERS - BIN AND BINS STORES**  
To be used in conjunction with Drp No. 00

SPECIES	COMMON NAME	POT SIZE	HEIGHT	DENSITY
AS	Acacia saligna	10-15cm	1.5m	4
BS	Banksia integrifolia	10-15cm	1.5m	4
CS	Calluna vulgaris	10-15cm	1.5m	4
DS	Daphne genkua	10-15cm	1.5m	4
ES	Eucalyptus globulus	10-15cm	1.5m	4
FS	Ficus religiosa	10-15cm	1.5m	4
GS	Grevillea robusta	10-15cm	1.5m	4
HS	Hedera helix	10-15cm	1.5m	4
IS	Ilex aquifolium	10-15cm	1.5m	4
LS	Lonicera xylosteum	10-15cm	1.5m	4
MS	Malus domestica	10-15cm	1.5m	4
PS	Prunella vulgaris	10-15cm	1.5m	4
RS	Rosa rugosa	10-15cm	1.5m	4

**GARDENS AND PERENNIALS - groundcover planting**  
To be used in conjunction with Drp No. 00

SPECIES	COMMON NAME	POT SIZE	HEIGHT	DENSITY
AS	Acacia saligna	10-15cm	1.5m	4
BS	Banksia integrifolia	10-15cm	1.5m	4
CS	Calluna vulgaris	10-15cm	1.5m	4
DS	Daphne genkua	10-15cm	1.5m	4
ES	Eucalyptus globulus	10-15cm	1.5m	4
FS	Ficus religiosa	10-15cm	1.5m	4
GS	Grevillea robusta	10-15cm	1.5m	4
HS	Hedera helix	10-15cm	1.5m	4
IS	Ilex aquifolium	10-15cm	1.5m	4
LS	Lonicera xylosteum	10-15cm	1.5m	4
MS	Malus domestica	10-15cm	1.5m	4
PS	Prunella vulgaris	10-15cm	1.5m	4
RS	Rosa rugosa	10-15cm	1.5m	4

**BUILD PLANTING**  
To be used in conjunction with Drp No. 00

SPECIES	COMMON NAME	POT SIZE	HEIGHT	DENSITY
AS	Acacia saligna	10-15cm	1.5m	4
BS	Banksia integrifolia	10-15cm	1.5m	4
CS	Calluna vulgaris	10-15cm	1.5m	4
DS	Daphne genkua	10-15cm	1.5m	4
ES	Eucalyptus globulus	10-15cm	1.5m	4
FS	Ficus religiosa	10-15cm	1.5m	4
GS	Grevillea robusta	10-15cm	1.5m	4
HS	Hedera helix	10-15cm	1.5m	4
IS	Ilex aquifolium	10-15cm	1.5m	4
LS	Lonicera xylosteum	10-15cm	1.5m	4
MS	Malus domestica	10-15cm	1.5m	4
PS	Prunella vulgaris	10-15cm	1.5m	4
RS	Rosa rugosa	10-15cm	1.5m	4

**RECOMMEND**  
To be used in conjunction with Drp No. 00

SPECIES	COMMON NAME	POT SIZE	HEIGHT	DENSITY
AS	Acacia saligna	10-15cm	1.5m	4
BS	Banksia integrifolia	10-15cm	1.5m	4
CS	Calluna vulgaris	10-15cm	1.5m	4
DS	Daphne genkua	10-15cm	1.5m	4
ES	Eucalyptus globulus	10-15cm	1.5m	4
FS	Ficus religiosa	10-15cm	1.5m	4
GS	Grevillea robusta	10-15cm	1.5m	4
HS	Hedera helix	10-15cm	1.5m	4
IS	Ilex aquifolium	10-15cm	1.5m	4
LS	Lonicera xylosteum	10-15cm	1.5m	4
MS	Malus domestica	10-15cm	1.5m	4
PS	Prunella vulgaris	10-15cm	1.5m	4
RS	Rosa rugosa	10-15cm	1.5m	4

MITCHELL + ASSOCIATES  
LANDSCAPE ARCHITECTURE URBAN DESIGN

PROJECT  
LANDS AT 'ST. TERESA'S' TEMPLE HILL, MONKSTOWN, BLACKROCK, CO. DUBLIN

CLIENT  
OVAL TARGET LIMITED

JOB NO.  
LST1003

DRAWING  
LANDSCAPE MASTERPLAN

DRAWING NO.  
SIT-MAS-XX-XX-DR-L0100

DRAWN BY  
SEAN CASSIDY

CHECKED  
DK

DATE  
14.12.2021

STATUS:  
PLANNING

SCALE  
1:500 @ A1

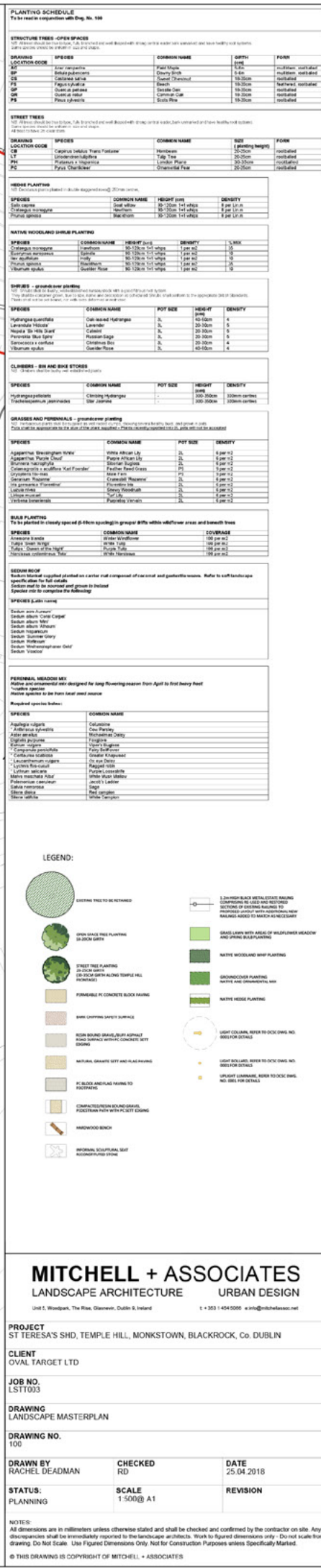
REVISION  
P04

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

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ABP REF: ABP30380419  
SCALE: 1:1000 @ A3



<b>PROJECT</b> ST TERESA'S SHD, TEMPLE HILL, MONKSTOWN, BLACKROCK, Co DUBLIN		
<b>CLIENT</b> OVAL TARGET LTD		
<b>JOB NO.</b> LST1003		
<b>DRAWING</b> LANDSCAPE MASTERPLAN		
<b>DRAWING NO.</b> 100		
<b>DRAWN BY</b> RACHEL DEADMAN	<b>CHECKED</b> RD	<b>DATE</b> 25 04 2018
<b>STATUS:</b> PLANNING	<b>SCALE</b> 1:500@ A1	<b>REVISION</b>
<p><b>NOTE:</b>          All dimensions are in millimeters unless otherwise stated and shall be checked and confirmed by the contractor on site.          Any discrepancies shall be immediately reported to the landscape architects. Work to figured dimensions only. Do not scale from drawing. Do Not Enlarge. Use Figured Dimensions Only. Not for Construction Purposes unless Specifically Marked.</p>		
<b>BY THIS DRAWING IS COPYRIGHT OF MITCHELL + ASSOCIATES</b>		



# DESIGN STATEMENT





# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.1 DESIGN OBJECTIVES

The landscape scheme will create a green framework which responds to and enhances the existing layout of mature trees and St Teresa's House to provide a strong and legible sequence of multi-functional spaces which can evolve and adapt over time and which facilitate active engagement with the natural environment.

- » Creation of an attractive mature tree lined streetscape at the Temple Hill boundary in response to LAP specific design objectives DS5 and DS9.
- » Design and layout of the public open spaces to retain views between St Teresa's House and Rockfield Park in response to LAP specific design objective DS8.
- » Design of the future entrance road to Rockfield Park as a generous public avenue with wide sylvan margins in keeping with the design principle 11 within the LAP
- » Design and layout of the open spaces to ensure retention and protection of existing trees in so far as possible. Management of the existing sylvan character as a dynamic resource with significant sensitive-planned planting of appropriate tree species.
- » Design of the public open spaces to denote a different expression to each relevant to its use whilst using similar materiality and form to give the design a unified character.
- » Creation of coherent links between the public realm and adjacent residential blocks that integrate and compliment the architectural and infrastructural layout
- » Enhancement of the existing opportunities for wildlife within the site through creation of additional habitats and significant planting of native or pollinator species.
- » Sensitive design of boundaries to respect adjacent uses and to provide either an attractive landscape buffer or a visual or physical link to neighbouring lands as appropriate

For the purposes of this report, the landscape strategy for the development can be broken down into the following key external areas:

1. Temple Hill Streetscape
2. Entrance Avenue
3. St. Teresa's Plaza
4. The Courtyards
5. The Community Green
6. The Woodland Park



Landscape Zones and circulation routes (For report purposes only)



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.2 TEMPLE HILL STREETSCAPE

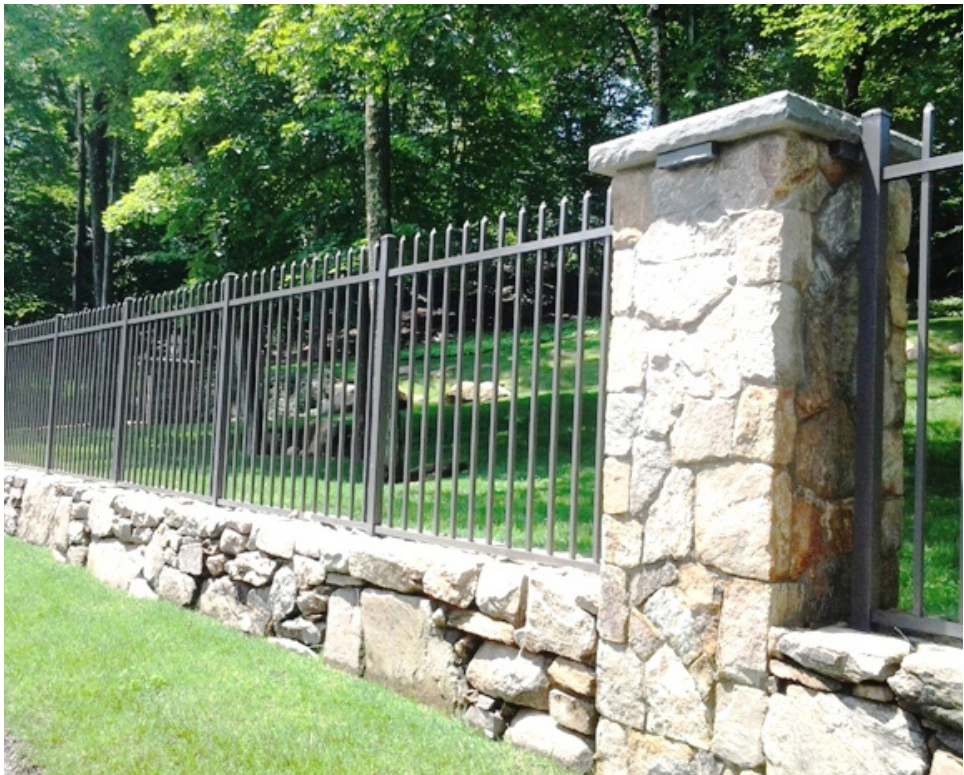
The landscape treatment of the streetscape frontage along Temple Hill is compliant with the Blackrock LAP landscape objective that the site boundary to Temple Hill is to be sensitively detailed with high quality materials and landscaping.

The existing trees and wall along the Temple Hill streetscape will be removed and replaced with a wide tree lined verge. The trees are proposed to be London Plane (*Platanus hispanica*) planted at 30-35cm girth and approximately 7-8m high at planting. These are an appropriate scale and species for street tree planting in this location. They will be planted into a ~3m wide grass verge which will be treated as a continuous 1m deep planting trench to ensure adequate topsoil (Min.12m<sup>3</sup>) per tree to facilitate successful establishment and growth. It should also be noted that the annual growth rate for London Plane trees is approximately 30-60cm a year. This will provide an incremental increase in their screening capacity within the first 10 years of planting and throughout the lifetime of the development. The existing trees planted in the median of Temple Hill and in other areas of Dublin City such as O'Connell Street are representative of this increase.

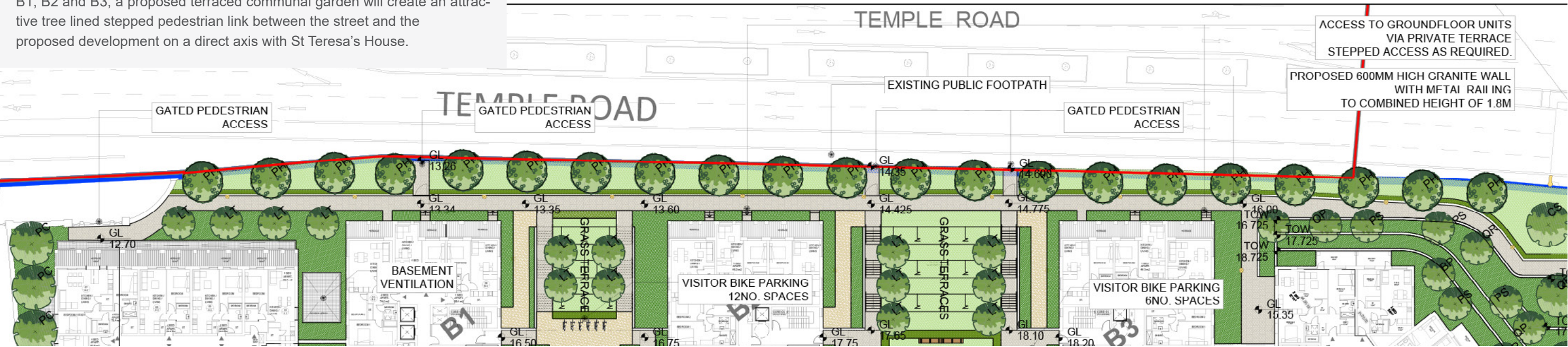
The proposed new site boundary along the Temple Hill frontage is a low stone clad wall with black powder coated railing top section, total height ~ 1.2m. For further details on boundary treatments refer to Section 4.9. Between Blocks B1, B2 and B3, a proposed terraced communal garden will create an attractive tree lined stepped pedestrian link between the street and the proposed development on a direct axis with St Teresa's House.



CGI view of the proposed avenue of London Plane trees along Temple Hill. Shown at 10 years estimated growth post implementation.



Example of low random rubble wall with railing



Extract from the Landscape Masterplan showing the proposed tree lined verge and set-back along Temple Hill



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.3 ENTRANCE AVENUE

As part of the Planning & Architectural Strategy the existing Gate Lodge has been relocated to the southern side of Block D1 within the Woodland Park (Refer to Section 4.7).

The proposed landscape treatment to the front of Block B4 is comprised of a series of cranking low level terraces interspersed with pockets of ornamental shrub and specimen tree planting. The terraces converge and increase in depth to respond to the change in level to marry with the proposed access road. The tree planting strategy is proposed as an arboretum with a variety of native and non native tree species generously spaced to compliment the banks of existing trees to be retained. Combined with the proposed building set-back from Temple Hill this approach looks to create a ‘Sylvan’ entry to the proposed development that allows the proposed Architecture to appear through a filter of mature vegetation in keeping with the existing character of the surrounding environs.

Moving towards St. Catherine’s House (Dunardagh) the LAP objective Design Principle 11 of the Site Framework Strategy for St.Teresa’s is considered. This requires the main access route to be a “generous public avenue with high quality landscaping and wide sylvan margins”. To this end it is proposed to retain the existing trees within a linear park to the west of the proposed Block D1. This will provide ample overlooking from the adjacent higher level apartments. The open space will be populated with a mix of outdoor fitness equipment and seating arranged along a continuation of the trim trail which extends from the Woodland Park (Refer to Section 4.7)to the south and provides 24hours access to Rockfield Park.

At ground level along the east and southern facades of Block D1 it is proposed to introduce a gated access to allow residents direct access to the linear park from their private balconies. The balconies are set slightly below the adjacent existing ground levels with access provided by an individual flight of steps in each instance. Opening up the groundfloor to a south facing aspect will increase activation, ownership and supervision of this space.

On the opposite side of the road a line of Ornamental Pear (Pyrus ‘Chanticleer’) trees or similar species are proposed to be planted into hard surfaced tree pits into a widened footpath. These are an appropriate scale and habit to form a tree lined route in this location.



Extract from the Landscape Masterplan showing the Entrance Avenue, Linear Open Space and the Woodland Park to the south



Existing trees for retention along the entrance avenue leading to St. Catherine's House (Dunardagh)



CGI showing the proposed entrance to the scheme from Temple Hill



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.4 ST. TERESA'S PLAZA

To the front of St Teresa's House a shared surface space is proposed following the lines of the original forecourt. Appropriate materials specification and detailing will allow safe use of the space by both vehicles and pedestrians. The existing car parking (8 No. spaces) and arcing hedge behind are retained.

The proposed paving materials will be high quality in keeping with architecture of St Teresa's House and will consist of a simple palette of natural stone paving and natural aggregates in a resin bound gravel surfacing. The planting proposals surrounding the house itself will be formal and shade tolerant in keeping with tradition.

The layout of the streetscape and buildings in this area are designed around the retention of the mature trees which frame views towards Rockfield Park.

To the rear of St Teresa's the newly proposed Building C will share a similar landscape treatment. In this instance a panel of natural stone sett paving will be used to demarcate a shared surface plaza that connects to the residential courtyard between Blocks B2 & B3. This treatment is continued into two terraces that flank either side of the building offering dual aspect outdoor seating for residents



The existing setting to the front of St. Teresa's House with existing trees and hedge to be retained in clear view



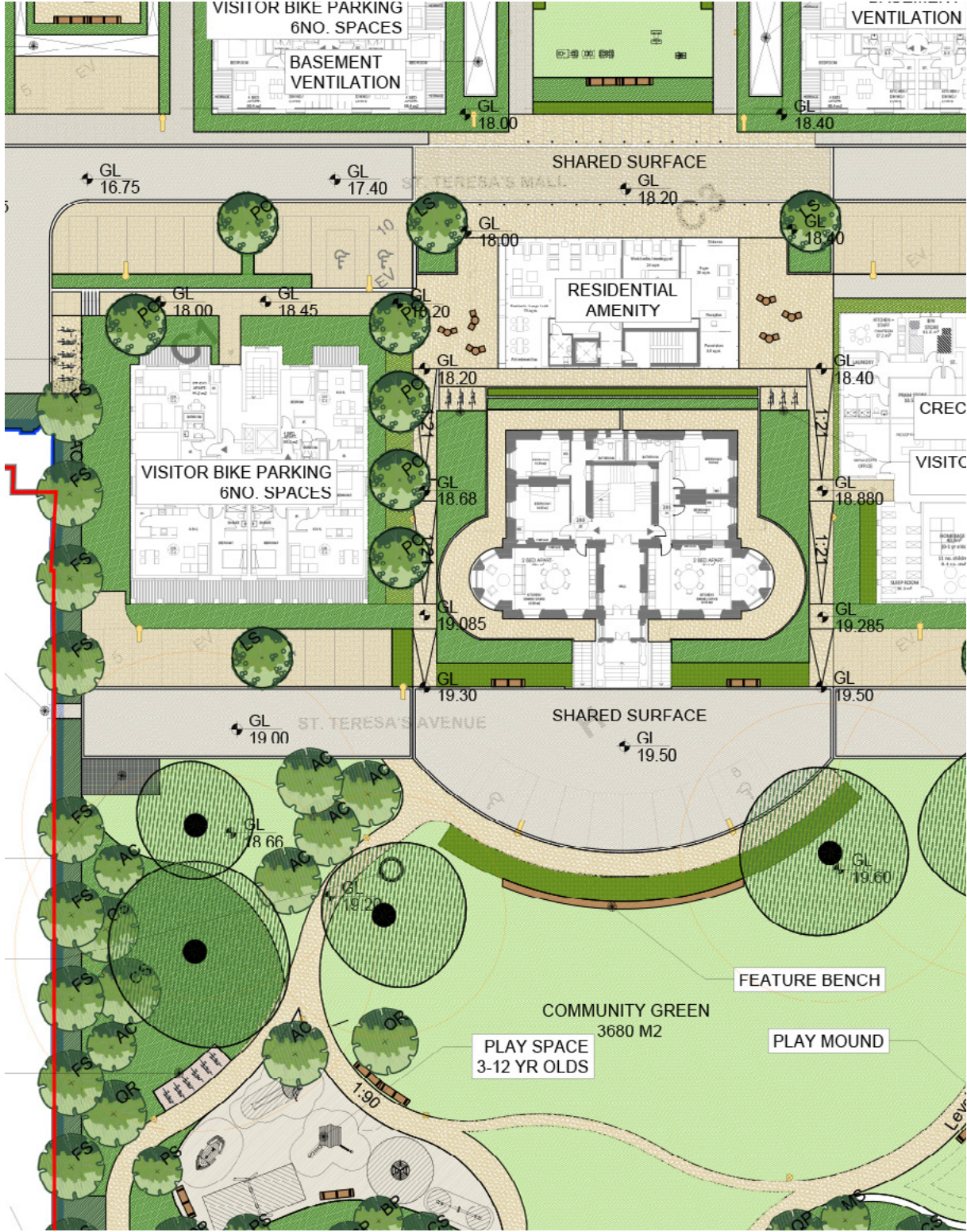
The rear of St. Teresa's House finished in a high quality stone shared surface plaza connecting Blocks B2 & B3



Natural stone in a variety of finishes



The front of St. Teresa's House finished in a high quality buff asphalt with a natural stone edging



Extract from the Landscape Masterplan showing the Entrance Plaza & Community Green to the front of St. Teresa's House



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

Landscape Design Description

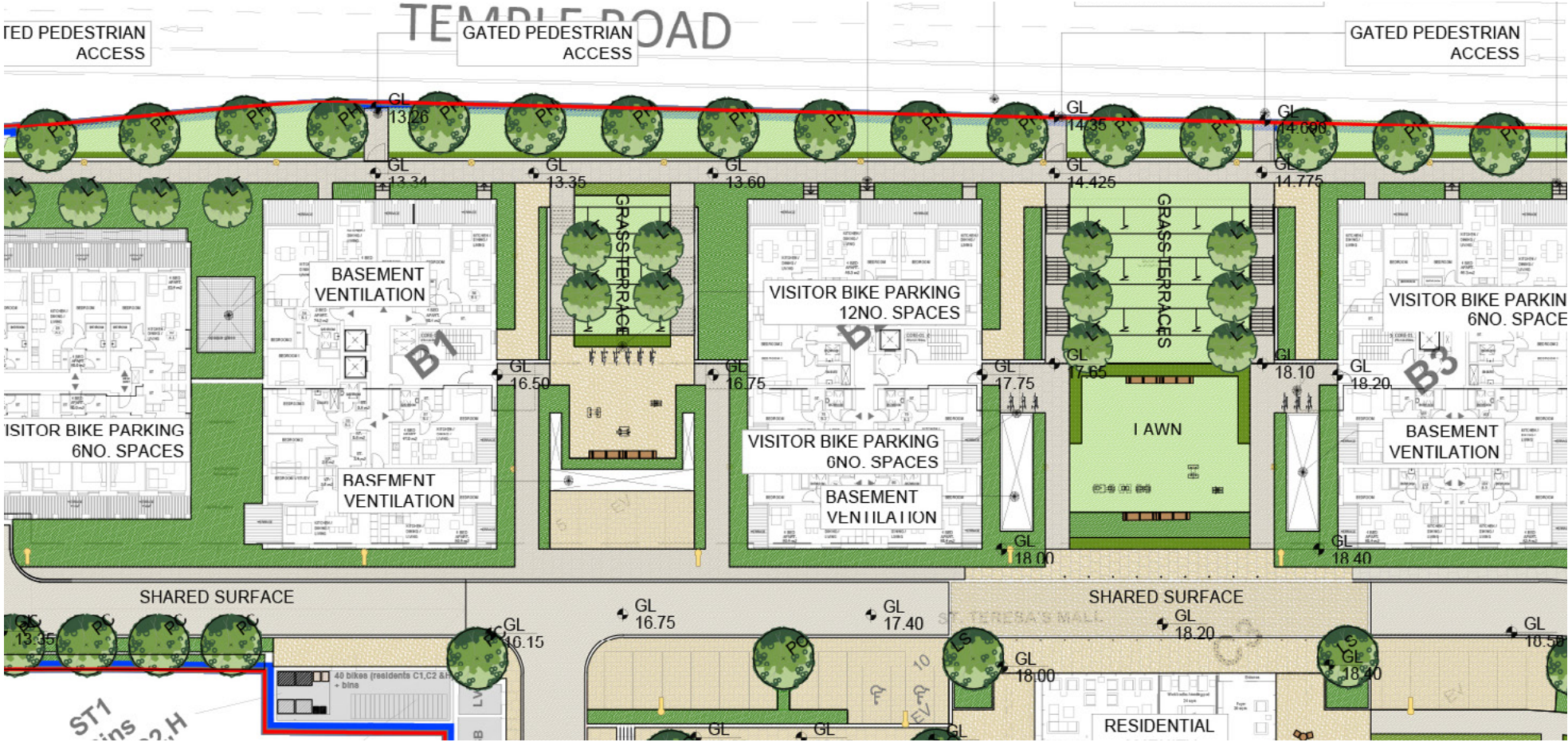
### 4.5 THE COURTYARDS

There are two courtyard spaces proposed for the development (between Blocks B1, B2 and B3 ). Their layout is derived from the planning & architectural strategy in that they are strategically positioned to allow views in and out of the scheme from Temple Hill. Their proximity and dialogue with the plaza surrounding St. Teresa's House and its new annex (Block C3) has commanded a formality to the landscape proposals.

A combination of terraced lawns, specimen tree planting & stepped access is used to address the level change down to Temple Hill and to focus views into the scheme. This is combined with direct pedestrian access from Temple Hill to increase permeability through what is currently a closed vista.

The southern half of each courtyard is dedicated to communal open space where formal hedge planting and bench seating is arranged to encourage social interaction and to allow views in multiple directions. There will also be opportunity for toddler play through informal play fixtures (Refer to Section 4.8 Play Strategy)

The courtyards are overlooked by private balcony spaces which are screened at ground level from the communal space through the use of 1.5m high screen planting.



Extract from the Landscape Masterplan showing the two courtyards between block B1, B2 & B3



Animal sculptures as play opportunities for toddlers



Steps and terraced lawn with planting



A formal courtyard design



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.6 THE COMMUNITY GREEN

The central open space has been designed as a community ‘green’ in the traditional sense with large expanses of cut lawn, spring bulb planting and tree planting. This is in keeping with the historic parkland character allowing unobstructed views out to Rockfield Park via a strategic break in the ‘E’ Block.

The existing group of mature trees to the south of St Teresa’s will provide instant maturity to the space and assist in framing views of the protected structure from the newly extended parkland. A network of meandering pathways flank either side of the space providing connectivity across the scheme. Groupings of semi-mature tree planting set amongst wildflower meadows are positioned to reinforce the existing tree belt and to provide structure to the green. Over time this tree planting will create a vegetative filter to the surrounding built form. A community playground is proposed to the western corner of the space. This has been strategically positioned to be easily accessed from anywhere in the development whilst not interfering with vistas from St Teresa’s to Rockfield Park. Proposed tree planting belts will provide a visual buffer to proposed residential blocks to the southeast and southwest and frame views out towards Rockfield Park.

The existing gate south of the shared surface within the proposed communal lawn area is proposed to be restored and re-used to the southeast of Block D at the entrance to the woodland park as it has significant design merit.



Extract from the Landscape Masterplan showing the Community Green



A community playground example



Grass lawn with areas of wildflower meadow



Benches will be in keeping with the sites sylvan character



The lawn will serve as a flexible play & recreation space for all ages



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

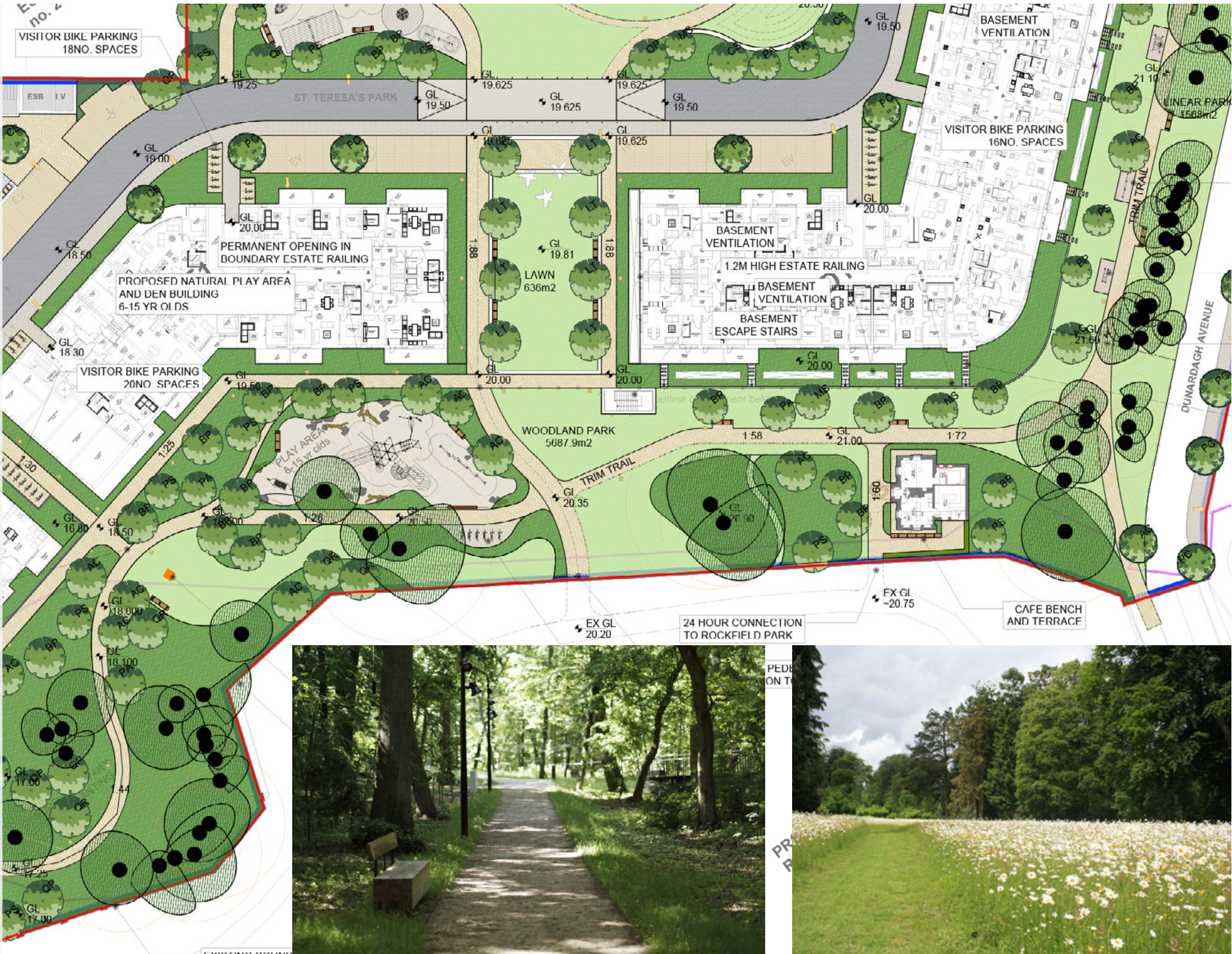
#### 4.7 THE WOODLAND PARK - AN EXTENSION OF ROCKFIELD PARK

The woodland park is envisaged as an extension of Rockfield Park and will serve as a threshold between the proposed new development and the established neighbourhood park. The retention of the existing tree belt is prioritised here, along with establishing a new pedestrian and cycle connection through the proposed development. The landscape proposals have therefore undertaken a low impact approach to design. In the first instance the existing boundary wall is proposed for removal to provide an uninterrupted visual connection between park and development. It is proposed to bring the wall down to marry with existing ground levels, retaining its base foundation as a mechanism to delineate the area under private management company control.

A network of meandering pathways following the existing ground levels to form a trim trail that works its way beneath the existing tree canopies, and follows both 'E' Blocks northeast to join the main entrance off Temple Hill. The surface treatment will here will be compacted gravel in order to minimised impact on the existing root zones. Where required, under the guidance of the team Arborist cellular confinement systems may be utilised.

Beneath the tree canopies swathes of native wildflower and spring bulbs give way to areas of cut grass to enjoy the southerly aspect. New planting of specimen trees is proposed to mitigate against tree loss. In key locations the existing shrub and under-story layer will remain largely undisturbed in order to protect the existing wildlife habitats. As part of the planning and architectural strategy it is proposed to relocate the existing gate lodge to a position south of Block D1 at the threshold with Rockfield Park. The proposed building usage of Cafe/ Retail will serve both the proposed development and the existing park users well. Its location will also work to further activate the threshold between the park and the proposed development.

Exercise equipment will be included at key intervals along the trim trail which forms a 0.7km loop around the development. Furthermore, a substantial natural playground is proposed just south of Block E1 (Refer to Drg 0102). The playground will be nestled amongst the existing trees and will be of a scale suitable for a neighborhood park attracting children to play from the proposed development and from surrounding neighborhoods. Both the trim trail and the woodland playground will receive adequate passive supervision from the overlooking E & D blocks. This is further increased by the groundfloor activation associated with Building D (Refer to Section 4.3 Entrance Avenue).



Low impact compacted gravel pathways meander through an existing Woodland



Mown pathways cut through native wildflower meadows



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.8 PLAY STRATEGY

To be read in conjunction with the Play Strategy Plan Drg. 0102

The play strategy for the development is derived from the National Childrens Play Policy 'Ready Steady Play' and seeks to incorporate create natural, "free" play into the proposed landscape as well as more formal play opportunities for younger age groups in key areas.

The Courtyards (Block B1-B2 & Block B2-B3)- 270m2 (combined)

- » Goal: To achieve a well supervised play zone favorable to small children
- » Age Group: 1-4 years
- » Equipment: Various animal sculptures by Richter Spielgeraete or equivalent - Conforms to EN 1176
- » Surface: Compacted Gravel & Grass
- » Play Value: role play, balancing, socialising

The Community Green Playground - 240m2

- » Goal: To provide a well appointed playground that caters for a wider range of age groups and is sensitively positioned and designed with regard to the vista from St Teresa's
- » Age Group: 3-12 years,
- » Equipment: Multi Play Structures, Swings, Carousel, Seesaw by Kompan or equivalent - Conforms to EN 1176
- » Surface: Play Bark
- » Play Value: role play, balancing, socialising, sliding, rocking, imaginative, inclusive, cause and effect

Woodland Play Zone - 520m2

- » Goal: To provide a natural play area for older children set amongst the existing trees with easy access to Rockfield Park and Passive supervision provided by the adjacent E Blocks
- » Age Group: 6-14 years,
- » Equipment: Tree trunks deployed as both balance beams and stepping logs, Cut poles reused from tree felling works on site to create opportunities for den building, Feature Play Tower by Kompan or Equivalent
- » Surface: Play Bark
- » Play Value: physical education, balancing, climbing, socialising, cooperative play



"Little Chicken" by Richter Spielgeraete



"Peter Horse & Cart" by Richter Spielgeraete



"RIKO Railway" by Richter Spielgeraete



"Baby Lion" by Richter Spielgeraete



Robinia Seesaw by Kompan



Robinia Double Swing by Kompan



Robinia Music and Theatre cottage by Kompan



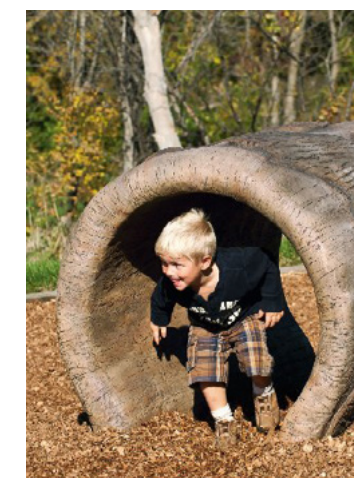
Carousel with seats by Kompan



Feature Play Tower by Kompan (Note: Final finish will be Robinia)



Felled trees used as balancing and for den building





# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### Trim Trail

- » Goal: To provide a well supervised fitness outlet for the development and that interlinks with other exercise routes within the surrounding area
- » Age Group: 6-Adult
- » Equipment: - Fitness Equipment by Kompan of Equivalent. Conforms to EN 1176
- » Surface: Grass
- » Play Value: general fitness, balancing, socialising

#### Creche Garden

- » Goal: To achieve a well supervised play zone favorable to small children
- » Age Group: 1-4 years
- » Equipment: sculptured mounds in safety surfacing with active play opportunities. Using earth toned colours to tie in with parkland landscape
- » Surface: Wet Pour Rubber Safety Surfacing
- » Play Value: sensory, role play, balancing, socialising

When developing the play strategy for the development a full review of existing play facilities in the local area was carried out. There is a large open space with play pitches, ball courts in Rockfield Park which is immediately adjacent to the proposed development. The nearest regional park was found to be Blackrock Park which is 1km from the proposed development. Other parks within a short distance to the development include Carysfort Park (600m), The Peoples Park, Dun Laoghaire (5km) and Cabinteely Park (5km).

NOTE: all play equipment shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. Where felled trees and other existing site features are utilised these features will be independently



Sit Up Station by Kompan



Monkey Bars by Kompan



Pushup Station by Kompan



Dip Station by Kompan



Examples of sculptured mounds in a creche garden



Play and recreation facilities within close proximity to the proposed development



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.9 BOUNDARY TREATMENTS

The boundary treatments proposed across the scheme for an integral part of the overall design approach. They look to understand each individual condition and respond with an appropriate solution that is in keeping with sites history, its future and the adjacent sensitive boundaries it borders. In that regard there is no “one size fits all” approach.

For full details refer to Boundary Treatment Plan DRG No. 0101

#### LEGEND:

- BOUNDARY TYPE 1**  
Existing Boundary Treatment Retained
- BOUNDARY TYPE 2**  
Existing boundary Treatment Removed
- BOUNDARY TYPE 3**  
Proposed 0.6m high granite wall with 1.2m high steel railings set back from footpath to allow min. 2m street tree planting zone adjacent to public footpath
- BOUNDARY TYPE 4**  
Existing Boundary Wall Removed. Foundation to be left exposed forming a mowing strip to demarcate lands proposed to be maintained by Private Management Company
- BOUNDARY TYPE 5**  
Proposed 3m high random granite rubble wall to match Alzheimer’s Society Boundary
- BOUNDARY TYPE 6**  
Wall reinstated and repaired to match existing 3m high random rubble granite wall in area adjacent to building demolition
- BOUNDARY TYPE 7**  
1.2 m Estate Railing  
with permanent opening to Rockfield Park  
Existing Estate Railings restored and re-used in the locations shown, proposed powdercoatd steel estate railing 1.2m high installed to match and make up any shortfall.



Proposed Boundary Treatments. For full details refer to Drg. 0101



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

## Landscape Design Description

#### 4.10 ACCESS & CIRCULATION








One of the key principles of the Site Framework Strategy for the St Teresa's and Dunardagh landholding is to Increase activity and pedestrian/cycle permeability through the development to Rockfield Park and Blackrock village.

This is achieved by creating new entrances at locations of pedestrian desire lines as well designing an internal road and footpath network that offers ease of access across the development and incorporates play and recreation facilities at key intervals.

In conjunction with the traffic engineering solution (Refer to Engineers reports / drawings) it is proposed to introduce DMURS compliant 'Honezones' at strategic locations throughout the development. These shared surfaces are defined through embedded kerbs, street furniture items and street tree planting. These spaces can accommodate flexible activities as well as movement through the development. The movement hierarchy of priority is pedestrian followed by cyclist and vehicular movement at slow speeds. Materials have been chosen to "create an attractive pedestrian friendly area that also accommodates vehicular traffic moving at slow speeds". The vehicle is seen as a guest in this external place, sharing the space with pedestrian and cyclists moving through but also people carrying out other activities such as play, sitting and socialising or gardening.

The scheme has also been designed to accommodate universal access to all of the primary public open spaces. Where existing site levels prevent the use of gently sloping gradients /ramps access will be provided via the lift cores internally within the basement.

LEGEND:

-  Pedestrian circulation
-  Primary Cycle Route
-  Trim Trail
-  24 Hour Access Point
-  Passive Security
-  Play Opportunity
-  Cycle Route



*Proposed Access and Circulation routes through the development*



# DESIGN STATEMENT

## 4.0 DESIGN STATEMENT

### Landscape Design Description

#### 4.11 ARBORICULTURAL IMPACT

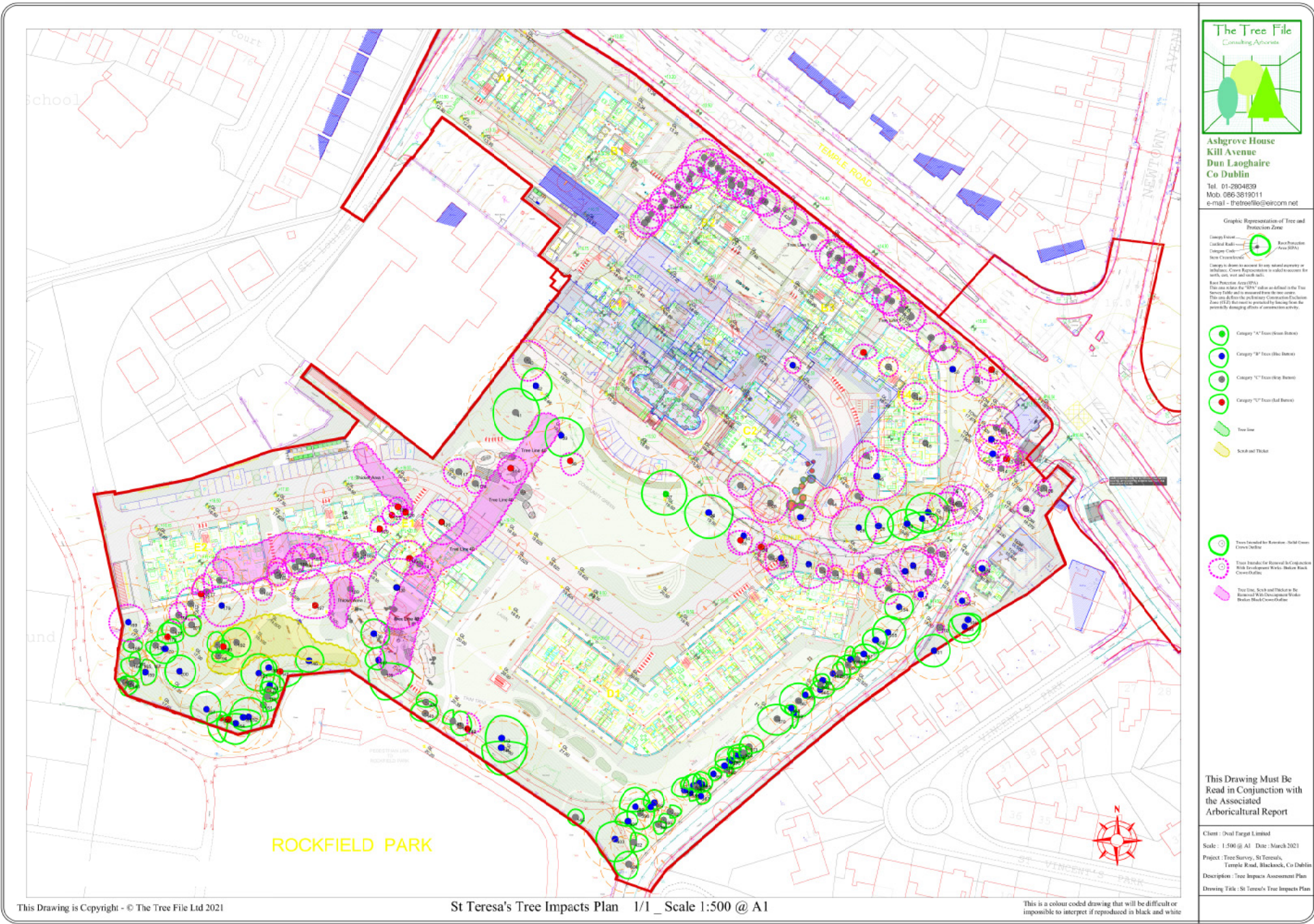
NOTE: This section is to be read in conjunction with the Arboricultural Report, Arboricultural Impact Assessment and the Tree Protection Plan.

One of the overarching objectives of this proposal is to maintain where possible the existing sylvan character of the development site. Trees shown for retention have been done so only in circumstances where it is deemed possible to ensure their protection during the construction phase following the guidance set down by BS 5837:2012 Trees in relation to design, demolition and construction.

Where construction of the various landscape elements occurs within the Root Protection Area (RPA) the following methodologies will be employed:

- » Low impact foundations techniques will be used (e.g. “pad and ground-beam)
- » Where changes to existing ground levels are required within the RPA to necessitate development it is proposed to return to native ground levels as quickly as possible. This will be achieved through the local use of crib-walling, retaining elements and abrupt grading as required.
- » Along the proposed trim trail a root cellular confinement system will be utilised to minimise the impacts of the proposed surface treatment on the various rootzones.

As mitigation against tree losses It is proposed to plant 243 No. new trees as part of the proposed development.



Extract from The Tree Impacts Assessment Plan prepared by The Tree File



# MATERIALS





# MATERIALS

## 5.0 MATERIALS

Hardworks Materials, Street Furniture & Planting Strategy

### 5.1 HARDWORKS MATERIALS & STREET FURNITURE

Hardworks materials and site furniture have been carefully selected to both be in sympathy with the architectural building proposals, whilst also sensitively integrating the buildings within their receiving environment. Materials have been selected with the aims of sustainability, durability and life cycle costing paramount.

Proposed materials are as follows:

#### TEMPLE HILL STREETSCAPE

- » Precast concrete paving and kerbs
- » Low random rubble natural stone wall with powdercoated galvanised steel railing above
- » Bollard lighting

#### ENTRANCE AVENUE

- » Precast concrete paving and kerbs
- » Insitu concrete terrace / retaining walls
- » Bespoke bench seating
- » Specimen tree planting in hard landscape with associated tree grills
- » Pole mounted street lighting

#### ST. TERESA'S PLAZA

- » Natural stone paving to shared surfacing and terraces surrounding and to the rear of Block C
- » High quality buff coloured asphalt to the front of St Teresa's House
- » PC Concrete permeable brick paving to car park bays
- » Vehicular Bollards
- » Sheffield Bike Parking

#### THE COURTYARDS

- » Precast concrete paving and kerbs
- » PC Concrete permeable brick paving to car park bays
- » Bespoke bench seating
- » Compacted gravel surfacing
- » Vehicular Bollards
- » Sheffield Bike Parking
- » Glass balustrades to stepped access
- » Bollard Lighting



Natural stone paving in a variety of scale and texture



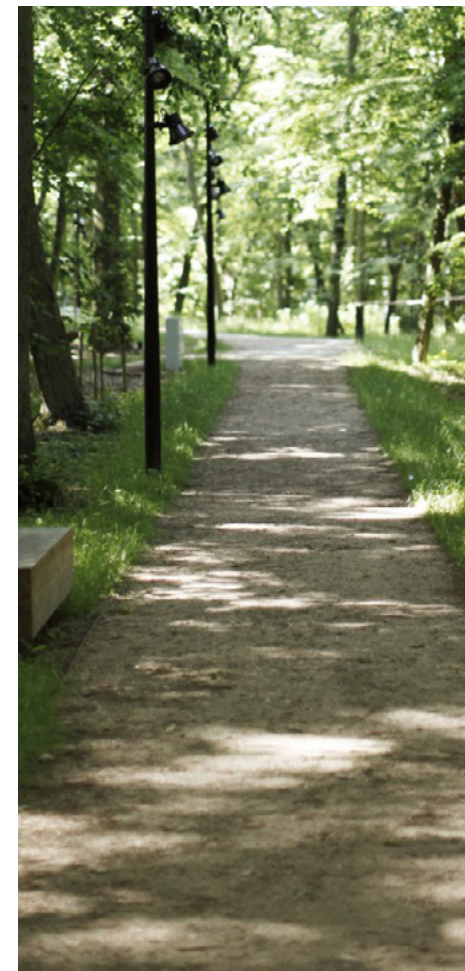
Insitu concrete terracing



PC concrete flags & kerbs



Bespoke benches with hardwood to wearing surface



Compacted gravel pathways



Buff coloured Asphalt



# MATERIALS

## 5.0 MATERIALS

Hardworks Materials, Street Furniture & Planting Strategy

### 5.1 HARDWORKS MATERIALS & STREET FURNITURE (Cont)

#### THE COMMUNITY GREEN

- » Bespoke bench seating
- » Compacted gravel surfacing
- » Sheffield Bike Parking
- » Play bark safety surfacing
- » Bollard Lighting

#### THE WOODLAND PARK

- » Bespoke bench seating
- » Compacted gravel surfacing
- » Sheffield Bike Parking
- » Play bark safety surfacing
- » Bollard Lighting



Sheffield bike parking



Bollard lighting



Glass balustrade



Vehicular bollards



Tree planting in hard landscape with tree



Pole mounted luminaires



# MATERIALS

## 5.0 MATERIALS

Hardworks Materials, Street Furniture & Planting Strategy

### 5.2 PLANTING STRATEGY

The planting strategy has been developed to help integrate the scheme with the surrounding area and to provide shelter and amenity value within the site. Dominant tree species reflect the planting palette of the local area and suitable local species have been utilised, as well as feature species for seasonal interest. Furthermore, the planting strategy will utilise a range of hardy species which will reduce maintenance over-time and contribute to the early and rapid development of the planted installation.

The planting pallet has been selected with regard to the ‘All Ireland Pollinator Plan 2015-2020’ with a view to promoting a biodiverse environment that will create a suitable habitat for local birds, bees and other fauna.

This is achieved through the following:

- » A pollinator friendly mowing regime will be included as part of the strategy for the Community Green & Woodland Park landscape
- » 75% pollinator friendly species are included within the shrubs and groundcover mix and inclusion of pollinator friendly street trees
- » Planting mix includes shade friendly species as well as being robust and low maintenance.
- » The majority of the species used will be native and of local origin with additional planting to strengthen areas within the site for wildlife and biodiversity and to reinstate green infrastructure across the site where feasible.

Privacy planting strips of min. 1.5m wide are provided at ground floor apartments as per best practice guidelines in Design Standards for New Apartments.

### OUTLINE PLANTING SCHEDULE

BOTANIC NAME	COMMON NAME	SIZE	NO. / RATIO
cmg = centimeter girth, rb = rootballed, cg = container grown			
STRUCTURE TREES			
AC	Acer campestre	“Field Maple”	5-6m ms rb
BP	Betula pubescens	“Downy Birch”	5-6m ms rb
CS	Castanea sativa	“Sweet Chestnut”	18-20cmg rb
MS	Malus sylvestris	“Crab Apple”	14-16cmg rb
PA	Prunus avium	“Winter Cherry”	16-18cmg rb,
PS	Pinus sylvestris	“Scots Pine”	3.5m height
PC	Pyrus calleryana ‘Chanticleer’	“Callery Pear	18-20cmg, rb,
QP	Quercus palustris	“Pin Oak”	20-25 cmg rb
STREET TREES			
CB	Carpinus betulus ‘Frans Fontaine’	Hornbeam	20-25cm rb
LT	Liriodendron tulipifera	Tulip Tree	20-25cm rb
LS	liquidambar styraciflua	Sweetgum	20-25cm rb
PH	Platanus x hispanica	London Plane	30-35cm rb
PC	Pyrus ‘Chanticleer’	Ornamental Pear	20-25cm rb
DECORATIVE SHRUBS			
Anemone ‘Honorine Jobert’	“Japanese Anemone”	1.5LT,	4 per sqm
Hydrangea quercifolia	“Oak-leaved Hydrangea”	2Lt,	3 per sqm
Cistus corbariensis	“Sun Rose”	3Lt,	4 per sqm
Lavandula ‘Hidcote’	“Lavender”	2L,	5 per sqm
Luzula nivea	“Snowy Woodrush”	3Lt,	5 per sqm
Nepeta ‘Six Hills Giant’	“Catmint”	2 Lt	5 per sqm
Rosmarinus officianalis	“Rosemary”	3Lt,	3 per sqm
Sarcococca humilis	“Christmas Box”	3Lt,	4 per sqm
Sedum spectabile ‘Stardust’	“Ice Plant”	2Lt cg	6 per sqm
Verbena bonariensis	“Verbena”	2Lt,	4 per sqm
Dryopterix Felix Mas	“Male Fern”	2Lt	4 per sqm
Lonicera periclymenum	“Honeysuckle”	1.5Lt cg,	1 per sqm
Viburnum opulus	“Guelder Rose”	60-90mm,	1 per sqm
Hebe rakiensis	“Hebe”	3Lt, pf	4 per sqm
HEDGE PLANTING			
Salix caprea	Goat willow	90-120cm 1+1 whips	8 per Lin.m
Crataegus monogyna	Hawthorn	90-120cm 1+1 whips	8 per Lin.m
Prunus spinosa	Blackthorn	90-120cm 1+1 whips	8 per Lin.m
NATIVE WOODLAND PLANTING			
Crataegus monogyna	Hawthorn	90-120cm 1+1 whips	1 per m2 35%
Euonymus europaeus	Spindle	90-120cm 1+1 whips	1 per m2 10%
Ilex aquifolium	Holly	90-120cm 1+1 whips	1 per m2 10%
Prunus spinosa	Blackthorn	90-120cm 1+1 whips	1 per m2 35%
Viburnum opulus	Guelder Rose	90-120cm 1+1 whips	1 per m2 10%
GRASSES & PERENNIALS			
Agapanthus ‘Bressingham White’	White African Lily	2L	6 per m2
Agapanthus ‘Purple Cloud’	Purple African Lily	2L	6 per m2
Brunnera macrophylla	Siberian Bugloss	2L	6 per m2
Calamagrostis x acutiflora ‘Karl Foerster’	Feather Reed Grass	P9	9 per m2
Dryopteris filix-mas	Male Fern	P9	9 per m2
Geranium ‘Rozanne’	Cranesbill ‘Rozanne’	2L	6 per m2
Iris germanica ‘Florentina’	Florentine Iris	2L	6 per m2
Luzula nivea	Snowy Woodrush	2L	6 per m2
Liriope muscari	Turf Lily	2L	6 per m2
Verbena bonariensis	Purpletop Vervain	2L	6 per m2



MITCHELL + ASSOCIATES