Proposed Residential Development at Boycetown, Kilcock, Co. Kildare

Landscape Design Rationale



for
Teresa Monaghan

Document: P686-00
August 2022

Landmark Design & Consultancy Ltd
Landscape Architecture

Contents

Existing Site Conditions	1
Land Use	2
Green Infrastructure & Habitat Mapping	3
Green Infrastructure Retention & Removal	5
Green Infrastructure Retention & Protection	6
Green Infrastructure Strategy	10
Open Space Hierarchy	11
Landscape Design Strategy	17
Landscape Design	18
Surface Water Management	19
Play Strategy	20
Outdoor Exercise	22
Seating	23
Plant Typologies	24
Materials Palette	26

Existing Site Conditions

Introduction

The site of the proposed development is located west of Kilcock town centre and broadly rectilinear in nature. It is bounded to the immediate east by existing residential development, Boycetown, to the south by the M4 Motorway and Kilcock Interchange, to the immediate west by a burial ground and further west by agricultural lands, the former protected structure of St. Patricks Church and R148 to the north and further north by the agricultural lands.

The site is rural in character generally comprising three agricultural fields. An open watercourse follows the hedgerow along the eastern boundary.

Internal hedgerows define the field layouts.

Elsewhere existing vegetation comprises overgrown tree lined hedgerows located to the perimeter of the site, demarcating original field boundaries.

Much of the existing vegetation comprises Ash, Hazel, Sycamore, Blackthorn, Birch, Hawthorn, Elder, Ivy, Goat Willow and Elm ranging in height from 4-20m.

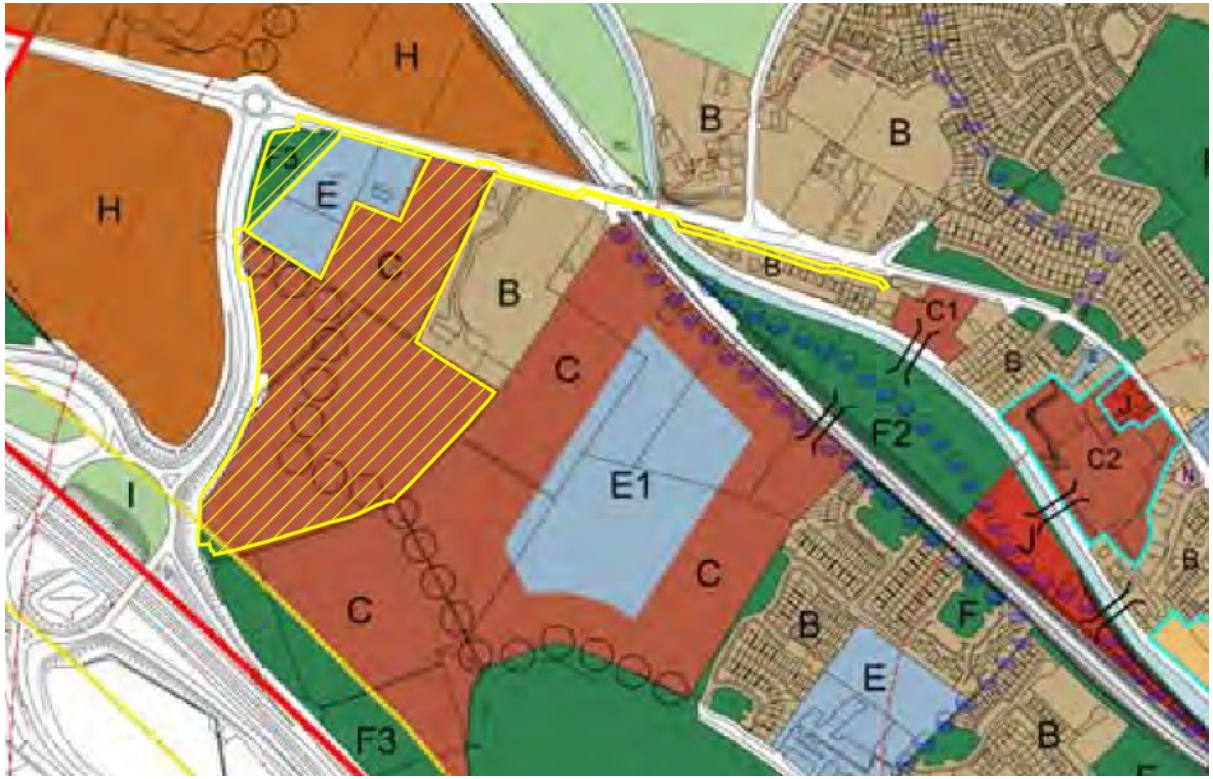
While the site could be generally described as low lying relative to the surrounding landscape, the highest point on the site occurs to the south of the site (+82.50) and falls gently to the southwest and northwest +80.00and more readily to the north and north east (+75.00).



Land Use

Land Use Zoning Objectives

The site of the proposed development is substantially zoned C2: New Residential and zoned F: Open Space along the north western and southern boundary.



Kildare County Council
Planning & Economic
Development Department

Draft
Kilcock Local Area Plan 2014-2020

Legend :

- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- N: Neighbourhood Centre
- E: Community and Educational
- F: Open Space and Amenity
- I: Agriculture
- H: Light Industry & Warehousing
- J: Transport and Utilities
- Q: Enterprise & Employment
- R: Commercial / Retail Park
- Meath Zoning
- Development Boundary
- Kildare County Boundary
- Strategic Redevelopment & Regeneration Areas
- Rivers, Canal & Lakes
- Roads Objective (i) - (vii) (Indicative only)
- Pedestrian / Cycle Path (Indicative)
- Pedestrian / Cycle bridge (Indicative)

Land Use Zoning Objectives Map

Extent of Application Site

Green Infrastructure & Habitat Mapping

Habitat Mapping

The Kilcock Habitat Survey and Green Infrastructure Mapping 2014 published by the local authority identifies the site as substantially comprising Dry Meadows and Grassy verges. Hedgerows range from Moderate to Low Value.



Extent of Application Site

Legend

Study Area

Fossitt Title

- (Mixed) Broadleaved woodland (WD1)
- Mixed broadleaved/conifer woodland (WD2)
- Scattered trees and parkland (WD5)
- Scrub (WS1)
- Ornamental/Non-native shrub (WS3)
- Improved Grassland (GA1)
- Amenity Grassland (GA2)
- Dry calcareous and neutral grassland (GS1)
- Dry calcareous and neutral grassland (Improved) (GSi1)
- Dry Meadows and Grassy Verges (GS2)
- Wet grassland (GS4)
- Spoil and bare ground (ED2)
- Recolonising bare ground (ED3)
- Depositing/lowland rivers (FW2)
- Reed and large sedge swamp (FS1)
- Arable crops (BC1)
- Buildings and Artificial Surfaces (BL3)

Fossitt Title

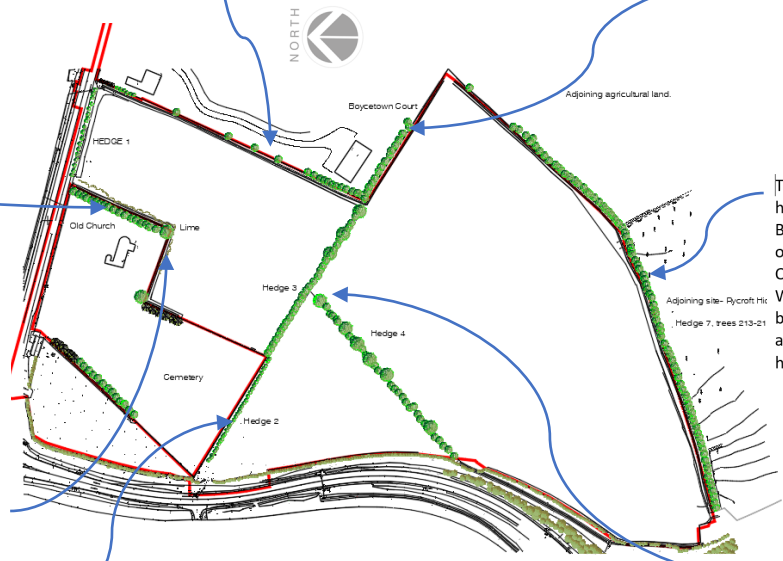
- Canal (FW3)
- Drainage Ditch (FW4)
- Treeline (WL2)
- Hedgerow (WL1) High Value
- Hedgerow (WL1) Moderate Value
- Hedgerow (WL1) Low Value

Tree Survey Findings

In the north east is the housing development; Boycetown Court, where houses back onto the site the hedge has been removed, the deep wet ditch remains with Bramble, and a steel fence defining the boundary to the houses. The boundary further west, which is along the existing single residential property has four Ash, with Hawthorn, Bramble and young Ash and a planted Lime in the garden. The garden boundary is defined by a timber fence. This boundary returns north at the side of the property. The wet ditch separates the sites. The garden side has early mature Ash with dense ivy cover, planted Lime and young Ash and Elder growing from the side of the bank of the ditch.

The boundary along the east side of the site continues to the rear of the houses at Boycetown Court. There is a open ditch, on the opposite side of the ditch are isolated Ash, most of which have been topped, with Hawthorn and Elder. The house boundaries are defined by a steel fence. To the rear of three house the hedge has been removed. The boundary at the northern end by Boycetown Lodge is a block wall, then a poor quality Ash hedge and a hedge formed by Lawson cypress (*Chamaecyparis lawsoniana*).

At the base of the wall is a wet ditch. Within the garden at this location along the eastern boundary is a hedge of Hawthorn (*Crataegus monogyna* and Ash (*Fraxinus excelsior*), with an Oak (*Quercus sps.*) and a Cypress (*Chamaecyparis sps.*). In the corner is a mature Lime(*Tilia x europea*). The southern boundary is also defimned by the stone retaining wall with a ditch. There is no vegetation except for a mature multi stemmed Lime in the western end. On the site side are some Elder (*Sambucus nigra*) and Bramble (*Rubus fruticosus*).



The southern boundary, is defined by an agricultural hedge, is unmanaged, the hedge is growing on the south side of a wet ditch. It has isolated Ash and Hazel, with Bramble on the site side. After internal field boundary hedge which divides lands outside the site, the ditch is very deep (4.0 metres).
On the opposed side of the ditch are Hazel, Hawthorn, Elm (*Ulmus procera*), Ash and Willow, with Hawthorn and Elder and the site side. After a second internal field boundary hedge which divides lands outside the site the ditch is lees deep. It has Ash and Hawthorn on the opposite side of the wet ditch, the northern end is sparse and has a single isolated early mature Ash.

The site wraps around the cemetery, on the north end of the eastern boundary is a concrete retaining wall with a line of nine Western Red Cedar (*Thuja pilcata*) forming a hedge inside the cemetery. The rest of the eastern boundary and southern boundary of the cemetery is define by a rendered block wall. At the southern boundary there is a Hawthorn hedge, (unmanaged) site 2.0 metres off the boundary wall. The western boundary of the cemetery at the southern end is a continuation of the block wall, at the northern end is a post and wire fence with Hawthorn, Ash and Elder with Bramble. At the northern end is a hedge of Western Red Cedar, which has been topped. At the very end is a mature Horse Chestnut (*Aesculus hippocastanum*).

The northern boundary is in two section, east of the former church and cemetery is an open ditch with some Bramble and Blackthorn (*Prunus spinosa*) thicket on the field side and coppiced Ash on the road side. The western side is a hedge planted against a post and rail fence associated with the adjoining road layout. The species forming the hedge are Ash, Hazel (*Corylus avellana*), Field Maple (*Acer campestre*), Hawthorn and Willow (*Salix sps.*). This hedge has not been managed and in places has been damaged by Horses. This hedgerow composition continues along the western boundary where the site bounds the R 158.

Within the site are two internal field boundaries one runs east-west (A) and the other north east - south west (B).

Hedge (A) the western side is level ground with unmanaged Hawthorn, with dense ivy and Bramble and is not stock proof. After a gate/gap there is an open wet ditch. The hedge is on the northern side and has three early mature Ash as well as the weak hawthorn bushes.

Hedge (B) is an internal field boundary, the vegetation is growing on the north west side with an open wet ditch on the other side. It is comprised of tall Hawthorn (8.0 - 10.0 metres) with dense ivy cover. With the hedge are six early mature Ash. There are two Cherries (*Prunus avium*). The tree at the northern end has exposed roots and a large stem wound.

JM McConville + Associates
Arboricultutal Consultants

Grange, Dunboyne, Co. Meath
Tel.++353 (1) 8251718 Fax ++353(1)8251391
E-mail info@joemcconville.com Web www.joemcconville.com

Project: Boycetown Housing Development

Site: Boycetown, Kilcock, Co. Kildare

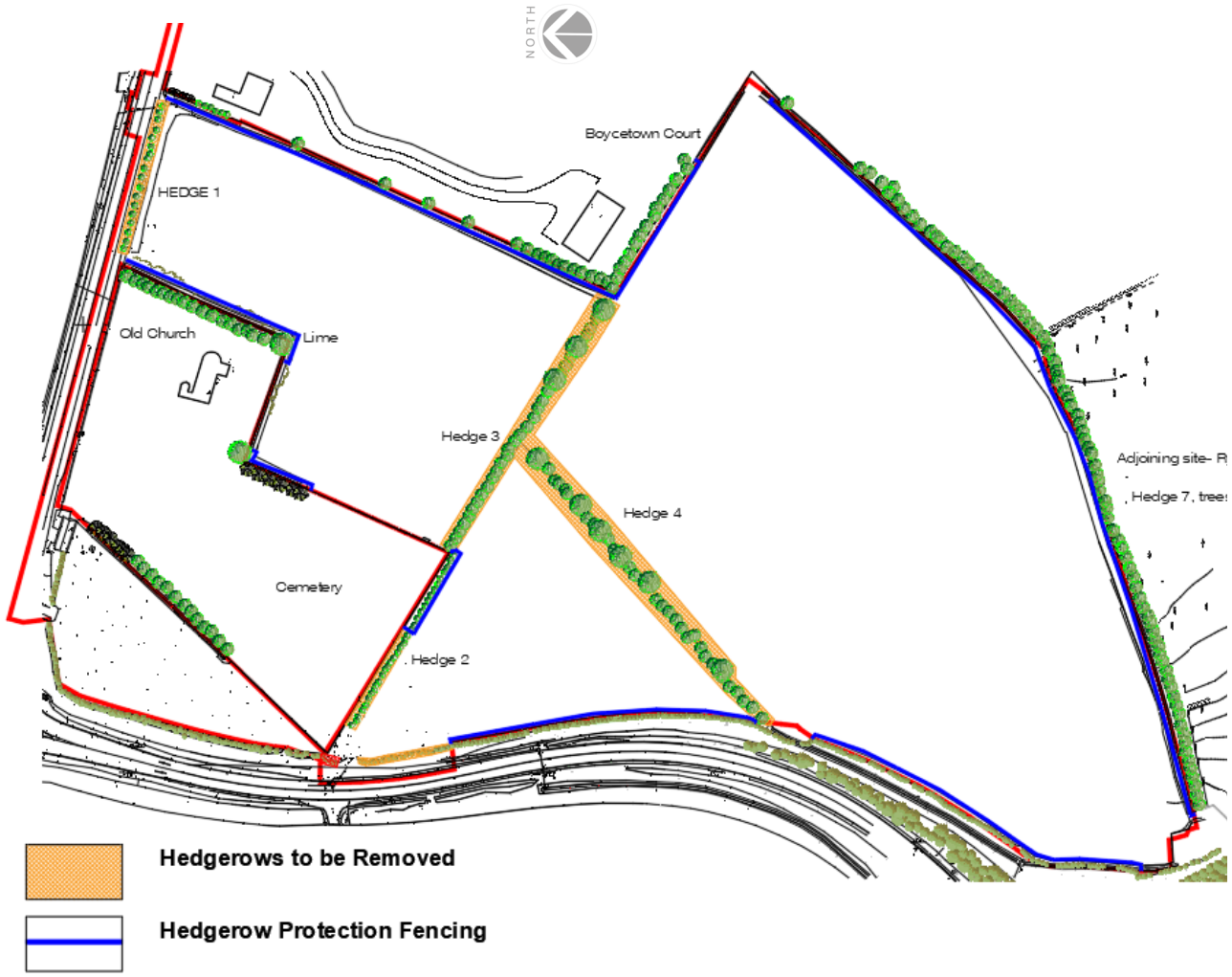
Drawing Title: Tree & Hedgerow survey
Key Plan

Drawing : Planning

Drawing Number:
4452/20/001
Drawn by :
Joe McConville

Job No. : 4452

Green Infrastructure Strategy – Retention & Removal

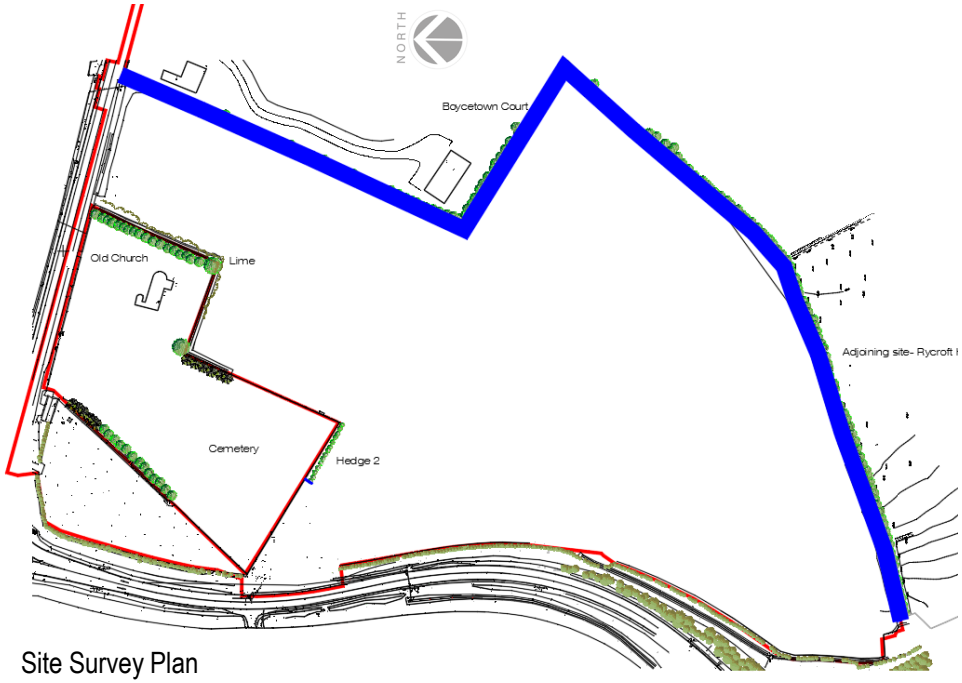


Existing Vegetation to be Removed

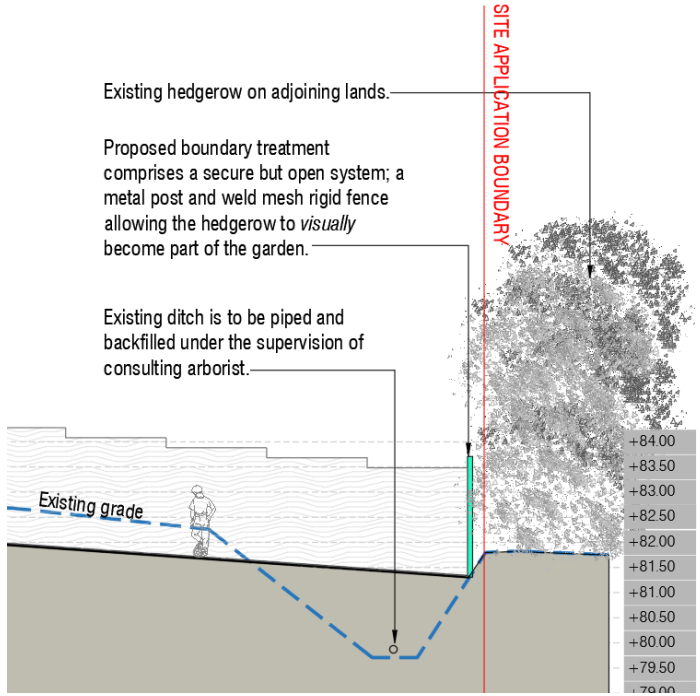
The proposed development will necessitate the removal to five sections of hedgerow (Hedge 1, Part of Hedge 2, Hedge 3, Hedge 4, Part of Hedge adjoining the M4 southbound merge) typically unmanaged and of moderate amenity value.

As identified in the Tree Survey & Report, the loss of these hedges is not considered to be significant given they are of poor quality and can be replaced by new planting in the proposed development.

Green Infrastructure Strategy – Retention & Protection



Site Survey Plan
NTS



Typical section along eastern boundary.

Existing Vegetation to be Protected

The existing hedgerow along the eastern boundary is outside the application boundary and therefore will be protected from all construction works.
As identified in the Tree Survey and Report, the existing hedgerows and trees along this boundary will not be affected by proposed works due predominantly to the presence of a wet and in places deep ditch.

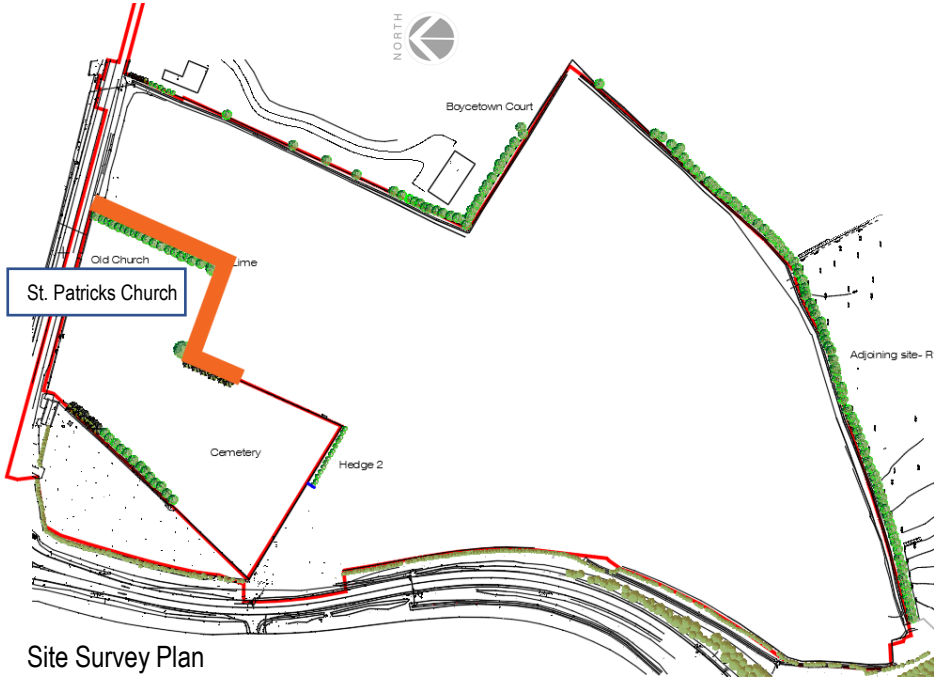
Eastern & Southern Boundary

It is proposed to install the permanent boundary treatment of a 2100mm high metal post and weld mesh fence along existing hedgerows prior to construction works, thereby providing protection to root zone areas from the outset.



Image of metal post and rigid weld mesh fence.

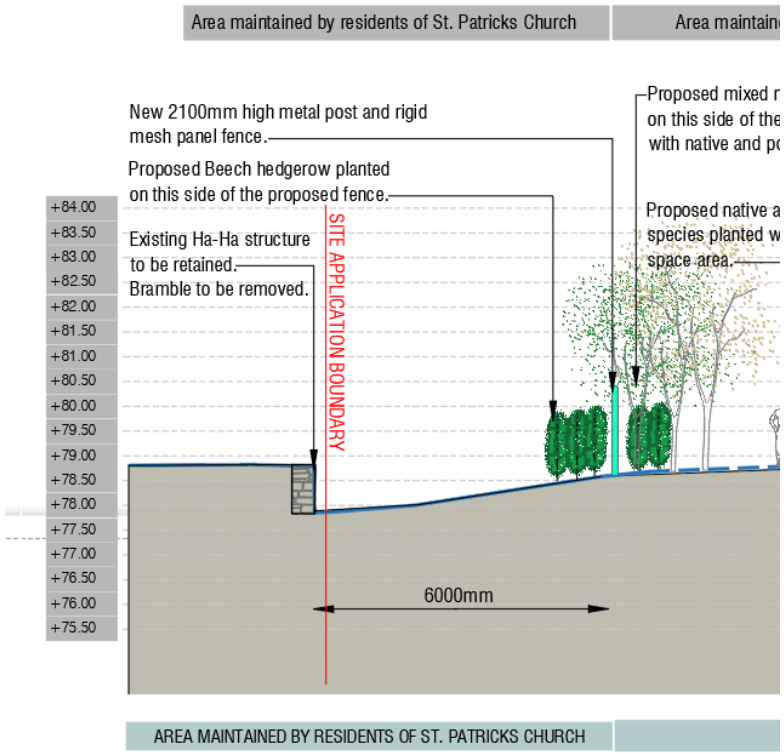
Green Infrastructure Strategy – Retention & Protection



Site Survey Plan
NTS

Existing hedgerow to be retained. The following has been agreed with the residents of St. Patricks Church:

- Install land drain to base of Ha-Ha wall to alleviate existing wet conditions. Drain is to be connected to proposed surface water drainage system of proposed development.
- Provide a new 2100 mm high metal post and rigid weld mesh fence offset 4m (St. Patricks Church eastern boundary) & 6m (St. Patricks Church southern boundary) from Red Line/ Application boundary on the site side in order to provide maintenance work space access.
- Plant a new Beech hedgerow along the inside of the new fence, to be maintained by the residents of St. Patricks Church.
- Plant a new mixed species native hedgerow on the site side of the fence interplanted with native and pollinating tree species.



Typical section along western boundary.

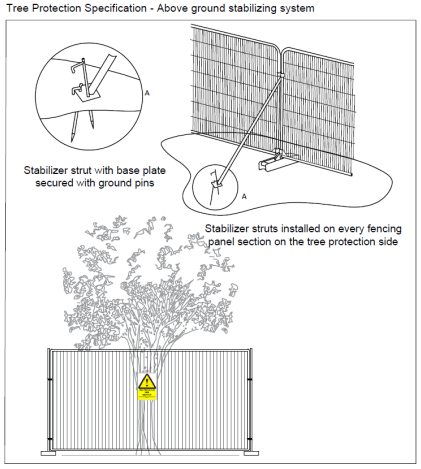


Image of metal post and rigid weld mesh fence.

Green Infrastructure Strategy – Retention & Protection



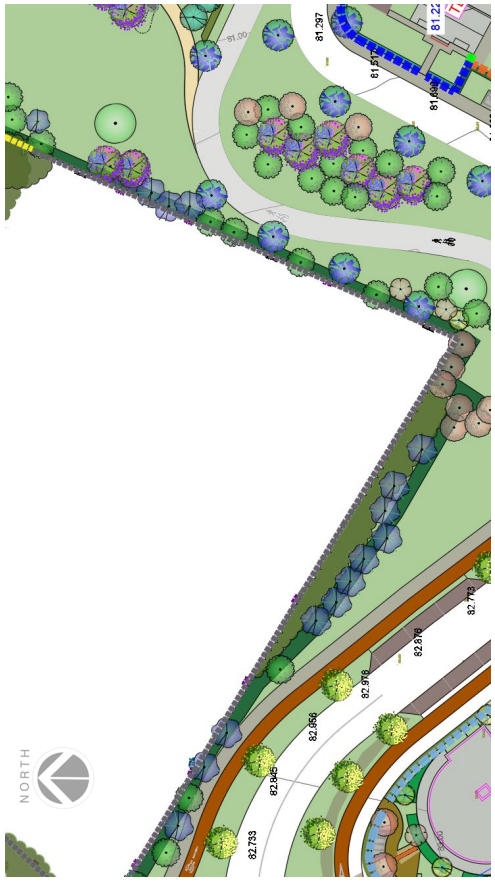
Site Survey Plan
NTS



Protective fencing will be constructed and installed in accordance with BS5837:2012 at the location shown.

Existing Vegetation to be Protected

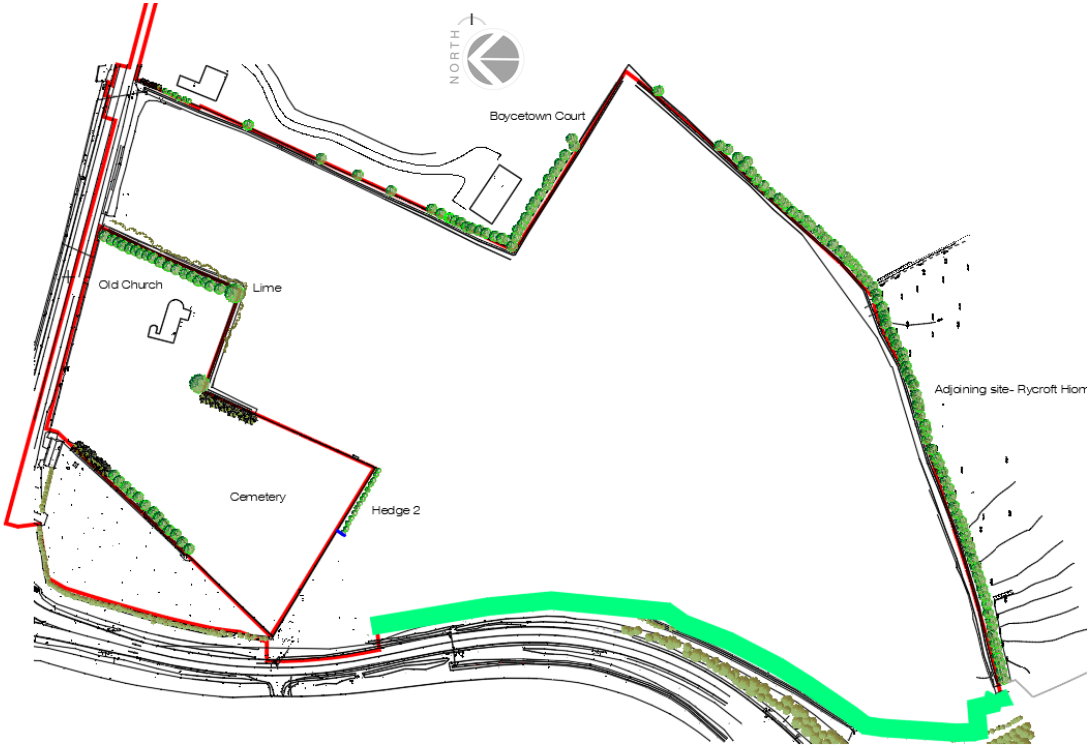
There will be partial loss of the existing hedgerow along this boundary to facilitate road, path and cycle path development.
The remaining hedgerow is to be retained and protected during the course of construction.



Extract from Landscape Design

The existing masonry wall is to be retained. A new native mixed species hedgerow is to be planted along the wall, interplanted with native and pollinating tree species.

Green Infrastructure Strategy – Retention & Protection



Existing Vegetation to be Protected

All vegetation to be retained is located beyond the site application boundary and in most cases beyond an existing timber post and timber rail fence.

Southwestern boundary to the Motorway

It is proposed to replace the existing timber post and rail fence with a new 2100 mm high metal post and weld mesh fence in order to continue to provide protection to the motorway planting and provide a secure, robust and long-life boundary treatment to the development.



Image of metal post and rigid weld mesh fence.

Retained vegetation in the context of proposed development



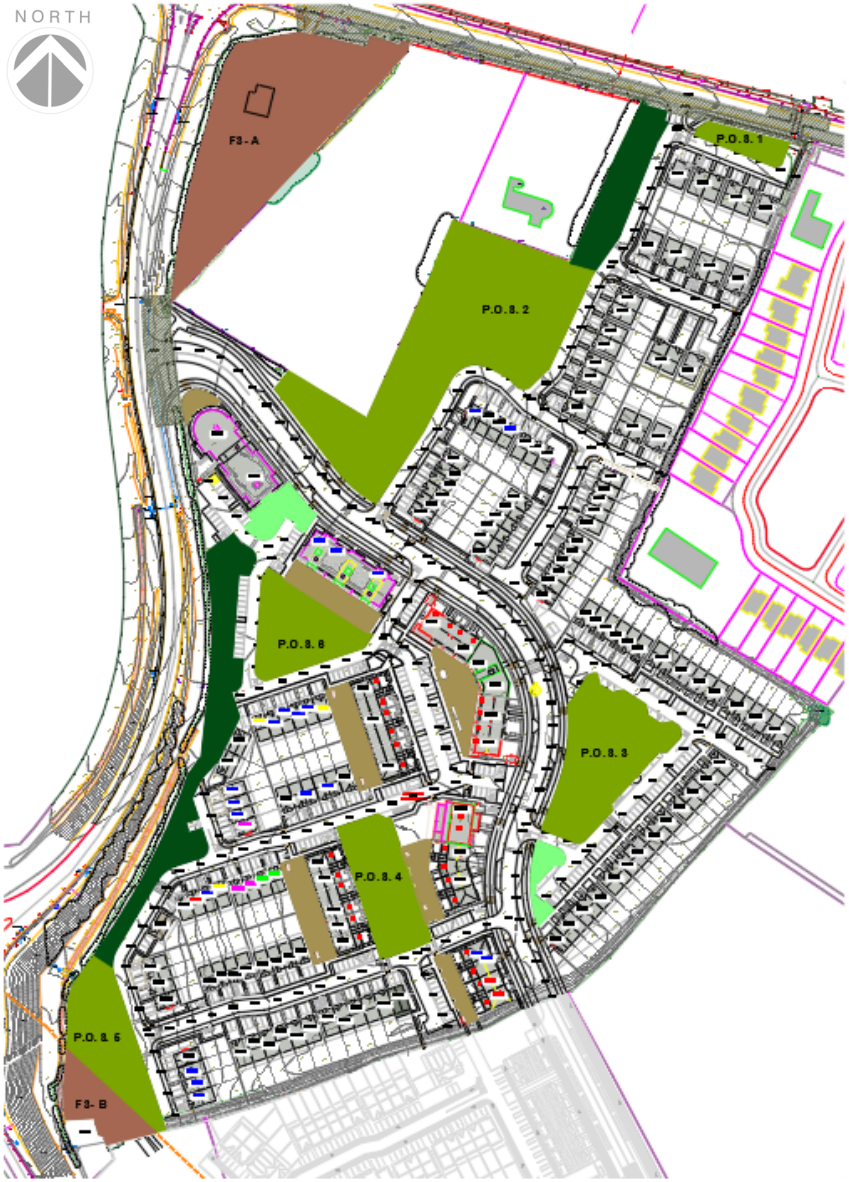
Existing Vegetation to be Retained

As identified on the previous sheets, the existing hedgerows and trees will not be affected by proposed works due predominantly to the presence of a wet and in places a deep ditch along the eastern and south-eastern boundaries.
As also shown, the proposed protection fencing is also the permanent boundary treatment to the development. These fences will be erected prior to construction works taking place.

Only slight remedial hedgerow trimming will be required to the sides of existing hedgerows. These works will be carried out in the appropriate season (1st September to 31st April). No hedgerow cutting will take place between 1st March and 31st August).

In addition existing vegetation to the southern end of the site will be substantially retained except where proposed and future vehicular and pedestrian links are to be provided in line with current LAP proposals. In this instance, permission will be sought from the adjoining landowner to remove such sections to provide connectivity and will be done in the appropriate season.

Open Space Hierarchy



PUBLIC OPEN SPACE

AREA ZONED OPEN SPACE (F3 Kilcock LAP 2015-2021)

PUBLIC ROAD AND PATHS UNDER KILDARE COUNTY COUNCIL OWNERSHIP (Kilcock LAP 2015-2021)

INCIDENTAL PUBLIC OPEN SPACE

SIGNIFICANT LANDSCAPE BUFFER AREA

PUBLIC OPEN SPACE PROVISION

- PUBLIC OPEN SPACE 1: 380 sqm
- PUBLIC OPEN SPACE 2: 6,330 sqm
- PUBLIC OPEN SPACE 3: 2,310 sqm
- PUBLIC OPEN SPACE 4: 1,472 sqm
- PUBLIC OPEN SPACE 5: 1,624 sqm
- PUBLIC OPEN SPACE 6: 1,444 sqm

MINIMUM PUBLIC OPEN SPACE REQUIRED*: 12,852 sqm
15% of the total residential zoned lands

TOTAL PUBLIC OPEN SPACE PROVIDED: 13,560 sqm
15,82% of the total residential zoned lands

TOTAL PUBLIC OPEN SPACE PROVIDED WITHIN THE SCHEME *: 14,414 sqm
16.82% of the total residential zoned lands

* Including 750 sqm of area zoned "open space" part of Open Space 4 and the remaining 104 sqm part of Open Space 1 under KCC owned lands. Linear park to the west boundary excluded from any calculation.

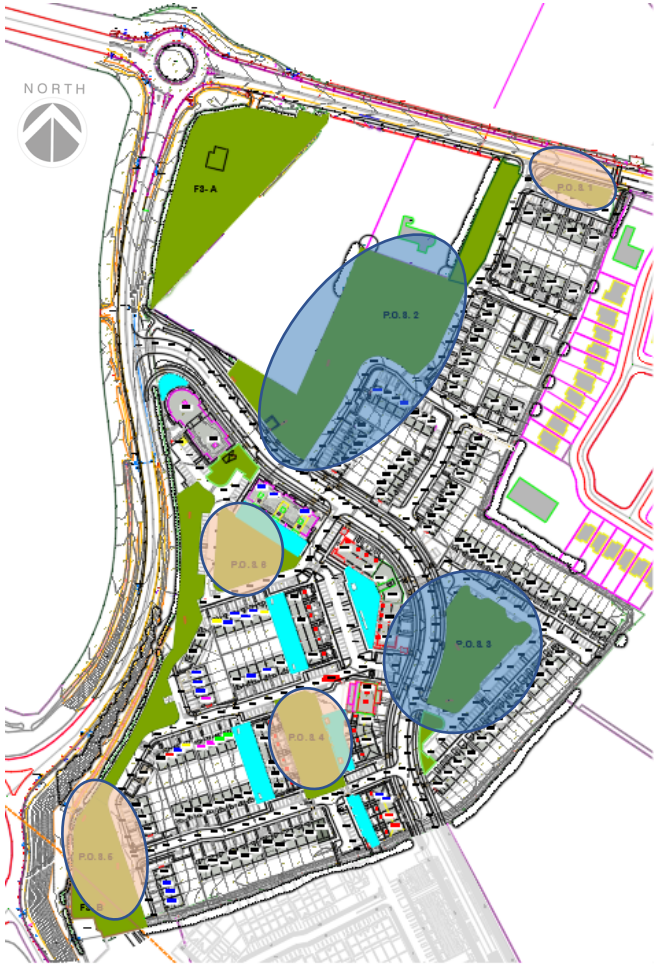
COMMUNAL OPEN SPACE AREA

APARTMENTS AND DUPLEXES - COMMUNAL OPEN SPACE PROVISION

- BLOCK A:
  Required: 204 sqm *(5sqm x 14no. 1bed + 7sqm x 14no. 2bed + 9sqm x 4no. 3bed)*
  Provided: **114 sqm + 371 sqm (roof terrace) Total: 485 sqm**
- BLOCK B:
  Required: 155 sqm *(5sqm x 3no. 1bed + 7sqm x 20no. 2bed)*
  Provided: **444 sqm + 288 sqm (roof terrace) Total: 732 sqm**
- BLOCK C:
  Required: 188 sqm *(5sqm x 6no. 1bed + 6sqm x 2no. 2bed (3 people) + 7sqm x 1no. 2bed (4 people) + 9sqm x 13no. 3bed) + 11sqm x 2no. 4bed)*
  Provided: **437 sqm**
- BLOCK D:
  Required: 72 sqm *(6sqm x 4no. 2bed (3 people) + 7sqm x 3no. 2bed (4 people) + 9sqm x 3no. 3bed)*
  Provided: **313 sqm**
- BLOCK E:
  Required: 64 sqm *(7sqm x 4no. 2bed + 9sqm x 4no. 3bed)*
  Provided: **197 sqm**
- BLOCK F:
  Required: 96 sqm *(7sqm x 6no. 2bed + 9sqm x 6no. 3bed)*
  Provided: **485 sqm**
- BLOCK G:
  Required: 96 sqm *(7sqm x 6no. 2bed + 9sqm x 6no. 3bed)*
  Provided: **485 sqm**

TOTAL COMMUNAL OPEN SPACE REQUIRED: 875 sqm
TOTAL COMMUNAL OPEN SPACE PROVIDED: 3,134 sqm

Open Space Hierarchy



PUBLIC OPEN SPACE

COMMUNAL OPEN SPACE AREA

PRIMARY OPEN SPACE

SECONDARY OPEN SPACE

Open Space Strategy

The hierarchy of open space is defined by the quality and quantity of functions presented in each area of open space and indicates the landscape structure of the site and functionality of spaces at a higher level.
Primary open space is determined by the variety of functions and provision of activities.
Conversely secondary open spaces present a single function and may provide less significant activities for residents.
Primary Open Spaces are designed with designated spaces for play including selected items of play equipment opening out into large spaces with play opportunities incorporating low level grassy mounds, open green space and tree planting. In developing the functionality of spaces, access and circulation play an important role in their distribution and purpose. The arrangement of well serviced open space is developed in conjunction with pedestrian access and hierarchy of open spaces.
A linear and meandering series of opens spaces along the southwest and western boundary extend northwards through the site to join the intersect with the northern half of the site.
Pedestrian and cycle circulatory routes link to adjoining zoned lands. Internal circulation connects primary and secondary open spaces.

Communal Open Spaces are designed in accordance with sections 4.10 and 4.11 of the 2018 Apartment Guidelines which state:
The provision and proper future maintenance of well-designed communal amenity space will contribute to meeting the amenity needs of residents. In particular, accessible, secure and usable outdoor space is a high priority for families with young children and for less mobile older people … While private and communal amenity 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.

"Communal amenity space may be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block. Designers must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight to reach communal amenity space throughout the year. Roof gardens may also be provided but must be accessible to residents, subject to requirements such as safe access by children. These facilities offer a satisfactory alternative where climatic and safety factors are fully considered, but children's play is not passively supervised as with courtyards. Regard must also be had to the future maintenance of communal amenity areas in order to ensure that this is commensurate with the scale of the development and does not become a burden on residents".

Open Space Hierarchy

Communal Open Space

Block A

Communal Open Space Provision: 114sq.m + 371 (roof terrace) = 485 sq.m

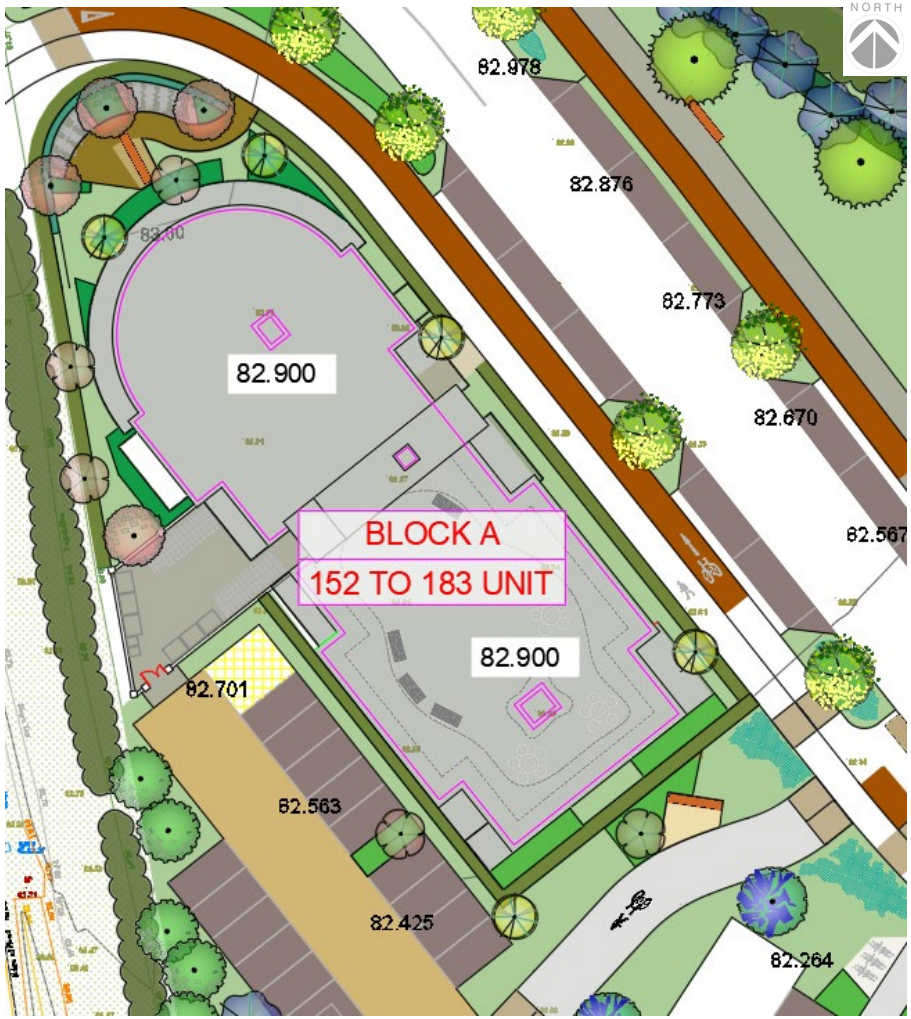
The ground level communal open space for this block is located to the north-west side and will be complemented by a generous-sized landscape roof terrace. The terrace comprises a series of linked spaces providing outdoor relaxation for residents.

An evergreen native hedgerow and low level planting provides a buffer to ground floor units.

An area of incidental public open space comprising tree planting and lawn linking to public spaces further north and south creates an opportunity for meeting/seating.



Roof Terrace – Fourth Floor



Open Space Hierarchy

Communal Open Space

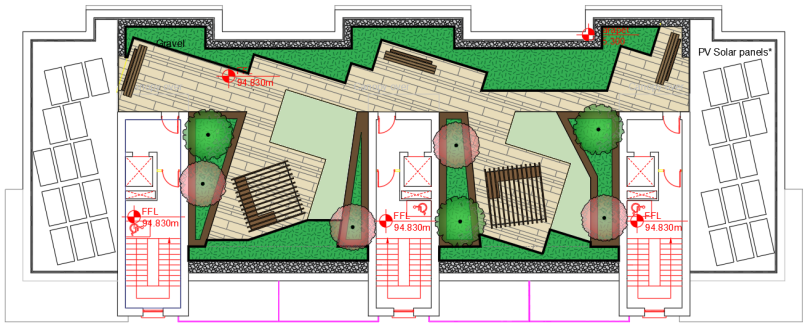
Block B

Communal Open Space Provision: 444 sq.m + 288 (roof terrace) = 723 sq.m

While the communal open space enjoys good passive supervision, a planted buffer of 1.5m width protects the private amenity of ground floor units, opening out into a larger open grass areas. The spatial arrangement allows access and connectivity from communal open spaces to the adjoining public open space which incorporates seating areas, kickabout space and an area of both natural and equipped play.

Paved areas with seating are located either end of the linear space allowing residents to make best use of the open space.

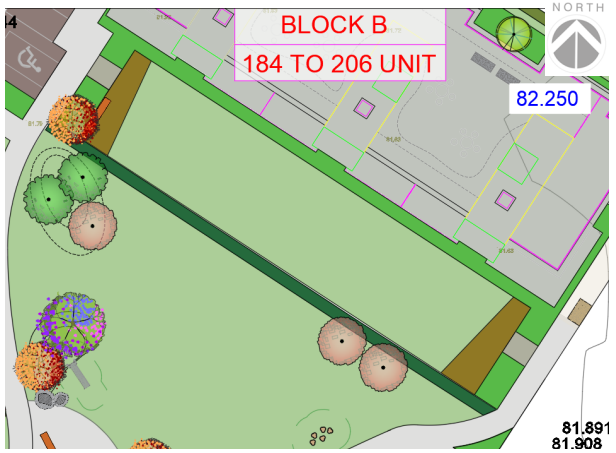
In addition, a landscape roof terrace will be provided for occupants of this block.

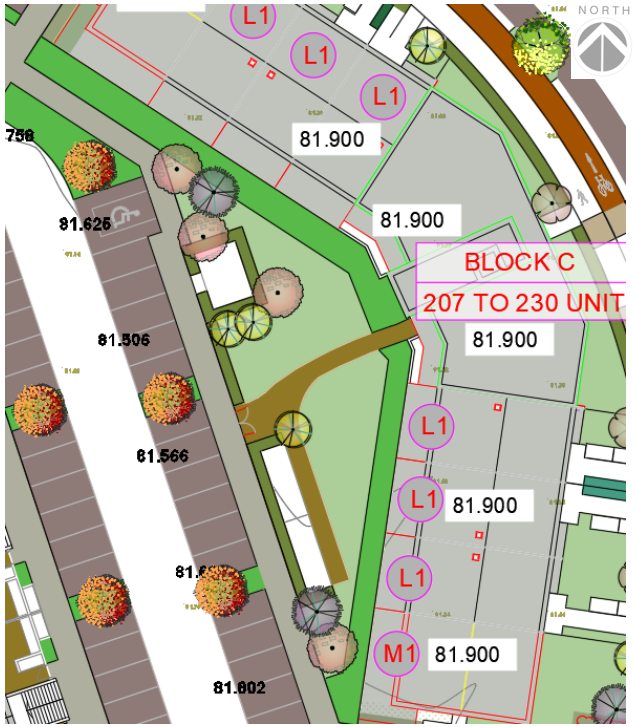


Block C

Communal Open Space Provision: 437 sq.m

The south facing communal space adjoins a public footpath with car parking beyond. A planted buffer of 1.5m width protects the private amenity of ground floor units, opening out into a larger open grass areas. The spatial arrangement allows access and connectivity to nearby public open space.





Open Space Hierarchy

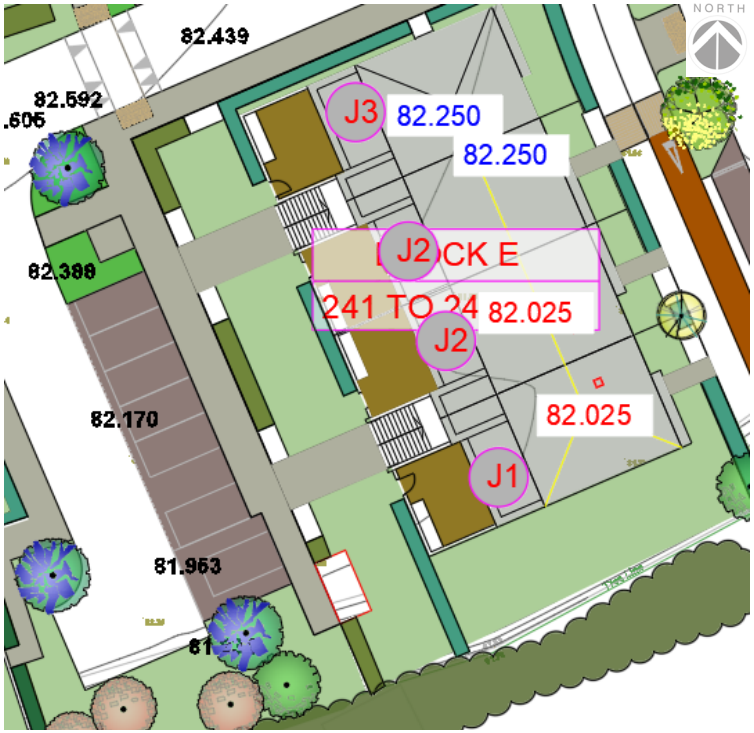
Communal Open Space

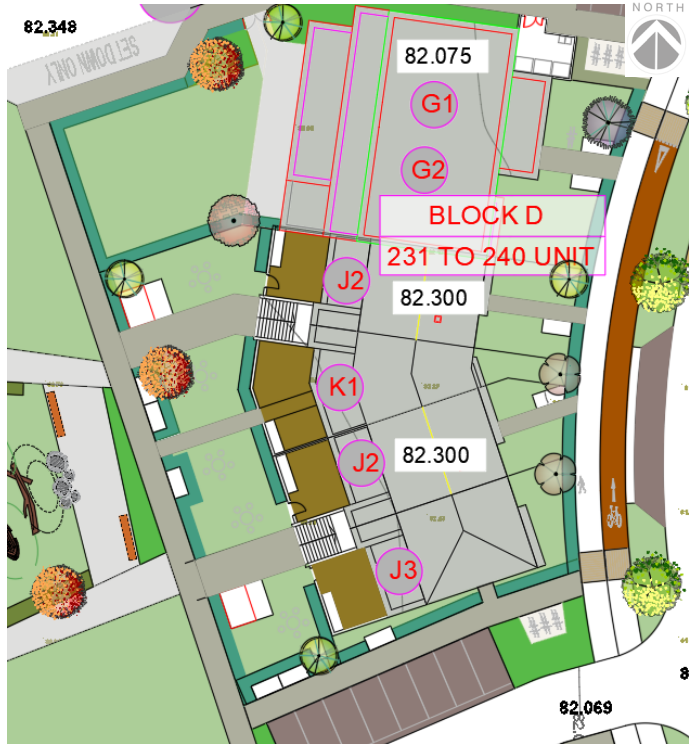
Blocks D & E

Communal Open Space Provision: 510 sq.m

The Communal open space adjoins public open space to the west. This spatial arrangement allows residents to gain access with ease from adjoining dwellings.

Hedgerows provide a buffer and transition between ground floor terraces, lawns and access points from adjoining paths.





Open Space Hierarchy

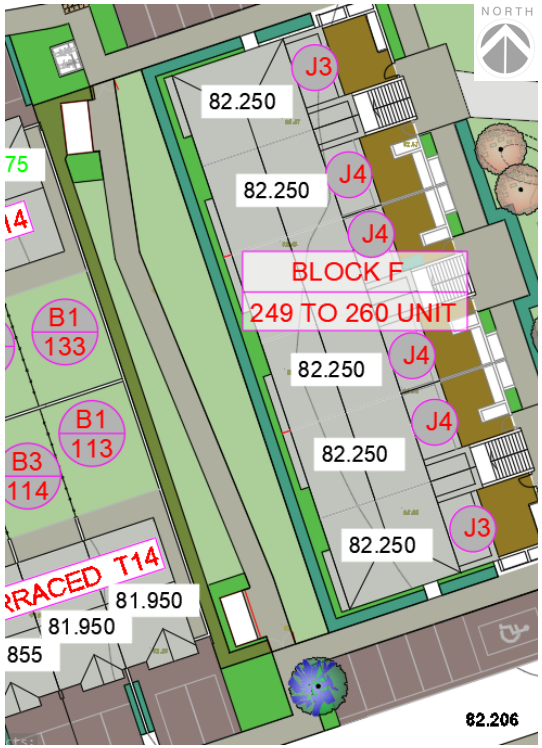
Communal Open Space

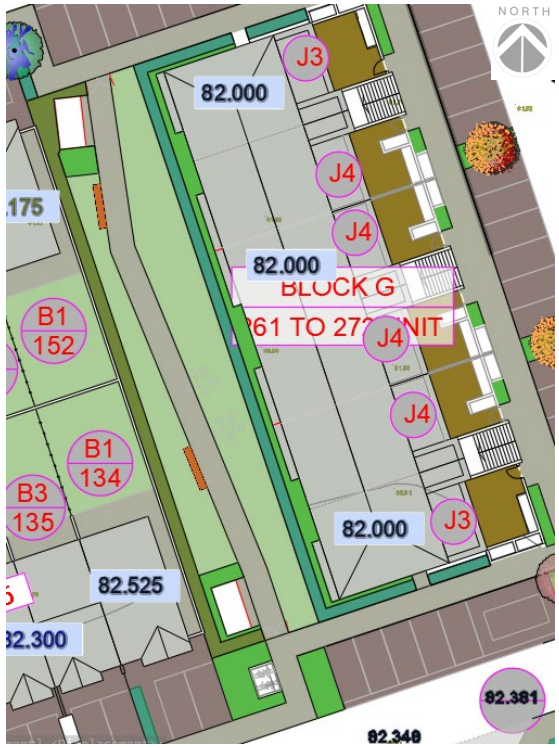
Blocks F & G

Communal Open Space Provision: 970 sq.m

Due to the nature of the site layout arrangement the communal open space of Blocks F and G are similar in size and layout, forming linear spaces with a westerly aspect. While a buffer of low level hedgerow and planting offers privacy to ground floor units, an evegreen native hedgerow softens the side garden walls of the adjoining terraced dwellings creating an intimate and private space for Block F and G residents.

The communal open space for Block E adjoins a public footpath with car parking beyond.





Landscape Design Strategy

Landscape Design Approach

The landscape design has evolved from a series of practical considerations and needs stemming from site constraints, the end users of the development, existing and future accessible links to adjoining lands taking into account relevant building regulations.

While being close to Kilcock town centre, the existing rural environment plays a key role in the spatial arrangement, layout and functionality of open space areas. Pedestrian and cycle links are provided at various locations along the site perimeter ensuring connectivity to the adjoining zoned lands. The specific landscape principles as set out by Kildare County Council Parks Department have been incorporated in the proposed scheme to ensure conformity to Development Plan objectives and policies pertaining to landscape issues.

In the context of the current zoning objectives of the application site, the design approach is to retain green infrastructure where possible and sustainable. While much of the existing trees and hedgerows occur on adjoining lands, it is intended in the landscape design to ensure they are protected during the course of the works in accordance with BS 5837:2012.

Substitute and enhancement planting will be put in place to mitigate the loss of the internal hedgerows and will include tree and hedgerow stock that comprises native and pollinating species. This planting will be concentrated to the site boundaries in order to augment existing planting.

Ensuring universal access / accessibility for all is a primary consideration in the design approach addressing the passive and active needs of the residents in order to promote social interaction and create a sustainable community.

Landscape Design



Landscape Design Strategy

- The retention and protection of the existing green infrastructure along site boundaries.
- Utilising the existing Green Infrastructure to create a positive receiving environment, establishing a strong sense of place and an aesthetically pleasing landscape.
- The landscape design aims to create a distinct landscape character ensuring appropriate screening, visual and aesthetic interest, pedestrian and cycle links and access, recreation and movement across the development.
- The landscape design aims to provide flexibility in recreation activity, allows for social interaction and active play as well as spaces that are quiet and calming and spaces that are accessible and inclusive for all ages and abilities.
- The landscape design aims to manage and enhance the habitat protection and biodiversity of the site and augment same with native and pollinating plant species. A total of 430 new trees will be planted across the site, while 645 linear meters of new mixed species hedgerow will be planted to the site perimeters.
- The use of a range of native and pollinating plant species within the open spaces to support local biodiversity and continue development of ecological corridors.

Surface Water Management



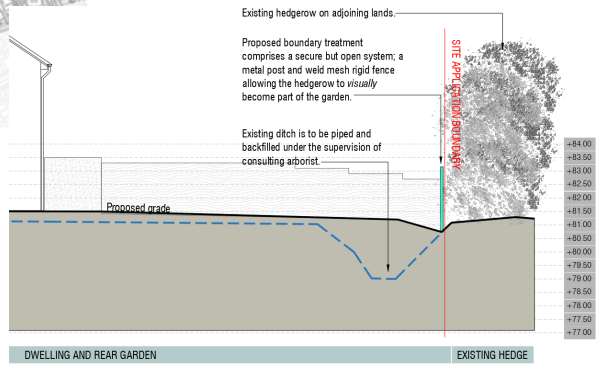
Sustainable Urban Drainage Systems

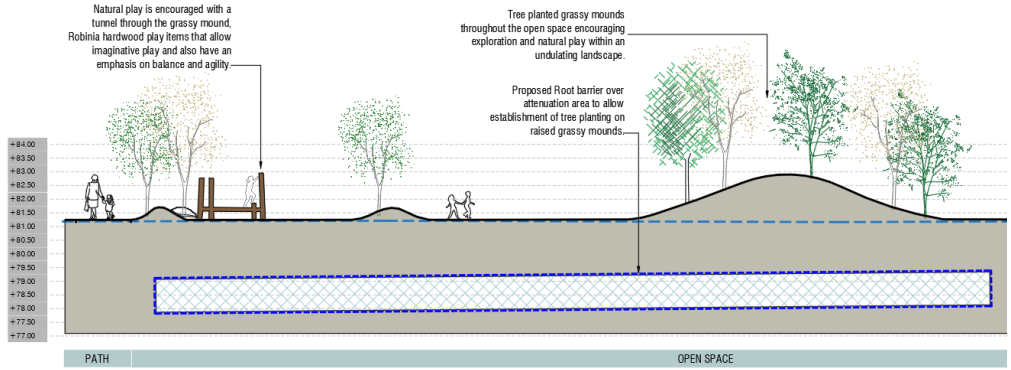
The surface water drainage strategy has been designed by CS Consulting Engineers to ensure that public surfaces do not drain into private land and private surfaces do not drain into the public realm. The choice of landscape materials reflects this strategy with porous/permeable products used where possible.

The existing ditch along the eastern boundary is to be piped and backfilled under supervision of the consulting arborist to ensure the final levels do not infringe upon the root protection areas of existing hedgerows.

Areas of below ground attenuation have been located throughout the site. These areas will be dry at all times except during intense storm/ rainfall periods. No areas of permanent standing water are proposed. No surface water is proposed to be directed to areas where existing trees are retained.

In all attenuation locations there is sufficient overburden of subsoil and topsoil to allow adequate establishment of tree planting. In addition root barrier around the attenuation tanks and localised mounding above ground will further enhance areas of planting.





Play Strategy

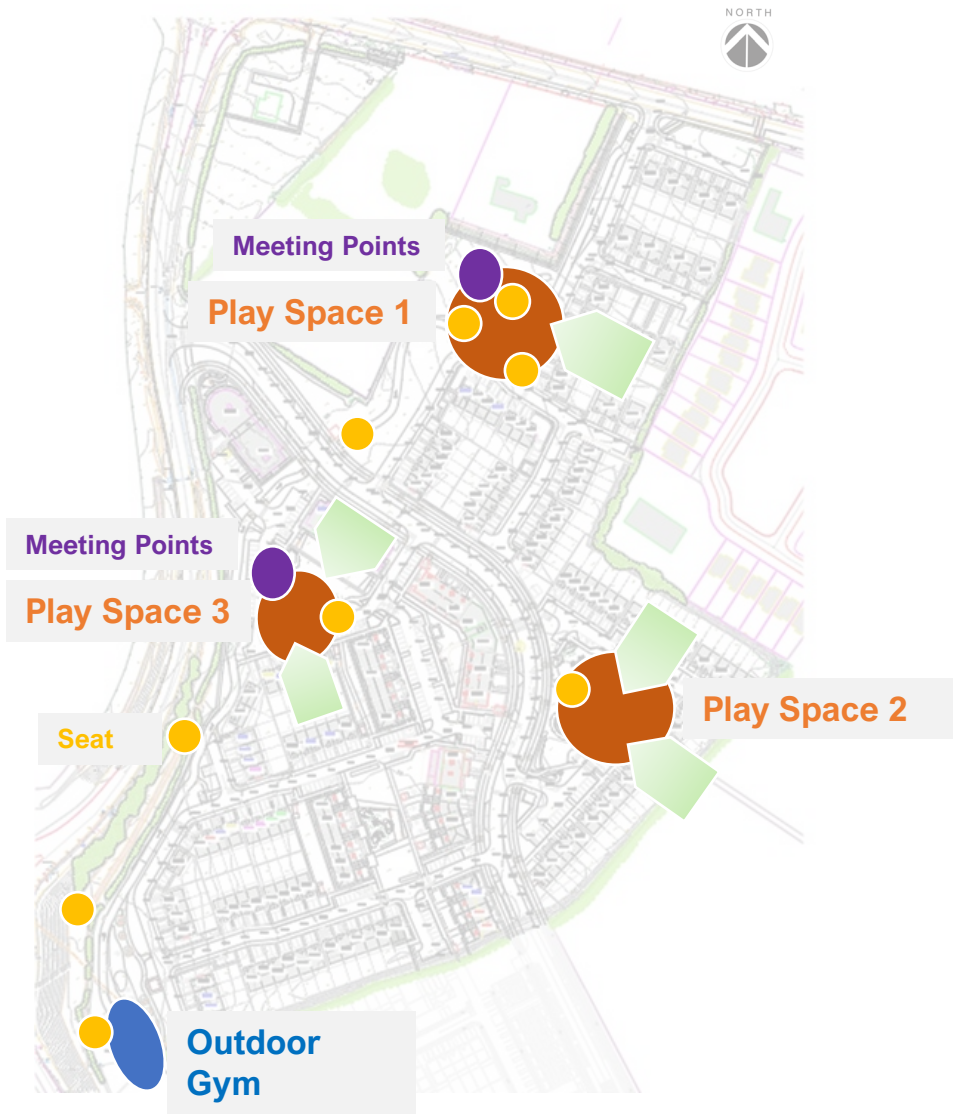
The play strategy is based on providing natural play in the landscape incorporating large open grass areas for kickabout, grassy mounds, boulders and tree planting. Into this landscape a number of play items will be positioned to provide play opportunities for all ages. All equipment items will be manufactured to EN1176 and located on a safety surface in accordance with EN1177.

A total of three spaces (Play Space 1, 2 & 3) will be located within public open space areas. In addition retention of existing hedgerows along perimeter boundaries will encourage natural exploration and play of these spaces.

Integral to the provision of play will be passive supervision from adjoining dwellings and apartments and also pedestrian paths that provide access through these spaces and beyond to adjoining sites.

Outdoor exercise equipment will be provided along the lengthier pedestrian loops allowing all ages to improve wellbeing and general health.

Seating and Meeting Point Areas will provide rest stops, supervision of play areas and meeting spots for residents.



Play Strategy



Localised grassy mounds



Logs



Natural Boulders



Safa Grass safety surface



Spiral Grassy Mound



Boulders



Kickabout

Play Equipment & Surface Treatment Conformity

Play equipment will be incorporated within the Play Spaces integrating with the landscape.

All Play Equipment and Surfacing within the Play Areas, the extent of which is shown on this plan is to be issued to Kompan Ireland Ltd for design risk assessment, installation and inspection.
All play items and surfacing is to comply with EN1176 and EN1177.

Final inspection is to be carried out independently by Play Services Ireland Ltd (RoSPA approved inspector) prior to use by the public.

Outdoor Exercise



Free Runner



Sit Up Bench



Flex Wheel



Cross Trainer



Power Bike



Upper Body Trainer



Double Chest Press

Seating



Limestone seat with stainless steel frame



Stainless steel Age Friendly Seat

Plant Typologies

Large/Parkland Trees



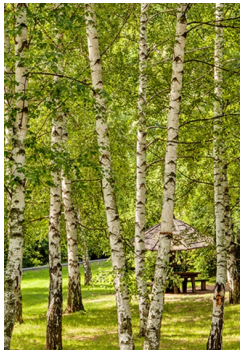


Street Trees






Small to Medium Trees








Plant Typologies

Hedge, Groundcover and Bulb Planting

Native hedgerow planting is primarily used along the boundaries of public open space where it is provided with the space to establish and grow, augmenting existing vegetation in these areas.

Lower level hedgerow planting is utilised to define and reinforce sub-spaces within the streetscape environment.







The lower layer of shrub and bulb planting includes pollinator friendly species providing year round interest and biodiversity around buildings and within dwelling curtilages creating vegetative buffers for privacy and shelter to adjoining residences.

Native meadows to the outer edge of lawn areas will be allowed to establish where frequent mowing of grass will not be required. Re-used cut logs from the felling will be incorporated into the space as natural play elements.





Materials Palette

Hard Landscape Materials and Finishes

The selection of hard landscape elements is determined by their proposed use, robustness and durability.



Driveways -Permeable paving



Dwelling Thresholds –Contrast Paving



Home Zones–Contrast Paving



Paths-through and around apartments



Paved terraces- communal open space around apartments



Public open space paths - tarmacadam



Public open space paths - concrete

END