



# Parkgate Street Blocks B1 & C

Landscape Design Report  
December 2024

MITCHELL + ASSOCIATES

# PARKGATE STREET BLOCKS B1 & C

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Mitchell + Associates have prepared this Landscape Design Statement as part of the proposed residential development at Parkgate Street, Dublin.

The report is intended to be read in conjunction with the submitted drawings and the other consultants' documentation.

## Parkgate Street Blocks B1 & C - Description of Development

Brownfield site of former Parkgate Printing Works, now known as Parkgate House. There are Protected Structures on site, including (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street, subject of proposed associated public realm enhancement and drainage works.

The proposed development adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and community/cultural space (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café (c.187 sq m)).

The proposed development comprises mixed use residential, community and commercial redevelopment (c. 25,777 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on north, south, east and west building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); multi-functional space accommodating co-working/cultural/community/exhibition uses available for public hire (c.496 sq m); ground level retail (c.147 sq m).

And all associated and ancillary demolition, conservation, landscaping and site development works, including:

- Public open space (c.1,430 sq. m), including a plaza and riverside walkway.
- Residents' communal open space courtyard at ground level between Blocks B1 and C.
- Conservation, refurbishment, repair and adaption of existing protected structures, including:
  - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
  - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.

- Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.
- Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as part of the multi-functional space accommodating cultural/community uses and gym, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House, partially collapsed) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface areas at western edge of the site.
- 24no. car parking spaces (total) at surface.
- 742no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.
- Ancillary plant and telecommunications antennae at roof level.
- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.



This application for a **Large-Scale Residential Development** as defined under Section 2 of the Planning & Development Act 2000, as amended.

A **Natura Impact Statement** has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.ParkgateStreetBlocksB1andC.com](http://www.ParkgateStreetBlocksB1andC.com).

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (Monday to Friday 9:00am to 4:30pm). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

## SUMMARY DESCRIPTION OF DEVELOPMENT

*Ruirside Developments Limited is seeking planning permission with a life of 8 years for Large-Scale Residential Development, at a site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8. This is a brownfield site of former Parkgate Printing Works, now known as Parkgate House, with Protected Structures on site including (a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The proposed development adjoins consented development within the same application site boundary, including LRD6042/23 (Block B2 – 40no. apartments, café/restaurant unit (236 sq m) and community/cultural space (c. 52 sq m)) and SHD-310567-21 (Block A – 198no. apartments and restaurant/café (c.187 sq m)).*

**The proposed development** comprises mixed use residential, community and commercial redevelopment (c. 25,777 sq m gross floor area), accommodated in 2no. blocks (Block B1 and Block C) ranging in height from 8 to 13 storeys with basement and undercroft, and including: 316no. apartments (178no. 1-bed units and 138no. 2-bed units), with associated private balconies on all building elevations and communal roof terraces at Levels 07, 08, 09 and 12; ancillary internal residents' amenity facilities (c.226 sq m); multi-functional space accommodating co-working/cultural/community/exhibition uses available for public hire (c.496 sq m); ground level retail (c.147 sq m); and all associated and ancillary demolition, conservation, landscaping and site development works.

# Policy review

The landscape treatment for the proposed Development is derived from the planning and urban design strategies and principles outlined within Dublin City Council Development Plan, and other National Guidance.

## Dublin City Council Development Plan

The site in question has been zoned as follows:

Z5 To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

Z9 To preserve, provide and improve recreational amenity and open space and green networks.

The Z9 zoning refers to the riverside part of the site.

## Chapter 10 Green Infrastructure, Open Space & Recreation

The Development plan outlines a Green Infrastructure Strategic Approach that aims to create sustainable connectivity between green areas and to provide for the recreational and amenity needs of the population.

Although all Policies and objectives outlined in the Development Plan are relevant at some level to each and every proposed development, the following are the most pertinent to this site.

**G14:** To co-ordinate open space, biodiversity and flood management requirements, in progressing a green infrastructure network.

**G15:** To promote permeability through our green infrastructure for pedestrians and cyclists.

**G102:** To apply principles of Green Infrastructure development to inform the development management process in terms of design and layout of new residential areas, business/ industrial development and other significant projects.

**G104:** To improve pedestrian and cycle access routes to strategic level amenities while ensuring that ecosystem functions and existing amenity functions and existing amenity uses are not compromised and existing biodiversity and heritage is protected and enhanced.

**G18:** To protect and enhance views and prospects which

contribute to the appreciation of landscape and natural heritage.

**G125:** To make provision for habitat creation/maintenance and facilitate bio-diversity by encouraging the development of linear parks, nature trails, wildlife corridors, urban meadows and urban woodlands.

**G127:** To minimise the environmental impact of external lighting at sensitive locations to achieve a sustainable balance between the needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

**G130:** To encourage and promote tree planting in the planning and development of urban spaces, streets, roads and infrastructure projects.

## Chapter 08 Movement & Transport

**MT11:** To continue to promote improved permeability for both cyclists and pedestrians in existing urban areas in line with the national Transport Authority's document 'Permeability - a best practice guide'. Also, to carry out permeability and accessibility study of appropriate areas in the vicinity of all Luas, rail and BRT routes and stations, in co-operation with Transport Infrastructure Ireland and the National Transport Authority.

**M12:** To improve the pedestrian environment and promote the development of a network of pedestrian routes which link residential areas with recreational, educational and employment destinations to create a pedestrian environment that is safe and accessible to all.

## Chapter 09 Sustainable Environmental Infrastructure

**S16:** To promote the protection and improvement of the aquatic environment, including through specific measures for the progressive reduction of cessation of discharges and emissions.

**S18:** To mitigate the effects of floods and droughts subject to environmental assessments.

**S118:** To require the use of Sustainable Drainage Systems in all new developments, where appropriate, as set out in the Greater Dublin Regional Code of Practice for Drainage Works:

- The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basins.

- The holding of water in storage areas through the construction of green roofs, rain water harvesting, detention basins, ponds and wetlands.

- The slow-down of the movement of water.

## Other National Guidance documents that have influenced the design proposal/Strategy are as follows:

Sustainable Urban Housing: Design standards for New Apartments 2023

Sustainable Residential Development in Urban Areas 2009

Building Regulations - Part M Access and Use

Building Regulations - Part K Stairways, Ladders, Ramps and Guards

Design Manual for Urban Roads and Streets (DMURS)

All-Ireland Pollinator Plan 2021 - 2025

Dublin City Biodiversity Action Plan 2021-2025

Play Space Guidelines 2007

Ready, Steady, Play! A National Play Policy

Dublin City Play Plan 2012 - 2017

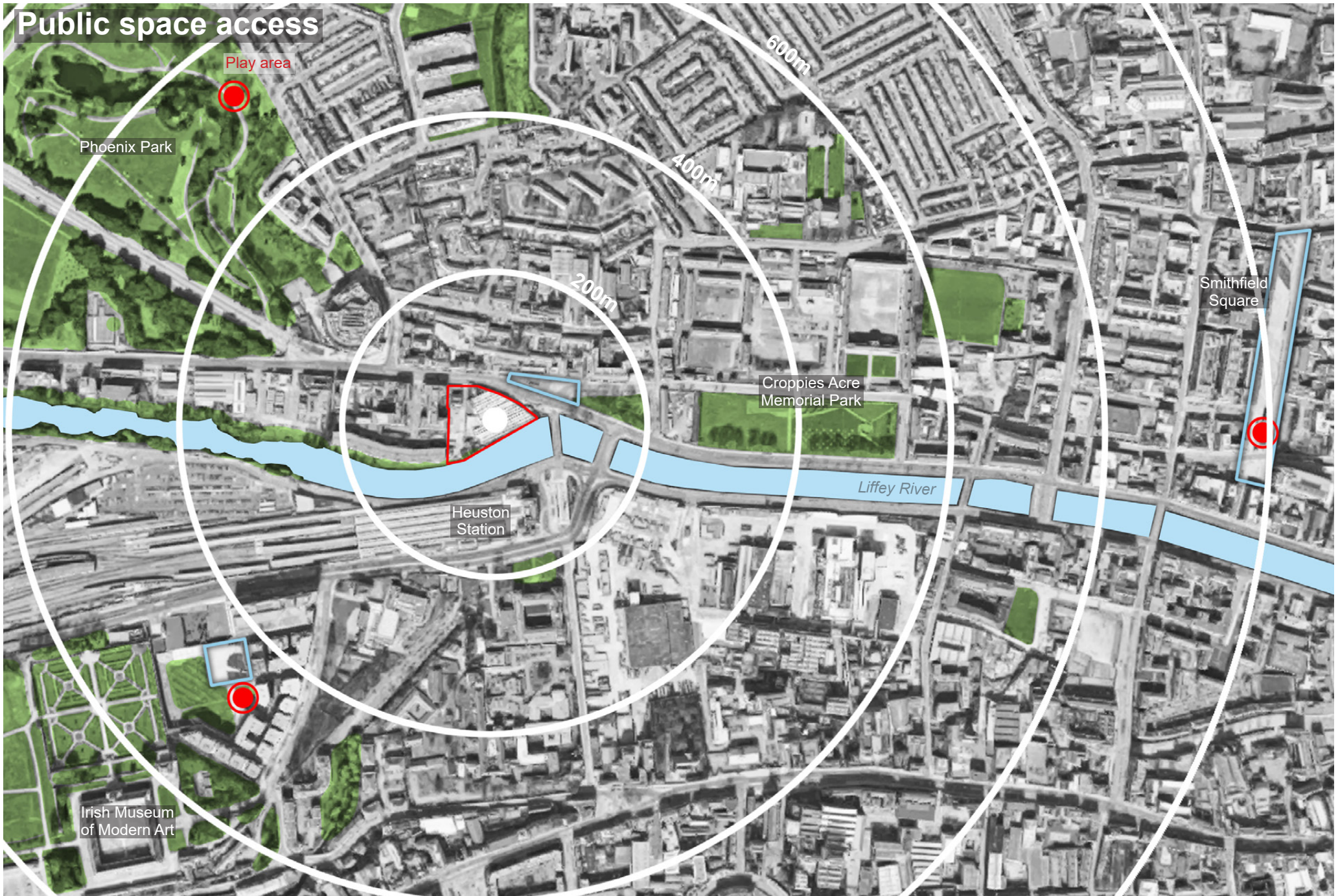
National Landscape Strategy for Ireland 2015-2025

Dublin City Tree Strategy 2016-2020

Your City Your Space Public Realm Strategy 2012

Play Strategy 2022-2027







## Site context and description

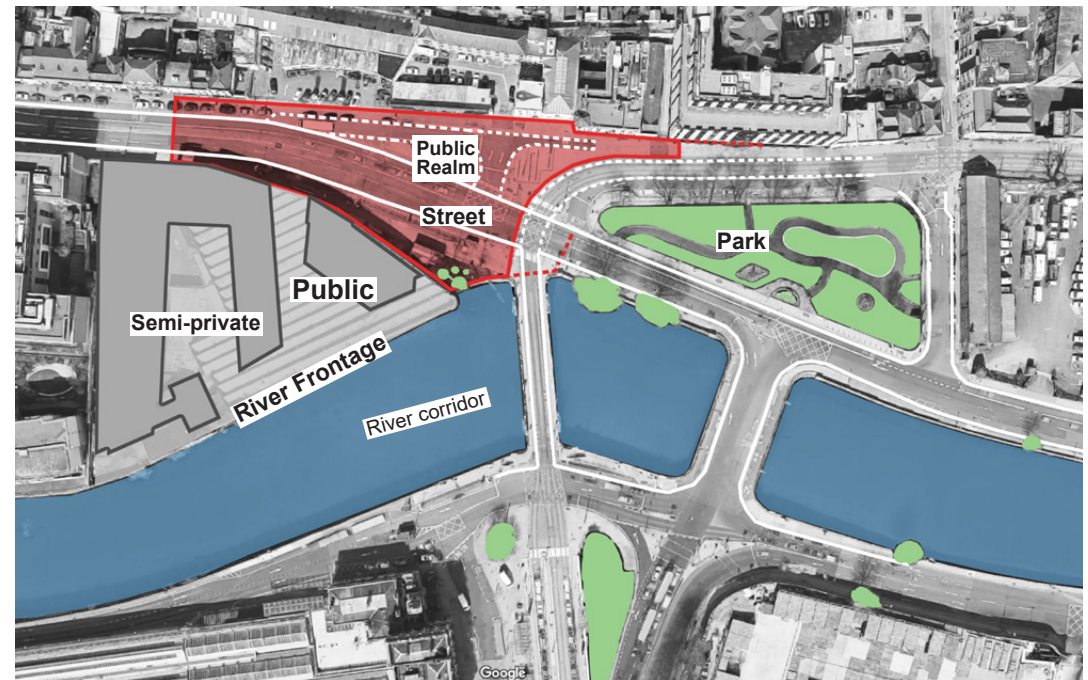
The site is located at an important location in the city: the River Liffey meets Parkgate St at Sean Heuston Bridge and Croppies Memorial Park, leading on to Wolf Tone Quay and Croppies Acre. The circa 0.82 ha triangular site is bounded to the northern and southern sides by this confluence of the river and Parkgate Street, The land rises gently towards the west, and sits beneath the escarpment that rises dramatically to the north beyond Parkgate St. The roads and footpaths from this point eastwards run parallel to the river forming Dublin's Quays. Remnants of quay or mooring structures are evident beside the tall stone boundary wall at the river edge. This edge is visible from the opposite bank at Heuston Station, and forms an interesting riverside boundary in stone and brick, terminating in a round turret downstream and a square tower and two riverside buildings upstream. At the eastern end, between the turret and a small painted brick sub station is a small piece of fenced in ground that is barely noticeable in the cityscape except that it has 4 semi mature Lime trees (*Tilia* spp). Homeless people camp out in tents in this unobtrusive space. To the west, the site is book-ended by Parkgate Place, a development of offices and apartments. The site is enclosed on Parkgate Street by a high wall, which is part of the industrial structure that occupies most of the site. Views in to the site are only glimpsed through the stone archway which is a protected structure. The site also contains the now boarded up structure of Kingsbridge House. The Heritage Report (By ARC) gives a comprehensive description of the origins of the site, its uses and buildings.

There is a public riverwalk upstream of the site, associated with Parkgate Place. Beyond that the character of the river corridor begins to change to one with less overt urban influence.

The Phoenix Park is approx. 200m to the west, which is a major green open space including a local play area about 400m from the site. The grounds of the Irish Museum of Modern Art with its formal gardens and meadows are approx. 600m to the south west across the river. Closer by is Heuston South Quarter with its emergent civic space and play area.

The river is tidal up to Islandbridge, and so the scene on the river at this location changes dramatically with the tides. At high tide it can be used for recreation, when people can be seen in training skiffs; at low tide, mud flats are revealed, active with gulls and cormorants, as well as another confluence, as the River Camac joins the Liffey at the opposite quay at Heuston station.

## Public Realm context





# Public Realm





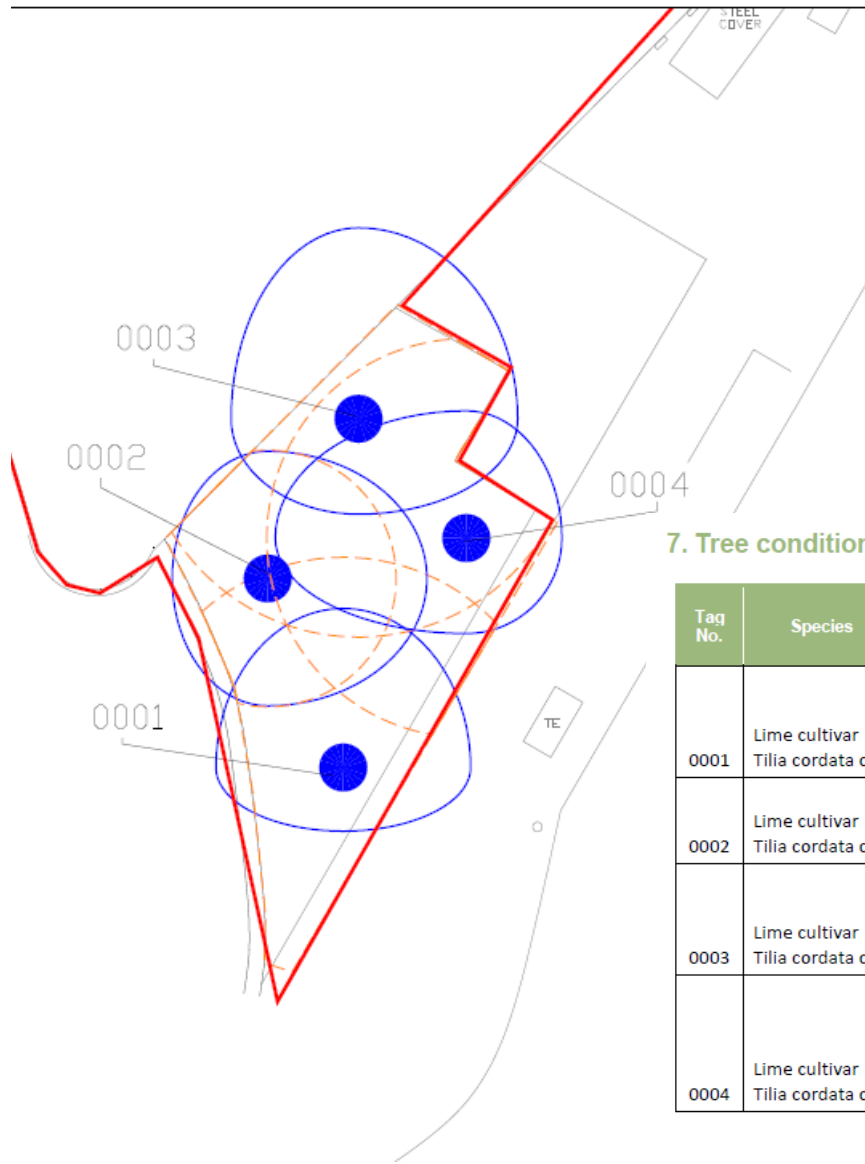




## Existing trees



# Tree survey



## 7. Tree condition analysis & preliminary recommendations

Tag No.	Species	Age Category	General Condition	Comments	Preliminary Recommendations	Landscape and Arboricultural Category	Useful Life Expectancy
0001	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk with a lean toward north-east due to competition from neighbouring tree. Lean not significant with crown vertical in orientation. Upper canopy relatively well developed with no visible defects.	No action necessary	B2	30-40
0002	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk co-dominant from 3m with a wide union between stems. Upper canopy relatively well developed with no visible defects.	No action necessary	B2	30-40
0003	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Trunk multi-stemmed from 3m with tight unions between stems. However unlikely to be significant at present. Canopy toward west has been reduced in the past but overall crown relatively well developed.	No action necessary	B2	30-40
0004	Lime cultivar <i>Tilia cordata</i> cv	Early-mature	Good	Upper canopy topped to west over neighbouring building reducing the trees visual quality. Remaining crown relatively well developed. Trunk co-dominant from 2m with a tight union and included bark between stems.	No action necessary	B2	30-40



## Needs and considerations

The landscape design evolved from a series of practical considerations and needs stemming from the end users of the development, the day to day management & accessibility while at all times being cognisant of the relevant building regulations.

There are no trees on the site, but there are 4 semi mature Lime trees (*Tilia* spp) in DCC land to the east, and are incorporated into the proposed permeable river edge. (see arborist report).

The development is intended for users consisting of a likely diverse demographic and as such it is necessary to design a sense of place, with stimulating and vibrant spaces supporting a combination of amenity uses that help to build a sense of community, many of which relate to the building uses.

Universal access is another consideration in the design process. The site has to address the needs of the development's residents, workers and visitors, to promote social interaction and to generate an integrated community in order for this development to become a successful neighbourhood.

The sustainability of the development and in particular the approach to address surface water run-off by means of Sustainable Drainage Systems (SuDS) is a key component in how the design of the landscape has evolved with the design team.

There are opportunities to incorporate some cultural heritage interpretation in the scheme.



## Landscape design strategy

The aim of the landscape design for the overall masterplan at this site is to create a high quality attractive environment for people who use the scheme whether they live work or visit there. The landscape design also responds to the landmark architectural design at this key location in the city. The strategy to open the site and make it permeable to the river generates a bright south facing civic space and river walk, effectively connecting Parkgate St with the Liffey through the otherwise impermeable site. A second, semi public space also links Parkgate Street with the river connecting through the protected archway on the street to the river buildings.

The design layout, building on the architectural orientation, is intended to mitigate wind on the ground plane, making the already southerly facing spaces more comfortable. Seating faces in different directions, in shade or sun, with views outwards or inwards to give choice depending on the weather.

A series of roof gardens step up through the scheme providing additional amenity to the residents, with views out across the locality and sheltered spaces to maximise the potential of the gardens.



Early sketch design



# Landscape Plan - Ground Floor





## Public open space

The public open space is a plaza that connects Parkgate Street with the river, and therefore has a southerly aspect. It provides a setting for the buildings that can be used in a casual, social and incidental way, with opportunities to be programmed for specific activities.

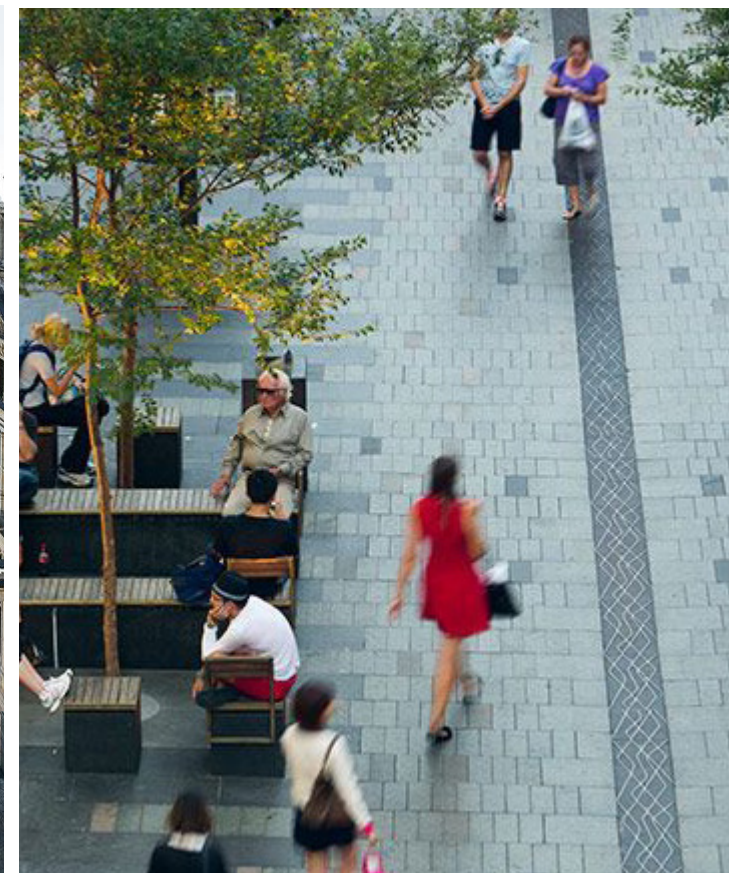
Four semi mature Lime trees are located outside the site to the eastern corner, within a railed space. It is intended, with the agreement of DCC Parks Dept., to retain the trees and open this space as an access along the river wall towards the main plaza space.

The space is carpeted with a high quality paving unit with stone detailing forming a triangular patterning that responds to the geometry of the site.

The treatment of the river wall reveals its character and detail, and opens views out to the river and Heuston Station beyond. It also functions as a sheltering element to the riverside space.

A key tree is located in the space which acts as a visual pivot, seen from across the river and from Parkgate Street. It is located in a planted area which also provides seating and a raingarden. Both this raingarden and the ones in the residential courtyard filter water and discharge to the river in an animated way – demonstrating the workings of a sustainable drainage system.

Other seating and planted elements populate the space, and their triangular form gives diverse opportunities for sitting in shade or sun, with views outwards or within the space.







Catenary lighting is provided across the plaza in order to free up the ground plane and to form some visual containment across the height of the space



Public Open Space



## Residential Space



As part of residential space the arrangement of the residential blocks around the courtyard space allows for a communal garden that serves the residents, many of whom have a view over the space and. The open space is conceived as a green space, in contrast to the public plaza. The outdoor amenity uses are supported by the functions of the adjacent buildings; the outdoor space allows spill-out from the building.

This open space will provide a secure and safe outdoor setting. It consists of central footpath meandering through the network of external spaces that allows for flexibility in recreation activity; for social interaction and active play as well as spaces with seating that are quite and calming.

Active play area is proposed for toddlers and young children while the chess areas is proposed for older children and adults. These play spaces offer the opportunities for active and passive involvement inclusive for all ages, ethnicity and culture.

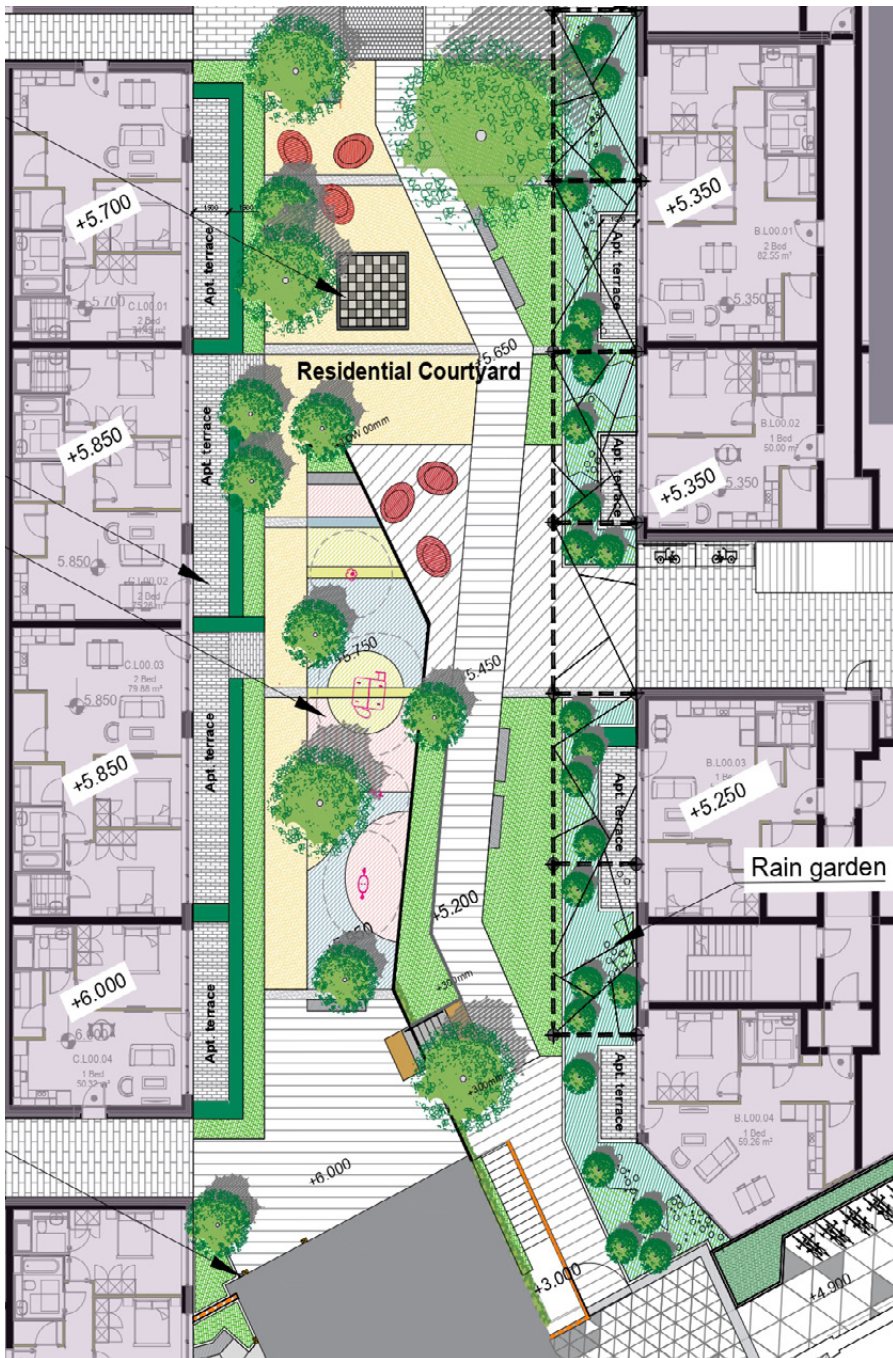
The residential ground floor apartments can avail of 1.5m wide private terrace space defined by shrub and hedge planting along the Block C and raingardens along the Block B.

This interface will allow for a general passive supervision with the central apartments of Block C having a direct access to the residential courtyard, Tree and shrub planting with flowering mixes will encourage pollinator species, while the raingardens will utilize the water run-off which add to biodiversity.

Cast iron columns and beams from the original factory are re-used as a pergola, modulated to fit with the proposed buildings facades. This structure emphasises the geometry of the courtyard set out and raingardens leading towards the river. These elements all combine to generate a pleasant and inviting garden.

A discrete area associated with the river building allows a south facing view across the river.





Residential communal amenity space

Early sketch design

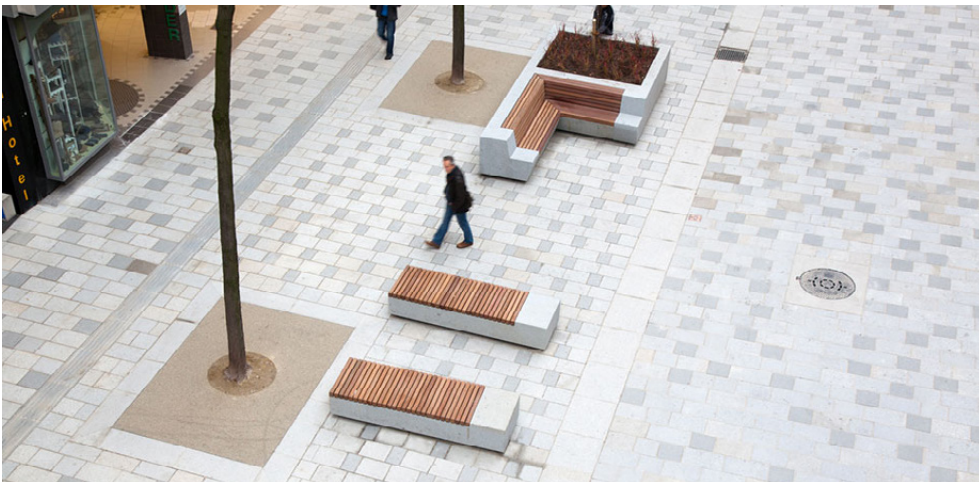


# Streetscape



Although DCC Parks Department suggested an additional street tree on Parkgate Street, the extent of underground services do not allow space for the rootzone.

- Merging with plaza
- Existing 'heritage' light columns
- Existing trees in porous surfacing
- Loading Bay
- Bus stop
- Bike racks





# Roofgardens

## KEY ELEMENTS:

- Views and windscreening
- Shelter and internalised spaces
- Services and fittings
- Sustainable Drainage in intensive and extensive (Sedum) roofs.



Proposed development will provide extensive green roof with a mix of sedum vegetation and intensive green roof (topsoil depth over 200mm) for the residents of the blocks.

These roof gardens function as part of the SUDs and enhance the biodiversity of the site, and are specifically beneficial for pollinators.

The roof gardens are designed with regard to aspect and sunlight, wind shelter, and views.

Wind protection and safety for the roof gardens is provided with glass balustrade along the edge of the amenity spaces and is further enhanced by planting small trees/large shrubs to further protect from the prevailing winds and slow down the wind that will penetrate above the glass balustrade.

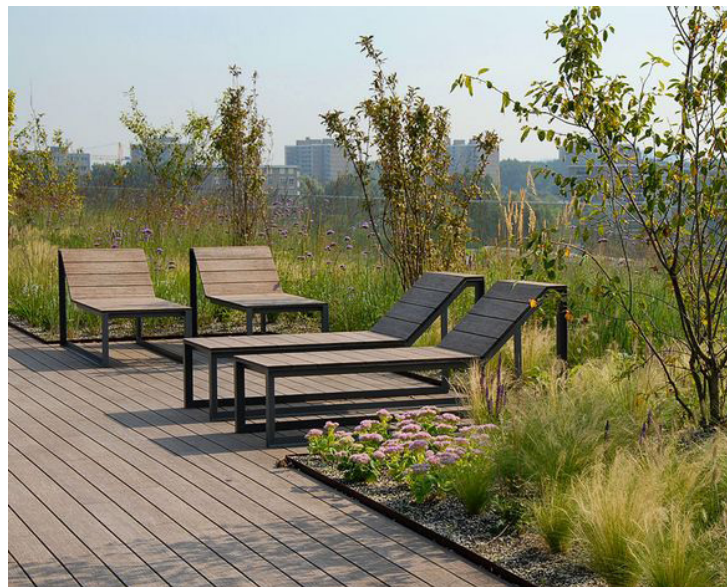
Trees, shrubs, and flowering perennials also create a privacy planting strip to those areas and create nice and pleasant spaces.

The edges are lined with approximately 900mm wide strip of sedum planting in order to keep the residents further away from the glass balustrade. Seating areas are located to face the sun and to be sheltered by planting.

Pergola structure is proposed at the north side of the rooftop at Level 08 & 12 to provide a shade and shelter for outdoor dining and relaxation.

A diversity of seating is provided, from lounges, benches along the planting edges, terraces with tables and chairs.

The seating is placed so that it takes the most advantage of the views from the roof.

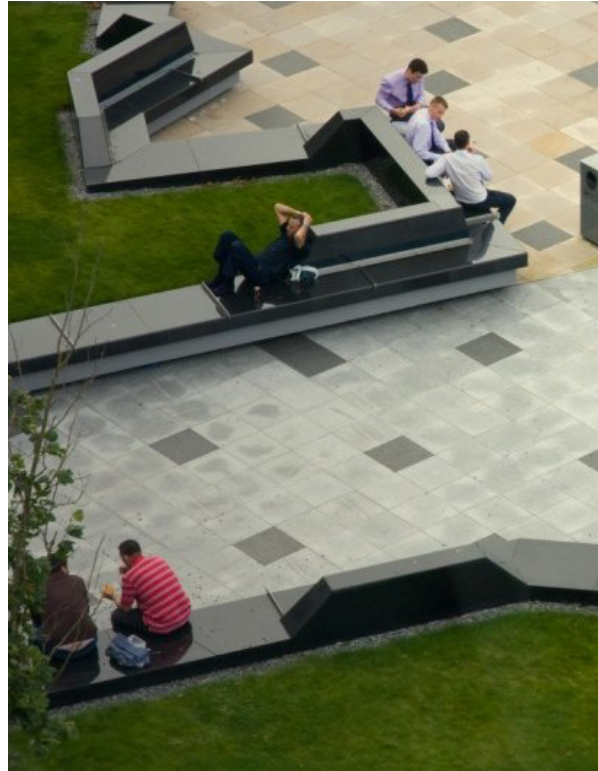








## Strategy: Sociability





# Strategy : Play and Playfulness

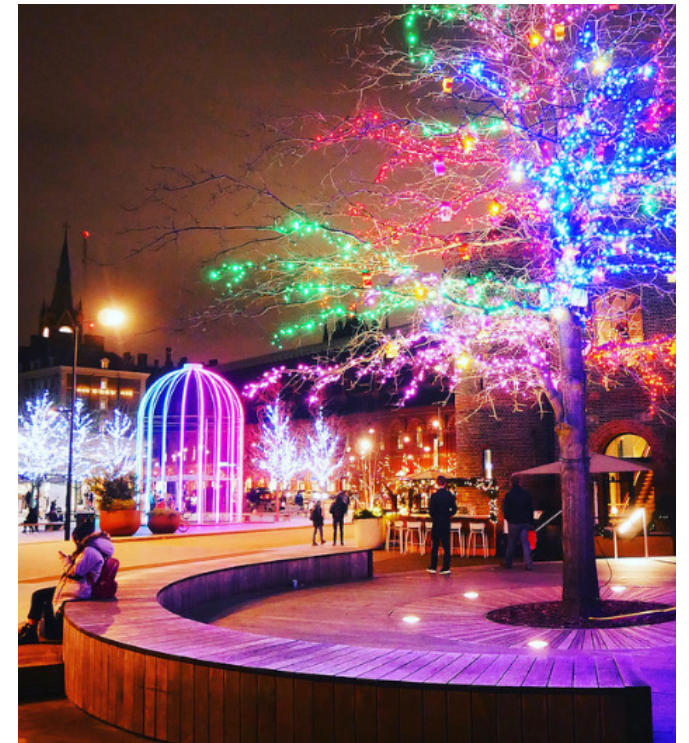
TODDLER PLAY AREA - COURTYARD



OLDER PLAY - STREET AND NEIGHBOURHOOD PARKS



PLAYFULNESS - FORM AND LIGHT





# Strategy : Lighting



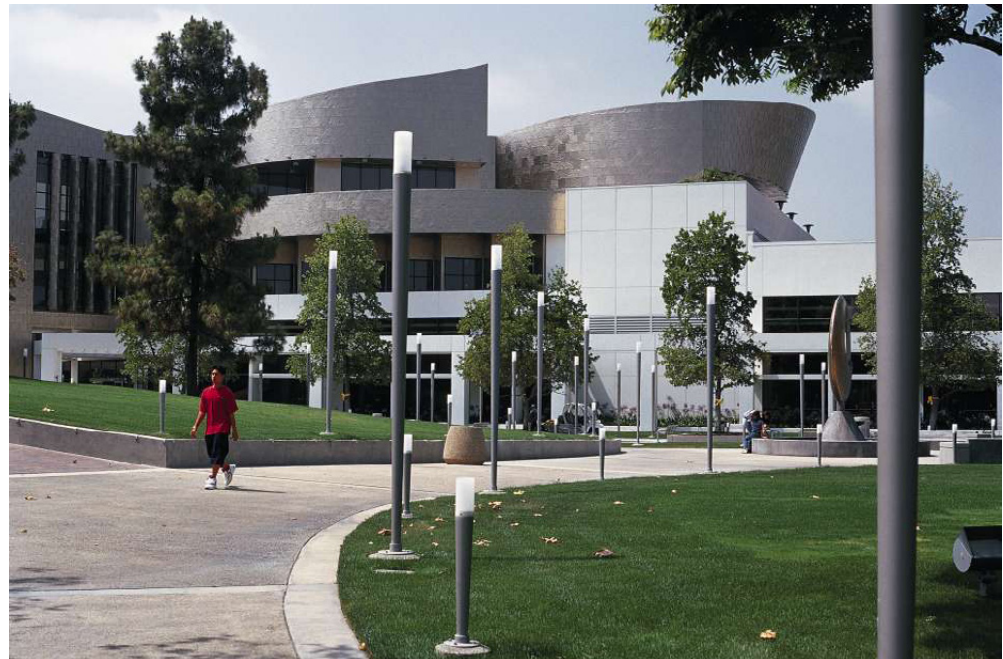
Circular catenary light: Public Sq



Star/ spot catenary light: Public Sq



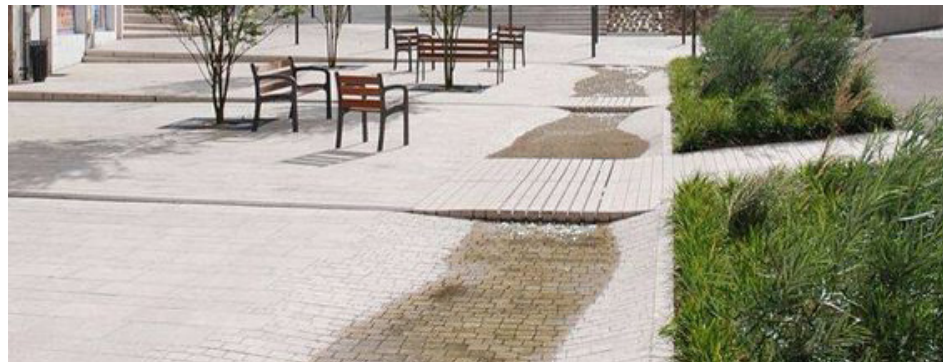
Parkgate St. Blocks B1 & C  
Landscape Design Report



3m Pencil light (Hess Rlva) Residential Sq



## Strategy : Sustainability : SuDS & Biodiversity



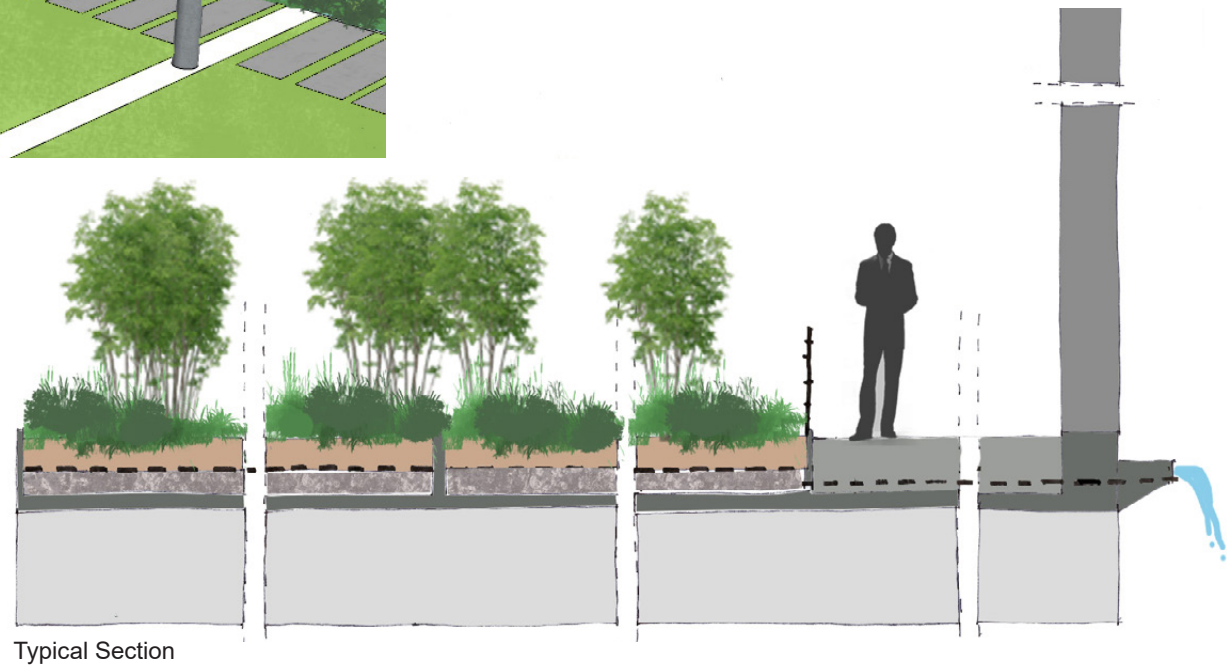


## SuDS and Biodiversity : Raingardens and Sustainable Drainage



Early sketch of Raingarden

The drainage design is closely aligned with the landscape design, creating both filtration and attenuation in the form of green roofs and raingardens. The visibility of drainage is an important element in allowing people to understand the path of water towards the river, particularly in such a prominent riverside location. The water is delivered to the river in an open spout, which becomes a feature of the river wall.



## Materials : Softworks & Biodiversity

The softworks relates to visual amenity and biodiversity in tree selection, planting beds, raingardens and green roofs. The planting palette has been selected for the creation of a high visual amenity and environmentally appropriate to the new context, based on the National Pollinator Plan.

The Liffey and Phoenix Park are core of biodiversity within Dublin City and the planting scheme has been further amended at the request of Parks and Biodiversity Department of DCC to increase Biodiversity. The amended planting schedule increases the amount of pollinator friendly and native species. This, together with the SuDS proposals supports and enhances the existing biodiversity in the area, in accordance to Dublin City Biodiversity Action Plan 2021-2025.

A large specimen Lime tree (*Tilia* spp) is selected for each of the ground spaces, and supplemented with smaller tree planting including the River Birch grove (*Betula nigra*)

Seasonal interest through leaf shape and texture, leaf colour change, spring flowers, winter bark colour etc will contribute towards creating distinct character areas in the tree planting structure.

The plant species list will be a mix of native species and ornamental species for high biodiversity value, for seasonal interest and for a wide variety of species adapted to the variable site conditions of both bright sun and semi shade.

The plant selection will incorporate the following characteristics:

Varying flower and leaf colour; bulbs, herbaceous, deciduous and evergreen shrubs and deciduous garden scaled trees; plants that attract insect life. Native and non-native species are used to achieve the objectives of biodiversity, visual amenity and maintenance requirements. Planting will have seasonal interest.



Specimen tree planting

Tree pit and paving (DCC footpath )

Planting beds  
450-600mm soil depth

Roofgarden planting - specialist  
lighweight soil 'Enrich'



# Materials: Softworks: Plant Schedule

## GROUND FLOOR PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	SIZE
cmg = centimeter girth, rb = rootballed, cg = container grown, pf = pollinator friendly, N = Native		
<b>PUBLIC SPACE &amp; COURTYARD TREES</b>		
Betula nigra	"River Birch"	18-20cmg, rb
Platanus acerifolia - fastigiata form	"London plane"	25-30cmg, rb
Tilia cordata 'Streetwise'	"Small Leaved Lime"	20-25cmg, rb, pf
<b>PODIUM , COUTYARD AND ROOF LEVEL TREES</b>		
Acer griseum	"Paperbark Maple"	16-18cmg
Acer palmatum	"Japanese Maple"	16-18cmg
Amelanchier x lamarckii	"Snowy Mespilus"	2.5m ht, cg, pf
Arbutus unedo	"Strawberry Tree"	1m ht, pf, N
Betula utilis var. jacquemonti	"Himalayan Birch"	14-16cmg
Corylus avellana	"Common Hazel"	2.5m ht, cg, pf, N
Sorbus aucuparia	"Rowan"	14-16cmg, pf, N
<b>FORMAL HEDGE PLANTING</b>		
Prunus lusitana	"Portuguese laurel"	60-80cm ht/100-120cm ht
<b>SHRUB HERBACIOUS AND GROUNDCOVER PLANTING</b>		
Anemone 'Honorine Jobert'	"Japanese Anemone"	2Lt, pf
Berberis darwinii	"Darwin's Barberry"	2Lt, pf
Choisya ternata	"Mexican orange"	5Lt, pf
Dryopteris erythrosora	"Japanese Shield Fern"	2Lt
Escalonia 'Apple Blossom'	"Apple Blossom Escallonia"	2Lt, pf
Hydrangea quercifolia	"Oakleaf Hydrangea"	5Lt, pf
Hydrangea quercifolia	"Red hot Poker"	2Lt, pf
Liriope muscari	"Blue Liliu Turf"	2Lt, pf
Luzula nivea	"White wood-rush"	2Lt
Mischantus sinensis 'Gracilimus'	"Chinese Silver Grass"	2Lt, pf
Pachysandra terminalis	"Japanese Pachysandra"	2Lt
Pennisetum alopecuroides	"Chinese Fountain Grass"	3Lt
Salvia officinalis	"Sage"	2Lt, pf
Sarcococca hookeriana	"Sweet Box"	5Lt, pf
Verbena bonariensis	"Purpletop vervain"	2Lt, pf
Vinca minor 'Gertrude Jeckyll'	"Small White Periwinkle"	2Lt
Viburnum opulus	"Guelder Rose"	60-90cm, pf, N
Hypericum calycinum	"Aaron Beard"	2Lt
<b>SWALE PLANTING</b>		
Glyceria maxima	"Reed sweet-grass"	2Lt, pf, N
Scirpus lacustris	"Common Club-rush"	2Lt, N
Iris pseudacorus	"Yellow Iris"	2Lt, N
Carex riparia	"Great Pond Sedge"	2Lt, N
Carex pendula	"Pendulous Segde"	2Lt, N
Lythrum salicaria	"Purple-loosestrife"	2Lt, pf, N
Iris ensata	"Japanese Iris"	2Lt, pf
<b>CLIMBERS</b>		
Hydrangea anomala ssp petiolaris	"Climbing Hydrangea"	5Lt, pf
Trachyspermum jasminoides	"Star Jasmine"	5Lt, pf
Clematis montana 'Rosea'	"Himalayan clematis"	5Lt, pf

## ROOF PLAN PLANT SCHEDULE

BOTANIC NAME	COMMON NAME	SIZE
cmg = centimeter girth, rb = rootballed, cg = container grown, pf = pollinator friendly, N = Native		
<b>ROOF LEVEL TREES</b>		
Pinus nigra 'Nana'	"Dwarf black pine"	1.5m high, cg
Arbutus unedo	"Strawberry tree"	1m high, cg, N, pf
Cornus mas	"Cornelia cherry"	1m high, cg
<b>SHRUB HERBACIOUS AND GROUNDCOVER PLANTING</b>		
Achillea millefolium	"Yarrow"	2lt,cg, pf
Anthemis tinctoria	"Golden marguerite"	2lt,cg, pf
Armeria maritima 'Alba'	"Sea thrift"	2lt,cg, pf
Campanula rotundifolia	"Round leaved bellflower"	p9, pf
Dianthus carthusianorum	"Carthusian pink"	2lt,cg, pf
Festuca glauca	"Blue fescue"	2lt,cg
Festuca ovina	"Sheep's fescue"	2lt,cg
Lavandula 'Hidcote'	"English lavender"	2lt,cg, pf
Limonium latifolium	"Sea lavender"	2lt,cg, pf
Nepeta 'Walker's low'	"Catmint"	2lt,cg, pf
Origanum laevigatum 'Herrenhausen'	"Oregano 'Herrenhausen'"	2lt,cg, pf
Rudbeckia echinacea purpurea	"Purple coneflower"	2lt,cg, pf
Salvia nemerosa	"Woodland sage"	2lt,cg, pf
Santolina chamaecyparissus	"Lavander cotton"	2lt,cg, pf
Sedum 'Autumn Joy'	"Autumn stonecrop"	2lt,cg, pf
Stachys byzantina	"Lamb's ear"	2lt,cg, pf
Stipa tenuissima	"Mexican feathergrass"	2lt,cg, pf
Thymus pulegioides	"Broad-leaved thyme"	2lt,cg, pf
Thymus serpyllum	"Breckland tyme"	2lt,cg, pf
<b>BULBS</b>		
Allium schoenoprasum	"Chives"	bulbs, pf
<b>SEDUM</b>		
Sedum album		pf
Sedum eliacombianum		pf
Sedum floriferum		pf
Sedum hybr. Czar's Gold		pf
Sedum montanum		pf
Sedum kamtchaticum		pf
Sedum oreganum		pf
Sedum pulchellum		pf
Sedum reflexum		pf
Sedum rupestre Angelina		pf
Sedum sexangulare		pf
Sedum spurium 'coccineum'		pf
Sedum spurium		pf
Sedum spurium 'Summer Glory'		pf
Sedum stenopetalum		pf
Sedum saxifraga granulate		pf, N

# Materials : Softworks : Climbing plants



Self climbing



Wiring systems (Jakob Inox)

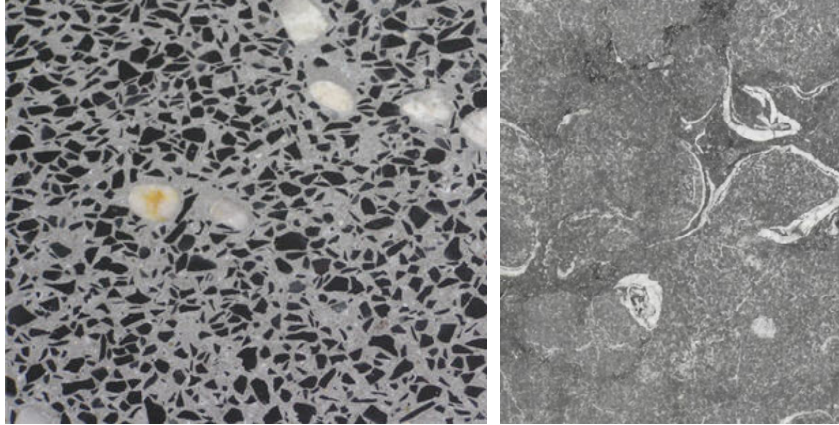




# Materials: Hardworks: Paving and street furniture

## Paving Materials

- Concrete aggregate and pre cast concrete
- Stone detailing
- Inlay detailing
- Compacted gravel (Ballylusk) at residential Birch grove and existing trees.



Triangular Concrete Seats

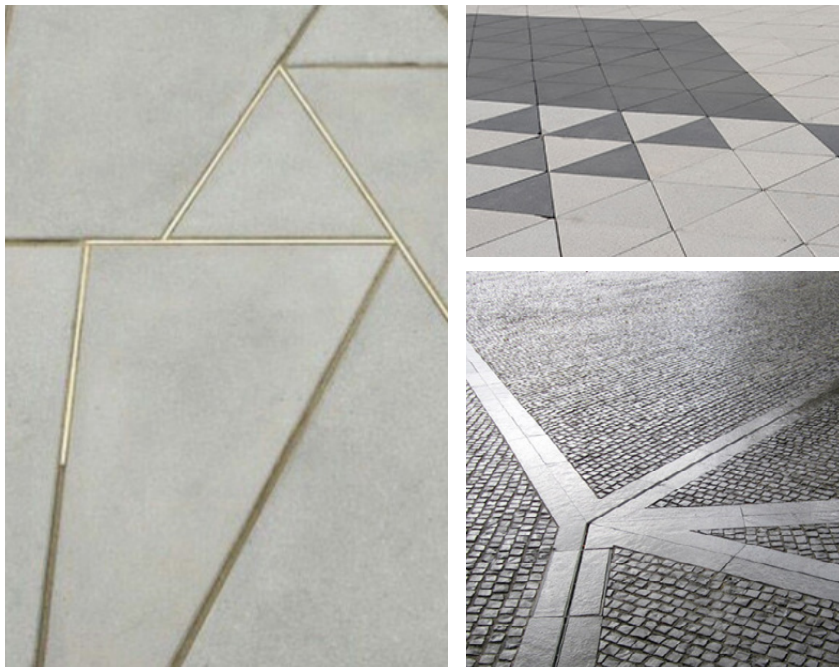


Brushed Stainless Steel bike racks

The hardworks are designed as high quality paving with stone detailing, and elements pick up on the architectural detailing and finishes. A range of public seating is provided some as benches and others as seats with arms and backrests. Contemporary railings (some retractable) and gates approx 1.5m high define the public space and residential courtyard, with bespoke railings to fit the protected archway.



Contemporary railings defining spaces



Brushed Stainless Steel bins





# Materials: Play



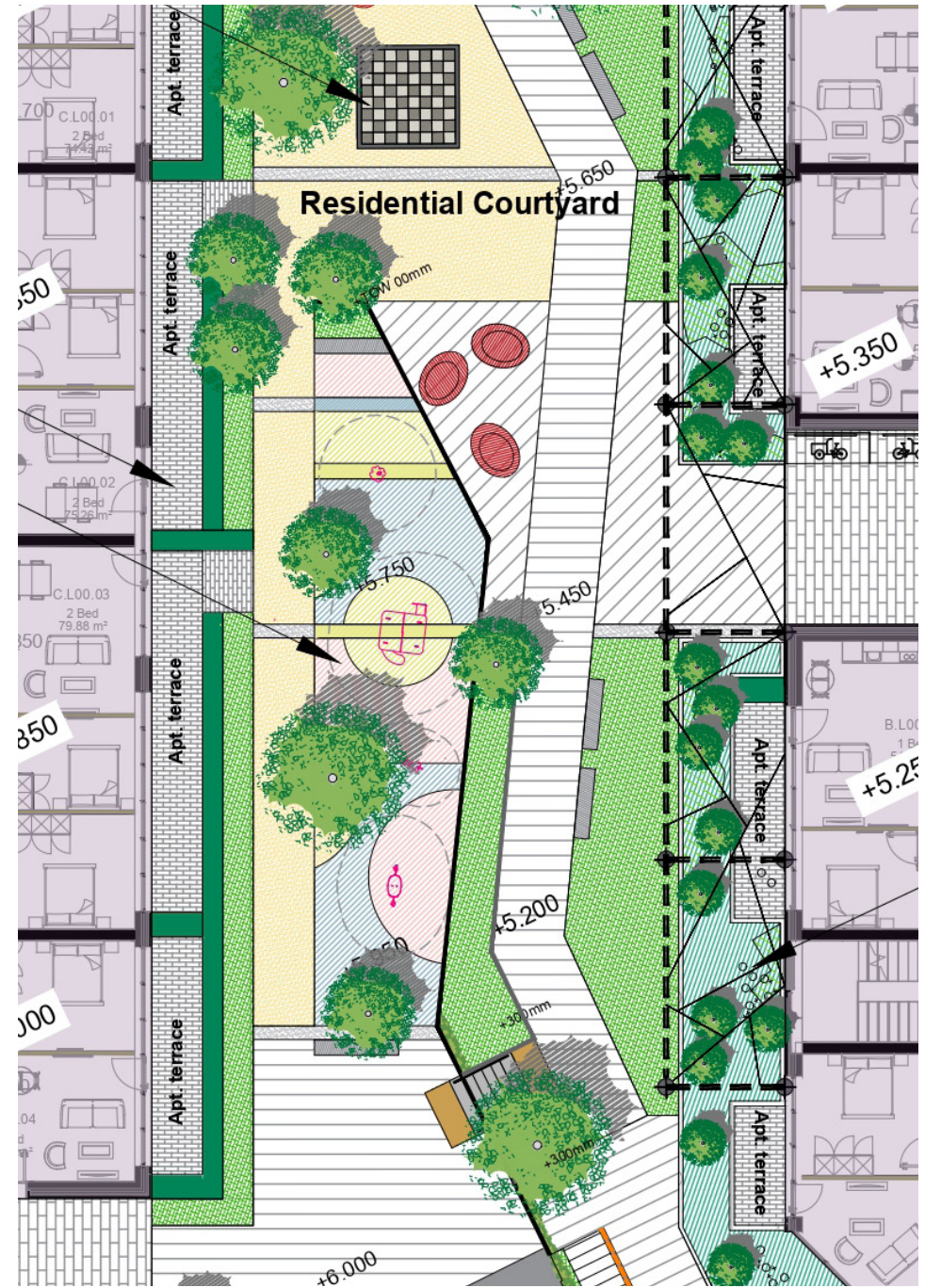
Play House for toddlers



Balance Equipment



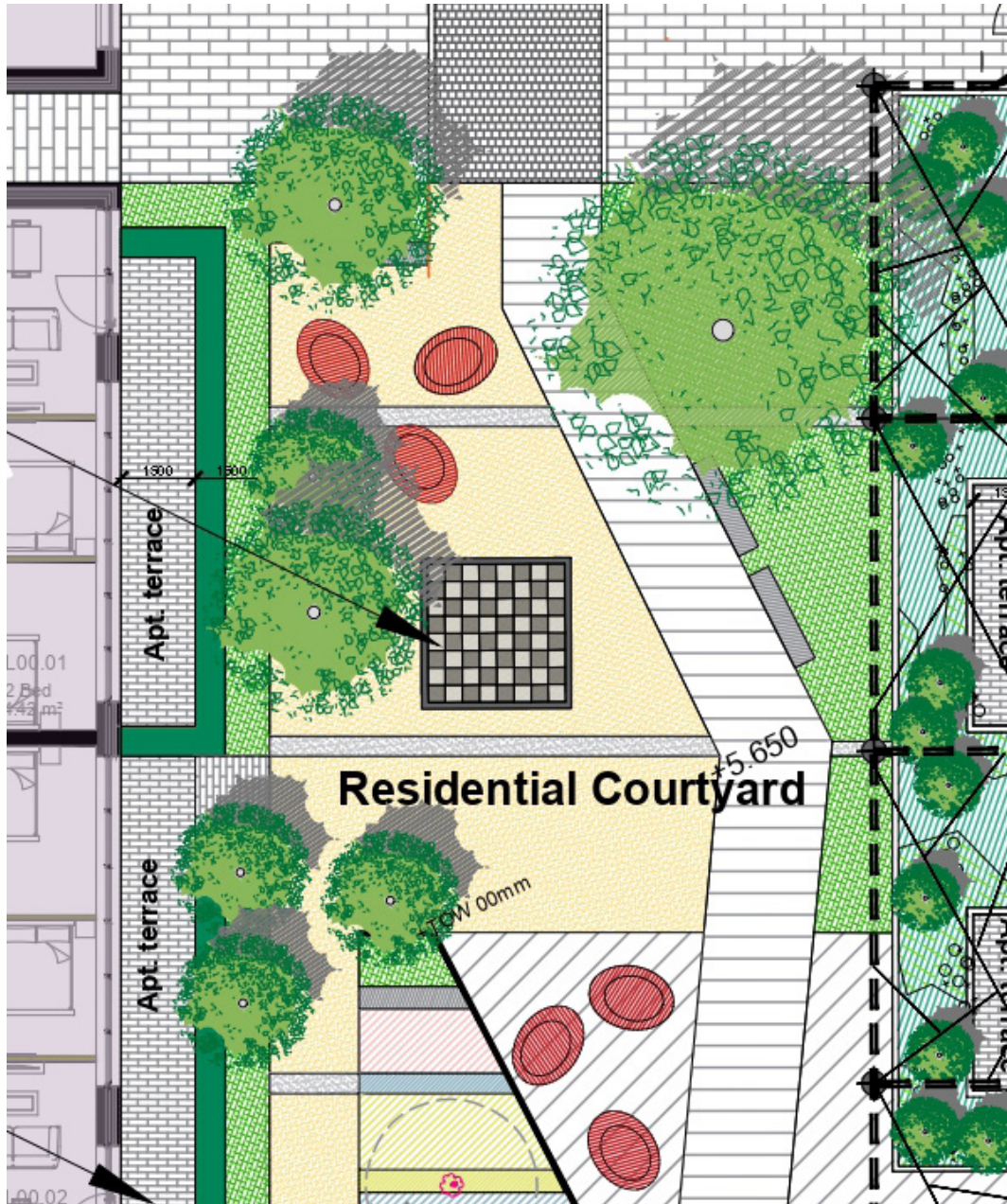
Safety Surface



Young children play area



## Materials: Play



Chess Area - older children play



Large paving flags



## Materials: Planted Terraces



Planted terraces and steps

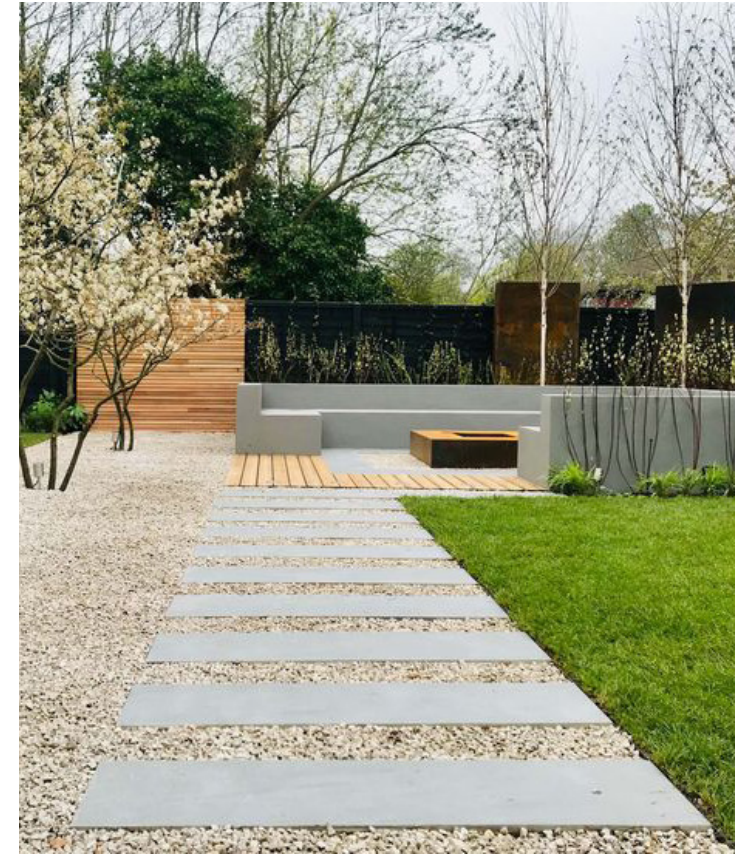




## Materials: Compacted Gravel & Stepping Stones



Compacted gravel



Stepping stones



## Materials: Planter Beds



Pre cast concrete planters with lighting strip

