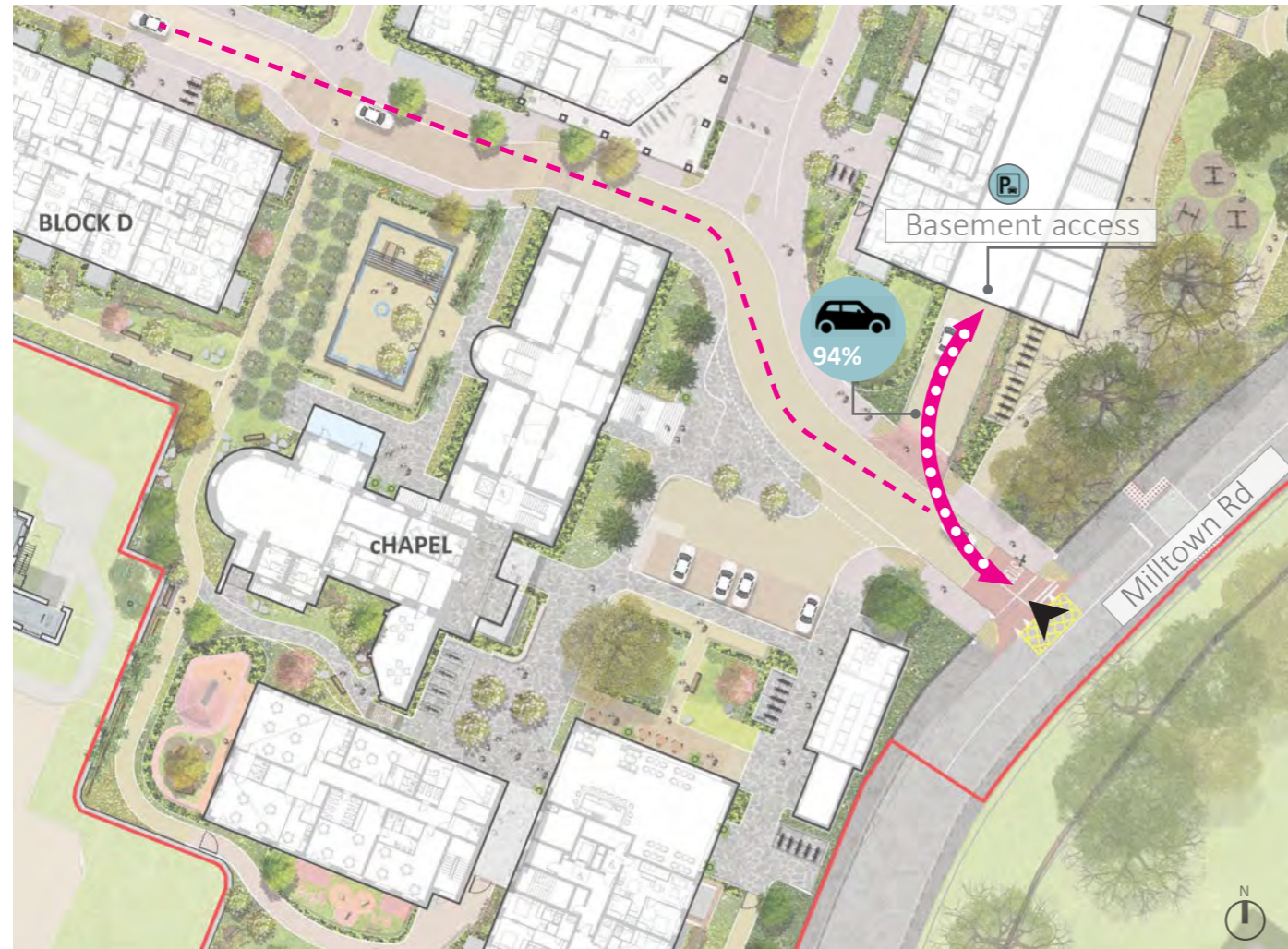






LANDSCAPE STUDIES

TRAFFIC FLOW- MILLTOWN RD. ENTRANCE






The basement vehicular ramp access will connect with the internal street network via a priority junction immediately east of the Milltown Road site access thereby decreasing the volume of traffic using the internal street network and creating an environment that is highly accessible, safe and attractive for pedestrians rather than being dominated by vehicular movements.

-  *Of vehicular traffic from the Milltown Road site access uses the basement car park (rather than proceeding further into the development)
-  Basement access (accessible via a ramp)
-  Vehicular movement via basement ramp
-  Vehicular movements

TRAFFIC FLOW- HOME ZONE, COURTYARD HOUSES AND BLOCK C



The shared surface area to the west of the subject site will be a 4.8m wide shared carriageway with a 1.8m buffer strip for pedestrian use if required but the low volume and speeds of traffic movements will render this section of the internal street network appropriate for shared use by pedestrians/cyclists and vehicles. This section of the proposed street network has been designed to place pedestrians and cyclists at the top of the hierarchy of road users in accordance with the principles of DMURS.

-  *Maximum number of vehicles using the shared space in the hour.
 -  1.8m buffer strip for pedestrian use
 -  4.8m wide shared carriageway
- * Refer to DBFL, Traffic and Transport Assessment.*

ACCESS TO THE SITE ENTRANCE FROM SANDFORD ROAD



Shared surface principally for: Separated footway (2000mm)

- Taxi
- Emergency vehicles
- Deliveries
- Pedestrians

A shared route provides the main access for all users, with separate footpaths through parkland offering optional routes away from vehicle movements. (Vehicle numbers will be very low and infrequent.)



ENTRANCE FROM MILLTOWN ROAD



Principal Vehicular Access for: Shared pedestrian (3000mm)

- Residents
- Crèche users
- Visitors
- GoCar
- Emergency vehicles
- ESB Service Access
- Cyclist
- Pedestrians



ENTRANCE FROM SANDFORD/ MILLTOWN ROAD JUNCTION



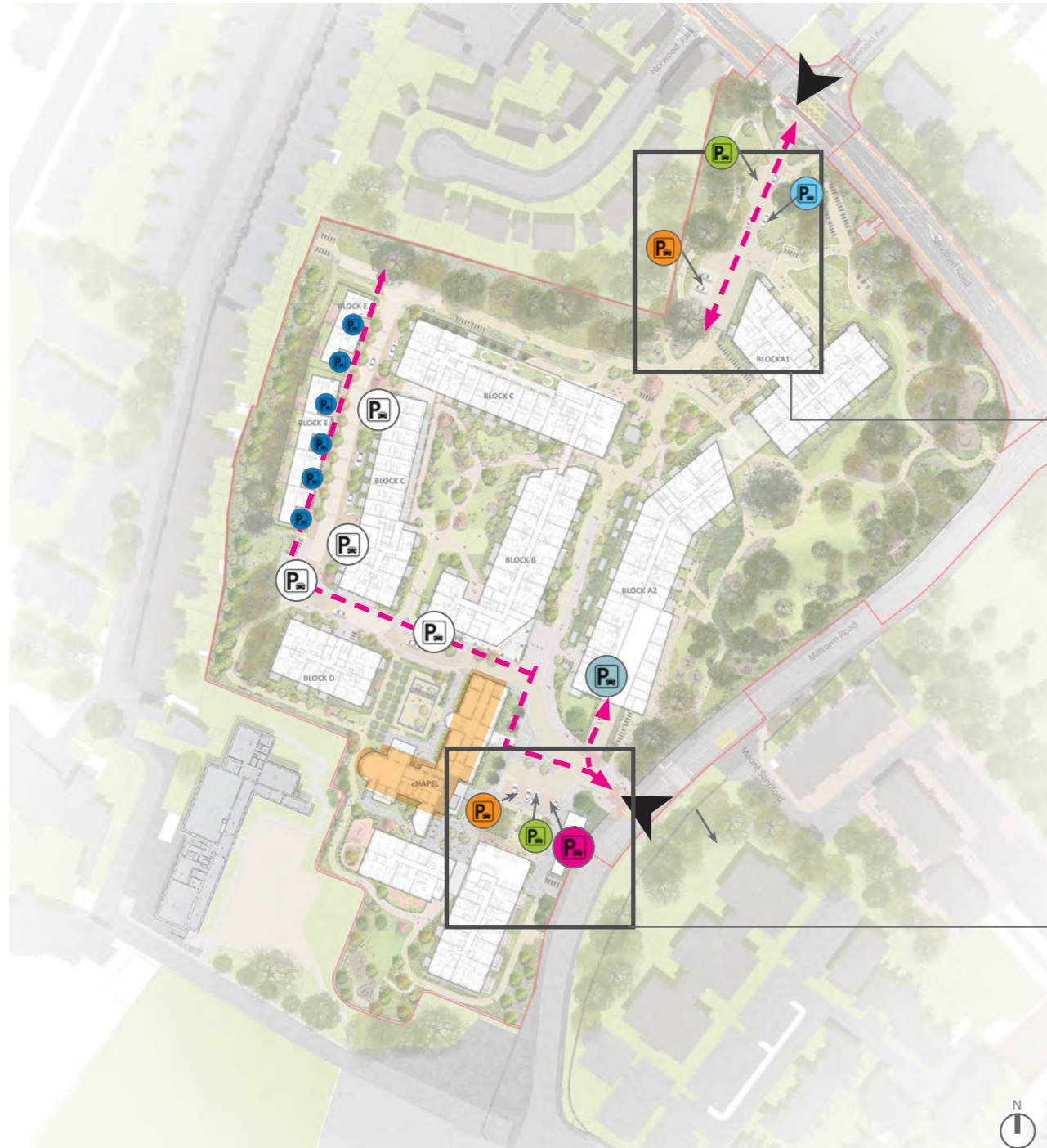
Shared pedestrian (2000mm)











- Pedestrians

Cyclists should dismount from their bikes. The park will be served by clusters of sheltered cycle parking located at the various access points to the green area.











VEHICULAR CIRCULATION CAR PARKING LOCATION




-  Existing Chapel + Tabor House
-  Vehicular Circulation
-  Vehicular Access
-  House Units car parking
-  Cheche/cafe car parking
-  GoCar/ development car share parking
-  Basement access, (accessible via a ramp)
-  Accesible Parking
-  Set down/ drop- off/short term visitor
-  Taxi


CAR PARKING PROVISION

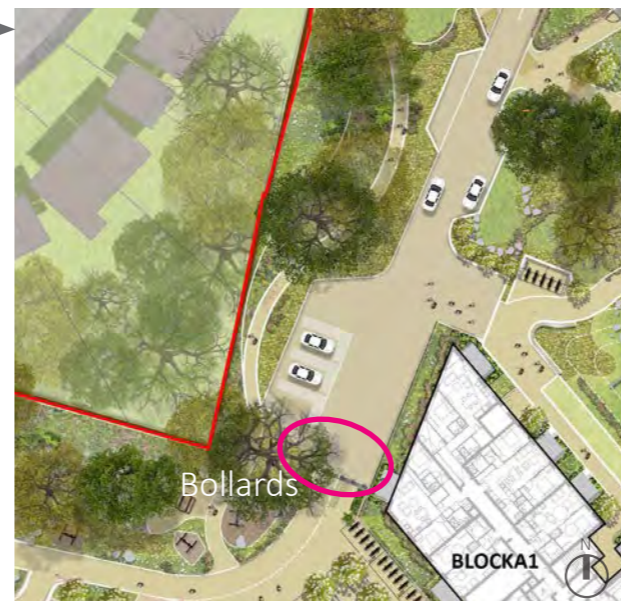
-  9 No. Standard car parking
 -  4 No. Accessible car parking spaces
 -  4 No. Set-down/ drop off
 -  4 No. GoCar parking
 -  2No. Crèche Parking
 -  2No. Taxi space
 -  6No. Car parking for Block E residents
- 
 Surface Car parking


+


 Basement car parking


=


 Overall parking spaces
- For comprehensive details on car parking provisions, please refer to Chapter 4 of the Traffic and Transportation Assessment by DBFL

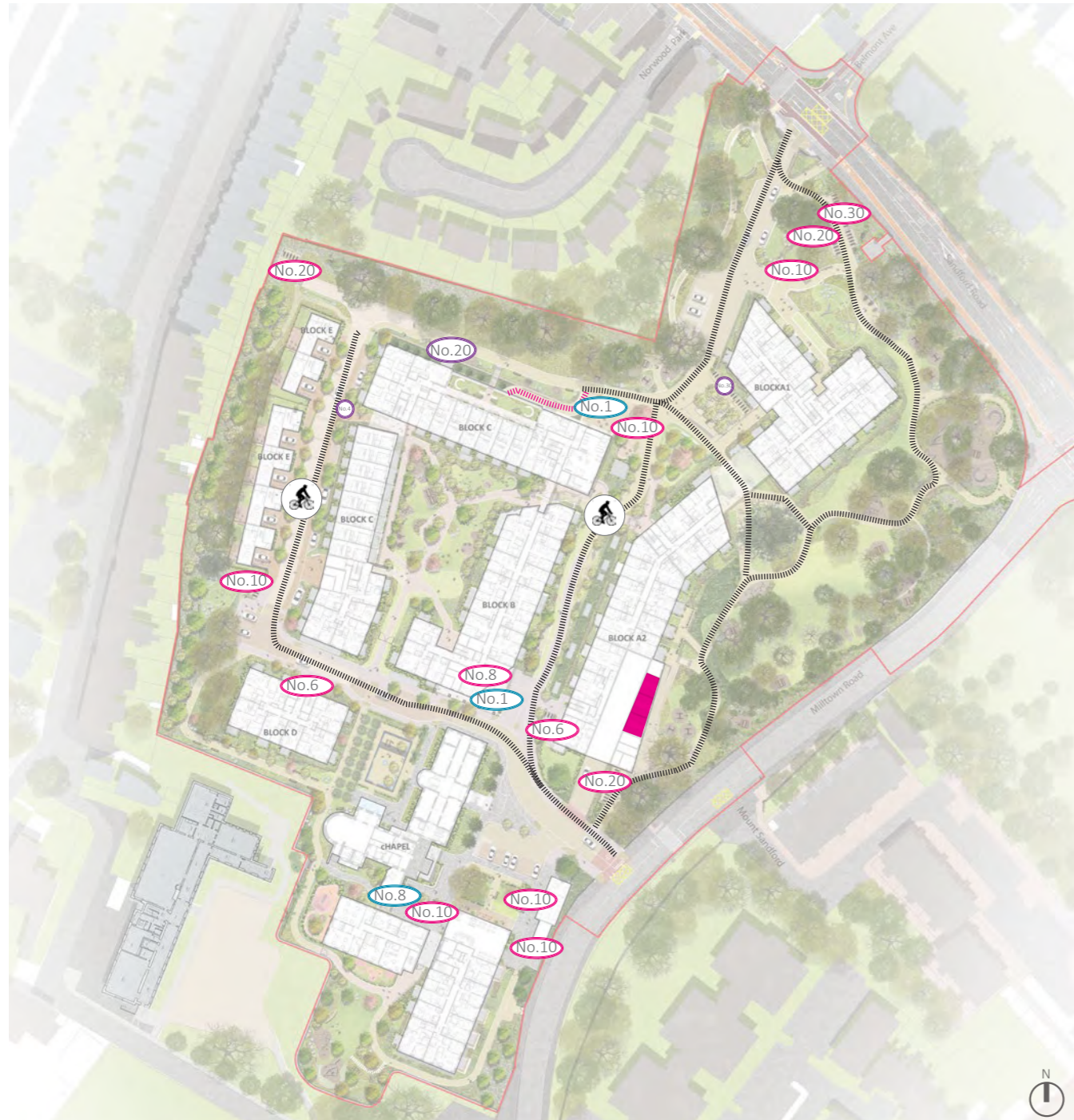


-  3No. Accessible Parking
- 2No. Set-down/drop-off parking
- 2 No. Taxi set-down



-  2 No. Standard carparking (for crèche users)
- 1 No. Standard carparking (for Commercial uses)
- 1 No. Accessible parking
- 2 No. Set-down/ drop off

CYCLE CIRCULATION AND CYCLE SPACE LOCATION



- Proposed Cycle Route with wider area
- Cycle ramp to the Basement
- Bike storage at ground level (Double stacked, open access to visitors)
- Standard sheffield stands
- Sheltered Standard sheffield stands
- Cargo bike stands

CYCLE PARKING PROVISION

Surface Level (All accessible by visitors/crèche)

- 236No.** Sheffield Spaces (including n°12 cargo spaces)
Note: >50% cycle stands will be sheltered.
- 136No.** Double stacked, open access to visitors.
The spaces are located in GF of A2 accessed from the parkland public open space

Surface (secure spaces)

- 12No.** Sheffield space for Block E Houses
Uses for residents only

Basement (secure spaces)

- 959No.** Double stacked and secure (secure spaces in the basement including 6 No. cargo. The spaces will be double stacked except for the cargo spaces)

TOTAL PROVISION 1,343 NO. SPACES

384No.

At Surface (incl n° 12 cargo bike and Block E private stands)

959No.

At basement level (incl n° 6 cargo bike)

PRINCIPLES APPLIED:

- » Residents' cycle parking should be in a secure and sheltered location.
- » Near the building.
- » Lockable cage or gated area.
- » Sheltered

LANDSCAPE STUDIES

TYPE OF CYCLE PARKING

Cycle parking must be usable by all, easily maintained and allow for both wheels of a bicycle to be locked to the stand. The size for a Sheffield stand is 700-800mm long by 750mm above ground. When provided in area open to the public, the first and last stands must be fitted with a tapping rail and reflective visibility bands for the benefit of the visually impaired.

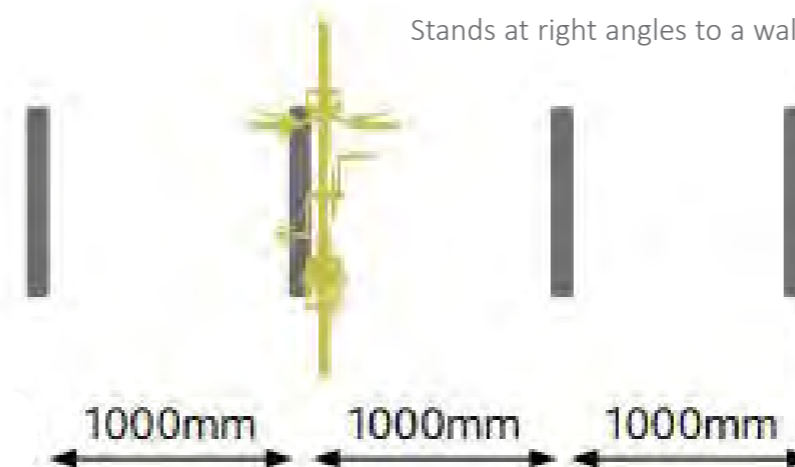
PRINCIPLES APPLIED:

- » Benefits of Sheffield stands:
- » Understood by users
- » Good support
- » Easy to use
- » Two bicycles can be locked to a stand
- » Accessible from both ends
- » Cost-effective
- » Low maintenance
- » Can lock both wheels

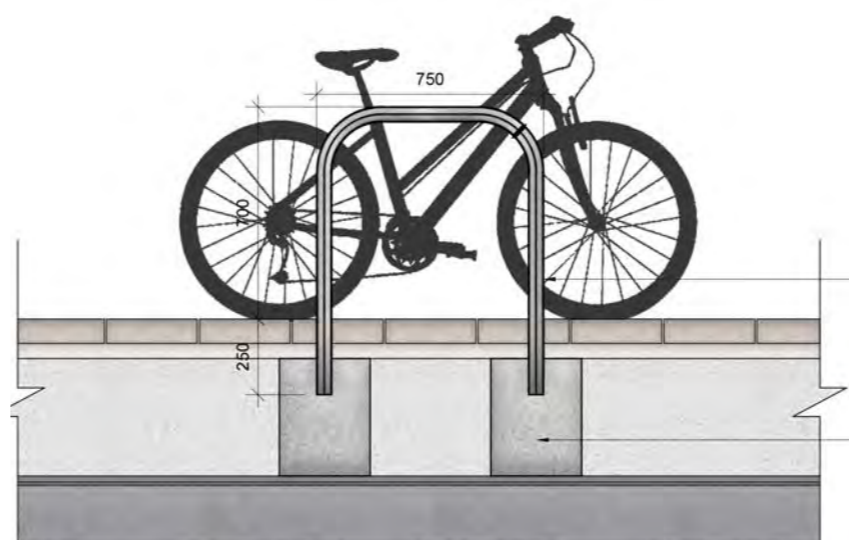
Furniture Type 2.: Cycle stands, sheffield
 Supplier: Marshalls or Similar Approved
 Size: 750x750x48.3 mm

SPACING IN BETWEEN SHEFFIELD STANDS

Stands at right angles to a wall



STANDARD CYCLE PARKING



CARGO BIKE PARKING



Cargo bike: Generally up to 2500mm long, 1000mm wide.



SHELTERED STRUCTURE



VENTILATION STRATEGY



Precedents ventilation grill



- Elephant grill provided
- Opening Area
- Basement outline

VENTILATION REQUIREMENT

The courtyard has been designed with the idea to accommodate a certain amount of ventilation structures needed to guarantee the air circulation from the car parking located on the floor below.

- Parking area (basement)**
dimension 10,550 sq m.
- Ventilation grill provided**
Vent area: approx 255qm



Opening Area on the back of Block C



DEFENSIBLE SPACE STUDIES



■ DEFENSIBLE SPACE PROVIDED AROUND THE GROUND DWELLINGS

The sections illustrate the various treatments of the defensible spaces as highlighted on the plan opposite. The general approach has been driven by softscape arrangement, and the use of planting as key feature and defining element to the defensible edges.

Private amenity space to ground floor units is typically located along the perimeter of blocks. The minimum width of this private zone is 1.5 metres, with additional hedge planting to maximise privacy. This planting will be a continuous defensible edge to the courtyard perimeter, which ensures privacy to all ground floor apartments. Generally, this takes the form of a hedge to provide a clear boundary definition between private and communal/public spaces.

The aim has been to create a safe yet aesthetically pleasing buffer, that is functional, allowing residents to use the spaces, whilst ensuring residential privacy without compromising views from the internal spaces. The result introduces a range of shrub and herbaceous planting that offers seasonal change and interests, creates a natural barrier and offers an attractive outlook from within the apartments.

DESIGN PRINCIPLES:

- » Avoid direct views into private areas or dwellings.
- » Discourage people from congregating in front of private dwellings.
- » Create an attractive view from the internal space.
- » Increase the quality of the scheme with a strong relation between the internal and external environments.
- » Enhance bio-diversity

LANDSCAPE STUDIES

DEFENSIBLE SPACE TREATMENTS IN FRONT OF THE PRIVATE BALCONY





DEFENSIBLE SPACE TREATMENTS IN FRONT OF THE GROUND WINDOWS



DEFENSIBLE SPACE AT UPPER FLOORS

On the block A1, A2 and C, adjacent to the own door access units located on the upper floors a set back of the building facade has been provided. This setback will accommodate the defensible space along the gantry corridor. An evergreen hedge within a raised planter will screen views into the units and provide privacy for the residents. An indicative section is shown on the right of the pages.

TYPICAL DETAIL

-  Dwellings access
-  Evergreen hedge raised planter



PRECEDENT



FIRE TRUCKS MOVEMENTS



Refer to DBFL drawing: X-04-Z00-DTM-DR-DBFL-CE-1211

PROPOSED REINFORCED GRASS SYSTEM

The scheme requires the fire tender route circulation to be as shown on the diagram. Predominantly where the fire tender would run through the residential areas, such as the boulevard between the Blocks A1 and B and the Courtyard within the Blocks B and C, a reinforced natural grass has been proposed. These areas, on podium, require trafficable reinforced natural grass in order to stabilize the ground where fire vehicles access is required. This allows a wider area of green space, rather than material such as block paving or plastic cellular paving.

Typical build-up

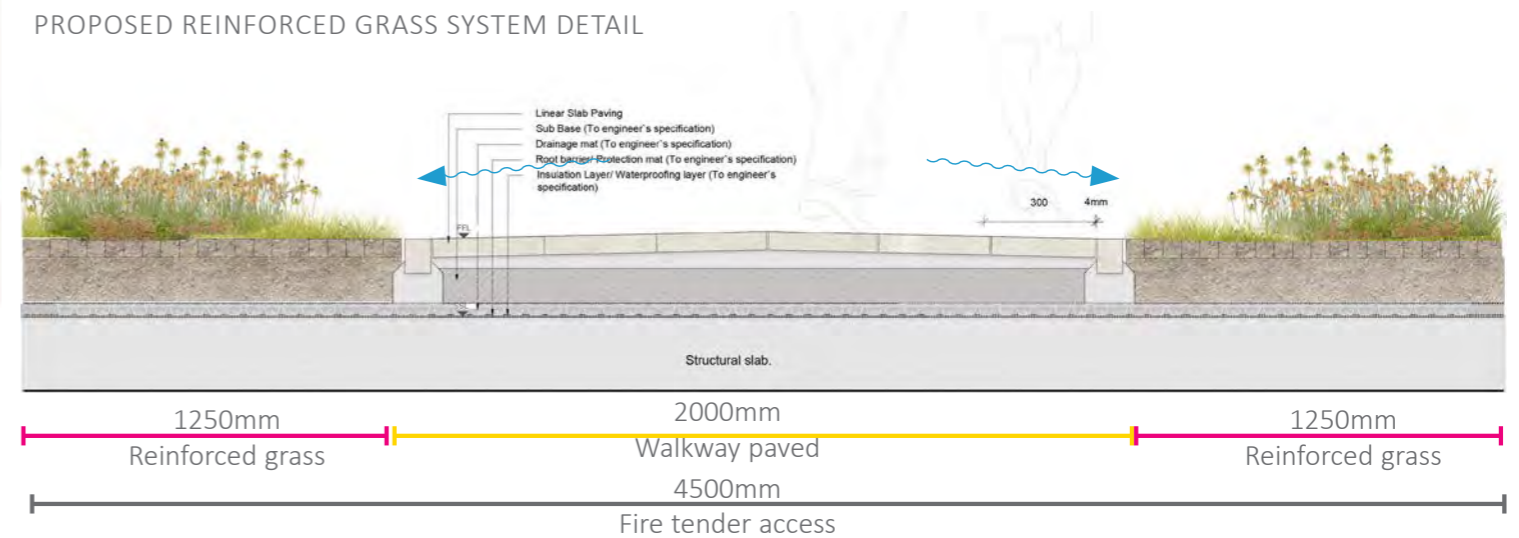
Mesh element interlock with specially blended root zone providing a grass reinforcement solution



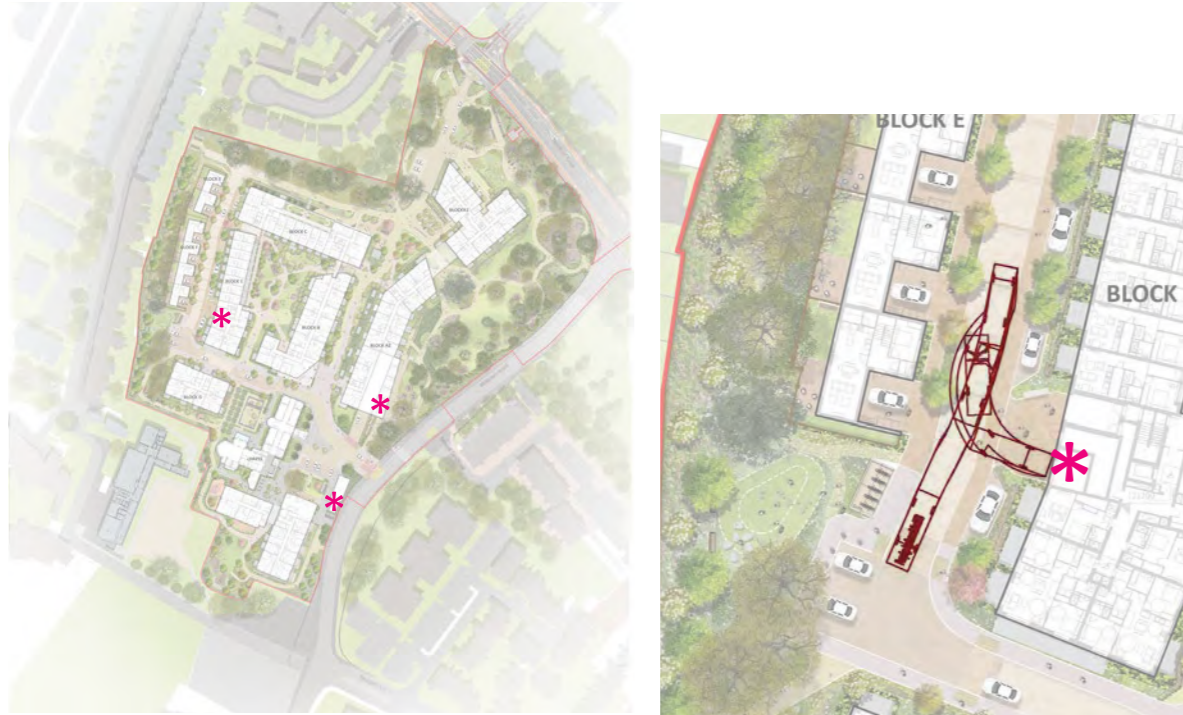
KEY ELEMENTS / CHARACTERISTICS:

- » No visible structures or trip hazards
- » Aesthetically enhances the design

PROPOSED REINFORCED GRASS SYSTEM DETAIL



ESB MOVEMENTS



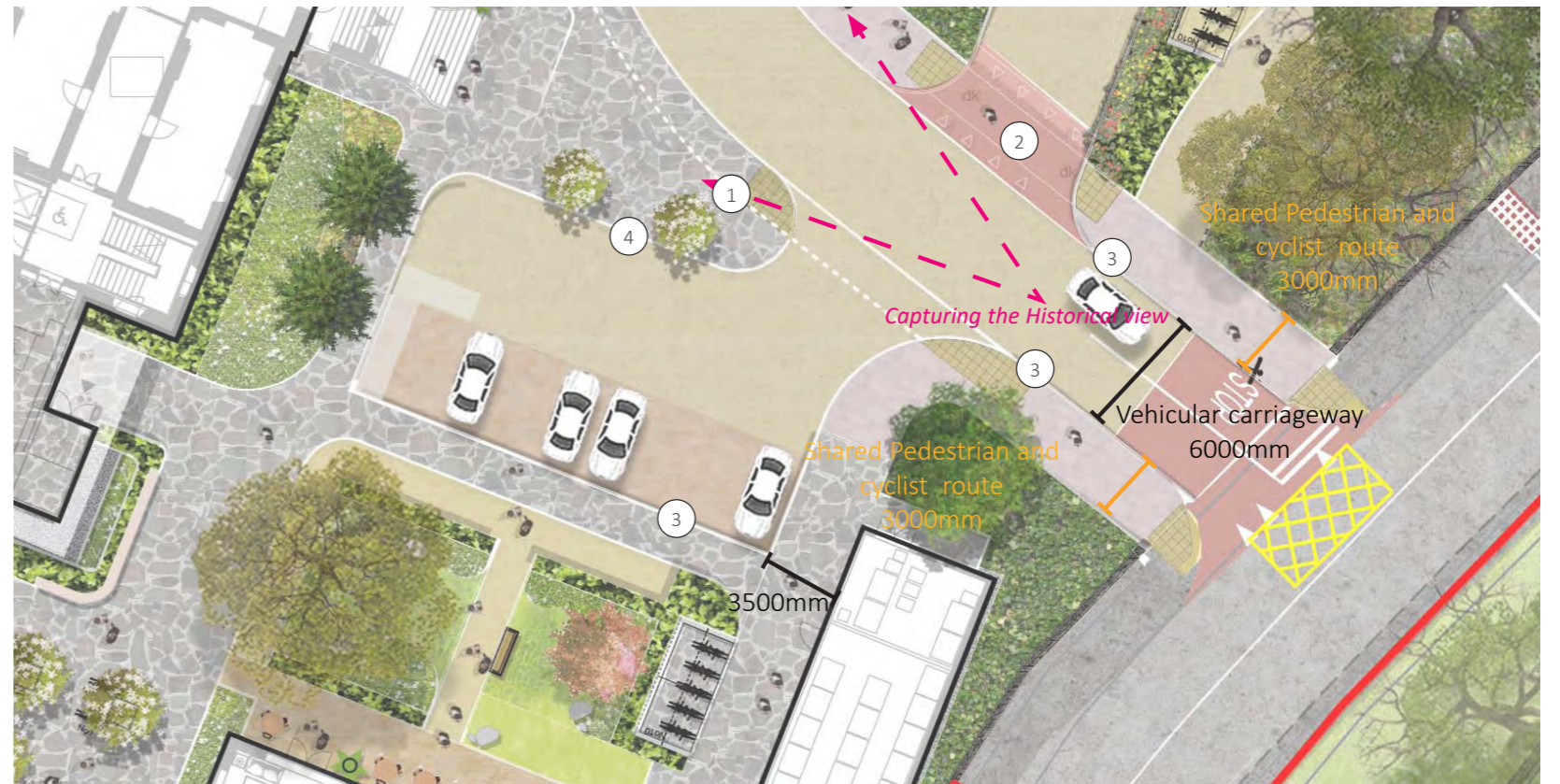
* ESB Location



Refer to DBFL drawing: X-04-Z00-DTM-DR-DBFL-CE-1212

TABOR HOUSE STREET STUDIES

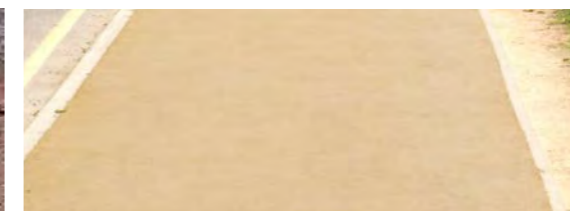
The ESBs location have been located at ground level. The access to the substation would be from Milltown Rd. Vehicular access would be allowed at any time of day or night. The route provided is 3.5m wide in order to facilitate the installation or replacement of heavy electrical equipment.



Block Paving

Coloured Asphalt

Block Paving



1. Highlight demarcation of pedestrian zone through paving materials
2. Raised Table/Pedestrian Crossing
3. Raised kerb
4. Raised kerb (25mm)

LANDSCAPE STUDIES

ATTENUATION AREAS INTEGRATED TO THE LANDSCAPE

As part of the overall *Suds strategy of the scheme, in collaboration with the Engineers, the landscape will accommodate the two areas highlighted below on ground attenuation land contributing to reducing the flood risk. The areas will consist of a simple depression on the ground that could be used daily by future residents and children with the inclusion of natural play equipment such as rocks, timber play logs, and wildflowers that in combination will increase the aesthetic value of the area.



ON GROUND ATTENUATION AREAS

*For complete sitewide SuDS strategy refer to DBFL drawing 190226-X-05-Z00-DTM-DR-DBFL-CE-1301



HARDSCAPE STRATEGY

HARDSCAPE STRATEGY

HARDSCAPE STRATEGY

This diagram has been developed to outline the types of pavings proposed for the scheme.

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

High quality elements will help to create a positive, inclusive and inspiring environment, where people feel comfortable to walk through, sit, contemplate and enjoy the landscape setting.



- PT1
- PT2
- PT3
- PT4
- PT6
- PT6a
- PT7
- PT8
- PT9
- PT10
- PT10a
- PT11
- PT12
- PT13
- PT14
- PT14a
- PT15
- PT17

PAVING PALETTE

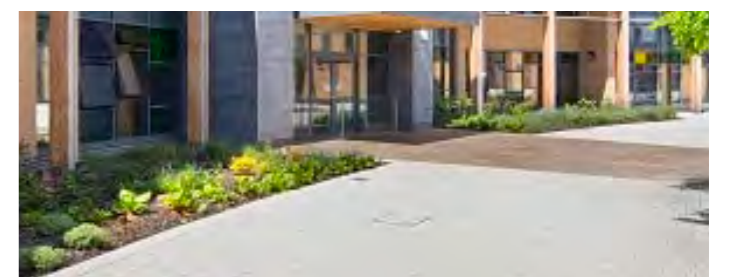
Paving Type 1. Product: Concrete Block Paving

Supplier: Tobermore or Similar Approved
Size/Colour: 240x160x80mm/Heather or s.a



Paving Type 2. Product: Concrete Block Paving

Supplier: Tobermore or Similar Approved
Size/Colour: 240x160x80mm/Golden



PAVING PALETTE

Paving Type 3. Product: Ground Concrete Flags.
Supplier: TBC
Size/Colour: 450x450x63mm/Silver grey



Paving Type 4. Product: Self Binding Gravel
Supplier: Breedon Aggregates
Colour: Golden Amber Gravel

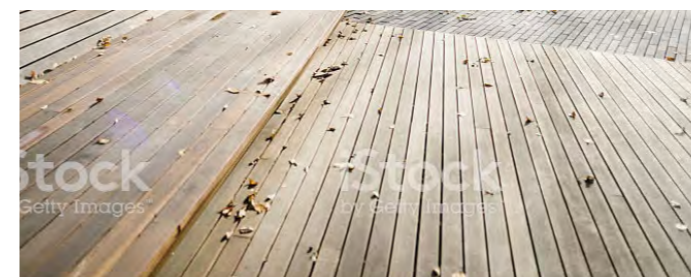


Paving Type 7. Product: Play Woodchip mulch
Supplier: TBC

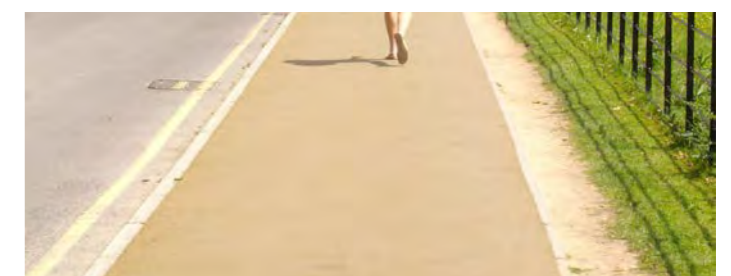
Paving Type 5. Product: Netlon Advanced turf, Reinforced grass
Supplier: ABG or Similar Approved



Paving Type 8. Product: Timber decking
Supplier: TBC
Colour: TBC



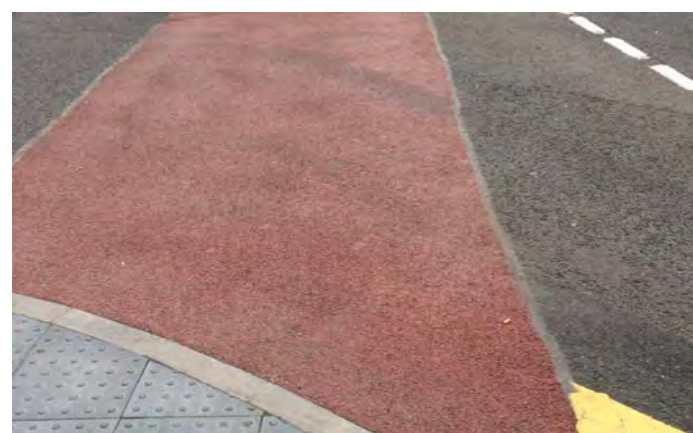
Paving Type 6. Product: Colored asphalt
Supplier: Duracolour or Similar Approved
Colour: Beige



Paving Type 9. Product: irregular shaped granite paving
Laying pattern: Opus Incertum
Colour: Mid grey
Supplier: TBC



Paving Type 6a. Product: Colored asphalt with red chipping
Supplier: Duracolour or Similar Approved
Colour: Red or Similar Approved



HARDSCAPE STRATEGY

PAVING PALETTE

Paving Type 10. Product: Concrete Block Paving
 Supplier: Tobermore or Similar Approved
 Size/Colour: 240x160x80mm/ Bracken



Paving Type 10a. Product: Concrete Block Paving
 Supplier: Tobermore or Similar Approved
 Size/Colour: 240x160x80mm/ Cedar



Paving Type 11. Product: Clay Brick Paving
 Supplier: Wienerberger or Similar Approved
 Colour: Red



Paving Type 12. Product: Blister Tactile Paving
 Supplier: Tobermore or Similar Approved
 Size: 400x400x50mm. Colour: Buff



PT12a: Tactile Paving
 To Engineers specification



Paving Type 13. Product: Wet pour safety surface
 Supplier: TBC & Colour: Varies



Paving Type 14. Product: Natural Stone
 Stepping Stone
 Colour: Buff
 Size: Approx 400-800x80mm
 Supplier: TBC



Paving Type 15. Product: Granite Setts
 Size/ Colour: 100x100x80mm/ Silver grey
 Supplier: TBC



Paving Type 17. Product: Gravel
 Supplier: CED or Similar approved
 Colour: TBC

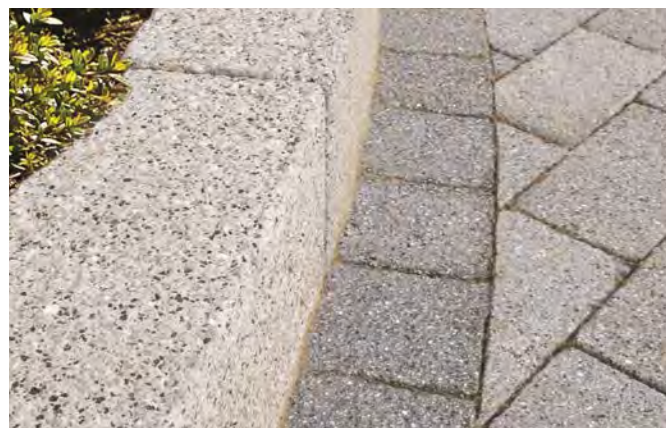


Paving Type 14a. Product: Stepping Stone
 Colour: TBC
 Size: Approx 300-600x80mm
 Supplier: TBC



EDGING PALETTE

Edge Type 1. Product: Conservation Kerb
 Supplier: Marshalls or Similar Approved
 Size/Colour: 145x255x915mm./Silver Grey



Edge Type 2. Product: Flush Conservation Kerb
 Supplier: Marshalls or Similar Approved
 Size/Colour: 125x150x450mm./Silver Grey



Edge Type 3. Product: Drop Conservation Kerb
 Supplier: Marshalls or Similar Approved
 Size/Colour: 255x100x915 /Silver Grey



Edge Type 4. Product: Aluminum Edging
 Supplier: Kinley or Similar Approved
 ExcelEdge AluExcel 75mm Edging, flexible.



Edge Type 5. Product: Timber edge
 Pressure treated softwood
 Size: 50x150mm, flush
 Supplier: TBC



LOW WALLS

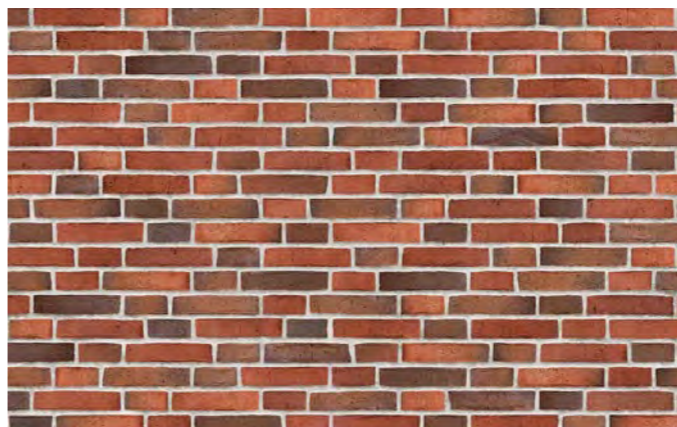
Wall Type 1. Product: Retaining Wall (Staircase)
 Brick clad retaining wall.
 To match architectural brickwork



Wall Type 2. Product: Retaining Wall (Back Block C)
 Brick clad retaining wall.
 Colour: To match architectural brickwork.
 To engineers specification

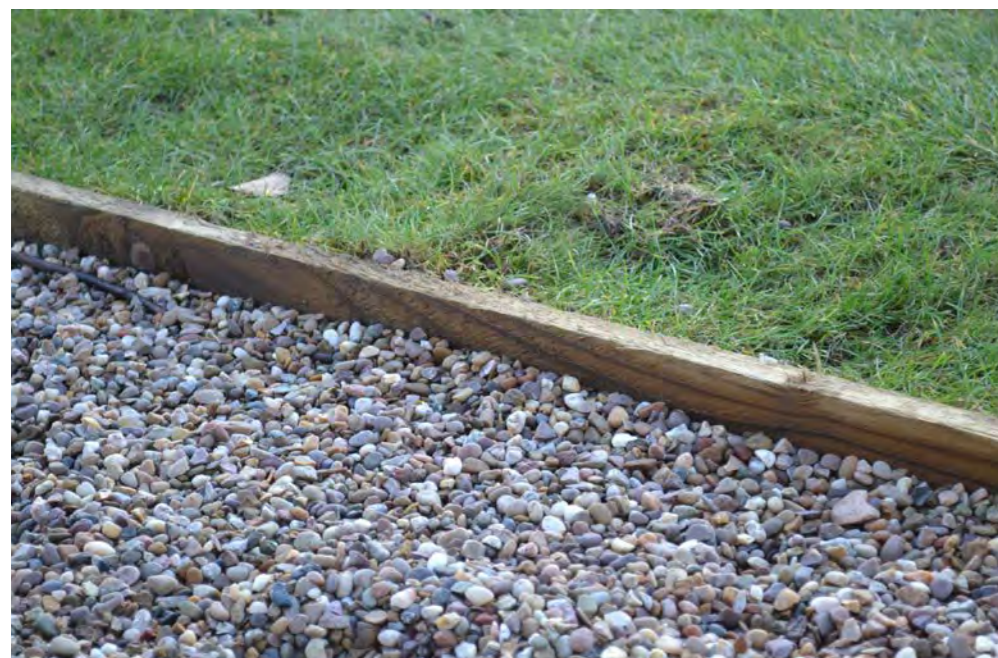
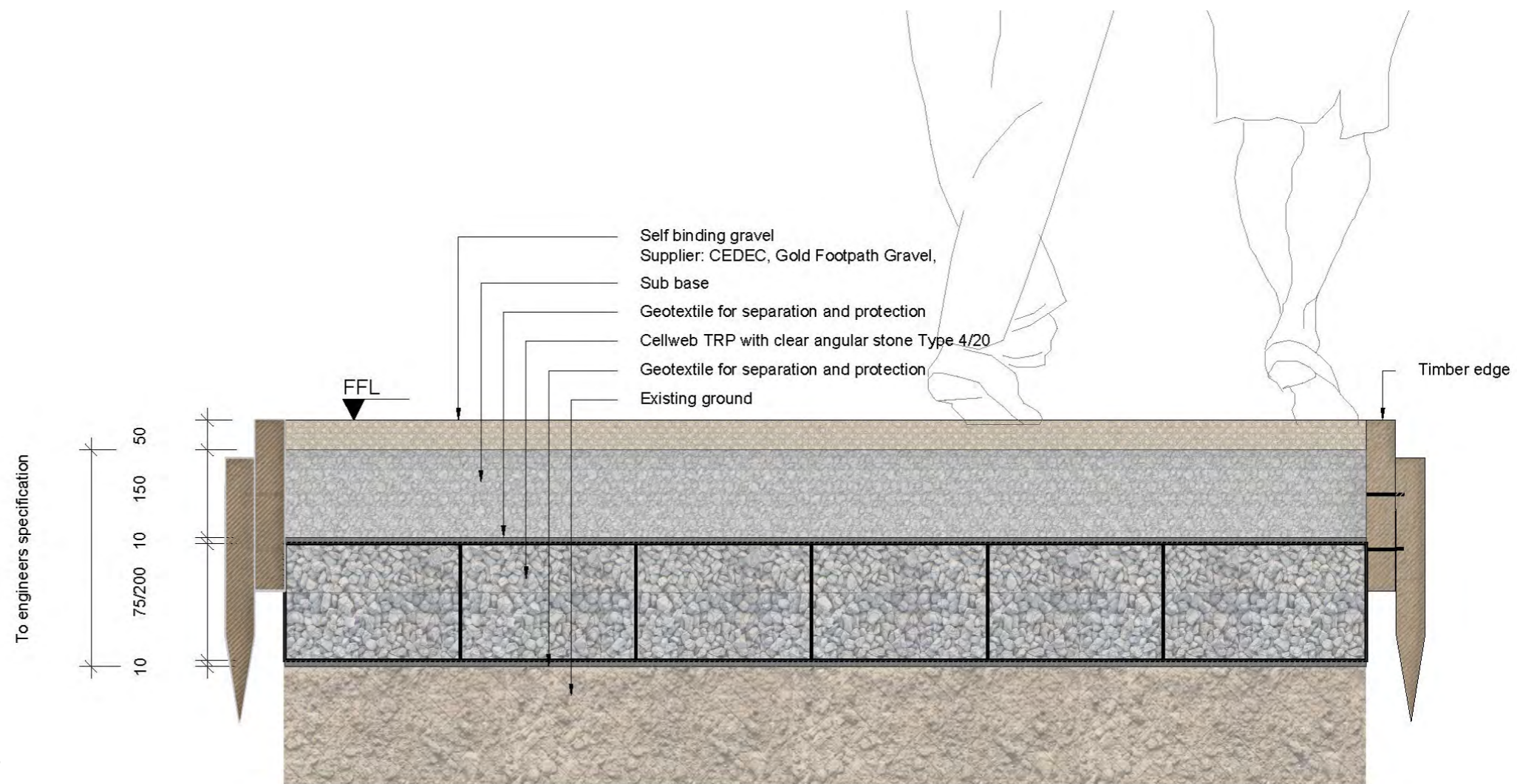
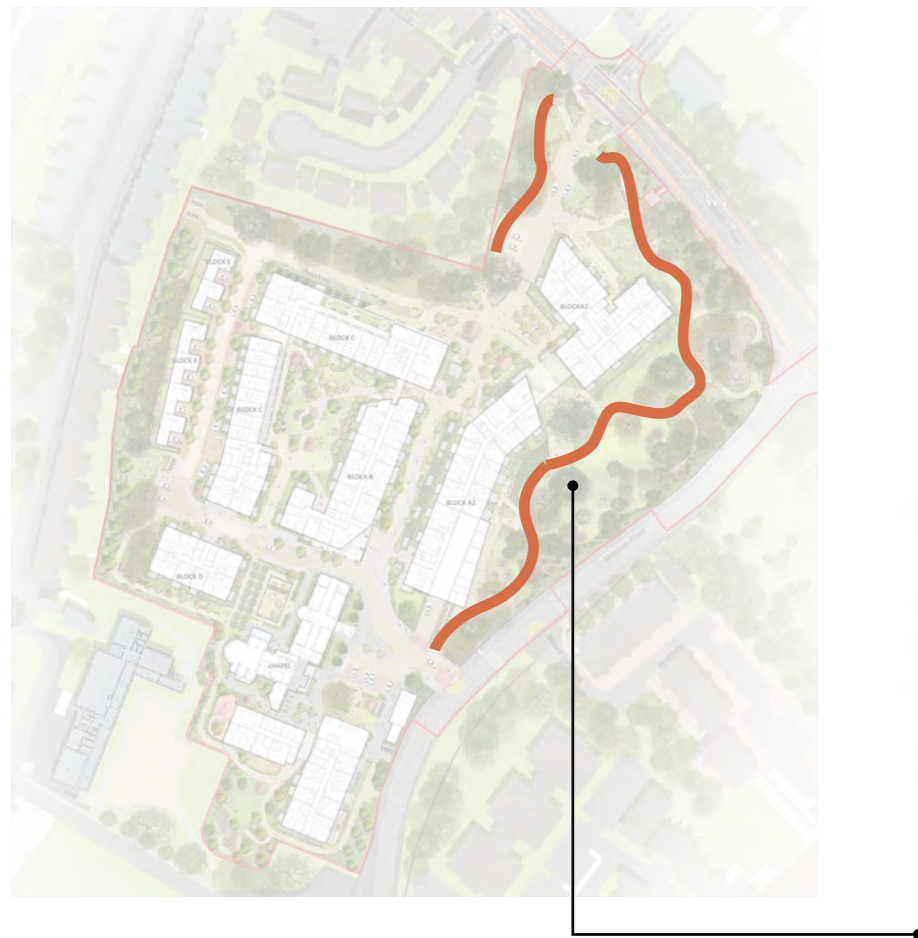


Wall Type 3. Product: Retaining Wall (Plaza)
 Colour: To match architectural brickwork.
 Height: Varies
 To engineers specification



HARDSCAPE STRATEGY

HARDSCAPE STRATEGY WOODLAND AREA



FURNITURE STRATEGY

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

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

KEY:

- FT0: Elephant Grill
- FT1: Tree grill
- FT2: Cycle stands
- FT2a: Sheltered structure
- FT3: Cube Seat
- FT4: Picnic table
- FT5: Handrail
- FT6: Removable Bollards
- FT7: Curved bench
- FT8: Bench
- FT8a: Bench
- FT9: Garden border fence
- FT10: Mild Steel Railing
- FT11: Vertical structure
- FT12: Children play equipment
- FT13: Fitness equipment
- FT14: Chess table
- FT15: Ornamental Rocks
- FT16: Litter Bin



HARDSCAPE STRATEGY

FURNITURE STRATEGY

Furniture Type 0: Elefant ventilation grill

Size: Varies
 Material: Mild Steel (PPC)
 Supplier: Kent or Similar Approved



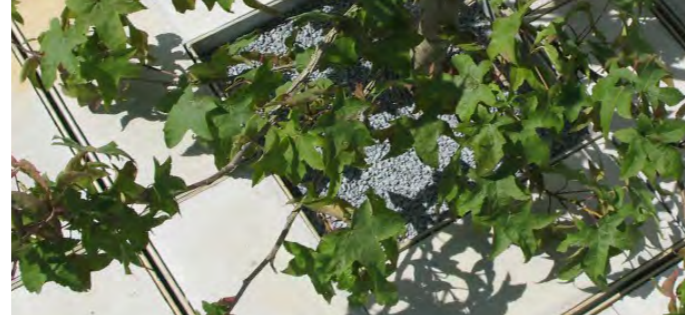
Furniture Type 3. Cube seat

Size: 500x500x450mm
 Material: Reconstituted concrete
 Colour: Etched Grey
 Supplier: TBC



Furniture Type 1: Recessed tree grill

Supplier: GreenBlue Urban or Similar Approved
 Size: 1200x1200mm.
 Material: /Stainless Steel



Furniture Type 4. Picnic table

Size: 1900x2000m,
 (Table Height 665mm- Seating Height 425mm)
 Material: Treated Natural Wood
 Supplier: TBC



Furniture Type 2.: Cycle stands

Product: Sheffield
 Supplier: Marshalls or Similar Approved
 Size/Material: 750x750x48.3m
 (HxLxW)/Stainless Steel
 Size: 750x750x48.3 mm



Furniture Type 5. Handrail to steps

Mild Steel to match architectural balustrades
 Colour: To match architecture balustrades



Furniture Type 2a.: Sheltered structure for cycle stands

Supplier: TBC



Furniture Type 6: Removable Bollards

Product: GEO
 Size/Material: 102x1100 mm.316 stainless steel body & cap.



FURNITURE STRATEGY

Furniture Type 7: Curved bench

Supplier: Rought&Ready or Similar Approved
 Colour: IFC Hardwood
 Size: 500x Variesx 700mm



Furniture Type 8: Bench

Notional only. Client to confirm preferred product



Furniture Type 8a: Bench with backrest and armrest

Notional only. Client to confirm preferred product



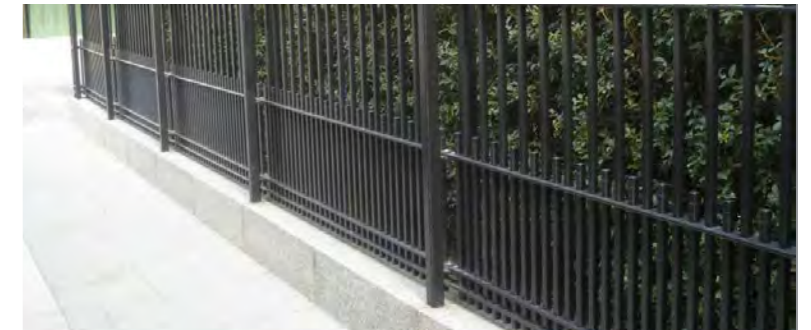
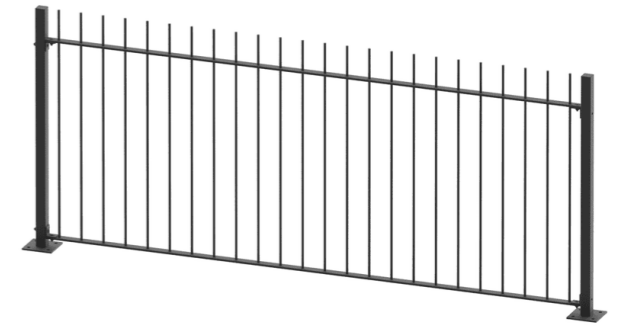
Furniture Type 9. Garden border fence

Height: max. 300mm
 Supplier: TBC



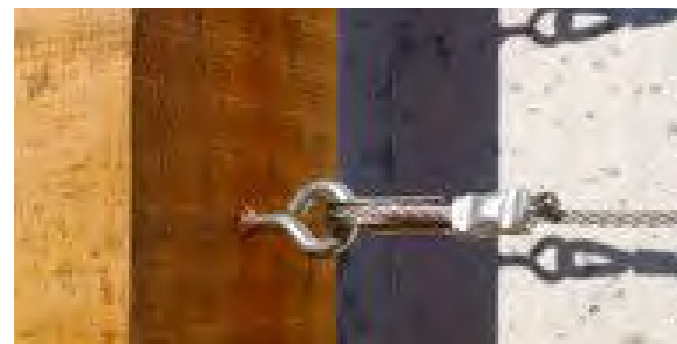
Furniture Type 10: Mild Steel Railing

Colour& Design to match Architectural balustrade
 Heights: FT10a 1500mm FT10b 1100mm



Furniture Type 11. Vertical structure, support for espalier trees

Material: Timber
 Supplier: TBC



Furniture Type 12. Children play equipment

Refer to the following pages
 Supplier and equipment: Varies



Furniture Type 12. Fitness equipment*

Refer to the following pages
 Supplier and equipment: Varies



Furniture Type 13. Table with chairs

Notional only. Client to confirm preferred product.



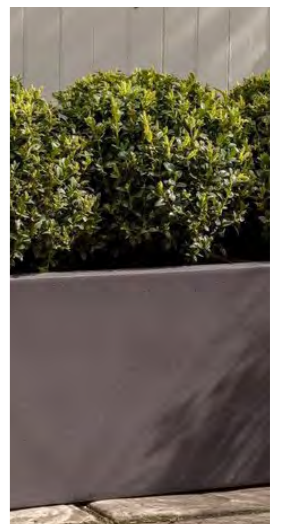
Furniture Type 14. Ornamental Rocks

Material: Granite
 Size: Approx:1000x1000x 500mm
 Supplier: TBC



Furniture Type 15. Raised planter Edge

Material: Mild Steel (PPC)
 Height: 450mm
 Supplier: Logic or Similar Approved



SOFTSCAPE STRATEGY

EXISTING TREE

The tree survey, produced by CMK Horticulture & Arboriculture, explains in detail the trees included in the existing site and the current condition of the trees.

The survey took place on 3rd, 4th, and 23rd of September 2025. This survey is an update to a survey carried out by CMK Hort & Arb Ltd. at the subject site in 2021 and 2023.

A total of 387 trees were surveyed within the site and along a section of Eglinton Road. The overall number of trees surveyed has reduced from the original survey due to excluding trees located outside of the site boundary, a number of trees being removed due to works unrelated to this project, and a small number of trees deteriorating and no longer standing since the previous survey.

There are a range of species present on site; native (*Quercus robur*, *Sorbus aucuparia*, *Taxus baccata...*), ornamental and exotic (*Cedrus atlantica*, *Chamaecyparis lawsoniana...*), and various naturalised species (*Acer pseudoplatanus*). The woodland to the east of the site is a mixed species planting with natural regeneration of some native species present as well as naturalised and exotic standards present throughout.

Concluding Commentary on impact: The impact on the site's trees from a numbers perspective is relatively high. However, the quality and conditions of the majority of the trees to be removed is generally low (categories C & U). A total of 82% of the very high value (category A) trees are to be retained with 57% of the moderate value (category B) trees retained and integrated into the proposed development. Mitigation planting is proposed to offset the loss of trees.

Source: Arboricultural Assessment & Impact Report produced by CMK

CURRENT CONDITION



Wooded area of mixed age structure with a range of native, naturalised and exotic species. General condition of trees good however thinning of trees could improve access and overall structure of planting, light permeability and ecological value.



A double line of alternating limes and cherry cultivars providing screening to the rear of properties on Cherryfield Avenue Lower.



Atlantic blue cedar (#110).



Mature high value trees at the entrance from Sandford Road.



Mature beech and sycamore to the rear of Norwood Park properties.

TREES STRATEGY AT SANDFORD DEVELOPMENT

RETAINED TREES



PROPOSED TREES



135no.
Retained trees



230no.
Large trees, single & multi-stem trees and large shrubs are proposed across the development overall.

Tree protection and enhancement was a key tenet of the proposed design. The trees that will be removed will be replaced by a significant number of large and medium size trees that will have a greater long term benefit to local ecology and biodiversity. Our design will include native species trees and shrubs. Ground cover and understory layer will be set out to maximise local habitats for roosting birds and mammals. Proposed planting will be set-out to encourage and support the local bee and insect families. This too will include planting which supports berry, nuts etc for other mammals.

PROPOSED TREES SPECIFICATION



230no.

Large single & multi-stem trees and large shrubs are proposed across the development overall.



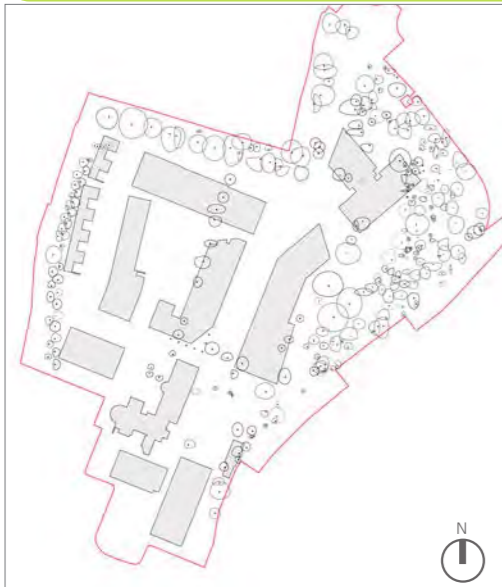
approx. **27 tonnes/CO2 per year.**

Proposed tree absorb CO2 at a rate of 260pound/CO2 per tree each year

SUMMARY TABLE

EXISTING TREES (including Eglinton Rd)	387No.
TREES TO BE REMOVED	252No.
TREES TO BE RETAINED	135No
PROPOSED MULTI STEM & SINGLE STEAM TREES and LARGE SHRUBS	230No.
PROPOSED SPECIMEN SHRUBS(1.2-1.8m max high)	66No.

EXISTING TREES

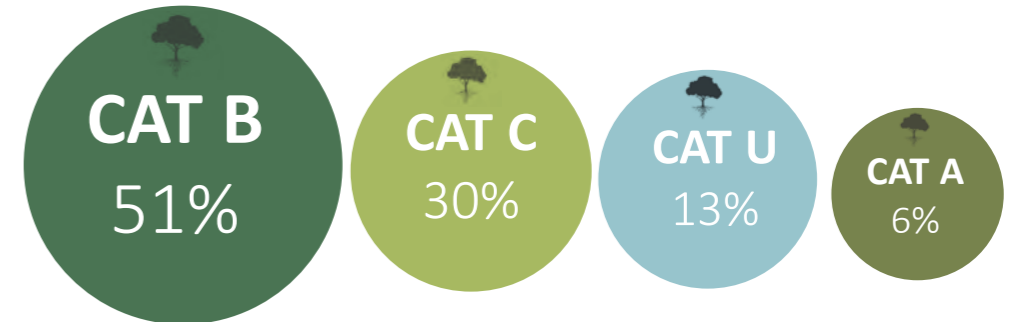


387no.
existing trees



A total of 387 trees were identified and assessed.

- The condition of the trees is generally moderate to good
- Relatively high spread within categories B and C.
- The main concentration of trees is located to the east of the site bordering Milltown Road.



Note: % of the total number of the existing trees

REMOVAL TREES

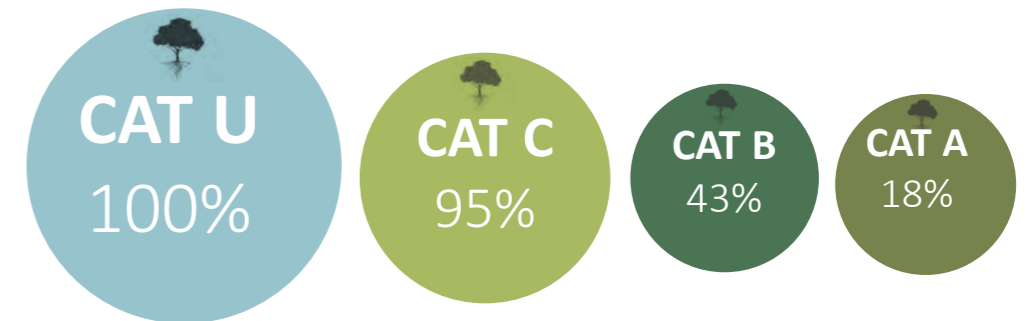


252no.
Removal trees



A total of 252 trees will be removed in the area.

- Only 4 category A trees will be removed
- The removal of trees will be most pronounced on the western boundary and within the central section of the site where the main footprint of the development is located.



Note: % of the total in category

RETAINED TREES

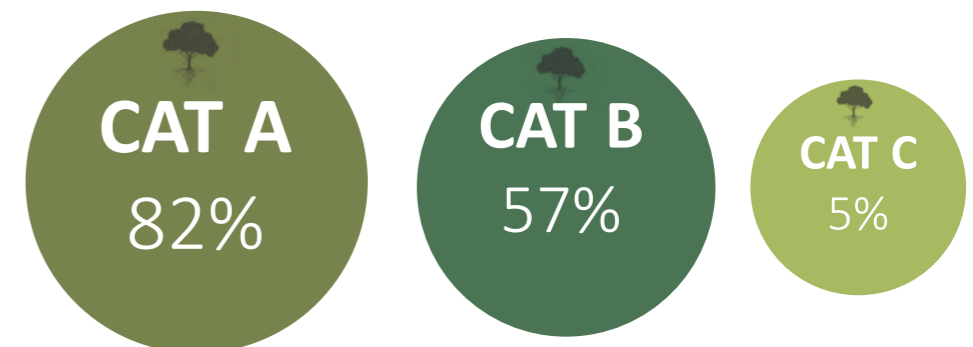


135no.
Retained trees



A total of 135 trees will be retained at the site.

- The higher value trees will also be retained on the northern boundary with this section of the site essentially linking to the open space area to the east creating a sylvan edge to both boundaries.
- To improve the quality and usability of the open space areas to the north and east of the site the poor-quality category C** trees are recommended for removal.



Note: % of the total in category

REMOVED TREES TO FACILITATED THE DEVELOPMENT.



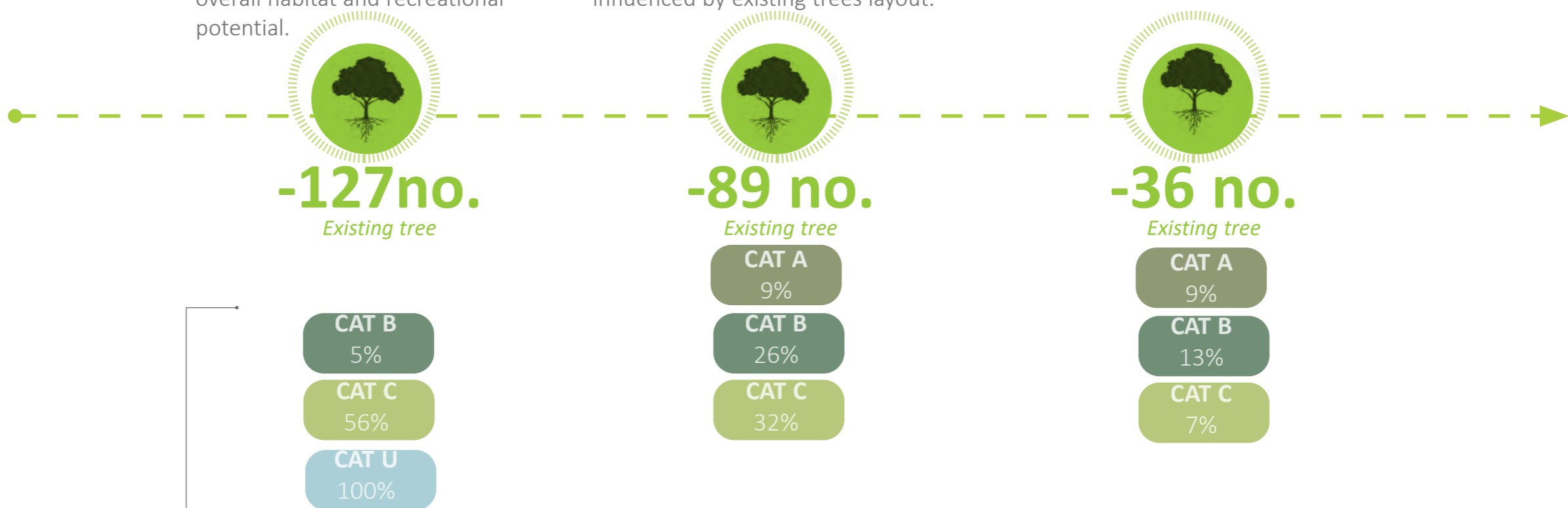
Category U trees and Category C trees of very high density, which is the result of limited management interventions, restricts light from penetrating the canopy thereby reducing the diversity potential of the ground flora and also the areas overall habitat and recreational potential.

The plan shows the direct impact of the proposed development will necessitate the removal of 26% of the existing category B, 32% of the existing category C trees and 2No. category A trees. Design and position of the building block has been influenced by existing trees layout.

The plan shows the underground services proposed in relation with the existing trees. The location of the services have taken in consideration the suitable location in order to have a less impact on the existing trees in the area.



Note: % of the total in category




TREE STRATEGY

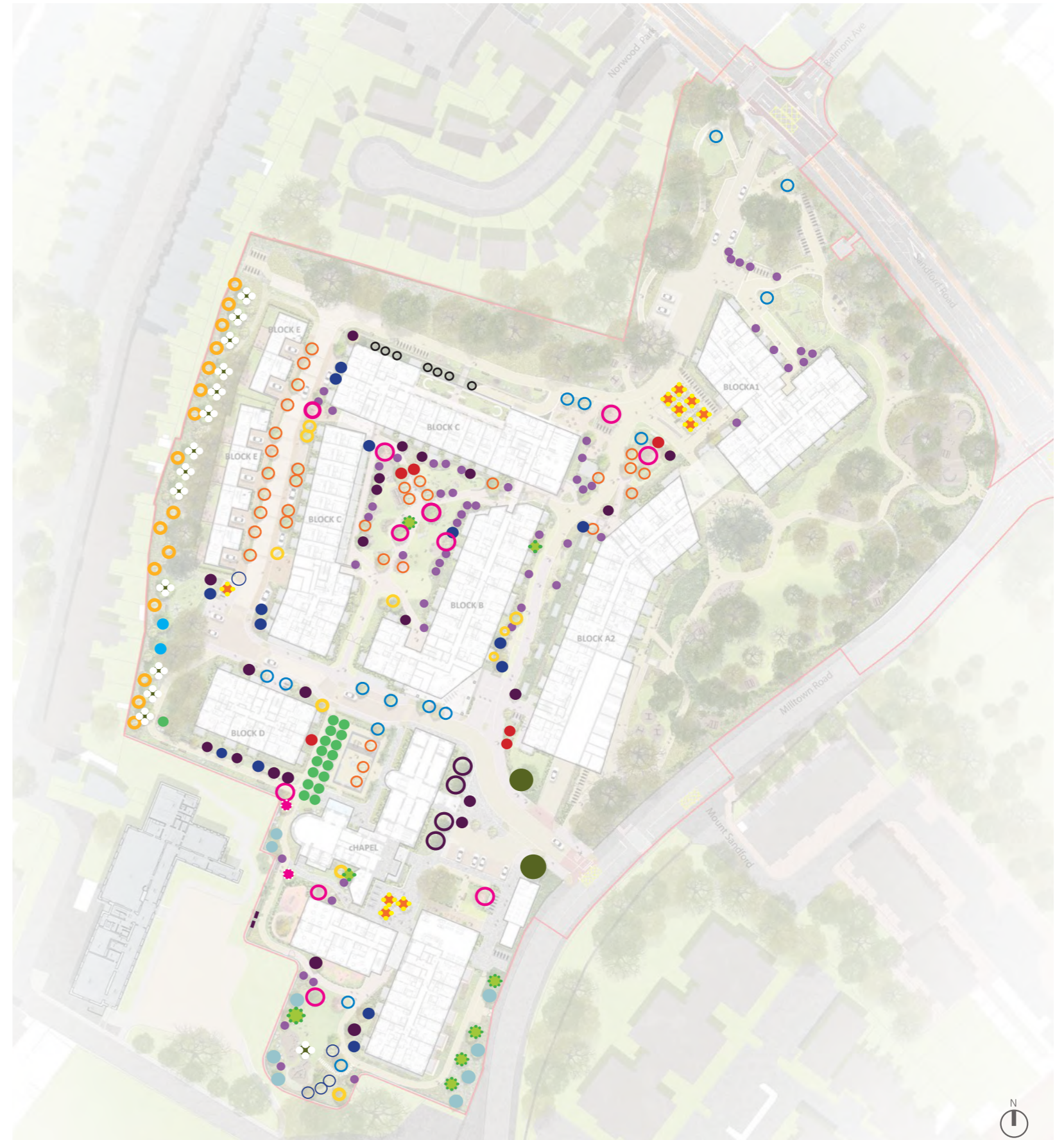
A variety of trees have been selected to enhance the characteristics of the scheme.

The following pages illustrate these in more detail with key species.

A total of 230 no. large shrubs and multi-stem/ single stem trees are proposed across the development overall along with 66 small specimen shrubs.

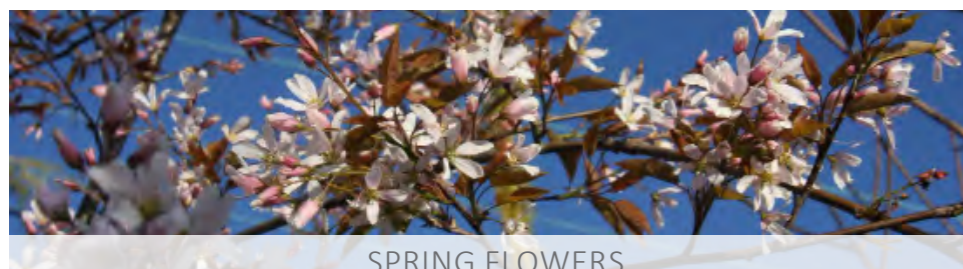
Large Shrubs - Trees species proposed

-  *Betula pubescent* (No.8)
-  *Liquidambar styraciflua* (No.17)
-  *Corylus avellana "Red majestic"* (No.14)
-  *Amalanchier arborea "Robin Hill"* (No.23)
-  *Acer griseum* (No.9)
-  *Carpinus betulus "Lucas"* (No.7)
-  *Cupressus sempervirens* (No.4)
-  *Magnolia kobus* (No.10)
-  *Espalier trees* (No. 6)
-  *Malus "evereste"* (No.17)
-  *Alnus cordata* (No.6)
-  *Hamamelis x intermedia 'Pallida'* (No. 21)
-  *Prunus avium "Merchant"* (No.3)
-  *Prunus avium* (No.14) ←
-  *Sorbus aucuparia* (No.7)
-  *Hamamelis x intermedia 'Jelena'* (No.16)
-  *Hammelis x intermedia* (No.20)
-  *Magnolia "star wars"* (No.17)
-  *Sorbus vilmorinii* (No.9)
-  *Tilia 'Pallida'* (No. 2) ←
-  *Small Specimen Shrubs*

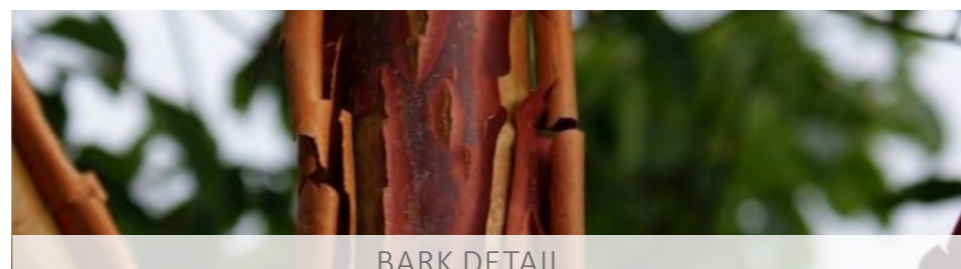


SOFTSCAPE STRATEGY

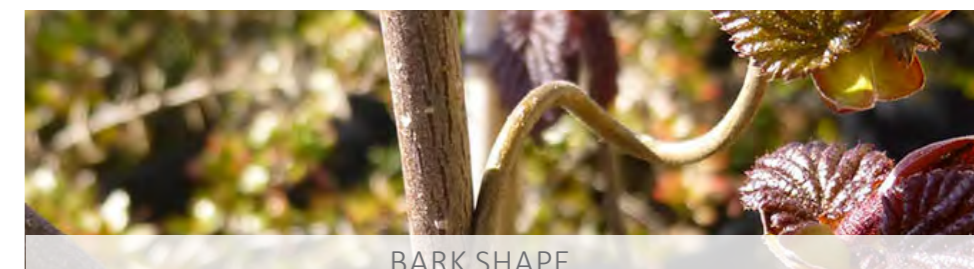
TREES SPECIES



SPRING FLOWERS



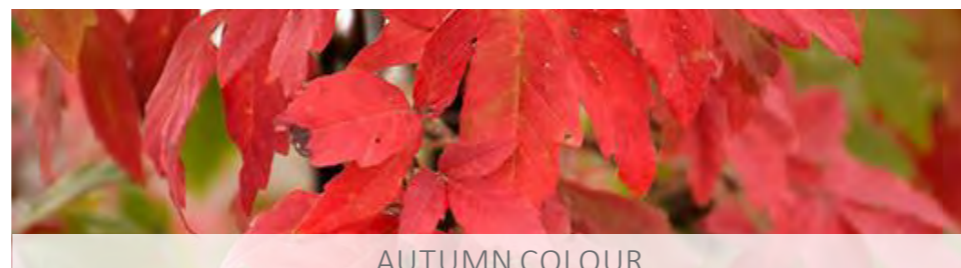
BARK DETAIL



BARK SHAPE



DETAIL OF FRUIT



AUTUMN COLOUR



AUTUMN CATKINS



AUTUMN COLOUR



SPRING COLOUR



BARK COLOUR



SUMMER COLOUR



SUMMER COLOUR



AUTUMN COLOUR



Amelanchier "Robin Hill"

Amelanchier "Robin Hill" is a dense, upright small tree. The pale pink flowers open from pink buds then fade to white, and are followed by dark purple berries. The foliage opens bronzy, turns green in summer and produces orange and red shades in autumn

Ultimate height: 8 meters
 Ultimate spread: 2-5 meters
 Time to ultimate height: 10-20 years



Acer griseum

Is a small spreading deciduous tree with attractive peeling, papery chestnut-brown bark. Leaves with 3 leaflets, downy and whitish beneath, turning brilliant red and orange in autumn.

Ultimate height: 8meters
 Ultimate spread: 3-5meters
 Time to ultimate height: 8-12years

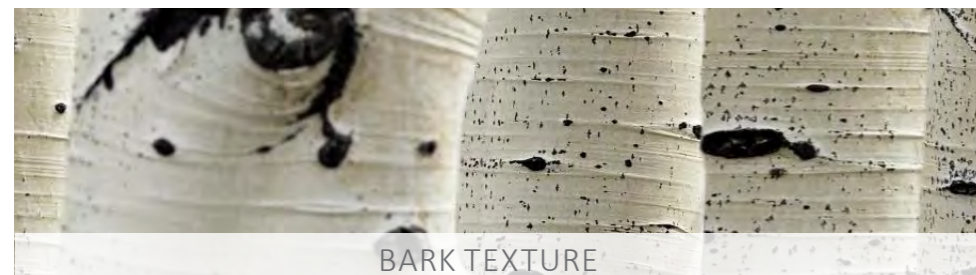


Corylus avellana 'Red Majestic'

Corylus 'Red Majestic' is a beautiful small tree which is known for its unique twisted shoots.

Ultimate height: 4-6 meters
 Ultimate spread: 3-5meters
 Time to ultimate height: 8-12years

TREES SPECIES



BARK TEXTURE



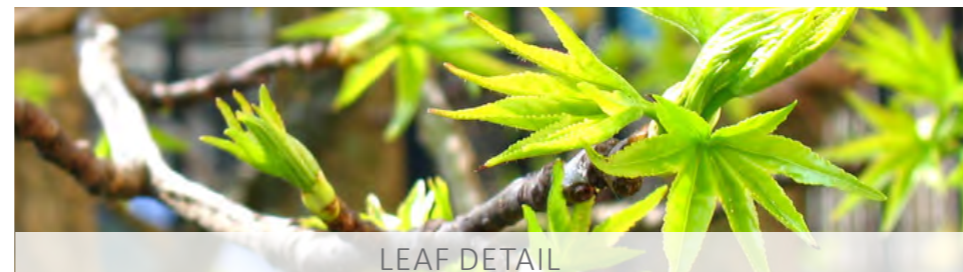
BARK TEXTURE



BALD DETAIL



AUTUMN COLOUR



LEAF DETAIL



ALL YEAR LEAF DETAIL



SUMMER COLOUR



AUTUMN COLOUR



SEASONAL COLOURS



ALL YEAR COLOUR



Betula pubescens

Downy birch is an elegant medium-sized deciduous tree with slender drooping twigs. Bark white, becoming black and rugged at base. Leaves ovate, yellow in autumn. Flowers in catkins.

Ultimate height: 12 meters

Ultimate spread: 8 meters

Time to ultimate height: 10-20 years



Liquidambar styraciflua "worplesdon"

'Worplesdon' is a broad-crowned medium-sized deciduous tree with five-lobed, maple-like leaves which turn to deep orange and yellow in autumn.

Ultimate height: 12 meters

Ultimate spread: 8 meters

Time to ultimate height: 10-20 years



Cupressus sempervirens

Cupressus sempervirens is a medium-sized coniferous evergreen tree with a conic crown with level branches and variably loosely hanging branchlets. It is very long-lived, with some trees reported to be over 1,000 years old.

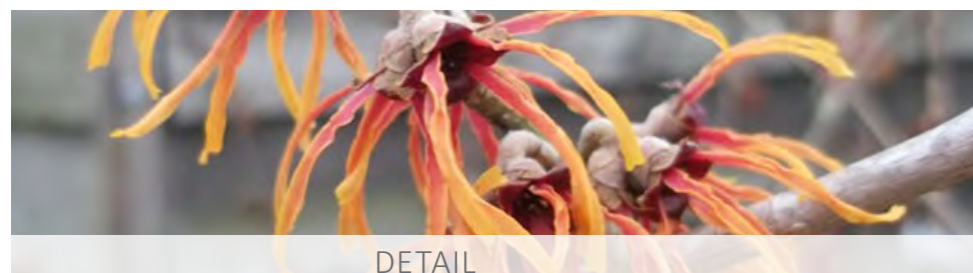
Ultimate height: 25 meters

Ultimate spread: 4 meters

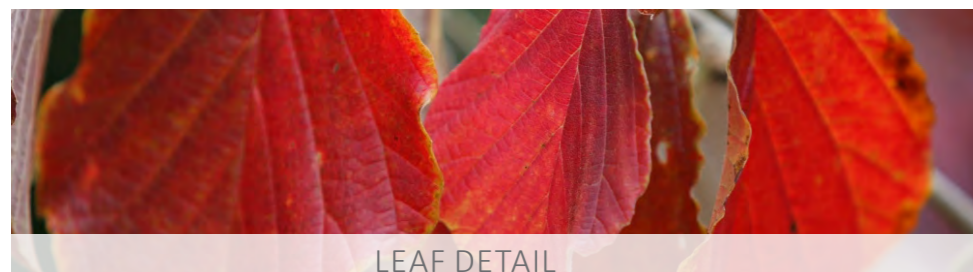
Time to ultimate height: 20-30 years

SOFTSCAPE STRATEGY

TREES SPECIES



DETAIL



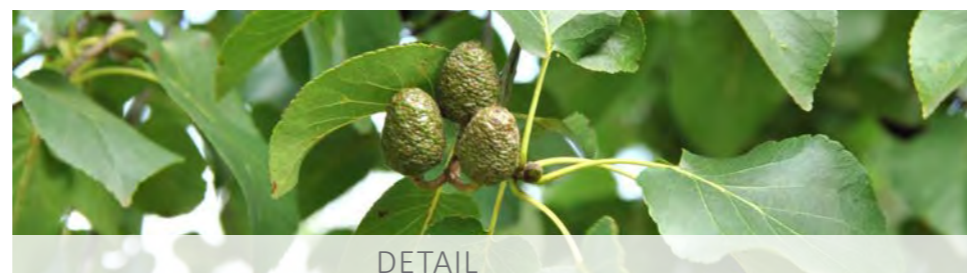
LEAF DETAIL



SUMMER COLOUR



AUTUMN COLOUR



DETAIL



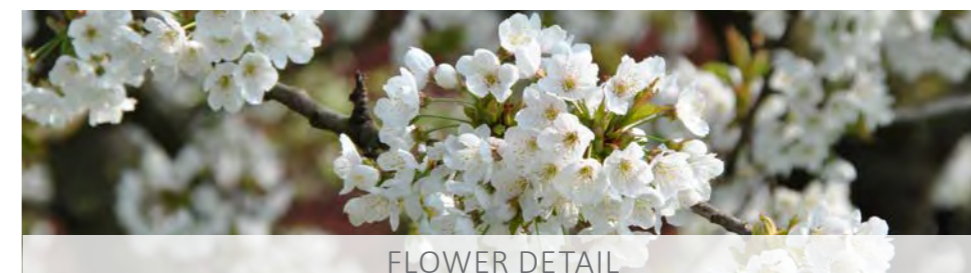
DETAIL CATKINS



AUTUMN COLOUR



SUMMER COLOUR



FLOWER DETAIL



DETAIL OF FRUIT



SUMMER COLOUR



SPRING COLOUR



Hamamelis x intermedia 'Jelena'

Hamamelis x intermedia 'Jelena' is a large deciduous shrub of spreading habit, with broad leaves turning red and yellow in autumn, and coppery-orange flowers 2.5cm across in late winter.

Ultimate height: 4meters
 Ultimate spread: 2.5 meters
 Time to ultimate height: 10-20years



Alnus Cordata

Alnus Cordata is a vigorous deciduous medium-sized tree with shiny deep green leaves and cone like fruit of 2.5cm in length. The male catkins are yellow and up to 10cm in length.

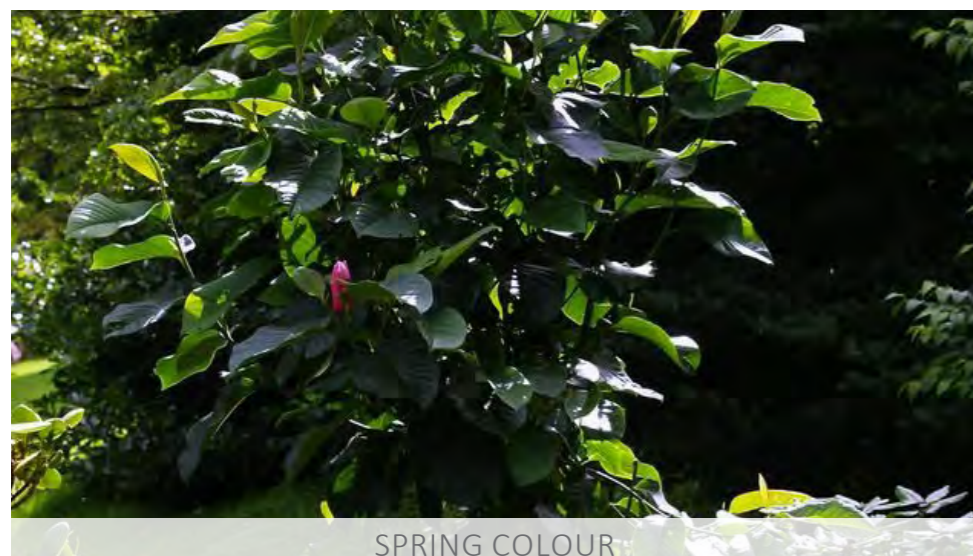
Ultimate height:20 meters
 Ultimate spread: 8meters
 Time to ultimate height: 20-50 years



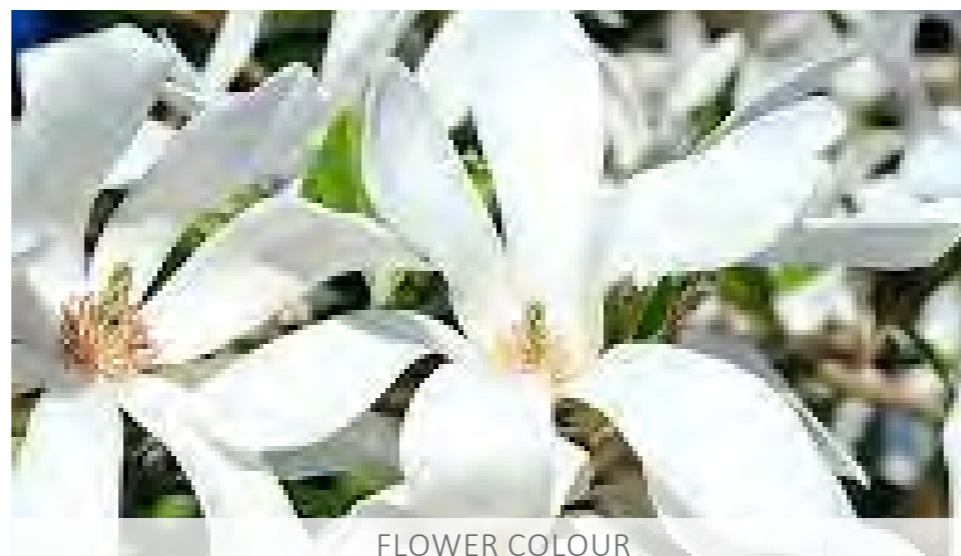
Prunus Avium

P. avium is a medium-sized deciduous tree with nodding clusters of pure white flowers 2.5cm wide in late spring, followed by small, shiny red-purple cherries; leaves turn orange and red in autumn.

Ultimate height: +12 meters
 Ultimate spread: 7meters
 Time to ultimate height: 20-50 years



SPRING COLOUR



FLOWER COLOUR



FLOWER COLOUR



SUMMER COLOUR



SPRING COLOUR



AUTUMN COLOUR



Magnolia "star wars"

M.'Star Wars' is a small rounded tree or large shrub to 6m; dense foliage with mid-green leaves and large, fragrant, rosy-pink mid-double flowers, white inside, in mid or late spring



Magnolia kobus

M. kobus is a slender deciduous tree, with obovate leaves to 15cm long, and fragrant white flowers to 10cm wide, each with six petals, in spring, followed by pink fruits splitting to reveal scarlet seeds.



Sorbus vilmorinii

The Sorbus features feathery dark green leaves which have a memorable autumn display of deep purples and reds. In spring, flat-headed corymbs of small white flowers emerge and are later replaced by attractive berries. The berries are one of the best attributes of this tree;



Sorbus aucuparia

ESPALIER TREES



FLOWER COLOUR



SPRING COLOUR



SPRING COLOUR



SUMMER COLOUR

Malus "evereste"

Produce an abundance of remarkably large, sweetly fragranced, white cup-shaped flowers in the springtime, opening from vibrant red flower buds that gradually fade to a beautiful pink as the new foliage also unfurls.



FLOWER COLOUR



SPRING COLOUR



SUMMER COLOUR

Pyrus communis

Pyrus are deciduous trees or shrubs with oval leaves and scented white flowers in spring.

ESPALIER TREES



Tilia europaea 'Pallida'

Is a large deciduous tree. The base of the trunk often features burrs and a dense mass of brushwood. The leaves are thinly hairy with tufts of denser hairs in the leaf vein axils

TYPICAL SOFT LANDSCAPE SECTIONS ON PODIUM AND TERRACES

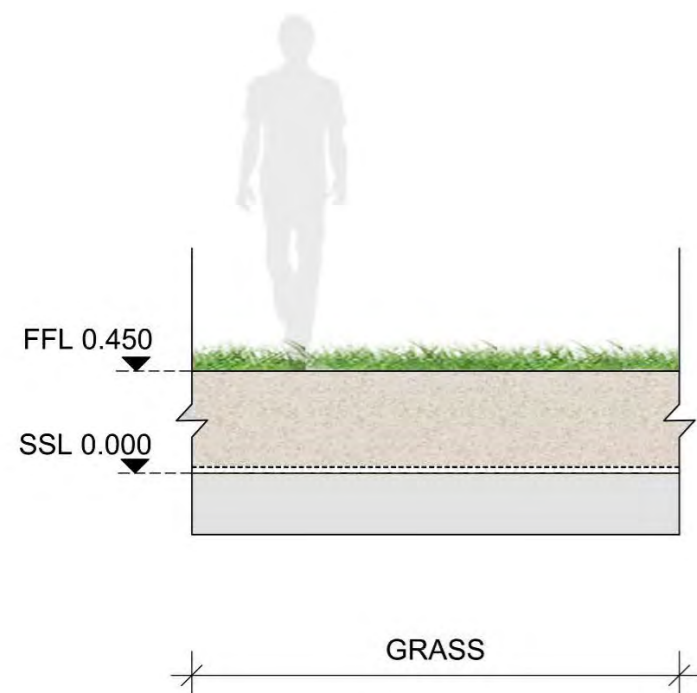


Part of the proposal landscaped area will be built on the slab of the parking area below ground. Whilst this may seem challenging to maintain a healthy and working landscape, it is perfectly possible as long as the minimum required soil depth is provided for the plants.

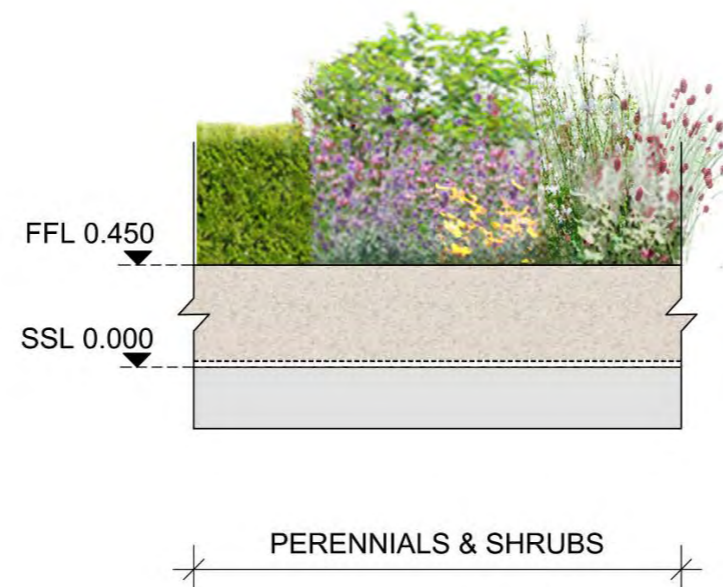
A wide range of plants will do very well in this area. The key for podium planting, as in any traditional

border design, is to choose the right plant for the situation. As a general rule, with 150mm, it is possible to grow amenity turf, given appropriate irrigation and regular feeding. With 300mm of growing medium, a good range of small shrubs and herbaceous perennials will be perfectly happy, and there is always the option of localised mounding over areas with extra structural support for smaller trees.

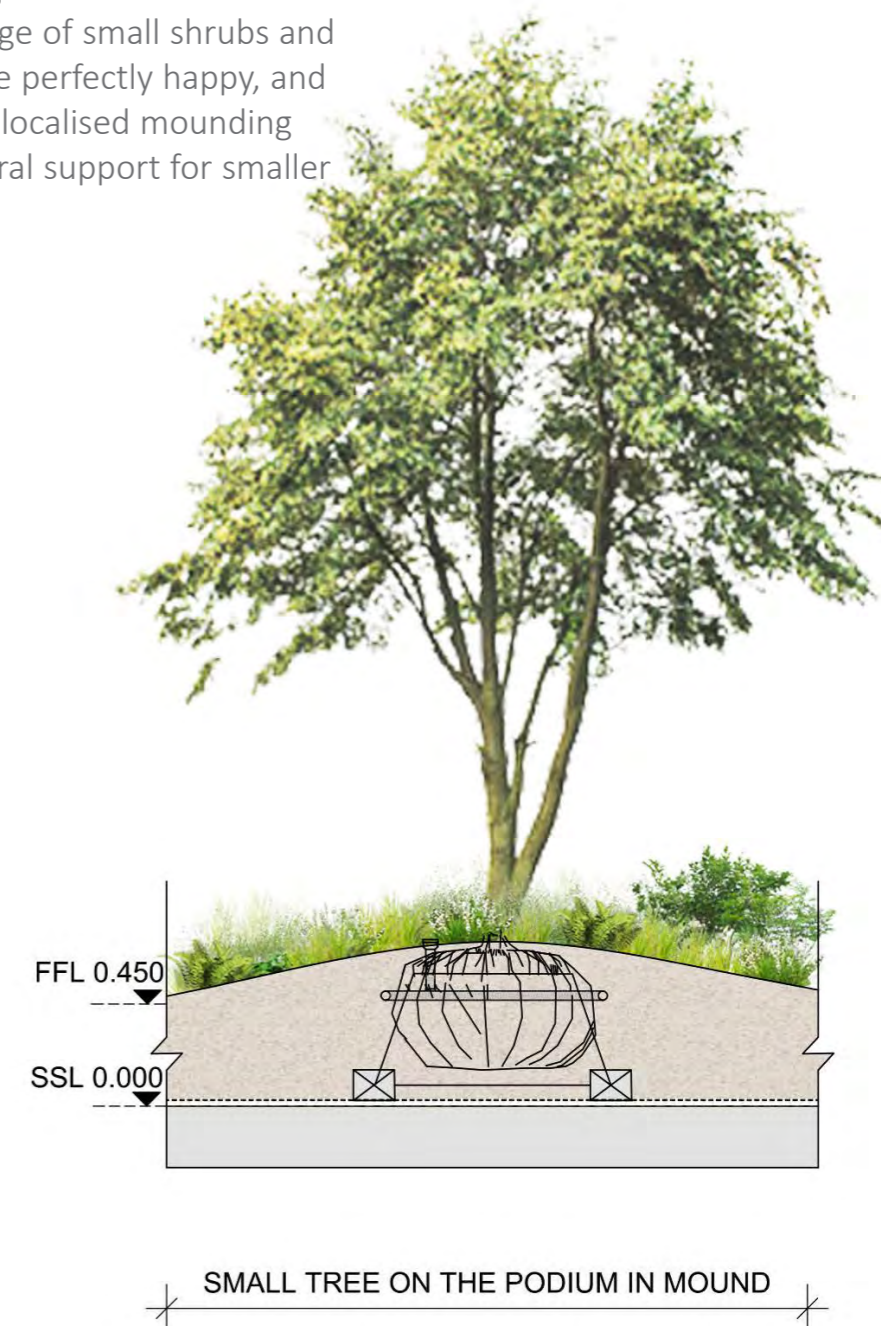
— Basement outline



Preferred soil depth for amenity lawn: 450mm.



Preferred soil depth for small shrubs and herbaceous planting: 450mm.
For larger shrubs: 600mm.

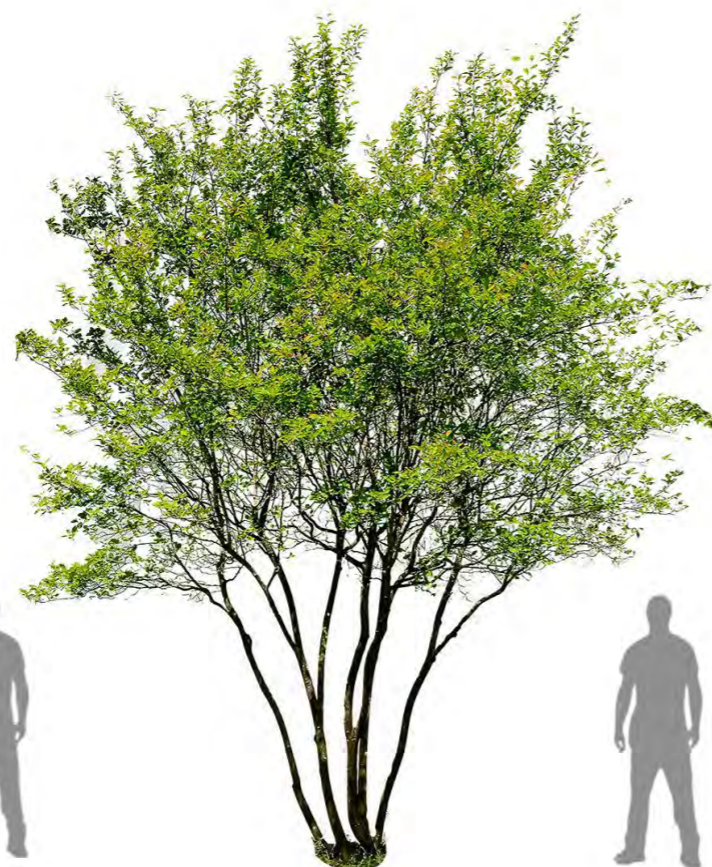


Preferred soil depth for small multi stem trees which do not grow higher than 3-4 meters: Min. 750-800mm.
For larger trees: minimum 1000mm.

PLANTING TYPES



Clear stem, semi-mature tree has a single, upright, clear stem up to 2-2.5m from the ground before the canopy starts. These type of trees are proposed along the main pedestrian and vehicular routes and in key landscape areas. The required height of the multi-stem trees is: 3.5-4 m.



A multi-stem tree: has multiple stems, branching from the ground. The cloud-like canopy starts around 1.5-2m above ground. These type of trees were used to achieve privacy and help separate the residential and retail areas. They also help mark the key locations in the landscape, such as entrances and access points. The required height of the multi-stem trees is: 3-3.5 m.



Herbaceous planting has no persistent woody stems above ground. These plants grow fast and produce flowers and many seeds in a short period of time. They have an important role in the biodiversity, because they can provide habitat and food for wildlife. The height of the proposed herbaceous planting is approx. 0.3- 1.3 m.



Ground covers provide protection of the topsoil from erosion and drought. In an ecosystem, the ground covers forms the layer of vegetation below the shrub/herbaceous layer. The height of the proposed perennial planting is approx. 0.1- 0.3m.



The shrub palette are used as separation between the different functions in the urban realm. In addition they have an important role in the biodiversity, because they can provide habitat and food for wildlife. The required height for the proposed shrubs is: 0.8- 1.5m. Specimen shrubs, ranging from 1.5 to 1.8 meters in height, are proposed as feature elements within key locations. These shrubs have been carefully selected for their distinctive shape, color, and bark.



Clipped shrubs are used to give privacy and help separate the areas. The required height for the proposed hedges is: 1- 1.5m.

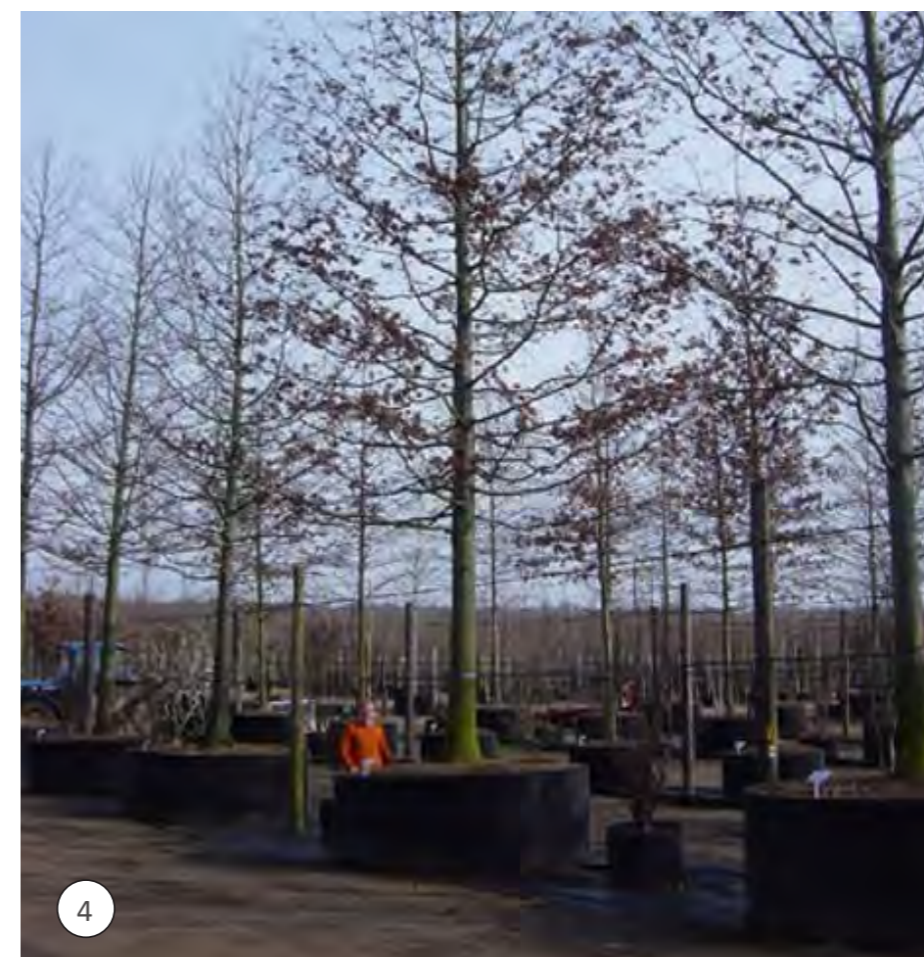
TREE TYPOLOGIES & SIZES

To help communicate the type of trees proposed in the scheme this section sets out examples of the stock sizes currently proposed. The final sizes and specification subject to detail design post planning.

It is important to note the height and root ball sizes of proposed single stem trees varies according to the girth and species selection. The dimensions given are a rough guide only.

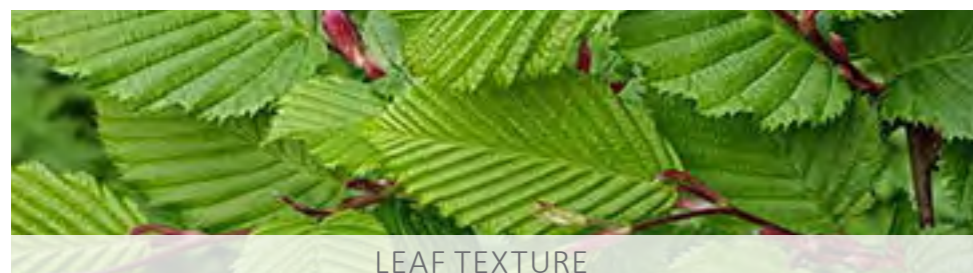
1. Girth 16-18 cm.
Root ball size approx 50cm diameter x 50cm deep.
Heights vary- approx 4.0-5.0 m.
2. Girth: 20-25 cm.
Root ball size approx 80 cm diameter x 50 cm deep.
Height of plant: approx 5.0-6.0 m.
3. Girth: 35-40 cm (on the right).
Root ball size approx 110 cm diameter x 70 cm deep.
Height of plant: approx 7.0-8.0 m.
4. Girth: 70-80 cm
Root ball size: approx 180 cm diameter x 80 cm deep.
Height of plant: approx 8-10 m.

(Note: Photos of tree sizes taken from Deepdale tree's website.)

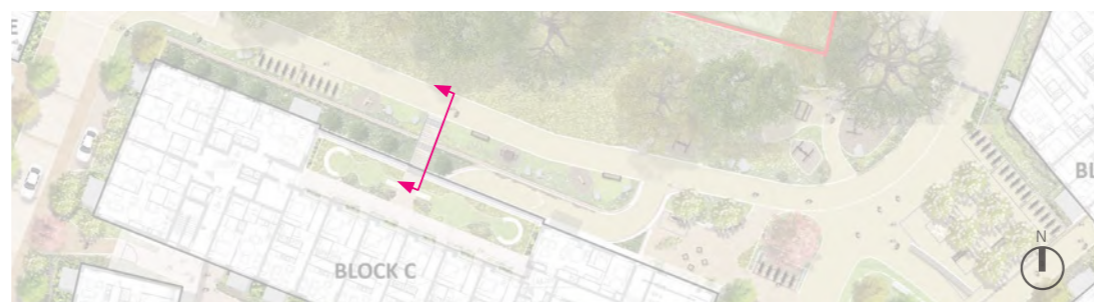


SOFTSCAPE STRATEGY

TREE SPECIES PROPOSAL ON THE LOWER GROUND OF BLOCK C



SUMMER COLOUR



Carpinus betulus "Lucas"

- Narrow conical shape
- Evergreen specie
- Interesting foliage color in autumn
- Suitable for all soil types
- Wind tolerant
- Suitable for wet soil
- Resistant to frost

TREES IN RELATION TO DESIGN DEMOLITION AND CONSTRUCTION BS 5837:2012

This section is designed to outline the procedures which will be undertaken to effectively retain trees free from adverse construction impacts for the duration of the construction period on the site.

Pre-construction meetings/tree works

- » An on-site meeting will be held if required, with all relevant parties; including the Developer and or his Agents, Site Arborist and Local Planning Authority
- » Remedial works to trees throughout the site where indicated as necessary within the Tree Works Schedule. All works will be undertaken to BS 3998 2010 Tree Work and/or to current best practice.
- » Erection of tree protection fencing as per recommendations contained within BS 5837:2012 Trees in relation to design, demolition and construction
- » Recommendations. Tree protection to be erected under supervision of Site Arborist prior to main construction works being undertaken on site (*refer to CMK drawings*).

Construction period

- » The Site Arborist shall monitor tree protection. The Site Arborist shall specify any necessary remedial works to trees which may arise due to construction works.
- » The Main Contractor shall carry out any instructions made by the Site Arborist with regard to the protection of retained trees and ensure where necessary that these instructions are followed by any sub-contractors.

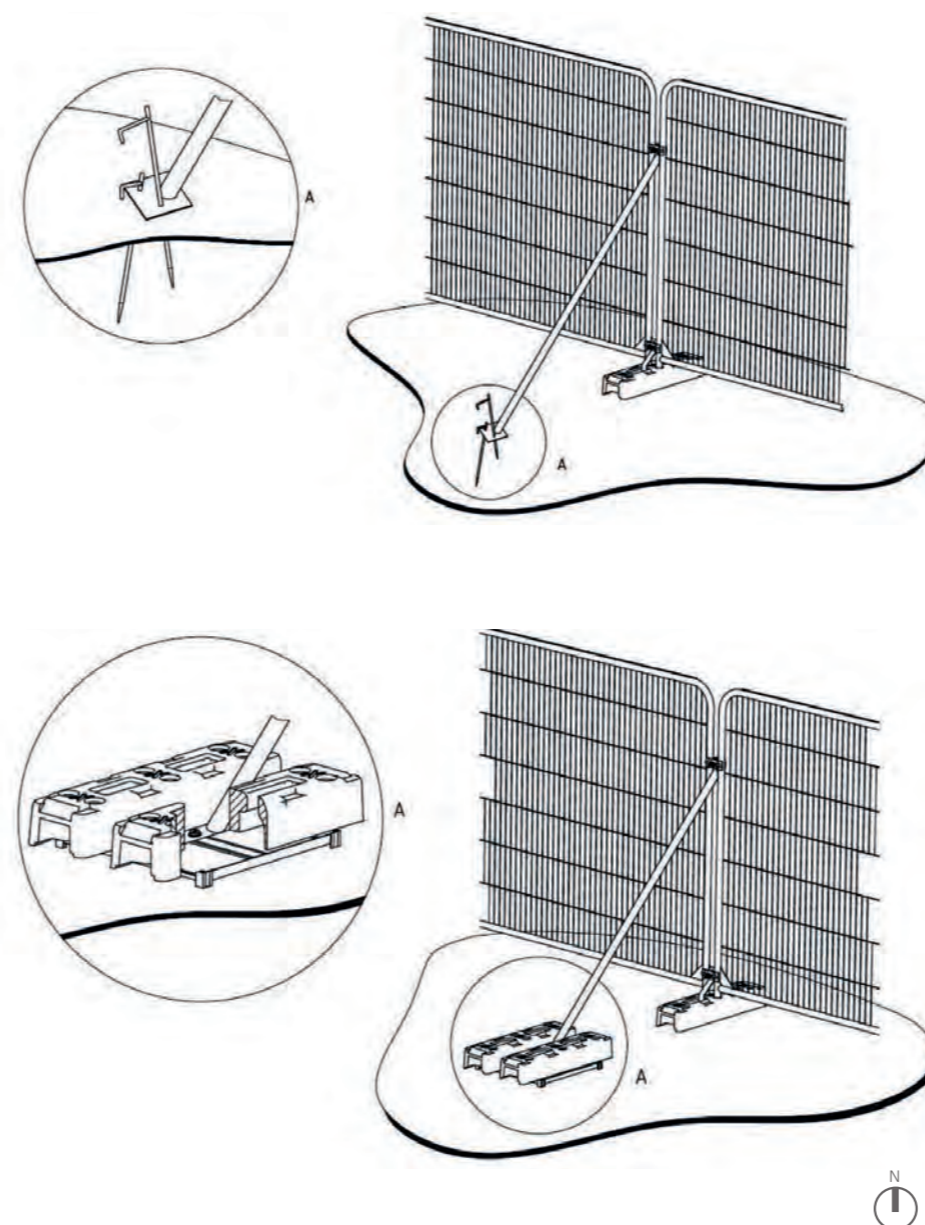
Post construction works will consist of:

- » Re-survey of retained trees and the implementation of measures contained with the survey document.

In order to guarantee the retention of the existing trees the Contractor should take all precautions to ensure that any trees which are not required to be taken down under the contract shall remain undisturbed and undamaged. All works to trees and all operations adjacent to trees should be undertaken in accordance with the Code of Practice. The Contractor must appoint a qualified arboricultural contractor to undertake all tree works

EXAMPLES OF ABOVE-GROUND STABILIZING SYSTEM

STABILIZER STRUT WITH BASE PLATE SECURED WITH GROUND PINS



subject to approval by the Consulting Arborist. The Contractor shall undertake no works to trees unless instructed by the Contract Administrator. All works on or within the Construction Exclusion Zone are to be supervised by the site arborist. Five working days notice of intention to undertake works to be given.

A number of specimen trees will be retained in close proximity to proposed buildings. These include a mature well-developed Atlantic blue cedar (*Cedrus atlantica* 'Glauca') (#110). It has been retained following extensive discussions between the project arboriculturist and the design team and has become an integral element of the proposed development.

The building layout and associated services have been designed to be sympathetic to the tree and its need for adequate canopy and root clearance.

EXAMPLES OF STABILIZING SYSTEM AROUND THE *Blue Cyprus Tree*



— — — — — Approx. Stabilizer strut

*Please refer to Arboricultural Assessment Arboricultural Impact and Tree Protection Strategy Report.

PLANTING STRATEGY

This diagram has been developed to outline the types of planting proposed for the scheme.

Planting is an important consideration as it softens build form, humanises space, mitigates the micro climate and provides a seasonal sense of place.

The planting has been developed with the following considerations:

- » The use of tree, shrub and perennial planting to enhance the design by responding to the articulation of space in opening vistas, defining and hiding views.
- » Planting to be appropriate to setting.
- » Species selection to elevate local biodiversity levels.

A variety of plantings have been selected to enhance the characteristics of the scheme.

The following pages illustrate these in more detail with key species.



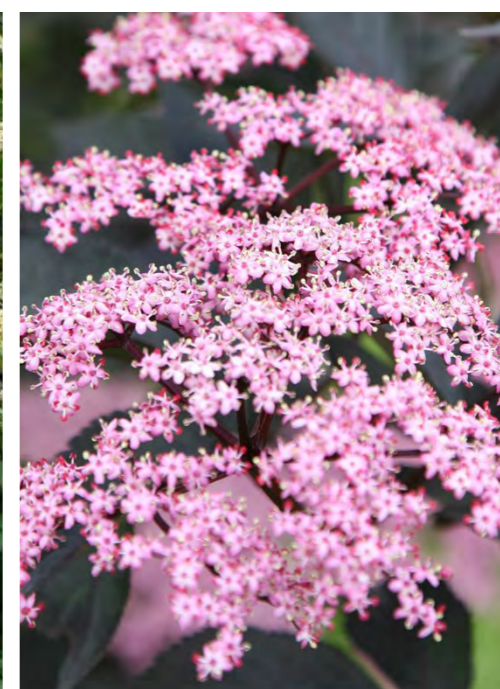
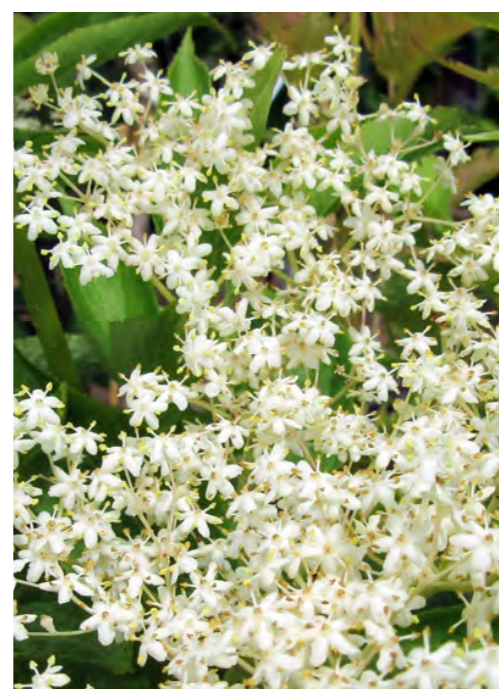
EVERGREEN HEDGE & SHRUBS

EVERGREEN HEDGE



- 1 *Euonymus japonicus*
- 2 *Crataegus monogyna*

MIX A-Woodland



1. *Acradenia frankliniae*
2. *Corylus avellana*
3. *Hawthorn crataegus monogyna*
4. *Sambucus nigra*
5. *Syringa vulgaris*
6. *Viburnum opulus*

7. *Lonicera periclymenum*

SOFTSCAPE STRATEGY

PLANTING STRATEGY

MIX B-Courtyard



MIX C-Courtyard



1. *Briza media*
2. *Deschampsia cespitosa*
3. *Miscanthus 'Adagio'*
4. *Miscanthus 'Kleine Fontaine'*
5. *Miscanthus 'Purpurascens'*
6. *Miscanthus 'Starlight'*

7. *Molinia caerulea*
8. *Panicum 'Hanse Herms'*
9. *Panicum 'Shenandoah'*

1. *Anemone hybrida 'Honorine Jobert'*
2. *Borago officinalis*
3. *Centaurea cyanus*
4. *Centranthus ruber*
5. *Dianella tasmanica*

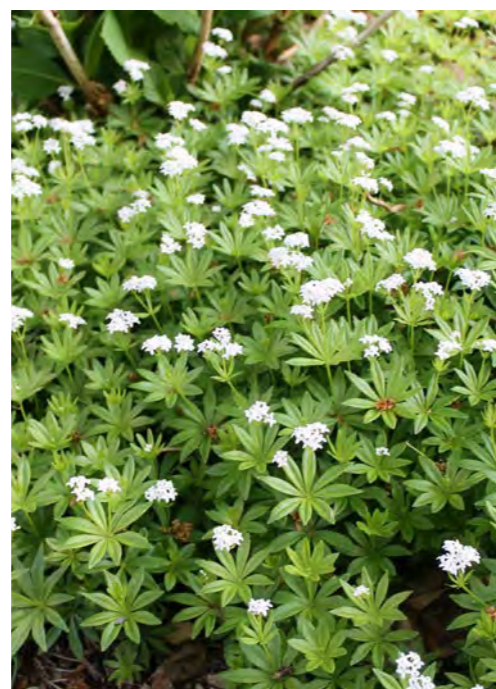
6. *Lavandula x intermedia 'Sussex'*
7. *Leucanthemum vulgare*
8. *Rosmarinus officinalis 'Foxtail'*
9. *Verbena bonariensis 'Lollipop'*

GROUND COVER

MIX D



MIX E-Planting for deep shade



1. *Galium odoratum*
2. *Hyacinthoides*
3. *Liriope muscari*
4. *Polypodium vulgare*
5. *Pratia pedunculata*
6. *Vinca minor f. alba 'Gertrude Jekyll'*

7. *Geranium macrorrhizum*

1. *Blechnum spicant*
2. *Cardamine trifolia*
3. *Dryopteris erythrosora*
4. *Geranium macrorrhizum*
5. *Hakonechloa macra*
6. *Liriope muscari*

7. *Luzula nivea*
8. *Myosotis sylvatica*
9. *Polystichum aculeatum*
10. *Pratia pedunculata*
11. *Pulmonaria longifolia*
12. *Vinca minor f. alba 'Gertrude Jekyll'*

SOFTSCAPE STRATEGY

PROPOSED HERITAGE WILDFLOWER. TRADITIONAL IRISH WILDFLOWER MEADOW MIXTURE

PUBLIC OPEN SPACE

PROPOSED HERITAGE LAWN- Woodland



Medium height mixture of wildflowers that are typical of many meadows that once grew in Ireland

Mixture Specifications:

pH range: Suits mid range soils neutral Ph.

Aspect: Sunny

Life Cycle: Contains Cornfield Annuals, Perennials and Biennials

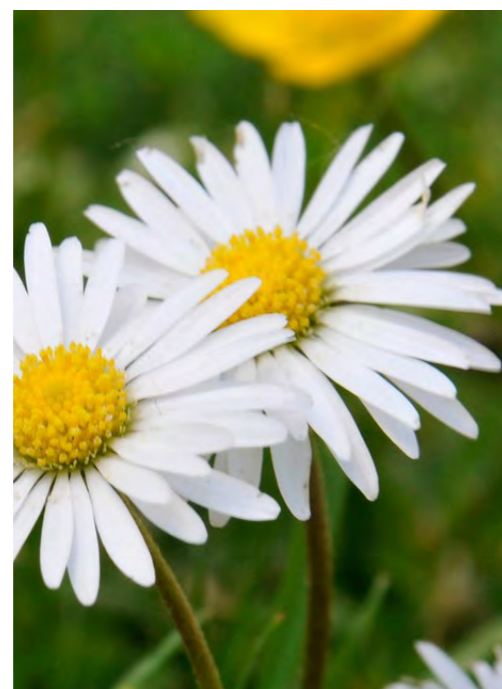
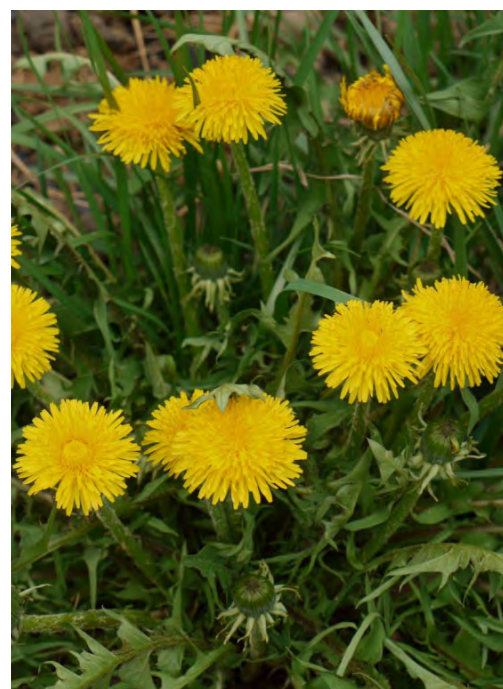
Height Range: 40cm- 120cm

Flowering Period: May to September.

Fertility Range: Will grow on any soil, the less fertile the soil, the less cutting will be required.

Wintergreen: Moderate

Source: Sandro's Irish Wildflower Conservation Grade Seed Mixture



1. Lady's Bedstraw
2. Common Bird's Foot Trefoil
3. Cat's Ear
4. Red Clover
5. White Clover

6. Cowslip
7. Common Daisy
8. Common Dandelion
9. Harebell
10. Autumn Hawkbit

11. Rough Hawkbit
12. Black Medick
13. Common Mouse-Ear
14. Field Pansy
15. Wild Pansy

16. Hoary Plantain
17. Selfheal
18. Common Speedwell
19. Germander Speedwell
20. Thrift

21. Wild Thyme
22. Kidney Vetch
23. Yarrow
24. Yellow-Rattle

LIVING WALL- PROPOSED STEEL CABLE TRELLIS SYSTEM

A living wall solution has been proposed adjacent to the Western courtyard entrance of Block C.

This is a simple low-impact construction solution comprising a wire trellis system fixed to the building façade, which allows for climbing and trailing plant species without the implication to cover a large portion of the architectural façade. Further detail will be implemented on the following stage.

A green façade encourages urban biodiversity within the development. Climbing plants can provide nesting habitats for birds and can be important sources of food for them. Insects and bees will also be attracted.

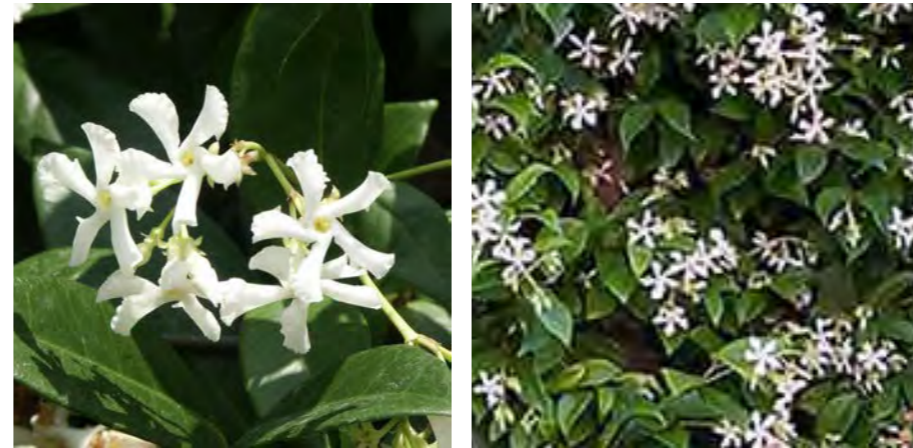
In addition to that, the living façade will create an attractive view for future residents that will approach the access along the residential street and from the residential courtyard addition value to the amenity space.

KEY ELEMENTS / CHARACTERISTICS:

- » Aesthetically upgrade the courtyard access
- » Contribute to ecology condition

CLIMBER PLANT SPECIES

Trachelospermum jasminoides



Clematis Armandii



PLAY STRATEGY

WHY PLAY MATTERS

Play is essential to children and young people's physical, social and cognitive development.

Outdoor play is particularly valuable as it provides unique opportunities to experience the elements and because of the sense of well-being and enjoyment that being outdoors can bring. Access to the outdoors also gives children more space to move freely and run around.

Play spaces also have particular social value for parents and carers of young children, as places for both adults and children to meet informally, taking away some of the pressure of individual childcare responsibilities.

POLICY FOR PLAY

The importance of play is reflected in a growing body of policy documents that support children's right to play. In order to provide adequate recreation and play facilities that satisfy local needs, the following objectives shall apply:

Specific Objectives:

Based on Apartment Guidelines:

'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.'

The Apartment Guidelines also note the following:

'The perimeter block with a central communal open space is particularly appropriate for children's play, especially if access from the street is controlled. The landscape design and orientation of play areas can contribute significantly to their amenity value. However, the noise from courtyard play areas can diminish residential amenity, particularly in smaller schemes, and designers must find solutions which balance all the factors involved.'

Source:

"Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities",

APPROACH

The overall design aspiration for the scheme is to make the communal areas child friendly through the provision of well located, well designed spaces that are accessible. The proposed **parkland** located on the East side of the scheme, is a key driver in the design and there are informal opportunities for 'playable' and 'social' space throughout the landscape and creative play is encouraged through the incorporation of a number of different elements within these spaces.

PRINCIPLES APPLIED

- Provide 'bespoke' areas
- Play area located in the proximity of each building (see Approach by age group)
- Promote natural elements (Complies with the relevant British (BS) or European (EN) Standards)
- Provide a wide range of play experiences
- Create accessible area to both disabled and non-disabled children
- Provide low cost maintenance area

APPROACH & AMOUNT BY AGE GROUP

Play opportunities are targeted towards and provided for the following age groups.

The following categories and age groups are only indicators and should be considered fluid as to which age they encompass.

Infants & Toddlers (0-5y / 100m movement radius): Play spaces for this age group will be provided as part of doorstep-play, where the play spaces are provided as part of each development block.

Older children and young teenagers (6-11 / 400m movement radius): The play of older children and young teenagers is characterised by first unsupervised forays into the public realm. While communal amenity spaces allow for an easily accessible play environment, equipped play areas in the public space.

PLAY STRATEGY

PLAYABLE SPACES

The play space provision for the new residents and visitors is an important part of the landscape design. The space must be both safe and stimulating for younger children without detracting from the aesthetic appeal of the space for adults.

The strategy is to immerse this play space within the landscape, so it feels part of the overall composition, rather than a designated play area within the residential garden.

1,483 sq.m	Total dedicated and equipped play area provided in the whole scheme* *Lawn excluded from the calculation
BREAKDOWN FIGURES (CONSIDERING THE PUBLIC OPEN SPACE AND COMMUNAL OPEN SPACE DISTRIBUTION)	
371 sq.m	Total equipped Play areas provided in the Communal Open Space* *Lawn excluded from the calculation
1,112	Total equipped and dedicated play area provided in the Public Open Space* *Lawn excluded from the calculation
BREAKDOWN FIGURES (CONSIDERING THE AGE GROUP)	
904sq.m	Toddler play area play area provided (0-5y)
579sq.m	Young Teenager play area provided (6-11y)

- Crèche area (Private space enclosed by fence)
- Dedicated play area for toddler (0-5y)
- Equipped play area for toddler (0-5y)
- Equipped Play area for older children and young teenagers (6-11y)
- Public Open Space
- Communal Open Space
- Lawn



Once the **Public Open Space** has been made safe and secure, the design intent is to introduce a designated play area of approximate **357m2** with natural play equipment.

In addition, further small locations (approximately 50m2 each) will be introduced for external well-being, fitness and exercise along the area designed as public open space.

Residential communal courtyards

Offer opportunities to play within a safe and enclosed designed landscape which offers informal oversight from residential buildings.

The enclosed courtyard between Block B and C provide a safe environment for children to explore and express themselves offering free and minimally structured play in combination with the natural surveillance from the surrounding buildings.

The sensory rich courtyard environments encourage exploration conveying a sense that there is a lot to explore.

Playable structures in combination with material provide a wide range of play experiences from active and constructive to social play. The spaces will allow access for all.

The proposed path network provides access for all as well as helps children develop way finding skills and could be used for scooting and running.

Playspaces will be a combination of non-prescriptive playable spaces that incorporate simple elements such as changes in level and connecting to areas of soft landscaping and planting with more formal play comprised of carefully considered fixed equipment for children from 0-5 years of age.

Dedicated Public Play Areas

The overall design aspiration for the scheme is to make the public space child friendly through the provision of well located, well designed spaces that are accessible.

Pedestrian priority is a key driver in the design and there are informal opportunities for 'playable' and 'social' space throughout the landscape and creative play is encouraged through the incorporation of a number of different elements within these spaces.

Incidental play opportunities in the public open space will be provided in a number of locations.

Secure fencing and gates screened by low evergreen hedging will contain the space and is combined with herbaceous planting to provide a range of sensory experiences, visually through seasonal interest provided, and physically through the range of textures of different plants and their scents. There will be spaces for quiet contemplation as well as open space to play, creating a range of experiences for children to enjoy.

The palette employed in this space is in keeping with the overall design language of the proposals and may include balancing poles and slides, that are integrated into the existing landscaping surrounding.

The benefits of playing in nature are almost infinite:

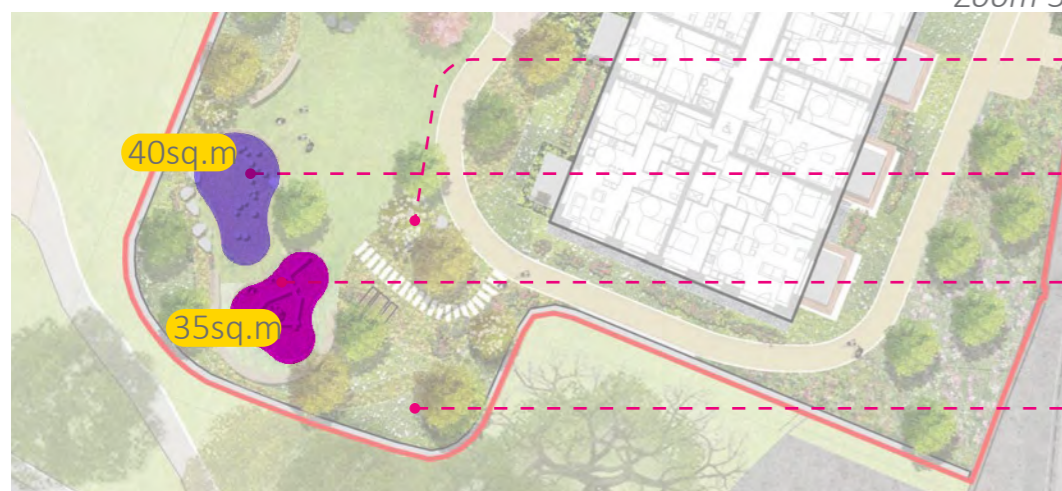
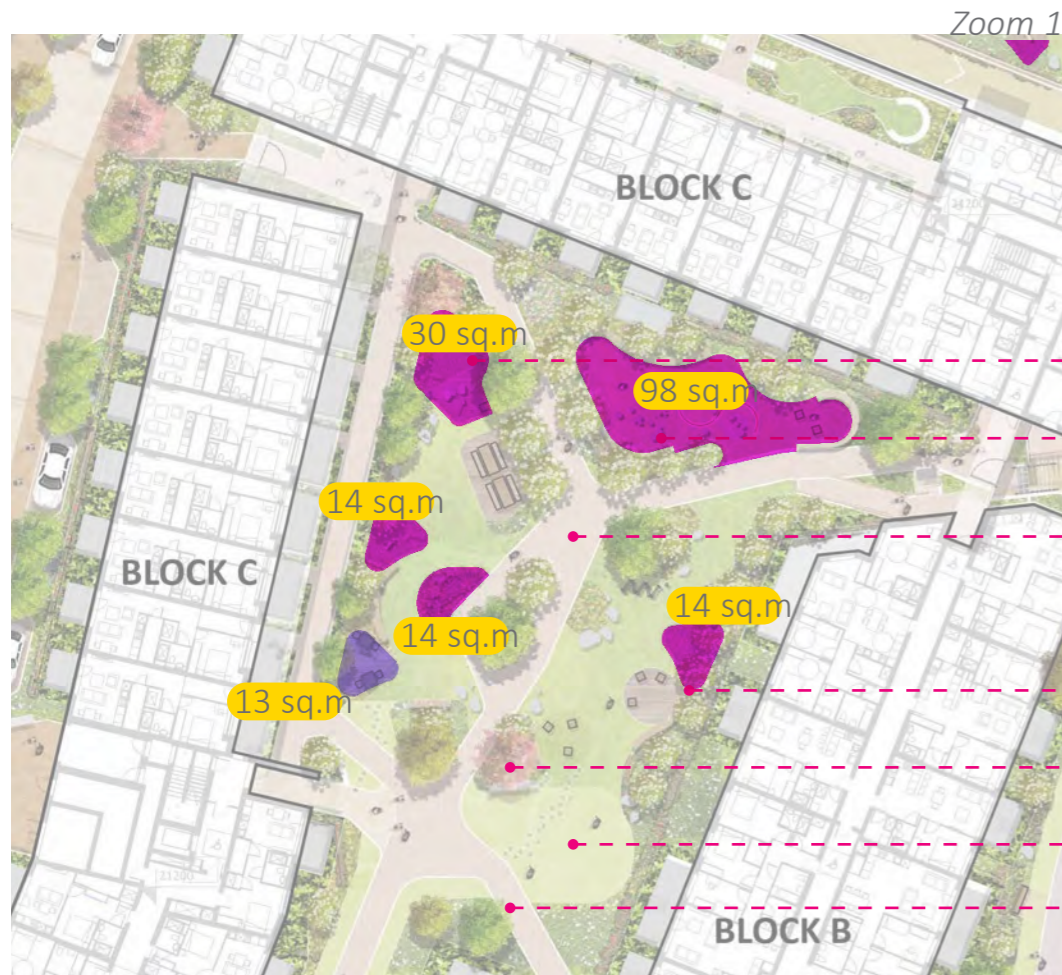
- » Allow children to explore and **express themselves** offering free and minimally structured play.
- » The sensory rich of the environments encourage exploration conveying a sense that there is a lot to explore (e.g.. botanical advisor, botanical trail etc...)
- » Playable structures in combination with material and level changes provide a wide range of play experiences from active and constructive to social play. The spaces are gender neutral and allow access for all.

The residential courtyard and the residential street, both offer opportunities to play within a safe and enclosed landscape, which offers informal oversight from residential buildings (Block B/C ,Block B/A2, A1 and F).

- » Combination of non-prescriptive playable spaces (i.e simple elements such as changes in level and smooth surfaced paths connecting to areas of soft landscaping carefully considered fixed equipment for children from 0-5 years of age).
- » The palette employed is in keeping with the overall design language of the proposals Include small swings, balancing poles and slides, that are integrated into the overall courtyard landscaping.

PLAY STRATEGY

COMMUNAL OPEN SPACE- PLAY PROVISION

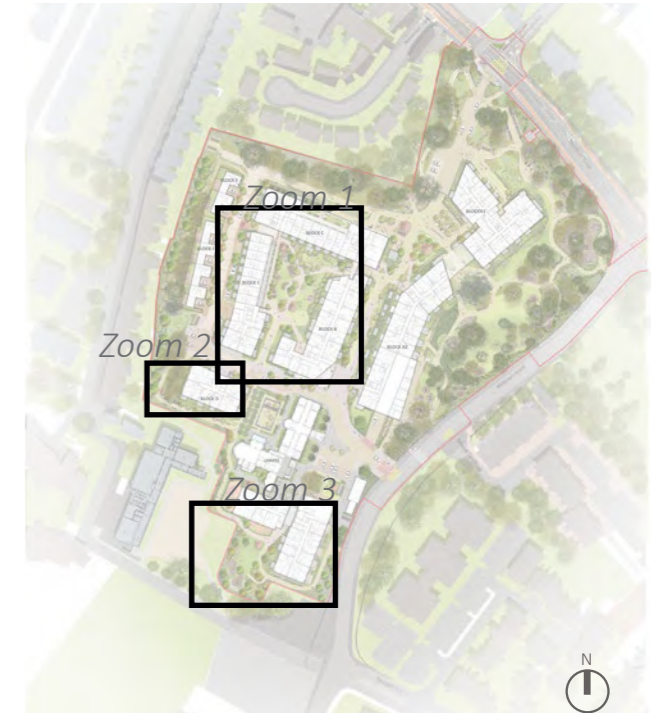


Logs promoting creative physical play such as balancing jumping and co-ordination skills
 Large sculptural seating to encourage social interaction as well as physical play through climbing and hiding.
 Hard landscape areas could be used for scooting and running.

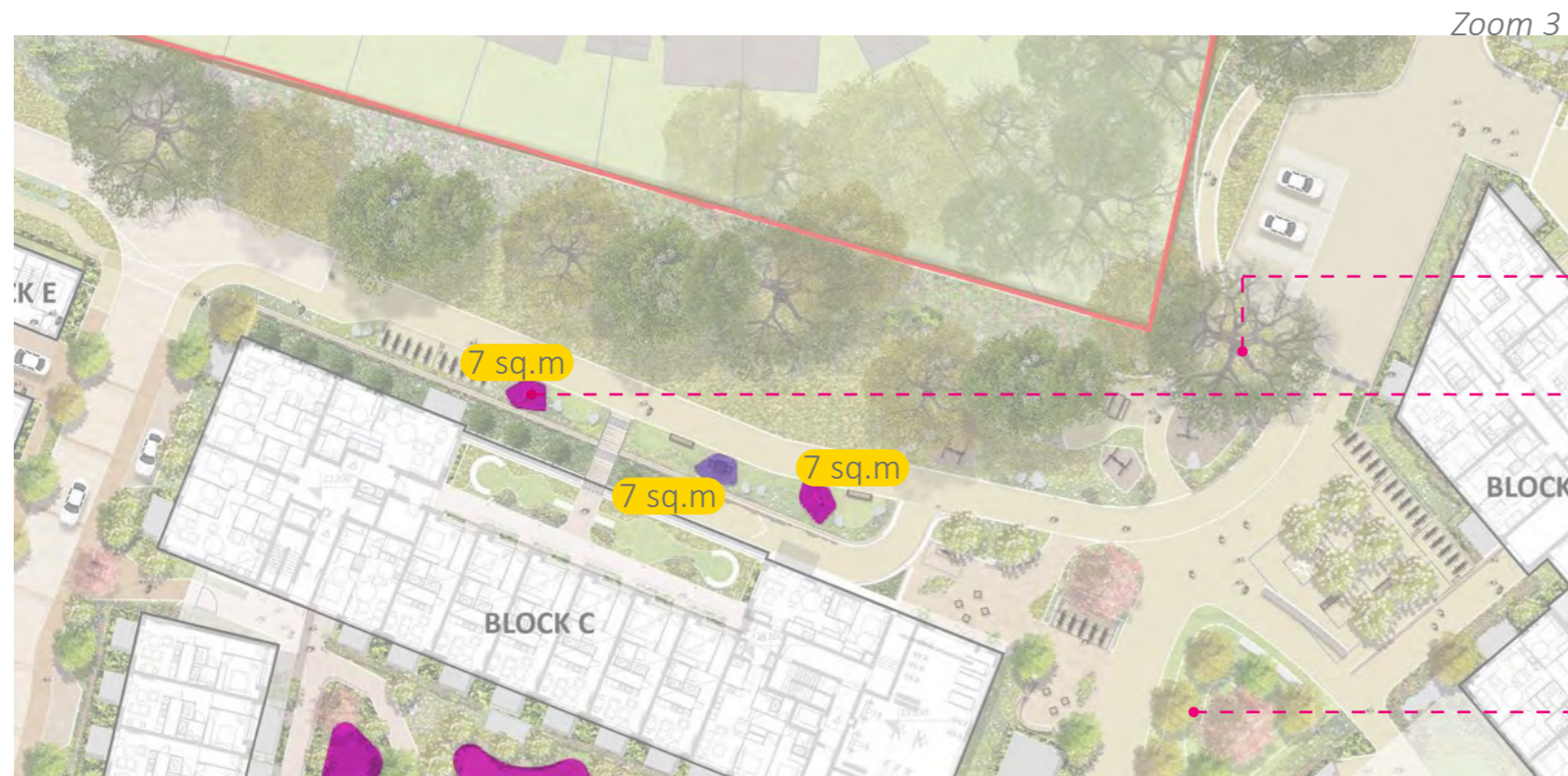
Planting beds provide sensory interest
 Landscape mounds, level changes to create informal open performance spaces
 Grass spaces to encourage physical play
 Path networks provide access for all as well as help children develop way finding skills

Stepping stones & logs promoting creative physical play such as balancing jumping and co-ordination skills.

Proposed tree offer gathering opportunities providing shade and shelter
 Stepping stones & logs promoting creative physical play such as balancing jumping and co-ordination skills
 Sculptural balancing structures to encourage physical play through climbing + balancing
 Formal and informal gathering opportunities along textural planting



PUBLIC OPEN SPACE-PLAY PROVISION



Existing tree offer gathering opportunities providing shade and shelter.

Stepping stones & logs promoting creative physical play such as balancing jumping and co-ordination skills.

Landscaped mound for informal open performance spaces



Logs promoting creative physical play such as balancing jumping and co-ordination skills

Planting beds provide sensory interest

Existing tree offer gathering opportunities providing shade and shelter.

Path networks provide access for all as well as helping children to develop way finding skills

Grass spaces to encourage physical play e.g running, playground games/
Landscaped mound for informal open performance spaces

Informal gathering opportunities along textural planting

PLAY STRATEGY

PLAYABLE SPACES-PUBLIC OPEN SPACE

The sinuous layout of the parkland open space lends itself to the integration of landscape features that mark important points along its length and also help to structure the experience for pedestrians between Sandford Road and Milltown Road.

Below the broad canopies of the existing trees, a series of amenity interventions are proposed, nestled within planting, that cater for the needs of children and adults alike.

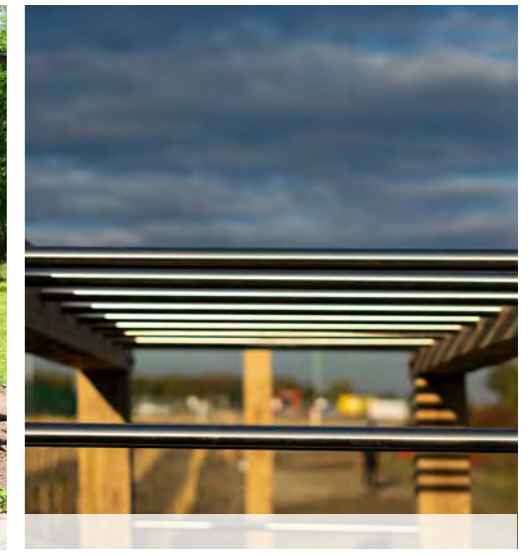
The overall play strategy for the Sandford scheme, sets out a main dedicated play area in the north-east corner of the site, an open lawn for active recreation, and several smaller play interventions along the pathways. These are in the form of equipment based and natural play with play-on-the-way features embraced by planting and natural materials.

The proposed understorey planting will be structured to create 'moments' within the parkland where incidental play, seating and fitness equipment are sited. These pockets of amenity will feel part of the overall parkland but will be laid out to feel more intimate and semi-private so that users have the opportunity for passive recreation without being disturbed by the main activity spaces.

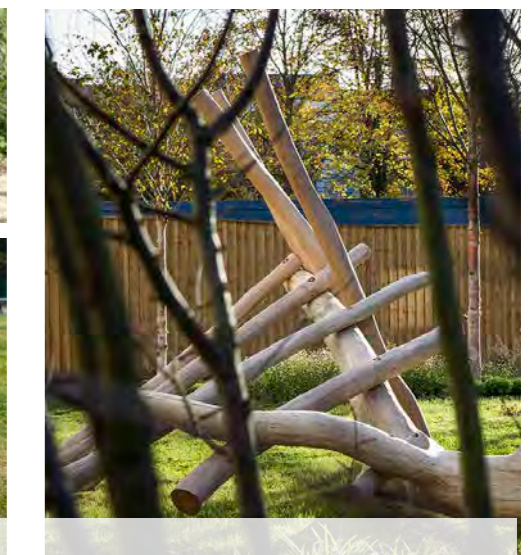
Proposed materials are selected from a palette of natural materials rather than man-made elements to enhance the parkland aesthetic. Play elements are selected for their quality of design, having sculptural qualities and architectural forms, that are high quality elements, vandalism-resistant and low maintenance.



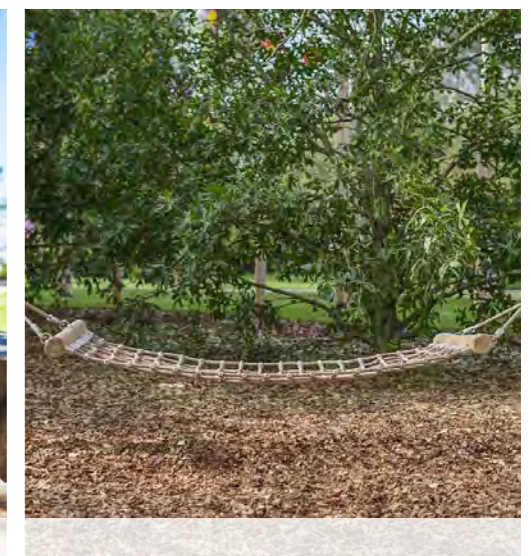
FITNESS AREA



DEDICATED PLAY AREA



PLAY ON-THE-WAY



STRUCTURED "MOMENTS"

-  Fitness area
-  Play on the way
-  Dedicated play
-  Open Lawn

PLAYABLE SPACES

NON-PRESCRIPTIVE PLAYABLE SPACES

*



Sensory play-
Nature + Touch + Scent



Stepping stones offer informal seating opportunities
As Physical play-balancing



Landform offer a variety of landscape
Free play- rolling + climbing



Free play- Improve way finding skills

PUBLIC OPEN SPACE
NATURAL FORM PLAYSPACE WITH
INTEGRATED PLAY FEATURE

*



Physical play-
Balancing+Jumping



Educational play-
Exploring the nature



Social play-
Interaction together



Potential of re-use trunk
Step in log- balancing

INCIDENTAL PLAY
OPPORTUNITY WITHIN THE
OVERALL SCHEME

§



Interactive play-
Water play



Free Play-
Running



Changing levels
Accidental play



Textural changes to the paving offer opportunities
for creative play

PLAY STRATEGY

PLAY EQUIPMENT / PLAY ON THE WAY

Play Equipment 1. Product: Boulders
Glacial boulders with slip resistant rounded surface.
Size: 0.5-1.5 m, height maximum 0.6 m.
Supplier: Playdale or similar approved



Play Equipment 2. Mound and landform



Play Equipment 3. Product: Logs and tree trunks
Supplier: Playdale or similar approved



Play Equipment 4. Product: Log Walk
Product: Adventure Trail- Log Walk
Supplier: Playdale or Similar Approved



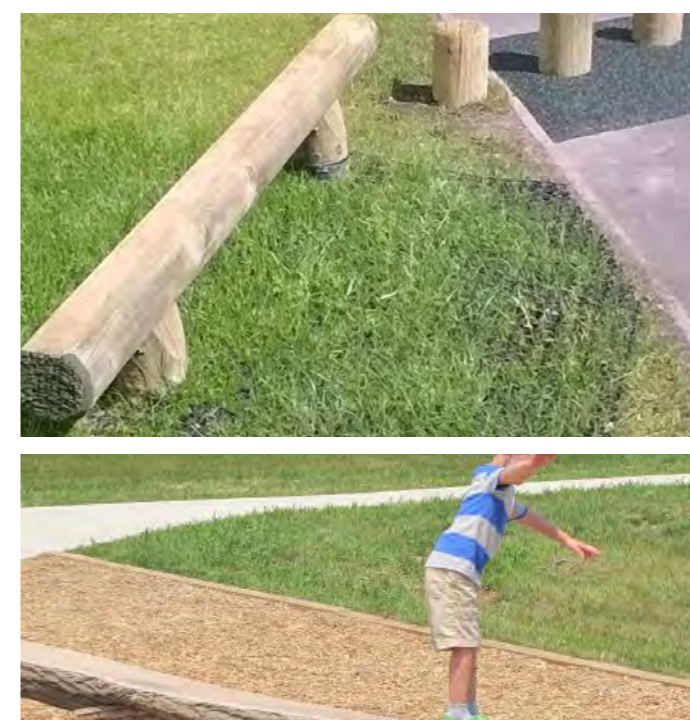
Play Equipment 5. Product: Scramble climber
Supplier: Playdale or Similar Approved



Play Equipment 6. Wobble Board
Supplier: Playdale or Similar Approved



Play Equipment 7. Product: Stilted Balance Beams
Supplier: Playdale or Similar Approved



Play Equipment 7a. Grasshopper Play Sculpture
Supplier: Handmadeplaces or Similar Approved



PLAY EQUIPMENTS/ DEDICATED PLAY AREAS

Play Equipment 8. Product: Monkey Bars
Supplier: Playdale or Similar Approved



Play Equipment 9. Twisted Climber- Intertwine Supplier:
Playdale or Similar Approved



Play Equipment 10. Log climbing frame
Supplier: Earthscape or Similar Approved



Play Equipment 11. Log Playground adventure
Supplier: Earthscape or Similar Approved



Play Equipment 12. Swing
Supplier: Earthscape or Similar Approved



HARDSCAPE PROPOSED

Paving Type 7. Product: Play Woodchip mulch
Supplier: TBC



Paving Type 13. Product: Wet pour safety surface
Supplier: TBC
Colour: Varies

