

Richmond Road Phase 2

Landscape Planning
Report

Project No.	Project name	Date	Revision
LRIC001	Richmond Road Residential	24.02.2023	00
LRIC-MAL-00-XX-RP-L- Landscape planning Report Phase 2			

REPORT

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LANDSCAPE DESIGN RATIONALE

REVIEW

1.0 INTRODUCTION

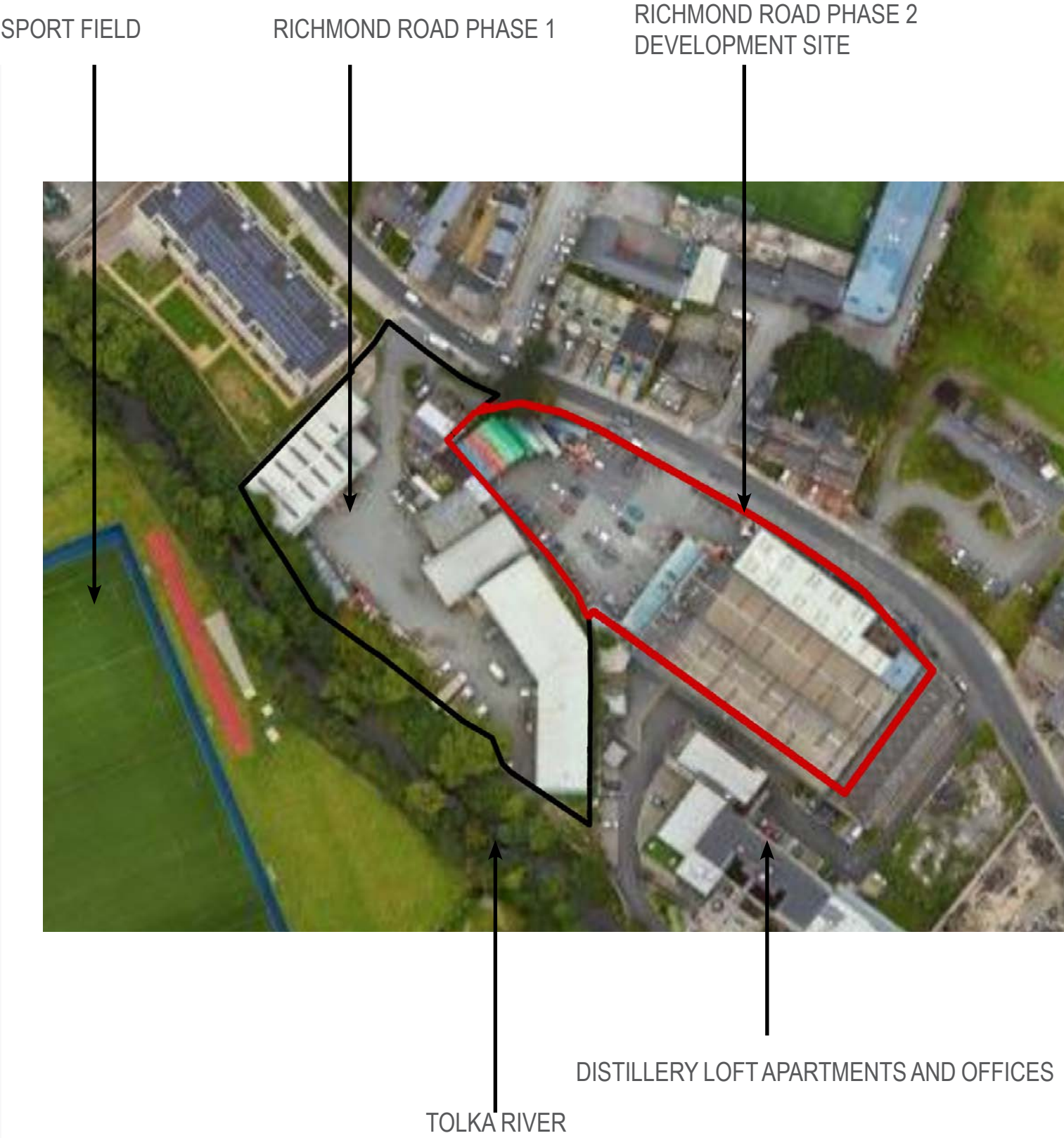
Description

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.



REVIEW

1.1 - REVIEW OF PROPOSED FLOOD WALL OPTION

Description

As detailed in the Statutory Notice, the development proposes the provision of a flood wall along the western, southern and south-eastern boundaries of the proposed development in the event that the flood wall proposed in the adjoining SHD (pending decision ABP Reg. Ref. TA29N.312352) is neither granted nor implemented before this application commences development. Both applications are under the control of the Applicant.

On the preferred basis that the flood wall is not required as part of the subject application as it will have already been provided as part of the Phase 1 SHD application, an approach favouring soft landscaping will be used between Phase 1 (SHD) and 2 (LRD). The soft-landscaping approach will comprise grass and shrub planting of between 40 to 100 centimetres, allowing for the creation of a vegetative buffer adjoining Block A. A gate will also be provided between the two phases at the end of the central courtyard of phase 2 between Buildings A and B, creating a physical link between Phases 1 and 2.

Most of the assessments carried out in the following landscape report are based on the soft-landscaping option “Scenario A”, as this is the preferred option.

SITE ANALYSIS

SITE ANALYSIS

2.0 ANALYSIS

Desktop and field analysis of the existing site



LANDSCAPE CONCEPT

LANDSCAPE CONCEPT

3.0 OVERALL LANDSCAPE DESIGN AIMS

3.1 Main goals

- ☐ To create a sense of place and identity or 'genus loci'
- ☐ To provide for strong links and permeability along the perimeter
- ☐ Full integration between existing and future development
- ☐ To create a hierarchy of place and circulation
- ☐ To create a range of multifunctional spaces
- ☐ To create legible and clear pedestrian circulation routes
- ☐ Year-round interest through the selection of appropriate planting species
- ☐ Habitat creation and bio- diversity enhancement by creating ecological environments

3.2 Use

The uses associated with a residential development balance public access with privacy, and passive supervision. The playful quality lends itself to amenity space for all ages. By demonstrating the inclusiveness of uses in social spaces, with easy access to recreation and amenity, the scheme encourages a more stable and permanent community to develop. However, service and emergency use, cherry picker and fire access also utilise these spaces on an occasional basis, and their integration is an important safety aspect of the design.

3.3 Connectivity and Permeability

Connectivity and permeability of the site are ensured by a wide cycle and pedestrian link running along Richmond Road. An internal public courtyard allows a connection between the parking, retail, and communal Open space, while providing seating areas and resting place along the retail.

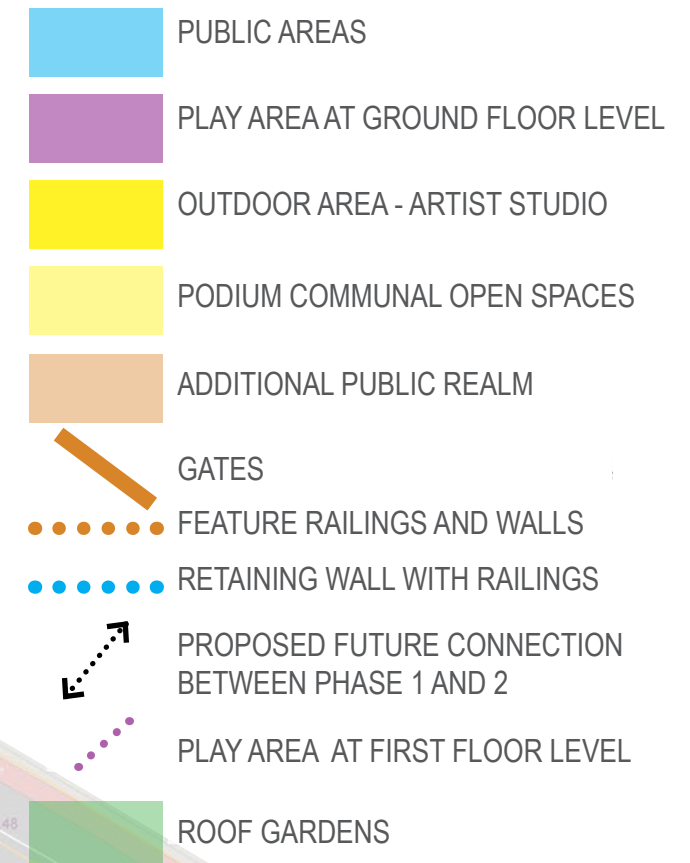
A new central courtyard is proposed between Block A and Block B/C. Phase 1 landscaping will be amended if granted permission to facilitate access between both schemes for residents only.

The routes all have a gently sloped approach linking the different spaces and therefore can be accessed by all.

3.4 Microclimate and Aspect

The site shape is relatively restricted, but the arrangement of the block form through careful planning provides for a South facing public realm. The site frontage is maximised onto Richmond Road, which will enliven its streetscape.

In addition to ground level open space and a landscape podium present in both Blocks, 3 small roof gardens are proposed, which will provide for fantastic views over the city. The creation therefore of shelter, facilitating external activities, and the use of bright materials will help to enhance this aspect and microclimate. Strategic placement of vegetation, screens and hedge planting will help to mitigate against the wind. The planting of deciduous species will promote low winter sunlight to penetrate onto the public spaces.



PROPOSAL

PROPOSAL

4.0 GENERAL PRINCIPLES

The landscape design approach for Richmond Road is to improve the street scape and experience along the public realm. Some small interventions such as low level shrub and tree planting are proposed along the building edge demarcating the taking in charge areas.

A central internal green street is proposed between the new buildings creating off street entrances to the buildings and into the semi-private courtyard in which a small play area linked to the creche is located. A line of tree planting is proposed along the centre together with ornamental shrub and grass planting including integrated resting places. Some visitor bike spaces are provided within the courtyard, and a screened and fenced creche play space is provided along Block B.

To the east of the development a functional access and exit point has been located for car parking and deliveries.

To the west a small public plaza is created and complements the phase 1 plaza area ; seating and visitor bike parking spaces have been located in this area.

Two main landscaped podium communal open spaces, as well as a serie of roof gardens are proposed on the fifth floor providing for additionnal amenity for the residents. The roof gardens are designed to provide for protection from the wind through a combination of strategic located seating and screen planting.

Lush planting and formal hedge structures give definition to a bold textural planting palette creating a soft but distinct separation between the public and the residential communal areas. The hard landscape and planting palette will be appropriately coordinated to create a designed continuity throughout the development. This paving strategy is also provided to enhance wayfinding within the scheme.

Planting beds will also be utilised to soften thresholds. This will be made possible by raised planter beds and local mounding to achieve the required planting depths on the podium level. Small to medium sized standard and multi-stem trees are proposed prompting a human scale along the internal access paths and in doing so creating a more intimate neighbourhood atmosphere differing significantly from the perimeter street scape character along Richmond Road.



PROPOSAL

4.1 RICHMOND ROAD MASTERPLAN (showing potential future connection between the two schemes once planning permission is granted to phase 1)

Phase 1 landscaping will be amended if granted permission to facilitate access between both schemes.



PROPOSAL

4.2 RICHMOND ROAD PHASE 2 LANDSCAPE MASTERPLAN - PLANNING / GROUND FLOOR LEVEL



PROPOSAL

4.3 CONNECTIVITY MAP



DESIGN STATEMENT

DESIGN STATEMENT

5.0 LANDSCAPE KEY ELEMENTS

Landscape Design Description

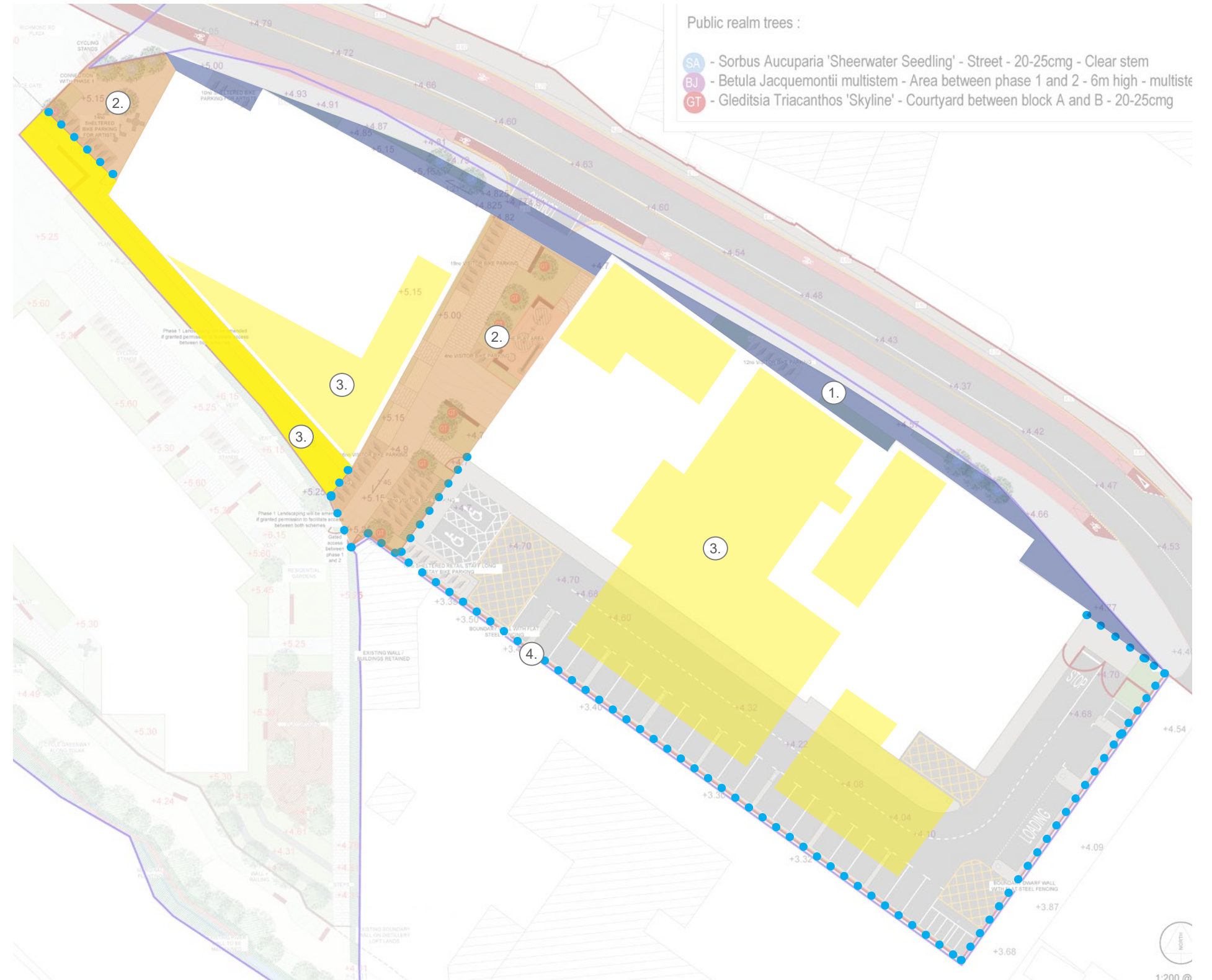
7.1 DESIGN OBJECTIVES

The overall aim of the landscape design is to create a high quality attractive environment with amenity facilities for the residents of the proposed development. The landscape objectives are ;

- » To create a high quality attractive environment with amenity facilities for the proposed residences.
- » To integrate the proposed development with the existing and future surrounding context.
- » To create a network of external spaces that allows for flexibility in recreation activity, for social interaction and active play as well as spaces that are quiet and calming, spaces which allow a connection to different habitats and enable a tree and hedgerow planting structure to be established across the site.
- » To develop a suite of boundary treatments that respond to the varying site conditions, the proposed surrounding context and the local vernacular.
- » To create a 'free play' strategy for the site that takes cognisance of local and regional play facilities under the guidance of Dublin City Council.
- » To undertake a fully coordinated approach to site services.
- » To develop a palette of hard and soft landscape materials that will be deployed in a sophisticated manner. The materials will have a bespoke quality (in certain instances), be durable, and respond to budget allocation.

The total area of public space is 606m², and the total area of communal open spaces (including the communal terraces) is 1480.4 m². For the purposes of this report, the landscape strategy for the development can be broken down into the following key external areas:

- 1- Additional Public Realm
- 2- Public areas and Creche Play Area
- 3- Communal Open spaces
- 4- Site boundaries



Landscape Zones and key areas (For report purposes only)

DESIGN STATEMENT

5.1 ADDITIONAL PUBLIC REALM

Landscape Design Description

A zone is reserved along Richmond Road to allow for future road enhancements to be undertaken. A drop off zone has been provided in front of the central courtyard which is an internal street that leads to the building entrance and semi-private courtyard. The streetscape and public realm has been enhanced with low level shrub and tree planting where possible. Bike parking spaces have been provided for visitors. The footpath surface finish will be to DCC standards and will be a brushed concrete for taking in charge compliance. Outside the taking in charge area a precast paving unit is proposed to create a clear delineation.

A small public plaza is proposed to the west end of the proposed development and is linked to the artists studios. The plaza complements the proposed phase 1 entrance area.

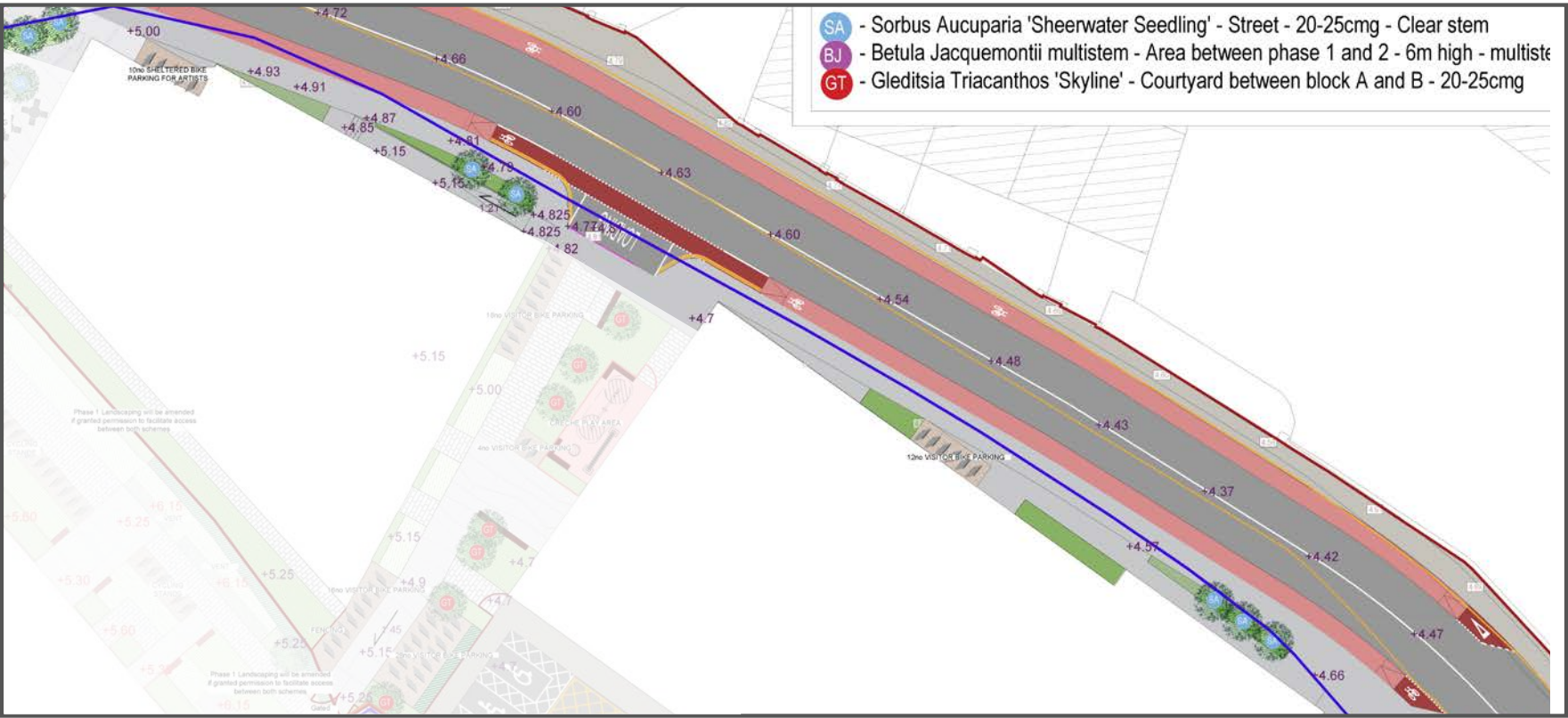
Taking in charge areas : a metal linear strip will define the taking-in-charge areas along Richmond Road. Please refer to RKD taking-in-charge drawings.



Perforated gate with signage indicating Richmond Road Parking entrance



CGI - Planting on the road frontage



Extract from the Landscape Masterplan showing Richmond Road Frontage



CGI - Road frontage and bicycle lanes

DESIGN STATEMENT

5.1 ADDITIONAL PUBLIC REALM

Landscape Design Description



CGI - Public area between Block A and Block B-C and additional public realm



DESIGN STATEMENT

5.2.1 PUBLIC AREAS AND CRECHE PLAY AREA

Landscape Design Description

A central internal green street is proposed between the new buildings creating off street entrances to the buildings and into the semi-private courtyard and playful space. This central courtyard has a drop off area along Richmond Road (not included in the POS calculations). A line of tree planting is proposed along the centre together with ornamental shrub and grass planting including integrated resting places. Some visitor bike spaces are provided within the courtyard.

A play area linked to the creche space is also included within this public space, and surrounded by bow top fencing and shrubs.



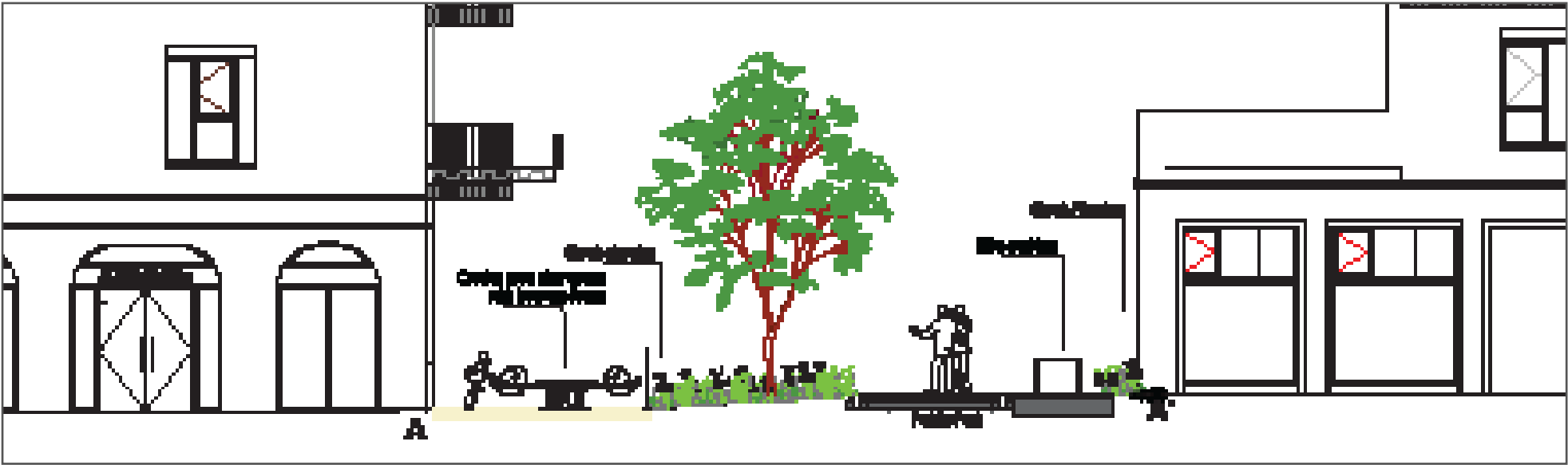
Extract from the Landscape Masterplan showing the public area between Block A and Block B-C



Seating area on Timber decking in front of Artist Studios



Playful pattern at the entrance



Section showing the creche area play space and the public courtyard

DESIGN STATEMENT

5.2.1 PUBLIC AREAS AND CRECHE PLAY AREA

Landscape Design Description



CGI - Global view of the Richmond Road entrance in the central courtyard



CGI - Along potential phase 1 connection - view on Phase 2

DESIGN STATEMENT

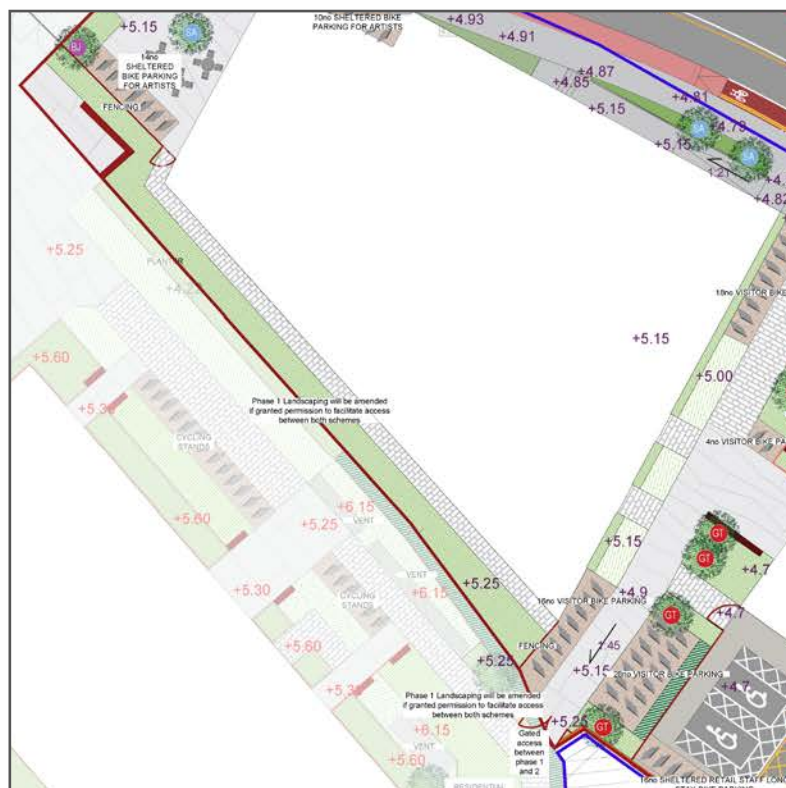
5.3.1 COMMUNAL OPEN SPACE - GROUND FLOOR - Outdoor area - Artists studios

Landscape Design Description

Semi-private garden associated with the residential blocks provide a communal space that allows for green spaces, seating opportunities, active and passive recreation, flora with all-year round interest and provide a general community meeting space for the residents of the development. Dense shrub planting along Block A of this development creates a vegetative buffer while enhancing the bio-diversity of the site and proposing a homogeneous semi-private space between the 2 phases of the development.



Path with plantings and amenities



Extract from the Landscape Masterplan



Semi-private path with amenities

DESIGN STATEMENT

5.3.2 COMMUNAL OPEN SPACE - PODIUM GARDENS AND ROOF GARDENS

Landscape Design Description

The provision of green roofs, particularly sedum roofs allow for water attenuation and ecological habitats for insects and birds that are less likely to be disturbed than those on the ground floors. They also provide visual amenity when viewed from higher up in the development. The sedum planting mats will be Irish grown and laid on a lightweight growing medium.

Two landscaped podium of a total area of 1008.3sqm and 3 roof gardens of a total area of 472.1sqm can be found on the fifth floor.



DESIGN STATEMENT

5.3.2 COMMUNAL OPEN SPACE - PODIUM GARDENS AND ROOF GARDENS

Landscape Design Description

Terraces, play spaces and equipments, and resting places are proposed on the landscaped podiums and roof gardens.
Resting places and diverse equipments (pergolas, feature benches...) are also implemented.



Green and blue roofs, sedum planted



CGIs showing the landscaped podiums and roof gardens

Terrasses, planters and pergola on the central roof garden

DESIGN STATEMENT

5.3.2 COMMUNAL OPEN SPACE - PODIUM GARDENS AND ROOF GARDENS

Landscape Design Description

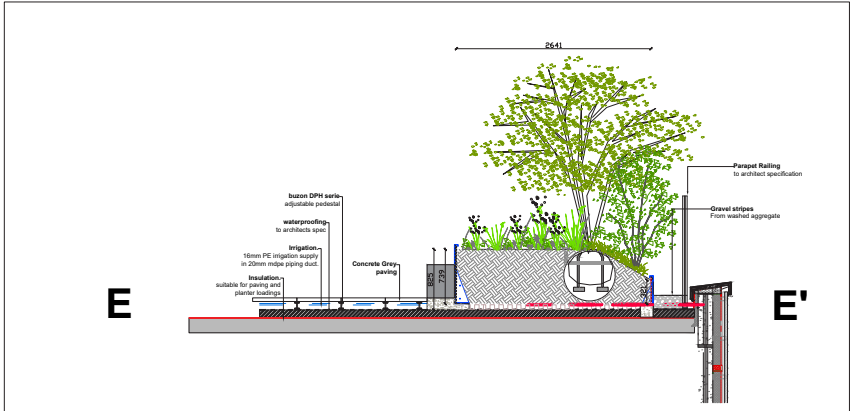
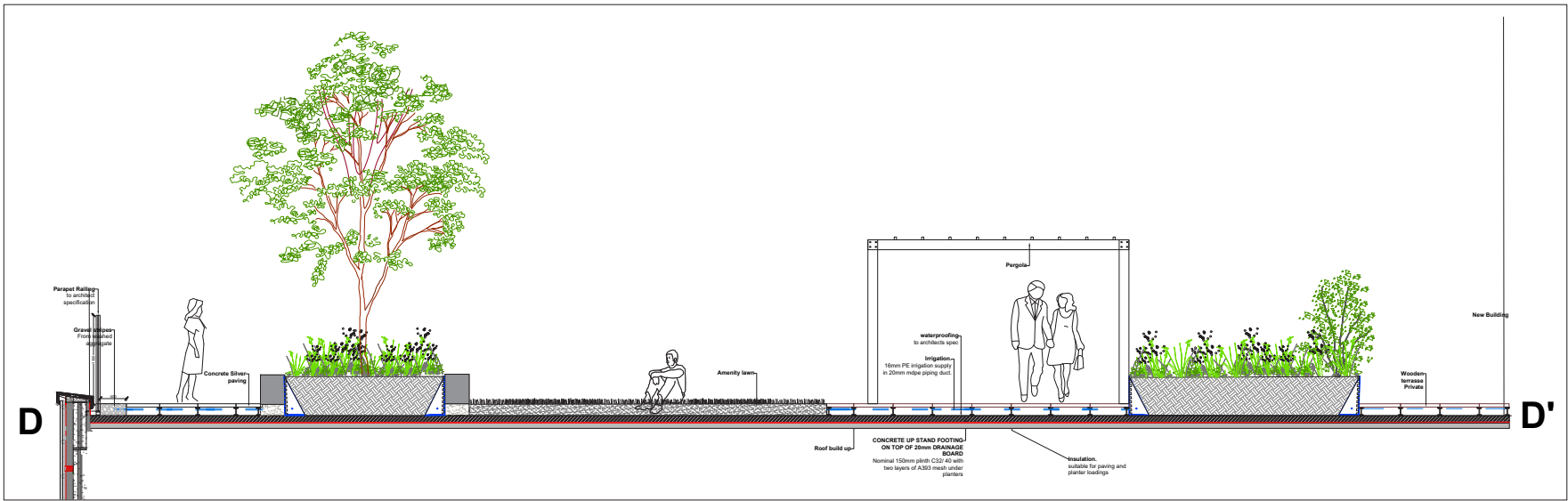
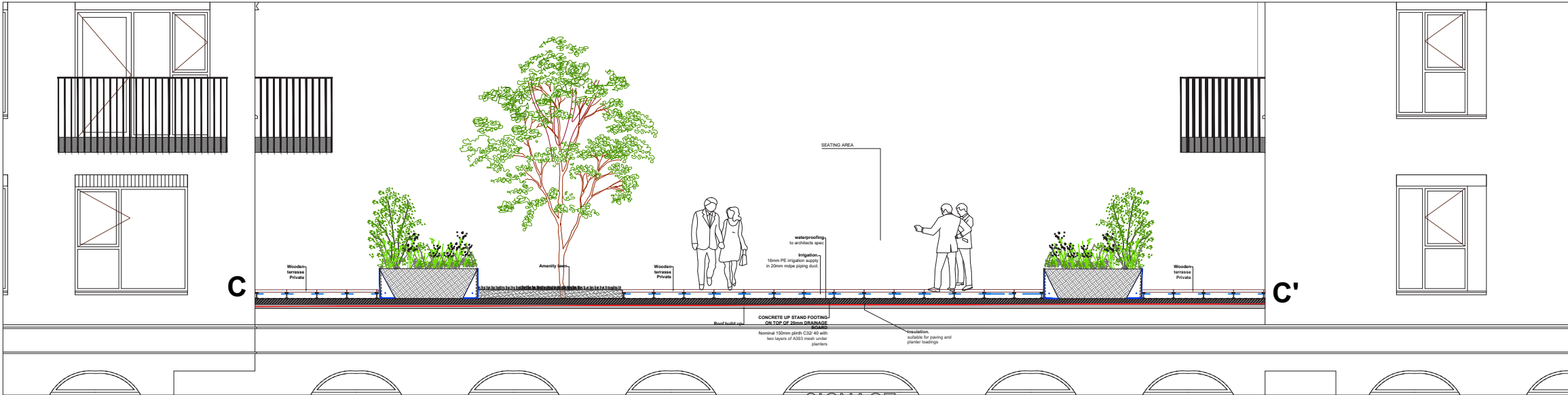


CGIs showing the main landscaped podium

DESIGN STATEMENT

5.3.2 COMMUNAL OPEN SPACE - PODIUM GARDENS AND ROOF GARDENS

Landscape Design Description



DESIGN STATEMENT

5.4.1 PERIMETER BOUNDARY TREATMENT - RETAINING WALL

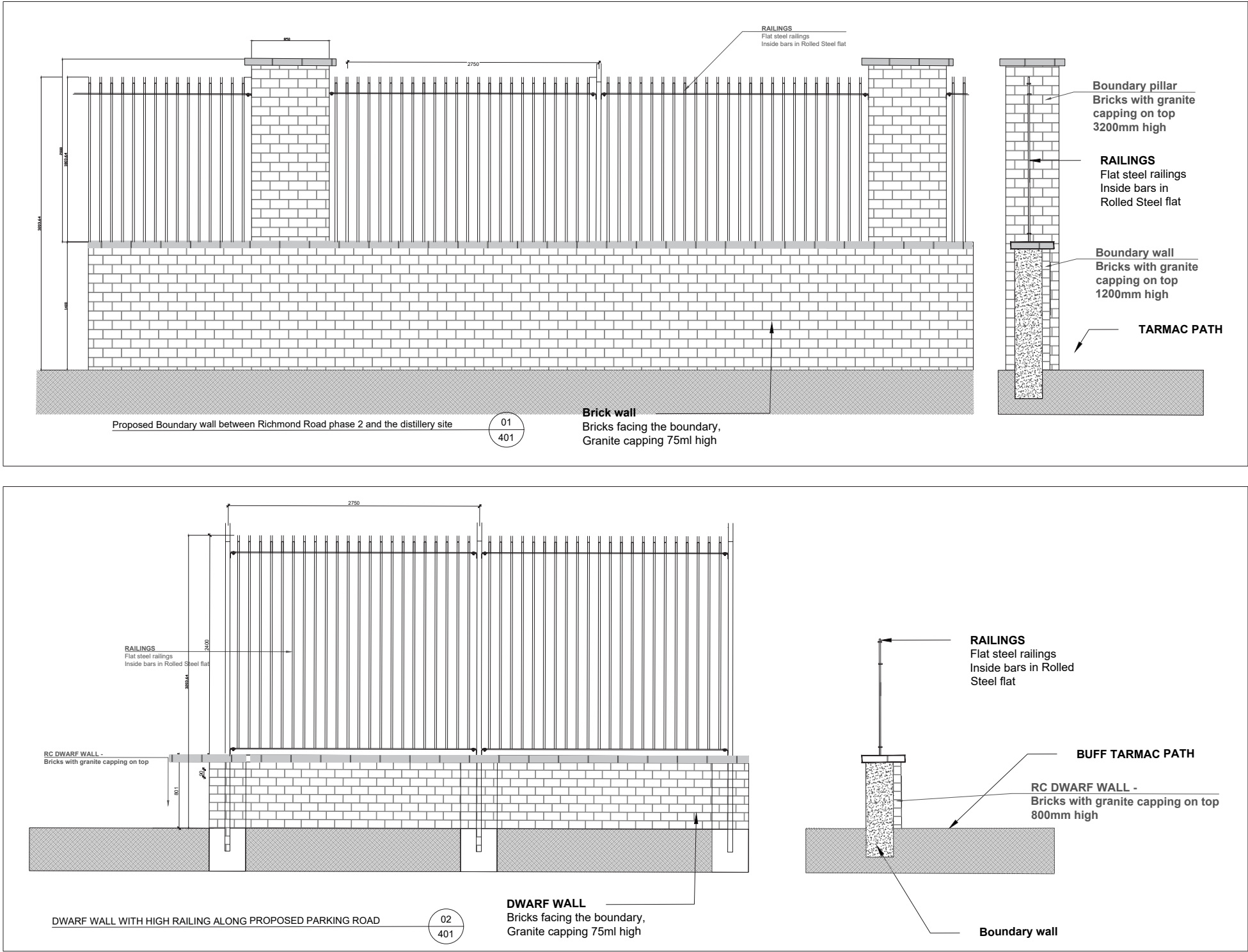
Landscape Design Description

The perimeter boundary treatment will use the same kind of wall and railing as proposed for the boundary treatment of Phase 1. It will be located along the proposed parking and the distillery lofts and apartments. It will consist of a brick wall and piers with flat steel railings inbetween.

The boundaries used between the communal open spaces and the public areas are made of perforated corten panel, as proposed for the main entrance of Phase 1. It further gives a sense of community and consistency to the overall development, while creating a hierarchy and highlighting the change of use for the different entrances and boundaries.



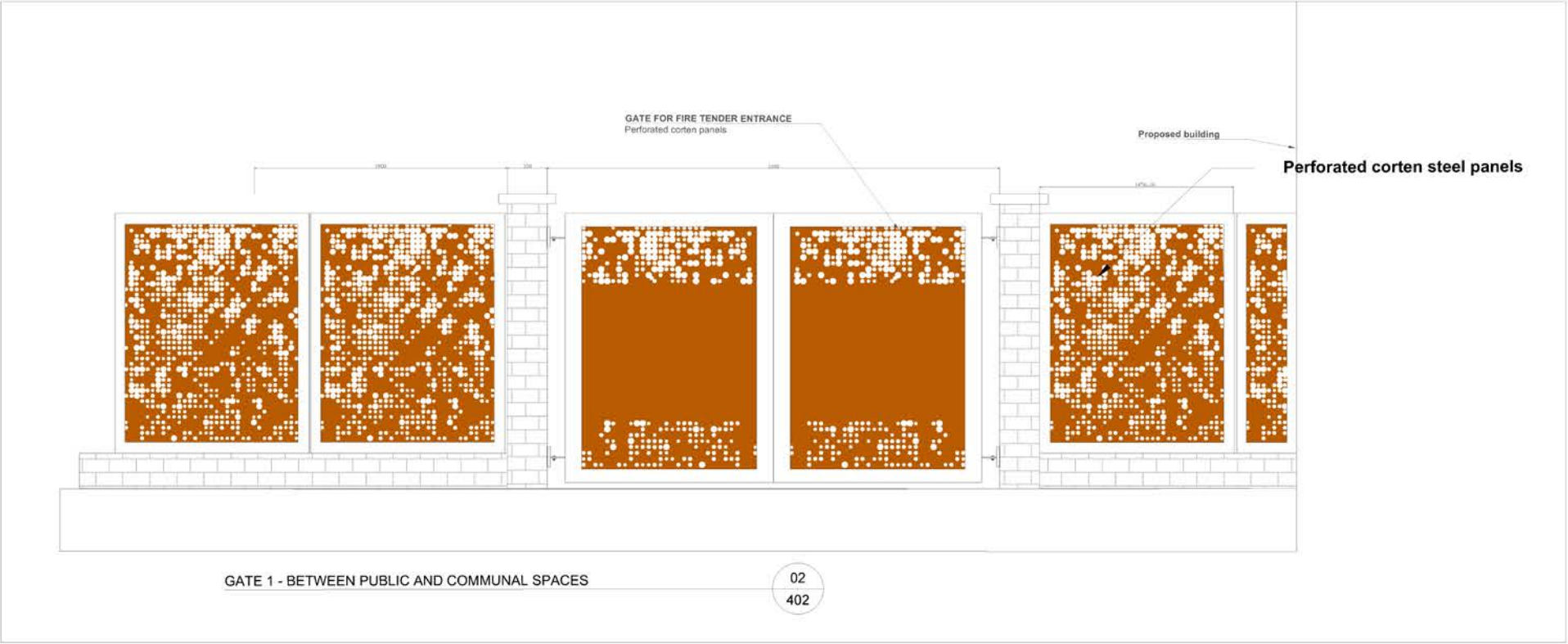
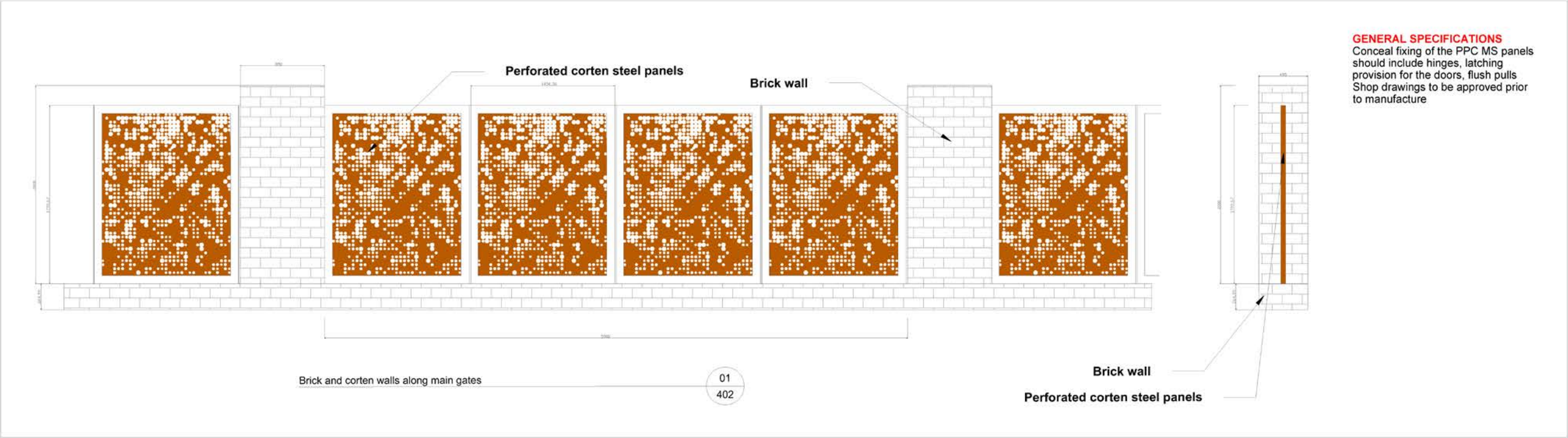
Retaining wall between distillery lofts and apartments and Richmond Road Phase 2



DESIGN STATEMENT

5.4.2 FEATURE GATES AND FENCING

Landscape Design Description



DESIGN STATEMENT

5.4.2 FEATURE GATES AND FENCING

Landscape Design Description



SCENARIO B

PROPOSAL AND LANDSCAPE CONCEPT

LANDSCAPE CONCEPT AND PROPOSAL

6.1 - Scenario B Proposal

Landscape Design Description

As detailed in the Statutory Notice, the development proposes the provision of a flood wall along the western, southern and south-eastern boundaries of the proposed development in the event that the flood wall proposed in the adjoining SHD (pending decision ABP Reg. Ref. TA29N.312352) is neither granted nor implemented before this application commences development. Both applications are under the control of the Applicant.

In the event of Richmond Road Phase 1 not receiving planning permission, Phase 2 has to be protected from flooding. Due to this uncertainty in relation to Phase 1, Scenario B was developed. The main design and concept of the development stay the same, however the boundary treatment will be different as it will be replaced by a flood wall.

This flood wall will be at a level of 7.15AOD, and two flood gates (at the end of the central courtyard, and in the Artist plaza) will be added.



MATERIALS

MATERIALS

7.0 MATERIALS

Hardworks Materials, Street Furniture

The principles of the hard and soft landscape are in response to their environment, and will be hardwearing. New materials are also proposed to create a new character and identity for the proposed development.

3.1 Hard Landscape Paving Materials

The proposals for paving comprise a variety of high quality, durable materials which will withstand public use and are hard wearing. The proposals provide a cohesive palette of materials throughout and facilitate sustainable drainage. Permeable paving is proposed for the main internal spine and will be constructed to best practice and BS standards. All spaces and surfaces are proposed to be universally accessible and will conform to technical Guidance document Part M of the building regulations and best practice such as Building for Everyone.

Proposed hard Landscape and paving materials include the following:

- Feature paving in main Communal Open Space pathways and in the Artist Plaza
- PC paving for the secondary pathways
- PC paving for the main and secondary pathways on the rooftops
- PC Paving alongside Richmond Road
- Hardwood terrasse on the rooftops



Feature paving alongside Richmond Road



PC paving for the secondary pathways and for the main pathway on the rooftops (silver shade)



PC paving for the secondary pathways on the rooftops (grey shade)



Hardwood terrasse on the rooftops

MATERIALS

7.1 STREET FURNITURE

A number of low walls and steps are included throughout the scheme to allow for level changes. These elements are used from a design point of view to create sub-spaces and allow for incidental seating and socializing. Formal seating is proposed in and around central areas. Bollards are used for traffic control at the entrance. Different gates in the development allow for accessibility to parking and communal Open spaces. Their materials and patterns will be in accordance with the details showned in section 5.4.2 of this report, and will allow for a signage to be implanted.



Stainless steel cycle stands from Omos or equivalent, as shown below, are included in the project. 24no of them are sheltered bike parkings for artists, 16no of them are sheltered bike parkings for retail, and 78no are bike parkings for visitors. Feature benches combining concrete and wood are placed throughout the site, along the paths leading in the proposed buildings.



PLANTING

PLANTING

8.0 GENERAL PRINCIPLES

Planting strategy

GENERAL PRINCIPLES

The planting pallet has been selected with regard to the ‘Councils Actions to Help Pollinators: All Ireland Pollinator Plan 2015-2020’. The planting strategy contains areas of pollinator friendly mowing regime, hedgerow planting with the recommended 75% hawthorn plus 25% of four other native species, pollinator friendly species within the shrubs and groundcover mix and inclusion of pollinator friendly street trees. The selected planting mix includes shade friendly species as well as being robust and low maintenance.

Particularly proposed trees take into account the location, orientation, potential for flooding and exposed conditions. In order to overcome the constraints, the proposed vegetation will benefit from some or all of a range of specifications and detail considerations, including irrigation for planting over basement. The selection of trees includes native and non-native species, but there is a strong emphasis on native species for ecological and sustainability reasons. It is also proposed to use a mix of forms, stem size and stem numbers.

SITE SPECIFIC CONSIDERATIONS

The tree planting around the perimeter will be formal trees with smaller multi stemmed trees within the site. A mix of woodland understorey planting is proposed with Ferns and low groundcover planting such as Vinca, Geranium, Helleborus and Anemone species.

Dense planting is proposed around the building perimeter to create a generous buffer between ground floor spaces and the semi-private areas. Small trees/ shrubs such as Cornus, Amelanchier and Acer palmatum will provide for screening. A mix of herbaceous and structural planting including species that are good pollinators such as Verbena, lavender, Rudbeckia , Geraniums, Nepeta etc is implmented through the site.



CGI showing the planting along the artist studios



PLANTING

8.1 TREES AND SHRUBS PLANTING

Planting Strategy

TREE PLANTING

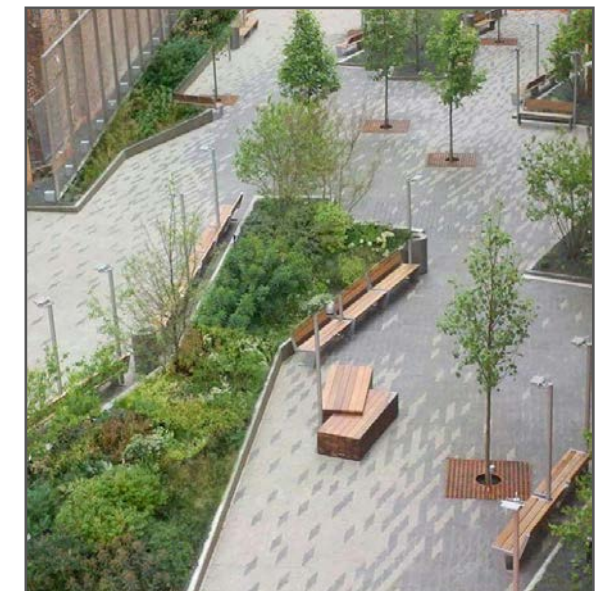
Tree species are selected for longevity, suitability to local ground conditions, microclimate, biodiversity (native species) and where required, suitability to close proximity to buildings. Proposed tree sizes range from semi mature (18-20cmg), to extra heavy standards and multi stemmed trees. A substantial number of trees are proposed to be planted for this development. The majority of these trees are native Irish species and include Alder, Mountain Ash, Hazel and Birch.

FIRST FLOOR PODIUM GARDENS

Planting with planters will be provided on the first floor podium gardens, to screen the view onto the Distillery Lofts up to a height of 1.8m. Hedges and small native trees along the roof edge, with understorey shrub planting, will be implemented on the biggest terraces. On the northern terrace, steel perforated panels will be supporting some climbers.

COMMUNAL ROOF GARDENS

Planters will be provided on the communal roof gardens located on the 5th floor. Small native trees will protect from the wind and allow for benches to be implanted. Ornamental planting placed below the trees will participate in the creation of enclosed and pleasant roof garden amenities.



PLANTING

8.2 PLANTING SCHEDULE

RICHMOND ROAD PHASE 2 - PLANTING SCHEDULE

PUBLIC REALM TREES

code	PLANT NAME	SIZE	ROOT PREP	HABIT	PLANT DENSITY
	Sorbus aucuparia 'sheerwater seedling'	20-25 cmg	RB	clear stem	1
	Gleditsia Triacanthos 'Skyline'	20-25cmg	RB	clear stem	1
	Betula utilis 'Jacquemontii'	6m high	RB	multi stem	1

ROOFTOP TREES

code	PLANT NAME	SIZE	ROOT PREP	HABIT	PLANT DENSITY
	Sorbus aucuparia Cardinal Royal'	3m high	RB	Multistem	1
	Amelanchier Canadensis	2m high	RB	Multistem	1
	Acer Campestre	16-18cmg	RB	Clear stem	1

SHRUB PLANTING

Shrubs shall be bushy, well established nursery rock with a good fibrous root system. They shall be container grown, true to size, name and descriptoin as scheduled. Shrubs shall conform to the appropriate British Standards. Plants shall not be pot bound, nor with roots deformed or restricted

code	PLANT NAME	SIZE	POT SIZE	COMMON NAME	PLANT DENSITY
	Acer plamatum 'Dissectum Atropurpureum'	100-120cm	10L	Japanese Maple	NA
	Euonymus microphyllus	30-40cm	3L	Spindle	5per linm2
	Cistus x corbariensis	20-30cm	3L	Rock Rose	4per m2
	Corylus avellana	30-40cm	5L	European filbert	4per m2
	Sarcococca hookeriana humilus	30-40cm	5L	Sarcococca	4per m2
	Hydrangea quercifolia	30-40cm	5L	Hydrangea sp	4per m2
	Lavandula Hidcote	20-30cm	3L	Lavender	5per m2
	Pieris japonica	20-30cm	3L	Pieris	4per m2
	Prunus lusitanica	90-120cm	5L	Portugal laurel	4per m2
	Prunus zabeliana	90-120cm	5L	Cherry laurel zabeliana	4per m2
	Sarcococca x confusa	20-30cm	3L	Christmax box	4per m2
	Crataegus monogyna	60-90cm	5L	Hawthorn	4per m2
	Escallonia 'Apple Blossom'	60-90cm	5L	Escallonia	4per m2

HERBACEOUS PLANTING

Herbaceous plants shall be supplied as well rooted clumps, showing several healthy buds, and grown in pots. Pots shall be appropriate to the size of the plant supplied.

code	PLANT NAME	SIZE	POT SIZE	HABIT	PLANT DENSITY
	Achillea filipendulina 'Moonshine'	2Lt	Container Grown	Bushy	5per m2
	Alchemilla mollis	2Lt	Container Grown	Bushy	5per m2
	Rudbeckia 'Goldsturm'	2L	Container Grown	Bushy	5per m2
	Euphorbia sp	2L	Container Grown	Bushy	4per m2
	Heuchera sp	2L	Container Grown	Bushy	5per m2
	Geranium 'Johnson's blue'	2L	Container Grown	Bushy	4per m2
	Cimifuga simplex 'White Pearl'	1L	Container Grown	Bushy	6per m2
	Miscanthus sinensis 'Zebrinus'	2L	Container Grown	Bushy	4per m2
	Pennisetum alopecuroides	2L	Container Grown	Bushy	5per m2
	Salvia nemorosa 'Ostfriesland'	2L	Container Grown	Bushy	4per m2
	Anemone japonica prinz heinrich	2L	Container Grown	Bushy	4per m2
	Polystichum setiferum	2L	Container Grown	Bushy	5per m2
	Nepeta Fasseni	2L	Container Grown	Bushy	3per m2
	Verbena bonariensis	1L	Container Grown	Bushy	groups of 5

AMENITY LAWN / GRASS LAND AND

REINFORCED GRASS

Standard roll out turf locally grown with regular blend of grasses allowing variable uniformity of texture

	GREEN ROOF sedum mat				
	PLANT NAME	SIZE	POT SIZE	HABIT	PLANT DENSITY
	Sedum acre Aureum'				
	Sedum album 'Coral Carpet'				
	Sedum album 'Mini'				
	Sedum album 'Athoum'				
	Sedum hispanicum				
	Sedum 'Summer Glory'				
	Sedum 'Reflexum'				
	Sedum 'Weihenstephaner Gold'				
	Sedum 'Voodoo'				

