



Condition Discharge

Johnson
Terraces

5 St Cross Street
Johnson Building

ARAX PROPERTIES

Application Ref : 2021/4246/P Condition 5



Planting Proposal

For the suitability of the plants for the site we have identified the following site conditions: High exposure to windy conditions, cold winds in the winter, Exposure to sun over most of the patio, a few areas that will be shaded throughout the day, the lower patio has more shade conditions and is more defended by the wind.

Festuca (Blue Fescue)



Festuca is a low-lying ornamental grass that is low maintenance and adds a very nice dynamic texture and unique colour to the planter bed. This plant was selected for both patios as it is wind tolerant, has a light range of sun to full sun, it is an evergreen perennial, meaning it will be green throughout the year (will bloom in the early summer) and will only need to be replaced every 3-5 years, and is drought tolerant and it thrives in a confined environment (ie a planter box as opposed to an open garden).

Liriope



Liriope is a tough and hardy evergreen perennial that blooms purple or pink flowers in autumn. When not in bloom the plant appear to look like grasses which aligns with the aesthetic of the planting plan, but when they're in bloom the flowers will be a nice seasonal addition. This plant was selected for the partially shaded areas on the two patios. It is a drought tolerant plant which will be suitable for the summer. These plants are also well suited for containers.

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Black mondo grass



Black Mondo grass is a unique perennial due to its dark purple almost black shade. It was selected for its colour to add a dynamic pop to the Boho Chic theme. It is a suitable plant for the shaded areas particularly on the lower patio as that is more shaded. They are suitable for containers, however, grow slower in containers which can be beneficial for maintain a desired aesthetic and balance with the other plants. Black Mondo grass is also drought tolerant once established which will be good for the summer months.

Purple Moor Grass



Purple Moor Grass is a deciduous perennial that gives a very tall and fine stem which is perfect for adding height to the planter. It will bloom in late summer, early autumn. It is suitable for both patios as it is a full sun to partial shaded plant and is tolerant to wind conditions. It is tolerant to containers.

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Feathered Reed grass



Feathered reed grass was selected due to common looks to hair grass. It is a tidy and upright perennial that does not flop through the season. Feathered reed grass was selected as it thrives in containers, is wind and drought tolerant and is suitable for both patios as it can be in the full sun or partial shade.

Pineleaf Penstemon



The pineleaf penstemon is an evergreen dwarf plant that blooms in late spring throughout the summer. It was selected due to its bold coloured flowers and overall appearance that compliment the grasses. It is suitable as it is suitable in full sun conditions and is drought tolerant once established. This plant thrives in containers and they have a thick stem so are suitable for windy conditions.

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Phormium Tenax



Phormium Tenax is a hardy ornamental evergreen grass. It is suitable for exposed or sheltered conditions and can be positioned in full sun or partial shaded environments making it ideal for both patios. This plant comes in a variety of colours which makes it ideal to use in several different areas in the patio. This plant thrives in containers and is drought tolerant which is ideal for the summer.

Trachycarpus Fortunai



Trachycarpus Fortunai is an evergreen palm with a thick trunk making it hardy for windier conditions however it will be best used on the lower patio only so it can receive some shelter from colder winds in the winter. It thrives in containers which is ideal for a patio and is great in full sun or partial shaded areas.



Trachycarpus, varigated Phormium
Tenax, Pineleaf Penstenom:



Trachycarpus, Black Mondo, Blue
Fescue and purple Phormium
Tenax:



Blue Fescue, Feathered
Reed Grass, Purple Moor
Grass:



Liriope, Black Mondo,
purple and varigated
Phormium Tenax:



Planting Scheme



To fit a tree of this size we want a planter at least 70cm in diameter. The orb is slightly larger as the opening is smaller and must be taken into consideration (therefore have an overall larger diameter). Both planters are bulky and sturdy enough to hold the larger 2-3m trachycarpus tree. All planters within the design scope are to be flexible and can be moved if necessary.



Type 1

75cm Diameter

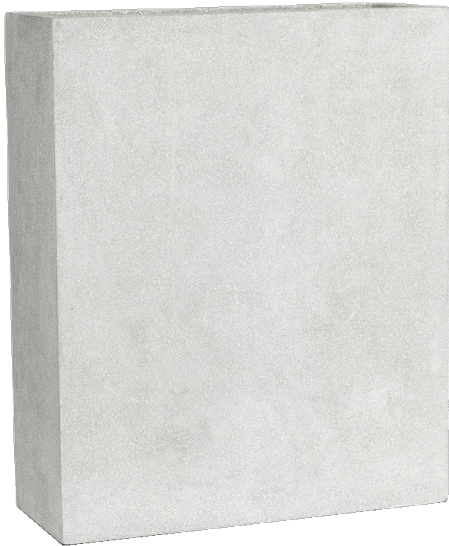


Type 2

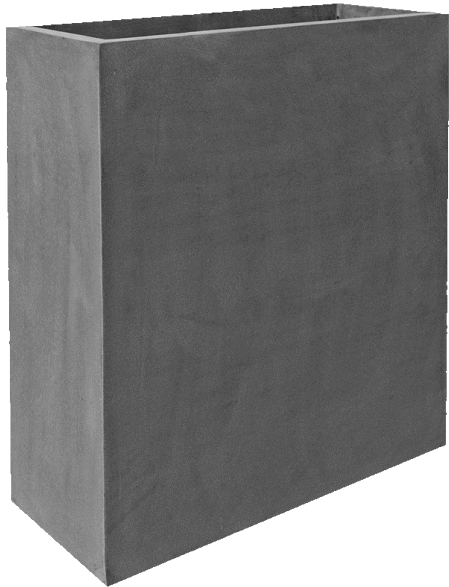
87cm Diameter



Type 3



Type 4

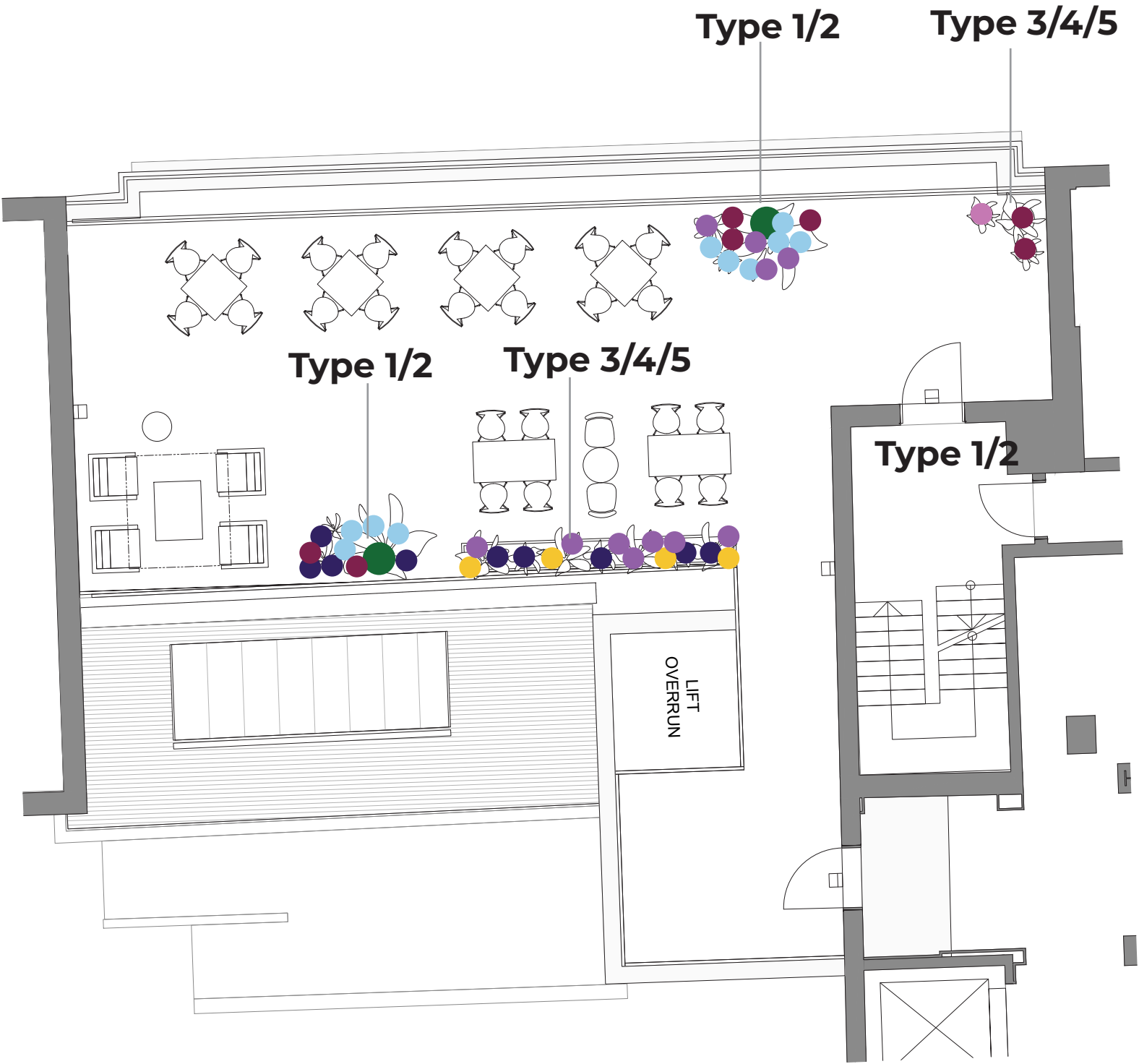


For the longer troughs, we will need to piece together multiple individual planters, to achieve the intended length. See below two more streamlined planters of the same brand of those above to ensure a consistent material, look and feel. In addition, we have included a natural wooden planter as a feature planter which may be a nice addition used in only one or two moments around the space to compliment the other wooden accents on the patios. All troughs within the design scope are to be flexible and can be moved if necessary.

Type 5



Planting Scheme

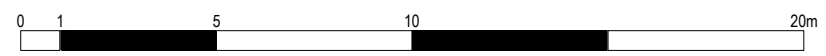
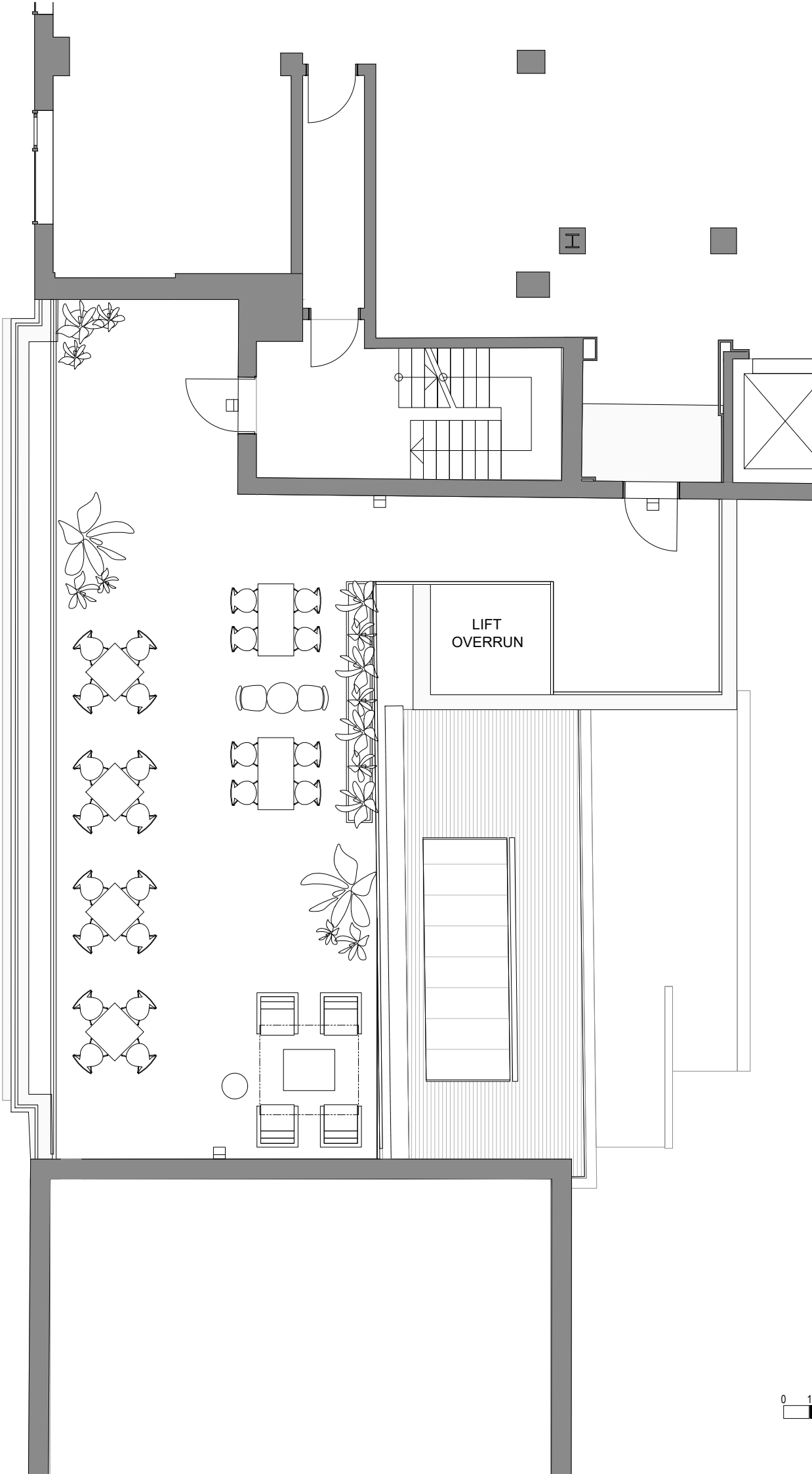


- KEY
- Trachycarpus Fortunai
 - Black Mondo
 - Blue Fescue
 - Feathered Reed Grass
 - Liriope
 - Phormium Tenax
 - Purple Moor Grass
 - Pineleaf Penstemon



Proposed Plan

ST. CROSS STREET.



GENERAL NOTES

P1	09/12/22	ISSUED FOR INFORMATION	AM	PR
REV	DATE	DESCRIPTION	DRW BY	CHK BY

PROPOSED
PLAN

LEVEL
01

PLANNING
T11583
ARAX PROPERTIES
5 ST. CROSS STREET
JOHNSON BUILDING

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DRAWING NO. AP-01	REVISION P1	SCALE 1:50 @ A1
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- KEY
- Planting trough, Temporary but can be fixed
 - Loose small plant pots, fixable
 - Emergency lighting
 - 'Loose furniture' fixable
 - External grade rug

PROPOSED PLAN

furniture specification
indicated indicative



Furniture Specification

Furniture Specification



furniture specification
indicated indicative

