

6.2 Existing Site Analysis

6.2.7 Wider Materiality

Public realm materials to the perimeter of the site consist of a variety of surface materials and street furniture, in various conditions.

The historic centre of Reading is characterised by the use of red brick to both buildings, walls and pedestrianised areas.

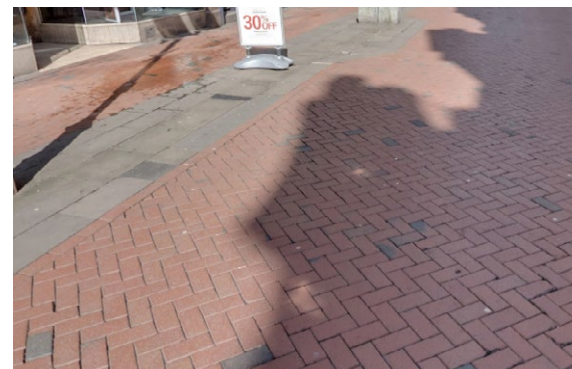
New infill commercial and residential developments in Reading use a variety of materials, including flamed granite paving at Forbury Place.

The Huntley Wharf development to the immediate south of the site is to use precast concrete sett paving in silver and mid grey colours, to its walkways and multicoloured setts in a grey/brown mix, to the new public terrace overlooking the River Kennet.

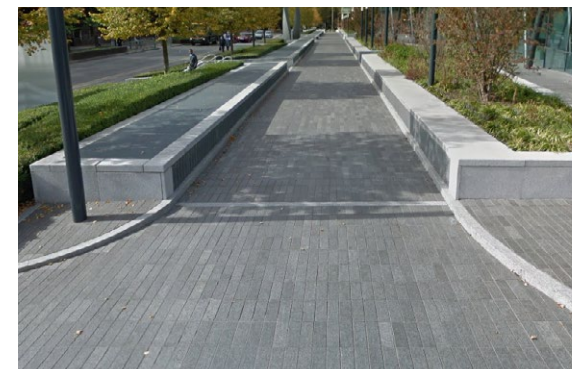
The older areas of the City Centre including the Abbey Precinct are characterised by a mix of stone and flint, often used in attractive patterns.

Elsewhere, surface materials are a mix of concrete block typologies and tarmacadam footways.

Street furniture is predominantly cast iron in the heart of the City Centre, with a variety of typologies used elsewhere.



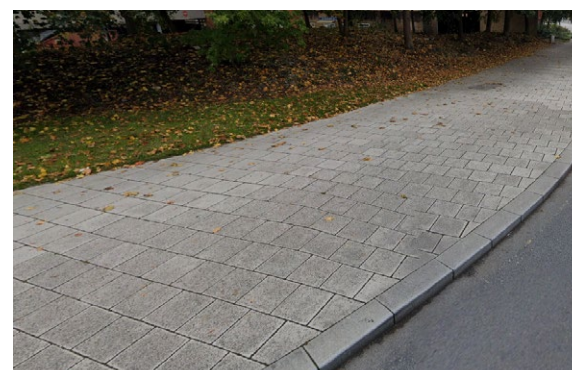
1. Red Brick Paving



2. Flamed Granite Paving



3. Concrete Paving



4. Textured Concrete Slabs



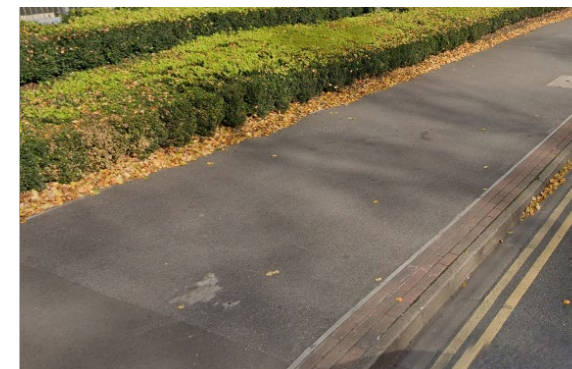
5. Resin Bonded Aggregate



6. Herringbone Concrete Blocks



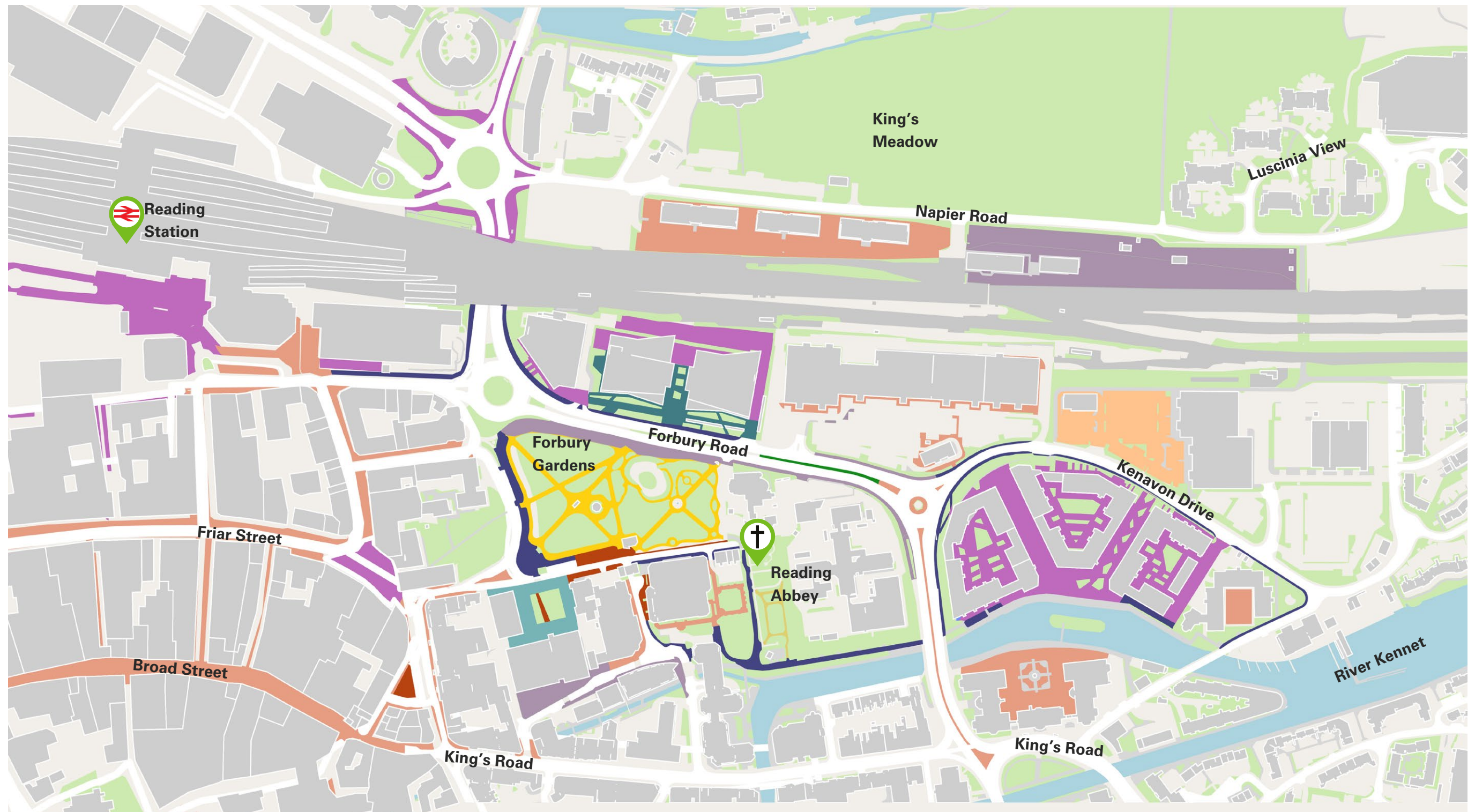
7. Various Concrete Paving and Setts



8. Macadam



9. Cobblestone Median Strip & Flint Wall



- | | | |
|----------------------------|--|------------------------|
| 1. Red Brick Paving | 6. Herringbone Concrete Blocks | 11. Dark natural stone |
| 2. Flamed Granite Paving | 7. Various concrete paving and setts | |
| 3. Concrete Paving | 8. Macadam | |
| 4. Textured Concrete Slabs | 9. Cobblestone Median Strip & Flint Wall | |
| 5. Resin Bonded Aggregate | 10. Pennant | |

6.2 Existing Site Analysis

6.2.8 Existing Trees & Vegetation

A tree survey was undertaken in October 2021, by Treework Environmental Practice.

Tree cover on the site is restricted to the boundaries, with limited understorey beneath.

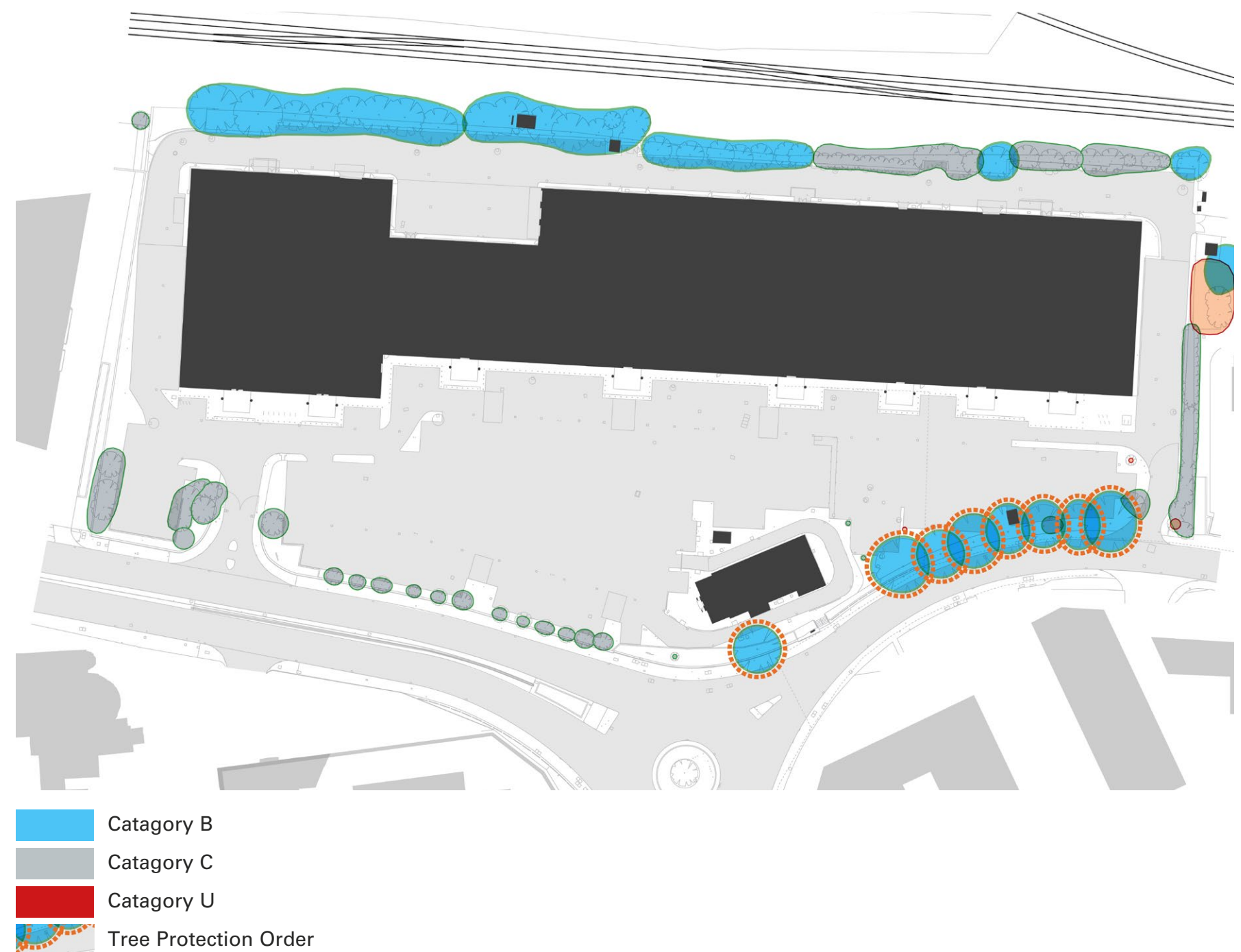
A mix of birch, sycamore, hawthorn and cherry tree species form a continuous screen along the northern boundary and are in reasonable condition. These trees form a screen of between 9-13 m in height.

A hedge of hawthorn, buddleia and dogwood forms an informal hedge along the eastern boundary, and there is no planting to the western boundary which faces the Forbury Place development.

Two small groups of trees sit to the south west corner of the site, and are of variable condition and species, reaching 9m on average.

A line of whitebeams runs along the middle of the Forbury Road boundary, reaching a height of only 5m, with restricted root environments and of limited value to the site.

The most significant trees on the site are the plane trees which run along the Kenavon Drive boundary. These are Category B trees and reach a height of up to 13 m, and are covered by a TPO.





TPO trees to frontage south edge of site



North Boundary

6.2 Existing Site Analysis

6.2.9 Historic Context

Reading was an important trading and ecclesiastical centre in the medieval period, focused around Reading Abbey.

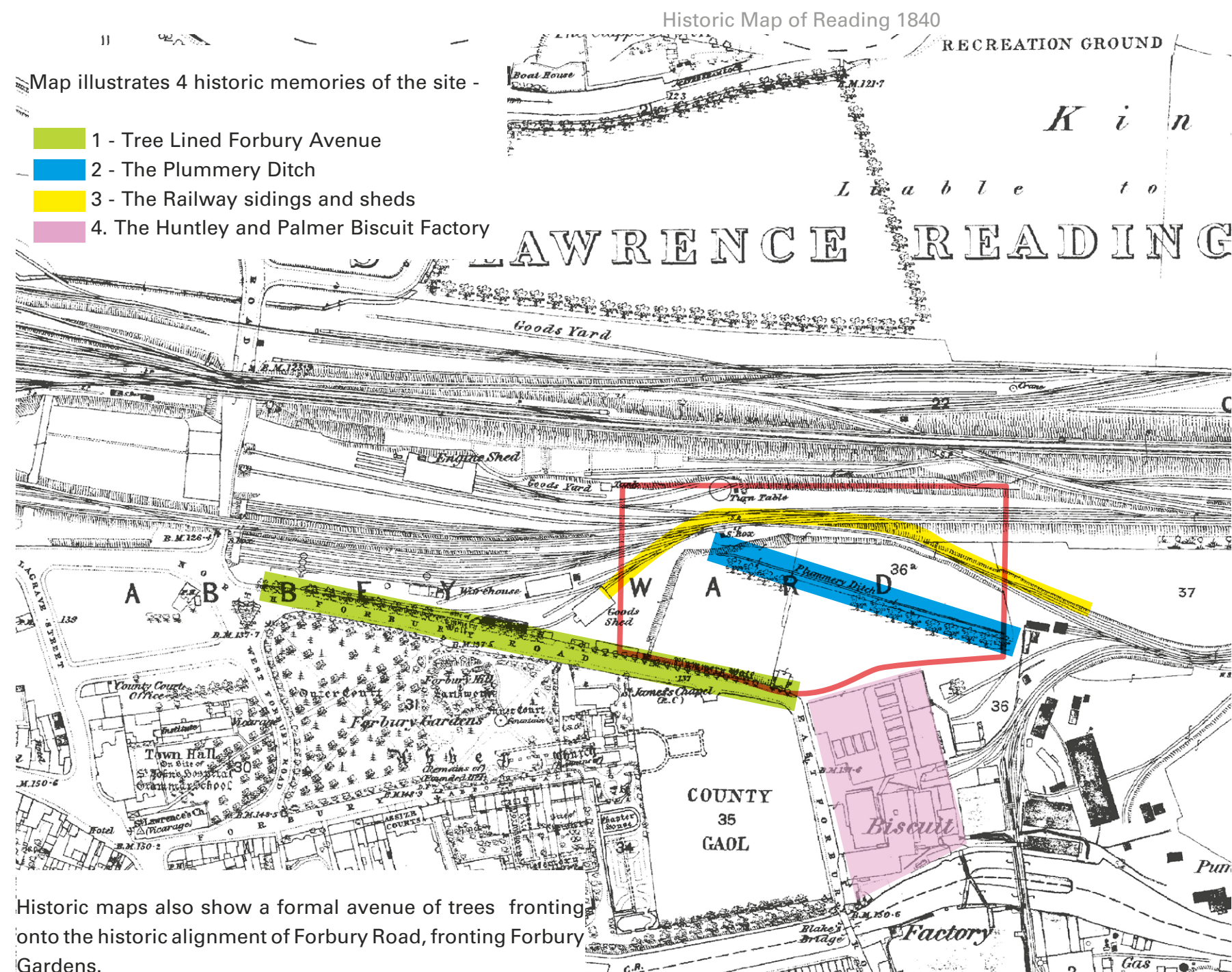
By 1525, Reading was the largest town in Berkshire. By 1611, it had a population of over 5000 and had grown rich on its trade in cloth which had grown up around the many rivers and leats of the Thames and Kennet flood plains.

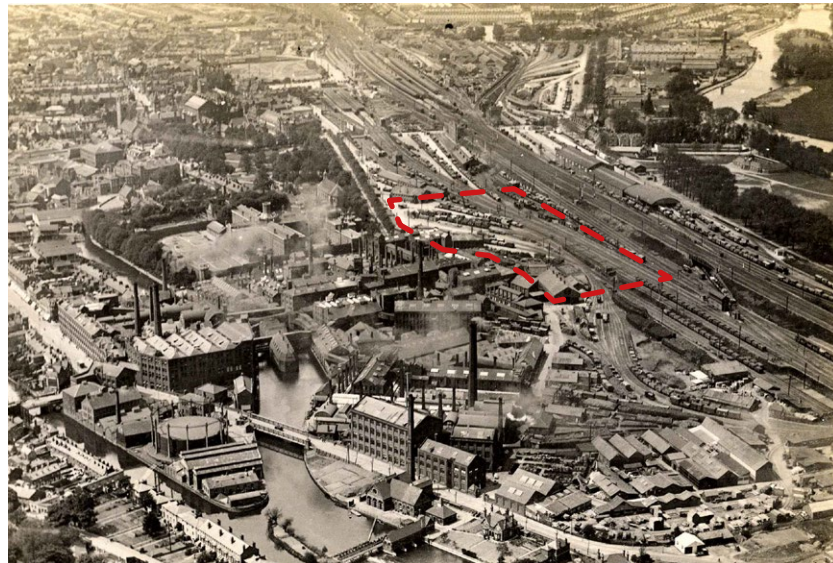
During the Civil War Reading was an important Royalist stronghold, and the Plummery Ditch was built as a defensive wall and ditch to protect the town from attack by the Parliamentarians. However, the defences failed and Reading fell to the Roundheads; its fortunes subsequently declining over the next few hundred years.

The town's fortunes improved as the 18th century saw the beginning of a major iron works in the town and the growth of the brewing trade for which Reading was to become famous. And in 1723, the Kennet Navigation opened the River Kennet to boats as far as Newbury and Bristol.

The 19th century saw the coming of the Great Western Railway and the development of the town's brewing, baking and seed growing businesses - Simonds Brewery, Huntley and Palmer Biscuits and Suttons Seeds respectively. During that period, the town grew rapidly as a manufacturing centre, with the biscuit distribution throughout the Empire at the time, earning Reading the title - 'Biscuit Town'.

The Plummary Ditch ran through the site area, while the Huntley and Palmer Biscuit Factory occupied a large area immediately to the south of the site.





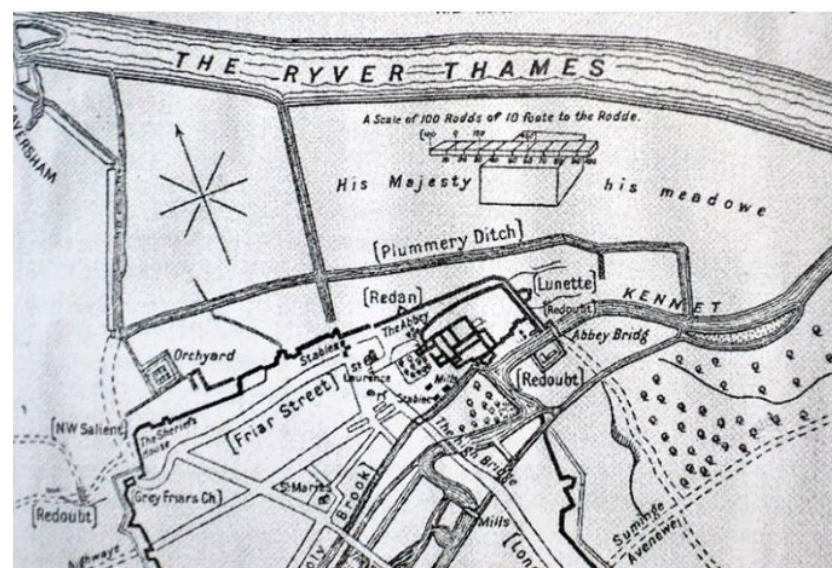
1920 Biscuit Factory aerial



1793 View from Caversham of Reading



1791 View of Caversham from Abbey.
Plummery wall, Kings Meadow and Thames visible in midground.



A Map of Reading in the Civil War showing the Plummery Ditch defences to the north of the Abbey



Macgregor Smith

Squire & Partners | KINGS MEADOW VIEW | DESIGN & ACCESS STATEMENT

6.2 Existing Site Analysis

6.2.10 Existing Site Issues summary



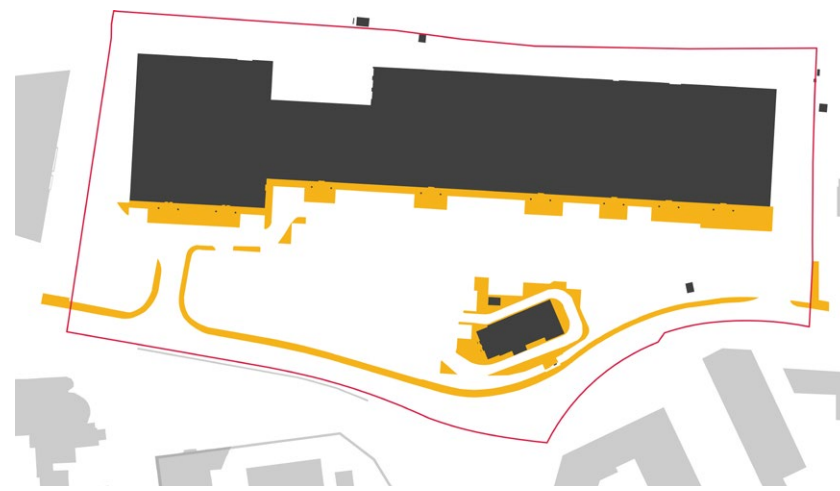
1. Lost / poor identity



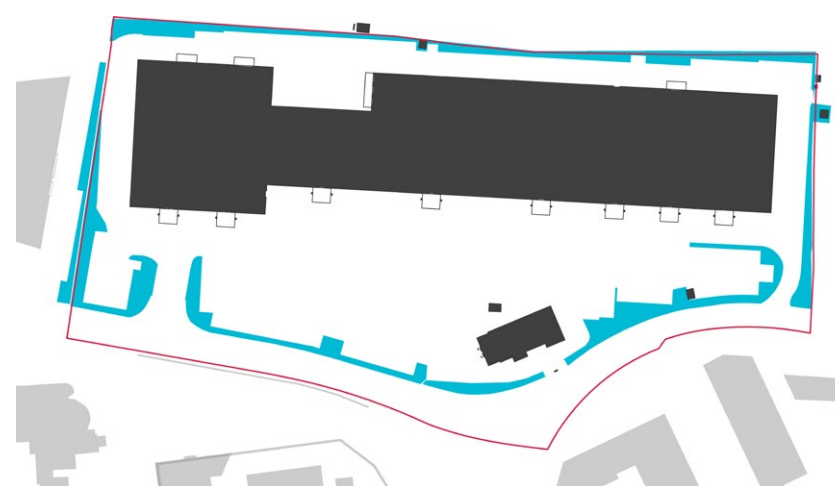
2. Fragmented Ecology



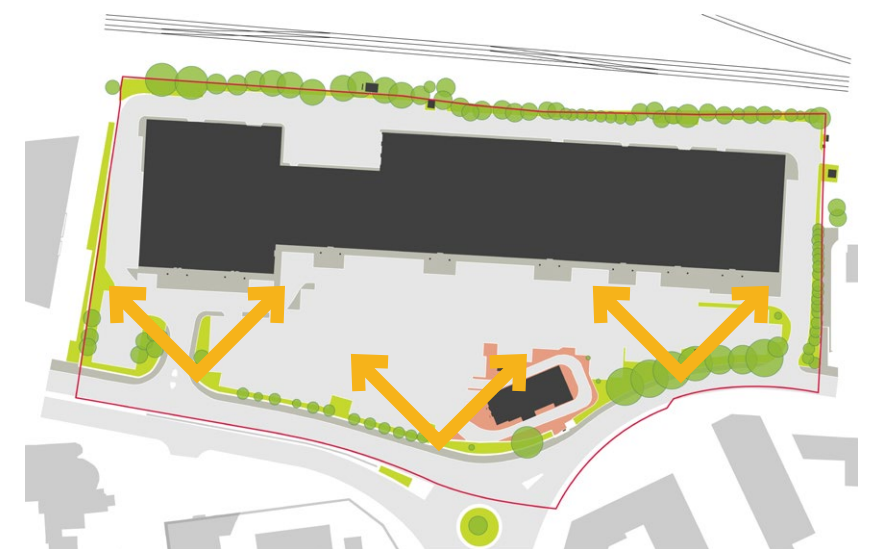
3. Car Dominated With Large Level Changes between site and main road



4. Limited Public Space only for circulation

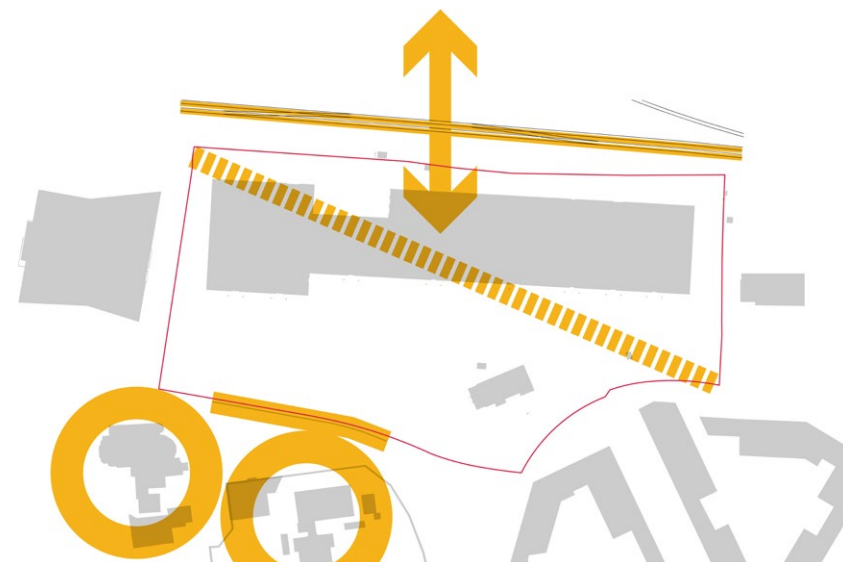


4. Limited sustainable drainage predominantly hard-standing and conventional roof



6. Views out of site limited by level change. Negligible green outlook

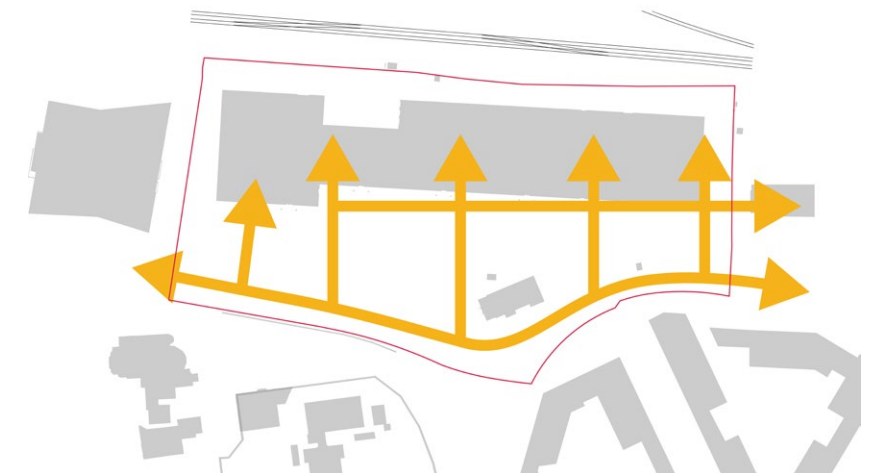
6.2.11 Opportunities summary



1. **IDENTITY** by Placemaking and Celebrating the Site Heritage



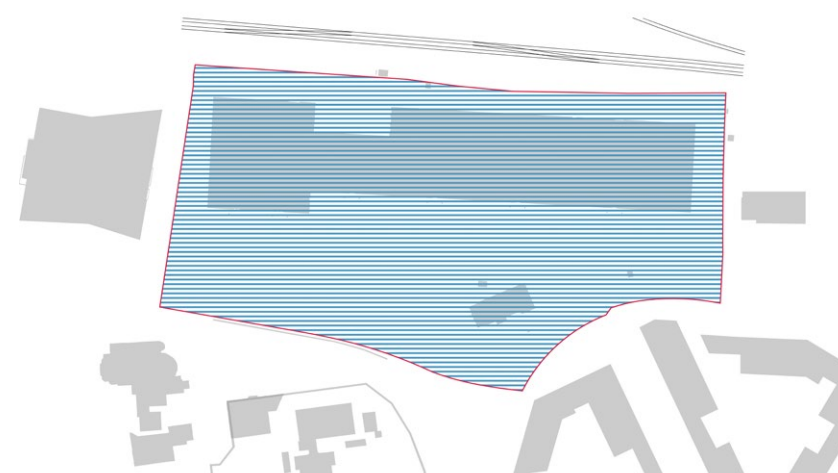
2. **Repair the NATURAL HABITAT** with Planting & ecological interventions creating a biophilic environment inside & out



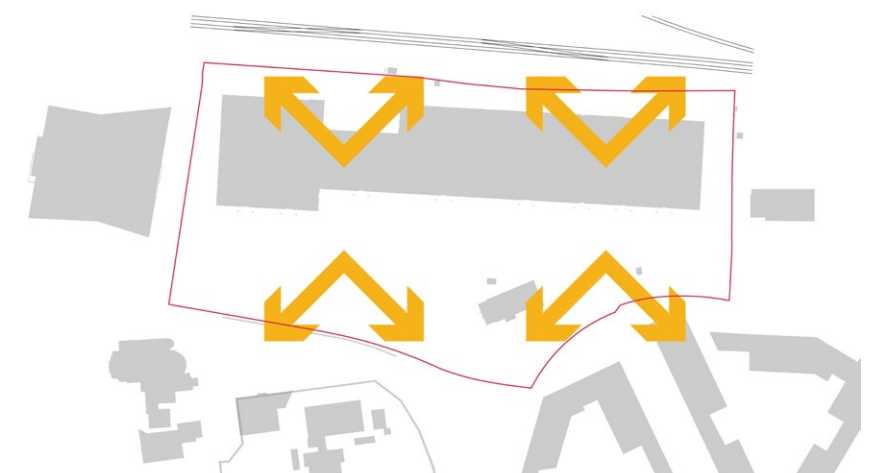
3. **Enable ROUTES & JOURNEYS** between spaces



4. **Flexible Public Realm & Residential Gardens** to provide flexible spaces for socialising, play and commercialisation



5. **Sustainable Urban Drainage Systems & Water Management**



6. **Celebrate views** to adjacent historic sites and landscape vistas. offer an attractive & immersive **GREEN OUTLOOK**

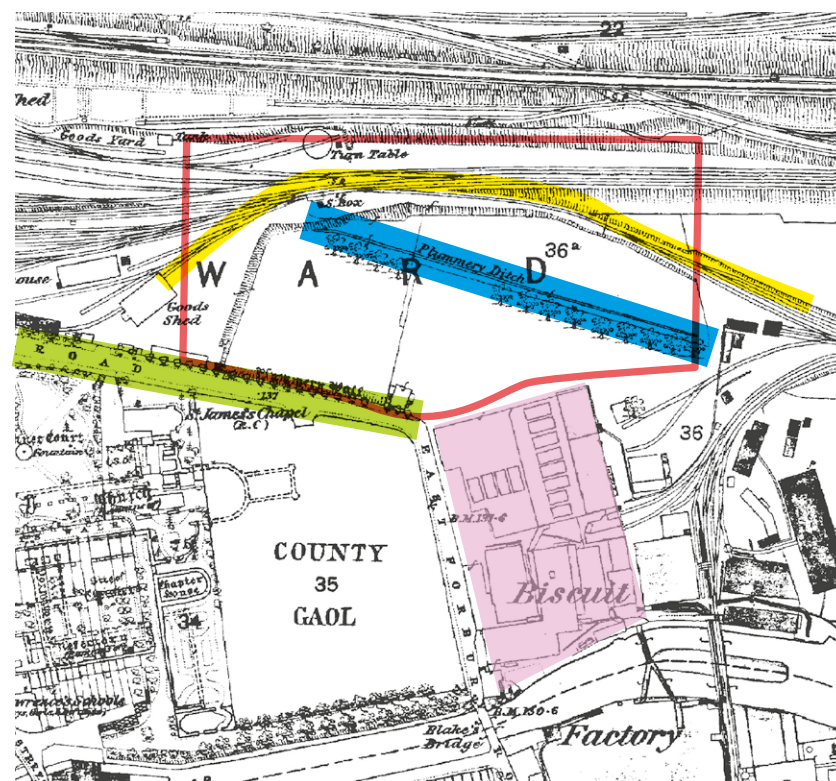
6.3 Landscape Vision

6.3.1 The Landscape Vision

The Landscape Vision seeks to create a distinctive, and attractive natural setting to the proposed residential development which offers a variety of landscape typologies, communal and intimate spaces for recreation and play, and permeable network of green routes and interconnected green spaces, which reach out to the surrounding townscape and Reading's existing green assets.

The landscape vision seeks to express the following themes through the use of planting, materials and water through the public realm and amenity spaces of the development.

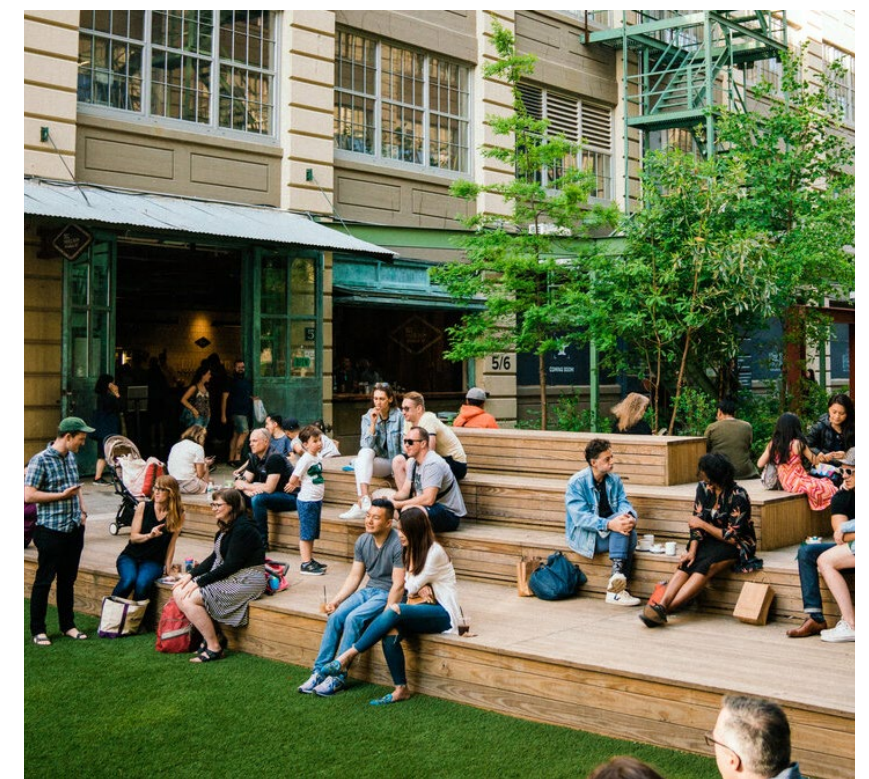
- 1 - Tree Lined Forbury Avenue
- 2 - The Plummery Ditch
- 3 - The Great Western Railway Sidings and Sheds
- 4. The Huntley and Palmer Biscuit Factory



Memories of the Landscape

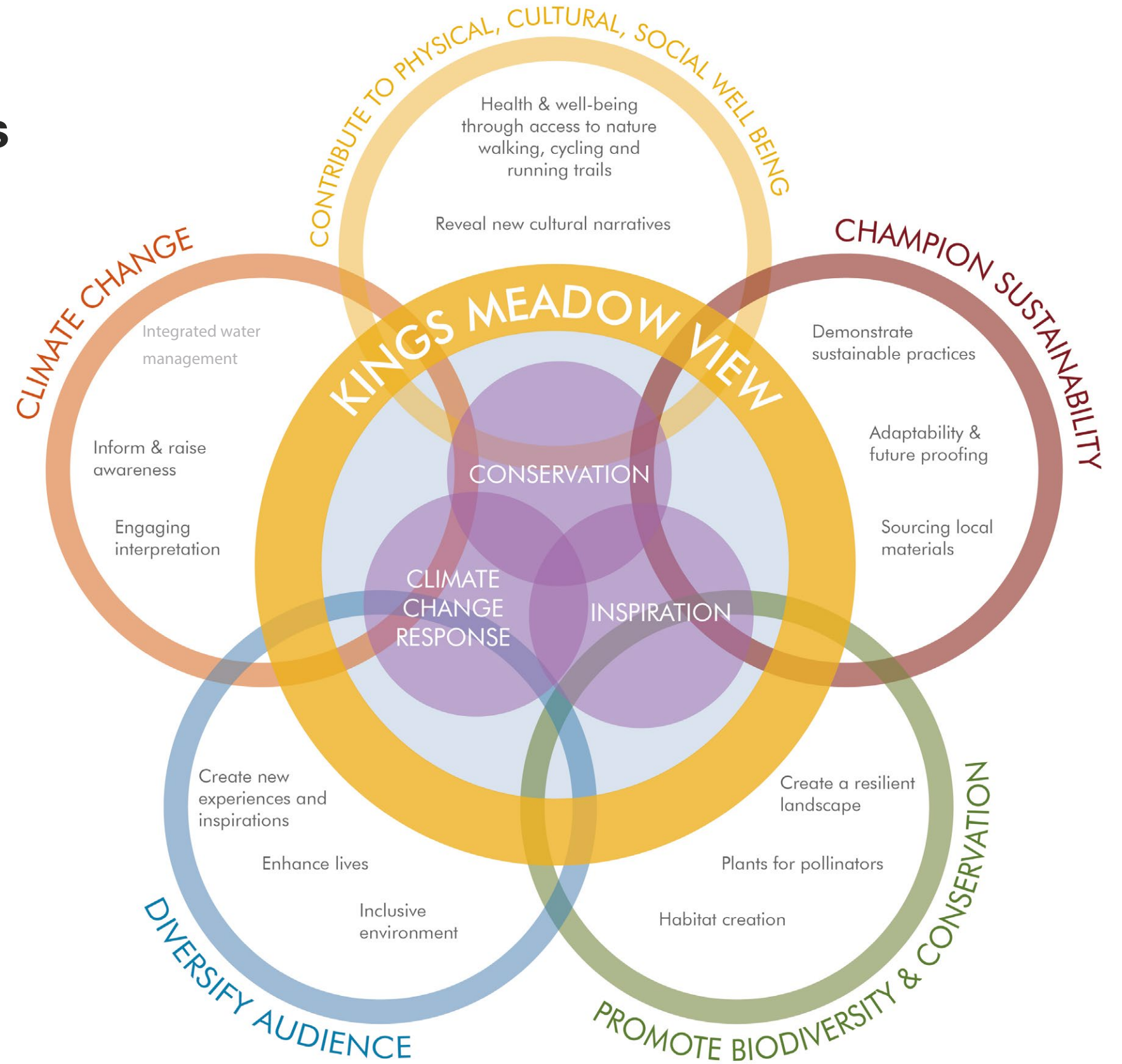


Immersive Landscape



Community

6.3.2 Landscape Principles



6.4 Sustainable Landscape Design

The Landscape Strategy has been developed in accordance with key sustainable landscape design principles.

Key commitments:

- To enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials
- To enhance the overall value of the development and create positive social, economic and environmental benefits.
- To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species where relevant
- To provide diverse, rich and fulfilling relationships between the local community and the wider landscape.
- To improve connectivity between the existing site and the wider townscape

Key Design Principles:

Natural Habitats & Wildlife

- Existing habitats will be protected and enhanced, wherever possible, particularly protected trees and hedgerows and those worthy of protection
- Provide a network of green corridors and spaces to promote nature and biodiversity within the development and to connect with existing habitats beyond the site boundary
- Native plant species are to be used wherever possible, based upon species native to the area and with consideration of all current biosecurity issues.
- Provide bat boxes and bird boxes as appropriate
- Use local provenance plants
- Create a range of habitats to promote diversity with reference to priority habitats and species
- Install log pile stacks in suitable areas
- Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.

Culture & Heritage

- Proposals for planting, and materials strategies build upon the natural characteristics, history and culture of the development area and surrounding communities in order to promote a strong sense of place and identity
- Creation of new public spaces and walkways where social activities and events can take place, and different cultures can meet and express themselves.
- Interpretative artwork strategy to reference the historic uses of the surrounding landscape, or to reinforce new habitat creation

Equity & Fair Trade

- Installation and maintenance of public realm and open space areas will provide equitable opportunities for job creation within all sectors of the community
- Creation of attractive public realm for use by all sectors of society and where new and existing communities can meet.

Health & Happiness

- Provision of comprehensive and attractive cycle and pedestrian routes throughout the development and provision of new links to areas beyond development site to minimise need for car travel and to promote a healthier lifestyle.
- Provision of interconnected routes throughout the development
- Provision of a seamless network of open space including community gardens, courtyards, play spaces, and natural green space to provide attractive setting to the development and to promote contact and benefits of contact with nature, and a ‘green’ and attractive environment.
- Provision of play facilities throughout the development that satisfy Reading Borough Council’s requirements.
- Create local community management and maintenance groups to nurture sense of ownership and community, and to promote healthy living in undertaking maintenance tasks.
- Minimise light pollution through the use of low light fittings as necessary.
- Minimise noise pollution through sensitive environmental masterplanning and planting
- Create healthy and comfortable microclimate by using planting wherever possible to provide shade and to reduce adverse wind effects wherever appropriate

Inclusive Access

Where possible space should be designed to enable it to be:

- Used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances.
- Convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- Flexible and responsive, taking into account what different people say they need and want, so people can use it in different ways
- Realistic, offering more than one solution to help balance everyone’s needs, recognising that one solution may not work for all.

Security and Safety

- Public realm and amenity spaces should be designed to ensure that there is good passive surveillance from public routes, overlooking properties, and active frontages, to ensure that the development is a safe and softly policed neighbourhood.

Zero Waste

- Re-use of recycled materials wherever possible
- Re-use of site arisings in landscape areas wherever possible
- Compost green waste arising from landscape maintenance
- Felled trees and vegetation chipped and reused as mulch
- Creation of log pile stacks in natural green spaces

Sustainable Water

- Reduce run-off rates by accommodating and managing the flow through the use of SuDS to control the quantity and quality of the discharged water, including swales, rain gardens and appropriate engineered solutions such as crates if required.
- Select plant species that are tolerant of a variety of climatic conditions - both drought and wet

Local & Sustainable Food

- Provide opportunities for mini-allotments and productive gardens
- Provide foraging habitats where space allows within green spaces.

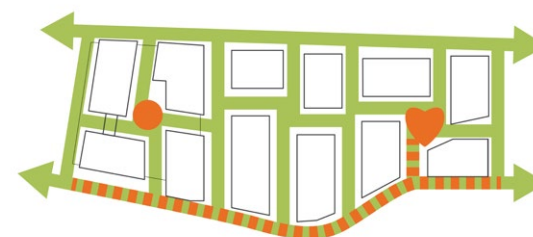
6.5 Landscape Strategies

6.5.1 Site Wide Landscape Design Strategies

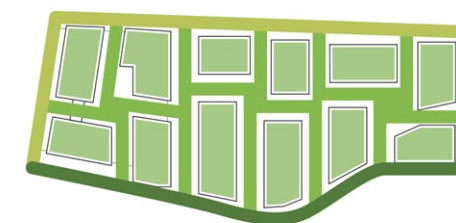
The constraints and opportunities identified during early assessments of the site and its context, have been referenced in developing sitewide landscape strategies which provide the framework for the provision of public realm and open space, including private amenity space throughout the development.

These landscape strategies focus on the following aspects:

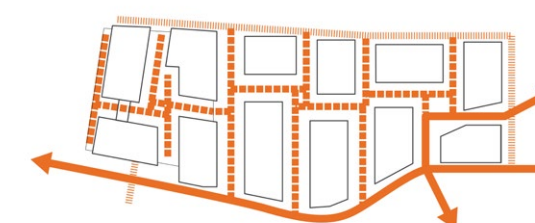
- The creation of new public space in the east to link with Huntley Wharf and future development to the east
- Public Realm and Open Space Provision
- Play and Amenity Space Provision
- Movement and access
- Water management and sustainability
- Planting
- Biodiversity
- Surface Materials
- Street Furniture
- Microclimate
- Soil Strategy



1. **IDENTITY by Placemaking and Celebrating the Site Heritage**



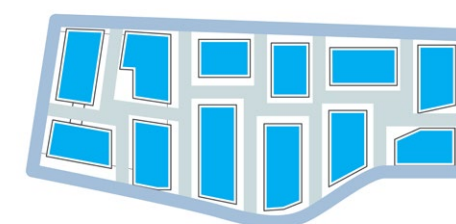
2. **Repair the NATURAL HABITAT with Planting & ecological interventions creating a biophilic environment inside & out**



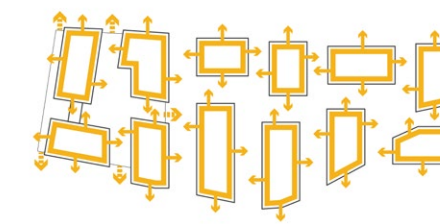
3. **Enable ROUTES & JOURNEYS between spaces**



4. **Flexible Public Realm & Residential Gardens to provide flexible spaces for socialising, play and commercialisation**



5. **Sustainable Urban Drainage Systems & Water Management**



6. **Celebrate views to adjacent historic sites and landscape vistas. offer an attractive & immersive GREEN OUTLOOK**



6.5 Landscape Strategies

6.5.2 Key Public Spaces

A number of key public spaces are to be created as focal points within the development. These will provide a variety of both communal and intimate spaces to provide opportunities for both social and community events, and quiet contemplation, as follows:

Primary Public Spaces

1. Plummery Gardens

Plummery Gardens have been conceived as a linear greenway which provides rain gardens, generous legacy tree planting and breakout seating areas. The garden takes as their primary reference the historic Plummery Ditch which followed roughly the same line.

2. Plummery Garden Threshold

This is the more active element of the gardens, providing a generous walkway and cycleway forming the gateway threshold to the scheme, with zones for active retail and F+B frontage.

3. The Eastern Square

This provides a generous square which forms the focal point for the communities at the eastern end of the development. A small water feature will be provided as reference to the Plummery Ditch and Reading's rich mosaic of waterways, while also providing opportunities for incidental play.

Secondary Public Spaces

4. The Western Courtyard

This provides a generous community garden at the heart of the western development area - providing opportunities for play and recreation against a green backdrop and views to King's Meadow to the north.

5. The Green Streets

These are the primary north south links into the development, and will be generously planted and interspersed with breakout seating areas.

6. The Woodland Garden

The woodland garden forms the key green spine east west through the heart of the development, linking the East and West courtyards.

The linear greenway provides opportunities for incidental play, quiet recreation and informal community events, set within an attractive 'woodland' setting.

Tertiary Public Spaces

7. Residents' Gardens

Two more intimate courtyard spaces are to be provided along the northern boundary, providing views to King's Meadow to the north, while offering opportunities for quiet recreation and incidental play to immediate residents.

8. Infrastructure Landscape

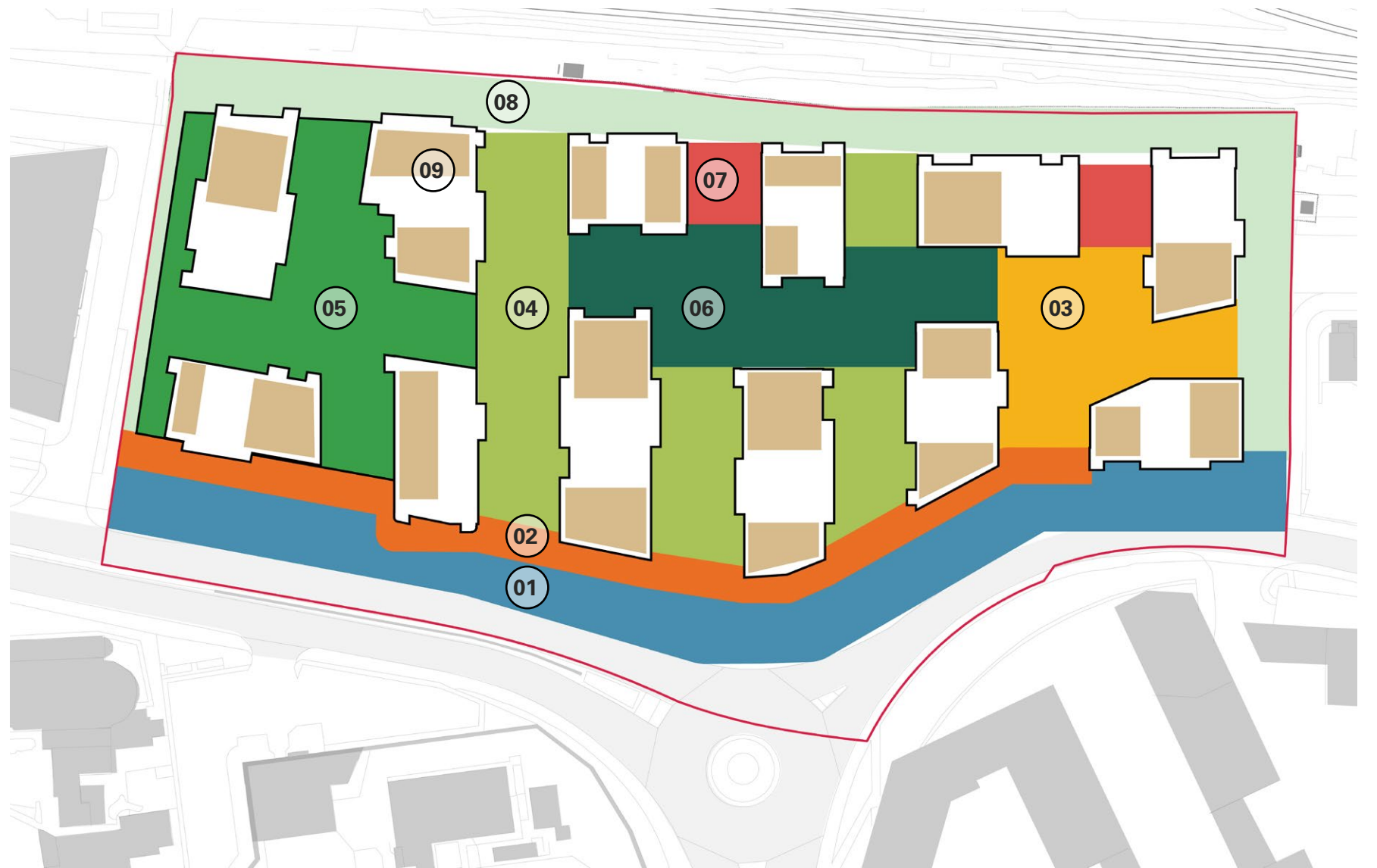
Where possible existing planting to the northern and eastern boundaries will be retained and enhanced to create a robust native hedgerow to screen views at lower levels to the railway lines and adjacent development while also reinforcing green and wildlife corridors in the area.

9. Biodiversity Roofs with PV.

Biodiversity roofs are proposed to enhance biodiversity across the site.

- Primary Space
- 1. Plummery Gardens
 - 2. Plummery Garden Threshold
 - 3. Eastern Square
- Secondary Space
- 4. Green Streets
 - 5. Western Courtyard
 - 6. Woodland Garden
- Tertiary Space
- 7. Residents Gardens
 - 8. Infrastructure Landscape
 - 9. Biodiversity Roof with PV

Macgregor Smith



6.5 Landscape Strategies

6.5.3 Tree Planting Strategy

Existing Trees

A survey of the existing trees which was undertaken by Treework Environmental Practice in October 2021 (refer to appendix iii for full report).

Retained existing trees will include TPO London Plane trees along Kenavon Drive and selected specimens along north and east boundary.

All other existing trees will need to be removed in order to facilitate the proposed development.

Proposed Tree Planting

Tree Planting will seek to meet the following objectives in accordance with Reading Borough Council's Tree Strategy 2021 objectives :

- Reinstatement tree lined avenue along Forbury Road with legacy trees
- Retain existing trees where feasible
- Plant a mix of species to provide interest for biodiversity and to optimise bio-security
- Plant native trees of UK provenance where possible.
- Select trees resilient to climate change
- Provide suitable tree pit volume for tree health
- Plant native hedgerow to boundaries where feasible.

The proposed tree planting will be a diverse mix of tree species as set out in the RBC Tree Strategy, March 2021. The proposed tree palettes are as follows:

Plummary Gardens - Trees to reinstate the lost street trees character with a mix of species

Woodland Garden - Trees to reflect a shady native woodland character with a mix of species

Eastern Courtyard - to reflect the character of railway sidings with a mix of pioneer tree species

Western Courtyard - to reflect the character of railway sidings with a pioneer a mix of species

The final number, location, size and species selection of proposed trees will need to be further coordinated with the structural engineer to ensure that the landscape build-ups sits within the loading constraints imposed by the existing building structure.

Tree planting to comply with:

BS 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations
Podium loading will be circa 20 kN/m² with 1m minimum depth soil profile

Tree rooting volumes must be:

- Minimum 14m³ or greater for Small sized trees.
- Minimum 20m³ or greater for Medium sized trees.
- Minimum 25m³ or greater for Large sized feature trees.

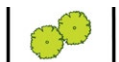
We aim to comply where applicable with the 12 objectives set out in RBC Tree Strategy 2021.

We aim to provide a strong framework of tree cover to the scheme.

- Reinstatement tree lined avenue along Forbury Road with legacy trees
- Retain existing trees where feasible
- A mix of species to provide interest biodiversity and bio-security
- Provide suitable tree pit volume for tree health
- Native Hedgerow to boundaries where feasible

Below is a working palette of species that we are considering include within the scheme. It is noted that in the Strategy Document states the following:

"3.41 The Council will undertake to produce a preferred species list by 2022 that takes account of these considerations."

-  TPO Retained Trees
-  Retained Trees adjacent to sire
-  Large scale trees
-  Medium scale trees
-  Woodland trees
-  Small native and semi native trees
-  Native hedge



6.5 Landscape Strategies



Tilia cordata – Small Leaved Lime



Quercus palustris – Pin Oak



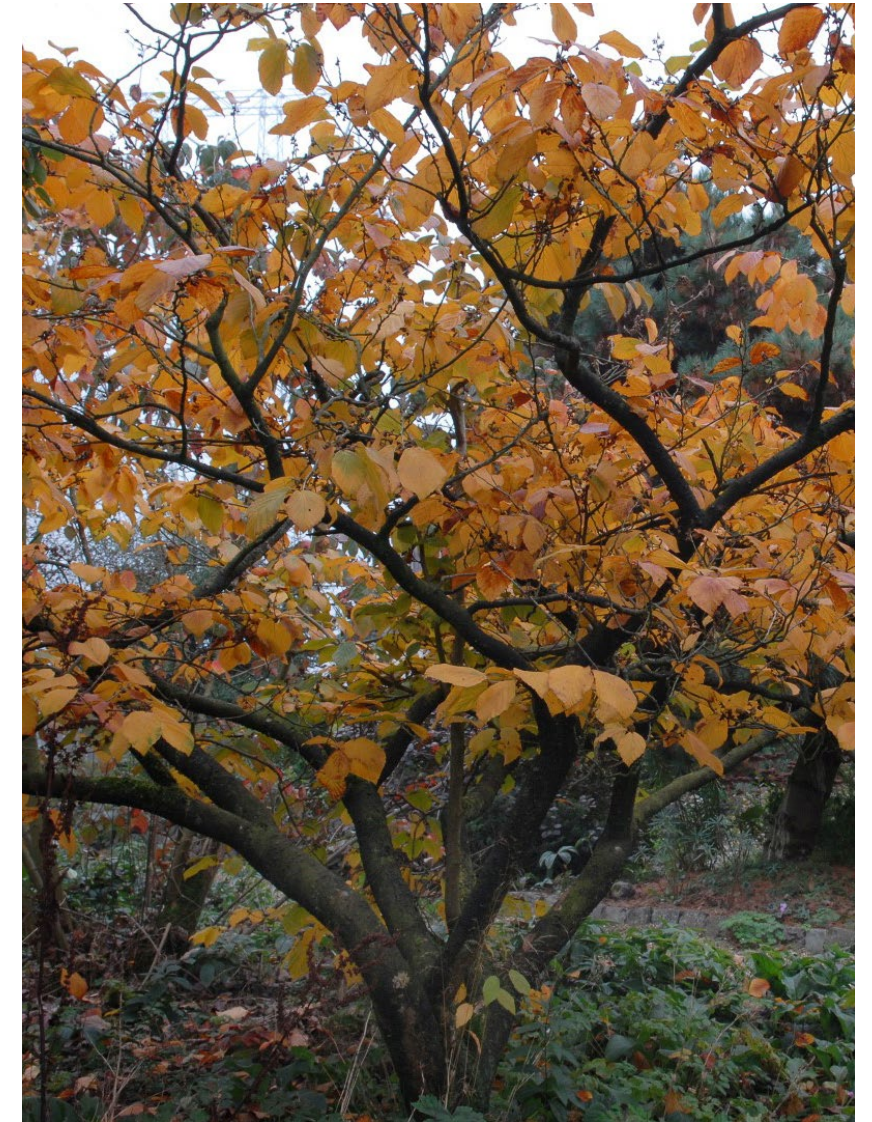
Betula pubescens – Downy Birch



Corylus corluna – Turkish Hazel



Cornus mas – Cornelian Cherry Dogwood



Hamamelis x intermedia

6.5 Landscape Strategies

6.5.4 Trees and Vegetation to be removed

Existing Trees

A survey of the existing trees which was undertaken by Treework Environmental Practice in October 2021 (refer to appendix iii for full report).

Retained existing trees will include TPO London Plane trees along Kenavon Drive and selected specimens along north and east boundary.

All other existing trees will need to be removed in order to facilitate the proposed development or have been classified as category U.

Schedule of trees removed summarized on the next page.



6.5.4 Trees and Vegetation to be removed

Tree/Group Reference	Tree Count	Species	Height (m)	Remaining Contribution (Years)	Retention Category
T1	1	"Acer platanoides Norway Maple"	8.0	40+	C
T2	1	"Sorbus aria Whitebeam"	5.5	20-40	C
T3	1	"Sorbus aria Whitebeam"	5.5	20-40	C
T4	1	"Sorbus aria Whitebeam"	5.5	20-40	C
T5	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T6	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T7	1	"Sorbus aria Whitebeam"	5.5	20-40	C
T8	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T9	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T10	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T11	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T12	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T13	1	"Sorbus aria Whitebeam"	5.0	20-40	C
T14	1	"Platanus x hispanica London Plane"	3.5	0-10	C
T15	1	"Platanus x hispanica London Plane"	11.0	40+	B
T16	1	"Platanus x hispanica London Plane"	13.0	40+	B
T17	1	"Platanus x hispanica London Plane"	13.0	40+	B
T18	1	"Platanus x hispanica London Plane"	13.0	40+	B
T19	1	"Platanus x hispanica London Plane"	11.0	40+	B

Tree/Group Reference	Tree Count	Species	Height (m)	Remaining Contribution (Years)	Retention Category
T20	1	"Platanus x hispanica London Plane"	11.0	40+	B
T21	1	"Platanus x hispanica London Plane"	11.0	40+	B
T22	1	"Platanus x hispanica London Plane"	12.5	40+	B
T23	1	"Castanea sativa Sweet Chestnut"	3.5	40+	C
T24	1	"Prunus sp. Cherry sp."	5.0	40+	C
T25	1	"Sorbus aucuparia Rowan/Mountain Ash"	4.0	0-10	U
T26	1	"Betula sp. Birch"	3.0	0-10	U
T27	1	"Betula sp. Birch"	3.5	10-20	C
T28	1	"Prunus sp. Cherry sp."	3.5	40+	C
T29	1	"Sorbus aucuparia Rowan/Mountain Ash"	5.0	20-40	C
G30	"20 10 1"	"Crataegus monogyna Common Hawthorn/Quick/May Buddleja sp. Buddleja Cornus sp. Dogwood sp."	4.5	40+	C
G31	5	"Betula pendula Silver Birch"	5.0	0-10	U
T32	1	"Quercus robur English Oak"	15.0	40+	B
G33	3	"Betula pendula Silver Birch"	12.0	20-40	B
G34	"3 1 1"	"Fraxinus excelsior Ash Carpinus betulus Hornbeam Sorbus aucuparia Rowan/Mountain Ash"	9.0	40+	C

Tree/Group Reference	Tree Count	Species	Height (m)	Remaining Contribution (Years)	Retention Category
G35	2	"Prunus sp. Cherry sp."	7.0	40+	C
G36	2	"Betula pendula Silver Birch"	13.0	40+	B
G37	"15 8 5 2"	"Cotoneaster sp. Tree Cotoneaster Buddleja sp. Buddleja Crataegus monogyna Common Hawthorn/Quick/May Sorbus aucuparia Rowan/Mountain Ash"	4.5	40+	C
G38	8	"Betula pendula Silver Birch"	13.0	40+	B
G39	"5 2"	"Acer pseudoplatanus Sycamore Betula pendula Silver Birch"	13.0	40+	B
G40	"8 1"	"Acer pseudoplatanus Sycamore Betula pendula Silver Birch"	13.0	40+	B
T41	1	"Acer campestre Field Maple"	5.0	40+	C
G42	3	"Tilia cordata Small Leaved Lime"	9.0	40+	C
G43	3	"Ailanthus altissima Tree Of Heaven"	8.0	40+	C
G44	2	"Acer platanoides Norway Maple"	8.0	40+	C
T45	1	"Acer platanoides Norway Maple"	6.0	40+	C

6.5 Landscape Strategies

6.5.5 Planting Strategy

Proposed Planting

The proposed planting strategy is separated into distinct typologies which reflects the overall landscape concept along with the specific function, location and microclimate of each space.

Existing Vegetation

Retained vegetation will include TPO trees along Kenavon Drive and selected trees to north and west boundary. All of the remaining existing vegetation will need to be removed in order to facilitate the proposed buildings.

Plummary Gardens

Rain gardens including flowering perennials will provide a dynamic element with seasonally changing colour.

Eastern Square

At the upper level where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. The overall effect will be light and airy with a naturalistic aesthetic.

Woodland Garden

The planting reflects a shady native woodland character with a mix of ferns and grasses forming a verdant evergreen understorey. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Green Streets

The north south green streets will include a mixture of pioneer tree species, grasses and herbaceous perennials to reflect the character of regenerating railway sidings.

Western Courtyard

Where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. And transition to shady understory in darker areas. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Infrastructure

Native hedge planting to be provided to the northern and eastern boundaries, to reinforce existing trees and vegetation there these can be retained.

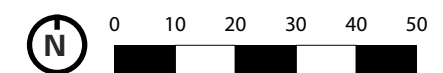
Biodiversity Roofs- Roof Level

The biodiversity roofs will be designed to support a combination of both sedums and wildflower plugs. A diverse mix of wildflowers together with other ecological interventions, such as log piles and bird/bat boxes will provide an extensive area of valuable habitat which will support local wildlife and contribute towards sustainability criteria.

Sustainability Requirements

Planting plans will be developed during early Stage 3 to enable Stantec's Project Ecologist to measure Biodiversity Net Gain and advise the team where the project stands in relation to BREEAM LE credits.

-  Plummery Gardens - Rain garden
-  Woodland Garden
-  Green Streets
-  Courtyards
-  Infrastructure
-  Lawn
-  Biodiversity Roofs
-  Existing Street Trees Retained
-  Proposed Street Trees
-  Proposed Trees
-  Multi-stem Specimens
-  Native Hedge



6.5 Landscape Strategies

6.5.6 Planting - Plummy Gardens

Plummy Gardens

This palette is intended to be used to provide attractive and seasonal planting to the Plummy Gardens - Rain Gardens. Planting in these locations will be tolerant of both moist and dry conditions.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

Acorus ogon
Asarum europaeum
Asplenium scolopendrium
Carex divulsa
Hemerocallis varieties
Luzula sylvatica 'Aurea'
Polypodium vulgare
Polystichum setiferum
Schizostylis coccinea 'Major'
Sesleria autumnalis
Tellima 'Grandiflora'

Feature Plants

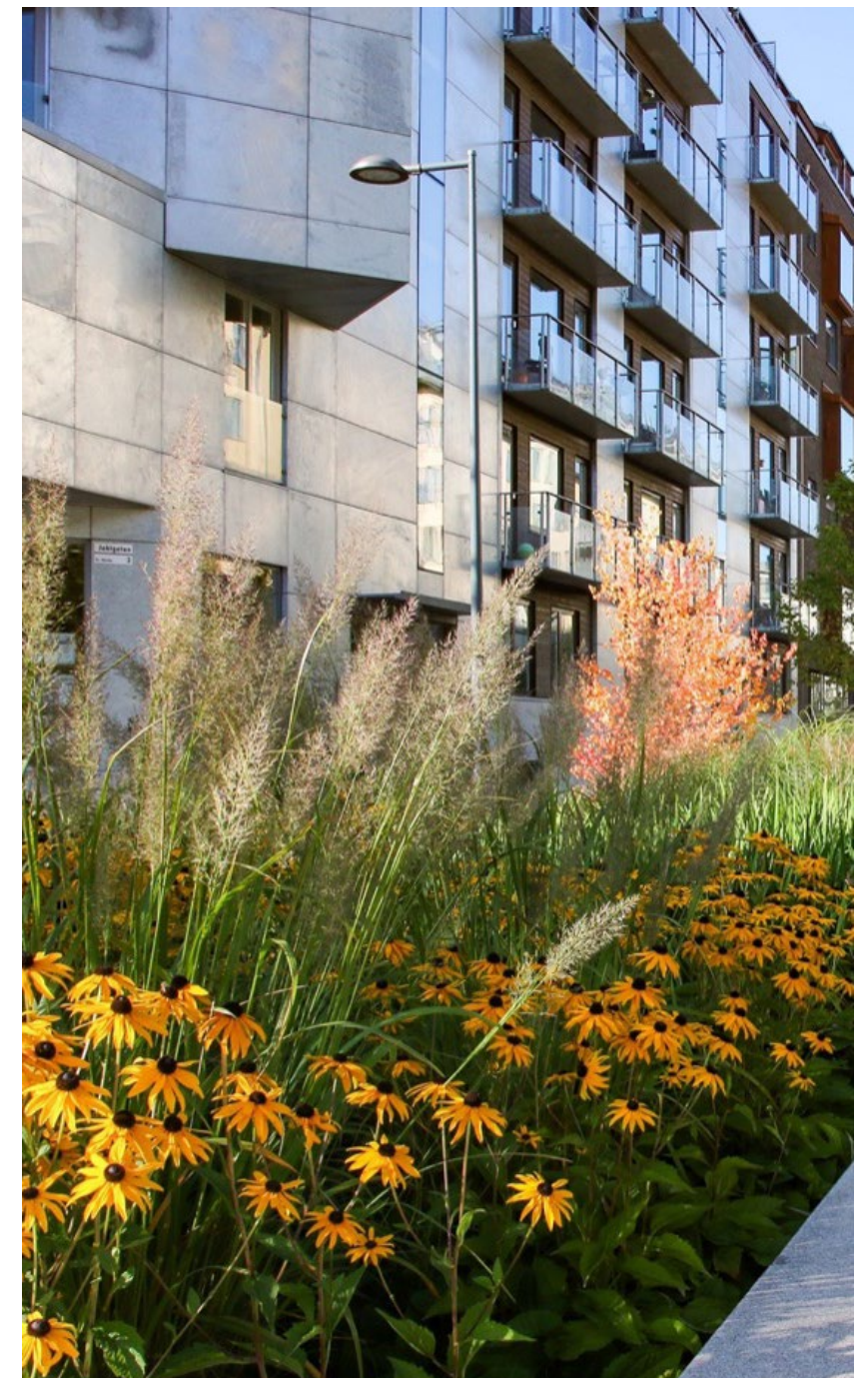
Planted as 5L plants @ 7/sqm 20 % of area

Eupatorium maculatum
Cornus sanguinea
Lysimachia punctata
Lythrum salicaria
Persicaria bistorta 'Carnea'

Polystichum munitum

Trees

Alnus glutinosa 40-45cm CS
Betula nigra 5-6m MS



6.5.7 Planting - Woodland Gardens

Woodland Garden

This palette is intended to provide attractive and robust planting in the central woodland garden. Planting in this location will be predominantly shade tolerant, with plants selected to provide interest throughout the year. The mix below is medium to low growing, with predominantly white flowering species where planted.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

- Ajuga reptans ‘Alba’
- Aquilegia ‘Origami Rose and White’
- Asarum europaeum
- Asplenium scolopendrium
- Astrantia ‘Buckland’
- Bergenia ‘Bressingham White’
- Carex remota
- Epimedium ‘Sulphureum’
- Helleborus orientalis
- Polystichum setiferum
- Luzula nivea
- Polypodium vulgare
- Polystichum aculeatum
- Pulmonaria ‘Opal’
- Saxifrage x urbium
- Tiarella ‘Sugar and Spice’
- Vinca minor ‘Gertrude Jekyll’

Feature Plants

- Anenome ‘Honorine Jobert’
- Cornus ‘Cloud Nine’
- Polystichum munitum
- Sarcococca confusa

Trees

Malus ‘Red Obelisk’	5-6m	MS
Prunus ‘Brilliant’	20-25cm	CS
Sorbus ‘Pink Pagoda’	20-25cm	CS

Climbers

Clematis ‘Dawn’	3L caned
Rosa ‘The Generous Gardener’	5L caned
Rosa ‘James Galway’	5L caned

Bulbs

Planted in drifts through the planting beds at 12 bulb s/sqm to include:

- Galanthus nivalis
- Muscari varieties



6.5 Landscape Strategies

6.5.8 Planting - Green Streets

Green Streets

This planting palette is intended to reflect the character of regenerating railway sidings, with a mix of grasses and robust herbaceous plants, as well as providing attractive seasonal variation.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

Achillea 'Moonshine'

Aster 'Monch'

Carex divulsa

Molinea caurelea

Helenium 'Chelsey'

Rudbeckia fulgida 'Goldsturm'

Sesleria autumnalis

Feature Plants

Planted as 5L plants @ 7/sqm 20 % of area

Allium varieties

Anenome x hybride 'Honorine Jobert'

Calamagrostis brachytricha

Foeniculum vulgare

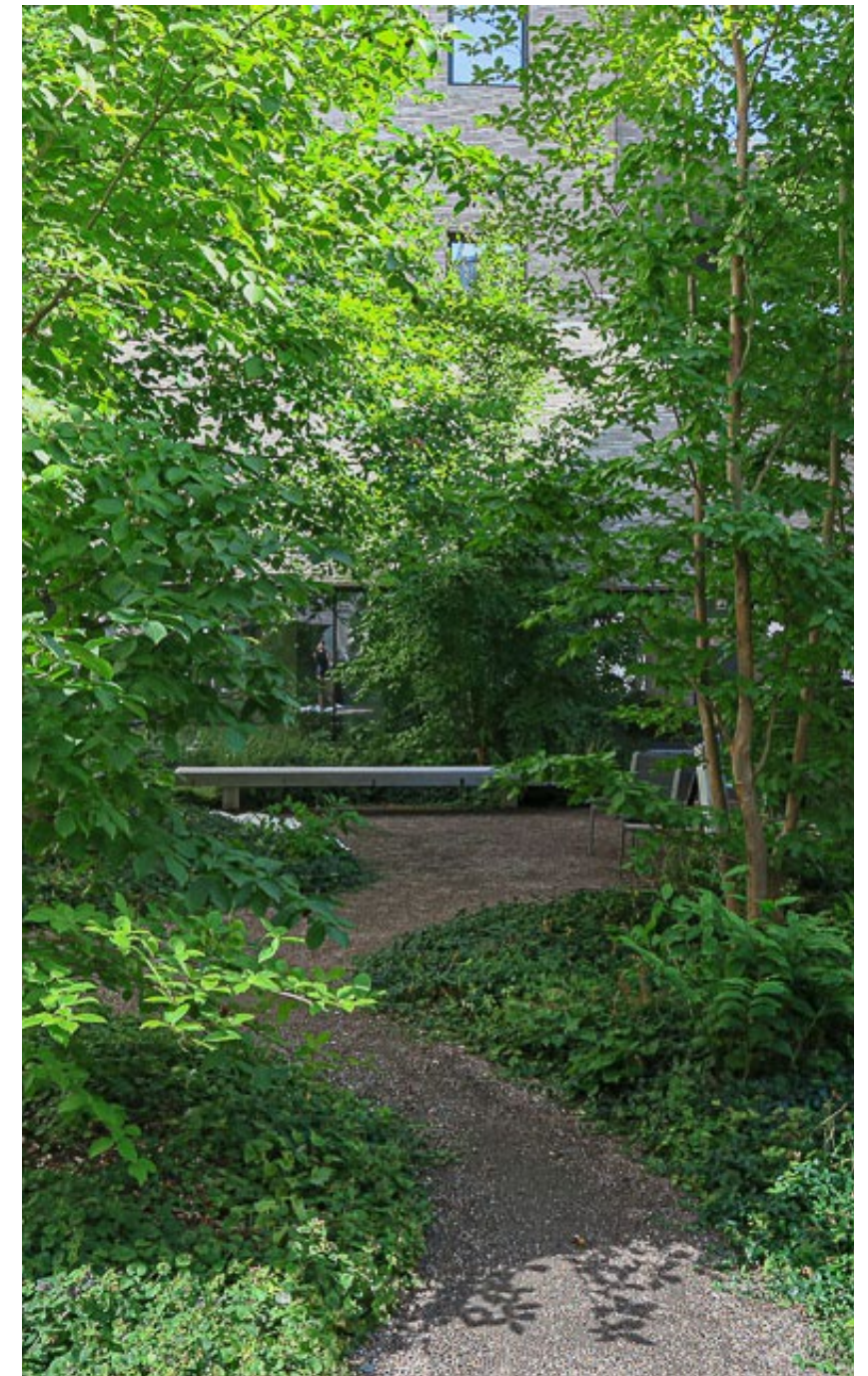
Gaura 'Whirling Butterflies'

Phlomis fruticosa Miscanthus 'Starlight'

Stipa gigantea

Verbascum 'Cotswold Queen'

Veronicatanum virginicum 'Album'



6.5.9 Planting - Residential Gardens

Residential Gardens

This palette is intended to provide attractive and robust planting to the gardens. The planting is to be tolerant of a variety of conditions, and to provide seasonal colour to these gardens.

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits and the proximity of the site to the historic Huntley and Palmer biscuit factory to immediately to the south.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

- Anthemis punctata cupaniana
- Erygium ‘Neptune’s Gold’
- Festuca casblue
- Lynchis corinaria
- Miscanthus ‘Starlight ’
- Heliotrichum sempervirens
- Stachys byzantina
- Sesleria autumnalis

Feature Plants

Planted as 5L plants @ 7/sqm 20 % of area

- Anenome ‘Queen Charlotte’
- Gaura ‘Whirling Butterflies’
- Kniphobia ‘Bees Lemon’
- Penstemon ‘Pensham Laura’
- Phlomis fruticosa
- Salvia ‘Neon’
- Sisyrinchium striatum

Multi stem Feature Trees/.Shrubs

- | | |
|------------------------|---------|
| Amelanchier canadensis | 3.4m MS |
| Betula ‘Jacquemontii’ | 4.5m MS |
| Cercis | |



6.5 Landscape Strategies

6.5.10 Planting - Hedge

Native Hedges

This hedgerow palette is intended to be used to provide a robust buffer to the south eastern boundary of the site between Beevor Street and Firth Street; providing screening and helping to improve species diversity on the site.

Species will be predominantly native.

Species will be planted as a double staggered row @500mm centres to include:

Acer campestre
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Ligustrum vulgare
Viburnum opulus

Tree species

Betula pendula MS	3.5-4.0m
Prunus avium	C/S 20-25 cm girth

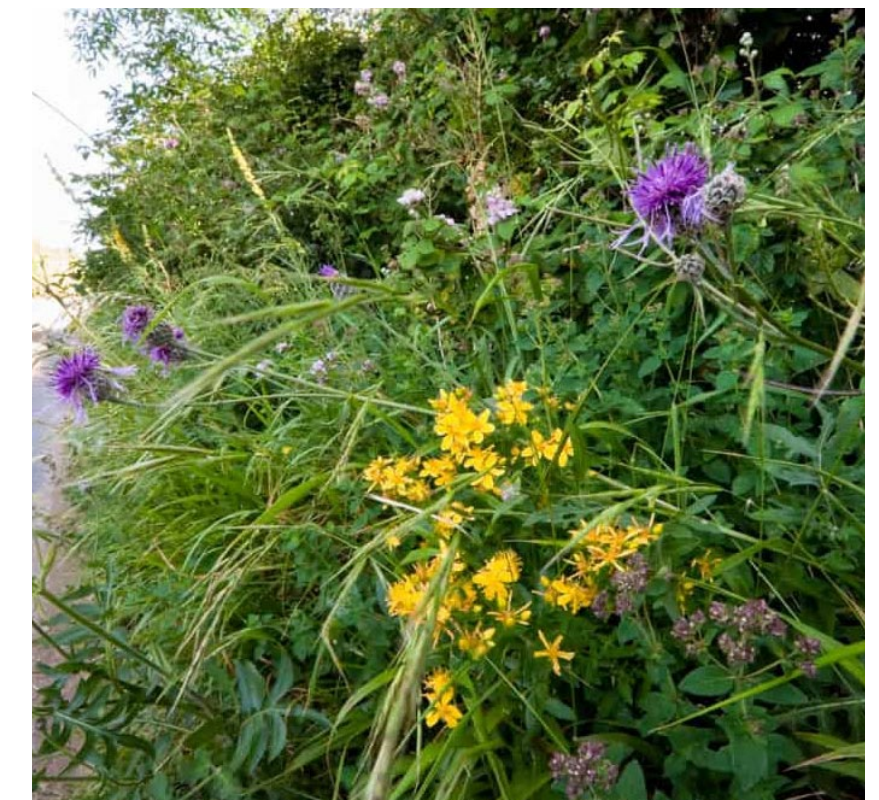


Hedgerow Margins

Hedgerow Mixture EH1

Suggested Sowing Rates 40kg/ha

EH1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.



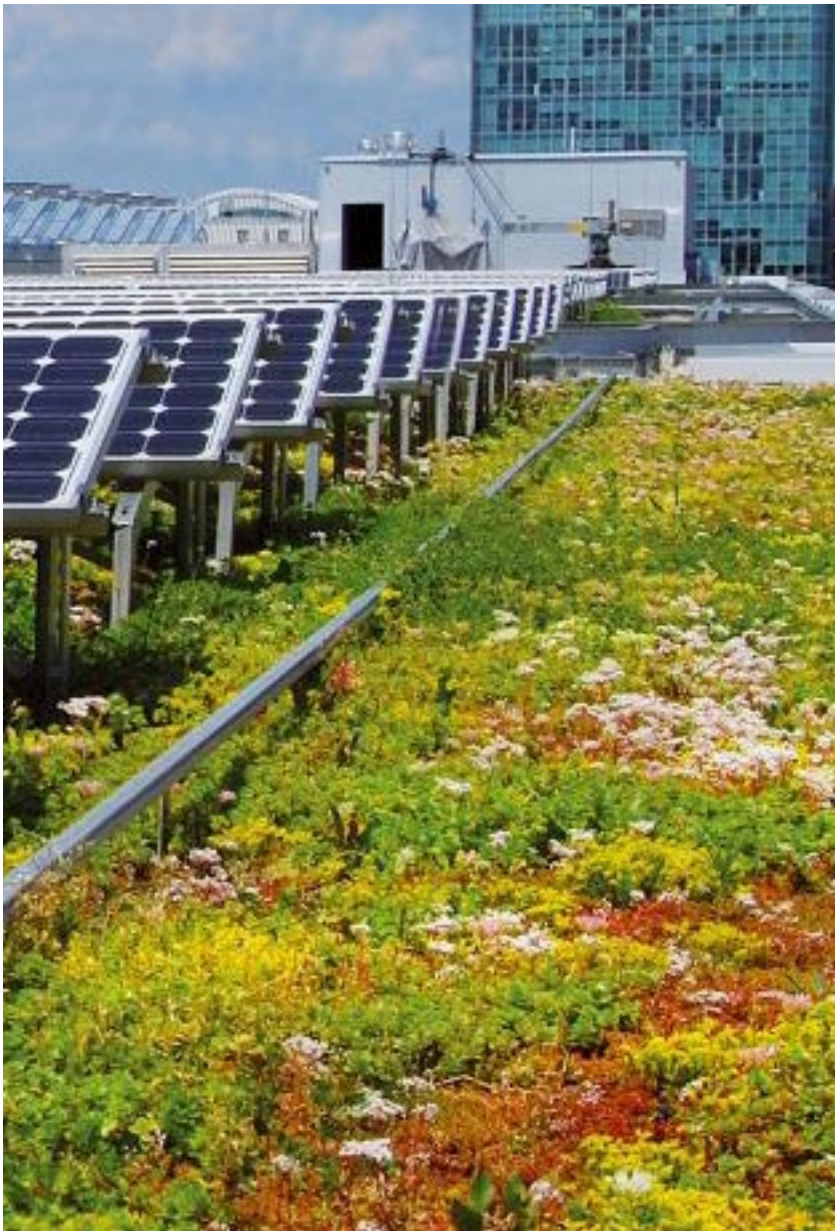
6.5.11 Planting - Biodiversity Roof

Areas of green roof are proposed as part of the coordinated stormwater and biodiversity strategy. The biodiversity roofs will provide habitat for fauna and flora as well as softening views over roofs from higher buildings.

Plant species on the biodiversity roofs will be specifically selected to encourage wildlife - a range of plants that flower throughout the year will provide a food source for insects. Furthermore flowers with seed heads will provide a food source for winter nesting bird species.

A pre-grown sedum carpet is proposed to the majority of the green roof area with selected areas provided as crushed brick or site arisings overseeded with Emorsgate ER1 Turf Roof Mixture or similar approved, to suit local conditions. and habitats.

NatureMat pre-grown sedum carpet to be interplanted with native plug plants at 10 no/m2 in percentages listed below:



Wildflowers		
%	Latin name	Common name
3	Agrimonia eupatoria	Agrimony
2	Anthyllis vulneraria	Kidney Vetch
3	Aster tripolium	Sea Aster
5	Briza media	Quaking Grass
3	Cakile maritima	Sea rocket
2	Centaurea nigra	Common Knapweed
3	Echium vulgare	Viper’s Bugloss
2	Elymus farctus	Sand Couch
3	Eryngium maritimum	Sea holly
2	Galium verum	Lady’s Bedstraw
5	Honkenya peploides	Sea sandwort
2	Hypericum perforatum	Perforate St John’s Wort
5	Koeleria Macrantha	Crested Hair Grass
3	Leontodon autumnalis	AutumnHawkbrit
2	Leontodon hispidus	Rough Hawkbrit
5	Lotus comiculatus	Bird’s Foot Trefoil
3	Linaria vulgaris	Common Toadflax
5	Limonium vulgare	Sea Lavender
2	Malva moschata	Musk Mallow
3	Origanum vulgare	Wild Marjoram
3	Plantago media	Hoary Plantain
5	Primula veris	Cowslip
5	Prunella vulgaris	Selfheal
5	Pucinellia maritima	Slatmarsh-grass
5	Ranunculus acris	Meadow Buttercup
2	Reseda lutea	Wild Mignonette
5	Sanguisorba minor	Salad Burnet
3	Salsola kali	Prickly saltwort
5	Silene vulgaris	Bladder Campion