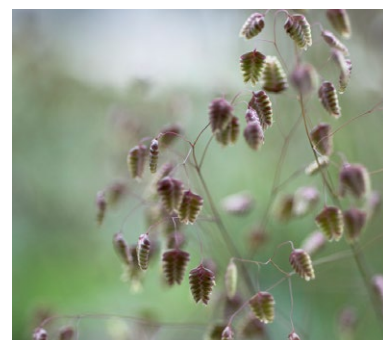


6.5 Landscape Strategies

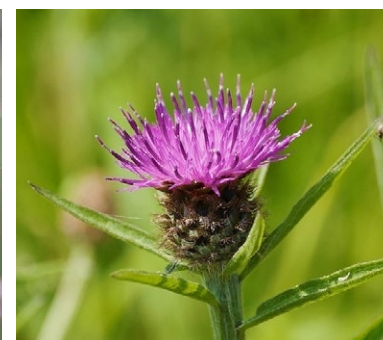
6.5.11 Planting - Biodiversity Roof



Anthyllis vulneraria
Kidney Vetch



Briza media
Quaking Grass



Centaurea nigra
Common Knapweed



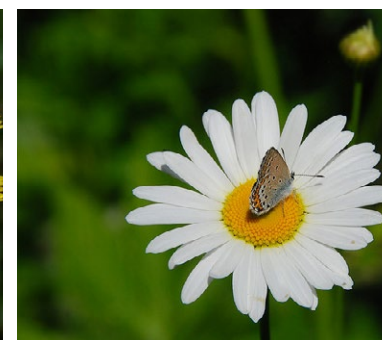
Koeleria macrantha
Crested Hair Grass



Knautia arvensis
Field Scabious



Leontodon autumnalis
Autumn Hawkbit



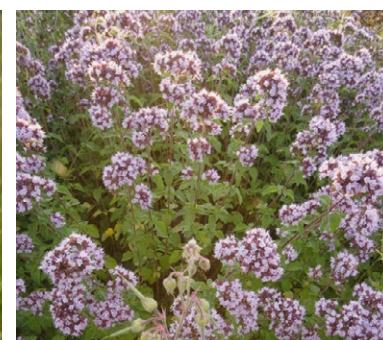
Leucanthemum
Oxeye Daisy



Linaria vulgaris
Common Toadflax



Malva moschata
Musk Mallow



Origanum vulgare
Wild Marjoram



Plantago media
Hoary Plantain



Primula veris
Cowslip



Prunella vulgaris
Selfheal



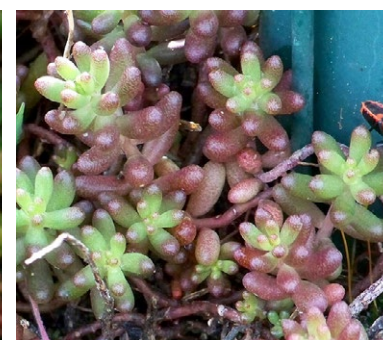
Ranunculus bulbosus
Bulbous Buttercup



Sanguisorba minor
Salad Burnet



Sedum album
White Stonecrop



Sedum lydium
Least Stonecrop



Sedum oreganum
Oregon Stonecrop



Sedum sexangulare
Tasteless Stonecrop



Sedum spurium
Caucasian Stonecrop



Silene vulgaris
Bladder Campion

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6.5 Landscape Strategies

6.5.12 Biodiversity Strategy

The proposed development area is currently occupied by a surface car park and large retail buildings. The existing site provides limited habitat opportunities.

The proposed development creates opportunities to improve habitat opportunities through the provision of native shade tolerant planting, rain gardens and hedge planting.

The biodiversity strategy has been developed to promote opportunities for habitat creation within the residential courtyards of the scheme where appropriate:

- Create new opportunities for local wildlife on the site as part of a green corridor of 'stepping stones' within the local area.
- Use of native tree and hedge species to proposed hedge to northern and eastern boundaries, including shade tolerant ground flora.
- Create small log piles to provide habitat for invertebrates within the less accessible areas of shade-tolerant planting, using only dead wood from tree removal and ongoing maintenance.
- Create attractive and diverse green roof habitats to provide foraging habitat for birds, bats and invertebrates such as bees and butterflies.
- Mount bird and bat boxes onto proposed buildings.
- Monitor for the presence of invasive weeds in the future and remove in accordance with approved methods by Specialist Contractor.

The design of the landscape will increase the overall ecological value of the habitats supported by the Site and deliver a biodiversity net gain by:

- Increasing the number of trees
- Creation of roof-level habitats mimicking wildflower meadows, mixed with succulents
- Creation of intensive green roofs including a rich mix of species including plants for pollinators
- Creation of Rain Gardens
- Native Hedgerow
- Installation of bird and bat boxes and log piles for invertebrate species

-  Biodiversity Roofs
-  Groundcover - Rain garden
-  Groundcover - Green Streets
-  Groundcover - Courtyard & Square
-  Groundcover - Woodland Garden
-  Groundcover - Infrastructure
-  Lawn
-  Existing Street Tree
-  Proposed Street Tree
-  Proposed Tree
-  Multi-stem Specimens
-  Native Hedge
-  Ecology Elements
(Final location to be agreed with ecologist)
-  Bird and Bat Boxes
-  Insect Boxes
-  Log Piles



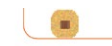
6.5 Landscape Strategies

6.5.13 Amenity Space, Play and Activity Provision

Doorstep play features for the under 5s will be integrated seamlessly within the public realm. The Plummery Gardens, Green Streets and East Square and West Courtyard have been designed as 'playable spaces' which provide opportunities for children's play whilst also functioning as pedestrian routes, emergency vehicles routes and seating areas. A variety of play features will be provided with a water feature in the Eastern Square providing not only a dynamic play feature, but also a visual reference to the historic Plummery Ditch and the waterways of Reading.

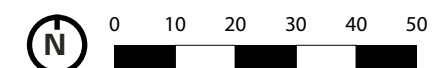
Play provision for older children is to be provided off site - with the King's Meadow a 10 minute walk away offering a wide range of both sport and play facilities for all ages.

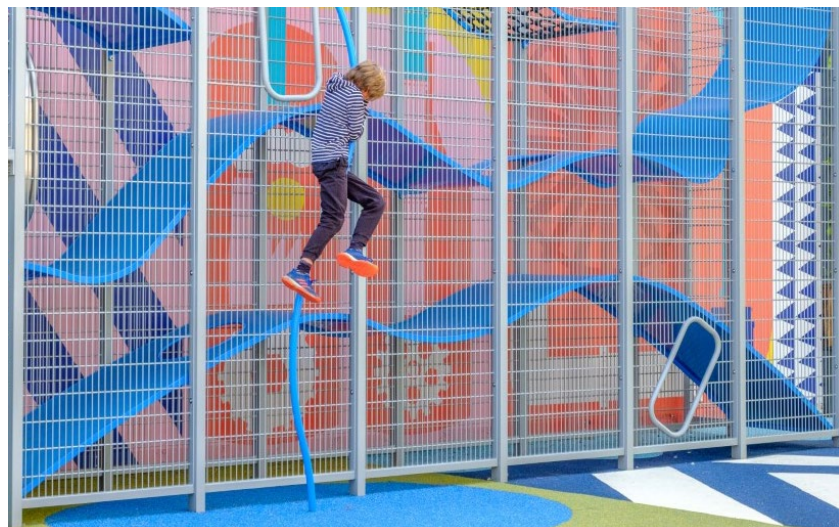
Inspiration for provision of play equipment to incidental and playful space to the Western Courtyard will be taken from biscuits' to reflect the significance of Huntley and Palmer Biscuits to Reading. This theme creates opportunities for providing colourful and dynamic play equipment and spaces which reinforce a distinct sense of place in the communal gardens.

-  Lawn
-  play wall
-  playful bleachers and loungers
-  play huts
-  rill water play
-  water feature play



-  natural play features
-  gradient play on bank
-  gradient play on graded route
-  Amenity spaces - seating / tables / BBQ
-  Community Play Area
-  Water Play
-  Doorstep Play
-  Activity Areas





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6.5 Landscape Strategies

6.5.14 Movement Strategy and Accessibility

Delivering an inclusive, accessible and well-connected environment is one of the main objectives of the masterplan proposal. The development site as it currently stands has very limited permeability due to the vacant car park and monolithic structure of the existing retail park, with a distinct disconnection to the main thoroughfares across the site.

The masterplan proposal for the application replaces the inaccessibility caused by the disconnection between the main road and the site due to the significant level change by introducing generous green street opportunities and varying alignments that respond to desire lines identified within and through the development site.

Current best accessibility practices are applied across the site for all pedestrian routes. These are designed as step free, accessible routes with gradients not exceeding 1:20 and are generally shallower.

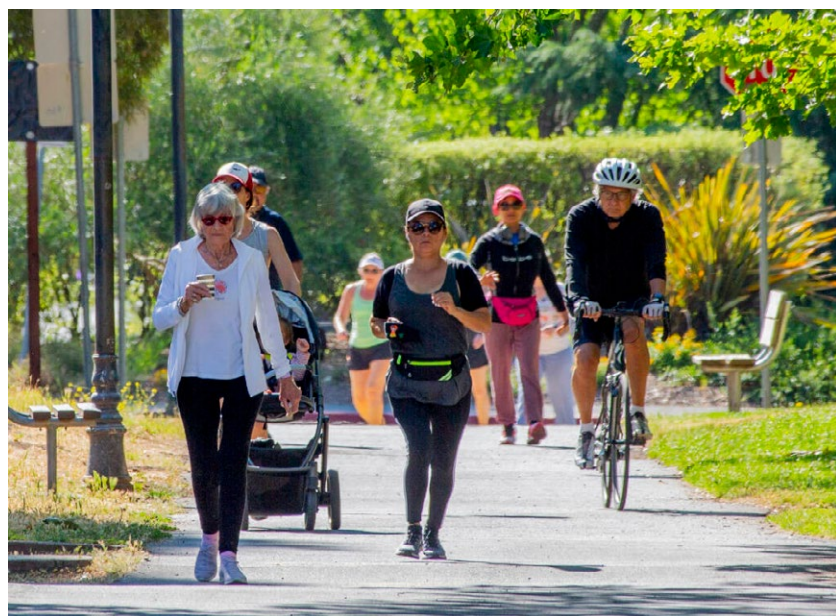
Surface materials will be durable, firm and slip resistant throughout the development. Loose paving material will be avoided to ensure surfacing does not present difficulty to people with disabilities.

Fully pedestrianised areas are spread across the development, offering a safe and welcoming experience for all user types. Pedestrian movement is segregated from cyclist and vehicles within these areas to ensure movement and circulation is maximised without any conflicts.

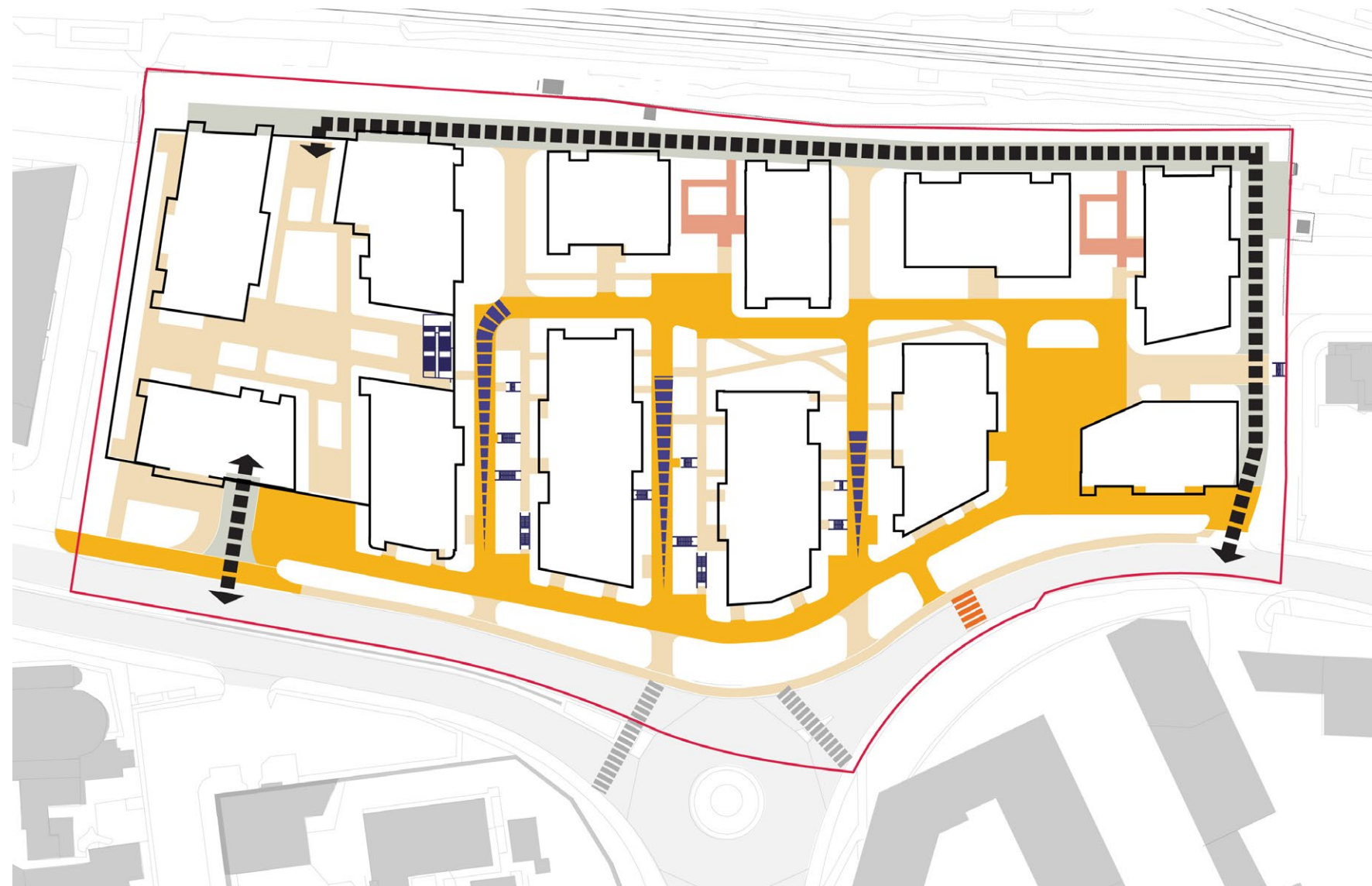
All pedestrian routes both within north-south links are designed to have a minimum 2m clear width for comfortable and unobstructed circulation.

Pedestrianised north-south routes are all designed to include generous and wide paths. Footways identified as main pedestrian connections within these north-south routes all have a minimum width of 3m.

All landscape and street furniture elements are thoughtfully positioned to sit outside of movement routes to provide a lively and well used atmosphere while keeping footways free of clutter and obstruction. These free environments should be designed with a consistency of approach to arrangement that will lead to familiarity and a more accessible experience.



-  Primary Movement
-  Secondary Movement
-  Private Access
-  Graded Access Routes
-  Stepped Access Routes
-  Improved Crossing
-  Existing Crossing



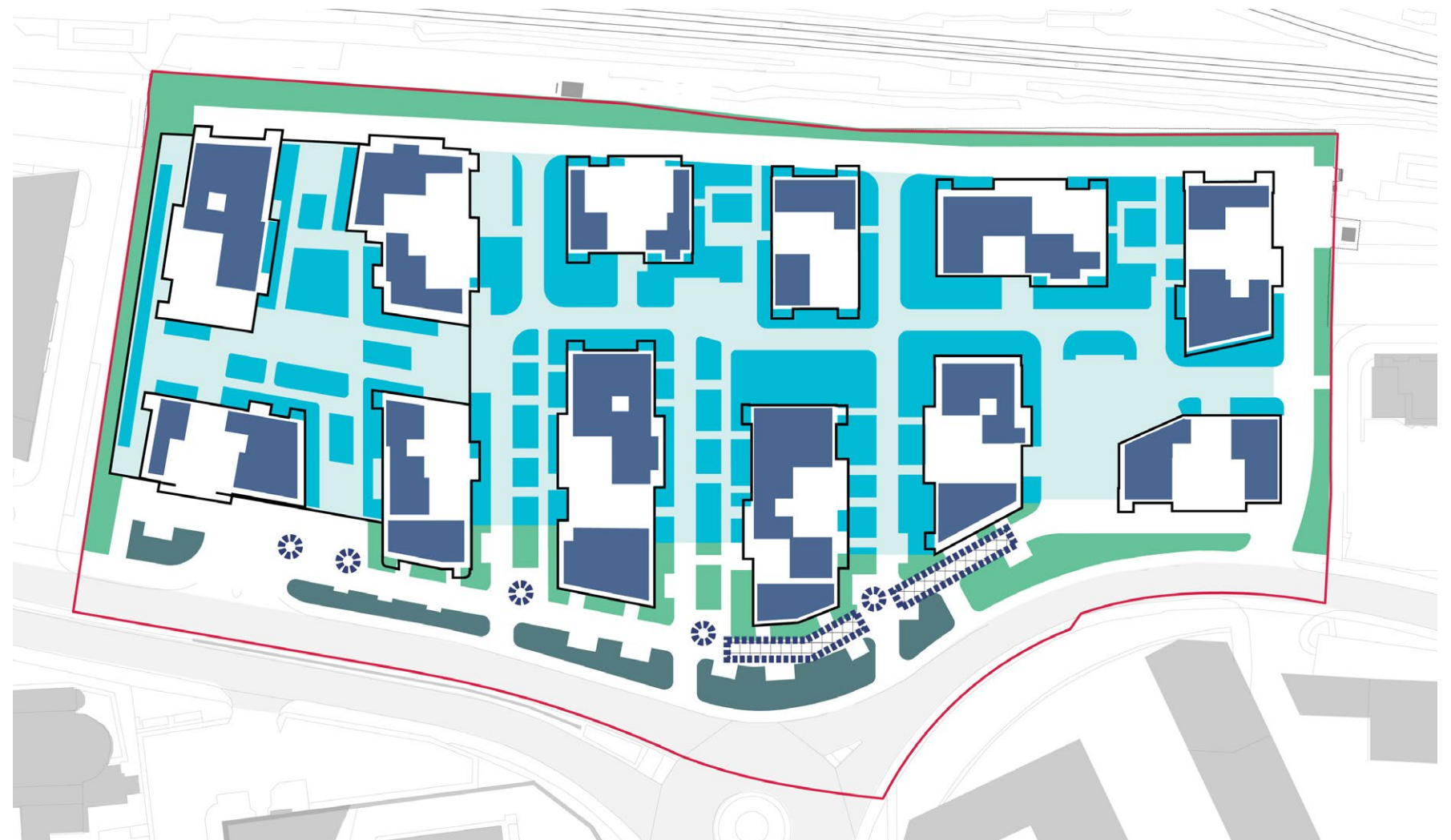
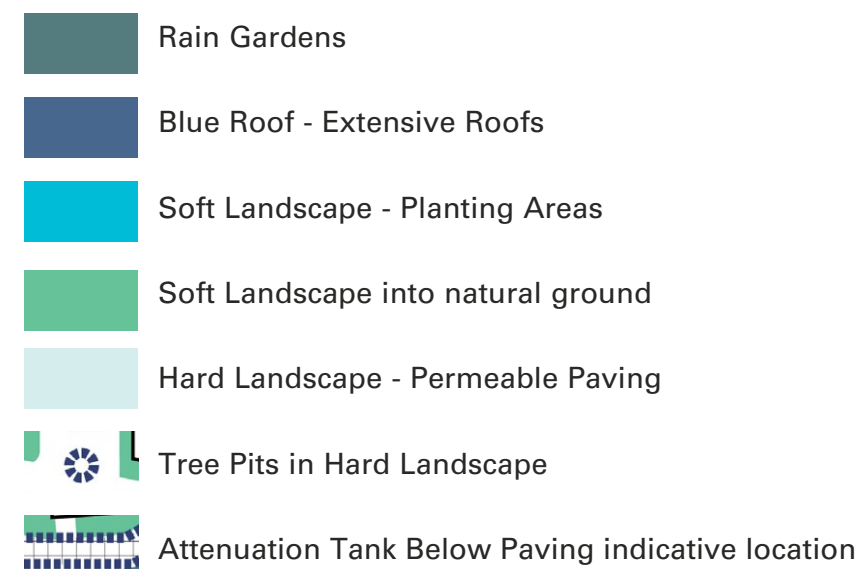
6.5 Landscape Strategies

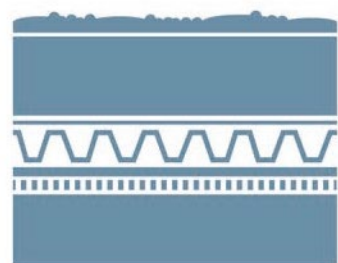
6.5.15 Sustainable Urban Drainage Strategy

In order to address the issue of urban storm water runoff a strategy has been developed to create a series of measures which attenuate storm water before it enters the drainage system.

The SuDS strategy comprises the following elements:

- Rain Gardens
- Soft Landscape - Planting Areas
- Tree Pit attenuation
- Biodiversity roofs
- External below ground attenuation tanks
- Blue roofs
- Rainwater harvesting





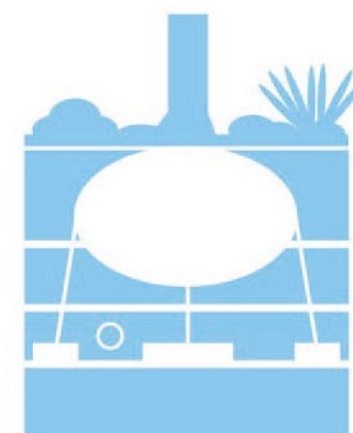
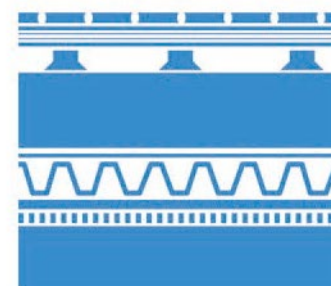
Extensive Green Roofs

At high level extensive green roofs with a substrate depth of 200mm seeded and plug planted with sedum and native wild flower species. This system will hold rainfall at its source and assist in evapotranspiration.



Landscape over structure

Above structure intensive green roofs with a substrate depth of between 600mm – 1000mm, drainage layers, ground cover and tree will have significant water holding capacity and assist evapotranspiration.



Natural Ground areas

At ground level larger scale areas with either permeable paving or natural soil profiles will allow surface infiltration of rainwater at the source.

6.5 Landscape Strategies

6.5.16 Materials Strategy

The proposed surface material takes inspiration from leading's rich history of masonry construction by utilizing a variety of material groupings within the design.

The careful selection and combination of these materials could not only provide visual interest and texture but also create a sense of connection with the local context. By incorporating these materials in a contemporary and innovative manner, the design aims to create a scheme that is both unique and respectful of its surroundings. A variety of high quality surface materials will be used to reflect the colours and textures of the proposed building materials, with reference also to the surface materials used in emerging residential and commercial developments in the vicinity to create a seamless and coherent public realm.

Different sized units, textures and colours will be used to establish a clear hierarchy of public and private space and routes throughout the scheme.

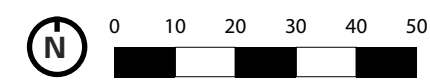
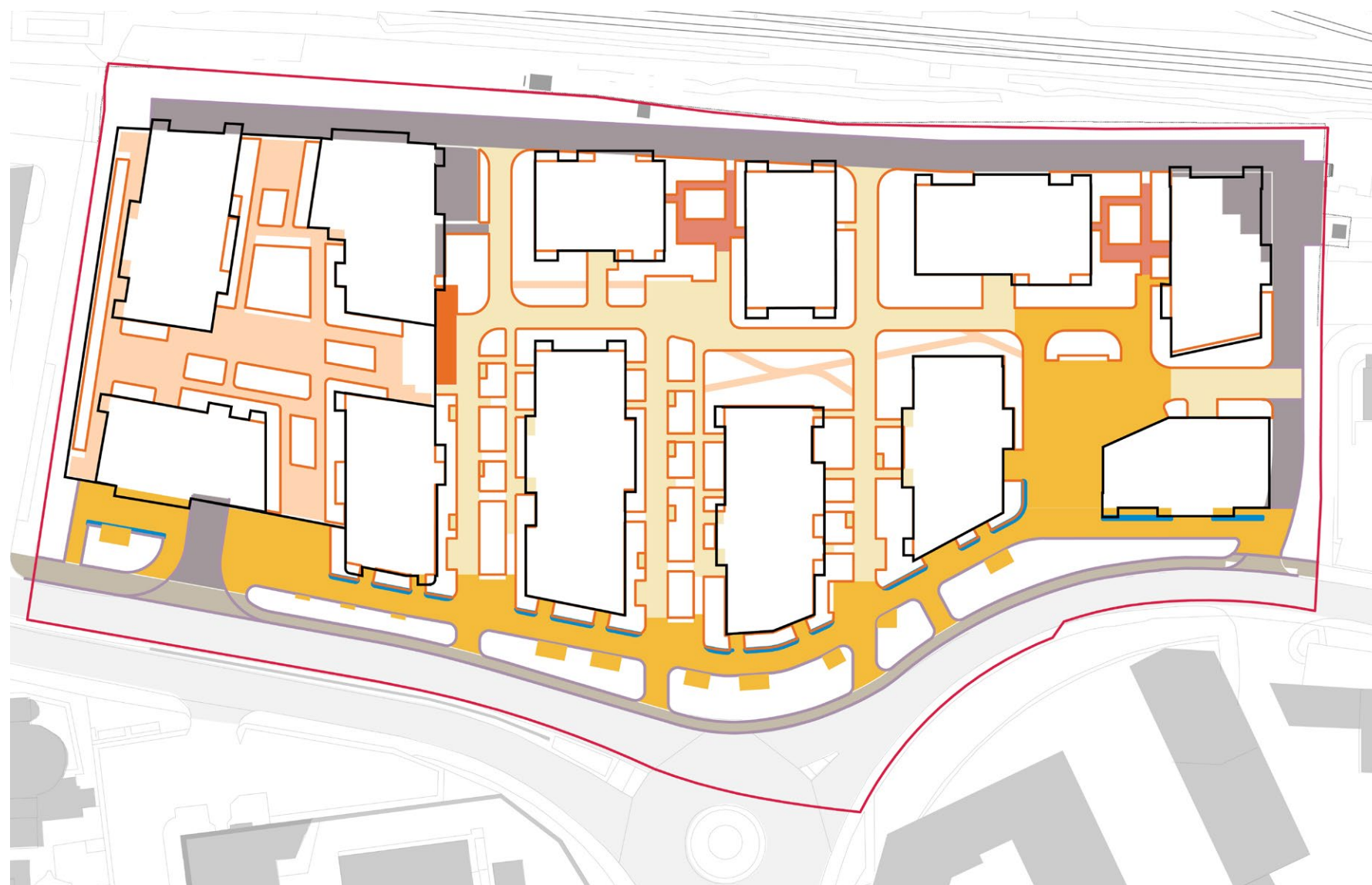
Larger units/paving slabs will be used in key public spaces, and routes, set in staggered courses, with smaller units used to tertiary routes and roadways.

Where appropriate permeable paving will be used as part of the overall suds strategy for the site, in unit sizes and colours to match adjacent paving to ensure a seamless transition from one space to another.

Areas of decking will be used in select areas to define seating and outdoor dining areas sited adjacent to main pedestrian routes; and used to define private terraces at ground floor level.

The paving palette is to be robust, low maintenance and where the streetscape is to be adopted, be acceptable to the local highways authority.

- Primary Spaces - large format buff stone paving
Plummary Garden
Eastern Courtyard
- Secondary Spaces - concrete paving buff tones
Green Street
Woodland Garden
- Western Courtyard - Resin bounded
Playful routes - Resin bounded
- Tertiary Spaces
Residents Gardens - clay pavers / small stone pavers
- Infrastructure - block paving mixed tones
- Pavement - asphalt
- Play safety surface
- Rill natural stone
- Kerb stone
- Planter Metal



6.5 Landscape Strategies

6.5.17 Street Furniture Strategy

Street furniture will be selected to reflect the railway heritage of the site; in particular, the railway sidings which extended across the northern boundary of the site.

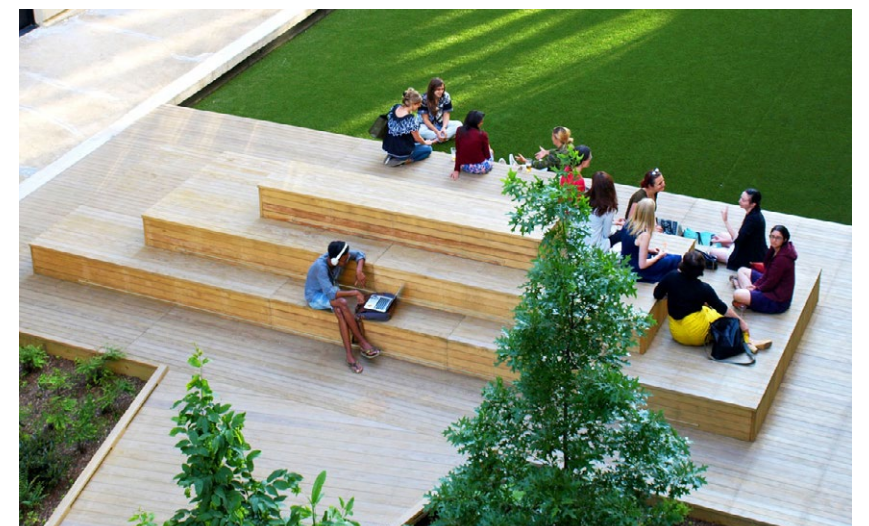
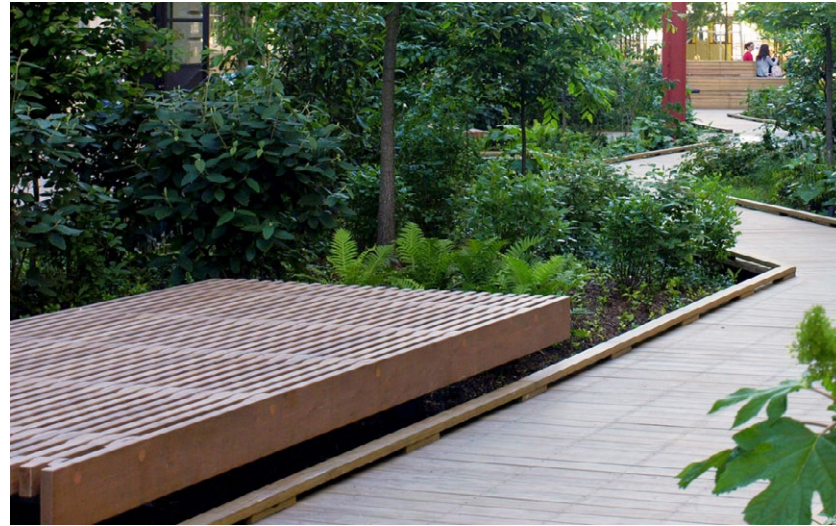
Street furniture materials will include weathered steel, cast iron and timber to reflect this rich heritage.

Seating areas will be provided in a variety of modules and forms, with an emphasis on social interaction. Some areas will be screened, some areas will be framed by planters, and some simple linear seating will be provided along key routes.



-  timber bench a mix of arm rests and backrests
-  circular timber bench
-  timber sun lounger
-  timber bleacher
-  free standing furniture
-  cycle stands

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6.5 Landscape Strategies

6.5.18 External Lighting Strategy

An external lighting strategy will be developed to complement the architectural lighting strategy and to bring theatre and energy to the key public spaces.

The proposals for lighting should seek to create not only an exciting night-time environment, but also a safe environment in this predominantly pedestrianised environment, while also respecting the ecological constraints.

Key Objectives

- Lighting elements should aid wayfinding and highlight key landscape features
- The street lighting design should combine with other methods to create a safe and enjoyable public realm and to help design out crime.
- Lighting is required to all pedestrian pathways, stairways and crossings and to accentuate the main routes through the development and to emphasise the individual character of each space.
- The public realm should have feature lighting incorporated into several elements such as steps, terraces, tree uplighters etc.
- Consideration for transitional lighting between exterior and interior spaces to minimise the visual impact of passing between bright sunlight and deep shadow.
- All lighting should be robust, readily maintainable, and standardised within the development to a reasonable extent.
- The lighting design should minimise energy use through low energy equipment and sophisticated control systems.
- A layered lighting scheme has been developed to provide:

- Safe lighting to key routes
- Accent lighting to gateways and key features
- Architectural uplighting
- Tree uplighting
- Feature lighting laid in paving within the squares.

Lux Levels

Primary Walkways = 75 lux

1 no 30 w LED luminaire to approximately 5m to illuminate the walkways. Column spacings approximately 12m. Light fittings should direct light downwards to control and reduce light pollution to the neighbouring habitats.

Wall Uplighters

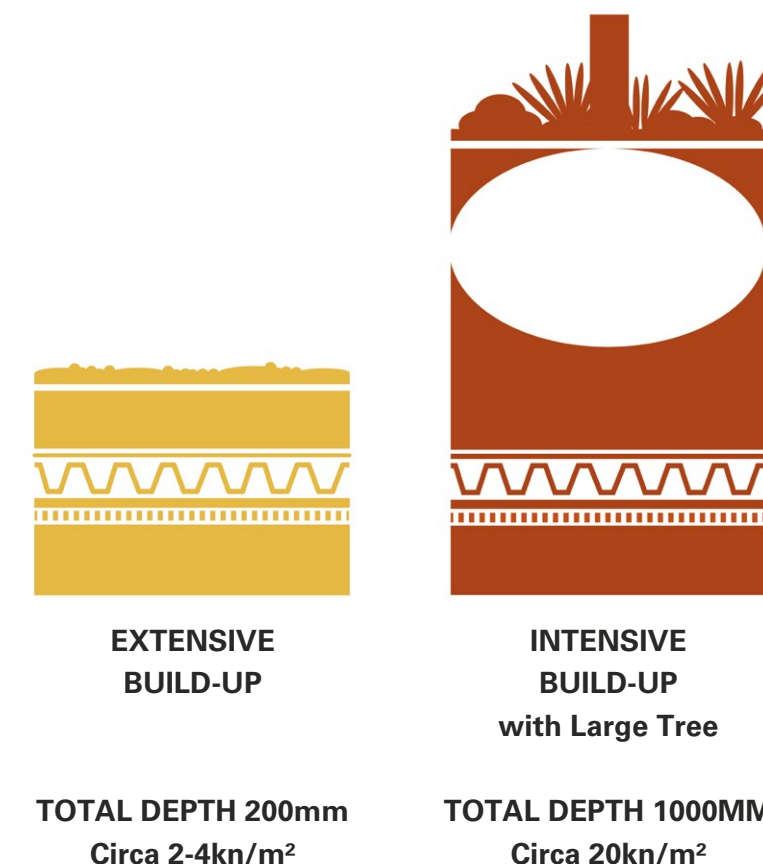
15w LED luminaire to highlight architectural facades.

6.5.19 Loading

Structural Loadings

The assumed loading allowances and achievable landscape build-ups are set out on the accompanying diagrams.

Further detailed design work will be required to ensure proposed build-ups and loads sit within the allowances set out by the structural engineer.



6.5.20 Soil Strategy

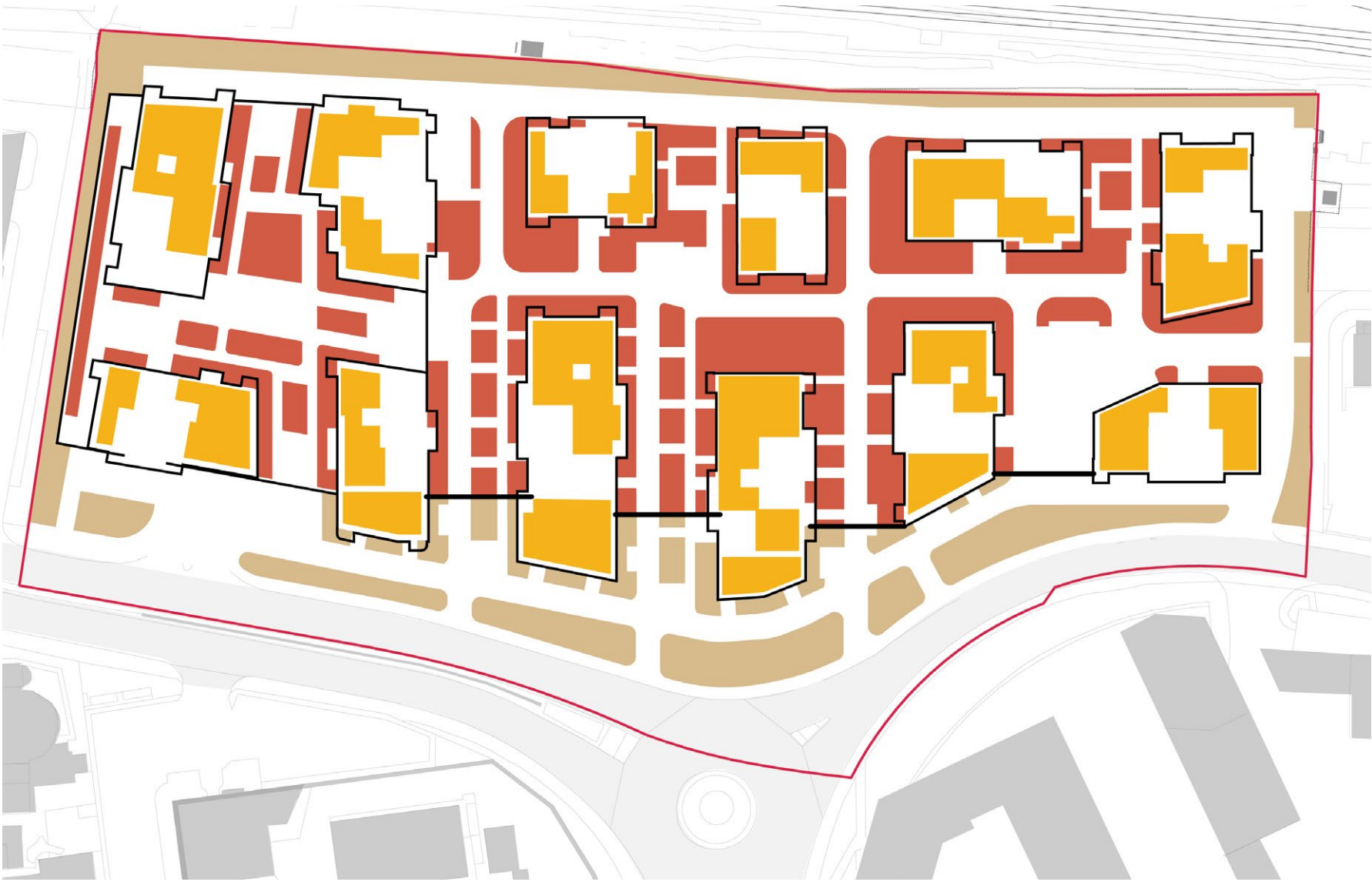
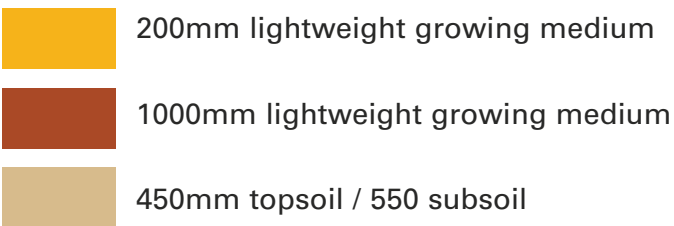
The horticultural soils will be critical to the long term success of the green infrastructure. The soils depths and volumes have been considered to support optimise plant growth adapt to changing climate conditions.

The illustrative landscape and public realm proposals seek to deliver the following soil depths to minimise demands on irrigation providing reliance during wetter winters and hotter summers.

Biodiversity Roofs 200mm depths
Intensive green roofs 600mm – 1200mm depth of Growing medium

Natural Ground 600mm - 1000mm depth of Topsoil and Subsoil

Tree Pits volumes will be sized to optimise future canopy grow and provide a health



6.5 Landscape Strategies

6.5.21 Public Realm and Daylight to Ground Requirements

Climate change is an important consideration in how external spaces can function and adapt to wetter winters, drier and hotter summers. Keeping cool in external spaces will become essential. We need to think differently about external spaces provided a balance of sunny and shaded spaces around buildings.

The development proposal will need to positively design for a proportion of shade to give residents a choice and comfort during hot weather. This is actively considered through providing primary spaces Plummery Gardens that enjoys full sun in winter with linking tertiary spaces like the woodland gardens that will provide more shaded retreat spaces, play spaces and cooler pedestrian routes during summer months.

The illustrative public realm proposals across the development would be capable of delivering the following based on the BRE sunlight test.

March more than 2 hours of daylight to ground over a minimum of 50% of the public realm area.

June more than 2 hours of daylight to ground over a minimum of 75%-80% of the public realm area.





21st March : Composite Diagram

March 21st		area	%
	site less than 2hrs	6718.04	44%
	site more than 2hrs	8579.21	56%
	total area measured	15297.24	

	site area m2	29434.15
	building footprint area m2	8622.97
	Landscape Area m2 (site - buildings)	20811.18
	Area not covered by EB7 BRE calculation	5513.94



21st June : Composite Diagram

June 21st		area	%
	site less than 2hrs	1156.65	8%
	site more than 2hrs	14140.59	92%
	total area measured	15297.24	

6.6 Landscape Outline Proposals

6.6.1 Plummery Gardens

Plummery Gardens will form the primary public space along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf, and future development plots to the east.

Size

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Use and Function

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

1. Connection to cycle path
2. Cycle stands
3. Plummery Rill
4. Access to car parking
5. Retail breakout
6. Main route, Maintenance and Fire Access
7. Rain garden
8. Garden Rooms
9. Large scale street trees
10. Hedge
11. Threshold space to green street
12. Planting to buildings
13. TPO trees retained
14. Pavement to highway
15. New crossing



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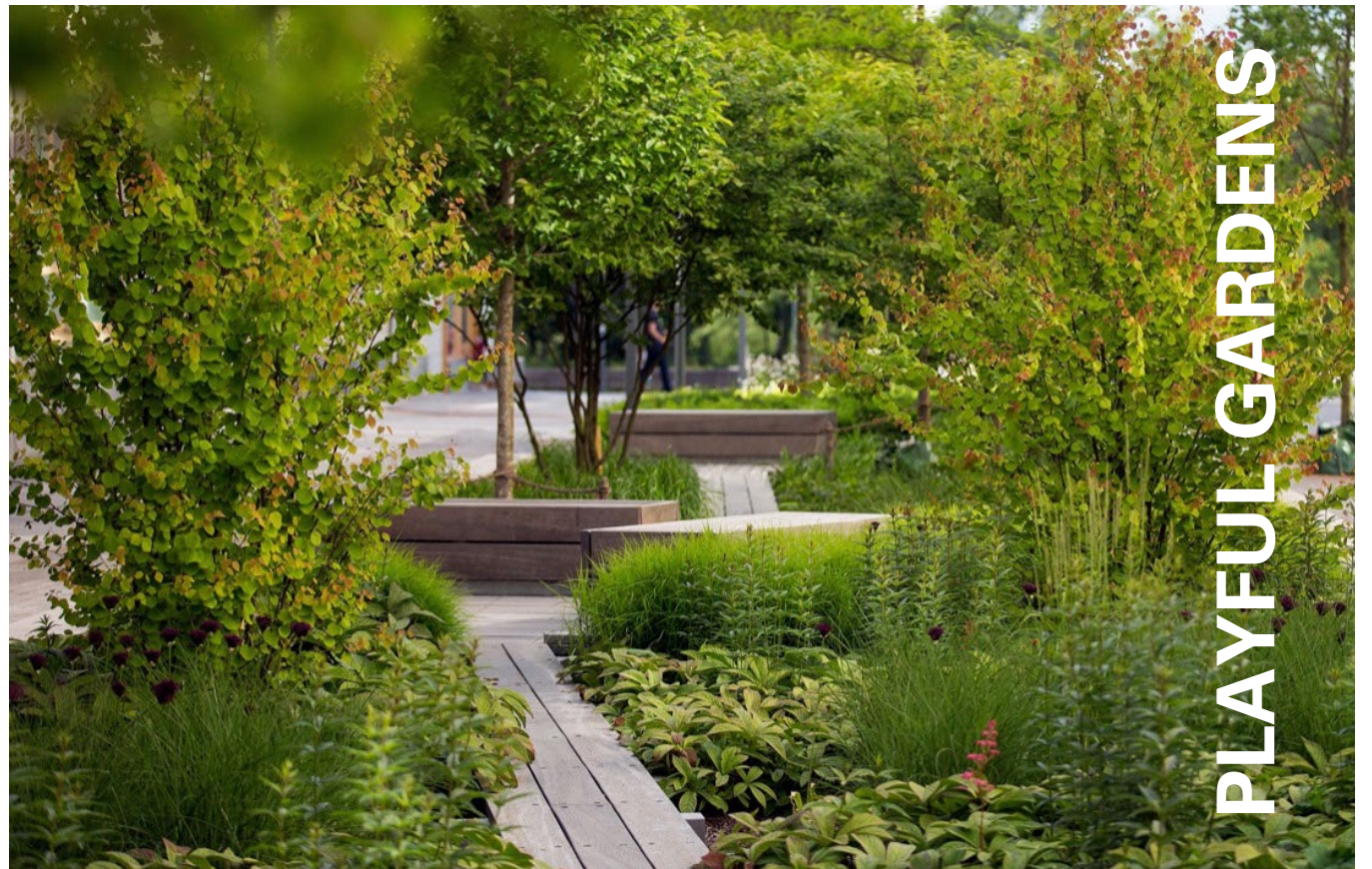
LEGACY TREES



RAIN GARDENS



PLACE TO PAUSE



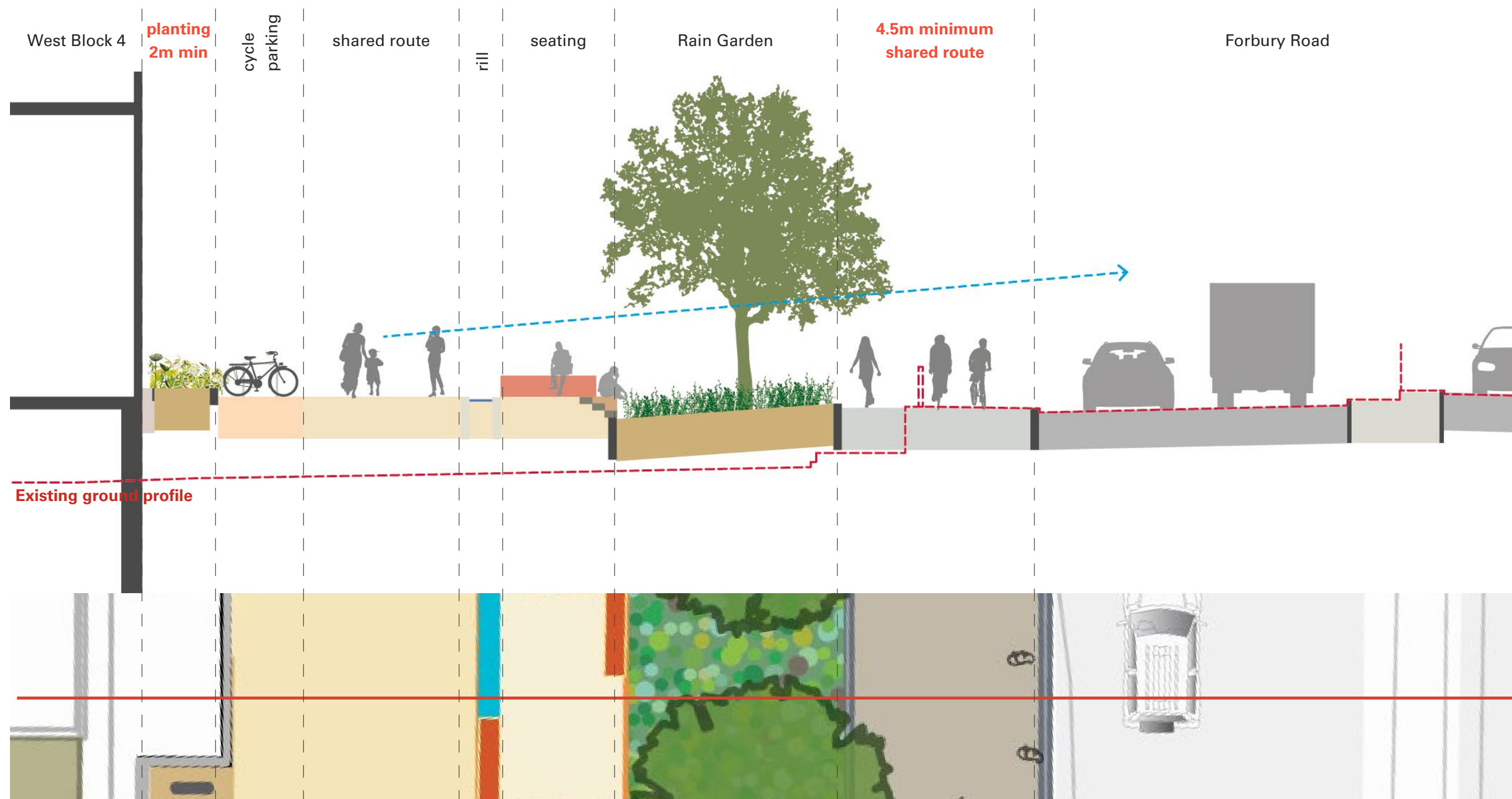
PLAYFUL GARDENS

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