

4.6 Appearance

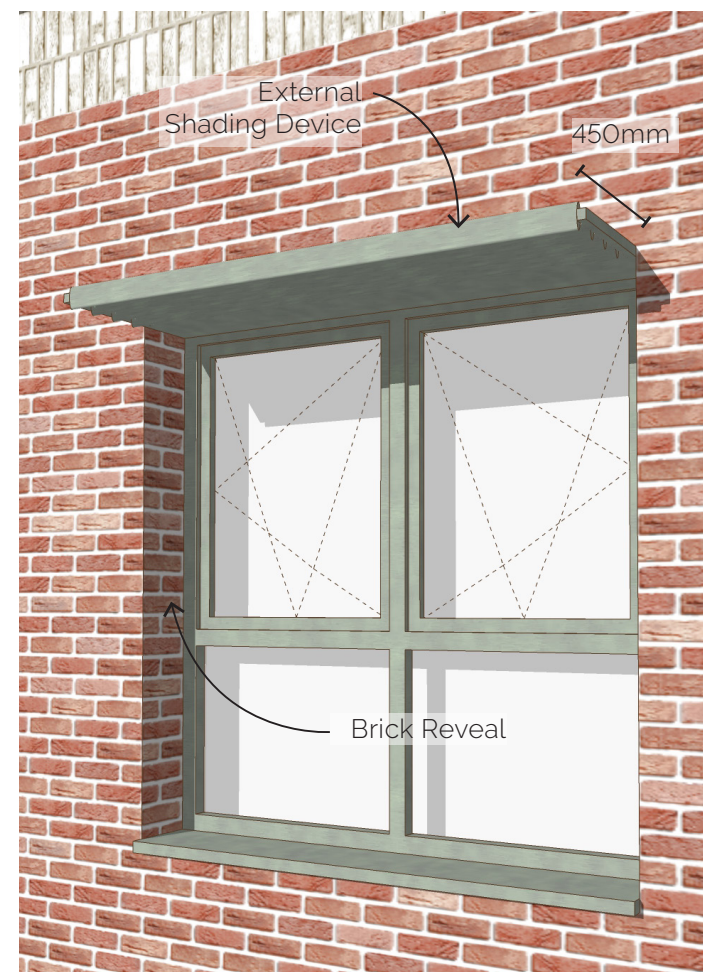
Key Details

Solar Shading Device

- External shades are proposed to south-facing windows across the scheme to help minimise overheating
- While house types repeat in general arrangement, a PPC metal projecting canopy will be applied to window heads according to site specific orientation of each home
- This allows for efficiencies of repeating house types, while responding to overheating requirements.
- Windows will also be set back within the wall, with a reveal depth of min. 225mm (a full brick)

Window Surround

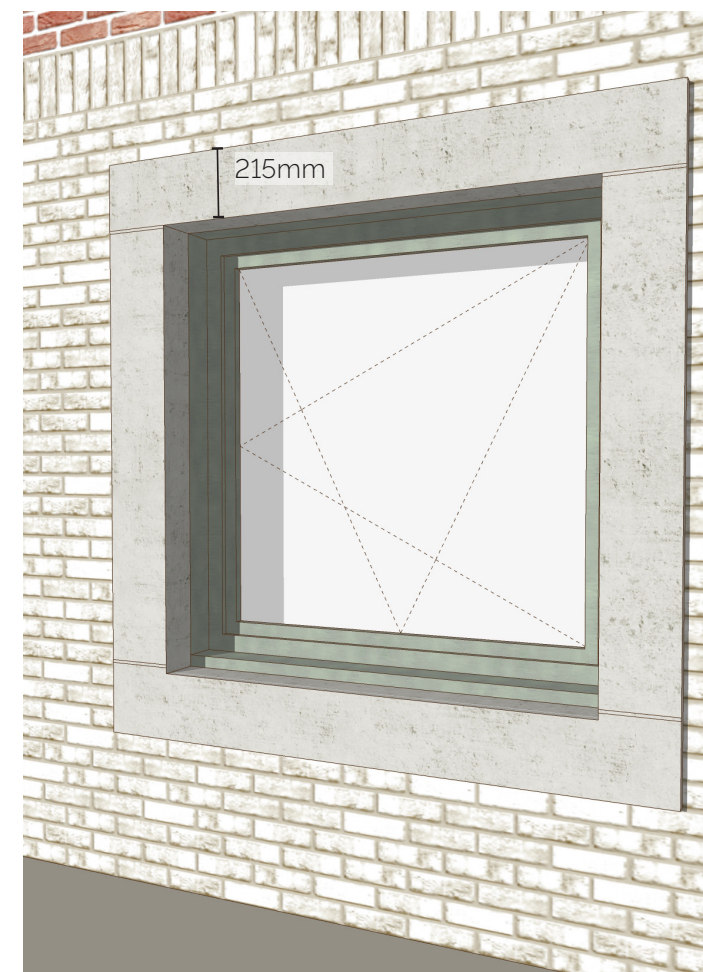
- A cast stone window surround feature detail is proposed to highlight key windows and create interest and variation on the facades.
- These can be load bearing elements coursed into the masonry walls for simplicity of construction
- The natural off-white colour compliments the light grey brick and contrasts the reddish primary brick tones



Oblique View - Solar Shade



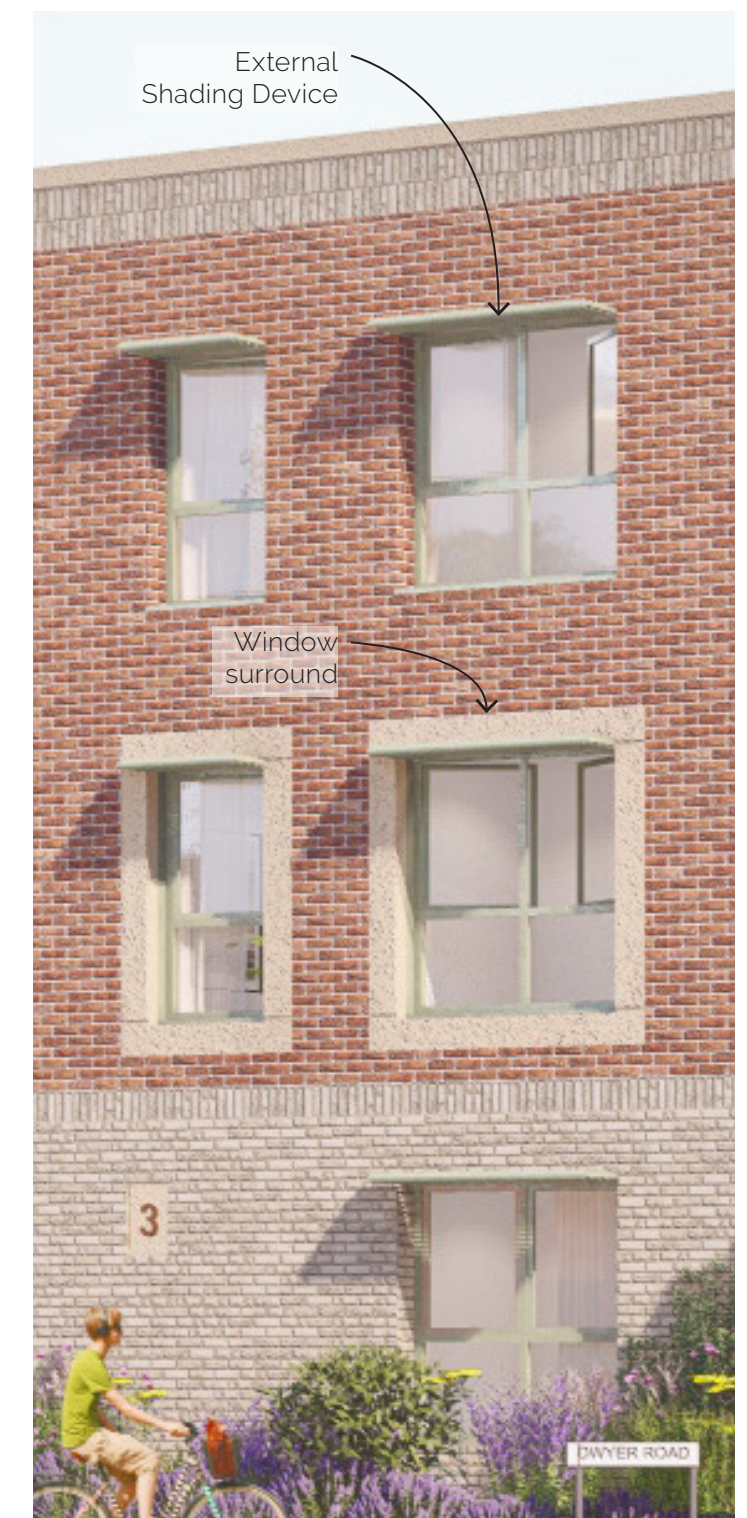
Precedent (Mikhail Riches, Goldsmith Street)



Oblique View - Window Surround



Precedent (Gadamerplatz School)



4.6 Appearance

Pre-cast Balcony/Deck Access

- The flat block on Dwyer Road include balconies and deck access, designed as slim pre-cast elements.
- The load bearing structure allows the balcony and deck to be thermally broken from the main building envelope, improving the thermal efficiency of the homes
- A generous width offers passive solar shading to the larger glazing and habitable rooms behind.
- A half-height imperforate screen to the balcony balustrade provides privacy for residents, without obstructing light or views, and maintains a clean visual appearance in the street scene.



Oblique View - Pre-cast balcony structure



CGI Example



Henley Halebrown Chatt Court PreCast Deck



HTA Design - West Green Place Deck Access





LANDSCAPE

5

5.1 Landscape Strategy

Policy Review

Reading Borough Council has clear policy guidance in relation to landscape and ecology.

A review of the Local Plan, and associated planning and strategy documents (listed below), highlighted some common themes which are noted on the right:

- *Reading Borough Local Plan 2019*
- *Tree Strategy 2021*
- *Reading Biodiversity Action Plan 2021*
- *The Reading Climate Emergency Strategy 2020-25*

Within the proposals for Dwyer Road we have identified opportunities for wildflower planting, hedgerow planting, new tree planting and the creation of green space close to houses that benefits both wildlife and people over multiple generations.

The initial tree strategy is outlined in the following pages and is intended to be developed in discussion with the Natural Environment Officer for Reading Borough Council.



5.1 Landscape Strategy

Site Context & Proposals Outside of the Site Boundary

Play

Dwyer Road is well located in terms of access to play, with the Kennet Valley play area a five minute walk to the west, and Prospect Park a fifteen minute walk to the north-east. The green space to the south west corner of the site will benefit from the inclusion of informal play (such as timber stepping and balancing logs) to meet the policy requirement that 'all homes should be within 100-200m of open space for children to play'.

Green Infrastructure

The green spaces to the south sit along the 'green link' and are proposed to be enhanced with wildflower and other planting (such as mixed native hedging) to increase biodiversity (see section 5.5 on Biodiversity later in this section).

For details on tree planting refer to sections 5.2, 5.3 and 5.5.

Key:

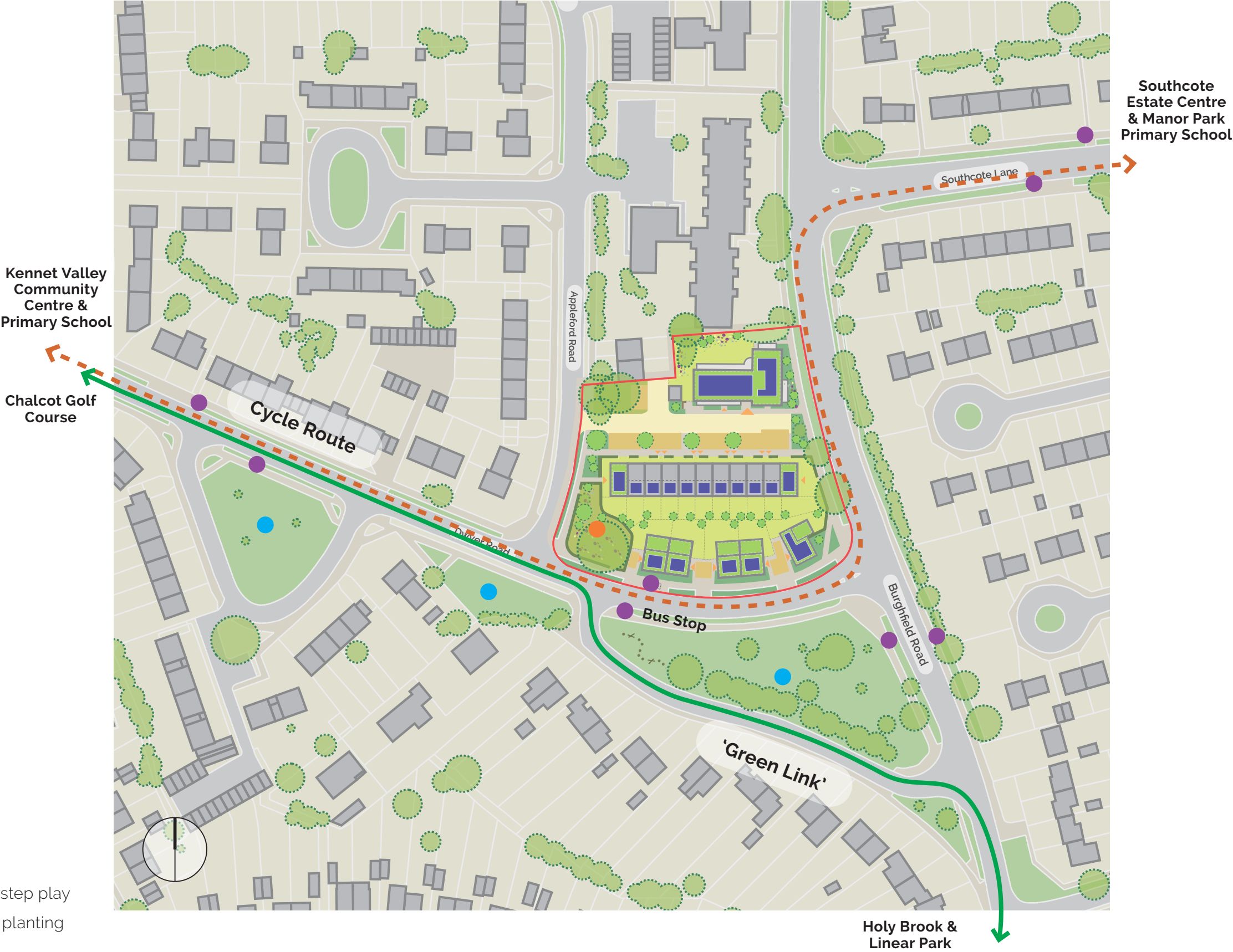
Bus stop

Cycle route

Green link

Proposed location for doorstep play

Location for enhancement planting for biodiversity



5.1 Landscape Strategy

Illustrative Plan

The proposed aim for the landscape design is to create generous and inviting garden spaces, capitalising on the maturity and setting of the existing trees around the site perimeter. Generous green verges will create a pleasant setting for the new homes, and where management of wildflower grassland will benefit pollinators, so too will the new street tree planting. A mews type street with parking bays to the north is overlooked by building entrances.

The proposals are designed to meet 'multi-generational needs with family homes to the south, and a flat block for those who may wish to downsize to the north. The garden for the older residents would be designed to be secure and accessible to all users, with step free access and wheelchair friendly design of paths and furniture. An amenity space to the south west corner incorporating the TPO tree will contain biodiverse planting and the inclusion of ecology features such as habitat piles, as well as informal 'play on the way' such as climbing boulders or timber stepping logs.

The proposals include policy compliant areas of private and communal space and green roofs - for details refer to page 5.

Key:

- ① Shared garden for flat block
- ② New street tree planting
- ③ Retained trees
- ④ Amenity space
- ⑤ Mews street
- ⑥ Green verges to site perimeter
- ⑦ Private gardens
- ⑧ Native boundary hedge
- ⑨ Privacy planting



Illustrative landscape plan (dashed green lines indicative aspirational street tree planting (subject to discussions with service providers due to proximity of existing services within footway)

5.2 Tree Removal & Retention

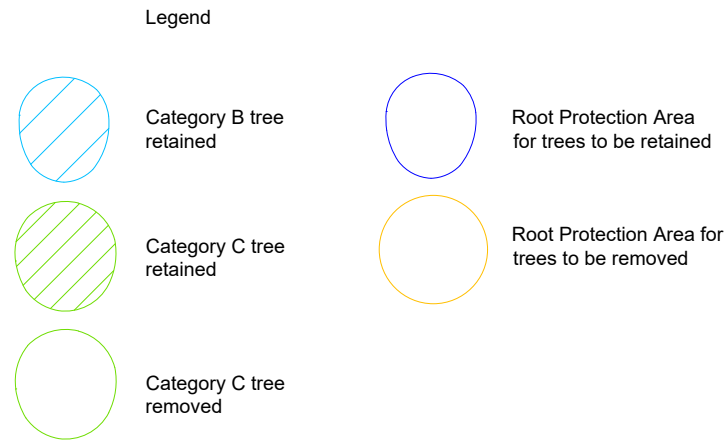
Every effort has been made to retain existing trees on site whilst meeting the brief for much needed new family homes and accommodation for those who may wish to downsize. A suitable balance between buildings/ hard landscape and soft landscape has been sought with tree retention prioritised where possible.

The tree strategy for Dwyer Road enables retention of all category B and TPO trees on the site. The overgrown hedge to the southern boundary (cat C) is proposed to be removed to facilitate construction of the family homes and meet the parking numbers required.

A total of 3 no. category C trees are proposed to be removed, along with 5 no. category C tree groups. For tree planting proposals refer to the following page.

Where construction is proposed to take place within the root protection areas (RPAs) of existing retained trees (such as boundary walls and new footpaths) suitable construction methods will be required (including the use of cellweb etc.).

Please refer to the Arboricultural Impact Assessment and Arboricultural Method Statement for further details of works proposed in relation to the trees on site.



5.3 Proposed Trees

Proposed trees will primarily be native or wildlife friendly species and (as per RBC policy) overall the new trees should offer diversity of the 30:20:10 ratio – no more than 30% of any one family, no more than 20% of any one genus and no more than 10% of any one species.

The current proposals include 39 new trees including:

- *Alnus spaethii*
- *Amelanchier lamarckii*
- *Cercis siliquastrum*
- *Crataegus monogyna/ laevigata*
- *Hippophae salicifolia*
- *Koelreuteria paniculata*
- *Malus 'Evereste'*
- *Sorbus aucuparia*

Trees will be provided within rear gardens, to benefit both the residents and wildlife, with a mix of crab apple, flowering cherry, and Amelanchier (June Berry) trees proposed.

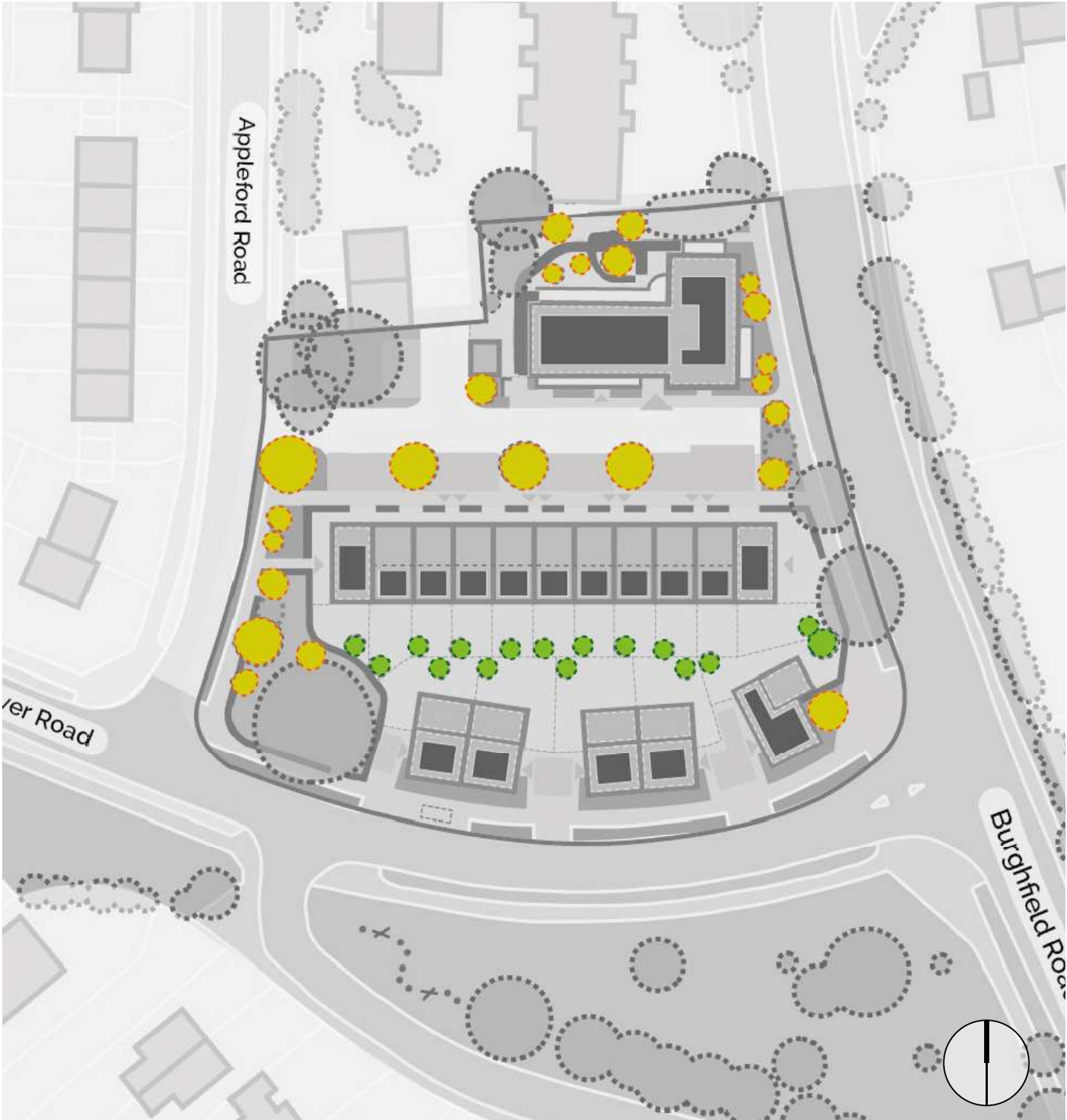
Soil cells will be used where required to create adequate soil volumes for proposed trees.

Additional trees are proposed as part of the off-site landscape and ecology mitigation strategy. The applicant will discuss and agree the strategy with Reading Borough Council.

Refer to the Landscape Planting Plan (DR-0902) and Soft Landscape Schedule (SH-002) for further details of proposed planting.

Key:

-  Proposed tree
-  Trees to rear gardens
-  Existing retained tree



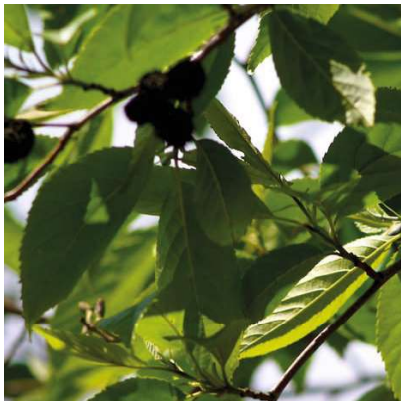
Plan to show location of proposed trees



Sorbus aucuparia



Malus 'Evereste'



Alnus spaethii

5.4 Landscape Character

Enriching biodiversity

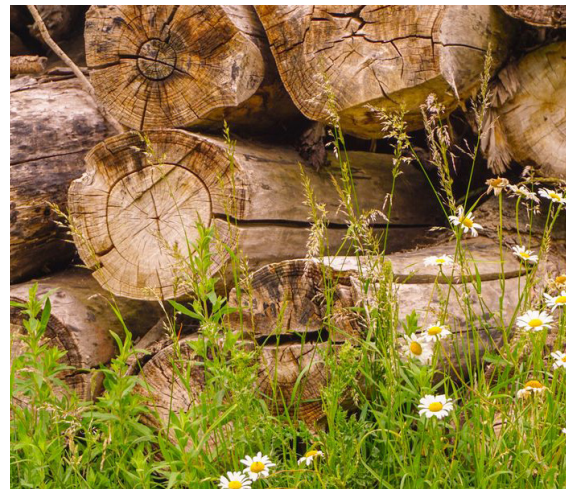
Retention of existing trees and proposed native hedges provide important habitat such as nesting and foraging opportunities for birds and bats.

Adopting a planting strategy that aims to maximise diversity of planting across the site would provide a variety of nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity and larval food plants.

Habitat features, such as Integrated and tree mounted bird and bat boxes, Insect hotels, loggerys (made from site won timber) and bee bricks, provide important homes for insects.

Informal play

The green spaces to the south west of the site are can accommodate a range of activities for all ages, including natural play, opportunities for hide-and-seek, and other imaginative play. In addition to opportunities for biodiverse planting and inclusion of habitat features.



Enriching biodiversity - left to right - habitat features, providing food for wildlife, creating nesting opportunities for birds



Informal play - left to right - timber stepping logs, fruit sculptures and imaginative play



Landscape amenity - left to right - beech hedges offer privacy and define boundaries, textured planting with year-round interest, wildflower turf

5.4 Landscape Character

Planting Types

Several planting types are proposed within the development:

Mixed native hedge

A mixed native hedge is proposed to the southern part of the site to form a boundary around the space in the south-west corner and to define property boundaries to the north of the terraced houses. A mixed native hedge is also proposed along the south eastern corner of the site. The hedge would need an annual maintenance prune to retain shape and would be supplied as an 'instant' hedge at 1-1.2m high with species including: Hawthorn, Blackthorn, Hornbeam, Hazel and Common Privet. The hedge would be maintained at circa 1.1m high.

Private garden for flat block

A secure communal garden for the residents of the flat block. The garden will contain herbaceous perennials, shrubs, and some ornamental multi-stem trees, along with shade tolerant wildflower areas supplemented by bulb planting (see shade tolerant understorey planting).

Privacy planting

A mix of hardy low growing evergreen structure planting and herbaceous perennials to attract pollinating insects.

Shade tolerant understorey planting

This will comprise of a shade tolerant wildflower turf – such as WFT-Shade-41, Shade tolerant wildflower turf by Wildflower Turf, supplemented with native bulbs and ferns (wood anemone, primroses, snowdrops, *Dryopteris affinis*, *Asplenium scolopendrium* for example).

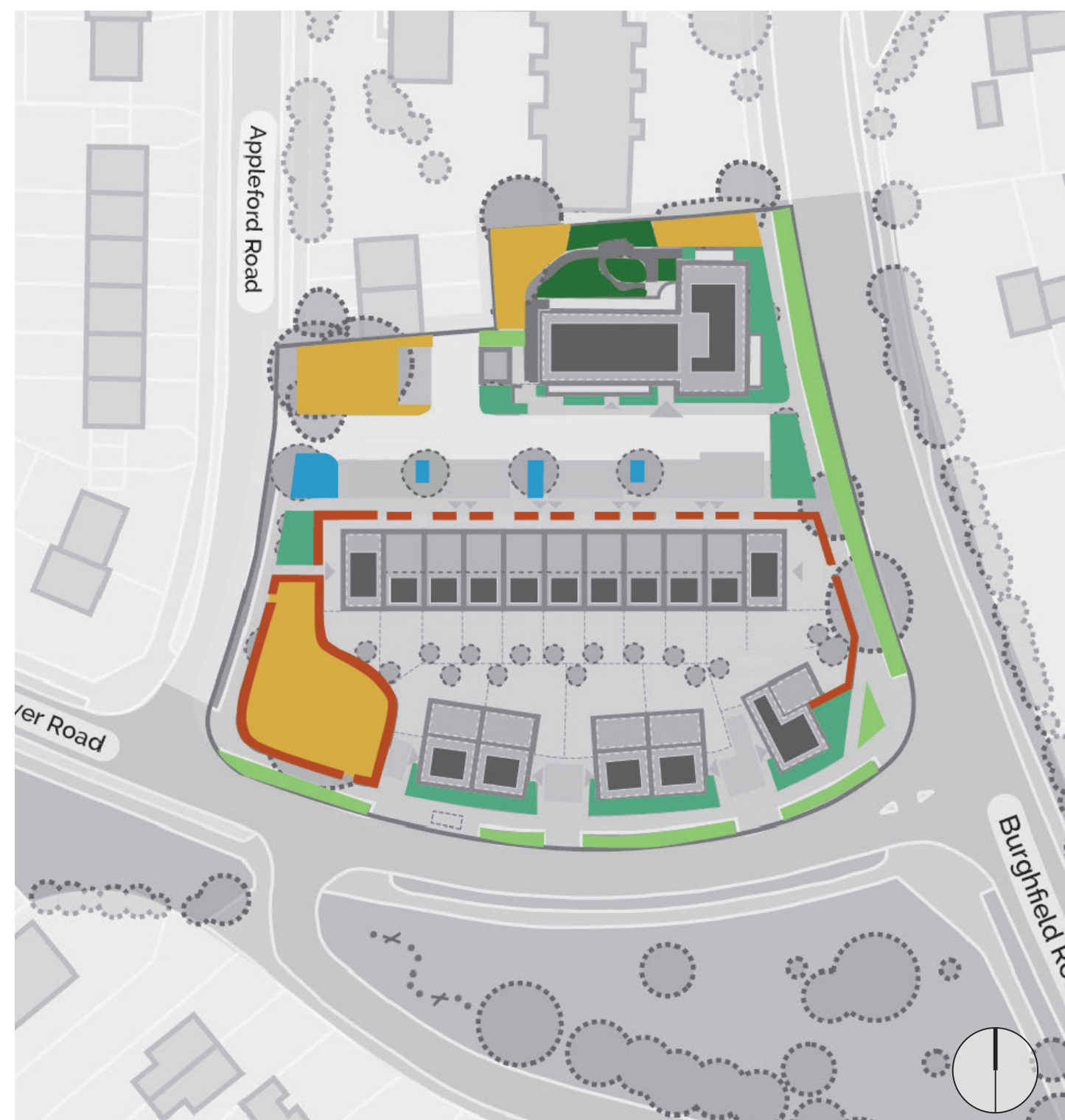
Amenity grass verge

An amenity grass verge is proposed along Burghfield and Dwyer Road to continue the treatment that exists further south and west and provide continuity to the street scene.

Raingardens

Raingardens along the mews street capture water run-off and comprise species including *Deschampsia cespitosa* 'Goldtau' and *Luzula nivea*.

Refer to the Landscape Planting Plan (DR-0902) and Soft Landscape Schedule (SH-002) for further details of proposed planting.



Plan of proposed planting types