
Eaton Court, 104-112 Oxford Road, Reading (5710)

Biodiversity Enhancements Scheme

January 2023

1. Introduction

- 1.1 Full Planning Permission is sought for demolition and residential redevelopment to provide three buildings comprising residential units (Use Class C3) along with car parking, cycle parking and associated landscaping, amenity space, plant and refuse areas, and access arrangements, on land at Eaton Court, 112 Oxford Road, Reading. Pre-application advice for this site was previously received from the Local Planning Authority that requested a Biodiversity Enhancement Scheme be produced to accompany any planning application. Aspect Ecology was therefore commissioned by Venta PropCo1 Ltd in October 2022 to produce a Biodiversity Enhancement Scheme for the proposed development.

2. Biodiversity Enhancements

- 2.1 The site is currently dominated by buildings and hardstanding with little vegetation present in the form of a small number of trees and very limited amenity planting. The redevelopment of the site presents the opportunity to provide a number of biodiversity benefits as part of the proposals, as described below.

Habitat Enhancements

- 2.2 **New Landscape Planting.** The landscape proposals include ground floor and roof level planting, incorporating a range of tree, shrub and herbaceous planting which will provide an ecological enhancement compared to the existing situation (see Appendix 5710/1). A proportion of the species to be included as part of the landscape planting scheme comprise varieties listed on the Royal Horticultural Societies' 'Plants for Pollinators' database¹. Species include English Lavender *Lavandula angustifolia*, Common Box *Buxus sempervirens*, Japanese Aralia *Fatsia japonica*, Hebe sp., Panicle Hydrangea *Hydrangea paniculata* 'Kyushu', Rosemary *Rosmarinus officinalis*, Sweet Box *Sarcococca hookerana*, Skimmia *Skimmia japonica*, Bergenia 'Sunningdale', Brachyglottis 'Sunshine', Sage *Salvia* sp., Purple Top *Verbena bonariensis*, and Lamb's Ear *Stachys byzantina*. These species are of known ecological value, providing a nectar source for bees and other pollinating insects. Planting a variety of species with varying flowering periods will also provide a year-round nectar resource at the site.
- 2.3 **Green Roof.** The landscape proposals include the provision of new green roofs at the site. The green roofs will comprise a Sedum mix (see Appendix 5710/1 for details). Sedums typically have extended flowering periods providing a pollen and nectar resource for prolonged periods during the spring and summer. The provision of green roofs at the site will provide additional opportunities for invertebrates which in turn provide a prey resource for foraging birds and bats.

¹ Royal Horticultural Society (2019) 'RHS Plants for Pollinators – Garden Plants'

Faunal Enhancements

- 2.4 **Bat Boxes.** In addition to any bat boxes required as part of the Natural England mitigation licence application for the development (see Aspect Ecology's Update Bat Survey and Assessment Technical Note, dated December 2022, for further details), four Nestbox Company Integrated Eco Bat Boxes (see Appendix 5710/2 for specifications), or equivalent, will be incorporated within the new buildings (see Plan 5710/BES1 for indicative locations). The bat boxes will provide additional roosting opportunities for bats in the area, such as Common Pipistrelle *Pipistrellus pipistrellus* which has been recorded roosting within the site during detailed survey work undertaken in 2019, and the national Priority Species Soprano Pipistrelle *Pipistrellus pygmaeus*, which is known to be present in the local area. This will increase the number of roosting sites available for these species and will contribute towards the aims of the draft Reading Biodiversity Action Plan (BAP)².
- 2.5 So as to maximise their potential use, the bat boxes will be installed as high up as possible, and no lower than 5m. The bat boxes will be sited in sheltered, wind-free areas that are exposed to sun for part of the day, facing either a southerly, south-easterly or south-westerly direction. Bat boxes will be positioned away from any external lighting fixtures so as to not disrupt the potential use of the boxes and should not be located directly above any windows and/or doorways. Integrated bat boxes are rot proof, extremely long lasting and require no specific maintenance.
- 2.6 **Bird Boxes.** A total of ten bird boxes comprising six Schwegler No.17 Triple Cavity Swift Boxes and four Habibat Integrated Sparrow Terraces (see Appendix 5710/3 for specifications), or equivalent, will be erected onto/incorporated within the new buildings (see Plan 5710/BES1 for indicative locations). The boxes will provide new nesting opportunities for birds in the area, including the Red Listed species Swift *Apus apus*, which was recorded flying over the site during survey work undertaken in August 2019. House Sparrow is also included on the RSPB Red List and are a national Priority Species as a result in declines in the population. The installation of new Sparrow Terrace boxes at the site will provide additional nesting opportunities which will help to contribute to the aims of the Reading Biodiversity Action Plan².
- 2.7 So as to maximise their potential use, Swift boxes would be installed up at eaves height and Sparrow terraces should be installed as high up as practicable and no lower than 4.5m. The bird boxes will be sited in sheltered, wind-free areas, facing in a northerly direction. Bird boxes should not be directly located above any windows and/or doorways. The bird boxes are rot proof and extremely long-lasting and should not require ongoing maintenance.
- 2.8 **Bee Bricks.** A total of six bee bricks will be incorporated within the proposed development thereby increasing nesting opportunities for declining populations of non-swarming solitary bee populations (see Appendix 5710/4 for specifications). Ideally, bee bricks should be located within suitable south-facing walls (where architectural design allows), located at least 1m off the ground. The bricks should be unobstructed by vegetation, though within close vicinity of nectar and pollen sources.
- 2.9 Bee bricks are rot proof, extremely long lasting and require no specific maintenance.

² Reading Borough Council (2021) 'Reading Biodiversity Action Plan'

3. Conclusion

- 3.1 A number of biodiversity enhancements will be provided as part of the proposed development scheme which will provide benefits for a number of species, including the Priority Species Soprano Pipistrelle and House Sparrow, and pollinating invertebrates, which will contribute towards both national and local BAP objectives.

Enclosed:

- Plan 5710/BES1 Faunal Enhancements
- Appendix 5710/1 Landscape Plans (Aspect Landscape Planning)
- Appendix 5710/2 Bat Box Specifications
- Appendix 5710/3 Bird Box Specifications
- Appendix 5710/4 Bee Brick Specifications

Plan 5710/BES1:

Faunal Enhancements



Key:

- Site Boundary
- Proposed New Building
- Proposed Green Roof
- Schwegler No.17 Triple Cavity Swift Box
- Habitat Integrated Sparrow Terrace
- Nestbox Company Integrated Eco Bat Box

Bee Bricks

aspect ecology

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Eaton Court, 104-112 Oxford Road,
Reading
Faunal Enhancements



5710/EE1
C/AM
February 2023

PROJECT
TITLE
DRAWING NO.
REV.
DATE

Appendix 5710/1:

Landscape Plans - Aspect Landscape Planning

Planting Schedule						
Trees						
Number	Abbreviation	Species	Specification	Girth	Height	
3 -	AMELARU	Amelanchier lamarc. 'Autumn Brilliance'	Advanced Nursery Stock :Clear Stem min. 200 :RB	16-18cm	4.0-4.5m	
4 -	Be	Betula ermanii	Advanced Nursery Stock :Clear Stem min. 200 :RB	16-18cm	4.0-4.5m	
3 -	BET TRI	Betula pendula 'Tristis'	Advanced Nursery Stock :Clear Stem min. 200 :RB	16-18cm	4.0-4.5m	
3 -	CARBETLU	Carpinus betulus 'Lucas'	Advanced Nursery Stock :Clear Stem min. 200 :RB	16-18cm	4.0-4.5m	
2 -	CERCAFP	Cercis canadensis 'Forest Pansy'	Multistem 3 stems :3/5 brks :C		2.0-2.5m	

Shrubs						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density
4 -	AMELAM	Amelanchier lamarckii	Multistem 3 stems :3/5 brks :C	175-200cm	15-20L	Counted
6 -	BUXSER	Buxus sempervirens 'Rotundifolia'	Bushy: Clipped box spiral :C	80-100cm	10L	Counted
11 -	BUXSER	Buxus sempervirens 'Rotundifolia'	Bushy: Clipped box ball :3/6 brks	40-60cm	10L	Counted
8 -	C san 'M F'	Cornus sanguinea 'Midwinter Fire'	Bushy :8/9 brks	80-100cm	10L	2/m²
74 -	CHOGF	Choisya 'Goldfingers'	Bushy :3/4 brks	30-40cm	5L	3/m²
76 -	EUOBLAA	Euonymus fortunei 'Dart's Blanket'	Bushy :3/4 brks	30-40cm	5L	3/m²
28 -	EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	Bushy :3/4 brks	30-40cm	5L	3/m²
5 -	FAJA	Fatsia japonica	Branched :4/6 brks	100-125cm	15L	Counted
63 -	HEBRA	Hebe rakaiensis	Bushy :3/4 brks	30-40cm	5L	3/m²
3 -	HYDAMAS	Hydrangea macrophylla 'Masja'	15 leaves :C	60-80cm	10L	Counted
2 -	HYDPAKY	Hydrangea paniculata 'Kyushu'	Branched :4/6 brks	100-125cm	15L	Counted
15 -	ILECRCO	Ilex crenata 'Convexa'	Bushy :clipped ball	40-60cm	10L	Counted
15 -	LAVANDB	Lavandula angustifolia 'Dwarf Blue'	Bushy :3/4 brks	30-40cm	5L	7/m²
2 -	P 'Y W'	Phormium 'Yellow Wave'	15 leaves :C	80-100cm	10L	Counted
35 -	PHOAO	Phormium 'Apricot Queen'	15 leaves :C	80-100cm	10L	Counted
7 -	PHOTEGS	Phormium tenax 'Gold Sword'	15 leaves :C	100-125cm	15-20L	Counted
42 -	PITTEPU	Pittosporum tenuifolium 'Purpureum'	Bushy :3/4 brks	30-40cm	5L	3/m²
36 -	PITTESQ	Pittosporum tenuifol. 'Silver Queen'	Bushy :3/4 brks	30-40cm	5L	3/m²
4 -	R of 'P'	Rosmarinus officinalis 'Prostratus'	Bushy : :5 brks :C	40-60cm	5L	Counted
4 -	R of 'P'	Rosmarinus officinalis 'Prostratus'	Bushy : :5 brks :C	40-60cm	5L	1/m²
2 -	SAMNIPUR	Sambucus nigra 'Purpurea'	Branched :4/6 brks	100-125cm	15L	Counted
45 -	SARHODIPS	Sarcococca hookerana digy. 'Purple Stem'	Bushy :3/4 brks	30-40cm	5L	3/m²
111 -	SJRu	Skimmia japonica 'Rubella'	Bushy :3/4 brks	30-40cm	5L	3/m²

Herbaceous				
Number	Abbreviation	Species	Specification	Pot Size Density
14 -	CAROSE	Carex oshimensis 'Evergold'	4 Buds :Full Pot	5-7.5L 5/m²
86 -	HEUMIPP	Heuchera micrantha 'Palace Purple'	4 Buds :Full Pot	5-7.5L 5/m²
85 -	LIRMU	Liriope muscari	4 Buds :Full Pot	5-7.5L 5/m²
53 -	LIRMUMW	Liriope muscari 'Munro White'	4 Buds :Full Pot	5-7.5L 5/m²

Ferns				
Number	Abbreviation	Species	Specification	Pot Size Density
3 -	BLESP	Blechnum spicant	Full Pot	5-7.5L Counted
54 -	BLESP	Blechnum spicant	Full Pot	5-7.5L 5/m²
5 -	DRYWA	Dryopteris wallichiana	Full Pot	5-7.5L Counted
50 -	DRYWA	Dryopteris wallichiana	Full Pot	5-7.5L 3/m²

Climbers				
Number	Abbreviation	Species	Specification	Height Pot Size Density
6 -	CLEMOA	Clematis montana 'Alba'	Several Shoots :5 brks :Caned Trained onto pergola	100-150cm 10L Counted
6 -	TRAJA	Trachelospermum jasminoides	Several Shoots :5 brks :Caned Trained onto pergola	100-150cm 10L Counted

Euonymus Hedge				
Number	Abbreviation	Species	Specification	Height Pot Size Density
84 -	EUOJAMI	Euonymus japonicus 'Microphyllus'	Bushy :4/6 brks :Clipped level at 0.3m high	30-40cm 10L 5/m
Total :84 -				

Medium Mix 1						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density %
8 -	B 'Su'	Bergenia 'Sunningdale'	Full Pot	5L	3/m²	15%
12 -	BRASU	Brachyglottis 'Sunshine'	Bushy :2/4 brks	30-40cm 5L	3/m²	25%
8 -	CAROSE	Carex oshimensis 'Evergold'	Full Pot	5L	3/m²	15%
12 -	EFSQ	Euonymus fortunei 'Silver Queen'	Bushy :2/4 brks	30-40cm 5L	3/m²	25%
10 -	HEBALRE	Hebe 'Red Edge'	Bushy :2/4 brks	30-40cm 5L	3/m²	20%
Total :50 -						

Osmanthus burkwoodii Hedge				
Number	Abbreviation	Species	Specification	Height Pot Size Density
138 -	Ob	Osmanthus burkwoodii	Bushy :4/6 brks :Clipped level at 0.5m high	40-60cm 10L 3/m
72 -	Ob	Osmanthus burkwoodii	Bushy :4/6 brks :Clipped level at 0.5m high	40-60cm 10L 4/m
Total :210 -				

Prunus Otto Luyken Hedge				
Number	Abbreviation	Species	Specification	Height Pot Size Density
110 -	PIOL	Prunus laurocerasus 'Otto Luyken'	Bushy :3/5 brks :C	40-60cm 5L 3/m
Total :110 -				

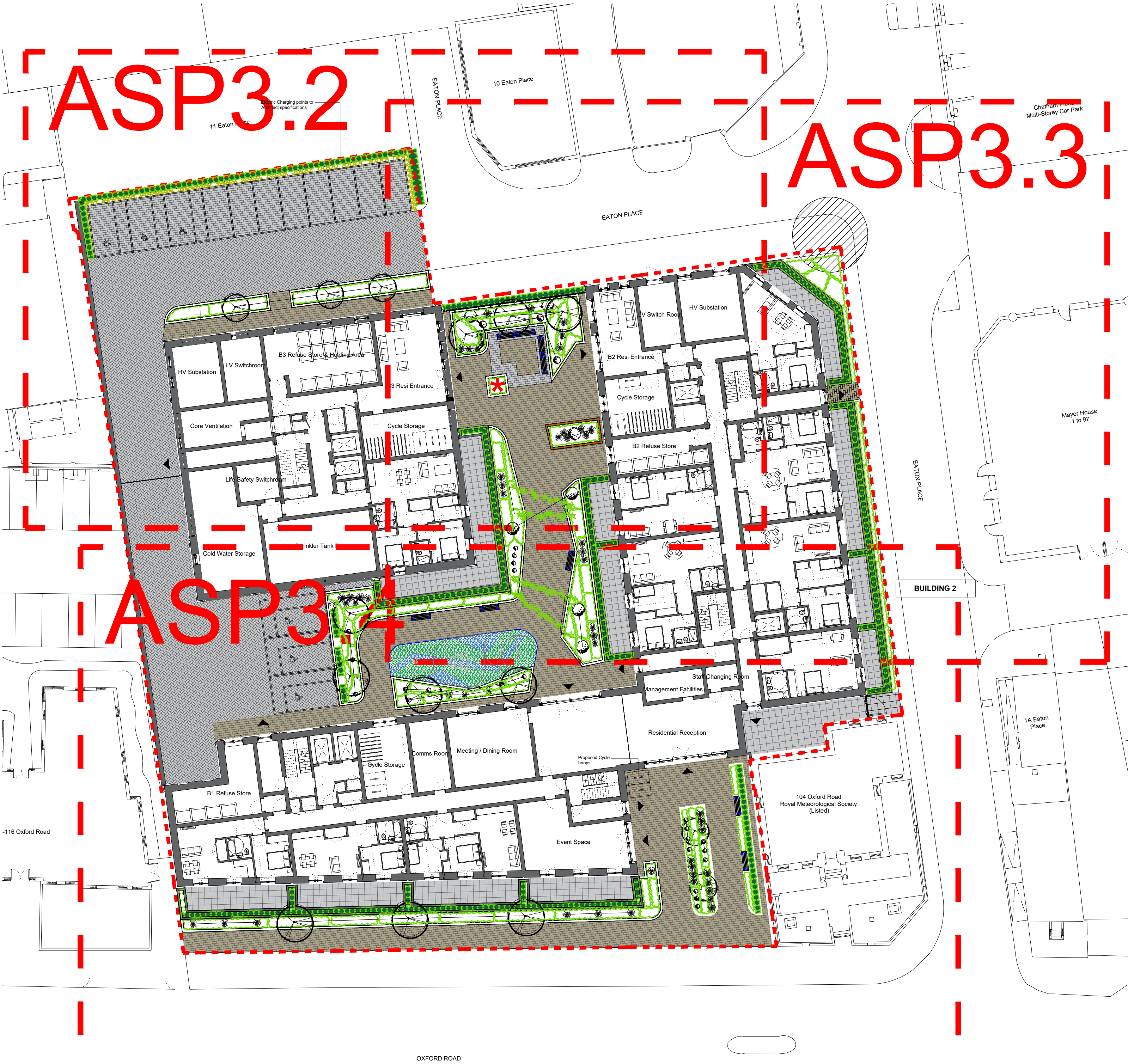
Red Robbin Hedge				
Number	Abbreviation	Species	Specification	Height Pot Size Density
201 -	PFRR	Photinia fraseri 'Red Robin'	C: Bushy	30-40cm 3L 3/m
Total :201 -				

Sweet Box Hedge				
Number	Abbreviation	Species	Specification	Height Pot Size Density
155 -	SARCO	Sarcococca confusa	Bushy :3/6 brks	40-60cm 5L 4/m
Total :155 -				

Herbaceous Planting Mix2						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density
7 -	ALDRM	Allium 'Drumstick'				4/m²
17 -	MATST	Matteuccia struthiopteris	Full Pot: 8/10 frongs		5-7.5L	4/m²
17 -	SALNELU	Salvia nemorosa 'Lubecca'	7 Buds :Full Pot :C		5-7.5L	4/m²
17 -	STITE	Stipa tenuissima	Full Pot: 3/5 brks Grass		5-7.5L	4/m²
10 -	VERBO	Verbena bonariensis	5 Buds :Full Pot :C		3L	4/m²
Total :68 -						

Herbaceous Planting Mix 4						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density
14 -	ALDRM	Allium 'Drumstick'	1 in.Planted amongst planting mix at random			4/m²
32 -	CARCOB	Carex comans 'Bronze'	Full Pot		5-7.5L	4/m²
32 -	LaH	Lavandula angustifolia 'Hidcote'	Bushy :4/6 brks :C	30-40cm	5-7.5L	4/m²
32 -	STABY	Stachys byzantina	Full Pot :C min 30cm spread		5-7.5L	4/m²
Total :110 -						

Planter Mix						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density %
13 -	ASn	Astilbe 'Snowdrift'	Full Pot		3L	7/m² 10%
26 -	EUOFOHA	Euonymus fortunei 'Harlequin'	Bushy :4/6 brks :C	30-40cm	3L	7/m² 20%
26 -	HEBALRE	Hebe 'Red Edge'	Bushy :4/6 brks :C	30-40cm	3L	7/m² 20%
18 -	HEMCD	Hemerocallis 'Cream Drop'	Full Pot		5-7.5L	7/m² 15%
18 -	PENSEP	Pennisetum setaceum 'Purpureum'	Full Pot		3L	7/m² 15%
26 -	POLSE	Polystichum setiferum	Full Pot		3L	7/m² 20%
Total :127 -						



PLANTING NOTES
All plants to be supplied in accordance with the HTA National Plant Specification and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation
Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil.
The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.
Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoilfill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoilfill material. Trenches and pits shall have the topsoil and any subsoilfill material thoroughly broken up and mixed prior to backfilling.
All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting
All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS5545:2014 - Trees, from nursery to independence in the landscape, recommendations.
Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.
Provide 'Treebio Biodegradable Spiral Guards' (Green-tech Product code: 160PS1031-PRO) or similar to young sapling trees, whips and feather planting, ensuring that the main or terminal bud is protruding out above the top of the spirals.

Watering
All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking
All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brack, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within handstanding/highways visibility plays to be clear stem to 1.5m high unless otherwise specified. Trees within handstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers
Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.
PROTECTION OF EXISTING VEGETATION TO BE RETAINED
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHC standards 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

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- KEY:**
- Site Boundary
 - Existing Trees
 - Proposed Multistem Trees
 - Proposed Trees
 - Proposed Ornamental Hedge
 - Proposed Feature Shrub
 - Proposed Evergreen Climbers (to be trained and fixed onto climbing support)
 - Proposed Ornamental Planting
 - Proposed Timber seating (Bexley Bench fitted on top of brick planter as indicated 340mm deep) Finish to match planters and benches
 - Proposed Timber Bench Bexley Iroko Hardwood Bench (1.8 x 0.34m) Above ground instillation Finish to match timber planters Power Coated black legs Proposed 0.5m high Brick Planter Watering Reservoir Irrigation system within planters (0.5m high shrub planters, 1m high tree planters)
 - Block Paving Tobermoe Sienna 50mm Silver & Sandstone **or similar approved** Staggered Pattern (160 x 240 x 50mm) High Timber Pergola climbing Arch (2m high x spread identified on plan)
 - Private Patios Tobermoe Textured Flags **or similar approved** Located to dwelling frontages Natural or similar approved. Stack Bond Pattern (600 x 600 x 50mm)
 - Circular Bike Rings PEC Products W0.8 x H0.9 Stainless Steel, Root fixed
 - Vertical Metal Safety Barrier/Railings Fixed on top of roof terrace Size: 1200mm high
 - Diplomat Timber Rectangular Planter Iroko Hardwood Planter - Teak Stained Finish Size to suit location x 1m high (Side bench seating added where indicated) Watering Reservoir Irrigation system within planters Supplier: Street Design
 - Proposed Golden Gravel or Similar Size: 10-20mm Laid over weed suppressant membrane
 - Proposed Vertical sculpture TBC by Client and local artist



- Proposed Raised Kerb Edge to engineer specifications
- Proposed Play Rubber Paving to Play Area Colour : Green and Blue
- Proposed Aluminium Edge to Play Area Core Pro Edge aor simillar approved Size 100mm

C B A	26.01.23	Play area added to the podium Plans updated to revised Architect terrace layout arrangement Hard surface, Railings and planting extent updated to Client comments	PC CW CW CW	Drawn	Chkd
	20.01.23				
	10.01.23				
REV	DATE	NOTE			

aspect landscape planning

TITLE			
Eaton Court , Reading Planting Plan Overview			
CLIENT			
Osborne			
SCALE	DATE	DRAWN	CHK'D
1:250@A1	DEC 2022	CW	CW
DRAWING NUMBER	REVISION		
6984.LP.3.0	C		

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1:100 @ A1
0m 1m 2m 4m

KEY:

Site Boundary

Existing Trees

Proposed Multistem Trees

Proposed Trees

Proposed Ornamental Hedge

Proposed Feature Shrub

Proposed Evergreen Climbers
(to be trained and fixed onto climbing support)

Proposed Ornamental Planting

Proposed Timber seating
(Bexley Bench fitted on top of brick planter as indicated 340mm deep)

Proposed Timber Bench
Bexley Iroko Hardwood Bench (1.8 x 0.34m)

Above ground instillation

Finish to match timber planters

Power Coated black legs

Proposed 0.5m high Brick Planter

Watering Reservoir Irrigation system within planters
(0.5m high shrub planters, 1m high tree planters)

Block Paving

Tobermore Sienna 50mm

Silver & Sandstone **or similar approved**

Staggered Pattern
(160 x 240 x 50mm)

High Timber Pergola climbing Arch
(2m high x spread identified on plan)

Private Patios

Tobermore Textured Flags **or similar approved**

Located to dwelling frontages

Natural or similar approved.

Stack Bond Pattern
(600 x 600 x 50mm)

Circular Bike Rings

PEC Products W0.8 x H0.9

Stainless Steel, Root fixed

Vertical Metal Safety Barrier/Railings

Fixed on top of roof terrace

Size:1200mm high

Diplomat Timber Rectangular Planter

Iroko Hardwood Planter - Teak Stained Finish

Size to suit location x 1m high

(Side bench seating added where indicated)

Watering Reservoir Irrigation system within planters

Supplier: Street Design

Proposed Golden Gravel or Similar

Size:10-20mm

Laid over weed suppressant membrane

Proposed Vertical sculpture

TBC by Client and local artist

Proposed Sedum Green Roof

MobiRoof ECO or Similar

Ready-made Cassette

Cassette Sizes: 50 x50 x 6cm

20-30mm Gravel strip around roof edges

(Installed to suppliers requirements)

Proposed Raised Kerb Edge

to engineer specifications

Private Patios

Tobermore Textured Flags

Located to dwelling frontages

Buff or similar approved.

Stack Bond Pattern
(600 x 600 x 50mm)

C	26.01.23	Play area added to the podium	PC	CW
B	20.01.23	Plans updated to revised Architect terrace layout arrangement	CW	CW
A	10.01.23	Hard surface, Railings and planting extent updated to Client comments	CW	CW
REV	DATE	NOTE	Drawn	Chkd

aspect landscape planning

TITLE

Eaton Court , Reading
Roof Top Landscape Plan

CLIENT

Osborne

SCALE	DATE	DRAWN	CHK'D
1:100@A1	DEC 2022	CW	CW

DRAWING NUMBER	REVISION
6984.RTLP.3.1	C



PLANTING NOTES
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Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2m x 2m x 1m, backfilled with compacted Urban Tree Soil.

The preparation of planting pits, beds or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.

Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil material. Trenches and pits shall have the topsoil and any subsoil material thoroughly broken up and mixed prior to backfilling. All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting
All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees from nursery to independence in the landscape, recommendations. Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Watering
All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking
All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility plays to be clear stem to 1.5m high unless otherwise specified. Trees within handstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers
Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHBC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHBC standards 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

NOTES:
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1:100 @ A1
0m 1m 2m 4m

KEY:

- Site Boundary
- Existing Trees
- Proposed Multistem Trees
- Proposed Trees
- Proposed Ornamental Hedge
- Proposed Feature Shrub
- Proposed Evergreen Climbers (to be trained and fixed onto climbing support)
- Proposed Ornamental Planting
- Proposed Timber seating (Bexley Bench fitted on top of brick planter as indicated 340mm deep) Finish to match planters and benches
- Proposed Timber Bench Bexley Iroko Hardwood Bench (1.8 x 0.34m) Above ground instillation Finish to match timber planters Power Coated black legs Proposed 0.5m high Brick Planter Watering Reservoir Irrigation system within planters (0.5m high shrub planters, 1m high tree planters)
- Block Paving Tobermore Sienna 50mm Silver & Sandstone or similar approved Staggered Pattern (160 x 240 x 50mm)
- High Timber Pergola climbing Arch (2m high x spread identified on plan)
- Private Patios Tobermore Textured Flags or similar approved Located to dwelling frontages Natural or similar approved. Stack Bond Pattern (600 x 600 x 50mm)
- Circular Bike Rings PEC Products W0.8 x H0.9 Stainless Steel, Root fixed
- Vertical Metal Safety Barrier/Railings Fixed on top of roof terrace Size:1200mm high
- Diplomat Timber Rectangular Planter Iroko Hardwood Planter - Teak Stained Finish Size to suit location x 1m high (Side bench seating added where indicated) Watering Reservoir Irrigation system within planters Supplier: Street Design
- Proposed Golden Gravel or Similar Size:10-20mm Laid over weed suppressant membrane
- Proposed Vertical sculpture TBC by Client and local artist
- Proposed Raised Kerb Edge to engineer specifications
- Proposed Play Rubber Paving to Play Area Colour : Green and Blue
- Proposed Aluminium Edge to Play Area Core Pro Edge or similar approved Size 100mm

28.01.23 Play area added to the podium
20.04.23 Plans updated to revised Architect terrace layout arrangement
10.07.23 Hard surface, Railings and planting updated to Client comments

PC CW
CW CW
CW CW
Drawn/Chkd

NOTE

Appendix 5710/2:

Bat Box Specifications



The Nestbox Company Ltd.

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Solihull, W. Mids.
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Integrated Eco Bat Box

SKU:B11EBZZZZ

Construction: Recycled plastic shell; FSC® wood OSB roost chamber

Options: Brick (B11EBBRZZ), Black (B11EBBLZZ) or Green (B11EBGRZZ) coloured front panel. Brick and green front panels have bat silhouette.

Usage: Provides bats with a permanent roost site when installed in new build or renovated properties.

Crevice roost chamber provides roost space for crevice dwelling bats such as Common Pipistrelle, Soprano Pipistrelle and Barbastelle's.

Cavity roost chamber suitable for cavity-dwelling bats including Brown Long-Eared, Daubenton's, Natterer's, Bechstein's, Grey Long-Eared, Whiskered, Brandt's and Nathusius' Pipistrelle bats.

Maintenance: Integrated Eco Bat Box is maintenance free as droppings fall out of base. Recycled plastic shell is UV stabilized requiring no treatment.

Installation: Can be built into or retrofitted within brickwork, stonework, timber cladding or external insulation.

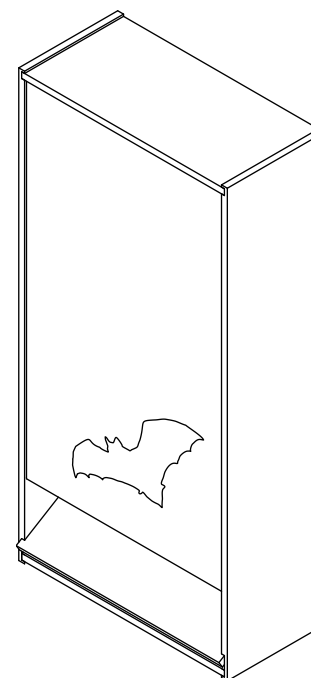
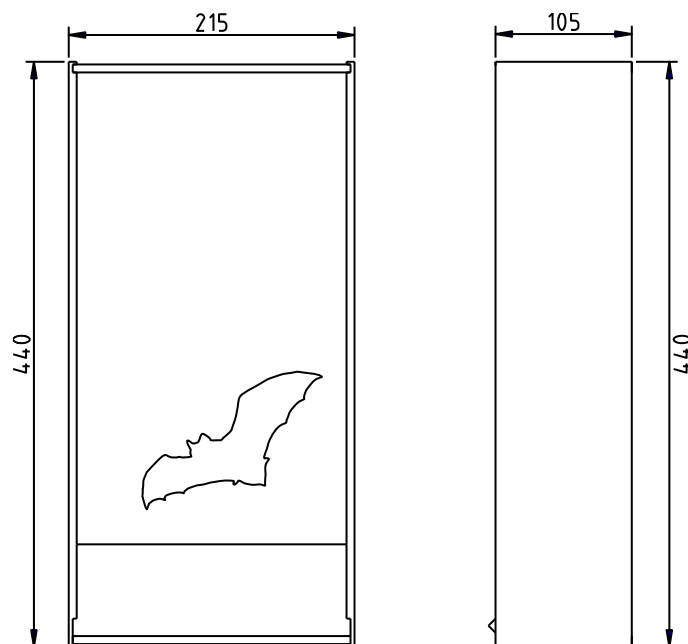


Corporate Member
Bat Conservation Trust

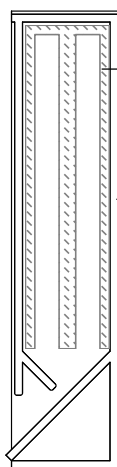


Certified FSC® Mix
NC-COC-005535GC

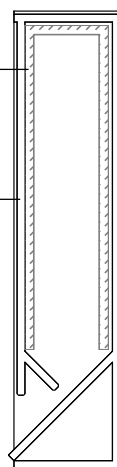
© The Nestbox Company Ltd. 2019



Crevice roost chamber

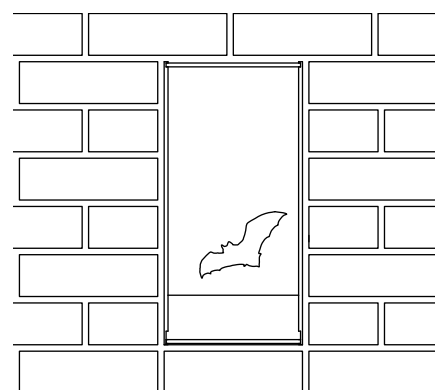


Cavity roost chamber



FSC® OSB Board

Recycled LDPE plastic shell



Appendix 5710/3:

Bird Box Specifications

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

Schwegler No 17 Triple Cavity Swift Box

This box is constructed from plant-fibre based material. It can accommodate 3 pairs of swifts assisting the rapid formation of colonies. It should be sited 6-7m above the ground, near the roof of a building, ensuring unobstructed access for birds.

Dimensions: 150H x 900W x 150D mm. Weight 7kg



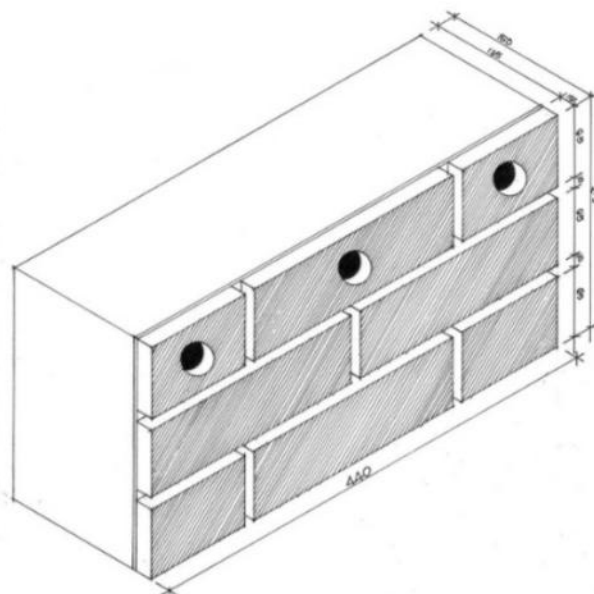
Bird Boxes

Habibat Terraced Sparrow Nest Box

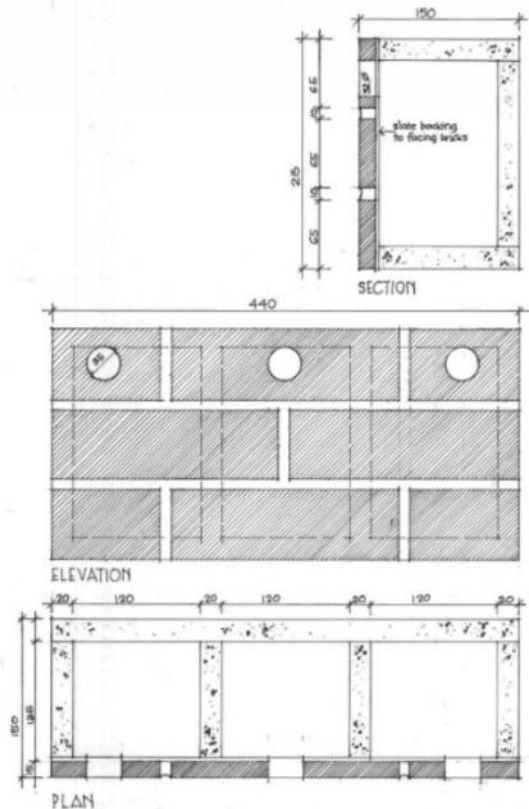
A terraced bird box with three chambers designed specifically for Sparrows which can be integrated into a building.

Dimensions: 215H x 440L x 150D mm.

Weight 2.8kg



Indicates standard facing brickwork



Appendix 5710/4:

Bee Brick Specifications

Bee Brick

Bee Brick

The bee brick has been designed to create a safe, all year round, nesting site for solitary bees, who face massive decline due to loss of habitat. The bee Brick can be built into a wall or structure but can also be placed as a standalone feature in your garden.

Solitary Bees are non-aggressive, child and pet friendly. They are a vital part of our biodiversity.

Dimensions:

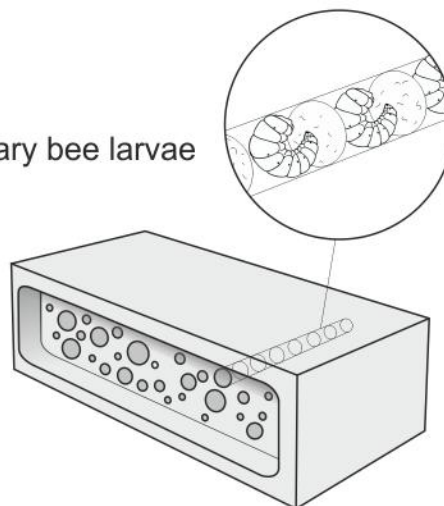
Small block - 6.5cm x 7cm x 10.5cm

Large block - 10.5cm x 10.5cm x 10.5cm

Brick - 21.5cm x 10.5cm x 6.5cm



Solitary bee larvae



ecology • landscape planning • arboriculture

The logo for Aspect Ecology, featuring the word "aspect" in a white, lowercase, sans-serif font. A thin, white, diagonal line is positioned above the "t", extending from the top of the letter to the right.

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