READING GOLF CLUB, READING BERKSHIRE

DESIGN AND ACCESS STATEMENT - LANDSCAPE CHAPTER
JUNE 2020 FINAL SUBMISSION

ISSUE SHEET

JOB NAME: READING GOLF CLUB, READING, BERKSHIRE
JOB NUMBER: D2743
CLIENT: FAIRFAX (READING) LIMITED AND READING GOLF CLUB LIMITED

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
00	19.03.2020	DRAFT FOR INTERNAL REVIEW	NY	LS	AS
01	27.03.2020	DRAFT FOR CLIENT REVIEW	NY	LS	LS
02	15.05.2020	DRAFT FOR TEAM REVIEW	NY	LS	LS
03	19.05.2020	ALL PLANS ARE UPDATED WITH APPLICATION BOUNDARY	NY	LS	LS
04	21.05.2020	FINAL VERSION	NY/LS	LS	LS
05	03.06.2020	FINAL SUBMISSION	NY	-	-

CONTENTS

1.0 Landscape Baseline **4**
- 1.1 Introduction and Purpose 4
- 1.2 Site Description 4
- 1.3 Landscape Related Designation 4
- 1.4 Site Topography 4
- 1.5 Landscape Character and Perceptual Qualities 4
- 1.6 Visual Assessment 4

2.0 Landscape Analysis **6**

3.0 Landscape Design **8**
- 3.1 Landscape Concept 8
- 3.2 Landscape Masterplan Intent 10
- 3.3 Tree Strategy Intent 12
- 3.4 Open Space Provision 14

4.0 Landscape Character Areas and Precedent Images **16**
- 4.1 Pocket Park and Green Link 16
- 4.2 Play 18
- 4.3 Social Garden 20
- 4.4 SuDS 22
- 4.5 Green Buffer 23

5.0 Landscape Materials **24**
- 5.1 Soft Landscape Design Intent 24
- 5.2 Hard Landscape Design Intent 27

6.0 Landscape Maintainance and Management **28**
- 6.1 Introduction 28
- 6.2 Review Procedure 28
- 6.3 General Operations 28
- 6.4 Maintenance & Management 28
- 6.5 Existing Established Trees 28
- 6.6 Semi-mature, Nursery Stock and Standard Trees 28
- 6.7 Ornamental Shrub Planting 28
- 6.8 Ornamental Grass and Herbaceous Planting 28

1.0
LANDSCAPE BASELINE

1.1 INTRODUCTION AND PURPOSE

This landscape section of the DAS has been prepared on behalf of Fairfax (Reading) Limited and Reading Golf Club Limited in relation to the land at Reading Golf Club, Kidmore End Road (the Site). The proposal aims to deliver 260 residential units and a health centre set within public open space, the location of which is heavily influenced by the retention of the existing trees.

This landscape chapter has been prepared following an analysis of the Site and its surrounding context. A review of the Local Plan policies, landscape related designations and landscape character, alongside the physical elements of the Site, including topography, woodland, vegetation and visual amenity, which together influence the landscape constraints and opportunities and which collectively have informed the landscape vision for the Site. This report is to be read in conjunction with the main DAS and the Arboricultural & Planning Integration Report.

1.2 SITE DESCRIPTION

The Site forms part of the southern section of the wider area of Reading Golf Course and occupies the area wholly within Reading Borough Council administrative area. It is therefore bound by the wider Golf Course to the north; Kidmore End Road, with dwellings on Chalgrove Way and beyond to the east; Emmer Green Primary School, Emmer Green Play Fields and retirement homes on Lyefield Court to the south; and dwellings along Eric Avenue and Highdown Hill Road to the west.

The Site comprises the highly managed and designed southern section of the 18-hole Reading Golf Club and contains a series of predominantly linear treebelts and individual trees which define the fairways.

Some boundaries are vegetated and comprise clipped, intermittent hedgerows and treebelts, while some are more open to residential gardens, allowing views over the Golf Course. Trees within the Site are both deciduous and evergreen and the entire Site is covered by an Area Tree Preservation Order (reference number TPO 4/18).

Refer to Figure 1.1 - Viewpoint Location Map and site photos which illustrate the existing Site landscape.

1.3 LANDSCAPE RELATED DESIGNATIONS

The eastern section of the Site is identified as a proposed allocated Site for residential development in the Adopted Local Plan 2019 (Policy CA1b).

With the exception of the Area Tree Preservation Order covering the entire Site, there are no other landscape related designations that cover the Site, furthermore, the Site is not designated as open space, nor is it publicly accessible. A small linear portion at the northern edge of the Site is identified as Local Wildlife Site / Local Nature Reserve in the current Local Plan and is connected to the wider areas through a network of green links through the residential area.

Under the Adopted Local Plan Policy (EN13) Major Landscape Features are identified to the north of the Site adjacent to Crawshay Drive. However, it is a relatively small area and mainly comprises a dense area of trees and shrubs.

There are a number of landscape designations present in the wider study area beyond the Site. The Chilterns Area of Outstanding Natural Beauty (AONB) lies approximately 1km to the north and 2km to the west; the Historic Park and Garden of Caversham Park lies to the south-east beyond the intervening built form; Surley Row Conservation Area lies to the south, again, beyond the intervening built form. In addition, Clayfield Copse Local Nature Reserve is located to the east. The Site does not form a role in the setting to these landscape related designations.

Areas of Ancient Woodland and Replanted Woodland are present in the landscape to the north (namely Cucumber Wood) within the wider Golf Course.

There are a series of Listed Buildings scattered throughout the townscape of the study area and include Old Grove House (Grade II*) and The Barn (Grade II) at Highdown Hill Road which are the closest to the Site. There is limited inter-visibility between the Site and these Listed Buildings (and where their setting is predominantly informed by dwellings).

1.4 SITE TOPOGRAPHY

The natural topography of the Site gently slopes from 85m AOD around the existing Golf Club House towards to the northern section of the Golf Course to approximately 75m AOD around the wooded area at the north-eastern tip.

The natural topography of the Site has been modified in places to provide level surfaces at the tee boxes alongside a series of bunkers and associated mounds, resulting in a series of uncharacteristic hummocks across the natural profile.

1.5 LANDSCAPE CHARACTER SUMMARY AND PERCEPTUAL QUALITIES

The Berkshire Landscape Character Assessment (BLCA) was prepared by LUC for the Berkshire Joint Strategic Planning Unit (JSPU).

The BLCA defines fifty-five character areas, however, the Site sits within the Urban Area of Reading, consequently it was not assessed further.

Within the study area, the land use can be broadly split north and south, with that to the north being mixed farmland, and the south being settled in irregular urban grids associated with the northern edge of Reading.

The landform undulates with a series of dry valleys flowing north, north-south and east-west; and where the skyline is either formed by built form in the proximity to the settlement edge, or by trees. The Golf Course forms a manicured landscape on the settlement edge and creates a transitional, fringe landscape, with a strong contrast between the rural field patterns beyond to the north and the suburban edge to the south.

The Site is readily influenced by the existing settlement edges to the east, south and west. Buildings in close proximity to the Site are predominantly two storey in height, with occasional three storey apartment blocks. Land uses are predominantly residential, interspersed with a school, play area, local shops and facilities and a series of green spaces.

1.6 SUMMARY OF BASELINE VISUAL ASSESSMENT

A visual assessment of the Site was carried out in February and December 2019, with additional Site visits carried out in January and March 2020 to address Officer's comments. A full assessment of visual effect is set out in the Environmental Statement submitted with the Application.

The Site does not lie within a strategic viewing corridor as identified in policy; nor it is visible from a scenic viewpoint identified on the Ordnance Survey map.

The Site forms a discrete part of the settlement edge fabric, but where the vegetation both along the Site boundaries and within the Site are discerned.

Due to the combination of intervening built form and vegetation, views of the Site are limited to the immediate local environs and therefore a small geographic area. Open views of the Site occur from the rear elevations of the residential receptors which bound the Site immediately to the east, south and west. Open and partial views of the Site occur from the receptors using the road corridors immediately adjacent to the Site, such as Kidmore End Road, Brooklyn Drive, Eric Avenue.

The character and amenity of the views are informed by the vegetated Site boundaries, the Club House, Green Keepers accommodation and the greens of the Golf Course, often set in the context of the built form of the settlement edge beyond and wooded backdrop of Cucumber Wood Ancient Woodland to the north.

Views beyond the immediate Site environs are predominantly truncated, or where the location of the Site is difficult to perceive, due to the combination of undulating topography, built form and the layers of vegetation within the settlement to the east, south and west; and topography and vegetation to the north.

PHOTOGRAPH – VIEWPOINT 1
VIEW LOOKING SOUTH-EAST FROM THE EDGE OF SETTLEMENT ALONG HIGHDOWN HILL ROAD.

PHOTOGRAPH – VIEWPOINT 2
VIEW LOOKING SOUTH EAST FROM THE NORTH-WESTERN CORNER OF THE SITE.

PHOTOGRAPH – VIEWPOINT 3
VIEW LOOKING NORTH FROM THE EMMER GREEN PLAY FIELDS.

PHOTOGRAPH – VIEWPOINT 4
VIEW LOOKING WEST AT KIDMORE END ROAD INTO THE BACK GATE OF THE SITE.

PHOTOGRAPH – VIEWPOINT 5
VIEW LOOKING WEST FROM THE EASTERN CORNER OF THE SITE IN FRONT OF THE CLUB HOUSE.

FIGURE 1.1 - VIEWPOINT LOCATION MAP (FABRIK, 2019)

PHOTOGRAPH – VIEWPOINT 6
VIEW LOOKING NORTH-WEST INTO THE SITE ENTRANCE AT KIDMORE END ROAD

PHOTOGRAPH – VIEWPOINT 7
VIEW LOOKING WEST FROM THE NORTH-EASTERN BOUNDARY OF THE SITE.

2.0

LANDSCAPE ANALYSIS

2.1 LANDSCAPE & VISUAL CONSTRAINTS

The landscape and visual baseline assessment, alongside the review of planning policy and landscape character guidance have been instrumental in understanding the landscape constraints and opportunities of the Site, which are defined as follows:

- A proposed 'Green Link' passing through the Site relative to Adopted Local Plan 2019 Policy EN12;
- The area to the north eastern edge of the Site is identified for Biodiversity Interest. Combined with the point above, there is potential to create a green corridor to enhance the biodiversity value of the Site to address Local Plan Policy EN12;
- Careful selection of plant species providing a biodiversity link through the Site to the wider context as outlined in the Local Plan policies;
- Open space is to be provided according to Local Plan policies (which rely on the Fields in Trust Guidance) relative to developments over 50 dwellings;
- The blanket TPO Designation, the retention of the most significant existing trees, refer to Arboricultural and Planning Integration Report, which assesses the existing trees based on their condition, quality and value in order to inform the removal or retention of trees, hence identity the design opportunities and constraints for the development;
- The demolition of the existing clubhouse;
- The natural topographic profile across the Site is gently sloping and is therefore not a constraint to develop; and
- To create a positive interface with the landscape to the north and creating opportunities for a connected and comprehensive green infrastructure;
- The opportunity for woodland planting off-site.

Refer to Figure 2.1 - Landscape Opportunities and Constraints Plan.

LEGEND

- SITE BOUNDARY
- ALLOCATED DEVELOPMENT AREA IN LOCAL PLAN (90 - 130 DWELLINGS)
- EXISTING CLUBHOUSE TO BE DEMOLISHED
- TREE CATEGORY A AND IMPORTANT TREES (IRRESPECTIVE OF CATEGORY)
- TREE CATEGORY B
- TREE CATEGORY C
- TREE CATEGORY U
- EXISTING GRAVEL TRACKS
- APPROXIMATE LOCATION OF GREEN LINK THROUGH THE SITE (LOCAL PLAN POLICY EN12)
- BIODIVERSITY INTEREST (LOCAL PLAN POLICY EN12)
- ANCIENT WOODLAND (CUCUMBER WOOD)
- APPROXIMATE ALIGNMENT OF EXISTING BELOW GROUND FOUL WATER PIPELINE
- EMMER GREEN PLAY FIELDS
- GROVE ROAD ALLOTMENTS
- 1-2 STOREY BUILDINGS
- 2 STOREY BUILDINGS
- 3 STOREY BUILDINGS

FIGURE 2.1 – LANDSCAPE OPPORTUNITIES AND CONSTRAINTS PLAN (FABRIK, 2019)

3.0

LANDSCAPE DESIGN

3.1 LANDSCAPE CONCEPT

The overarching landscape concept responds to the Site conditions, constraints and opportunities.

The overarching concept is to provide a consolidated central green core to the Site, located on a green spine, which responds to Policy EN12 and which provides the opportunity for a new spine of trees through the core of the Site.

The proposal is driven primarily by the retention of the most significant existing trees (refer to Aboricultural and Planning Integration Report) within and along the boundaries of the Site and the provision of a Green Link as identified in the Local Plan Policy. The proposed high quality development parcels are sensitively located to minimise the impacts to the trees while allowing space for new tree planting to enhance the biodiversity as required in the Local Plan and Policy CC: Adaptation to climate change.

The Green Link combines the existing and proposed green infrastructure and sweeps across the centre of the Site from the east to the north. The open space network is centred around the existing trees.

A footpath connection to Emmer Green School is also provided at the south of the Site as part of the Green Link.

With the landscape primary located in the centre of the Site, it provides the opportunities for the proposed built form to back onto the existing settlement edge.

Refer to Figure 3.1 - Landscape Concept Plan.

LEGEND

- SITE BOUNDARY
- EXISTING TREE - CATEGORY A
- EXISTING TREE - CATEGORY B
- EXISTING TREE - CATEGORY C
- EXISTING TREE - CATEGORY U
- CENTRAL GREEN SPINE
- PRIMARY OPEN SPACE
- SUDS / ATTENTUATION
- FOOTPATH CONNECTION TO EMMER GREEN SCHOOL
- DEVELOPMENT PARCEL

FIGURE 3.1 – LANDSCAPE CONCEPT PLAN (FABRIK, 2020)

3.0

LANDSCAPE DESIGN

3.2 LANDSCAPE MASTERPLAN INTENT

At this outline stage, the Indicative Site Layout as shown opposite (which has informed the parameter plans) delivers the landscape concept and has been co-ordinated with the landscape design intent. It therefore comprises a varied network of green open spaces, which includes:

- The retention of the most significant trees across the Site;
- The formation of a Green Link through the Site, connecting east and west and south to Emmer Green Primary School in accordance with Policy EN12;
- A central 'green hub' as a pocket park which provides space for both formal (through the provision of equipped play) and informal recreation and which allows interaction with nature.
- Small sensory gardens and amenity spaces located either sides of the Green Link amongst the development parcels, which can be naturally overlooked;
- The opportunity for planting 118no. new large and medium sized tree species within the public realm in respond to Local Plan Policy CC3: Adaptation to climate change; and
- Creation of a series of attenuation basins across the Site in respond to Policy CC3: Adaptation to climate change.

Refer to Figure 3.2 - Indicative Site Layout prepared by Paul Hewitt Architect.

LEGEND

- EXISTING TREES (TO BE RETAINED)
- PROPOSED TREES (IN PUBLIC REALM)
- PROPOSED SUSTAINABLE DRAINAGE SYSTEM (TBC)
- PROPOSED MAIN ACCESS ROAD WITH PAVEMENT
- PROPOSED RESIDENTIAL ACCESS
- PROPOSED EQUIPPED PLAY AREA

FIGURE 3.2 – INDICATIVE SITE LAYOUT (PAUL HEWITT ARCHITECT, 2020)

3.0

LANDSCAPE DESIGN

3.3 TREE STRATEGY INTENT

The key landscape principal is the retention, as far as possible, of the existing landscape framework of trees across the Site, including individual groups of trees, memorial trees and boundary hedges. There are total 118 trees proposed to be removed, including 19 category 'B' (moderate quality) trees, 88 category 'C' (low quality) trees and 11 category 'U' (unsuitable for retention quality) trees proposed to be removed. Refer to Aboricultural and Planning Integration Report.

118no. of native species trees are proposed across the Site (planted at 5m in height at day one) to provide a direct replacement for those lost (the majority of which are category C grade). The intention is that these will comprise both large and medium sized tree species, creating a new tree framework to the Site, which will be evident from the immediate local environs. Species proposed include Field Maple (*Acer campestre),* Common Alder (*Alnus glutinosa),* Silver Birch (*Betula pendula)*, Common Whitebeam (*Sorbus aria),* Rowan (*Sorbus aucuparia*), Wild Cherry (*Prunus avium*), Crab Apple (*Malus sylvestris*), European Beech (*Fagus sylvatica*), English Oak (*Quercus robur*), Alder Buckthorn (*Frangula alnus*) and Wild Service Tree (*Sorbus torminalis*).

The tree strategy has considered the following:

- The creation of a spine of trees through the centre of the site that reflects the linear character of tree planting associated with the golf course;
- Comments raised at consultation event, including the relocation of 4 no. of memorial trees;
- National House Building Council chapter 4.2 regarding trees and foundation depths (i.e. positioning trees at a distance away from buildings to minimise foundation depth);
- The position of the trees where their natural canopy can be realised.

Refer to Figure 3.4 - Tree retention, removal and proposal plan.

Furthermore, an area to the west of Cucumber Wood, to the north of the site in the wider golf course, has been identified as a receptor site for the creation of a new woodland area as compensation for the tree removals proposed within the Site. This area will accommodate approximately 1000 trees, whilst also providing strengthening of and extension to the existing woodland.

Refer to Figure 3.3 - Compensatory Tree Planting Plan.

LEGEND

- **SITE BOUNDARY**
- **OWNERSHIP BOUNDARY**
- **CUCUMBER WOOD ANCIENT WOODLAND**
- **PROPOSED WOODLAND COMPENSATION PLANTING LOCATION**

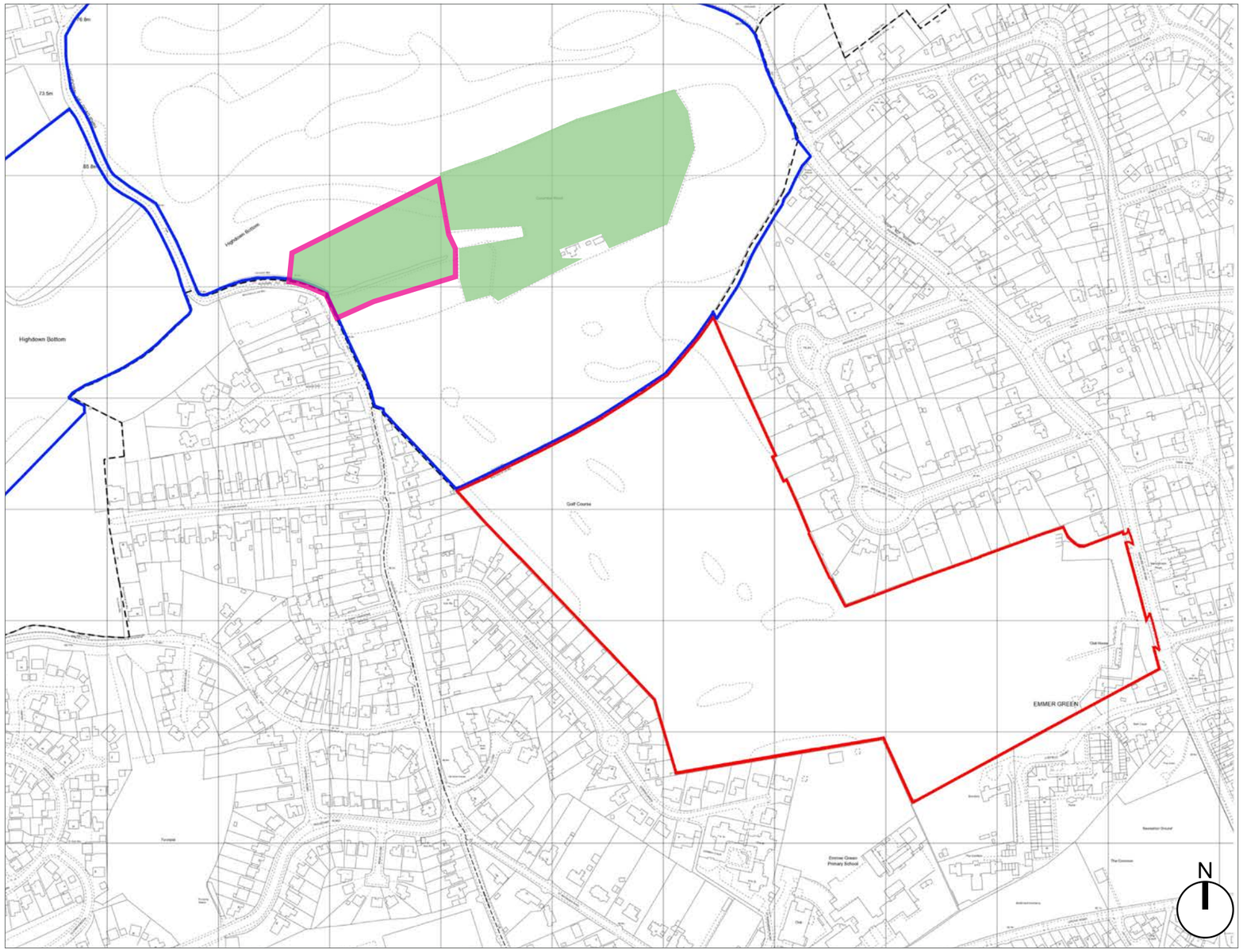


FIGURE 3.3 – COMPENSATORY TREE PLANTING PLAN

FIGURE 3.4 – TREE RETENTION, REMOVAL AND PROPOSALS PLAN (ARBORTRACK SYSTEMS LTD & FABRIK, 2020)

3.0

LANDSCAPE DESIGN

3.3 OPEN SPACE PROVISION

In terms of open space provision, the Reading Open Space Strategy (2007) document states that national guidelines are adopted, namely National Playing Fields Association (NPFA's) Six Acre Standard, however, this has subsequently developed to the latest Field in Trust 'Guidance for Outdoor Sport and Play, Beyond the Six Acre Standard'. Table 1 provides the recommended benchmark guidelines - formal outdoor space and Table 3 on benchmark guidelines - informal open space. The figures have been used to calculate the required open space to serve the proposed development as set out opposite (relative to the number of units rather than bed spaces).

Refer to Figure 3.5 - Open Space Provision On Site Referencing To Field In Trust Open Space Guidance; and Figure 3.6 - Open Space Provision Plan (which is based on the illustrative layout).

The following pages illustrate the design intent for these spaces.

Table of Open Space Provision On Site

	Quantum Guideline (hectares per 1000 population)	Quantum Required Based On 260 Units (2.4 people per unit)	Quantum Provided On Site
Playing Pitches	1.2	0.75Ha	0ha
All Outdoor Sports	1.6	1.00ha	0ha
Equipped / Designated Play Area	0.25	0.16ha	0.16ha (plus informal play throughout within parks and gardens)
Other Outdoor Provision (MUGAs and Skateboard Parks)	0.3	0.19ha	0ha
Total Formal Outdoor Space Quantum		0.16ha (Play only) 1.94ha (Sports)	0.16ha (Play only)
Parks and Gardens	0.5	0.31ha	1.07ha
Amenity Green Space	0.6	0.37ha	1.15ha
Natural and Semi-Natural	1.8	1.12ha	1.19ha
Total Informal Outdoor Space Quantum		1.8ha	3.41ha
Total Open Space Quantum		**1.96ha (excluding sports)**	**3.57ha**
SuDS			0.49ha
Total Open Space Quantum (Including SuDs)			**4.06ha**

FIGURE 3.5 – OPEN SPACE PROVISION ON SITE REFERENCING TO FIELD IN TRUST OPEN SPACE GUIDANCE (FABRIK, 2020)

FIGURE 3.6 – OPEN SPACE PROVISION PLAN (FABRIK, 2020)

4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.1 POCKET PARK AND GREEN LINK

The Pocket Park and Green Link will form the primary open space hub and corridor within the proposed development, connecting the green infrastructure of the Site to the wider area in accordance with Policy EN12. The purpose of the Green Link is to provide an ecological corridor and therefore will have an emphasis towards native planting and will connect a series of spaces along the spine of the Site.

This central space is concentrated around the existing cluster of trees and will provide a degree of flexibility in use, for informal gatherings, formal recreation (such as Park Yoga) relaxation through interaction with nature and socialising. This space is large enough to accommodate an equipped area of play, as described on the following page.

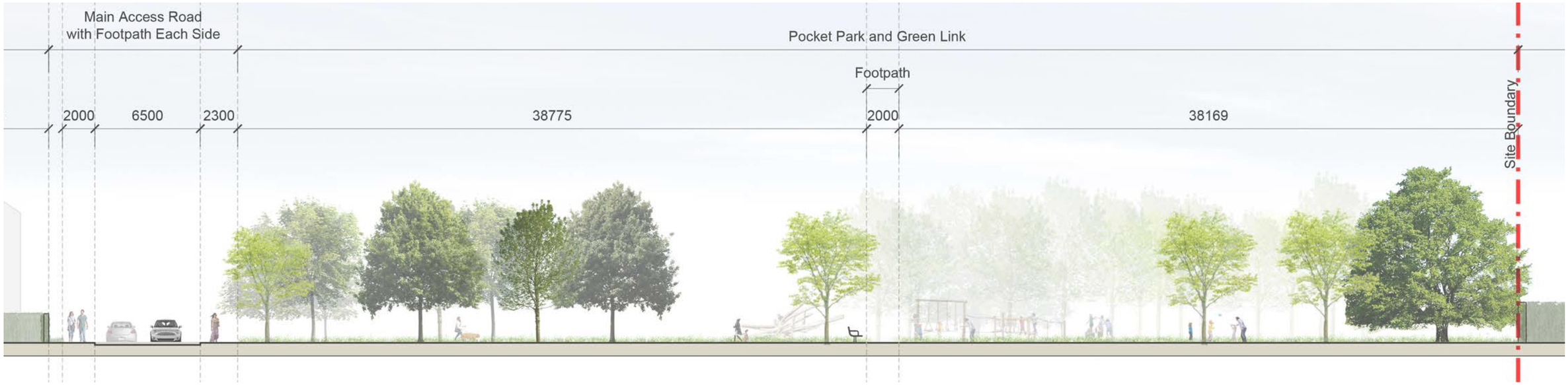
1 Flexible open park space in the centre of the Site
2 Green pocket space for community gathering and relaxation
3 Green spines with large trees and flexible lawn space
4 Pocket space encouraging outdoor social life

LEGEND

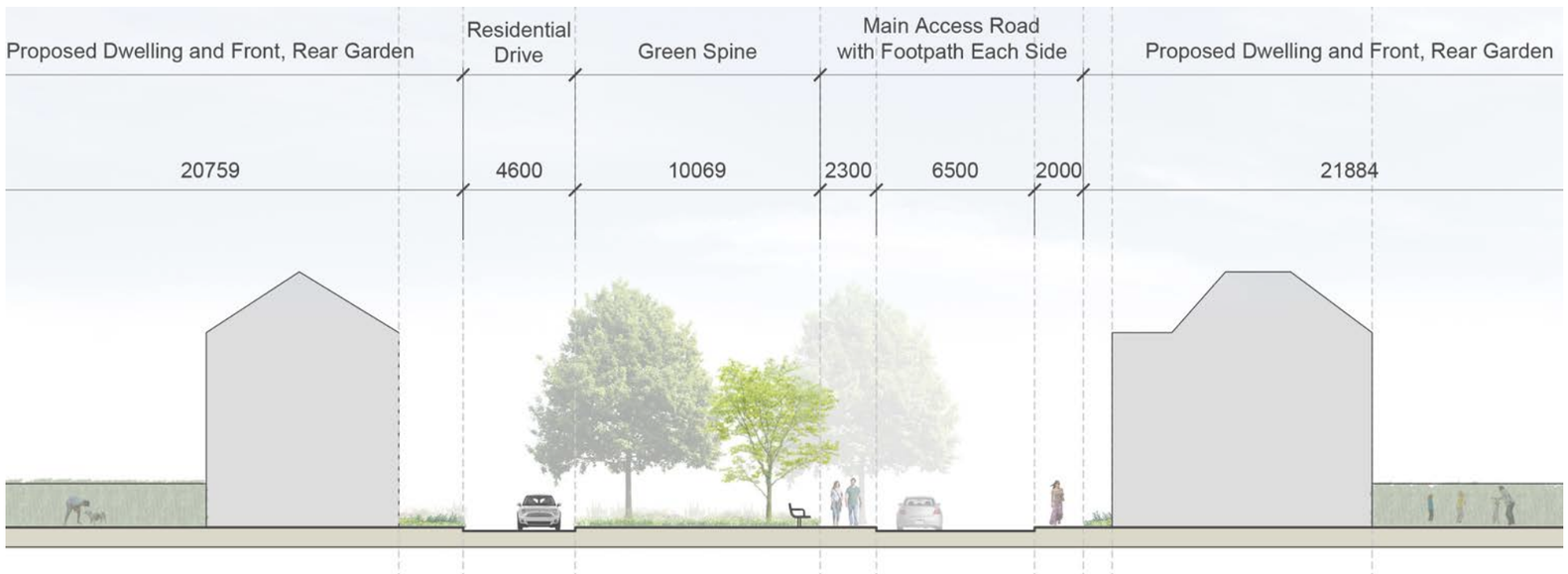
POCKET PARK LOCATION

INDICATIVE GREEN LINK

LOCATION PLAN



SECTION A



SECTION B

SECTION LOCATION PLAN

4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.2 PLAY

Equipped play will be integrated into the natural treed area within the centre of the Site, in a location which is easily accessible and overlooked. The type of equipped play offer to be provided is to complement that found locally, or provide an alternative offer such as a trim trail, or table tennis but is essentially to be naturalistic in design to reflect its treed setting.

There is the opportunity for informal natural play to weave through the overall design of the open space network, using natural elements as play features, reflecting the character of the Site.

Tree trunks, boulders, mounds and simple changes in ground topography provides rich opportunities for explorations and inventiveness.

Low level planting around this space create a sense of scale, seasonal interest.

1

2

3

1 Stones, planting and natural play
2 Natural play elements in the open space area
3 Pebble trail integrated with SuDs
4 Opportunities for alternative play offer, such as table tennis
5 Pocket space with boulders, trim trail and outdoor furniture, to complement the play equipment at Emmer Green
6 Tree swings and play

LOCATION PLAN

4

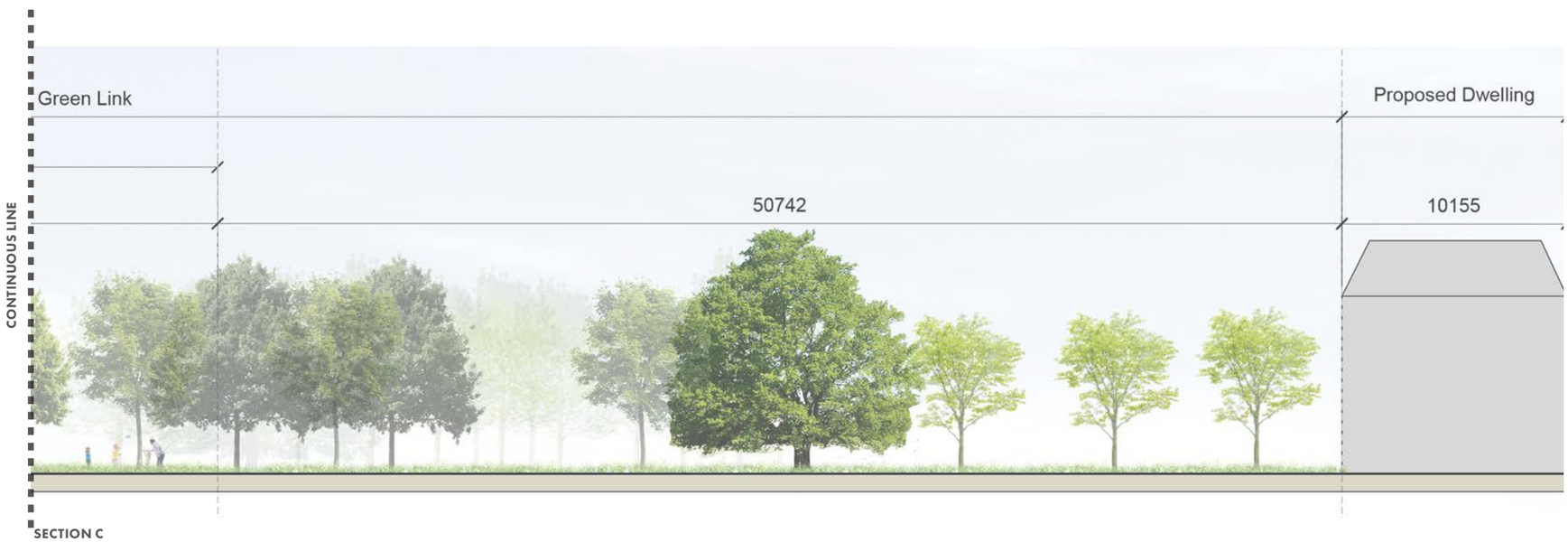
5

6

LEGEND

INDICATIVE EQUIPPED PLAY LOCATION

INDICATIVE INFORMAL PLAY OPPORTUNITY



SECTION C

SECTION LOCATION PLAN

4.0

LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.3 SENSORY GARDENS

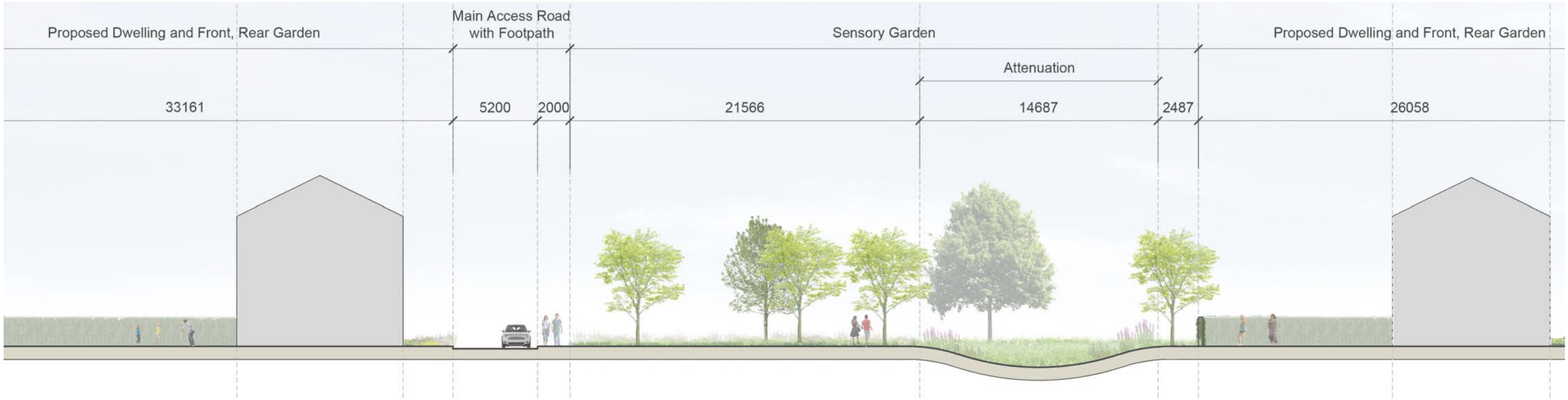
There is an opportunity to create a series of smaller, more intimate spaces, which can provide doorstep opportunities for the local residents for both play and relax and where the residents can take ownership of the space. Planting is to be naturalistic, but providing seasonal, sensory and biodiversity interest.

1 Hopscotch integrated into the garden space
2 Interaction with nature
3 Garden courtyard space within the development parcel with trees and seating
4 Hand made details personalising the space

LEGEND

SENSORY GARDEN LOCATION

LOCATION PLAN



SECTION D

SECTION LOCATION PLAN

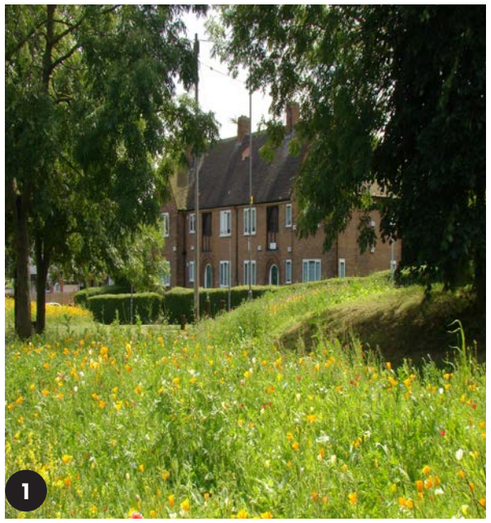
4.0

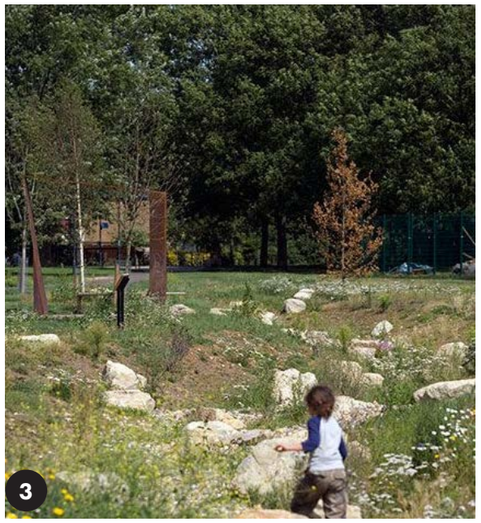
LANDSCAPE CHARACTER AREAS AND PRECEDENT IMAGES

4.5 SUDS

Sustainable urban drainage systems are integrated into the landscape via the creation of ponds across the northern section of the Site. The seasonally wet features will provide a opportunities for wildlife whilst being available as additional open space during the dry season. The design intent is that these will be naturalistic features in the landscape, as shown in the precedent images opposite.

1 Dry meadow grassland and wildflower
2 Play incorporated in SuDs
3 Meadow, rocks and boulders

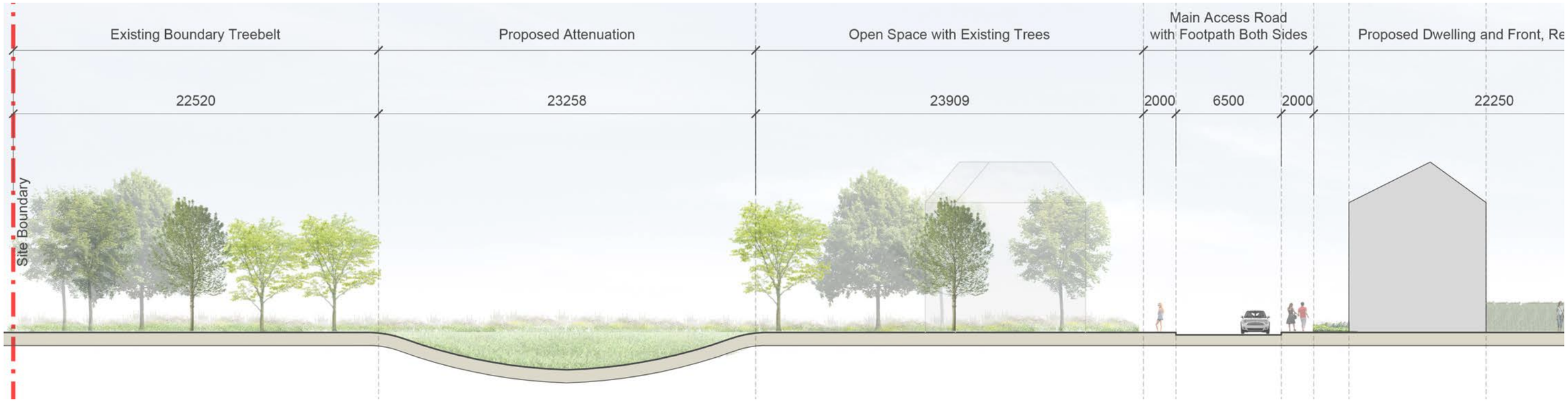




LOCATION PLAN

LEGEND

SUDS LOCATION



SECTION E

SECTION LOCATION PLAN

5.0
LANDSCAPE MATERIALS

5.1 SOFT LANDSCAPE DESIGN INTENT

Planting softens the built form, humanises scale, mitigates the microclimate, provides a seasonal sense of place, provides well being benefits and biodiversity opportunities.

The key landscape principle is the retention of the existing trees across the Site wherever possible, and the implementation of a new landscape framework throughout the open space, public realm areas of the Site to create a Green Spine and ecology corridor from the east to the north and from the east to the south, in respond to the Local Plan policy EN12.

The proposed tree and hedgerow planting palette for the Site has been carefully selected based on:

- those currently present within the Site and in the local area;
- native species;
- the existing Site conditions;
- the consideration of climate change;
- the potential for increasing biodiversity (subject to ecologist and aboriculturist advice) and
- the provision of seasonal interest.

The overarching soft landscape strategy proposes:

- Native tree planting in prime locations such as the main access and the green spine to provide visual interest to the internal spaces and shade, thus replicating and replacing the existing landscape structure across the Site and forming a connection with the wider landscape;
- In contrast, planting around the proposed dwellings such as front gardens, will be ornamental, clipped hedges and more domestic scale;
- A selection of species suitable in form and scale and appropriate to location in relation to the space and elevation;
- Additional tree planting within the open space and public realm to reinforce the landscape framework.

All proposed trees within the Site will be planted at 5m height at day one. The final locations of the proposed trees will be co-ordinated with service corridors and the technical principles provided by engineers / architects and requirements will be adopted, when planting trees in the vicinity of services and buildings. At the time of preparation of the tree strategy, details of the proposed underground and over ground services, lighting, ground conditions and building foundation design are unknown.

Wherever possible underground utility apparatus are to be routed outside the tree / hedge Root Protection Areas (RPAs) in ‘service corridors’ throughout the Site, using ducts and shared trenches to facilitate this approach. Planting may also be subject to changes in order to address any further engineer’s advice on vehicle tracking and sight lines.

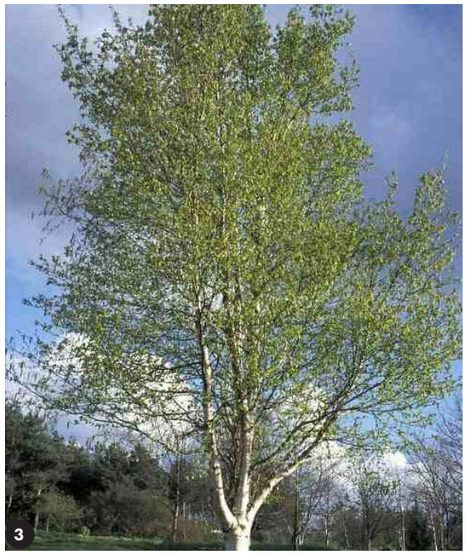
5.0
LANDSCAPE MATERIALS

5.1.1 INDICATIVE TREE PALETTE

The following tree species have been selected based on those present within the Site, locally and to provide biodiversity interest:

Feature Trees

1 Field Maple - *Acer campestre*
2 Common Alder - *Alnus glutinosa*
3 Silver Birch - *Betula pendula*
4 Common Whitebeam - *Sorbus aria*
5 Rowan - *Sorbus aucuparia*
6 Wild Cherry - *Prunus avium*
7 Crab Apple - *Malus sylvestris*
8 European Beech - *Fagus sylvatica*
9 English Oak - *Quercus robur*
10 Alder Buckthorn - *Frangula alnus*
11 Wild Service Tree - *Sorbus torminalis*



5.0

LANDSCAPE MATERIALS

5.1.2 INDICATIVE HEDGE PALETTE

Hedges can be used across the site to bolster existing vegetated boundaries, or create the separation between the public and private realms. The species selected are based on those found on Site or locally and are tolerant of both wet and dry conditions.

Hedge Species for residential gardens

1 Hornbeam - *Carpinus Betulus*
2 Beech - *Fagus Sylvatica*

Hedge Species for public realm and Site perimeters

3 Elder - *Sambucus nigra*
4 Hawthorn - *Crataegus monogyna*
5 English Yew - *Taxus baccata*

5.1.3 INDICATIVE SHRUB AND BULB PALETTE

A mix of ornamental shrub planting is proposed along the front entrances of each individual dwellings to provide visual attraction and biodiversity interest whilst adding colour year round. A limited palette is proposed due to the scale of the space and to provide a rhythm and unity to the space.

6 Mixed Alliums - 'Purple Sensation', 'Violet Beauty'
Botanic Names: *Allium hollandicum, Allium Stipitatum*

7 Planting combination of Russian Sage and Calamagrstis 'Karl Foerster'
Botanic Names: *Perovskia 'Blue Spire', Feathered reed grass*

8 Masterwort
Botanic Names: *Astrantia major 'Large White'*

9 Sweet box
Botanic Names: *Sarcococca hookeriana var. humilis*

10 Japanese Skimmia
Botanic Names: *Skimmia Japonica*

11 Purple top, Chinese fountain grass 'Red Head'
Botanic Names: *Verbena bonariensis, Pennisetum alopecuroides 'Red Head'*

12 Black lily turf - Ophiopogon
Botanic Names: *Ophiopogon planiscapus 'Kokuryu'*

13 Sweet box
Botanic Names: *Sarcococca confusa*

5.0

LANDSCAPE MATERIALS

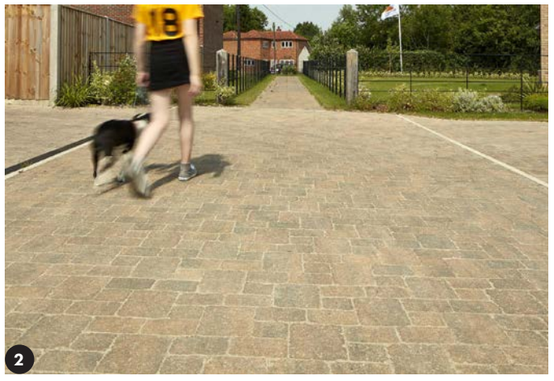
5.2 HARD LANDSCAPE DESIGN INTENT

The hard landscape materials palette have been selected to fulfil the following:

- To realise the hierarchy of the space - the materials selected are self weathering elements based around a restrained selection of modular units reflecting the materials used in the local area;
- To inform the movement of different users, i.e. private residents and public realm;
- To be suitably robust for the proposed uses of the development and the technical requirements of the Site and its construction.

1 Gravel dressed surface treatment to pedestrian paths within the open spaces;
2 Block pavers to residential areas and driveways;
3 Conservation kerb;
4 Asphalt on main access road;
5 Grey block pavers for car parking and pedestrian pavement adjacent to the main access road.

1


2

3

4

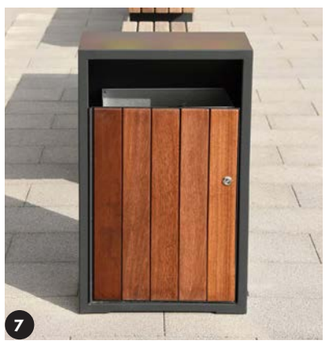
5

5.1.5 STREET FURNITURE

Street furniture will be carefully considered to provide a simple and elegant palette, with an emphasis on natural materials that provide minimal intrusion into the space.

6 Timber bench;
7 Timber slated litter bin.

6


7

6.0

LANDSCAPE MAINTENANCE AND MANAGEMENT

6.1 INTRODUCTION

The maintenance of the scheme as it progresses both on Site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At this outline masterplan stage, it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan are envisaged to be submitted to clear conditions and are envisaged to encompass the following:

6.2 REVIEW PROCEDURE

Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

6.3 GENERAL OPERATION

The following principles will need to be established:

Working notice, reinstatement procedures, the use of any specialist firms/ methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use of rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance and Management operatives and members of the general public will need to be explained in a method statement. The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to rootzone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise. The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, grass cuttings to an approved tip, tree roots and stumps to an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collected and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Excavated or imported materials should not be placed directly onto the grass.

6.5 EXISTING ESTABLISHED TREES

Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

6.6 SEMI-MATURE, ADVANCED NURSERY STOCK AND STANDARD TREES

The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise the Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply correct N.P.K. ratio slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

6.7 SHRUB AND HEDGEROW PLANTING

The planting, establishment, pruning and ongoing maintenance of shrubs and hedgerows both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover. Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over shrub beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a slow release fertiliser during March/April in accordance with manufacturers recommendations. Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species and planting type with additional shaping or height maintenance. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

6.8 GRASS AREA

The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR
STUDIO
4-8 EMERSON
STREET
LONDON
SE1 9DU

36 ST MARY'S
STREET
EDINBURGH
EH1 1SX

FABRIKUK.COM

fabrik