



DAVID JARVIS ASSOCIATES

FISHERMAN'S COTTAGE LIMITED

FISHERMAN'S COTTAGE, CANAL WAY, READING

GREEN LINK APPRAISAL

11 July 2016

**David Jarvis Associates Limited
1 Tennyson Street
Swindon
Wiltshire SN1 5DT
Tel: 01793 612173
Email: mail@davidjarvis.biz**

CLIENT Fisherman's Cottage Limited

PROJECT Fisherman's Cottage, Canal Way, Reading

REPORT TITLE Green Link Appraisal

DJA REFERENCE: 2492-4-4-5 Green Corridor Appraisal, Fisherman's Cottage, Reading

REPORT NUMBER: T1

REVISION: P2

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
<i>As above</i>	<i>08/08/16</i>	<i>First Issue</i>	<i>BS</i>	<i>PG</i>
<i>As above</i>	<i>11/08/16</i>	<i>Amended to client comments</i>	<i>BS</i>	<i>PG</i>

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1969 / LP	Location Plan
2492-5-2-DR-0001-S3-P1	Landscape Proposals

APPENDICES:

1. Photographic record

1. INTRODUCTION

Name and Qualifications

- 1.1 This report has been prepared by Ben Stonyer Dip LA CMLI of David Jarvis Associates Limited, a town planning and landscape consultancy.

Scope

- 1.2 This study concerns the predicted impact of proposals at Fisherman's Cottage, Reading on Existing and potential Green Links as defined by Policy DM17 within Reading Borough Council's Sites and Detailed Policies Document (SDPD, adopted October 2012).
- 1.3 The site is located in the vicinity of grid reference SU 72676 73471, north of Canal Way, Newtown as shown on Plan 1969 / LP.

2. POLICY CONTEXT

2.1 The site is not covered by any national level landscape designations.

2.2 At a local level the only landscape related policy which applies to the site is DM17 'Existing and Potential Green links'. This is illustrated on the Local Development Framework Proposals Map as an existing Green Link along the eastern boundary of the site. The policy states:

'The identified Green Network comprises Local Wildlife Sites, Local Nature Reserves, Areas of Biodiversity Action Plan (BAP) habitats and designated open space plus both existing and potential Green Links, all of which are shown on the Proposals Map. It also includes Biodiversity Opportunity Areas, shown in Figure 4. These Green Links shall be maintained, protected, consolidated, extended and enhanced.'

'New development shall demonstrate how the location and type of open space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.'

2.3 The SDPD also states that green links can be improved by:

'native hedges and...new habitats, such as green roofs, wildlife ponds...and wildlife-friendly landscaping.'

3. LOCAL GREEN LINK ASSESSMENT

- 3.1 DJA conducted a survey in June 2016 to assess the site and its immediate environs, a photographic record can be seen at Appendix 1. Below is a summary of the findings.
- 3.2 The site is located along the southern bank of the River Kennet. Local to the site the southern bank is sparsely vegetated save for a tree and hedgerow within an adjacent property to the east. Remaining vegetation along the south side of the river consists of small isolated areas of short grass providing little opportunity for green links or ecological value.
- 3.3 South of the site lies a public open space consisting of short mown grass which is bordered on its western boundary by six large Lime trees.
- 3.4 East of the site is what has been defined in policy terms as a Green Link. This consists of short mown grass, a tarmac PRow and a mixed species hedge which borders the adjacent property.
- 3.5 At the time of the survey there were no existing trees on site. Small self-seeded areas of weeds and grasses in the rear garden and between the car park and front patio provided some biodiversity value, however these areas were unconnected and unmanaged.
- 3.6 The existing site offers very little vegetation. The only exception being small pockets of self-seeded weeds and grasses in the rear garden and between the car park and pub frontage.
- 3.7 The eastern area of the site which is covered by policy DM17 has no existing vegetation and offers no benefit to the existing Green Link.

4. PROPOSALS

4.1 Landscape proposals for the site are shown on drg. 2492-5-2-DR-0001-S3-P1. One of the key design aims was to enhance the Green Link east of the site as referenced in Policy DM17. Proposals seek to achieve this by:

- An instant English Ivy native screen running the length of the car park providing foraging and nesting opportunities for wildlife, while also enhancing the Green Link aesthetic.
- The Ivy screen would be reinforced by a large area of native *Cornus sanguinea* within the car park which would provide berries for birds and wildlife.
- A lavender hedge running from the car park to the pub frontage creating pollen and nectar for bees and wasps.
- Although separate from the Green Link shown on the Local Plan itself, sedum green roofs on the proposed building would comprise of native varieties, providing nectar for invertebrates. This would be of benefit to the Green Link.

5. SUMMARY

- 5.1 DJA conducted a survey in June 2016 to assess the landscape condition of the Fisherman's Cottage site and environs, including what it offers of benefit to Policy DM17 'Existing and Potential Green links', and how this could be improved.
- 5.2 During the survey it was evident that the Green Link identified by the council comprised principally of a grassed park and walkway to the south and east of the site. The Link included a limited plant palette plant, with few flowing species and a rigid maintenance regime of grassed areas. As a result, the existing off site Green Link offer limited biodiversity credentials. In addition, the site also currently offers very little 'Green' benefit due to a mass of slate tiled roofs and tarmac hardstanding over the car park. Furthermore the isolated pockets of self-seeded grass and weeds to the rear of the site provide a poor ecological 'Link'.
- 5.3 Proposals for the site include widening and improving the Green Link along the eastern boundary. To facilitate this, new green areas will be planted including two Ivy vegetated walls, native hedging and flowering species such as Lavender, Cornus, Amelanchier lamarckii and Nepeta. In addition, green roofs have been incorporated, potentially broadening the width of the Green Link by providing 'stepping stones' to green areas west of the site.
- 5.4 We are of the opinion that the proposed landscaping scheme would enhance and improve the Green Link and the flora and fauna in the locality.



REV	DESCRIPTION	DATE
CLIENT		
Mr. Alex Gooch		
PROJECT		
Fishermans Cottage, Reading, RG1 3DN		
TITLE		
EXISTING		
Location Plan		
SCALE		DRAWN BY
1:1250@A4		NL
DATE	DRAWING NO.	REV.
Jan 15	1969 / LP	



Chiltern Chambers, St Peter's Avenue
Caversham, Tel 0118 944 9856
enquiries@dlkarchitects.com



TREES					
Species	Girth	Height	Specification	Pot Size	Quantity
Acer palmatum 'Bloodgood'		2.0m		45L	2 No.
Amelanchier lamarckii - multi-stem		2.0m		45L	1 No.
					Total :3 No.

SHRUBS					
Species	Height	Specification	Pot Size	Density	Quantity
Cornus sanguinea			5L	4/m ²	80 No.
Crocosmia 'Lucifer'			3-4L	5/m ²	14 No.
Fargesia nitida			5L	3/m ²	22 No.
Hebe rakaiensis			5L	4/m ²	20 No.
Heuchera 'Chocolate Ruffles'			5L	4/m ²	20 No.
Nepeta 'Six Hills Giant'			5L	4/m ²	30 No.
					Total :186 No.

HEDGES					
Species	Height	Specification	Pot Size	Density	Quantity
Lavandula angustifolia 'Hidcote'			3L	5/m	123 No.
					Total :123 No.

GRASSES					
Species	Height	Specification	Pot Size	Density	Quantity
Deschampsia cespitosa 'Goldtau'			5-7.5L	4/m ²	30 No.
					Total :30 No.



Acer palmatum 'Bloodgood'



Amelanchier lamarckii



Hebe rakaiensis



Lavandula angustifolia 'Hidcote'



Fargesia nitida



Nepeta 'Six Hills Giant'



Deschampsia cespitosa 'Goldtau'



Timber tree planter



Hedera helix Ivy Screen



Sedum green roof

KEY

BOUNDARY: APPLICATION

GREENSPACE: GREEN ROOF
SEDUM, BUILD UP TO BE SPECIFIED BY AN ENGINEER

GREENSPACE: PLANTED BEDS

HEDGE: PROPOSED SINGLE SPEICES

IVY SCREEN
1.2M HIGH WITHIN CAR PARK, 1.8m HIGH WITH COURTYARD GARDEN. PLANTED AND SECURED TO SUPPLIERS SPECIFICATION

TREES: PROPOSED IN STANDARD TREE PIT

TREES: PROPOSED IN TREE PLANTER

SLATE CHIPPINGS

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2015 LICENCE NUMBER 01000311. This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cable'/danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHSC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;

Drawing Revision				
Rev.	Date	Description	Drawn	Checked
P1	30-Jun-16	First draft issued to client.	BS	PG
P2	11-Jul-16	Planning status updated	BS	PG

Status

PLANNING

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
t: 01793 632173
e: mail@davidjarvis.biz
w: www.davidjarvis.biz

Client
FISHERMANS COTTAGE LIMITED

Project
FISHERMANS COTTAGE, READING

Drawing Title
LANDSCAPE PROPOSALS

Scale 1:100		Sheet Size A1		Date 29/06/16	
Client Ref.	Drawing Ref. 2492-5-2	Drawing No. DR-0001		Status S3-P2	

APPENDIX 1

Photographic Record

2\2492 Fishermans Cottage\2492 4-4-5 AP1\CAT\ON\2492 4-4-5 Green Corridor Appraisal\2492 4-4-5 AP1.indd



Viewpoint 1 - North-west of site looking east along tow path



Viewpoint 2 - North of site looking east along tow path



Viewpoint 3 - North of site looking west along tow path



Viewpoint 4 - East of site looking south along PRow



Viewpoint 5 - East of site looking north along PRow



Viewpoint 6 - South of site looking south across POS



Viewpoint 7 - Within the rear garden looking north towards pub building



Viewpoint 8 - Pocket of grass south of existing car park

David Jarvis Associates

Drawing Revision	
Rev	Date

Drawing Title	
PHOTOGRAPHIC RECORD	

Client	
FISHERMAN'S COTTAGE LIMITED	

Project	
FISHERMAN'S COTTAGE	

Scale	Sheet Size	Date
N/A	A3	JULY 2016
Drawing No.		Revision
2492-4-4-5-AP1		

DAVID JARVIS ASSOCIATES

DAVID JARVIS ASSOCIATES LIMITED
1 Tennyson Street Swindon Wiltshire SN1 5DT
Tel: 01793 612173 Fax: 01793 613625
Email: mail@davidjarvis.biz