



GREEN PARK VILLAGE, READING

PHASE 1C - RMA REPORT

5TH APRIL 2017



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INTRODUCTION

THIS REPORT HAS BEEN PREPARED BY MACFARLANE + ASSOCIATES IN ORDER TO OUTLINE THE DESIGN PRINCIPLES FOR THE PHASE 1C LANDSCAPE STRATEGY.

THE OBJECTIVES OF THE PROPOSALS IS TO DELIVER AN ATTRACTIVE VEHICULAR PRECESSION AND REFLECT THE CLIENT BRIEF FOR A FORMAL ENTRANCE AREA AND MORE NATURALISTIC WATER EDGE.

THE STRATEGY WILL BE TO IMPLEMENT THE LANDSCAPE IN ORDER FOR IT TO ESTABLISH AND MATURE PRIOR TO FULL OCCUPANCY.

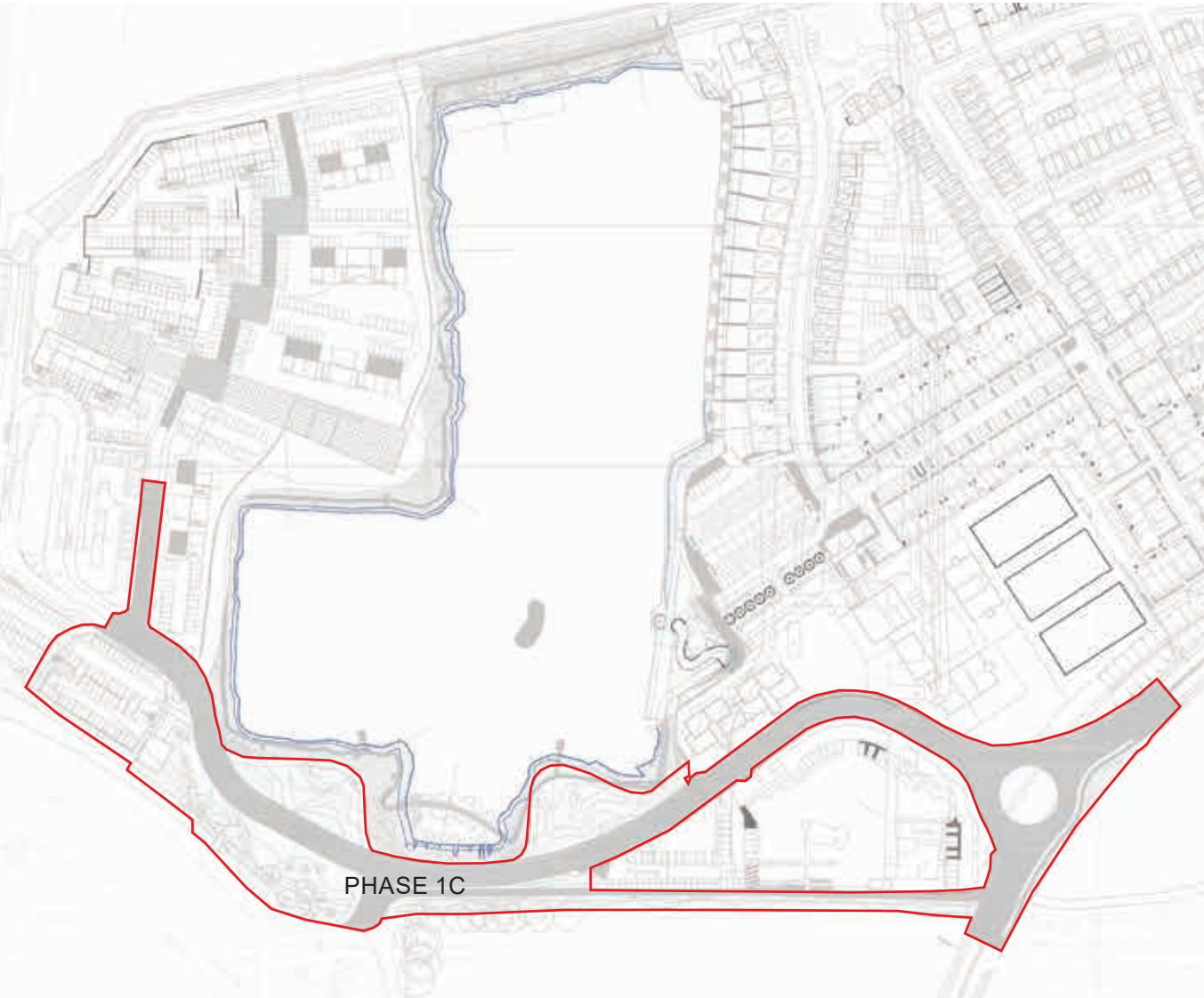
GREEN PARK VILLAGE IS A LARGE SCALE RESIDENTIAL LED SCHEME WHICH AIMS TO BLEND INTO THE EXISTING LANDSCAPE WHILE ENHANCING THE LANDSCAPE WITHIN. EACH CHARACTER AREA OF THE OVERALL MASTER PLAN WILL BE DISTINCT AND PROVIDE FOR DIFFERENT ACTIVITIES, WHILST HELPING TO ORIENTATE USERS AS THEY PASS THROUGH THE DEVELOPMENT.

THE CHARACTER AREAS WILL BE ENHANCED BY A STRONG LANDSCAPE STRATEGY USING NATIVE SPECIES AS WELL AS ORNAMENTAL TO CREATE A DISTINCTIVE ENVIRONMENT FOR RESIDENTS AND VISITORS.

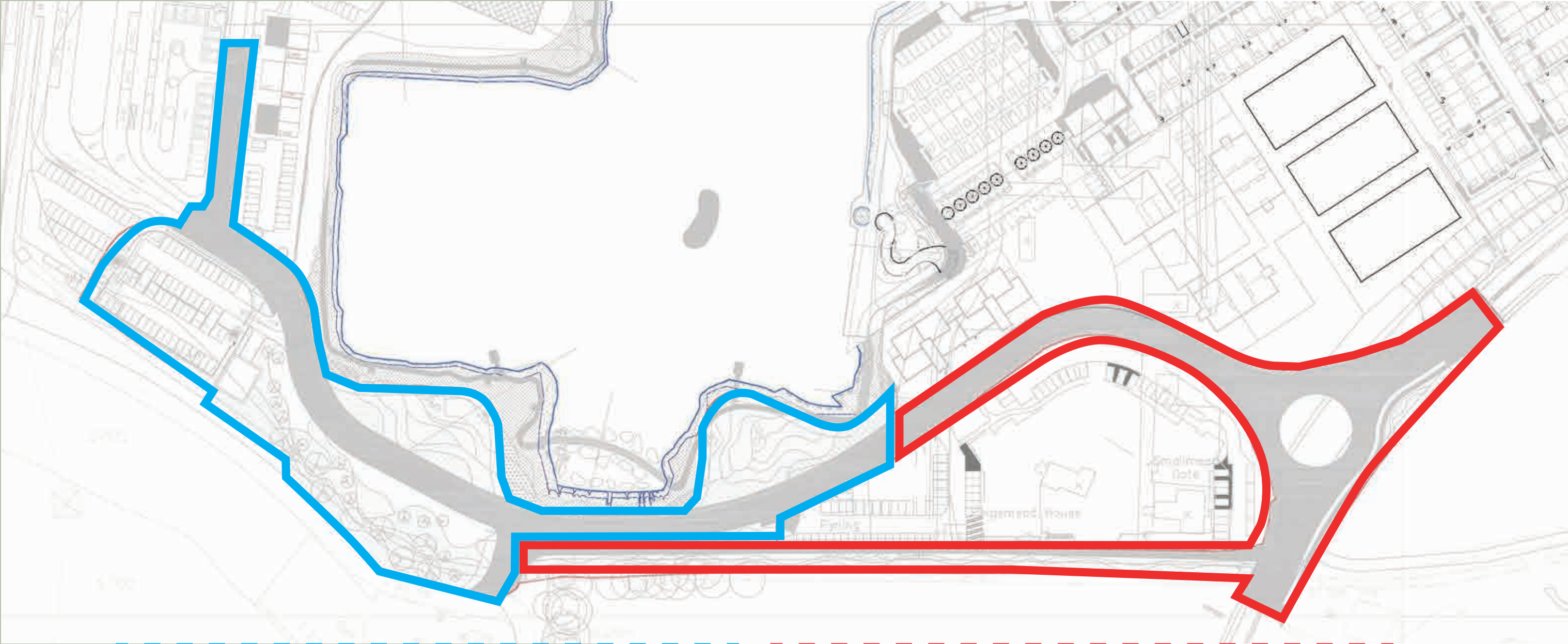
KEY ENTRANCE POINTS AND NODES WILL INCLUDE HIGH-IMPACT PLANTING WITH YEAR ROUND INTEREST AND EVERGREEN SPECIES, THE AREA TOWARDS THE LAKE WILL BE MORE IN KEEPING WITH THE NATURALISTIC STYLE OF LANDSCAPING EVIDENT IN THE LOCAL AREA.

ELEMENTS OF THE EXISTING GREEN PARK BUSINESS PARK HAVE PLAYED AN INFLUENCE IN THE ‘NATURALISTIC’ APPROACH AROUND THE LAKE.

EXTENT OF PHASE 1C



PROPOSED CHARACTER AREAS



LAKESIDE BOUNDARY

- NATURALISTIC IN STYLE
- NATIVE SPECIES
- IN-KEEPING WITH ADJACENT LAKESIDE ENVIRONMENT



ORNAMENTAL FRONTAGE AREA

- YEAR-ROUND COLOUR AND INTEREST
- CONSISTENT CYCLE PATH PLANTING
- NATIVE BUFFER AND BULB PLANTING

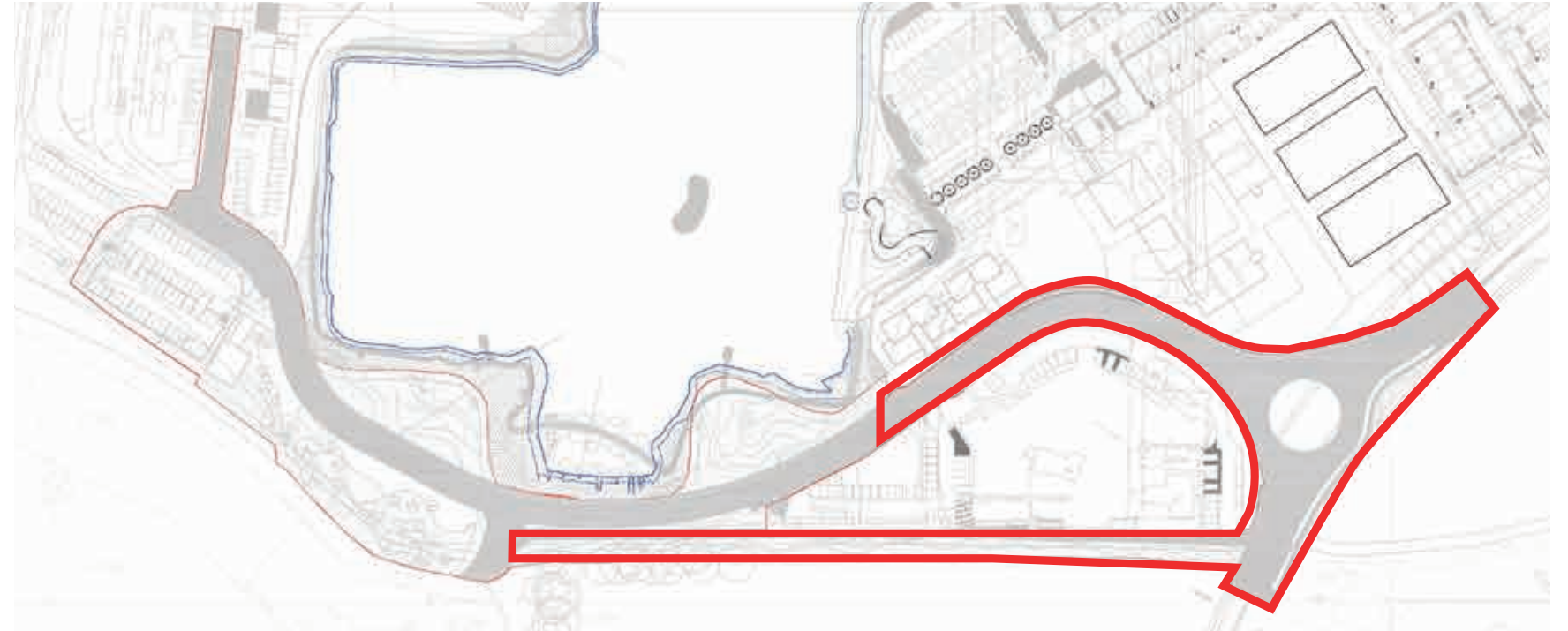


ORNAMENTAL FRONTAGE - PRECEDENTS

This area is a key access point to Phases 1 and 2 which will form visitors first impressions of the development. The landscape in this area will therefore be critical to form a strong landscape narrative and high impact for both visitors and residents. This could provide a great opportunity to market the site's quality environment to passers-by.

Planting will compliment the surrounding Phase's palettes and will work to create a consistent experience from the existing cycle path. The route will be bolstered by native buffer planting with seasonal flowering bulb interest.

- YEAR-ROUND COLOUR AND INTEREST
- CONSISTENT CYCLE PATH PLANTING
- INTERSPERSED BULB PLANTING
- NATIVE BUFFER PLANTING

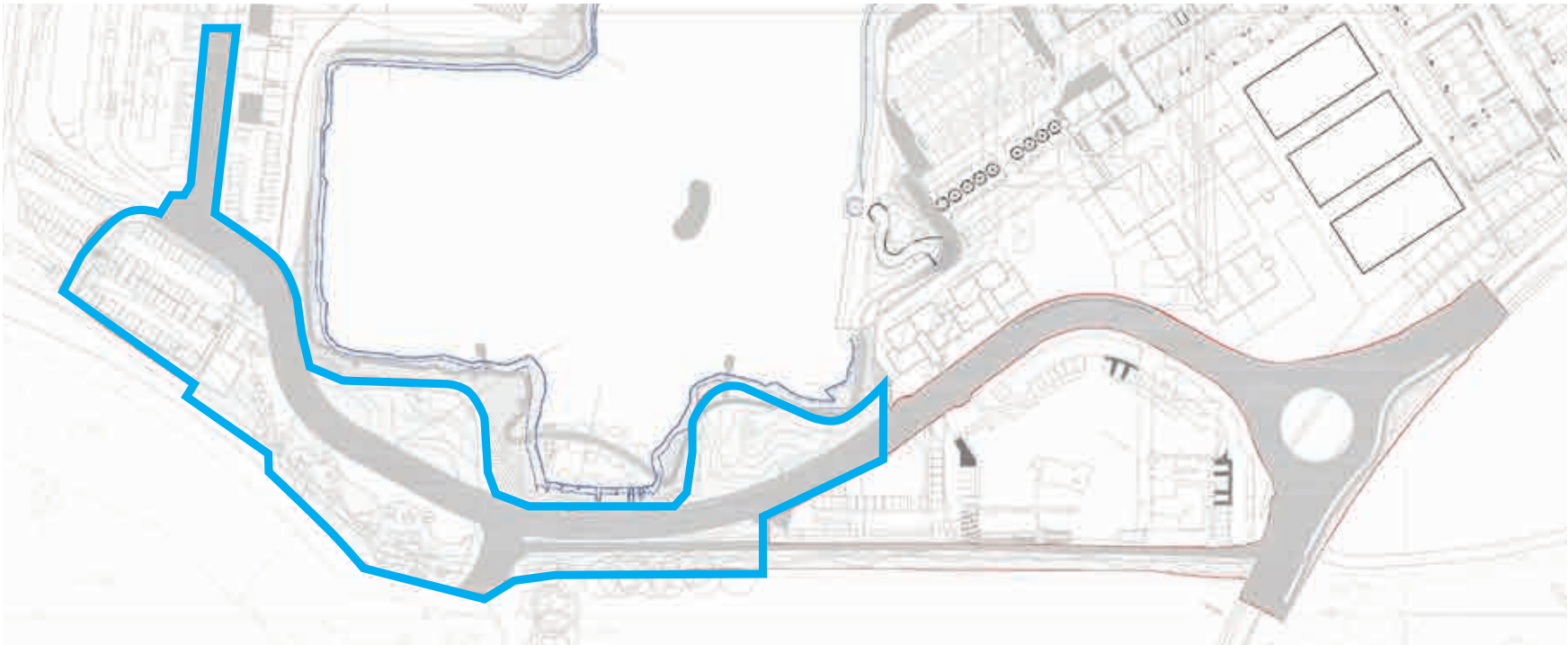


LAKESIDE BOUNDARY - PRECEDENTS

This area forms the road setting adjacent to the South Lakeside area, which has a naturalistic style. This area will feature swathes of native and naturalistic planting, in keeping with the lake landscape style.

Careful consideration will be given to the impact of the road on the lake to ensure that vehicular users can experience the lake but not to the detriment of the pedestrian lakeside experience. This will be done through sympathetic tree planting to promote screening and framed views.

- NATURALISTIC IN STYLE
- NATIVE SPECIES
- IN-KEEPING WITH ADJACENT LAKESIDE ENVIRONMENT
- CONSIDERATETREEPLANTINGFOR‘GLIMPSED VIEWS’ OF ROAD TO LAKE

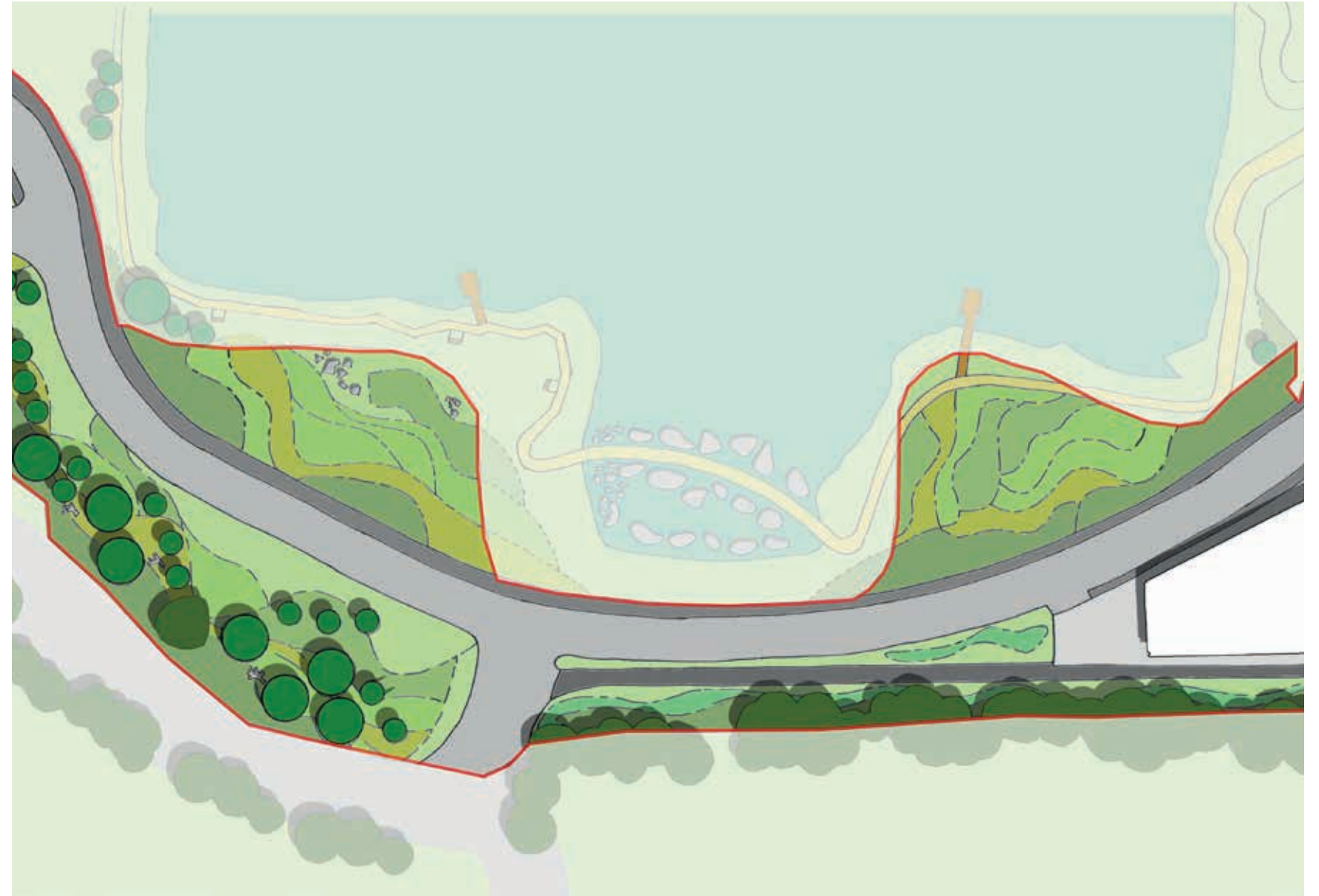


LAKESIDE BOUNDARY - CONCEPT SKETCH

The landscape design surrounding the southern area of the lake will provide a naturalistic screening and backdrop to the lakeside.

Existing trees to the south will be retained to provide an instant established aesthetic and bolster the boundary to the south. Whereas, planting to the north of the access road will be located to enhance vistas across the lake from a pedestrian and vehicle passenger viewpoint.

Planting design reflects the fluid theme of the entrance, however the structure and palette will be looser and more sympathetic to a lakeside landscape.



ECOLOGICAL VALUE

Opportunities to maximise biodiversity have been encouraged throughout the Site by planting native and wildlife-friendly planting, and enhancing existing and creating new habtiats.

The lakeside zone of this Phase gives an opportunity to incorporate habitats of value particularly for invertebrates and nesting birds.

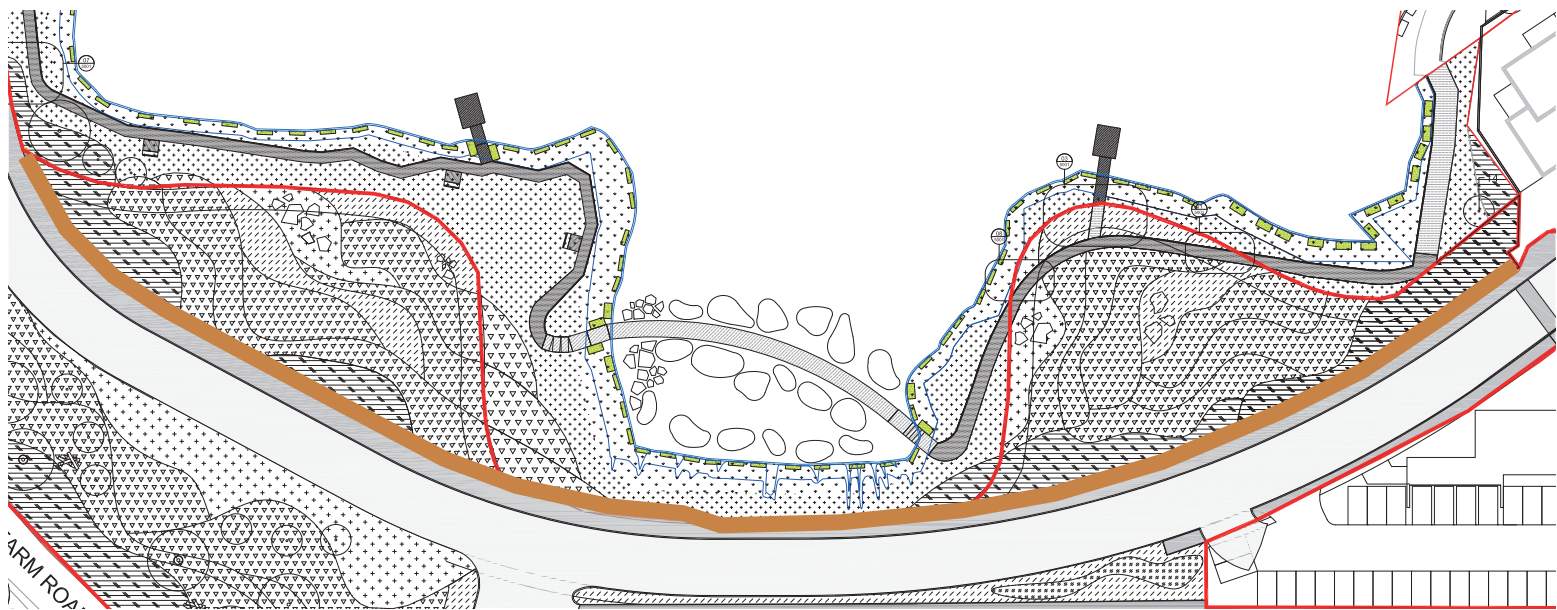
A considered planting palette and integrated ecological features will support and encourage existing biodiversity to Site. The boundaries will be enhanced with native species to bolster the borders and maintain a strong wildlife corridor. Dedicated ecological features, such as boxes for insects, birds or bats, will be positioned in appropriate locations, to ecologist recommendations.

Grassland seed mixes suitable for the nutrient-poor soils, will provide flowering species and ecological interest to the amenity areas. Patches of scrub habitat will be planted and managed appropriately to produce a dense thicket of benefit to nesting passerine birds.



MATERIALS PALETTE

The hard materials palette for Phase 1C is limited to accommodate the cross over from Phase 3C, and functional furniture elements.



BOUNDARIES

A timber knee rail will be provided alongside the road to define the edge of the Lakeside parkland.

PROPOSED KNEE RAIL FENCING



Timber Knee rail
Jacksons fencing or similar 450mm high
birdsmouth 100 x 100mm posts
FSC pressure treated timber concrete haunching

HARD SURFACES

The surfaces for the road and highways pavement will be to civil engineers specifications.
The paths that cross into Phase 1C from Phase 3C will be in keeping with the palette which has already been formulated for the other areas of the lakeside, and be low in impact and permeable in keeping with the naturalistic setting of the lakeside.



Amenity footpaths -
Hoggan Path
Cedec Compacted Gravel
Gold



Jetty Board Walk
Millboard composite deck
Lasta grip Golden oak



NATURAL SCREENING - HEDGING

Hedging will vary from natural, unclipped to more formal forms in proximity to more commercial areas.
Hedging will use predominately native species and will at times be combined with trees to provide a physical boundary whilst not restricting a visual connection between spaces.



NATURAL HEDGEROW WITH TREES
BOUNDARY AREAS AND ADJOINING LAND



NATURAL HEDGEROW
LOOSE HEDGEROWS TO FORM NATURALISTIC BOUNDARIES



FORMAL SCREENING
MORE FORMAL HEDGES TO HARD SCAPE INTERFACES



PLANTING PALETTE - NATURALISTIC TREES

Tree planting would be used to create a naturalistic and varied landscape, using single and mutli-stemmed trees. These would be the key components in enhancing the character areas, with single specimen and group plantings to create open views and pocket spaces.

- NATIVE SPECIES
- ADDED ECOLOGICAL VALUE
- SPECIMEN TREES



Alnus glutinosa
Alder



Betula Edingburgh
Silver Birch



Carpinus betulus
Hornbeam



Sorbus aucuparia
'Cardinal Royal'



Tilia cordata 'Rancho'
Lime Tree



Acer campestre
Field Maple



Quercus robur



PLANTING PALETTE - NATIVE SHRUBS

Native shrub planting would be used to provide lush loose planted areas in the landscape, these would be used to buffer zones and create natural barriers.

- NATIVE SHRUBS
- ECOLOGICAL ENHANCEMENT
- SEASONAL INTEREST
- NATURALISTIC SETTING

Corylus avellana
 Corylus maxima ‘Purpurea’
 Euonymus europaeus
 Ilex x altaclerensis ‘Golden King’
 Ilex aquifolium ‘Alaska’
 Ligustrum vulgare
 Lonicera nitida ‘Baggesen’s Gold’
 Lonicera pileata
 Philadelphus ‘Belle Etoile’
 Philadelphus coronarius ‘Aureus’
 Physocarpus opulifolius ‘Diabolo’
 Pyracantha ‘Golden Charmer’
 Pyracantha ‘Orange Glow’
 Salix lanata
 Viburnum opulus

Please refer to planting plans and planting schedule for sizes and numbers



Cornus stolonifera



Cornus sanguinea



Corylus avellana



Crateagus monogyna



Euonymus europaeus



Lonicera ‘Baggesdon gold’



Ligustrum vulgare



Salix fragilis



Salix viminalis



Viburnum opulus



Ilex ‘Golden King’



Ilex aquifolium



Pyracantha ‘Orange glow’



Physocarpus ‘Diabolo’



Philadelphus ‘Belle etoile’



PLANTING PALETTE - ORNAMENTAL PLANTING

- Create an introduction to the development
- Provide definition to the character of the development
- Focal planting to punctuate space
- Predominantly evergreen planting mix to provide year round interest
- Lush and informal ornamental planting
- Provide an evergreen based planting plan with seasonal perennial and bulb interest
- Connect to the future wider landscape areas



Typical Focal Planting 85% Evergreen Mix

<i>Acanthus mollis</i>	Bear's Breech
<i>Actaea simplex</i> sp.	Baneberry sp.
<i>Agapanthus</i> sp.**	Agapanthus sp.
<i>Alchemilla mollis</i>	Lady's Mantle
<i>Asplenium scolopendrium</i> *	Hart's Tongue Fern
<i>Astelia 'Silver Spear'</i> *	Silver Spear
<i>Choisya 'Aztec Pearl'</i> *	Mexican Orange
<i>Convolvulus cneorum</i> *	Shrubby Bindweed
<i>Daphne odora</i> *	Winter Daphne
<i>Dicksonia australis</i> *	Soft Tree Fern
<i>Dryopteris filix mas</i>	Male Fern
<i>Euphorbia</i> sp.*	Spurge sp.
<i>Fatsia japonica</i> *	Japanese Aralia
<i>Festuca glauca</i> *	Blue Fescue
<i>Hebe 'Red Edge'</i> *	Hebe 'Red Edge'
<i>Hebe 'White Gem'</i> *	Hebe 'White Gem'
<i>Heuchera</i> sp.**	Alum Root sp.
<i>Iris foetidissima</i> *	Stinking Iris
<i>Kniphofia</i> sp.**	Red Hot Poker sp.
<i>Lavandula 'Hidcote'</i> *	English Lavender
<i>Lavandula 'Arctic Snow'</i> *	White Lavender
<i>Miscanthus 'Rotsilber'</i>	Eulalia 'Rotsilber'
<i>Ophiopogon planiscapus</i> *	Black Mondo
<i>Osmanthus burkwoodii</i> *	Burkwood Osmanthus
<i>Pachysandra terminalis</i> *	Japanese Spurge
<i>Phormium 'Green Dwarf'</i> *	Flax Lily
<i>Phormium 'Sundowner'</i> *	Flax Lily
<i>Rosmarinus officinalis</i> *	Rosemary
<i>Salvia officinalis</i> sp.*	Sage
<i>Santolina chamaecyparissus</i> *	Cotton Lavender
<i>Sarcococca</i> sp.*	Sweet Box
<i>Skimmia 'Rubella'</i> *	Skimmia
<i>Skimmia 'Kew Green'</i> *	Skimmia
<i>Viburnum</i> sp.*	Viburnum sp.

* - Evergreen
** - Semi Evergreen

Typical Infrastructure Planting 70% Evergreen Mix

<i>Acanthus mollis</i>	Bear's Breech
<i>Alchemilla mollis</i>	Lady's Mantle
<i>Aucuba japonica</i> *	Spotted Laurel
<i>Carex conica</i>	Japanese Sedge
<i>Choisya ternata</i> *	Mexican Orange
<i>Cornus 'Flaviramea'</i>	Golden Dogwood
<i>Cornus 'Midwinter Fire'</i>	Midwinter Dogwood
<i>Dryopteris affinis Crispa</i> **	Scaly Male Fern
<i>Echinops ritro</i>	Blue Hedgehog
<i>Elaeagnus ebbingei</i> *	Ebbing's Silverberry
<i>Euonymus fortunei</i> sp.*	Spindle sp.
<i>Festuca glauca</i> *	Blue Fescue
<i>Hakonechloa macra</i>	Japanese Forest Grass
<i>Hebe 'Wiri Mist'</i> *	Shrubby Veronica
<i>Hebe pinguifolia 'Pagei'</i> *	Shrubby Veronica
<i>Heuchera</i> sp.**	Alum Root
<i>Helleborus</i> sp.**	Hellebore sp.
<i>Hydrangea macrophylla</i>	French Hydrangea
<i>Iris foetidissima</i> *	Stinking Iris
<i>Miscanthus sinensis</i> sp.	Chinese Silver Grass
<i>Nandina domestica</i> *	Sacred Bamboo
<i>Persicaria bistorta</i> sp.**	Common Bistort
<i>Phormium 'Platts Black'</i> *	New Zealand Flax
<i>Phormium 'Sundowner'</i> *	Flax Lily 'Sundowner'
<i>Photinia x fraseri</i> *	Christmas Berry
<i>Polypodium vulgare</i> *	Common Polypody
<i>Polystichum</i> sp.*	Soft Sheild Fern
<i>Prunus 'Otto Luykens'</i> *	Cherry Laurel
<i>Rosmarinus officinalis</i> *	Rosemary
<i>Salvia nemorosa</i>	Balkan Clary
<i>Sarcococca</i> sp.*	Sweet Box
<i>Viburnum</i> sp.*	Viburnum sp.
<i>Vinca major 'Variegata'</i> *	Variegated Periwinkle

* - Evergreen
** - Semi Evergreen



PLANTING PALETTE - GRASS MIXES

Emorgsate seed mixes

EM5 - Meadow mixture for loamy soils

EG22 - Wear tolerant mix with clover

Typical mix

Wild Flowers

% Latin name	Common name
0.5 Achillea millefolium	Yarrow
3 Centaurea nigra Common	Knapweed
2 Galium verum	Lady's Bedstraw
0.3 Geranium pratense	Meadow Cranesbill
0.5 Knautia arvensis	Field Scabious
0.5 Lathyrus pratensis	Meadow Vetchling
0.5 Leontodon hispidus	Rough Hawkbit
1 Leucanthemum vulgare	Oxeye Daisy
0.5 Lotus corniculatus	Birdsfoot Trefoil
0.5 Malva moschata	Musk Mallow
1 Plantago lanceolata	Ribwort Plantain
1 Plantago media	Hoary Plantain
0.5 Primula veris	Cowslip
2.6 Prunella vulgaris	Selfheal
3 Ranunculus acris	Meadow Buttercup
1.5 Rhinanthus minor	Yellow Rattle
1 Rumex acetosa	Common Sorrel
0.1 Trifolium pratense	Wild Red Clover

Grasses

% Latin name	Common name
10 Agrostis capillaris	Common Bent
1 Anthoxanthum odoratum	Sweet Vernal-grass (w)
2 Briza media	Quaking Grass (w)
32 Cynosurus cristatus	Crested Dogstail
10 Festuca ovina	Sheep's Fescue
20 Festuca rubra ssp litoralis	Red Fescue (w)
4 Phleum bertolonii	Smaller Cat's-tail
1 Trisetum flavescens	Yellow Oat-grass (w)
80	

Sowing Rates

40 kg/ha 16 kg/acre 4 g/m2



Please refer to seeding planting plans for areas and zones



