

Outline Condition 3

(iii) Appearance

Colour

The carefully considered colour strategy, builds upon the principles established in the outline approval, Phase 1 & Phase 3A, and includes the following:

Formal streetscapes have uniform colours so that the houses form a whole streetscape, rather than a collection of parts. Formal streetscapes in phase 3B of the development include Gateway Boulevard and Longwater Avenue which are explained in greater detail below:

1. Longwater Avenue elevation:

Colours that tie in with the appearance of the existing Green Park offices are proposed. Grey cladding on key elevations (the corner where Longwater Avenue meets Gateway Boulevard) with glazed balconies and buff brick. The rest of the buildings are off-white, grey and greens as this area will be a backdrop to the landscaping to the Longwater Avenue ditch.

2. Gateway apartments:

The Gateway Apartment building in Phase 3B-1 (Western block) is proposed to have Hardiplank cladding on the western facades to relate to the neighbouring houses & eternit cladding on the South Eastern facades which form the gateway block to Gateway Boulevard. This is mirrored on the opposite Gateway Apartment building in Phase 3B-2, with the exception of the Hardiplank which changes to buff brick to relate to the Longwater Avenue Apartments.

3. Gateway Boulevard:

Subtle cool colours with darker colours at landmark locations characterise this formal entrance street. The roofs at landmark locations are red to provide further contrast & compliment the paved Gateway entrance square.

4. Urban House:

The Urban house is buff brick with midnight black Hardiplank cladding each end to provide a landmark feature facade at the end of Gateway Boulevard.

Facing Materials Key			
Colour references taken from HardiPlank Systems. Weatherboard to be a cedar finish with white corners and window/sill surrounds.			
	Midnight Black		Evening Blue
	Iris Grey		Sooty Blue
	Light Mist		Dusky Blue
	Arctic White		Countryside Red
	Blossom Sage		Traditional Red
	Heathered Moss		Salt Cook
	Salt Green		Paving Brick Colour TBC
			Golden Stone

5. Woodland Way: Semi-formal streets: A variety of complimentary colours demark the transition between the formal and informal shared surface area. In accordance with the outline approval, the houses backing on to the woodland are a mix of greens fading to grey further South into the site.

6. Woodland Apartments: It is proposed that this informal shared surface area in the centre of Phase 3B will have surrounding facades in buff colour brickwork. The buff colour brickwork is also a visual material reference to the buff coloured brickwork on the Urban House & Extra Care Home. The use of this buff brick and simplified detailing in key areas across the development provides contrast to the coloured weatherboarding - and more elaborate detailing - while relating different parts of the site to one another.

Entrances to the Longwater Apartments are picked out in Grey fibre cement. This contrasts with the buff brick and also relates to the feature elements of the Gateway Apartments and provides a visual link to the South facade.



Outline consent exterior finishes drawing

Outline Condition 3

(iii) Appearance

The diagram below and to the left illustrate that the facing colour strategy for Phase 3B follows the principles set out in the master plan at outline consent stage, and is also a continuation of the colours approved in Phase 1 and Phase 3A.

Facing Materials Key

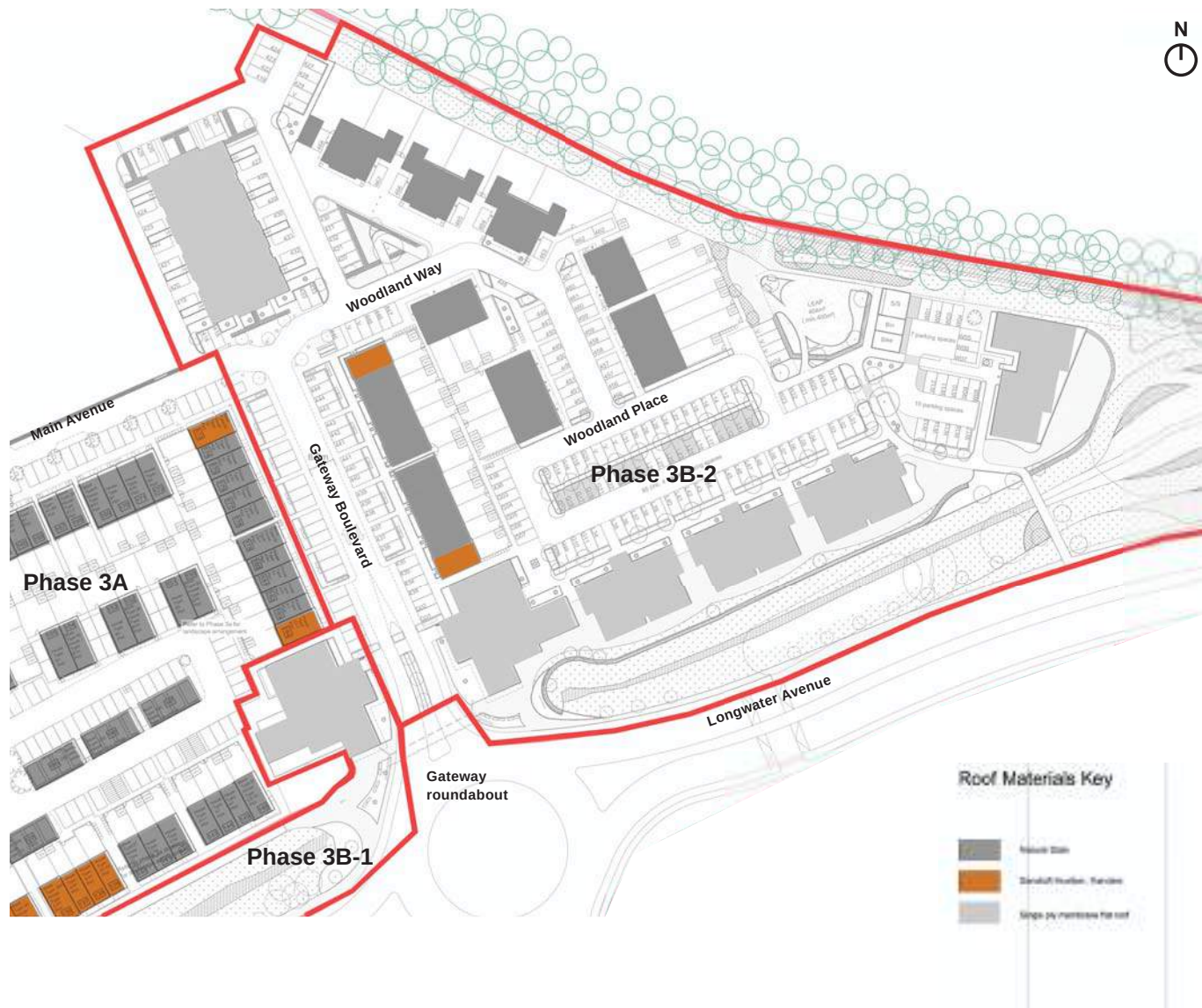
Colour references taken from Rotherham & District - Weatherboarded for retail block with white corners and windowless awnings.

	Midnight Black		Soothing Blue
	Iron Grey		Soothing Blue
	Light Mist		Clean Blue
	Arctic White		Countryman Red
	Mountain Sage		Tradition Red
	Heathland Moss		Soft Stone
	Soft Green		Farming Brick Col
	Grey Fibre Cement		Cobble Stone
	Rainscreen panel		

Proposed phase 3B exterior wall finishes drawing

Outline Condition 3

(iii) Appearance



Proposed roof materials drawing



Urban house Phase 1 - precedent image - buff brick



Extra Care Home precedent image - buff brick

Outline Condition 3

(iv) Access

Access

Primary Streets

Located in Phase 3B, the Primary streets are Gateway Boulevard and Longwater Avenue. The Primary Street begins as a new arm of the Gateway Roundabout and serves as the main entrance to the residential development on the east side of the lake.

Gateway Boulevard is calmed to a maximum speed limit of 20mph through limiting the length of straight sections and providing “squares” that are also deflection points. These are shared surfaces and become secondary nodes. Parking on either side is end on, interspersed with trees, access paths and planting. The level of the road, parking areas and pavements is consistent with the shared surface “Avenue Squares” being raised.

Primary roads will be finished in a coloured tarmac to contrast with secondary streets, Longwater Avenue and the Green Park Station access Road.

Secondary Streets

The centre of the proposed Phase 3B-2 area is accessed from the Northern end of Gateway Boulevard. The Primary street of Gateway Boulevard changes to a Secondary street which in turn becomes a Shared surface area in the centre of this phase.

As per the approved outline Design and Access Statement, Secondary residential streets provide vehicular access and pedestrian access to the remainder of the neighbourhood. These streets have informal tree planting at various intervals rather than continuous, formal tree planting. This softens the street scene and creates a more informal feel. Parking on secondary streets varies from end on to parallel and no parking at all. Carriageway widths vary accordingly. Secondary streets will be finished in black tarmac.

Inclusive Access Diagram Key:

- Leisure route and footpaths inside Green Park Village
- Bus routes
- Future MRT route
- Primary highway network
- Secondary roads
- Emergency access
- Combined cycleway & pedestrian marshalling route to the Madejeki Stadium
- National cycle route 23
- Proposed bus stop
- Existing bus stop
- Proposed Greenpark (South Reading Station)
- Shared surface
- Statutory footpaths
- Pavements with footpaths on public highways
- Existing bus stop to be relocated



Outline Application - Inclusive Access Diagram



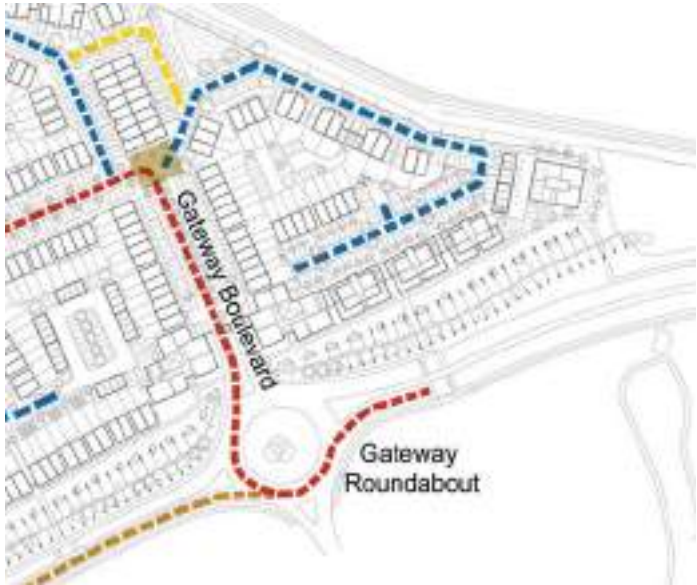
Phase 3B RMA Application - Inclusive Access Diagram

Shared surface areas

Shared surface streets and squares are streets where pedestrians have priority. These areas are designed to create special events where the vehicular carriageway is not clearly marked and the parking, landscape and pedestrian routes arranged in such a way as to passively calm traffic movement to achieve a maximum design speed of 10mph.

Street Hierarchy Access Diagram Key:

- Station access road
- Primary street
- Secondary surface street
- Shared surface street
- Green lane
- Emergency bus link
- School bus controlled access route
- Shared surface areas - avenue squares



Outline application - Street Hierarchy Access Diagram



Phase 3B RMA application - Street Hierarchy Access Diagram

Outline Condition 3

(v) Landscape Strategy

Introduction

The landscape strategy for Phase 3B aims to deliver a high quality setting for the built residential form and the existing landscape along the Longwater Ditch as well as compliment the neighbouring Phase 3a proposal through a consistent palette of hard and soft materials.

One of the fundamental aims of public realm design for Phase 3B is to create a robust and sustainable scheme that stands the test of time and keeps future maintenance to a minimum. The design intention is to link all areas from its peripheral extents into its heart via a unified and coherent palette of hard and soft materials which enhances and helps to give character to the key Longwater Avenue edges and links key spaces internally and externally to Phase 3A.

This controlled palette will create a coherent, integrated solution, using a blend of man-made and natural stone materials that comprise the main parts of the streetscape, whilst highlighting key spaces/building entrances.

The proposed paving materials are robust, affordable and easily maintained. Natural stone materials are used only in locations of

The design objectives that have formed the basis for the proposals are set out below:

- Develop a palette of hard and soft landscape elements that aid legibility and ease of circulation which are consistent with the palette used within neighbouring phases.
- Provide attractive spaces to move around, and to observe from the buildings, particularly the landscape setting for the buildings aligned with Longwater ditch and facing north into the internal landscape areas.
- Create a stimulating environment that fosters a sense of well-being
- Maintain good visibility and safe passage for users of all abilities
- Provide privacy and a secure environment

Landscape Masterplan

The key features of the landscape masterplan are illustrated on the plan opposite. A key element of Phase 3B is the existing landscape asociated with the Longwater Ditch.

The concept underpinning the Phase 3B are to:-

- create an attractive visual experience along Longwater Avenue and a large pond to the east will create an eye-catching feature, similar to that seen nearby at the Green Park business area, while the existing ditch that runs parallel to Longwater Avenue will be retained and enhanced. A series of interventions are proposed, retaining sections of existing trees, and proposing new planting, to set the theme for a high quality development in a lakeside setting.
- The proposal is to retain the existing large, robust group of trees, carry out selective tree removal in other areas, and enhance some existing tree groups with new tree planting along the Longwater Ditch. The ditch would be enhanced with wetland planting and wildflower grasses reflecting the palette of species used elsewhere within the Green Park Estate.
- Subtle changes in paving materials at the building frontage, proposed to aid ease of movement. Meanwhile, planting is proposed along the building facades and contributes to a defensible boundary between private rooms and the public areas outside, while also softening the appearance of the parking areas
- Functional elements such as service vehicle parking, refuse storage and bicycle storage have been considered as part of the architectural design, making these as discrete as possible.
- Integrate a LEAP into the proposal which provides felxible opportunites for play in line with the current FIT Guidance.

Outline Condition 3

(v) Landscape Strategy



Hard and Soft Landscape Strategy Overview Layout

Outline Condition 3

(v) Landscape Strategy - Gateway Boulevard



Location Plan



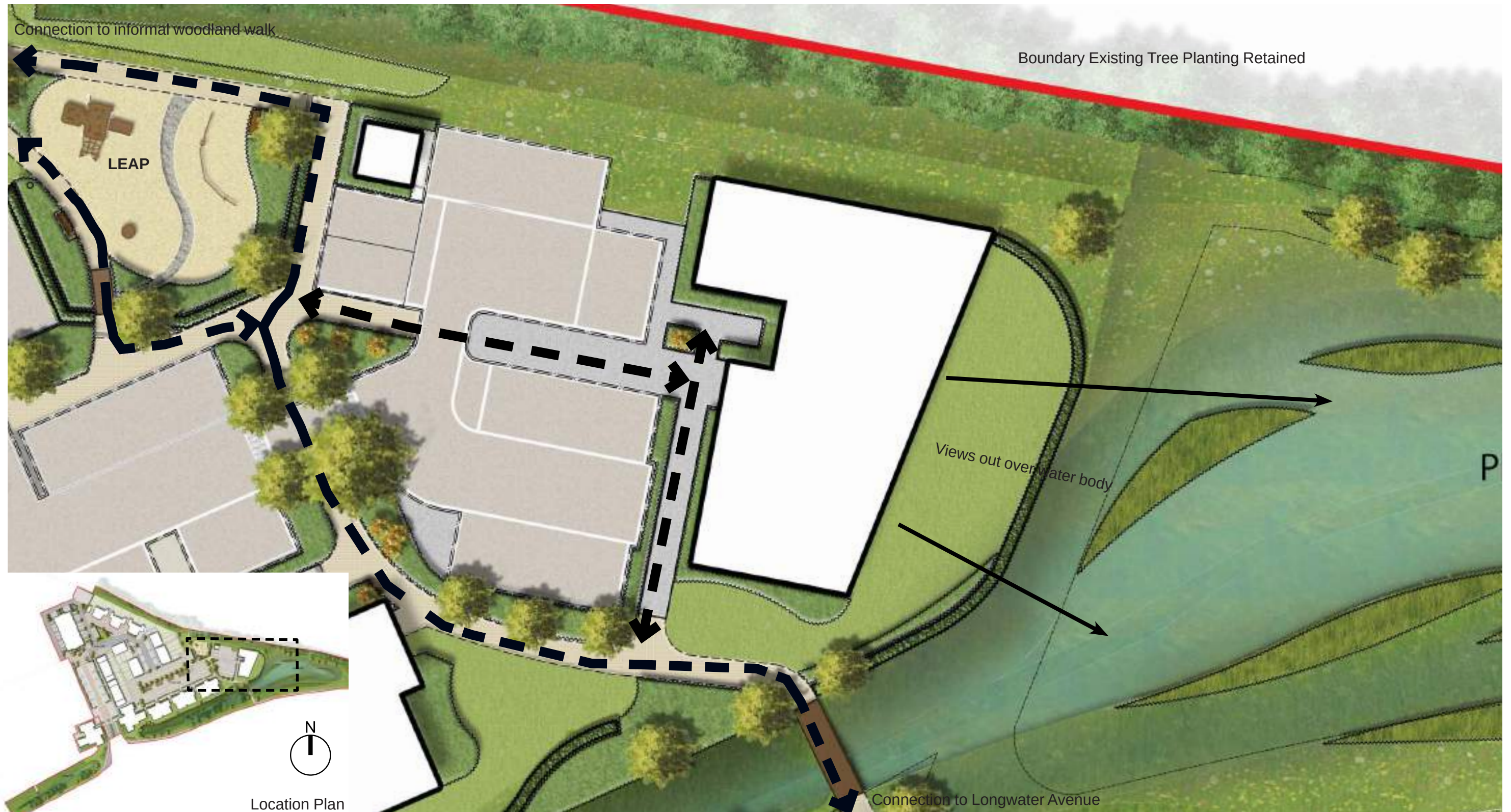
Outline Condition 3

(v) Landscape Strategy - Longwater Avenue Apartments



Outline Condition 3

(v) Landscape Strategy - Woodland Apartments



Outline Condition 3

(v) Landscape Strategy - Urban House



Outline Condition 3

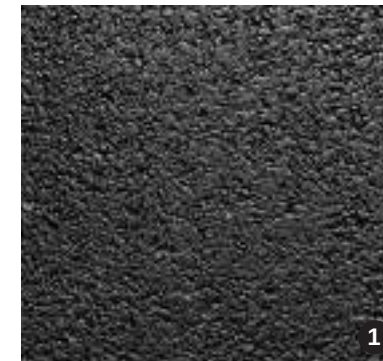
(v) Hard Landscape Strategy

Hard Landscape Strategy

The public and communal areas will be designed to be robust and of a quality appropriate to the site and which also conveys a unifying character to the new development within the context of the Phase 3A. Importance is given to the appropriateness of the materials with regard to place making and their long-term performance. The hard landscape strategy is as follows:

- Material selection will seek to create a place which extends and complements the existing hard landscape treatment to the residential districts local to the area and to provide cohesion to the streetscape and communal areas within the development.
- The design and placement of all the elements will respond to the architecture of the development through sympathetic, appropriate and consistent materials, textures and scales.
- The selection of materials will complement the architectural vernacular and strengthen the character of the streets helping to provide intimacy within the central car park and streetscape cohesion with the adjacent phase 3A.
- The designed components of the new public realm shall contribute to the creation of a secure environment by minimising the potential for concealment. The provision of an appropriate level of lighting will also assist achieving a secure public realm.
- All elements selected will be suitably robust and able to tolerate the stresses of a public environment over a long period of time with minimal maintenance requirements. Similarly, items will be located in areas that are least likely to be abused or vandalised.
- Components of the public realm will also contribute to the overall sustainability of the scheme. Examples of which might be items manufactured from environmentally sensitive materials or recycled materials and ensuring that all provide life-cycle value.

- All elements will provide a sufficient level of comfort and amenity but will also minimise clutter and visual confusion.
- The technical principles provided by NJUG in relation to services and guidance for vehicle turning and sight line requirements will be met through the harworks design for Phase 3B.



Outline Condition 3

(v) Hard Landscape Strategy



Paving legend

- 1. Asphalt
- 2. Block Paving - Pennant Grey
- 3. Block Paving - Traditional
- 4. Saxon Paving
- 5. Permeable Block Paving
- 6. Resin Bound Gravel
- 7. Granite Setts



- The Hard Landscape Strategy considers the following:**
- Tarmac will be used along primary vehicular routes and pedestrian sidewalks
 - Block pavers will be used in parking bays and along secondary roadways
 - Slab paving will be used along private pathways
 - Traditional Concrete Block paving to be used within the central mews space

Outline Condition 3

(v) Soft Landscape Strategy

Planting Strategy Statement of design vision

The planting strategy for Phase 3B is designed to complement the proposed landscape strategy for Phase 3A and supplements the existing tree planting located along the Longwater Ditch and north east boundary to provide a new structure of vegetation that frames and heightens the development.

The landscape scheme considers the aesthetics of views at ground level, while also providing a pleasing visual experience for those looking out of the buildings above ground level north into the development and south over the Longwater Ditch to Longwater Road.

A variety of planting is proposed that relates both to the scale of the built form, as well as the surrounding streets and paths. The aim is to create a distinct identity that enhances the buildings and external spaces, as well as the experience of people using them. As such, the proposals include a range of flowering and scented plants, and species that will provide autumn colour and winter interest.

Tree planting is proposed to reflect the formal character of the building, to reinforce boundaries and provide secondary enclosure, while also creating shade and shelter. Hedges are also proposed as features that enclose spaces and provide additional security at boundaries, while also guiding movement.

The framework of trees and hedges will be complemented by native and ornamental shrubs and some herbaceous planting within the external spaces around the building, selected to provide a robust and enduring softened setting.

The majority of the planting proposed are selected to provide a range of visual interest throughout the year. Several of these plants would also create stimulating scents, or may be beneficial as food sources or habitat for a range of fauna.



Outline Condition 3

(v) Soft Landscape Strategy

Shrub Planting

The Shrub Planting strategy for Phase 3B is designed to compliment the existing landscape framework surrounding Phase 3B whilst providing a new structure of vegetation that frames and complements the development.

The shrub planting scheme considers the aesthetics of views at ground level, while also providing a pleasing visual experience for those looking out of the buildings above ground level north into the development and south over the Longwater Ditch to Longwater Road.

A variety of planting is proposed that relates both to the scale of the built form, as well as the surrounding streets and paths. The aim is to create a distinct identity that enhances the buildings and external spaces, as well as the experience of people using them. As such, the proposals include a range of flowering and scented plants, and species that will provide autumn colour and winter interest.

The framework of trees and hedges will be complemented by shrubs and some herbaceous planting within the external spaces around the building, selected to provide a robust and enduring softened setting.

The majority of the shrub planting within the residential development is comprised of ornamental species and cultivars, selected to provide a range of visual interest throughout the year with native shrub mixes used at the transition of the Longwater apartments with the ditch and associated with the new wetland pond.

A range of marginal and aquatic planting will be provided to the water's edge, combining with occasional small tree planting and wildflower meadows to create a key visual feature at the approach to the development from Longwater Avenue.



Outline Condition 3

(v) Soft Landscape Strategy

Shrub Planting Strategy

Proposed shrub planting

- 1. Aucuba japonica 'Rozannie'
- 2. Berberis thunbergii 'Atropurpurea'
- 3. Ceanothus 'Blue Mound'
- 4. Ceanothus thyrsiflorus repens
- 5. Choisya 'Aztec Pearl'
- 6. Cistus cyprius
- 7. Cornus sanguinea 'Midwinter Fire'
- 8. Euonymus fortunei 'Emerald Gaiety'
- 9. Hebe 'Emerald Globe'
- 10. Hebe 'Emerald Green'
- 11. Hebe 'Mrs Winder'
- 12. Hebe 'Red Edge'
- 13. Hebe 'Sutherlandii'
- 14. Hebe rakaiensis
- 15. Hydrangea quercifolia 'Snow Flake'
- 16. Lavandula angustifolia 'Hidcote'
- 17. Lonicera nitida 'Maigrun'
- 18. Mahonia aquifolium 'Apollo'
- 19. Nandina domestica
- 20. Osmanthus delavayi
- 21. Pachysandra terminalis 'Green Carpet'
- 22. Philadelphus 'Manteau d'Hermine'
- 23. Photinia fraseri 'Red Robin'
- 24. Pittosporum tenuifolium 'Tom Thumb'
- 25. Potentilla fruticosa
- 26. Prunus laurocerasus 'Otto Luyken'
- 27. Rosmarinus offi.'Miss Jessop's Upright'
- 28. Santolina pinnata nea. 'Edward Bowles'
- 29. Sarcococca confusa
- 30. Skimmia confusa 'Kew Green'

- 31. Viburnum davidii
- 32. Vinca minor 'Alba'

Specimen shrubs

- 33. Fatsia japonica
- 34. Laurus nobilis
- 35. Phormium 'Sundowner'

Proposed native shrub planting

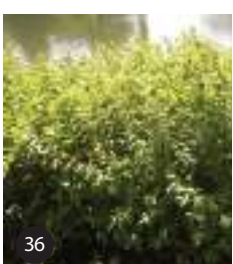
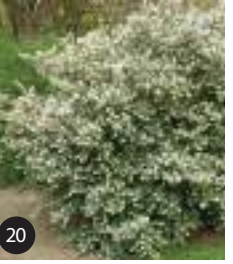
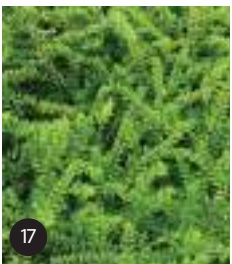
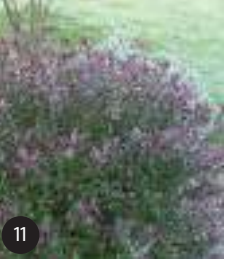
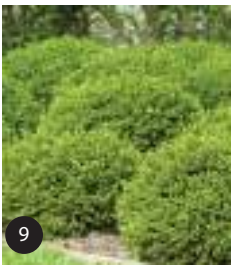
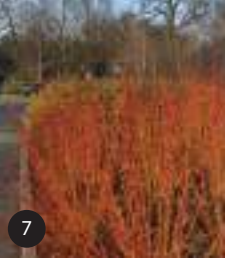
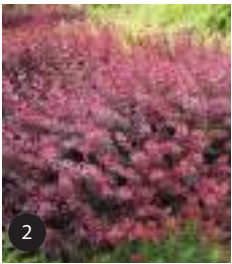
- 36. Cornus sanguinea
- 37. Corylus avellana
- 38. Rosa arvensis
- 39. Rubus fruticosus

Perennials Species

- Bergenia 'Bressingham White'
- Carex oshimensis 'Evergold'
- Heuchera 'Blackbird'
- Liriope muscari
- Tellima grandiflora

Proposed native hedge planting

- 40. Ligustrum ovalifolium



Outline Condition 3

(v) Soft Landscape Strategy

Tree Planting Strategy

The selection of tree species have been chosen to respond to and extend the existing landscape structure into the site by supplementing the existing tree planting and framing key spaces through the planting of avenues or individual specimen street trees.

Street tree species have been selected for their structure and form and their ability to provide year round interest and compliment the varying street types and green spaces along the Longwater Ditch.

The following principles have been applied to the tree planting:

- Species have been selected for their form and eventual scale in order to relate to the elevation of the buildings and space between, whilst also considering future maintenance requirements.
- The selection of tree planting which will enhance the design through the framing of the spaces, streetscape and helping to heighten sightlines and act as points of reference assisting pedestrian connectivity and vehicle movement through Phase 3B.
- Pleached tree planting is proposed within the streetscape associated with the arrival road in order to frame the car parking areas and provide a formal green transition to the properties which flank both sides of the street.

Tree species selection

Street Trees

1. Acer campestre 'Streetwise'
2. Carpinus betulus 'Frans Fontaine'
3. Pyrus calleryana 'Chanticleer'

Specimen Trees

4. Prunus 'Amanogowa'
5. Betula utilis 'Jacquemontii'

Structural Trees

6. Liquidambar styraciflua

Naturalistic Trees

7. Alnus glutinosa
8. Betula pendula
9. Sorbus aucuparia

Pleached Trees

10. Carpinus betulus



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Outline Condition 3

(v) Landscape Strategy - LEAP

Phase 5 Local Equipped Area of Play (LEAP)

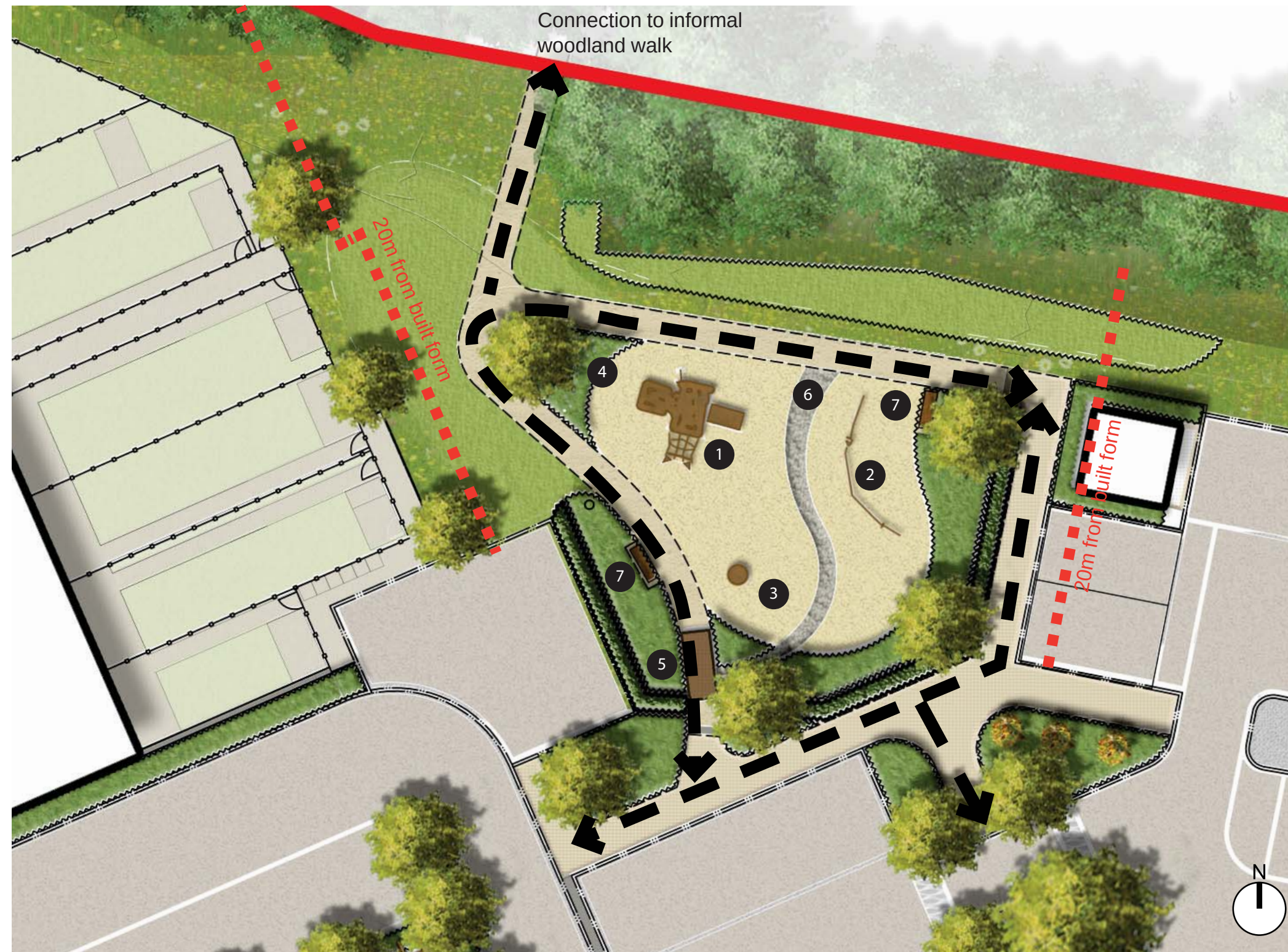
"A LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time."

In accordance with FIT criteria, key characteristics of the LEAP within Phase 3B include:

- It is intended for children that are beginning to play independently
- it provides a minimum activity zone of 400 square metres
- there is a 20 metre buffer zone between the activity zone and the nearest habitable dwelling
- it is positioned besides a pedestrian route that is well used
- it is sited within close proximity to nearby properties - maximum walking distance of 5 minutes or 400m
- it occupies a well drained, reasonably flat surface

In addition to the above the design and location of the Phase 3B LEAP has considered the following:

- the LEAP will have good natural surveillance ensuring that children can play in this area on their own and feel safe
- the design of the LEAP is responsive to the landscape and ensures cohesion with the natural and developed surroundings providing a diverse range of play experiences with a minimum of 6 pieces of play apparatus



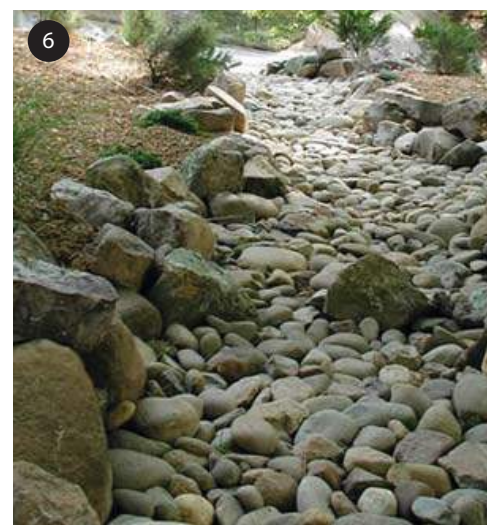
Outline Condition 3

(v) Landscape Strategy - LEAP

LEAP - Play Equipment

Play elements within the LEAP includes:

1. Climbing Structure designed with a range of stimulating play experiences
2. Play Screen designed with a range of stimulating play experiences
3. Gaint revolving disk
4. Balancing Blocks
5. Small pedestrian bridge over dry river bed
6. Dry River bed reflecting the theme of water through the LEAP
7. Informal timber seating, located to provide good passive surveillance over the LEAP



Outline Condition 3

(v) Furniture Strategy

Furniture Strategy

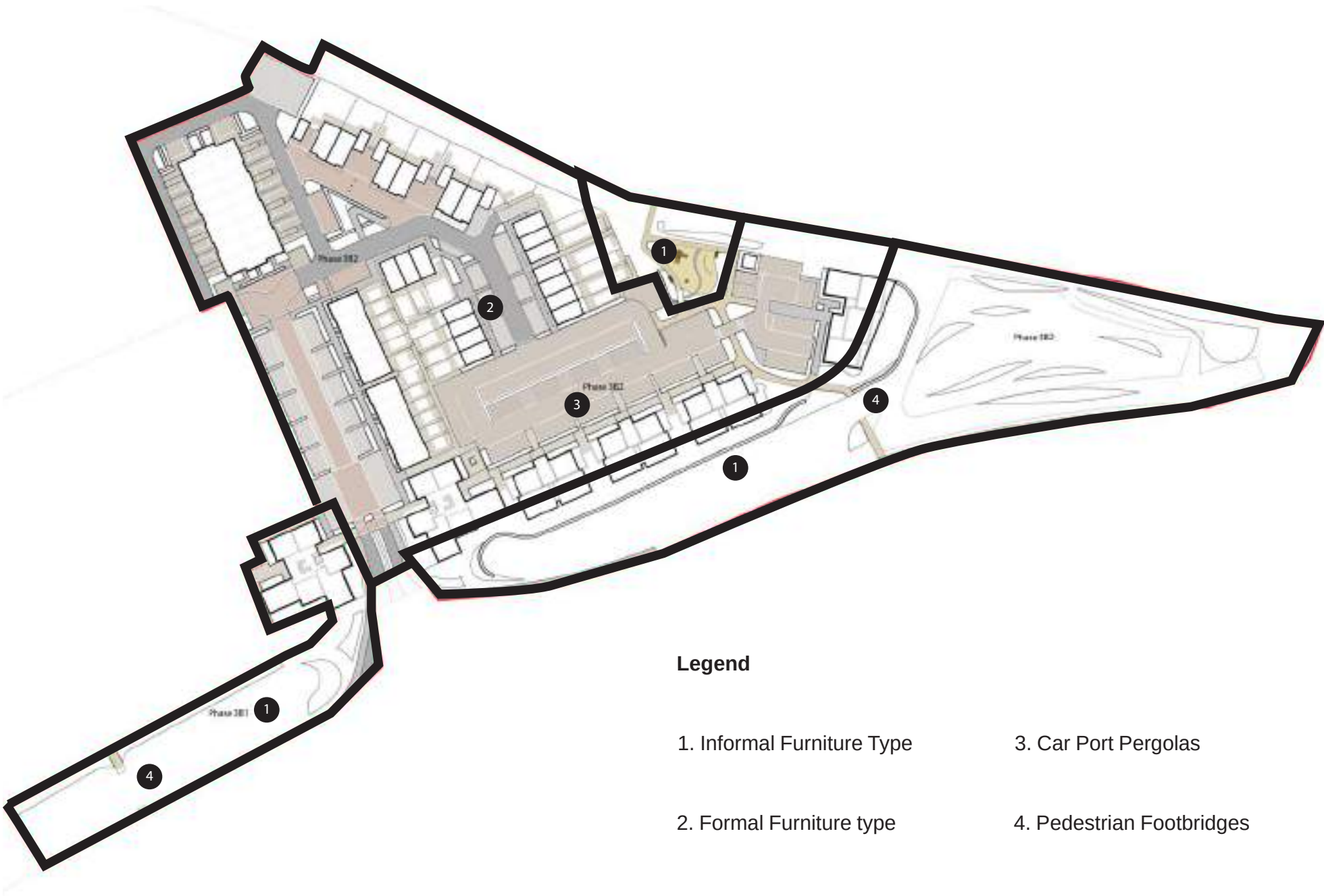
In order to ensure the future sustainability of proposed street furniture the specification of a robust suite of street furnishing details are proposed which reflect the character and style that is consistent throughout the Green Park Estate.

Drawing upon the street furniture used throughout Green Park a palette of formal and informal furniture has been selected which respond to the residential arrangement and the existing and proposed green spaces within Phase 3B and also reflects the proosals for Phase 3A.

These have been selected on the basis of aesthetic, robustness, visibility and affordability.

The furniture strategy for Phase 3B includes:

- Timber seating in the LEAP
- Timber pergola in the central car parking areas to create Car Ports and opportunities to introduce climbing planting within the main sightline when entering the central car park
- Timber pedestrian footbridges in a style and colour to complement other timber structures along the Longwater Ditch and within the development
- Use of timber bins which are consistent with those proposed throughout the wider Green Park estate.



Outline Condition 3

(v) Furniture Strategy



1



2



1



2



3 Timber pergolas to car ports within the the central car park.



4 Timber pedestrian footbridges bridging the Longwater Ditch.

Outline Condition 9

The following schedule identifies the location of the additional detail within the overall reserved matters application for the information required under condition 9

a)	(i) Proposed finished ground levels or contours:	Please see Glanville site plan, Landscape Architects drawings and Architectural drawings
	(ii) Means of Enclosure :	Please see Landscape Architects drawings
	(iii) Car-parking layouts:	Please see Architectural site plan
	(iv) Other vehicle and pedestrian access and circulation areas:	Please see Access section of this Design and Access Statement together with separate Transport Consultant report
	(v) Hard surfacing, materials, structures and ancillary objects:	Please refer to Landscape Architects drawings together with Architectural drawings.
b)	Location and specification of local equipped areas for play and local areas for play:	Not relevant to this Reserved Matters Application as no play areas included.
c)	Proposed and existing functional services above and below ground:	Please refer to Glanville Drawings
d)	Planting Plans:	Please refer to Landscape Architects drawings.

Conclusion

Conclusion

The design team have developed the outline layout into the reserved matter applications for Phase 3B-1 & 3B-2.

The design has evolved and has been refined, building upon the principles established in Phases 1, 3A and 5, and the parameters of the outline consent.

This collaborative approach, led and co-ordinated by the applicant, St. Edward Homes has produced a scheme which will provide 166 dwellings, which will add to the new residential community being delivered at Green Park Village and will create a pleasant and sustainable place to live.

We submit these Reserved Matters Applications on behalf of St. Edward Homes to Reading Borough Council for consideration of Reserved Matters Planning Consent.



Woodland Apartment view from East - sketch perspective

