

ORACLE RIVERSIDE Landscape Addendum

NOV.2015

SOFT LANDSCAPE

Planting and Biodiversity

The proposed planting at Oracle Riverside will play a key role in softening the public realm helping to deliver a more humane public realm. Along with the proposed shrub planting, enhanced biodiversity will be delivered through a green roof on the proposed retail pavilion. In addition it is proposed to 're-naturalise' the northern riverside edge with the introduction of native species marginal planting. In combination these proposals will deliver significant ecological benefit when compared to the existing condition.

The proposed planting palette at Oracle Riverside will provide a lush green environment with elements of colour, predominantly blue/purple and white amongst a range of greens. The planting mix includes a number of evergreen species to ensure foliage throughout the year. Plants have been selected for their drought tolerance (the predominate condition) and hardiness.

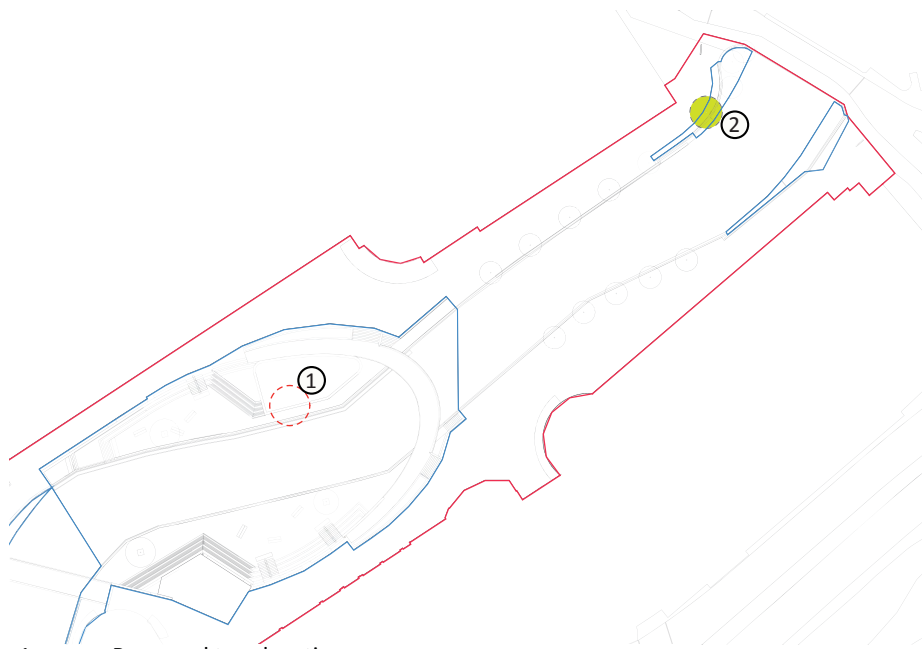
The design proposes flowing linear plant lines to reflect the river, block planted at high densities for immediate impact. The planting palette is insect friendly. It is also proposed that the shrubs are planted through a sedum blanket helping to retain moisture within the bed and suppress weeds.

Look and feel of proposed planting

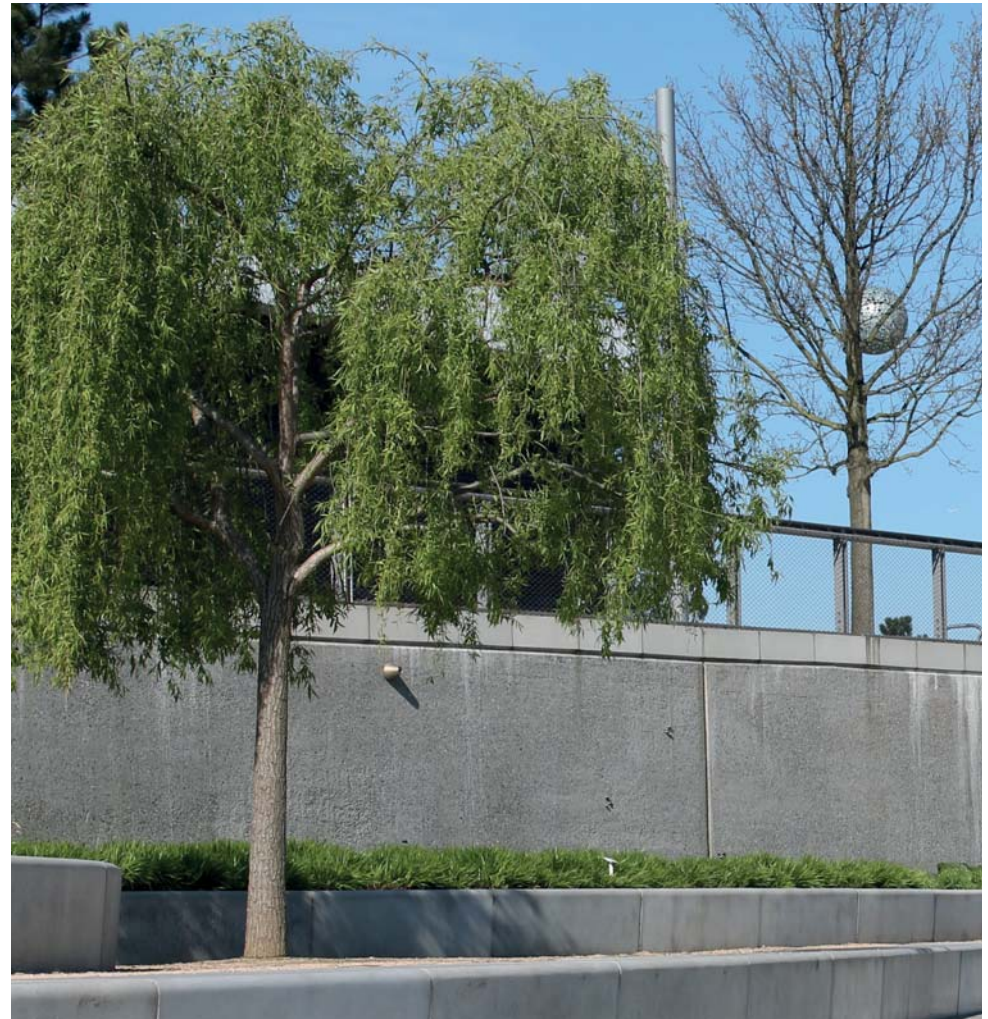


Tree Replacement

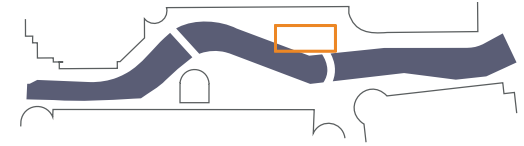
The proposals require the removal of one existing tree to allow the creation of the proposed retail pavilion. It is proposed to replace this existing tree with a new tree to the north of the new retail pavilion. It is proposed that this tree will be a willow reflecting both the existing trees on site and the riverside character of the site. The proposed location of this new tree has been carefully considered to avoid known existing service runs, engineering features such as the ground anchors, while also avoiding obscuring existing retail frontages.



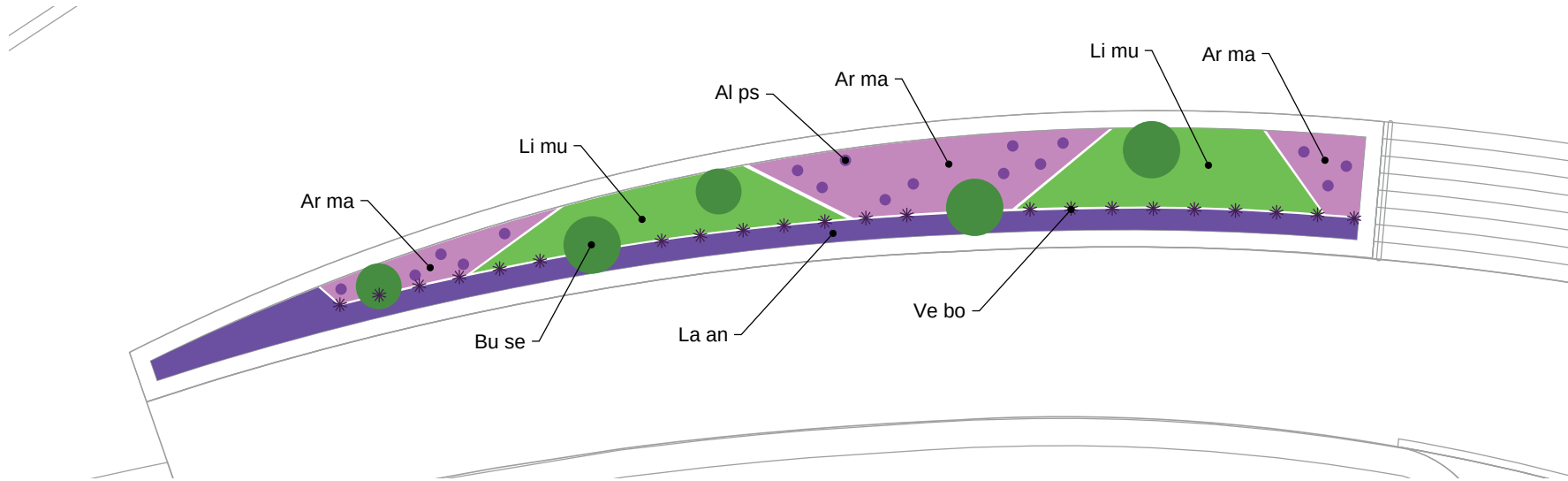
1. Removed tree location
2. New tree location



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Planting Plan - Northern Curved Bridge Steps See Drawing RG-L-32



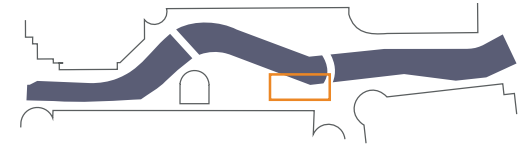
PLANT SCHEDULE

TREE PLANTING

ABBV	SPECIES	COMMON NAME	GIRTH(cm)/NOTES	HEIGHT	NO's
Sa al	Salix alba 'Belders'	White Willow	25-30cm girth, RB, UG, 4xtr. Clear stem 2.4m min	5.5-6m	1

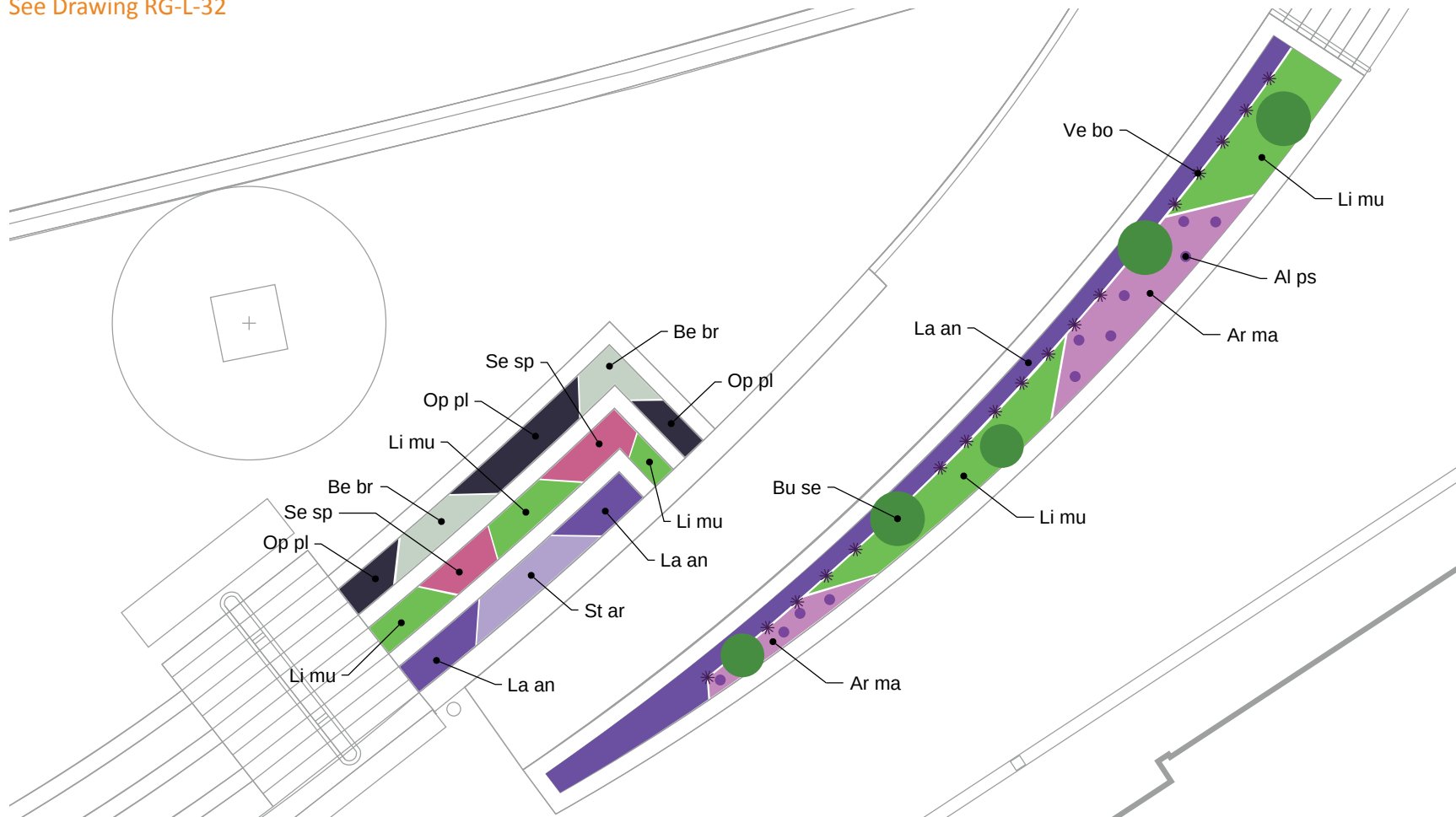
SPECIMEN SHRUB & GROUND COVER PLANTING

ABBV	SPECIES	COMMON NAME	POT SIZE	DENSITY	NO's
Al ur	Allium hollandicum	Purple Sensation	3L	9 per sqm	10
As sc	Armeria maritima	Thrift	3L	9 per sqm	
Be br	Bergenia bressingham white	Elephants Ears	3L	9 per sqm	
Bu se	Buxus sempervirens	Common Box	10L	n/a	
La an	Lavandula angustifolia	Lavender	5L	5 per sqm	
Li mu	Liriope muscari	Lily Turf	3L	9 per sqm	
Op pl	Ophiopogon planiscapus	Black mondo	3L	9 per sqm	
Se sp	Sedum spectabile	Ice Plant	3L	9 per sqm	
St ar	Stachys byzantina	Silver Carpet	3L	9 per sqm	
Ve bo	Verbena bonariensis	Verbena	3L	9 per sqm	



Planting Plan - Southern Curved Bridge Steps and Terrace

See Drawing RG-L-32



SOFT LANDSCAPE

Planting Palette



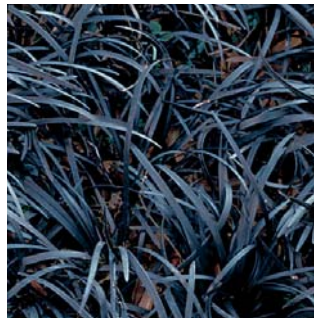
Pennisetum alopecuroides
Hameln



Anemanthele lessoniana



Festuca-amethystina



Black mondo grass



Lavender hedge



Box balls and alliums



Agapanthus



Allium Purple Sensation



Armeria maritima



Armeria maritima Splendens



Perovskia Blue Spire



Bergenia 'Bressingham white'



Verbenas bonariensis



Alchemilla mollis



Euphorbia characias wulfenii



santolina chamaecyparissus agm
cotton lavender



Sedum spectabile



Pinus Mugo



Liriope muscari



Polystichum aculeatum



Salvia officinalis purpurascens



Hebe silver dollar



Stachys

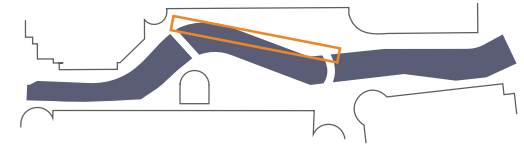
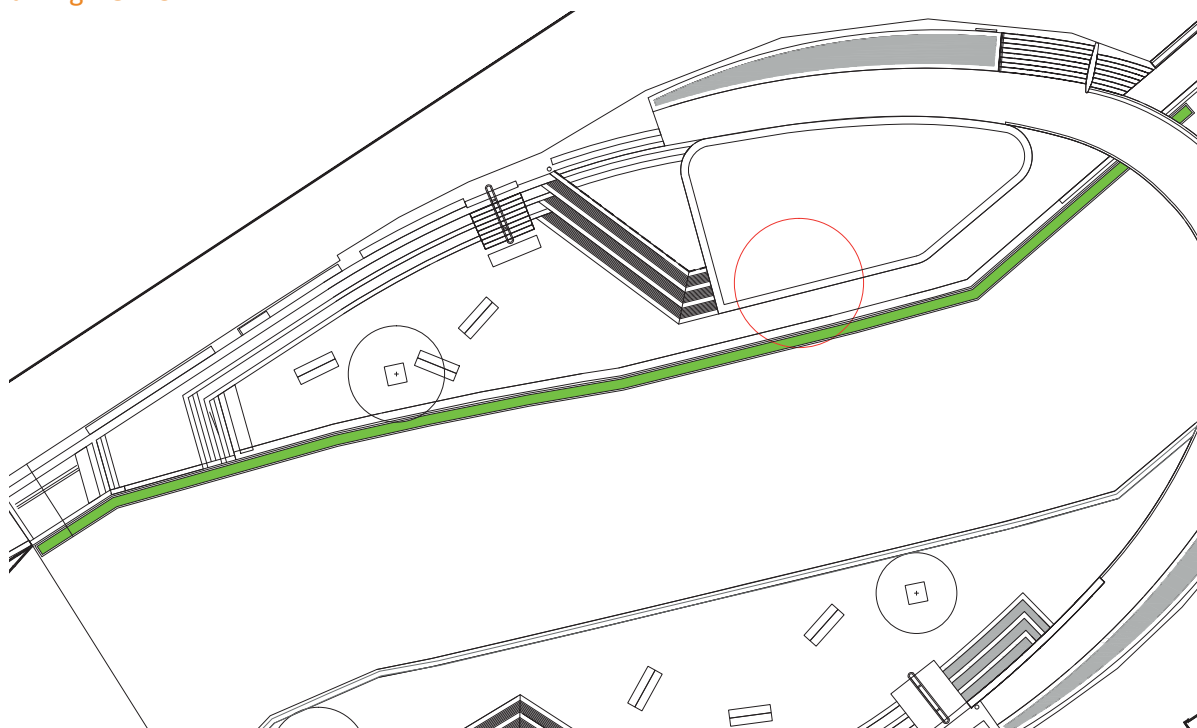


Vitex agnus castus (multi stem
small tree)

SOFT LANDSCAPE

Planting Plan - River Edge Planter

See Drawing RG-L-32



SPECIES	COMMON NAME
<i>Acorus calamus</i>	Sweet Flag
<i>Caltha palustris</i>	Marsh Marigold
<i>Caltha palustris flore plena</i>	
<i>Carex pendula</i>	Pendulous sedge
<i>Carex riparia</i>	Greater Pond Sedge
<i>Cladium mariscus</i>	Fen Sedge
<i>Cyperus longus</i>	Galingale
<i>Iris laevigata</i>	
<i>Iris pseudacorus variegatus</i>	
<i>Iris pseudacorus</i>	Common Flag
<i>Iris versicolor kermesina</i>	
<i>Juncus effusus</i>	Common Rush
<i>Lychnis flos cuculi</i>	Ragged Robin
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Mentha aquatica</i>	Water Mint
<i>Myosotis scorpioides</i>	Water Forget Me Not
<i>Phragmites australis</i>	Norfolk Reed
<i>Rumex hydrolapathum</i>	
<i>Scirpus albescens</i>	
<i>Sparganium erectum</i>	

All planting @ 10 plants per m sq
All planting 2-5 ltr pot size

Planting Palette River Edge Planter

Native species plants including the following



Carex pendula
Common name: Pendulous sedge



Iris varieties including; *laevigata*,
pseudocorus & *versicolor*



Juncus effusus
Common name: Soft rush



Mentha aquatica
Common name: Water Mint



Carex riparia
Common name: Great pond
sedge



Caltha palustris
Common name: Marsh marigold



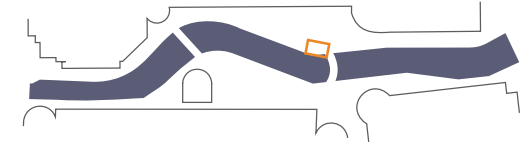
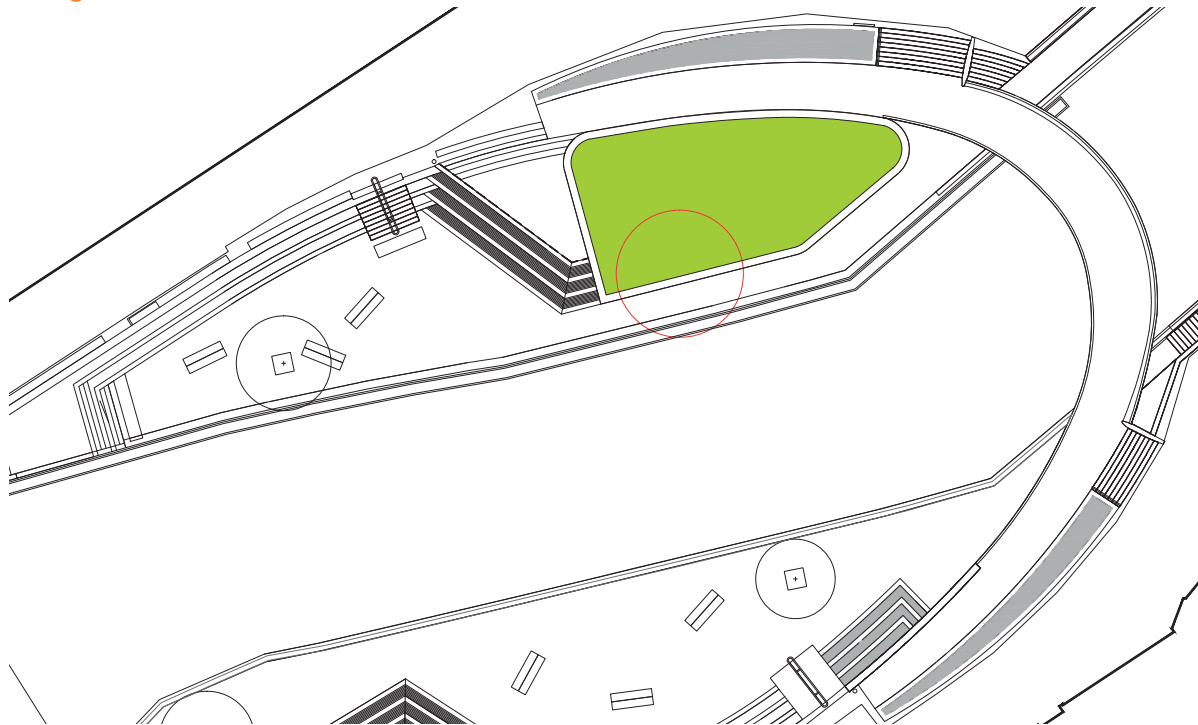
Myosotis scorpioides
Common name: Water forget
me not



Phragmites australis
Common name: Norfolk reed

SOFT LANDSCAPE

Planting Plan - Pavilion Roof See Drawing RG-L-32



SEDUM ROOF BAUDER EXRO FLOR XF300
IN COMBINATION WITH WILDFLOWER SEED & PLUG MIX

WILDFLOWER MIX SPECIES

COMMON NAME

Agrimony	Agrimonia eupatoria
Kidney Vetch	Anthyllis vulneraria
Common Knapweed	Centaurea nigra
Viper's Bugloss	Echium vulgare
Lady's Bedstraw	Galium verum
Perforate St John's Wort	Hypericum perforatum
Field Scabious	Knautia arvensis
Rough Hawkbit	Leontodon hispidus
Oxeye Daisy	Leucanthemum vulgare
Common Toadflax	Linaria vulgaris
Bird's Foot Trefoil	Lotus corniculatus
Musk Mallow	Malva moschata
Wild Majoram	Origanum vulgare
Hoary Plantain	Plantago media
Cowslip	Primula veris
Selfheal	Prunella vulgaris
Meadow Buttercup	Ranunculus acris
Bulbous Buttercup	Ranunculus bulbosus
Wild Mignonette	Reseda lutea
Salad Burnet	Sanguisorba minor
Bladder Campion	Silene vulgaris

Above wildflower mix introduced as broadcast seed or as plug plants.

Planting Palette Pavilion Roof

Sedum species/varieties



Sedum acre



Sedum album
(x2 varieties)



Sedum ewersie



Sedum kamtschaticum
(x2 varieties)



Sedum montanum orientale

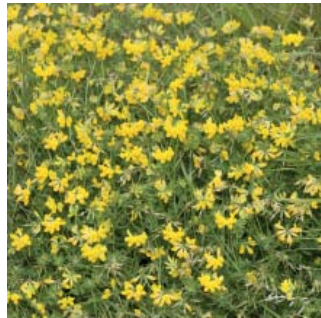


Sedum pulchellum

Local wildflower seed mix



Primula veris
Common name: Cowslip



Lotus corniculatus
Common name: Birdsfoot Trefoil



Anthyllis vulneraria
Common name: Kidney Vetch



Plantago media
Common name: Hoary plantain



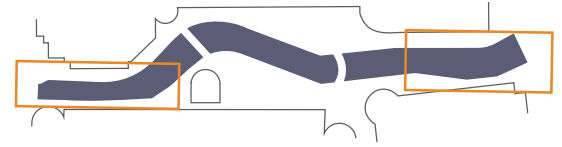
Leucanthemum vulgare
Common name: Oxeye Daisy



Silene vulgaris
Common name: Bladder campion

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Planting Plan - 'Gateway' Areas
See Drawing RG-L29 & 30 & 31



Planting Palette Look and Feel Gateway Areas

Korten steel planters



Korten steel planters



Parrotia persica.
Multi-stem small tree, large shrub



Amelanchier lamarckii
Multi-stem small tree, large shrub



Betula jaquemontii
Multi-stem small tree, large shrub

Enhancement planting



Salix caprea
Common name: Goat Willow



Iris foetidissima
Common name: Stinking Iris



Juncus effusus
Common name: Soft rush

LANDSCAPE

Planting Notes

1. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Parts I- III.
2. Topsoil for tree and shrub planting to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 20mm in any direction. Imported topsoil to be to BS 3882:2007 Multi-Purpose Grade, from an approved source and to accord with the above specification.

Trees:

3. Semi Mature trees to be planted in pits 1200 x 1200 x 750mm depth backfilled with topsoil mixed with 160 litres of peat free organic tree planting compost and 150g 'Sierrablen Flora' slow release fertiliser.
4. All standard trees are to be fitted with 'Greenleaf' 'Root-rain Urban' irrigation pipe and inlet, or similar approved, size as appropriate.
5. No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g. 'Greenleaf' Reroot 600 /100 placed between the tree and services. Contractor to ascertain the location of all sewers and services prior to tree planting.

Amenity Planting Beds:

7. Planting beds generally to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 20mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available an alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.
8. Shrubs to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablen Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations.

Times Of Year Planting:

9. Deciduous trees and shrubs: Late October to late March. Conifers and evergreens: September/ October or April/ May. Herbaceous plants (including marginal): September/ October or March/ April. Container grown trees/plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/October. Colchicum (crocus): July/ August. Green bulbs: After flowering in spring. Aquatic plants: May/ June or September/ October.

Landscape Management and Maintenance

The management and on-going maintenance of the hard and soft landscape elements within the Oracle Riverside will need to reflect the aspirations of a high quality public realm and landscape for this quarter of Reading. The maintenance regime will ensure the successful establishment of the planting and long term care of the hard landscape to maintain the desired aesthetics and functionality. This will mean regular inspections and maintenance visits to ensure the area is free from litter and in a safe condition, to maintain street furniture elements in a good state of repair, keep the planting lush, vigorous and successful and in the manner intended in the detailed design, and to make good any defects particularly during the defects period.

For general planting works maintenance operations during the defects period (years 1-2 after planting/construction) will include:

- Weeding to reduce competition from unwanted species and ensure healthy strong growth and establishment;
 - Watering;
 - Checking irrigation, aeration and other systems;
 - Checking plants are firmly bedded in and in good condition;
 - Pruning;
 - Replacement, in the next planting season, where planting has failed or suffered from pest damage or vandalism;
 - Litter removal;
 - Checking hard surfaces, signage and site furniture for defects and repairing as necessary in line with the original specification;
 - After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.
- Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually.

During the establishment period (years 3-5) maintenance operations will continue to ensure the successful establishment of the new planting works and keep the site in a good state of repair. Operations will include:

- Weeding to maintain planting beds in a weed free condition for the third year. After this planting should be sufficiently established to keep weeds to a minimum however periodic checks will take place to ensure that inappropriate weeds are removed;
- Pruning and inspection of trees;
- Litter removal and maintenance of all hard landscape features will continue to ensure they are maintained in a good state of repair;
- After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.

Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually. Post-establishment (year 6 onwards) an ongoing programme of management and maintenance will be carried out with the aim of ensuring the site is safe for users and ensuring the continued successful development and retention of landscape features.



Hammerson

object·space·place

BARTON
WILLMORE