

Mill Lane Frontage Indicative Plant List & Calendar

The Mill Lane frontage planting palette contains a variety of evergreen and deciduous plants providing interest through the year. Carefully selected species which will thrive in this context are selected for their shade tolerance. There is a large range of colours and textures, creating different character areas, with accent plants giving an element of consistency also. The overall impression changes with the seasons, with herbaceous plants most prominent in the summer and evergreen structure through the winter. This arrangement will greatly enhance the streetscape quality of Mill Lane.

	<i>EUONYMUS FORTUNEI</i> 'EMERALD GAIETY' P.P.# 1960	<i>PITTOSPORUM</i> <i>TENUIFOLIUM</i> 'GOLF BALL'	<i>ASTILBE</i> 'LOOK AT ME'	<i>BEESIA</i> <i>CALTHIFOLIA</i>	<i>GERANIUM</i> 'SWEET HEIDI'	<i>HELLEBOUS NIGER</i>	<i>LIRIOPE MUSCARI</i>	<i>PACHYSANDRA</i> <i>TERMINALIS</i>	<i>MISCANTHUS</i> <i>SINENSIS</i> 'KLEINE SILBERSPINNE'	<i>MILIUM EFFUSUM</i> 'AUREUM'	<i>SESLERIA</i> <i>AUTUMNALIS</i>	<i>DESCHAMPSIA CESPITOSA</i> 'GOLDTAU'	<i>BLECHNUM</i> <i>SPICANT</i>	<i>DRYOPTERIS</i> <i>AFFINIS</i>	<i>ASPLENIUM</i> <i>SCOLOPENDRIUM</i> 'MARGINATUM'	<i>DRYOPTERIS</i> <i>WALLICHIANA</i>	<i>GALANTHUS</i> <i>NAVALIS</i>	<i>ALLIUM HOLLANDICUM</i> 'PURPLE SENSATION'	<i>NARCISSUS TRIANDRUS</i> 'THALIA'	<i>NARCISSUS CYCLAMINEUS</i> 'JACK SNIPER'	<i>CAMASSIA LEICHTLINII</i> 'CAERULEA'
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The courtyard gardens’ planting palette contains a variety of evergreen and deciduous plants providing interest throughout the year. There is a large range of colours, textures and scents, creating a rich character, with accent plants giving an element of consistency. The character changes over the year, with herbaceous plants most prominent in the summer and evergreen structure throughout the winter.

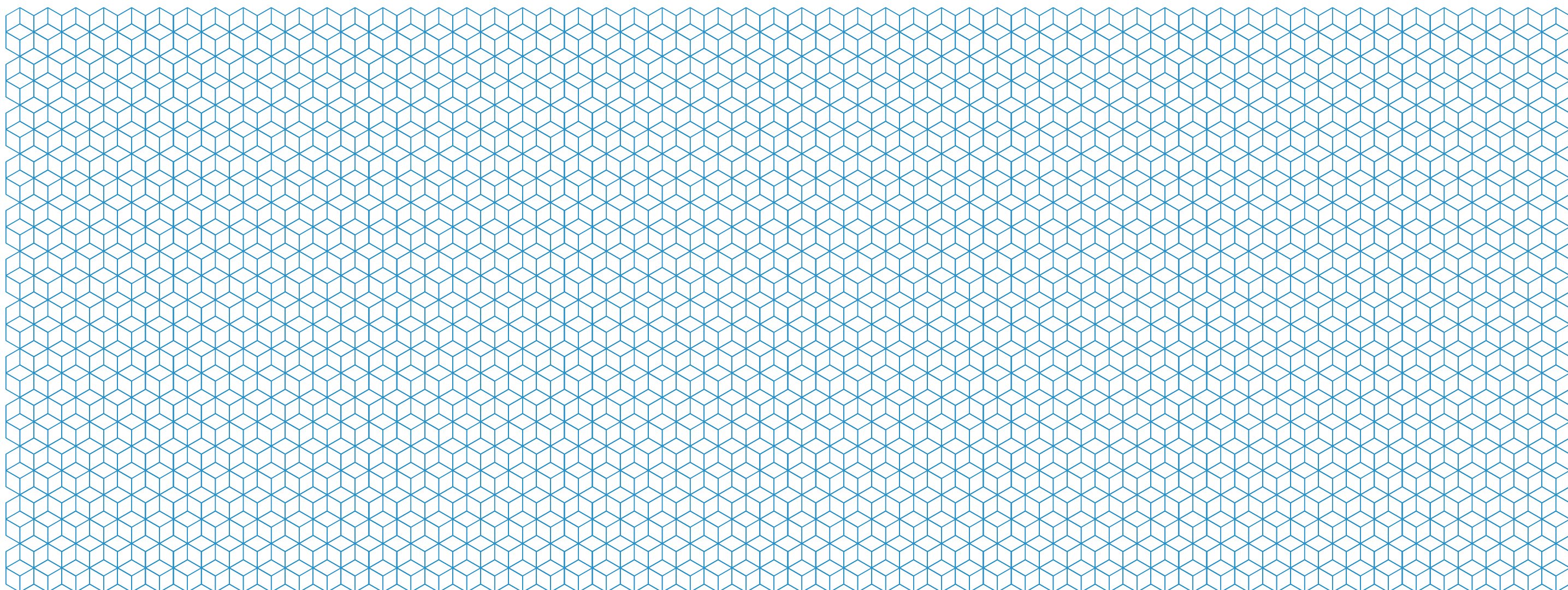
	<i>EUONYMUS FORTUNEI</i> 'EMERALD GAIETY' P.P.# 1960	<i>BRACHYGLOTTIS</i> 'SUNSHINE'	<i>ECHINOPS RITRO</i>	<i>HELLEBOUS NIGER</i>	<i>LAVANDULA ANGUSTIFOLIA</i> 'HIDCOTE'	<i>LAVANDULA ANGUSTIFOLIA</i> 'MUNSTEAD'	<i>ORIGANUM VULGARE</i> 'AUREUM'	<i>PHLOMIS</i> RUSSELIANA	<i>BEESIA</i> CALTHIFOLIA	<i>SALVIA</i> OFFICINALIS	<i>STACHYS BYZANTINA</i> 'SILVER CARPET'	<i>ANTHRISCUS SYLVESTRIS</i> 'RAVENSWING'	<i>PIMPINELLA MAJOR</i> 'ROSEA'	<i>PERSICARIA BISTORTA</i> 'SUPERBA'	<i>SYMPHYOTRICHUM</i> 'LITTLE CARLOW'	<i>VERONICASTRUM VIRGINICUM</i> 'FASCINATION'	<i>HAKONECHLOA MACRA</i> 'AUREOLA'	<i>EUPATORIUM MACULATUM</i> 'RIESENSCHIRM'	<i>ASPLENIUM</i> SCOLOPENDRIUM 'MARGINATUM'	<i>DRYOPTERIS</i> AFFINIS	<i>IRIS</i> 'BUTTER AND SUGAR'	<i>NARCISSUS TRIANDRUS</i> 'THALIA'	<i>NARCISSUS CYCLAMINEUS</i> 'JACK SNipe'	<i>CAMASSIA LEICHTLINII</i> 'CAERULEA'
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The planting palette around the building perimeter contains a variety of evergreen and deciduous plants providing interest throughout the year. The indicative species have been selected for their suitability to the varied conditions around the perimeter.

	EUONYMUS FORTUNEI 'EMERALD GAIETY' P.P.# 1960 	HYDRANGEA MACROPHYLLA 'Mariesii PERFECTA' 	VIBURNUM TINUS 	VINCA MINOR 	RUSCUS ACULEATUS 	COTONEASTER DAMMERI 	SKIMMIA JAPONICA 'NYMANS' (F) 	ASPLENIUM SCOLOPENDRIUM 'MARGINATUM' 	DRYOPTERIS WALLICHIANA 
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Landscape Maintenance



JLP will be responsible for maintenance of the landscape areas. The landscape design takes realistic consideration of future maintenance. The detailed maintenance schedules will take account of a combination of factors, in order of priority.

- Safety
- Public access
- Biodiversity
- Delivery of design intent
- Operation of the building
- Efficient use of resources

The planning application site is mostly owned by JLP, but also includes landscape enhancement to some areas of Reading Borough Council highway land. All these areas are proposed to be maintained by JLP, subject to formal agreement with Reading Borough Council.

KEY

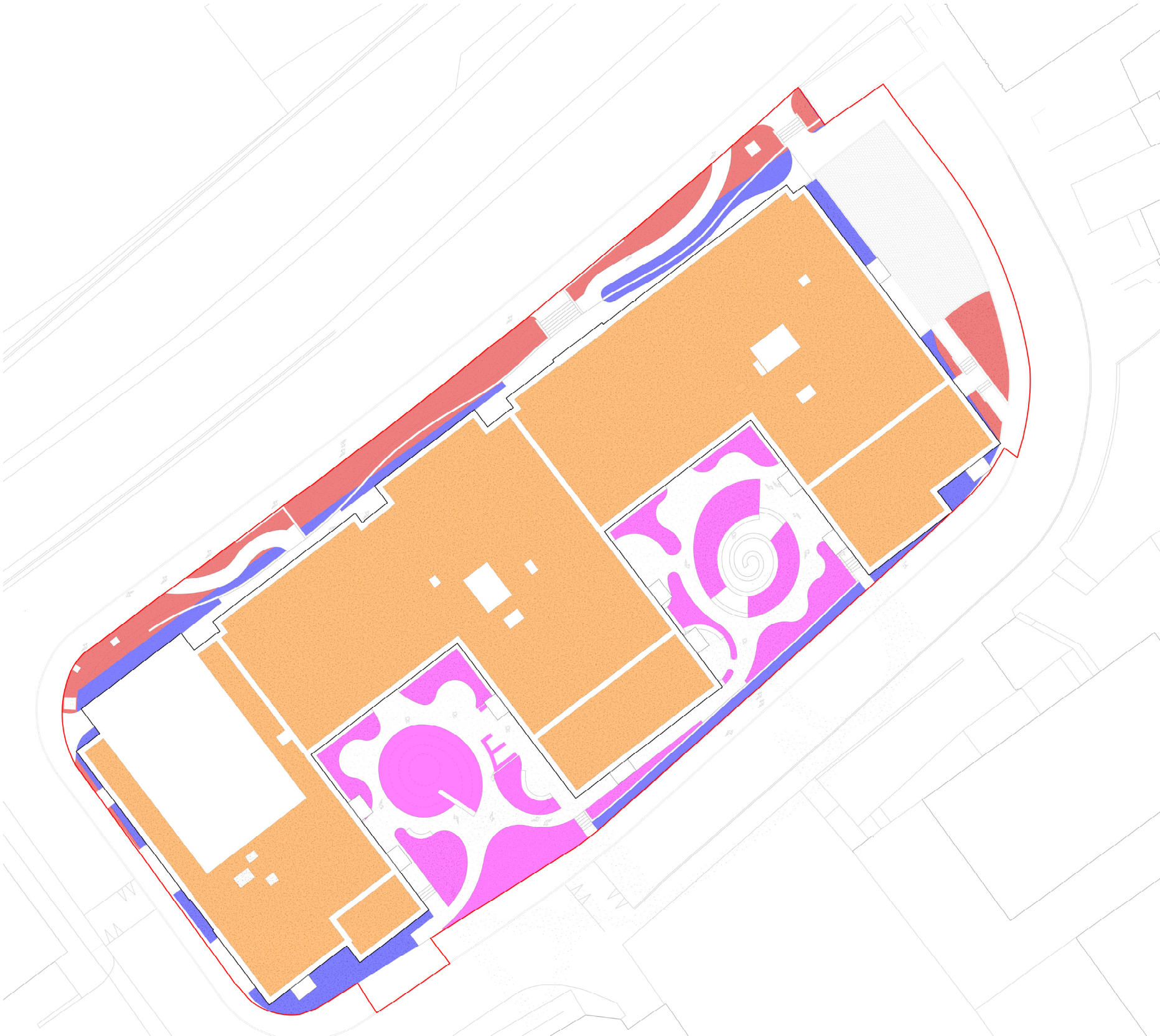
Extent of planning application

Biodiverse roofs
Biodiverse roofs with access restricted to trained management operatives only. Minimal maintenance requirements.

Communal gardens within JLP land managed by JLP
Courtyard planting areas partially accessible to the public with the wellness garden being accessible only to residents.

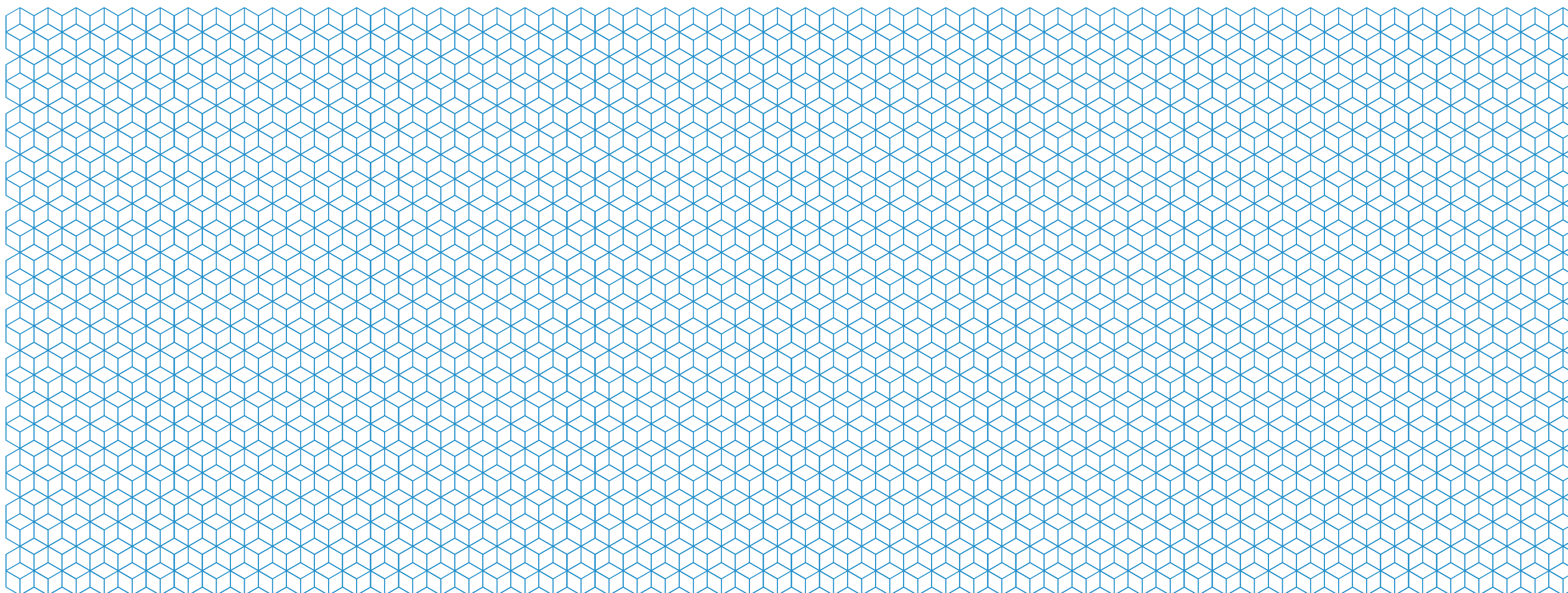
Public realm on Reading Borough Council land managed by JLP
Planting areas within the public realm within RBC ownership, to be maintained as part of the JLP strategy.

Public realm landscape within JLP land managed by JLP
Planting areas within the public realm on JLP land, managed as part of the JLP strategy.



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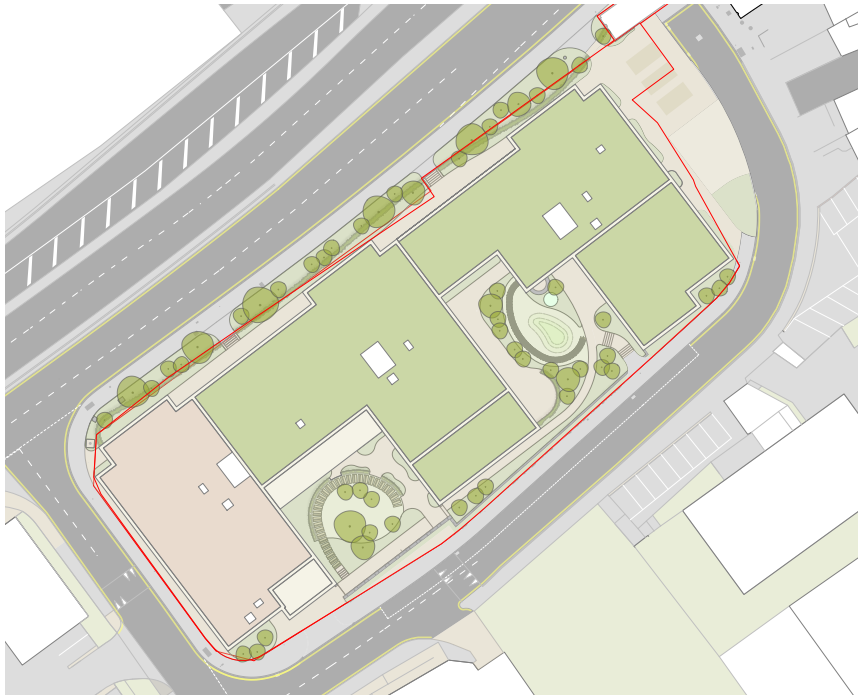
Public Consultation



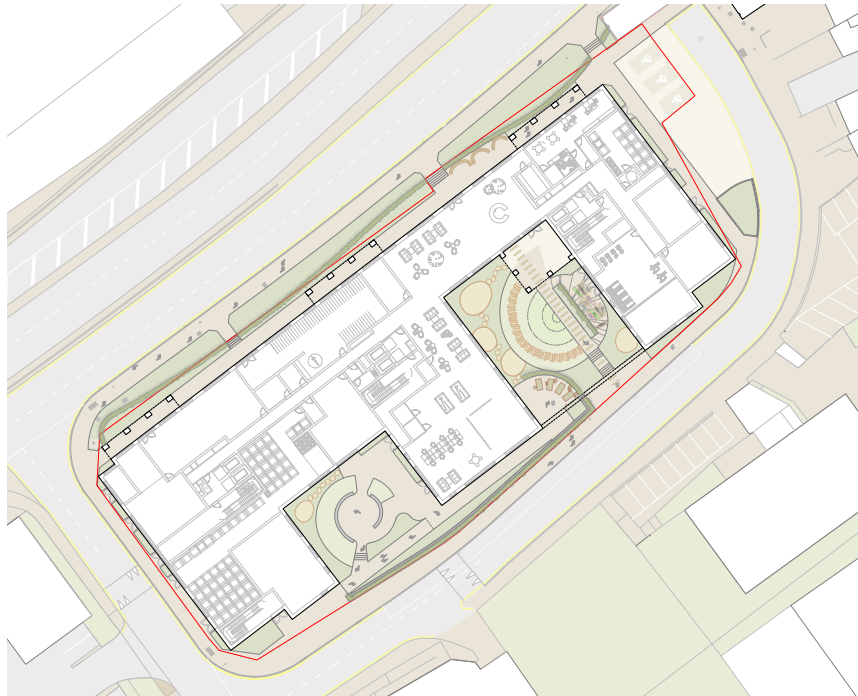
Following the feedback recieved from the Design Review Panel and the intial phase of the public consultation we worked to refine the proposal ahead of the second round consultation and the subsequent submission of the planning application.

During the refinement process, the following were significant improvements that were made to the proposal in response to that feedback:

- Increased overall size of the courtyard gardens.
- Improved step free access from Mill Lane.
- Refined tree layout following comments from Tree officer. Allowing for mature canopy sizes and proximity to the building.
- Aligned landscape layout complimenting interior spaces, creating spill out spaces within the courtyard gardens.
- Succinct materiality throughout landscape and introduction of a continuous hard surface.
- Improved arrival experience.
- Developed movement network throughout.
- Maximised green space.
- Further development of SUDs strategy. Through permeable paving and planting areas.
- Introduction of landscape integrated play areas within the neighbourhood garden.
- Incorporation of nooks with seating outside of the spill out spaces.
- Refined social terrace within the Wellness Garden.



Proposed Landscape January 2024 DRP



Proposed Landscape January 2024 Post DRP



Proposed Landscape February 2024



Proposed Landscape March 2024 Pre App 08