



300 Brook Drive

Landscape Strategy - Stage 2

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Rev.	Date	Description	Author	Checked
P03	03.09.24	Amendments to Western lawn.	CHC	GH
P04	25.09.24	Minor amendments.	CHC	GH
P05	14.10.24	Minor amendments.	CHC	GH
P06	17.10.24	Minor amendments.	CHC	GH
P07	24.10.24	Minor amendments.	CHC	GH

This report outlines the landscape strategy for the refurbishment of 300 Brook Drive, Green Park. The northern building of a cluster of three, located half way along Brook Drive, Reading.

The proposed scheme seeks to provide an integrated landscape proposal for the commercial building and its setting within the wider naturalistic Green Park Business Park.

The external refurbishment works to the existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of PV panels and electric vehicle charging points, relocation of plant equipment, erection of a new end of journey/ changing facility, cycle storage and associated landscaping works.

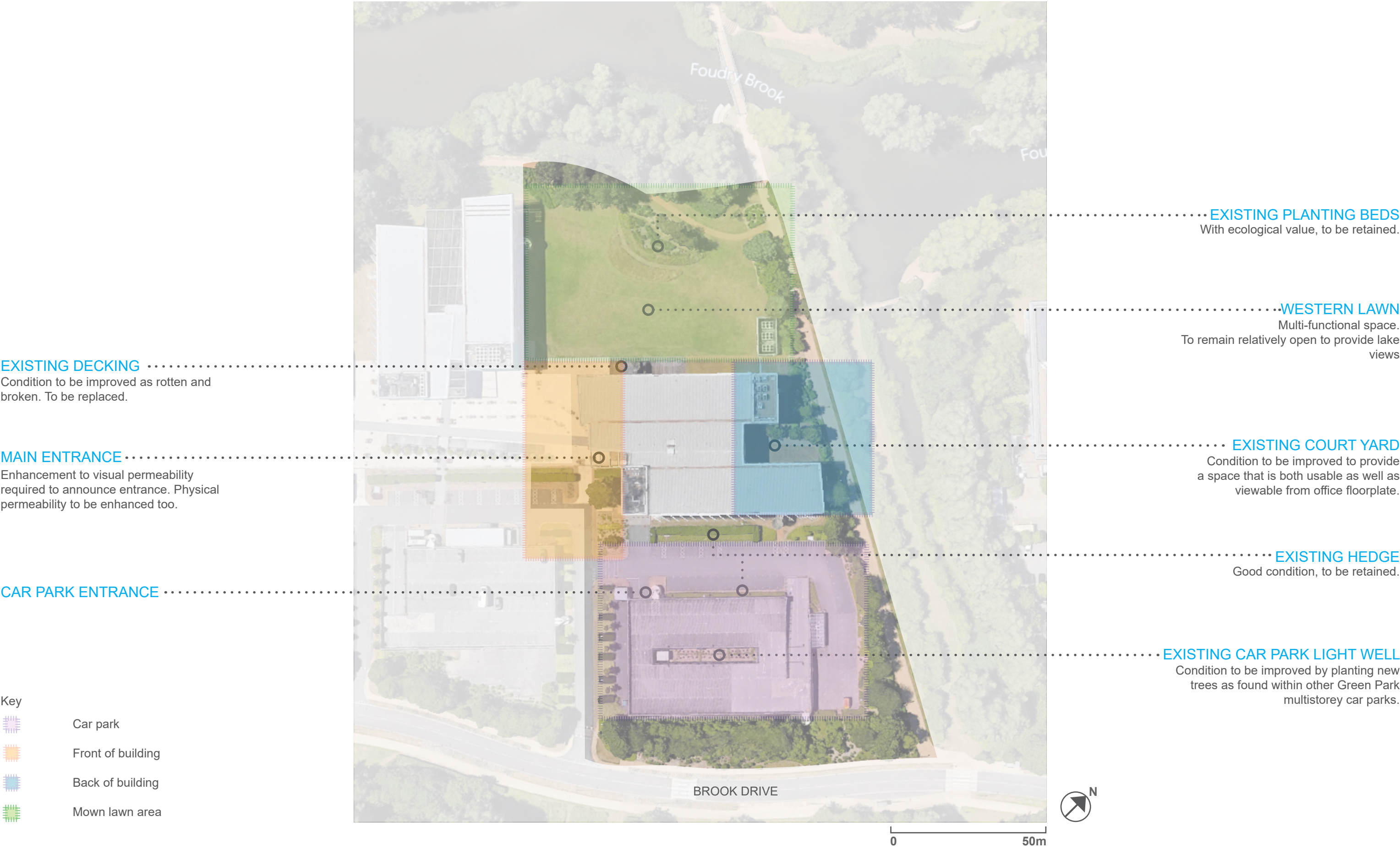
The overarching aim of the landscape proposal is to ensure the following key landscape aims are provided:

- A distinctive and memorable workplace destination;
- Refurbishment project, including the creation of new semi-private open space for active leisure; and
- Increase biodiversity on site.

The design for the site should make allowance for the physical characteristics of the site including:

- level changes and water on site
- Access points
- Activities/transport routes around the wider business park
- Views into site from Willow Walk and Brook Drive road.
- Seasonal colour of planting





CAR PARK



The entrance of the car park and the existing planting



Established hedgerow in between the car park and 300 BD



The light well in the middle of the car park

FRONT OF THE BUILDING



The main entrance of 300 Brook Drive



More recent updates to front entrance area - new path



Large crimson ash tree at the front entrance provides focus for visitors arriving.

BACK OF THE BUILDING



The path along northern facade to the rear courtyard



The rear courtyard - unloved gravel has turned into moss.



The existing smoking shelter to the north of the building

MOWN LAWN AREA



Fenced off plant area on concrete base to be removed.



Communal decking along the western side of the building



Mushroom rings on the lawn west of building



View A - 13th September 2023



View A - 3rd November 2023

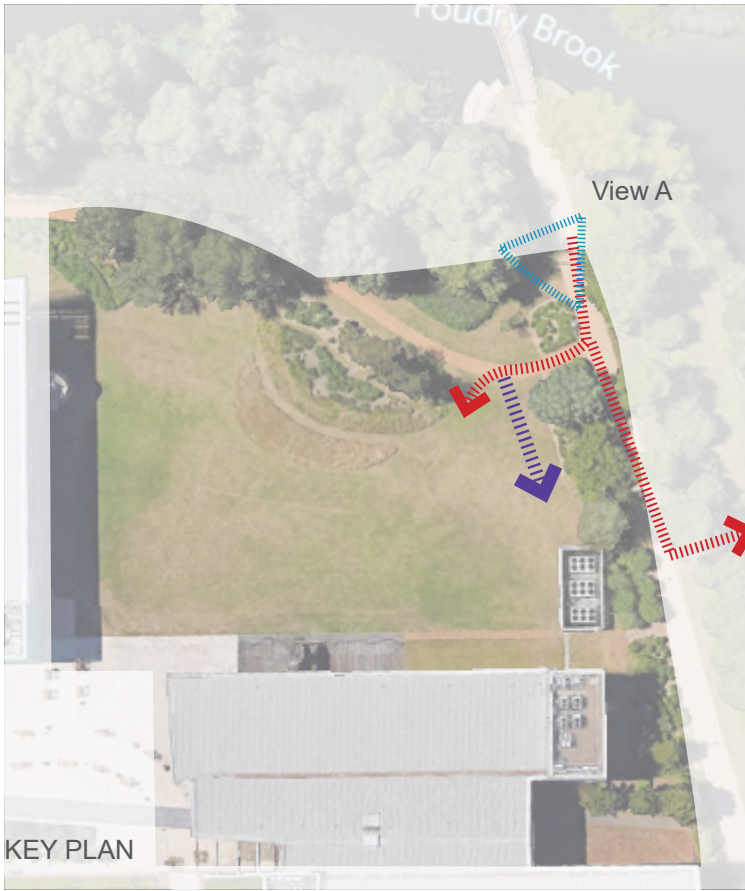
One of the key access routes to and from 300 Brook Drive will be a new connection across the existing open space to the west of the building.

The route provides direct access to Willow Walk and the bridge across Longwater Lake in the centre of the park.

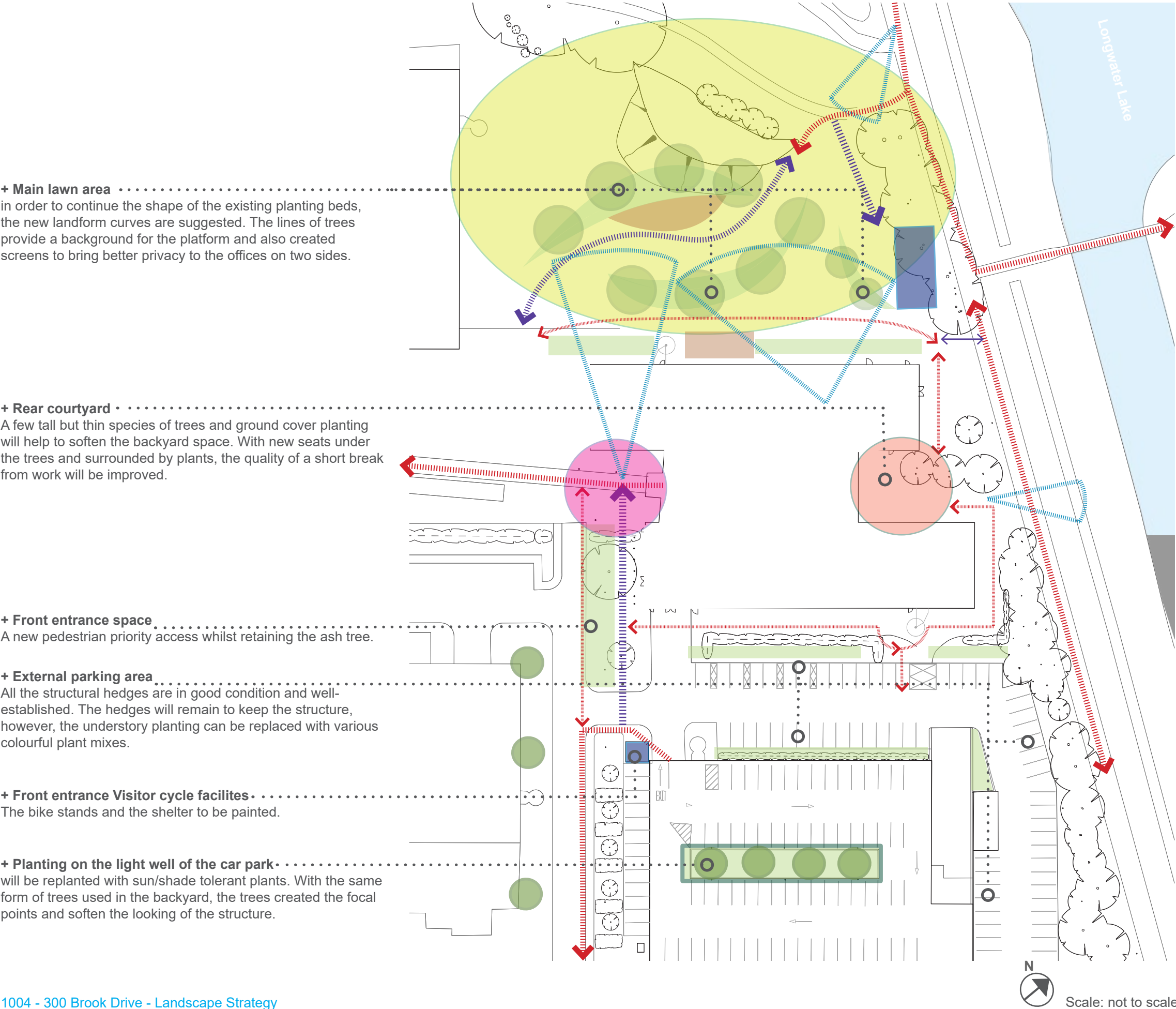
Willow Walk sits at approximately 38.5mAOB with the site at 40.00mAOB the level change will be taken up by a 1:21 sloped access meandering across the space in the images towards the south of the building.

The changing water levels provides challenges to ensure the access route is maintained during times of flood.

- KEY
- Existing circulation
 - Proposed circulation
 - View



View A - 10th November 2023



+ Main lawn area
in order to continue the shape of the existing planting beds, the new landform curves are suggested. The lines of trees provide a background for the platform and also created screens to bring better privacy to the offices on two sides.

+ Rear courtyard
A few tall but thin species of trees and ground cover planting will help to soften the backyard space. With new seats under the trees and surrounded by plants, the quality of a short break from work will be improved.

+ Front entrance space
A new pedestrian priority access whilst retaining the ash tree.

+ External parking area
All the structural hedges are in good condition and well-established. The hedges will remain to keep the structure, however, the understory planting can be replaced with various colourful plant mixes.

+ Front entrance Visitor cycle facilities
The bike stands and the shelter to be painted.

+ Planting on the light well of the car park
will be replanted with sun/shade tolerant plants. With the same form of trees used in the backyard, the trees created the focal points and soften the looking of the structure.

Main enhancements identified to date:

+ Front entrance redesign including lifting of paving, replacement planting, furniture to create seating area under existing tree. New footpath routes. Car parking spaces to have EV chargers.

+ Visitor Cycle Parking - location to remain as existing, new shelter and stands. All stands and shelter to be painted.

+ Tree Planting - tree planting to entrance road, MSCP and main lawn area. Approx 25no.

+ Enhancement planting - main structural planting to remain on site, low level bulb, herbaceous and shrub planting to areas highlighted.

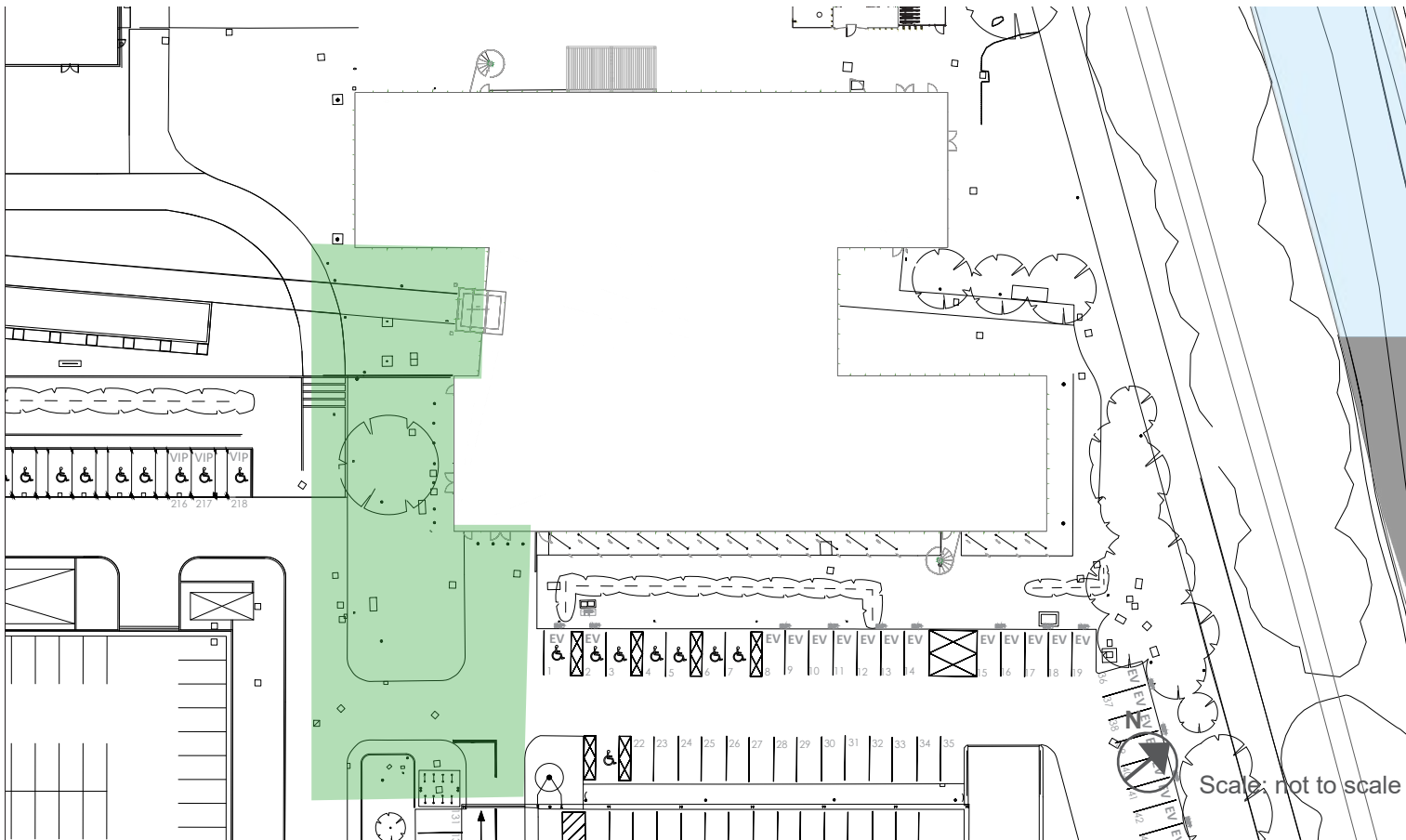
+ Western lawn - landform changes to create mounds and allowance for sinuous path from Willow Walk to front entrance of building. Orchard tree planting. Decking areas both to the main building and new outbuilding.

+ Willow Walk access to north west corner of the site. 1.5m level change.

+ Rear Courtyard - hard and soft landscaped scheme retaining the existing lime trees.

KEY

- Refurbished courtyard
- Building entrance
- Western lawn
- Water body - Longwater Lake
- Existing circulation - Main
- Existing circulation - Secondary
- Proposed circulation - Main
- Proposed circulation - Secondary
- View
- Proposed tree
- Proposed planting
- Proposed terrace
- Visitor cycle facilities upgrade



The journey to the building entrance is key to the refurbishment works, both from Brook Drive, the car park and Willow Walk.

Currently there is a strong linear landscape scheme culminating with a ornamental ash tree to the front entrance. This design will remain for the most part with lower level enhancement at the ground plane to the front door.

The proposals should provide a clear legible route for:

- + Pedestrians arriving from Bus stop
- + Pedestrians arriving by car and parking in car park
- + Cyclists arriving from Brook Drive (and/or Willow Walk)
- + VIP parking with EV charging

Various options have been reviewed on the following pages.



OPTION 1



Looped style drop off approach to the front entrance corner. Space for cars to drop off only and three cars to be parked with possible EV charging facilities.

Pedestrian priority access route from MSCP to front entrance.

Enhanced planted 'front garden' to building retaining the existing ornamental ash tree. Inclusion of bench seating in this area.

Planting to building facade to ensure pedestrians stay off building edge. Access to doors maintained.

OPTION 2



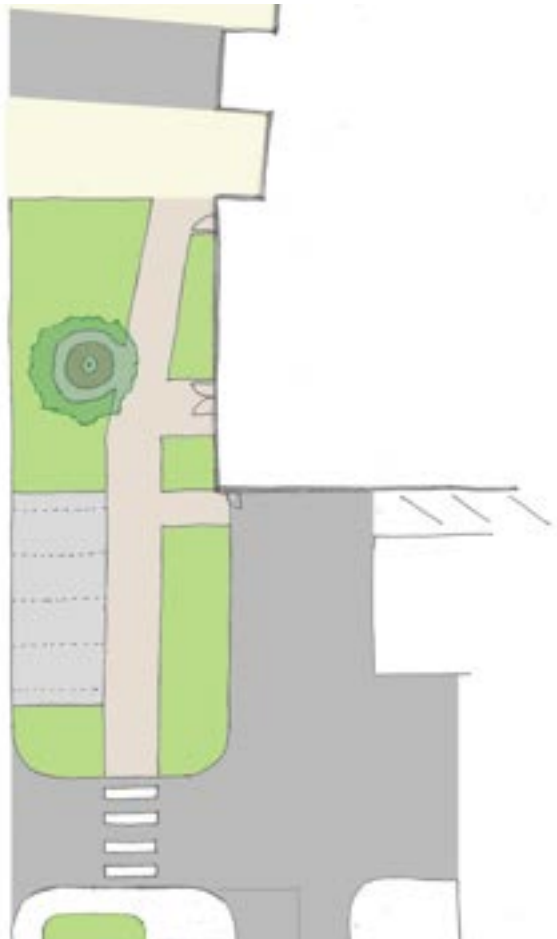
Additional parking spaces set off the main access road, angled at 45 degrees for easy approach. EV enabled via bollards.

Wide pedestrian priority straight access route from MSCP to front entrance.

Enhanced planted 'front garden' to building retaining the existing ornamental ash tree. Inclusion of bench seating in this area.

Planting to building facade to ensure pedestrians stay off building edge. Access to doors maintained.

OPTION 3



Additional parking spaces set off the main access road, perpendicular to road. EV enabled via bollards.

Wide pedestrian priority straight access route from MSCP to front entrance.

Enhanced planted 'front garden' to building retaining the existing ornamental ash tree. Inclusion of bench seating in this area.

Planting to building facade to ensure pedestrians stay off building edge. Access to doors maintained.

OPTION 4 - PREFERRED



Three existing parking spaces retained from 350 Brook Drive building once become available. Minor planting rearrangement to provide better pedestrian access to front entrance.

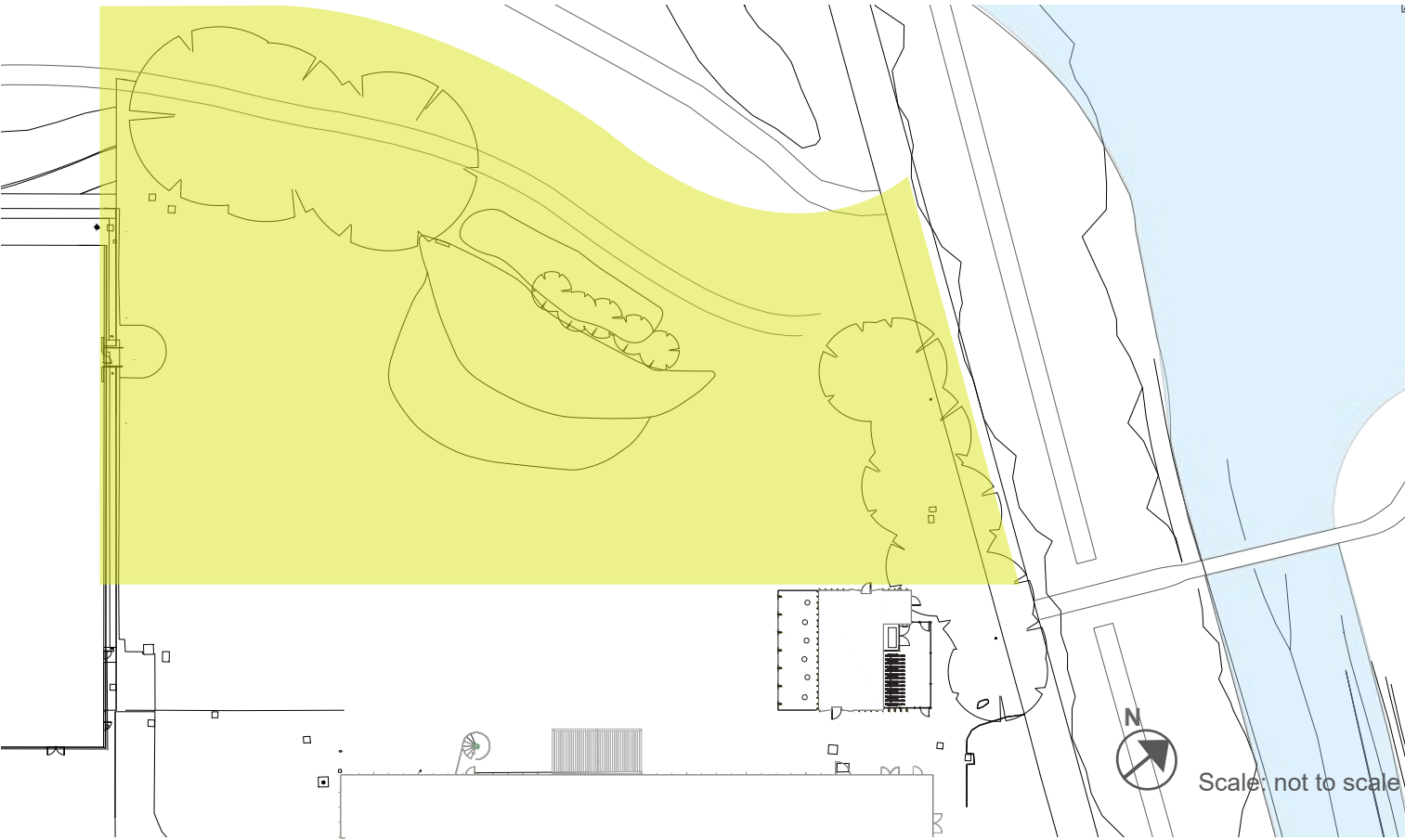
Wide pedestrian priority straight access route from MSCP to front entrance.

Enhanced planted 'front garden' to building retaining the existing ornamental ash tree and continuing the design strategy which is retained adjacent to MSCP leading to Brook Drive Road.

Inclusion of bench seating on a permeable hard landscape area around the existing tree.

Planting to building facade to ensure pedestrians stay off building edge. Access to doors maintained.





The main lawn area is relatively flat and without a clear function/purpose. The existing planting beds to lakeside path deliver ecological value and level change interest. However, due to the landform, only the top bed can be seen from the building.

With the idea of changing levels to match the existing level changes along the winter path, a focal point with strong

landform changes will provide interest and function to the centre of the space. The curvy shapes of the land changes soften the two straight lines created by the buildings. Moreover, the circular shape creates a natural central area to guide people into a gathering space.

A new sinuous route will wind its way up from Willow Walk through the space to the front entrance of the building.



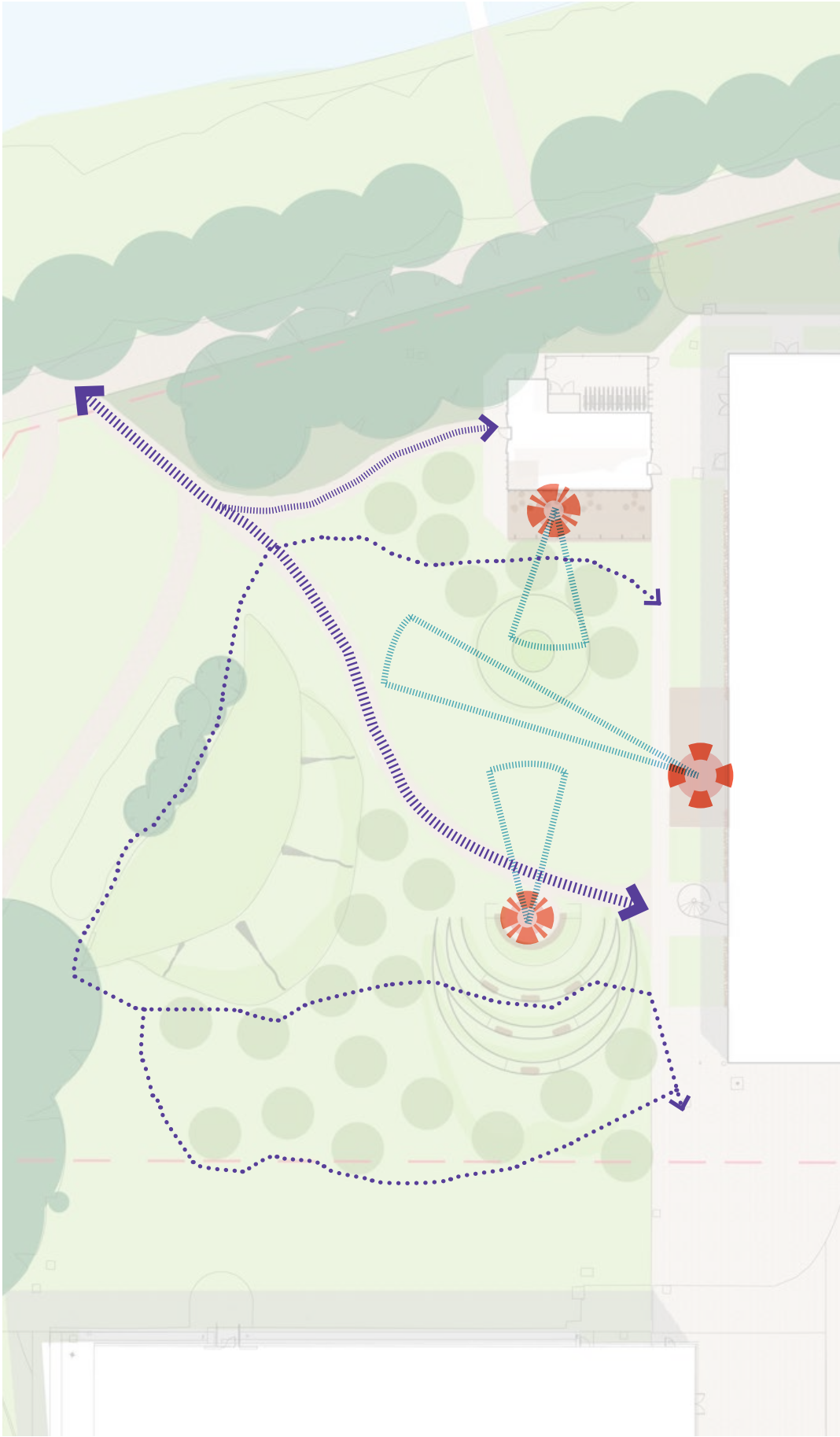
OPTION 1 - SPIRAL ORCHARD



OPTION 2 - LANDFORM



1004 - 300 Brook Drive - Landscape Strategy
PLACE Design, October 2024



The main lawn area is relatively flat and without a clear link to Willow Walk and Longwater Lake. Its mature tree lined backdrop provides immediate structure to the space where buildings do not form the boundaries.

Two circular spaces provides various places to dwell for occupiers. To the south, elevated seating to maximise views to Longwater is formed by a rolling amphitheatre. To the north, a sunken circular scrape provides attenuation and ground level views from the EOJ decked area.

Both spherical spaces provide interest to look down on from floor 1 and 2 on the building.

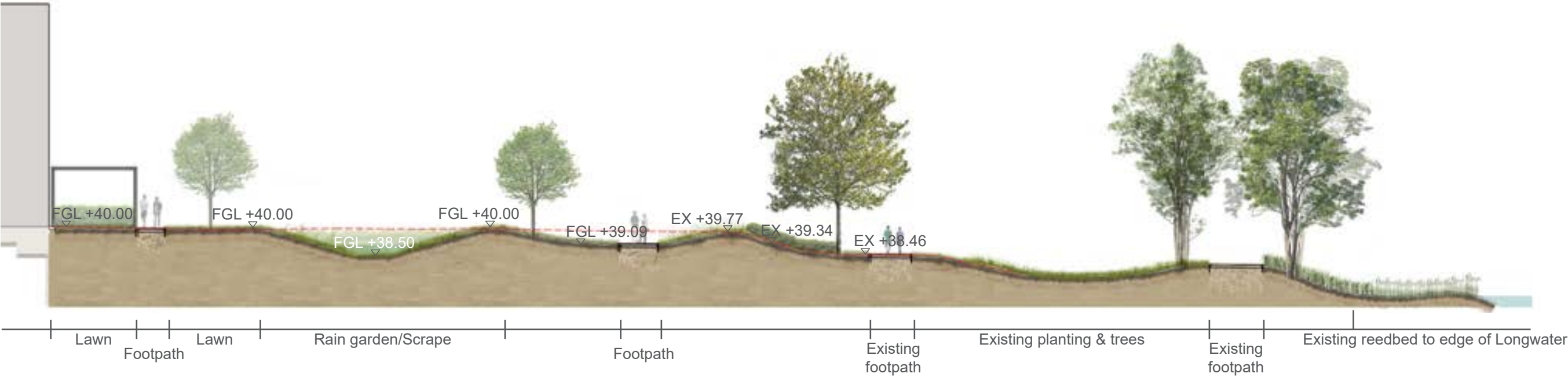
The End of Journey building provides seating along the southern facade to maximise solar gain with views across rain gardens and rolling mounds.

A decking space immediately adjacent to the building provides potential spill out space from the building.

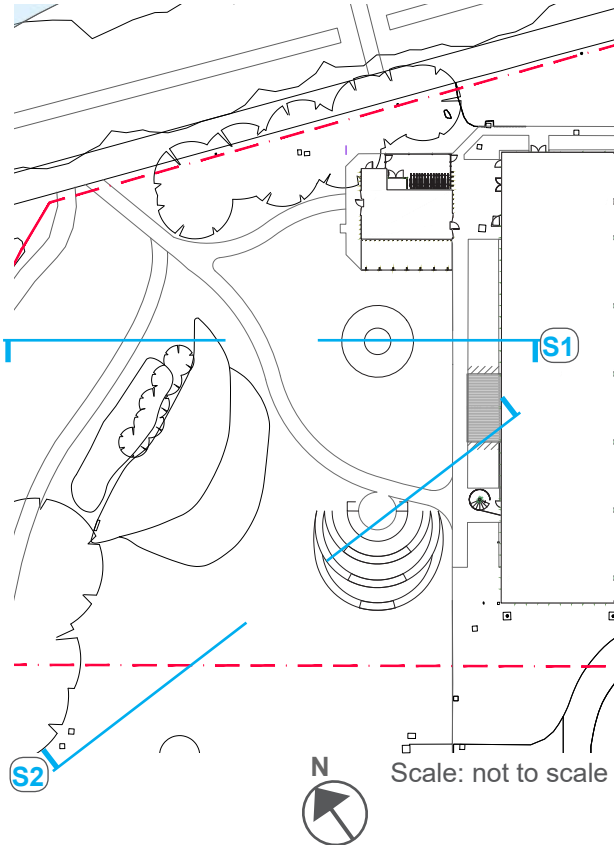
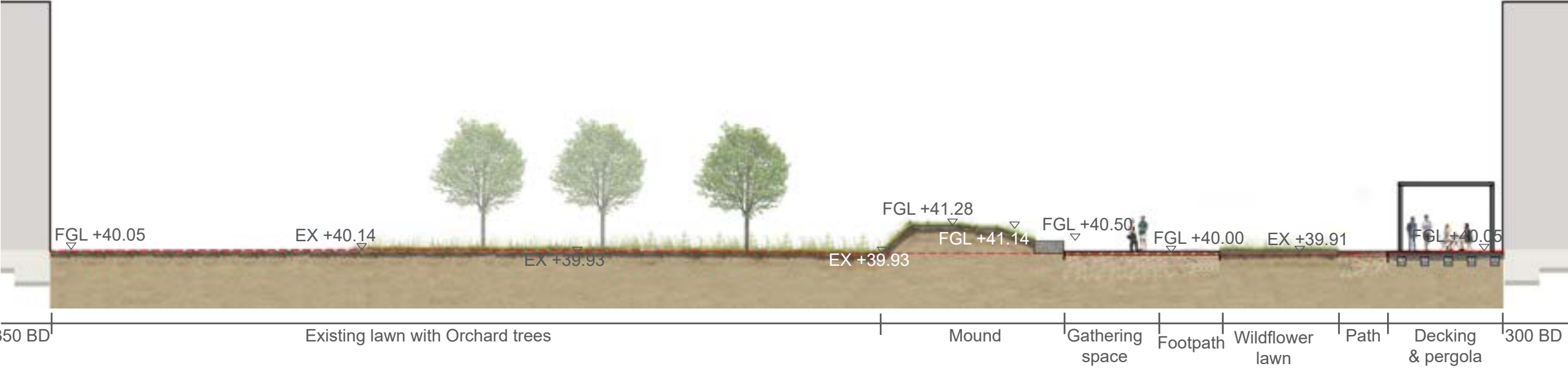


Scale: not to scale

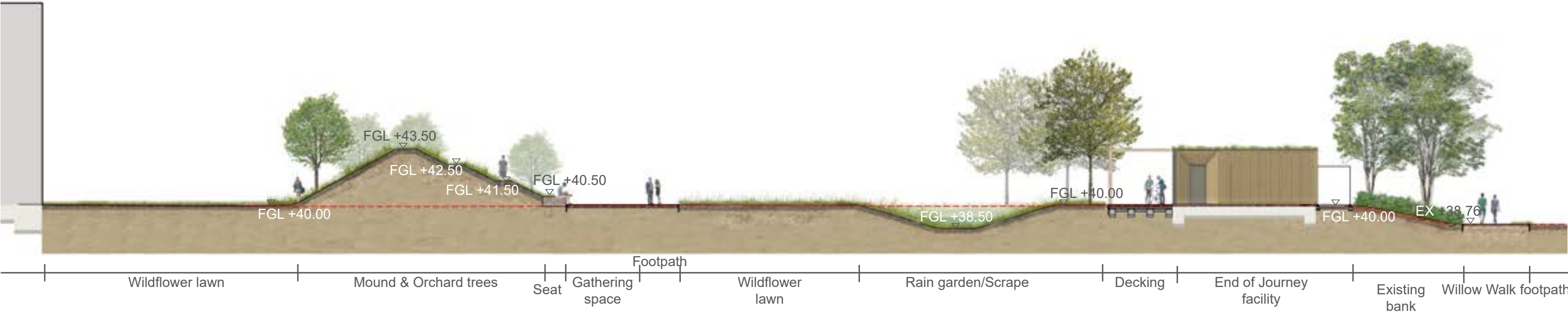
Section 1 Cross section from 300 BD down to lake | Scale: 1:500



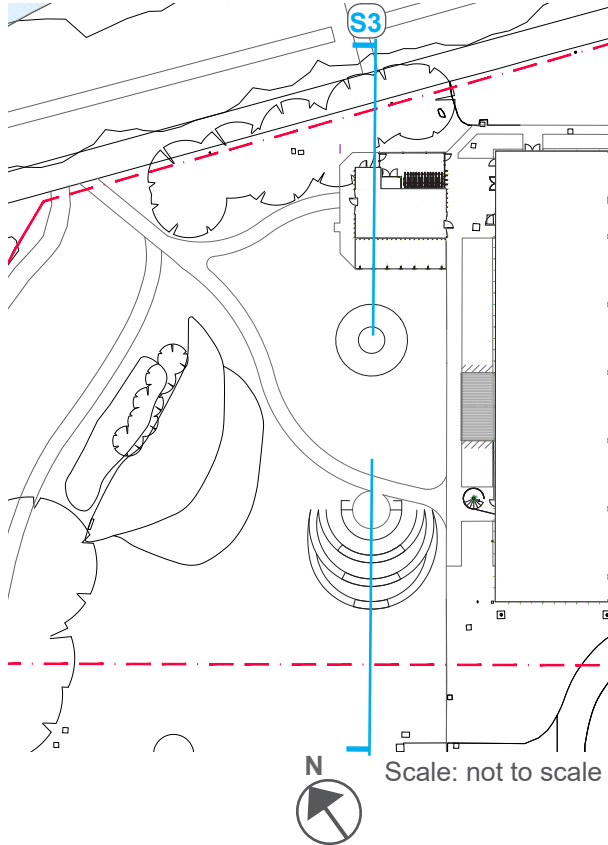
Section 2 Cross section from 300 BD to the mound & orchard | Scale: 1:500



Section 3 Cross section through the 350 BD, the mound, the rain garden and End of journey facility | Scale: 1:500



Precedent image for the siting on the top of the mound



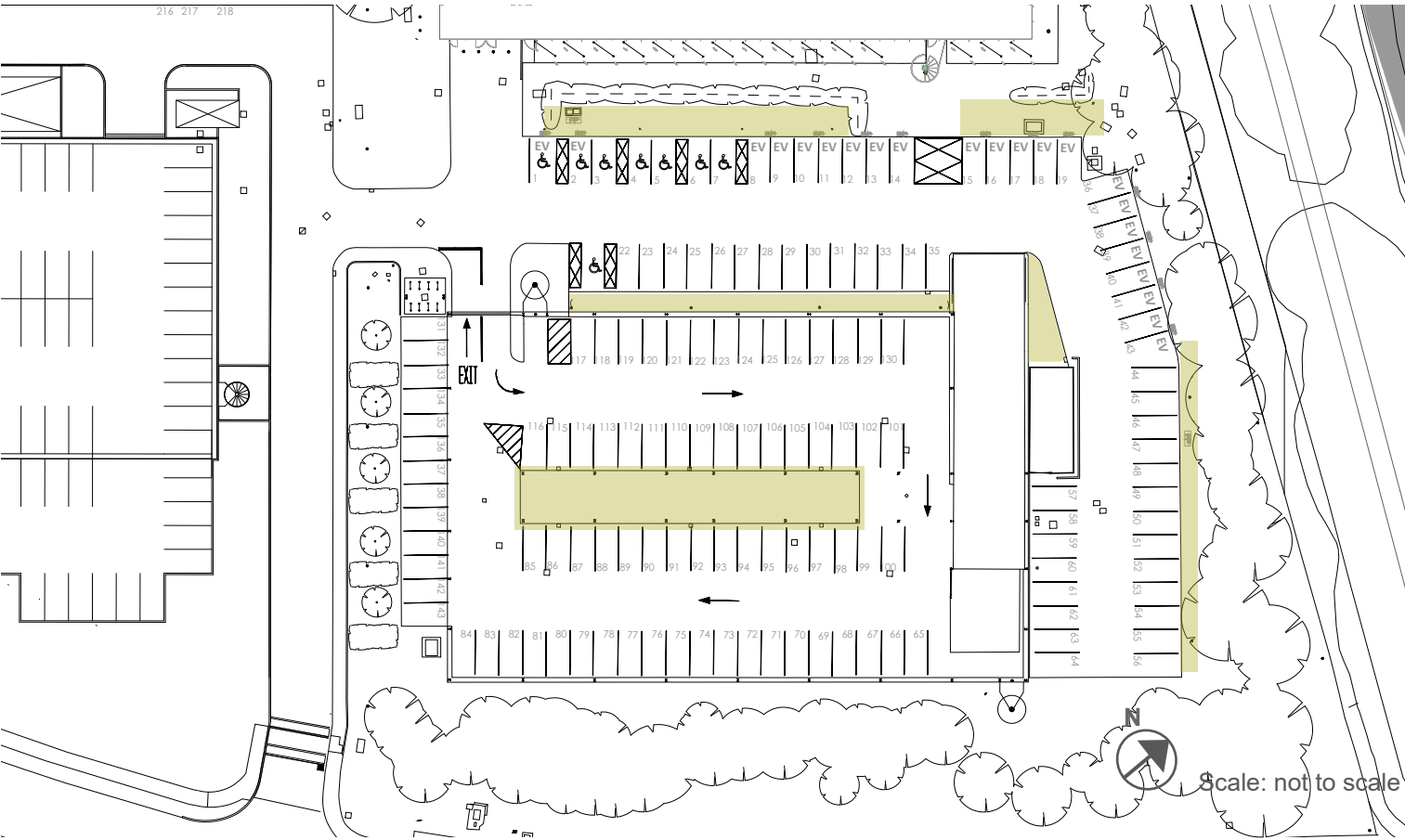








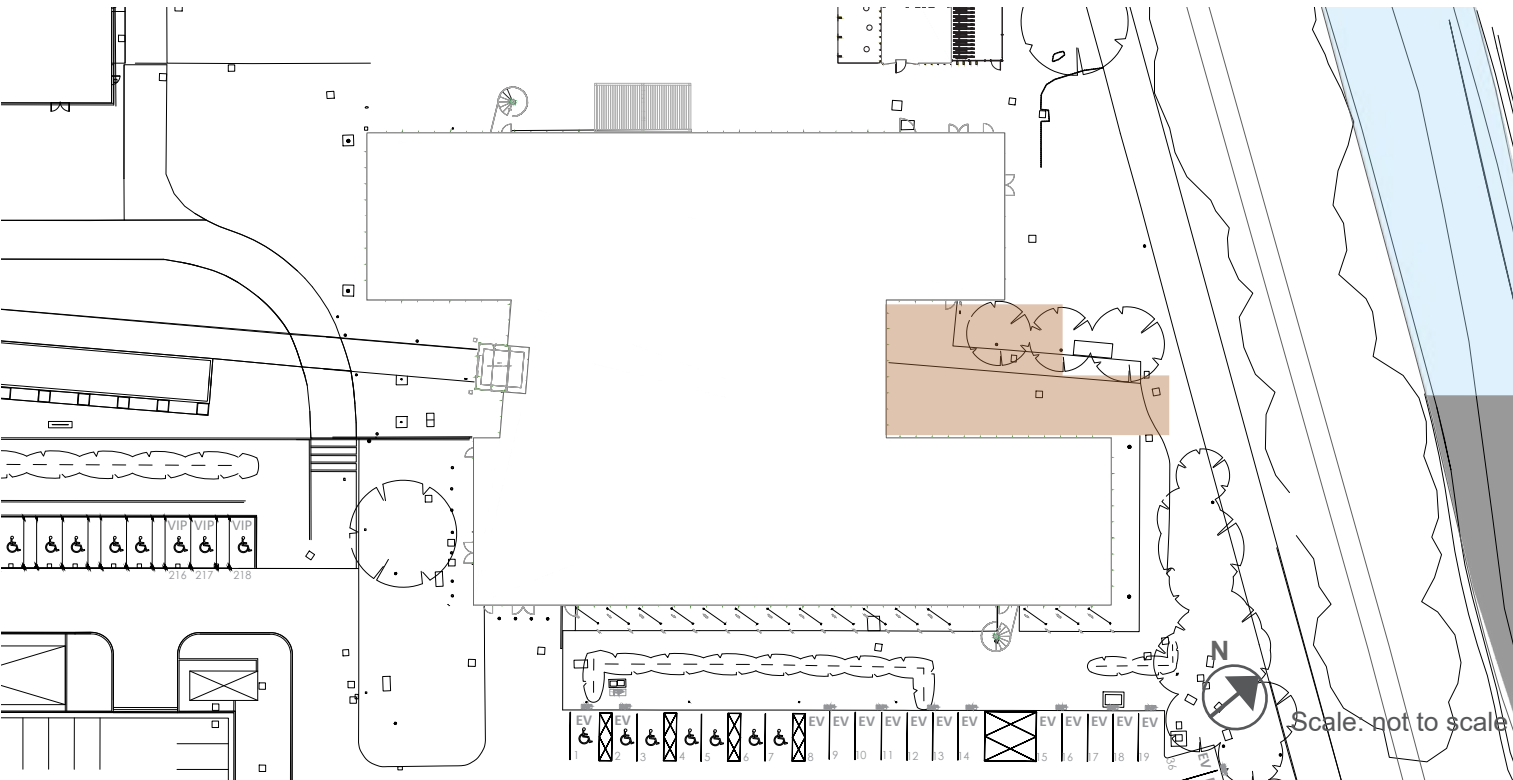
CAR PARK



The existing planting in the light well is not in great condition and with a large area of exposed non-vegetated space. To improve the space and not block light coming through to the ground floor, light canopy loose leaf tree species will be used. As the area is semi-shaded, the planting mix would need to be tolerant of sunny and shady environments.

Active EV charging points will be provided with capacity charging in the future. The locations for EV charging refer to Engineer's drawing.



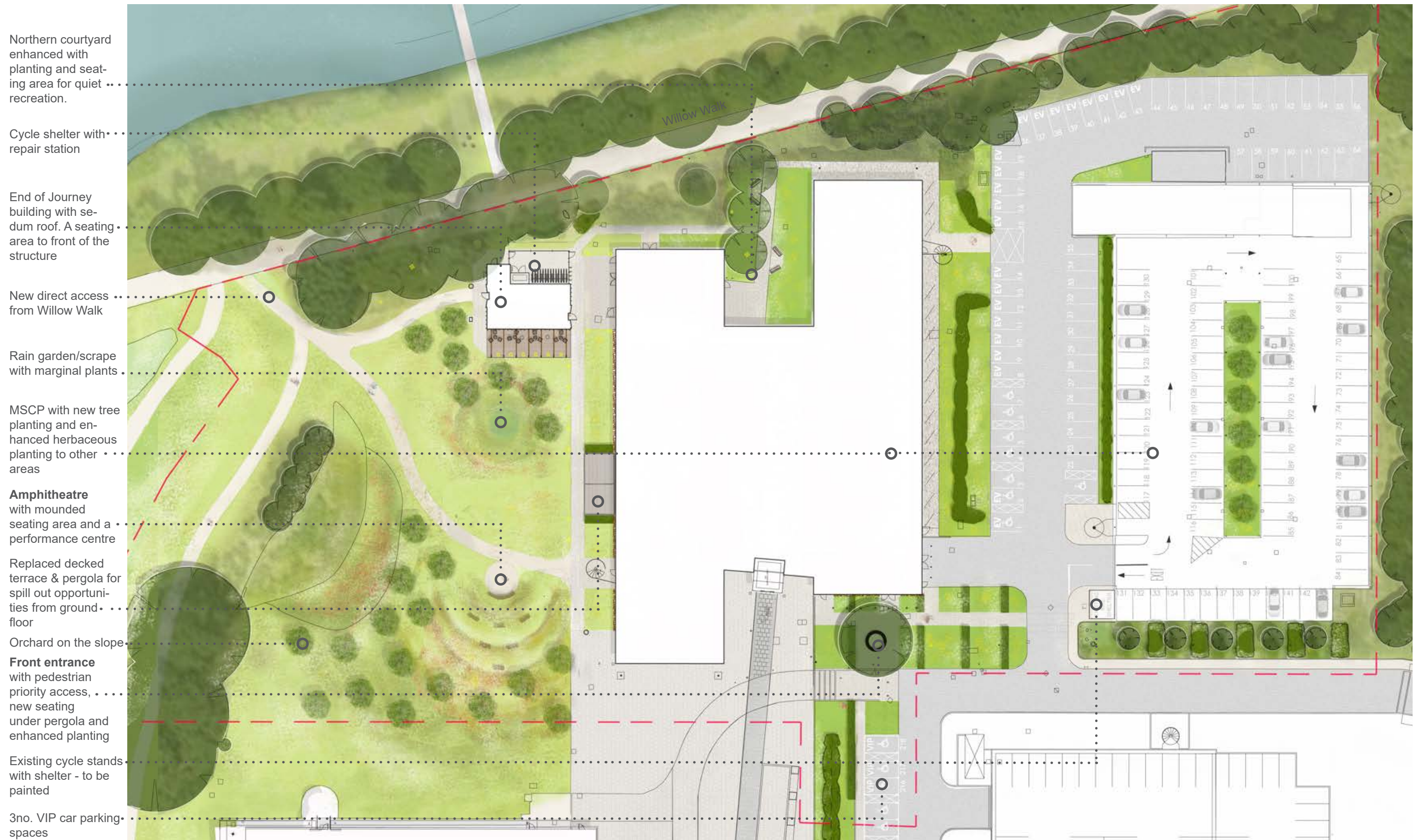


Currently, the rear courtyard only provides a few sitting blocks and a smoking shelter. With a straight paved path linked to the fire exit, the rest of the area is covered by vegetation, mainly moss which has taken over the gravel beds.

To create a more user-friendly space for people who need a short break from work, quality sitting and a soft landscape could be provided in the rear courtyard. Small light canopy deciduous shrubs and ground cover planting can help to reduce the closure feeling from the building. Simple but quality furniture can deliver comfort to the occupier and help them to relax from work.

The space should be attractive to look at from the floorplates but not too open that when users are in the space they feel they are in a fish tank.





HARD LANDSCAPE



Self binding gravels to be used throughout the Western Lawn and to the front entrance beneath the ash tree.

The main entrance paving to be steam cleaned. The new route to car park paved with porous concrete slabs.

FURNITURE



The scheme will include limited seating - a timber circular bench to the front entrance ash tree. On the EOJ patio, loose tables & chairs will be placed for occupiers to use at break times.



A various seating opportunities to the Western Lawn, in the orchard or amphitheatre. The seating will reuse logs to make sure the naturalist style to be adopted and simply saw the top to create a flat seating surface.



On the back of the End of Journey facility, a 30 bike spaces 2 tier bike racks will be installed for the cyclists to park their bike.

Also, a bike repair station with tools and pump is going to install to help any bike emergency.

LIGHTING & SIGNAGE



Low-level lights such as the above would be used to highlight the routes toward End of Journey facilities and the northern entrance to the building. They provide low-level spill lighting for wayfinding only. For the rear courtyard, only existing inground lights and emergency lighting will be provided.

The front entrance and rear courtyard existing inground lights will be replaced and the columns light will be re-lamped with new heads. Emergency route lighting will be installed as required and detailed in next stage.

An external signage package to incorporate WELL accredited signs will be developed at the next stage.



Scale: not to scale



The soft landscaping will be provided at ground level only, there is no vegetation to roof levels of the main office building but Architects to include extensive roof on the EOJ building. The structured planting existing on site will be retained for the most part but enhanced with new herbaceous, bulb and shrub planting. This will provide an attractive floral element, helping to break the quantum of existing greenery and enhancing the biodiversity of the site.

The site slopes to the west with a 1.5m level change. Some attenuation is possible in the soft landscaping as this will naturally take up some water runoff and the porous paving will also provide some attenuation.

A rain garden/scrape is included in the Western Lawn. Between the amphitheatre and the end of journey terrace it will collect and hold run off from the pergolas and any excess surface water.

Wildflower will be seeded on the existing mound and the two new landform mounds to provide vibrant colour and ecology value to the main lawn area.

Landscape areas shall be excavated/ cultivated to the following minimum depths: Tree pits - 1000mm, Shrub areas - 450mm; Install free draining, sandy subsoil below.

All plant material procedures are to conform to relevant British Standard (3936/4428) code of practice.

All shrubs are to be furnished with at least three strong

breaks. Shrubs to be planted in holes big enough to accommodate the plants without damaging the roots (min.300mm deep and wide). Plants to be firmed, watered in and dead/ damaged branches removed after planting.

A slow release fertiliser shall be applied after planting in accordance with manufacturer's instruction. All planting areas to be mulched with medium grade bark mulch to a minimum of 75mm after plants have been well watered. Care must be taken to not smother the plants.

The use of pesticides (herbicides, insecticides, fungicides and slug pellets etc.) should be discouraged to prevent cumulative fatal effects to animals via food chain, particularly invertebrates, birds and/or mammals. Any pesticides used should be non-residual.

Planting will ideally commence during the first planting season (mid November – mid March) after substantial completion of the site. If planting commences outside the dormant period, all bare root stock must be supplied containerised.



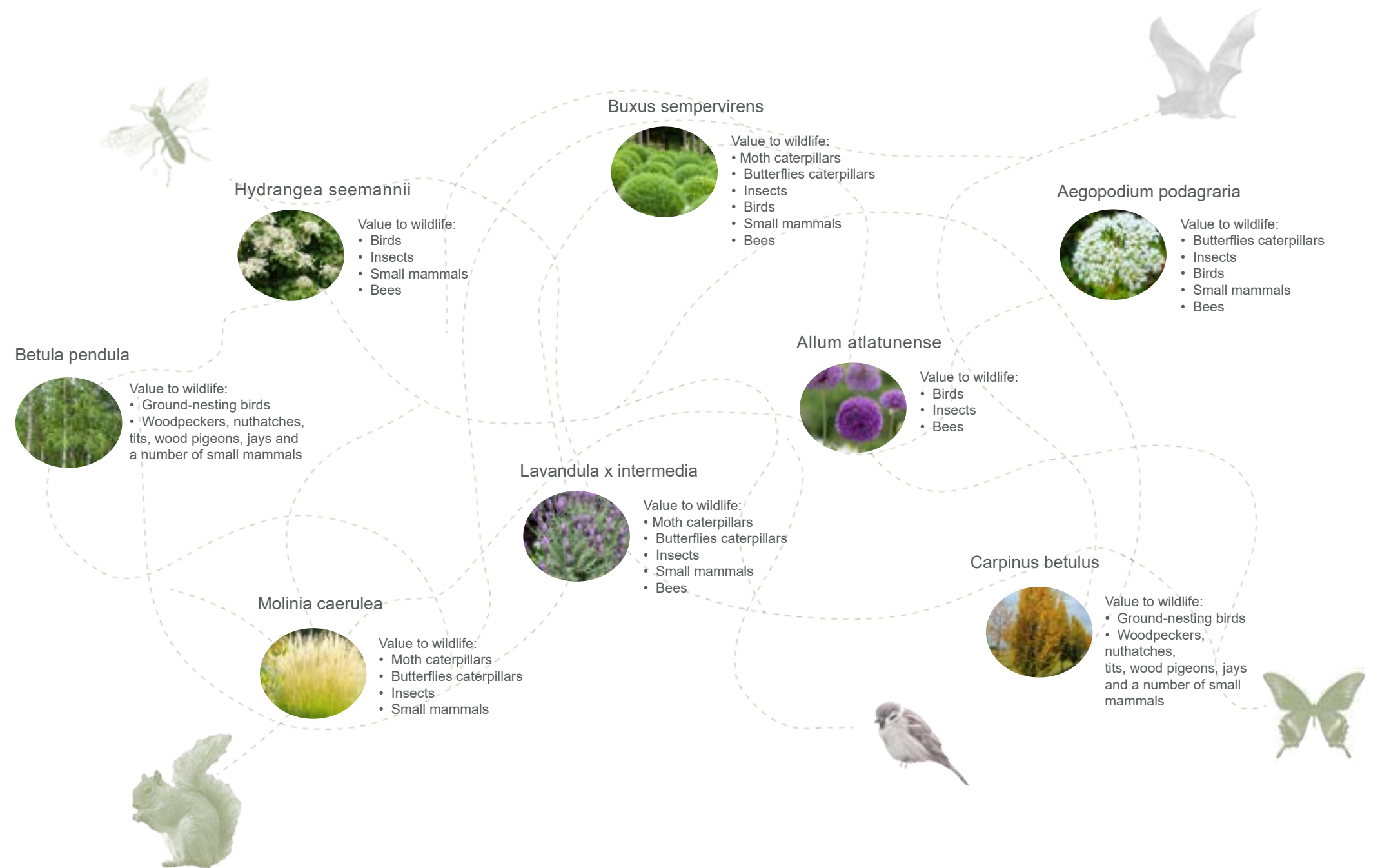
Ecology has been carefully considered throughout the landscape design and development.

The proposed scheme includes several measures to help mitigate and enhance biodiversity at the site post-development. Mitigation and enhancement measures will include:

- Native plant species, and those of beneficial to wildlife and biodiversity will be maximised within the proposals. Species will be selected from the RHS Good Pollinators List.
- Vegetated ecological corridors to the north of the site linking the Brook Drive vegetation corridor and Longwater vegetation.
- Deadwood habitat piles will be created to the northern boundary.
- Bird boxes will be installed within the development. Bee posts/hotels and loggeries will also be installed within the proposed vegetative areas.

To help enhance the sustainability of the site, the following features will be incorporated into the landscape:

- Light spillage will be avoided where possible.
- Any timber used should be FSC chain of custody certified.
- The recommendations from the Preliminary Ecological Appraisal and the Biodiversity Net Gain calculations by Greengage ecologists will also be included.



Species rich planting and green roof wildflower mix



Bee and insects hotels



Deadwood habitats



Bird boxes

The Landscape Management Plan will cover the areas of the open space of 300 Brook Drive, Green Park. The Landscape Management and Maintenance shall be the responsibility of the Green Park Landscape team appointed by the client to manage and maintain all landscape areas.

MANAGEMENT PROCUREMENT

During the 12 months of the Defects Rectification Period the site will be maintained by the contractor. After which time it will be taken over by the client, who shall employ suitably qualified and experienced persons or companies to carry out the long-term management of the landscaped areas in accordance with the plan.

The Landscape Management and Maintenance Plan will be for a 5 year period, and will be produced for the site to guide its future management. It is anticipated that this ill be agreed by way of a condition. The plan will include management guidelines, a maintenance schedule, information regarding staff requirements and maintenance costs to ensure the hard and soft landscape areas are maintained to a high standard as well as fulfilling the original design intentions. The adopted plan will be updated at 5-10 year intervals to enable management and maintenance to be reviewed and amended as necessary to ensure that it remains reactive to changing site conditions.

THE MANAGEMENT AIMS

- To provide an attractive, welcoming and well cared for setting for the new development.
- To help integrate the development within the surrounding landscape.
- To offer recreational space for occupiers, whilst meeting the needs of wildlife.
- To ensure the play equipment is maintained in a fit state as per BS EN:1176.
- To ensure the long-term management of retained and new habitats to maintain quality and offer suitable habitat for wildlife.
- To protect and enhance the nature conservation value of existing and new habitats on the management site.
- To ensure the protection and management of target species/groups including bats, badgers, birds, reptiles, invertebrates and local flora.
- To fulfil any legal requirements in relation to the protection, management and enhancement of the ecological features of the management site, in particular those that relate to nature conservation.

