

# ELDER

GREYFRIARS HOUSE  
20 - 30 GREYFRIARS ROAD , READING

LANDSCAPE DESIGN STRATEGY  
HENSHALL GREEN



An aerial, black and white photograph of a city street. The street runs diagonally from the bottom left towards the top right. On the left side of the street, there are several tall, modern-looking buildings. One building has a distinctive stepped-top design. To the left of these buildings is a large, open area that appears to be a construction site or a cleared lot, with some debris and a few small structures. On the right side of the street, there are older, more traditional buildings with gabled roofs. A church with a prominent steeple is visible on the right. The overall scene depicts a dense urban environment with a mix of old and new architecture.

**20-30 Greyfriars Road  
Reading RG1 1NS**

**Landscape Design Strategy**  
in support of full planning application

Prepared for Elder Developments (Greyfriars) Ltd  
by Henshall Green

November 2024

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## Introduction

This landscape design strategy has been prepared on behalf of Elder Developments (Greyfriars) Ltd in support of a full planning application at 20-30 Greyfriars Road, Reading RG1 1NS.

The application is for the demolition of the existing building and the erection of a part-7, part-13 storey building comprising 266 co-living units (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.”

Henshall Green Landscape Architects have been commissioned to prepare landscape design proposals for the application which includes an illustrative landscape masterplan, ground and level1 general arrangement, level 7 general arrangement, level 12 general arrangement and illustrative landscape sections and this landscape design strategy. Refer to Henshall Green drawings:

- 126 HGL 00 DR L 0001
- 126 HGL 00 DR L 0002
- 126 HGL 00 DR L 0003
- 126 HGL 00 DR L 0004
- 126 HGL 00 DR L 0005

The landscape design is the response to the constraints and opportunities identified during the analysis of the planning context and existing landscape context and conditions. The report and plans include landscape design objectives and spatial character, hard and soft materials palette, ecology strategy, and management and maintenance plan.

# 1.0 Landscape context

## 1.1 Planning context

The following are considered to be the most relevant National Planning Policy Framework, Development Plan and planning guidance considerations in respect of the landscape proposals.

### **National Planning Policy Framework December 2023**

Paragraph 8 - Achieving sustainable development

Paragraph 96 - Healthy, inclusive and safe places

Paragraph 131 - High quality, beautiful and sustainable buildings and places

Paragraph 135 - Appropriate and effective landscaping, sympathetic to local character and setting, sense of place, open space, safe inclusive and accessible

Paragraph 136 - Trees

### **Reading Borough Council Local Plan (November 2019)**

CC3: Adaptation to Climate Change - use of trees and other planting to provide shading of amenity areas and to help to connect to habitat, designed with native plant that are adaptable to climate change

CC7: Design and the Public Realm - high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located

CC9: Securing Infrastructure - appropriate provision of open space, green infrastructure and other measures to improve or enhance biodiversity

EN9: Provision of Open Space - make provision of appropriate open space based on the needs of the development and a secure maintenance arrangement shall be demonstrated to ensure any open space is properly maintained throughout the life of the development

EN12: Biodiversity and the Green Network - development should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and ecological enhancements

EN14: Trees, Hedges and Woodlands - make provision for tree retention and planting, particularly on the street frontage, to improve the level of tree coverage, to enhance the character and appearance of an area, to provide for biodiversity and to reduce carbon and adapt to climate change

EN18 Flooding and Sustainable Drainage Systems - must incorporate SuDS as appropriate, to maximise ecological benefits, link to the existing Green Network, incorporate tree planting and landscaping

H10: Private and Communal Outdoor Space - provide functional private or communal open space, including green space wherever possible, that are appropriately related to main entrances, enhance safety and the perception of safety for future residents, and are not compromised by the relationship of other buildings

TR4: Cycle Routes and Facilities - improve access for cyclists to, from and within the development and provide new facilities

CR2: Design in Central Reading - provide appropriate, well designed public spaces and other public realm, utilising high quality and well-maintained hard and soft landscaped areas and provide green infrastructure through roof gardens, green walls and green roofs

CR3: Public Realm in Central Reading - make a positive contribution to the quality of the public realm, provide new public open space, imaginative uses of open space and the public realm, which contribute to the offer of the centre, will be encouraged, and new open spaces should be of a size and shape to be flexible

CR10: Tall Buildings - contribute to the creation of a coherent, attractive and sustainable cluster of buildings with a high quality of public realm, create safe, pleasant and attractive spaces around them, provide green infrastructure

### **Reading Borough Council Station Hill South Planning and Urban Design Brief (March 2007)**

2.1.2 Principle 2 Allowing for improved freedom of movement - Establishment of a high quality walking and cycling environment that is easy to use and understand, that is well designed, is attractive, safe and well integrated into the surrounding area.

2.1.3 Principle 3 Open space and landscape - The requirement for the creation of an integrated network of high quality urban spaces. The creation of a lively, safe and attractive public realm comprising routes and spaces with active frontages, high quality landscaping and priority for use by non-car users.

2.1.6 Principle 6 Active frontage - The provision of active frontages at street level (and some upper floors) should be created to make the area feel safe and well used.

2.1.8 Principle 8 Incorporating high standards of sustainable design - Development should demonstrate positive yield in terms of environmental and ecological benefits. Further methods should be adopted that are designed to address climate change. Development should include a water management scheme addressing flood risk and water usage. The provision of localised strategies to alleviate vehicular demand and encourage usage of public transport, cycling or walking. Materials should be selected which have been assessed to have the lower embodied energy and environmental impacts. Development should meet the requirements of the local Biodiversity Action Plan.

2.1.9 Principle 9. Designing in safety and security - Create clearly-defined streets. Encourage street surveillance or 'eyes on the streets' by visually exposing sides of buildings to passer-bys and providing good lighting. Demarcate between private and public spaces. Encourage a good level of street activity. Manage and maintain tidiness and good upkeep to send a message that criminal and anti-behaviour will not be tolerated. Ensure ongoing management and maintenance of the public realm.

### **Reading Borough Council Sustainable Design and Construction SPD (December 2019)**

4.3 Solar gain - role of landscaping

4.11 Landscaping and energy efficiency - balance between shading and solar gain

5.4 Contribution of trees and landscaping - help to reduce flood risk, improve air quality and provide wildlife corridors. Consideration in relation to climate adaptation, overheating, SuDS

6.7 Sustainable drainage systems - benefits

6.12 Permeable surfaces -reduces runoff

# 1.0 Landscape context

## 1.2 Historical context

Reading's first mention in history books is in AD 870-71 with records indicating Danish Vikings wintering at Reading and resisting attacks by King Ethelred of Wessex and his brother Alfred (later King Alfred the Great). By Saxon times, Reading was an established settlement on land now occupied by Reading town centre.

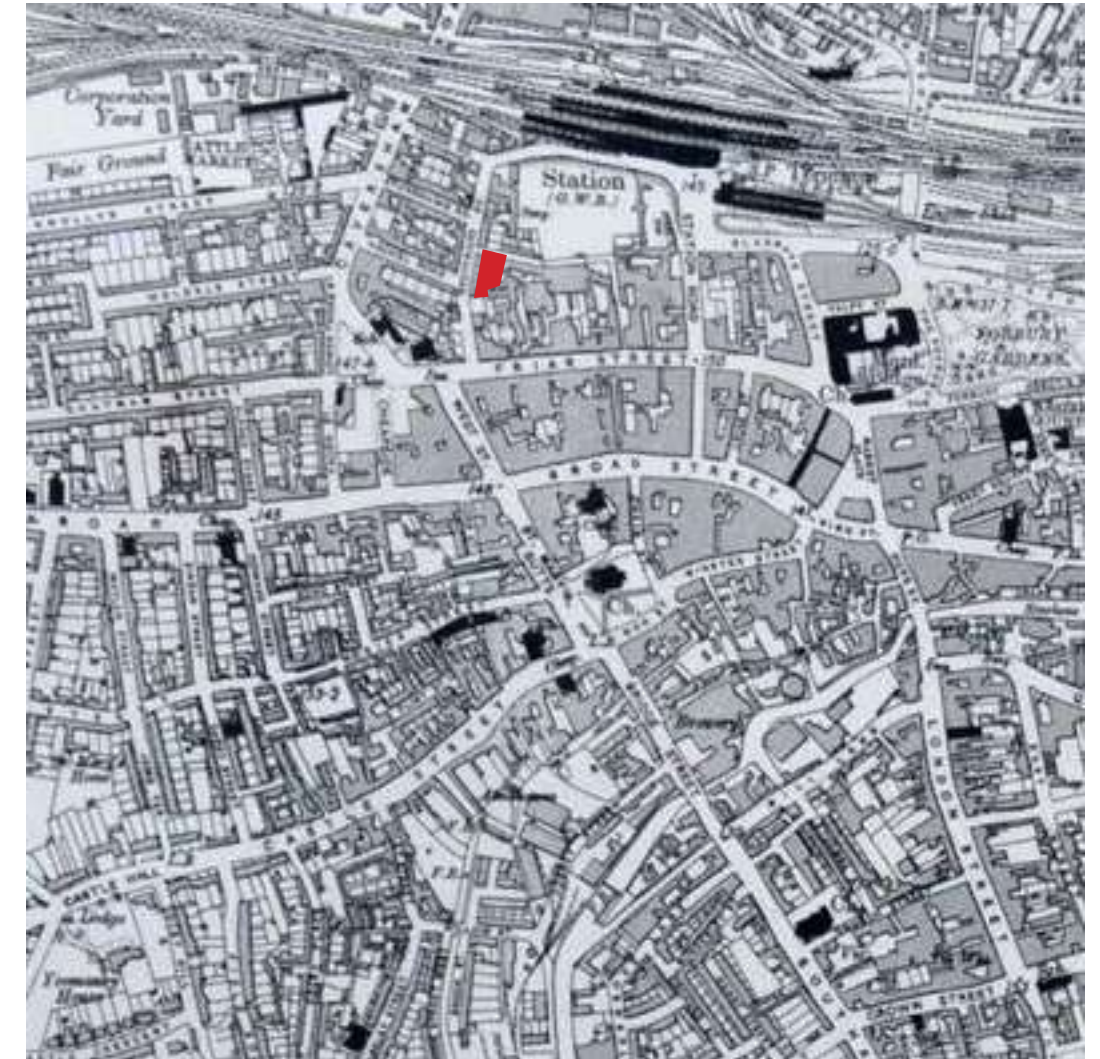
In Medieval times, Reading was the site of a great royal Abbey, with one of the largest monasteries in Europe built by King Henry I in 1121. The Abbey Quarter covers the former precinct of the royal monastery.

Prior to the construction of the railway aligned with the current position of Garrard Street, the area of the site is on the periphery of development. The introduction of the railway transformed Reading, providing access to larger urban areas and the surrounding countryside. Reading developed as a market town and established itself as an industrial centre with agricultural-related factories producing and packaging beer, bulbs and biscuits, products Reading was to become synonymous with.

The town grew to accommodate factory workers and gradually became the primary administrative town in Berkshire. This industrial base, situated along the banks of the Kennet, declined during the 20th century and has been replaced with a mix of large-scale developments and uses.



1802 Coates Map of Reading with approximate location of site in red



1913 Map of Reading with approximate location of site in red

# 1.0 Landscape context

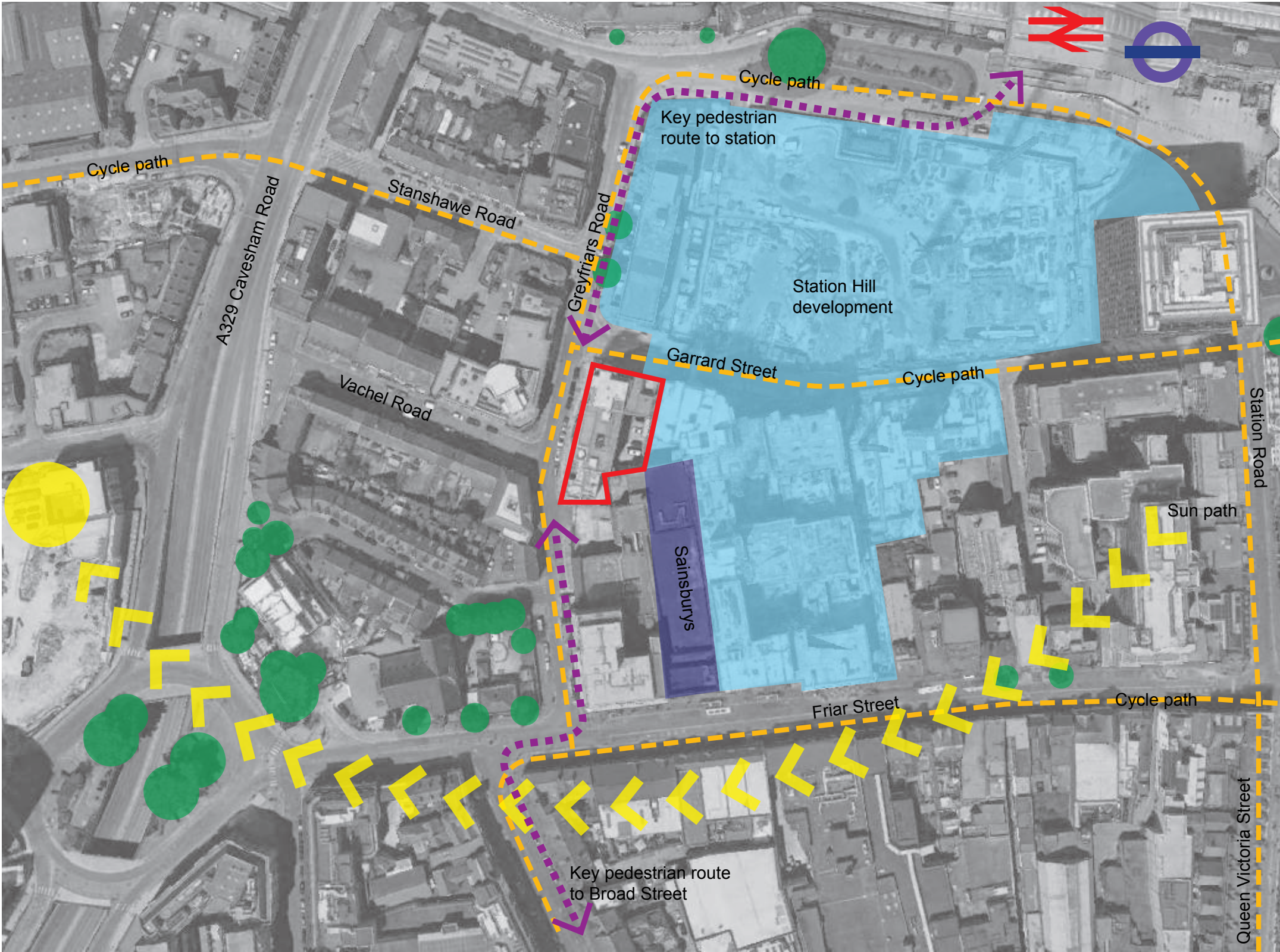
## 1.3 Landscape context

Reading lies at the junction between 2 National Character Areas as designated by Natural England - the Chilterns and Thames Valley - however the site sits within the northern part of the Thames Valley National Character Area (Natural England NCA 115). The natural character of the area is dominated by urban influences with a dense network of roads (including the M4 and M25) and infrastructure (including Heathrow Airport and railway lines, London suburbs and large towns including Reading and Slough, golf courses, pylon lines, reservoirs, extensive mineral extraction and numerous flooded gravel pits. Despite pressure for development, the opportunity to provide quality green infrastructure will benefits for the health and wellbeing of residents is acknowledged.

Designated local green space and public open space within the proximity of the site:

- Reading Minster - 6 minute walk, 0.3 miles
- St Laurence's Church - 8 minute walk, 0.3 miles
- Forbury Gardens (also Historic/Registered Park or Garden) - 10 minute walk, 0.5 miles
- Victoria Park Recreation Ground - 13 minute walk, 0.6 miles
- King's Meadow - 18 minute walk, 0.8 miles

There are no ecological designations within proximity of the site.



1.0 Landscape context

1.3 Landscape context



Private greenspace associated with Greyfriars Church



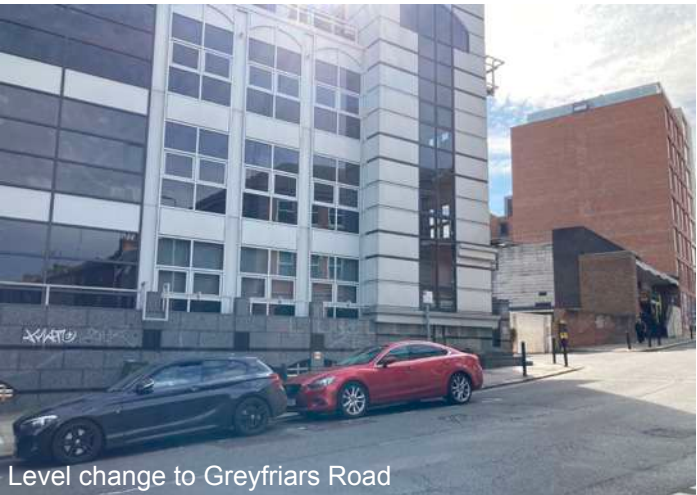
Junction of Friar Street and Greyfriars Road



Site on Greyfriars Road



Poor quality streetscape to Greyfriars Road



Level change to Greyfriars Road



Station Hill development on Garrard Street



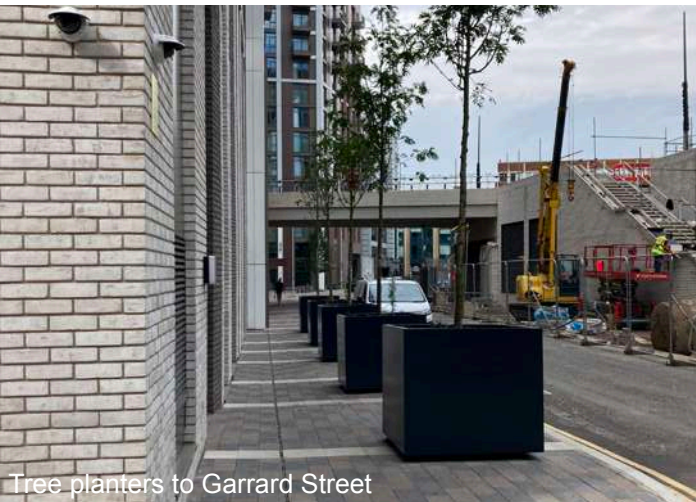
Junction of Greyfriars Road and Station Hill



Poor quality materials to Garrard Street adjoining site



Public realm improvements to Garrard Street



Tree planters to Garrard Street



Public realm improvements to Friars Walk



Station Hill public realm improvements

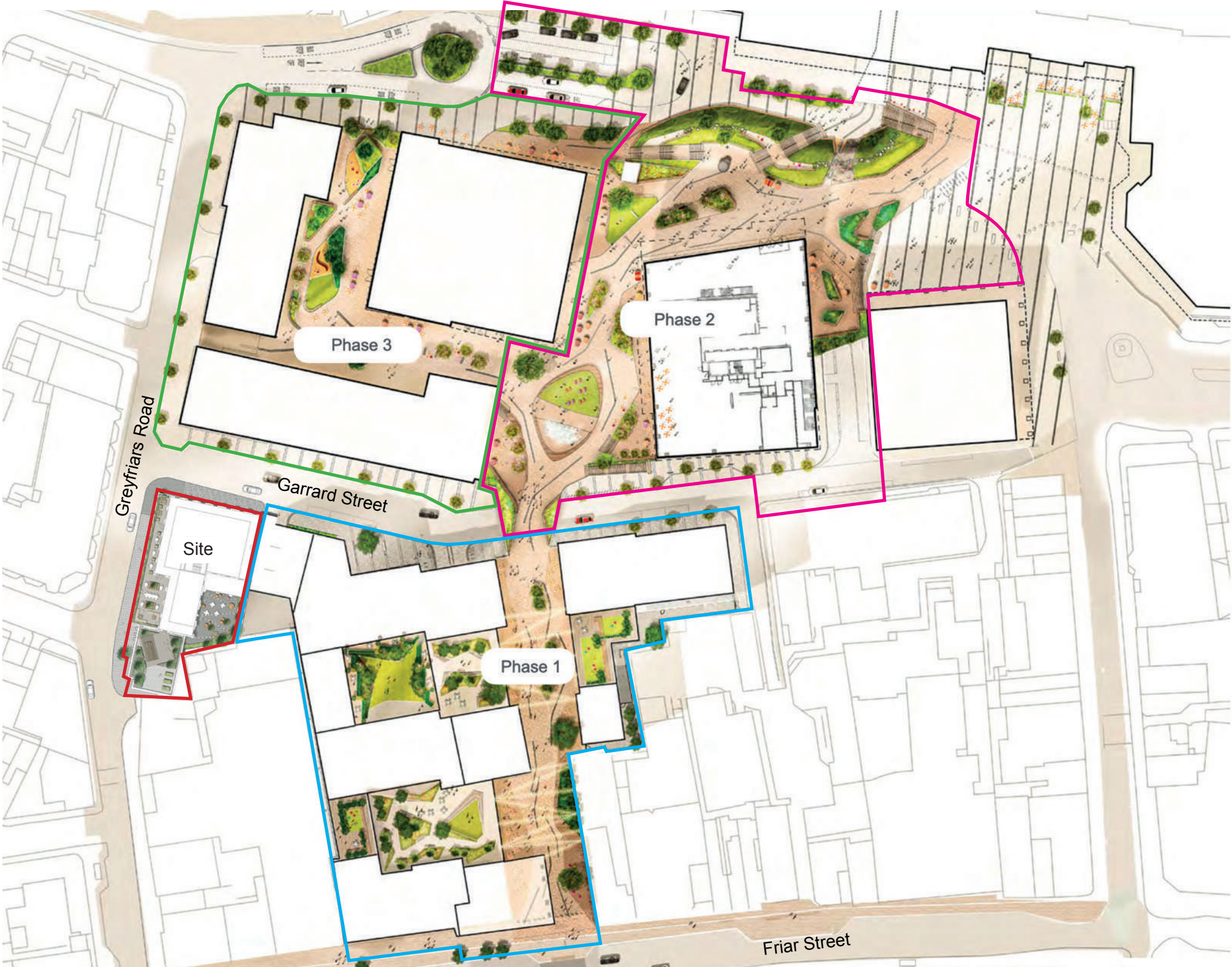
# 1.0 Landscape context

## 1.4 Emerging context

The site sits immediately adjacent to the Station Hill regeneration project which is currently under construction. The mixed-use development aims to become a new gateway district for Reading and will deliver almost 2 acres of public realm including a new Pocket Park adjacent to the station with areas for play, rest and curated events and performances. The public realm aims to connect with surrounding areas including a bridge link over Garrard Street which will connect the station and north of Reading to the town centre.

Station Hill Phase 1 public realm improvements have already been implemented including to Garrard Street and Friars Walk with areas of public realm adjacent to the station as part of Phase 2 soon to be completed.

The public realm improvements in the surrounding area set the benchmark for the quality of streetscape design, materials and street furniture which will be continued along Garrard Street and Greyfriars Road as part of the landscape proposals for the site.



Site proposals overlaid on Station Hill public realm design

## 2.0 Landscape strategy

### 2.1 Design principles



#### Activate the public realm

Create an enlivened and high quality streetscape with 'signposted' entrance and active frontage linking to the emerging Station Hill quarter and usable multifunctional amenity spaces at various levels for residents that are overlooked and respond to adjoining internal spaces.



#### Maximise green infrastructure

Maximise opportunities for urban greening with planters and tree planting at ground level, responding to the RBC Tree Strategy and the Trees for Reading initiative and extensive planting at terrace levels linking to adjoining green spaces and ecological corridors.



#### Create healthy places

Promote access to nature and 'green' outlook from the buildings, social interaction and shared external amenity spaces, and active lifestyles with easy access to the railway station and cycle parking integrated into the landscape proposals.



#### Achieve biodiversity net gain

Achieve biodiversity net gain through the introduction of a mosaic of planting types at various levels with ecological enhancements such as integrated habitat boxes and creation of habitat niches responding to RBC Biodiversity Action Plan 2021.



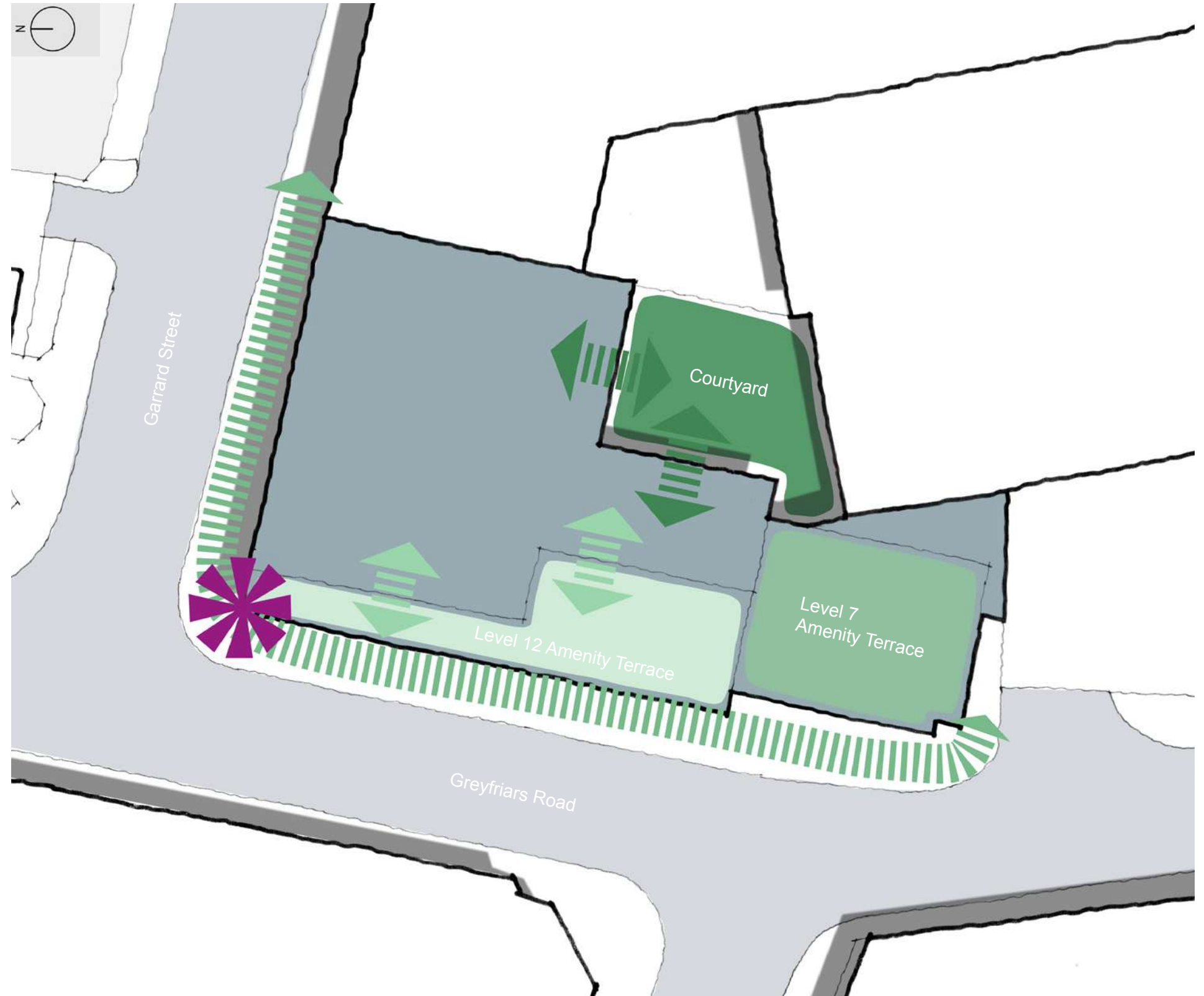
#### Ensure climate change resilience

Ecosystem services approach and response to the Reading Climate Emergency Strategy 2020-25 including promotion of active transport and planting to reduce urban heat island and overheating, improve air quality and microclimate and respond to more seasonal extreme weather events.



#### Consider maintenance and management

Whilst all landscape maintenance cannot be eliminated, the proposals seek to minimise ongoing maintenance operations through the careful selection of appropriate plant species as well as hard wearing and durable hard materials with opportunity to harvest rainwater for irrigation.



## 2.0 Landscape strategy

### 2.2 Urban greening and climate resilience

#### Design for active travel

- high provision of resident cycle storage and on street visitor parking
- improve public realm quality with planting and shade to assist human comfort

#### Planting to manage solar gain and internal daylight

- tree planting to reduce urban heat island effect and planting to the terraces to shade south facing façades and reduce ambient temperature

#### Planting to improve air quality

- select tree and plant species for air particulate and dust interception and removal
- tree species selection for removal of noxious gases such as CO<sub>2</sub>, NO<sub>2</sub> and SO<sub>2</sub>
- maximise planting and therefore photosynthesis to contribute to higher uptake of CO<sub>2</sub> and production of O<sub>2</sub>

#### Planting tolerant of wetter winters, drier summers and more seasonal extreme weather events

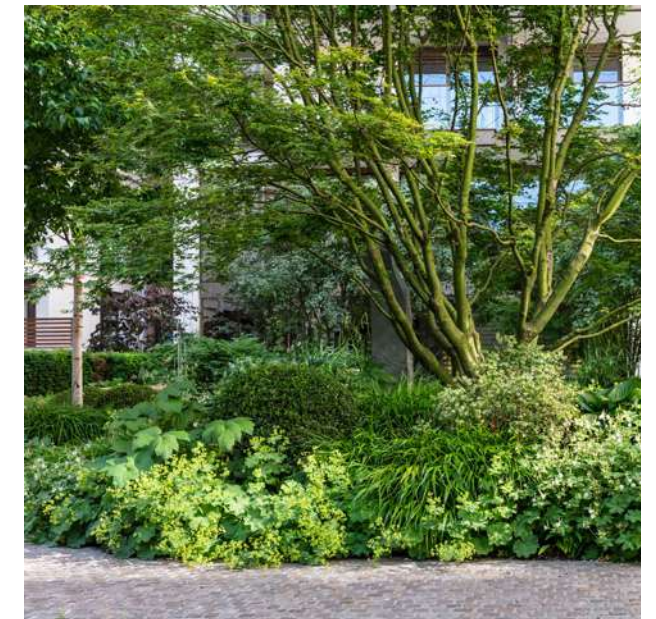
- maximise planting including linked tree pits
- permeable paving (where possible) to reduce stormwater runoff volume and rate
- drought resilient species with reduced reliance on sustained irrigation
- rainwater capture (if possible) for natural irrigation



Provision of cycle parking for residents and visitors



Street tree planting to improve air quality



Planting selected for air pollution and microclimate benefits



Planting to roof terraces



Permeable paving to reduce stormwater runoff volume



Drought tolerant planting to reduce irrigation demand

## 2.0 Landscape strategy

### 2.3 Ecology and biodiversity net gain

#### On site habitat creation

- dense planting to roof terraces with seasonal variations to provide sustained food and nectar sources
- mixed plantings of layered vegetation to avoid mono cultures
- climbing plants at ground level to provide nesting habitat
- select external light fittings that minimise light pollution and spill

#### Species rich habitats to encourage diverse flora and fauna

- mix of flowering and fruiting trees and shrubs to encourage a diverse ecosystem through pollination, nesting and roosting habitat and food provision
- mix of native and non-native species which provide a long flowering season and habitat and amenity value

#### Ecological enhancements

- integrated bird and boxes for local species to the building façades and roofs (based on ecologist's recommendations)



Dense planting with seasonal variation



Nectar-rich planting



Layered planting



Mix of native and non-native species



Integrated bird box



Climbing plants support habitat

## 2.0 Landscape strategy

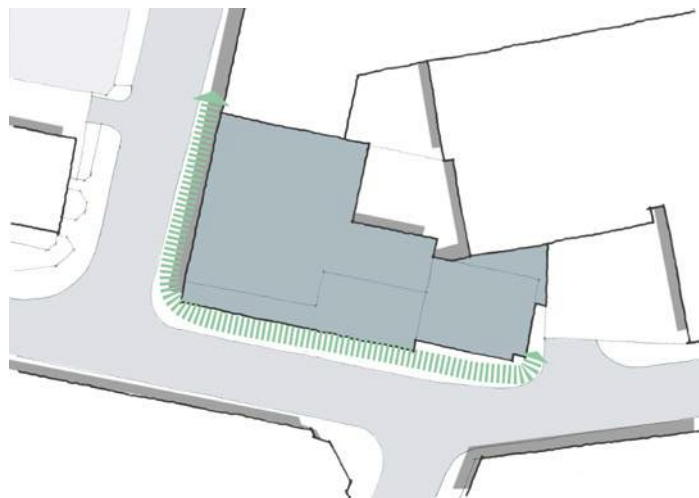
### 2.4 Landscape masterplan



## 3.0 Ground floor and public realm

### 3.1 Streetscape

- opportunities to enhance the public realm through the use of high quality materials that aid legibility, address the level change along Greyfriars Road and link with the Station Hill proposals for Garrard Street
- introduce green infrastructure wherever possible with semi mature street tree planting to Greyfriars Road with climate resilient species tolerant of urban conditions
- flush tree grilles to tree planting to maximise pedestrian movement and minimise trip hazards
- activate the public realm and aid legibility with contemporary moveable planters with a mix of small trees and underplanting to provide seasonal interest and that is tolerant of north facing conditions - reflect the Station Hill proposals for Garrard Street
- change of surfacing material to indicate main entrance as an 'entrance matt' with integrated lighting to ensure safety through out the day and year
- positioning of visitor cycle parking close to the entrance on Garrard Street for ease of use



# 3.0 Ground floor and public realm

## 3.1 Streetscape



20-30 Greyfriars Road, Reading  
Landscape Design Strategy  
November 2024

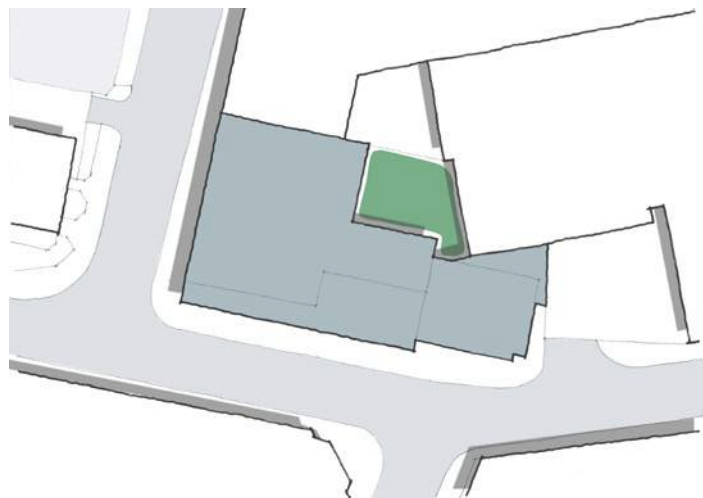
1 Charter Row, Sheffield - Sheffield City Council  
2 Tilia cordata 'Green Spire'  
3 Concrete aggregate paving  
4 Wellington Street, Sheffield - Sheffield City Council  
5 Sheffield cycle stands



## 3.0 Ground floor and public realm

### 3.2 Courtyard

- enclosed courtyard space that provides a green backdrop to the internal amenity - a contrast to the hard urban environment
- strong visual and functional link between internal and external amenity
- moveable planters and furniture help to define different spaces and allow it to be reconfigured for gathering or events
- dense shade tolerant planting provides cool environment in which to work and defines a range of spaces in which to work, interact and socialise
- multistem trees and climbers used to softened the site boundary
- lighting integrated into the landscape proposals such as catenary lighting will create an inviting space which can be used throughout the day
- benches and furniture with integrated power points to facilitate outside working
- use of small unit paving to reinforce courtyard character



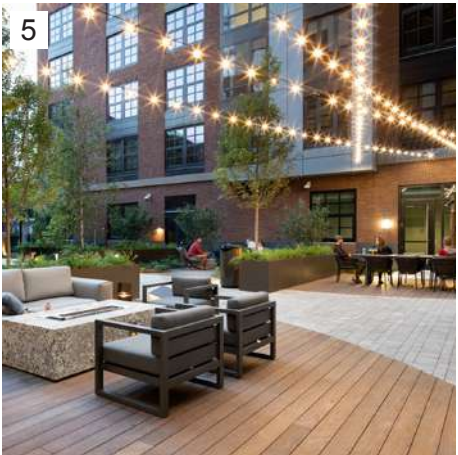
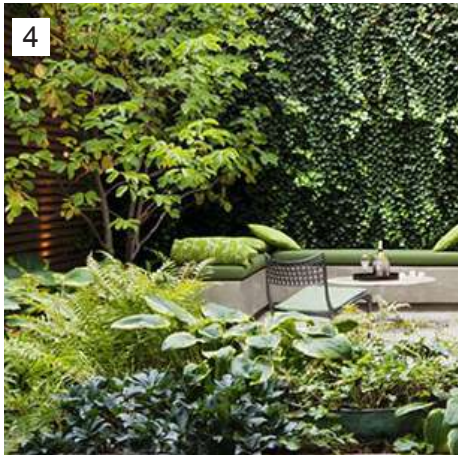
3.0 Ground floor and public realm

3.2 Courtyard



- 1 Flexible shady space with moveable planters
- 2 Visual connection with internal spaces
- 3 Work table and benches with integrated USB charging
- 4 Planting to courtyard boundary wall
- 5 Catenary lighting
- 6 Linear bench

1 Dovetale courtyard, 1 Hotel Mayfair, London  
2 Tahari Courtyards, New Jersey - Michael Van Valkenburgh Associates  
3 Gordon Street, London - LDA Landscape Architects  
4 Urban courtyard garden  
5 The Smith, Boston - Tighe & Bond Studio



3.0 Ground floor and public realm

3.3 Materials



**PT1 Paving to Garrard Street**

Concrete aggregate paving, 400mm x 200mm, to match Station Hill pedestrian paving to Garrard Street



**PT2 Paving to Building Entrance**

Linear concrete aggregate paving, 600mm x 200mm, colour charcoal, textured finish



**PT3 Paving to Greysfriars Road**

Square concrete aggregate paving, 600mm x 600mm, colour light granite, smooth finish



3.0 Ground floor and public realm

3.3 Materials

PT4 Paving to Courtyard

Permeable concrete block paving, 200mm x 100mm, colour charcoal, smooth finish



FT1 Planters to Building Entrances and Courtyard

Corten conical planters in various diameters and heights such as 1500mm, 1000mm and 750mm diameter by 1100mm, 900mm and 450mm height



FT4 Sheffield Cycle Stands to Garrard Street

Stainless steel, root fixing, rail for secure fixing



ET1 Kerb to Garrard Street and Greyfriars Road

Concrete aggregate kerb, 255mm x 205mm, colour silver grey, to match Station Hill Garrard Street kerbing



FT2 Fixed work table and benches to Courtyard

FSC hardwood table and benches with corten supports and integrated USB power charging



FT5 Tree Grille to Greyfriars Road

Roundel tree grille, corten finish, 1000mm with 500mm central aperture



ET2 Edging to Courtyard

Aluminium flush edging, 150mm ht



FT3 Fixed linear bench to Courtyard

FSC hardwood benches with corten supports and back and arm rests



3.0 Ground floor and public realm

3.4 Planting

Street tree planting to Greyfriars Road

*Tilia cordata* ‘Green Spire’  
Small Leaved Lime  
(semi-mature, 18-20cm girth, 4.5-5m height, rootballed)



Container planting to Building Entrance

*Anemanthele lessoniana*  
Pheasant’s Tail Grass (2L cont)  
*Anemone* ‘Honorine Jobert’  
Japanese Anemone (2L container)  
*Aquilegia vulgaris* ‘Ruby Port’  
Granny’s Bonnet (2L container)  
*Dryopteris filix mas*  
Male Fern (2L container)  
*Hydrangea* ‘Limelight’  
Hydrangea (10L container)  
*Magnolia stellata*  
Star Magnolia (15L container)  
*Miscanthus sinensis* ‘Yakushima Dwarf’  
Chinese Silver Grass (2L container)  
*Liriope muscari*  
Big Blue Lily-turf (2L container)  
*Polypodium vulgare*  
Common Polypody (2L container)  
*Veronica* ‘Blue Star’  
Hebe ‘Blue Star’ (10L container)



### 3.0 Ground floor and public realm

#### 3.4 Planting

##### Tree planting to Courtyard

*Amelanchier arborea*  
Downy Serviceberry  
(multistem, 2.5-3m height, rootballed/container)

*Betula pendula*  
Silver Birch  
(extra heavy standard, 14-16cm girth, 3.5-4m height, rootballed/container)



##### Climbers to Courtyard

*Clematis vitalba*  
Traveller's Joy  
2m ht, 5L container

*Hedera hibernica*  
Irish Ivy  
2m ht, 5L container



##### Boundary planting to Courtyard

*Euphorbia amygdaloides* var. *robbiae* Wood Spurge (2L cont)

*Hosta sieboldiana* var. *elegans* Giant Blue Hosta (2L container)

*Hydrangea* 'Bombshell' Hydrangea (10L container)

*Matteuccia struthiopteris* Ostrich Fern (2L container)

*Rodgersia aesculifolia* Rodgersia (2L container)



##### Container planting to Courtyard

*Cornus kousa* var. *chinensis* Chinese Dogwood  
multistem, 1-1.25m 12L container

*Epimedium* × *youngianum* 'Niveum' Barrenwort (2L container)

*Liriope muscari* Big Blue Lily-turf (2L container)

*Polypodium vulgare* Common Polypody (2L container)

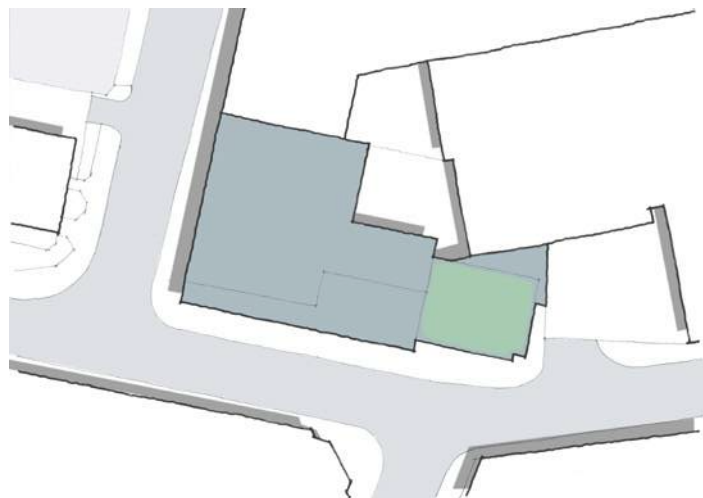
*Vinca minor* 'Bowles Variety' Periwinkle (2L container)



## 4.0 Amenity terraces

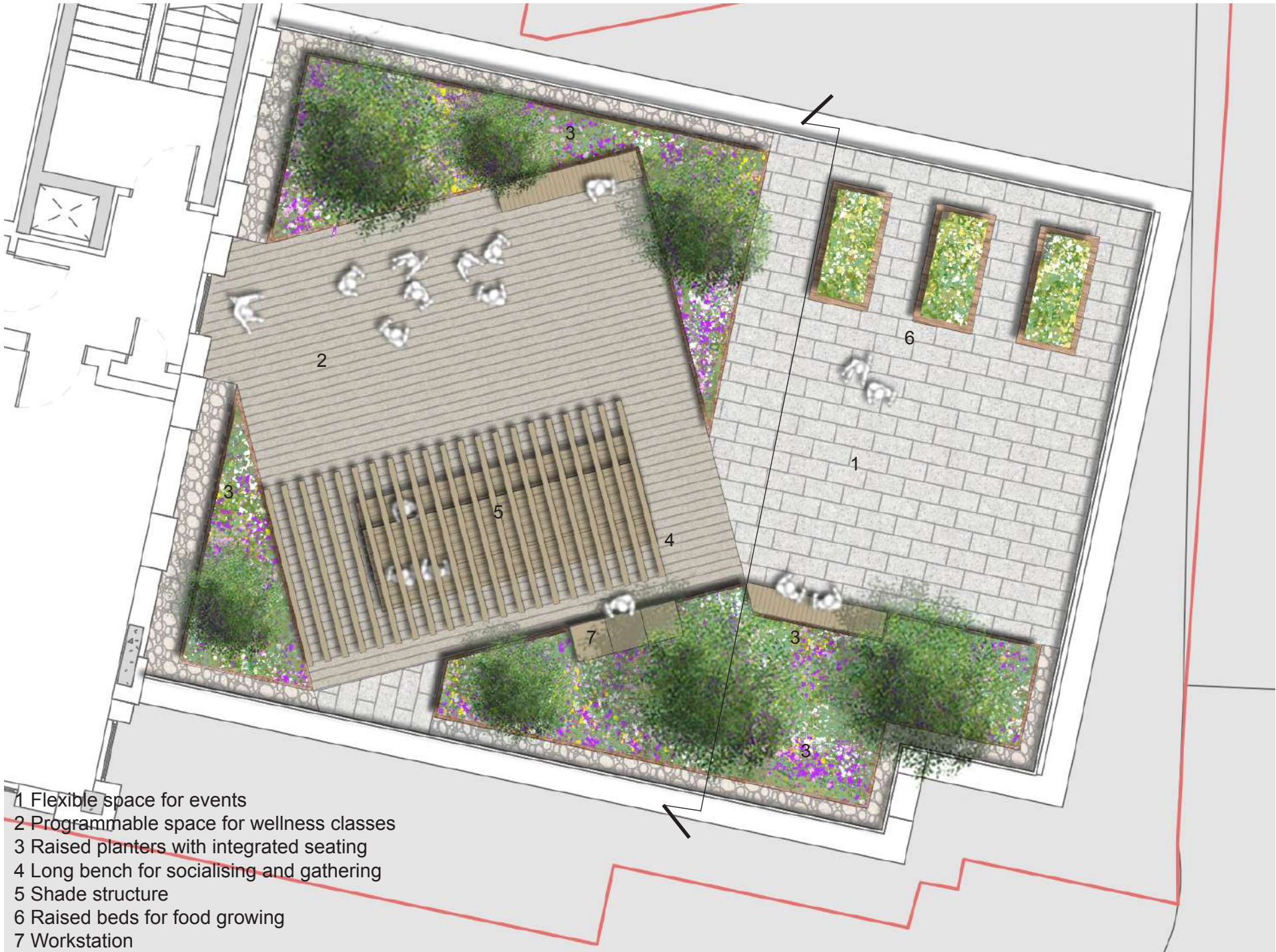
### 4.1 Level 7 activity terrace

- multifunctional amenity space allowing for a range of activities including social interaction and events
- programmable space for wellness activities
- moveable furniture including seating, tables and sports equipment (e.g. table tennis) allows the space to be used in different ways throughout the day
- long bench with shade structure allows for socialising and gathering with workstation incorporating power and storage for preparation of food and drinks
- lush sensory planting with small trees to define different 'rooms' within the space including quiet seating areas and places to gather
- raised beds for community growing with access to watering points and integrated storage for gardening equipment
- viewing areas retained between raised planters
- definition of different spaces with combination of non combustible decking and tiles

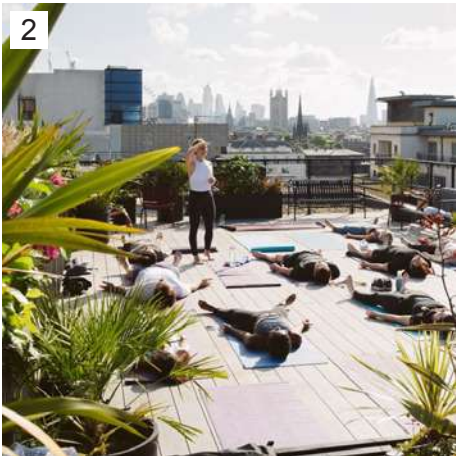


# 4.0 Amenity terraces

## 4.1 Level 7 activity terrace



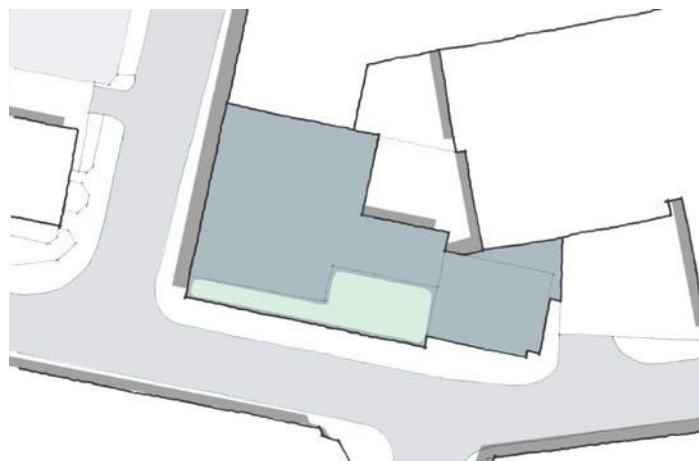
1 Queen Elizabeth Hall Roof Garden - Jane Knight and Paul Stone  
 2 Ecclestone Square, London - Soda Studio  
 3 Stylus, London - John Davies Landscape  
 4 Long communal table  
 5 FSC timber shade structure



## 4.0 Amenity terraces

### 4.2 Level 12 social terrace

- linear space linked to resident's lounge and communal kitchen providing opportunities for outdoor dining and social interaction
- creation of variety of spaces and seating niches defined by planters with different types of seating
- linear planter with glass balustrade to provide continuous greening and sheltered and safe edge to the space
- selection of plant species tolerant of hot dry conditions with variety of colour, texture and habit with some climbers/trailing plants to soften the planters edges
- inclusion of edible plants and herbs
- use of non-combustible decking as surfacing to give a 'softer' character



HENSHALL  
GREEN



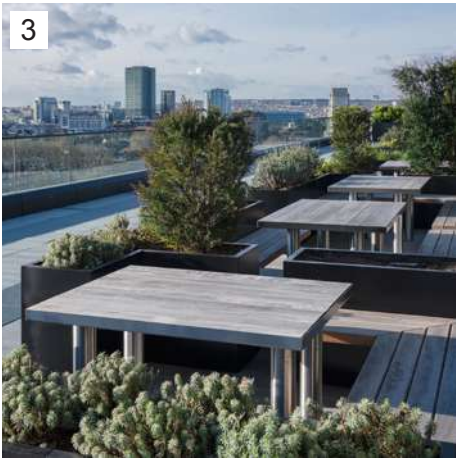
4.0 Amenity terraces

4.2 Level 12 social terrace



- 1 Terrace with variety of seating/dining areas
- 2 Perimeter planter soften edge of terrace
- 3 Planters used to define seating areas
- 4 Linear planter softens terrace with glass balustrade
- 5 Lounge furniture

- 1 Soho House, Amsterdam - MXT Landschappen
- 2 Ashmolean Rooftop Terrace, Oxford - University Parks Dept
- 3 The Post Building, London - BBUK/Gillespies Landscape Architects
- 4 Etager, Stockholm - Urbio Landscape Architects
- 5 1 Hotel Mayfair, London



4.0 Amenity terraces

4.3 Materials



**PT1 Porcelain tiles to Level 7 terrace**

Porcelain tiles laid on pedestal system, 600x600x20mm, colour grey



**PT2 Non combustibile decking to Level 7 and Level 12 terraces**

Porcelain decking laid on pedestal system, 200x1200x20mm, colour oak



**PT3 Pebble fire break to Level 7 terrace**

300-500mm width, 20-50mm size rounded pebbles (fines free) to a minimum depth of 50mm



4.0 Amenity terraces

4.3 Materials

FT1 Seating to Level 7 and Level 12 terraces

FSC hardwood timber seating, cantilevered and integrated with planter (with back rest where height of planter permits), 450mm width x 2400mm length



FT4 Long table and benches to Level 7 terrace

FSC hardwood table and benches with powder coated supports (RAL colour TBC), 5000-6000mm length



FT7 Work table and benches to Level 12 terrace

FSC hardwood table and benches with powder coated supports (RAL colour TBC) and integrated USB power charging



FT2 Planters to Level 7 and Level 12 terraces

Raised planters, powder coated steel (RAL colour TBC), variety of heights - 600mm to 900mm ht



FT5 Workstation to Level 7 terrace

Counter integrated in planter with power (and water if possible), details TBC



FT3 Shade structure to Level 7 terrace

FSC timber shade with powder coated steel structure (RAL colour TBC), 3000x6000x3000mm ht



FT6 Raised planters to Level 7 terrace

FSC timber sleeper raised beds for food growing, 1000x2000x600mm height



4.0 Amenity terraces

4.4 Planting

Trees/large shrubs to Level 7 terrace

*Cercis canadensis*  
Eastern Redbud  
(multistem, 3-3.5m height, rootballed/container)

*Crataegus monogyna*  
Hawthorn  
(multistem, 2-2.5m height, rootballed/container)



Shrubs to Level 7 terrace

*Euonymus europaeus*  
Spindle (10L container)

*Veronica rakaiensis*  
Rakai Hebe (10L container)



Planting to Level 7 terrace

*Allium 'Mont Blanc'*  
Ornamental Onion (2L container)

*Anthriscus sylvestris 'Ravenswing'*  
Cow Parsley (2L container)

*Betonica officinalis*  
Betony (2L container)

*Brizia media*  
Quaking Grass (2L container)

*Dryopteris affinis 'Cristata'*  
Dryopteris (2L container)

*Geranium 'Rozanne'*  
Geranium (2L container)

*Knautia macedonia*  
Macedonian Scabious (2L cont)

*Lysimachia atropurpurea*  
'Beaujolais' Loosestrife (2L cont)

*Oenothera lindheimeri 'Harrosy'*  
Gaura (2L container)

*Sesleria nitida*  
Shining Moor-grass (2L container)



4.0 Amenity terraces

4.4 Planting

Trees/large shrubs to Level 12 terrace

*Acer campestre*  
Field Maple  
(multistem, 2-2.5m height, rootballed/container)



Shrubs to Level 12 terrace

*Osmanthus x burkwoodii*  
Burkwood Osmanthus (10L cont)  
*Sarcococca hookeriana* var. *digyna* Sweet Box (10L cont)  
*Viburnum opulus* 'Compactum'  
Guelder Rose (10L container)



Planting to Level 12 terrace

*Actaea simplex* Atropurpurea Group Bugbane (2L container)  
*Anemone* 'Konigin Charlotte' Japanese Anemone (2L container)  
*Bistorta amplexicaulis* 'Firetail' Red Bistort (2L container)  
*Deschampsia cespitosa* Tufted Hair Grass (2L container)  
*Rudbeckia subtomentosa* 'Henry Eilers' Coneflower (2L container)



Linear Planting to Level 12 terrace

*Erigeron karvinskianus* Mexican Fleabane (2L container)  
*Fragaria vesca* Wild Strawberry (2L container)  
*Rosmarinus officinalis* 'Prostratus' Trailing Rosemary (2L container)  
*Salvia officinalis* 'Superb' Sage (2L container)  
*Stipa tenuissima* Angel Hair (2L container)



# 5.0 Ecological Enhancement

A variety of planting will be incorporated which responds to the urban condition, is drought tolerant and will provide visual amenity. A mix of native and non native species are proposed to provide a range of value for pollinators. Climbing plants and woody shrubs/trees will be included to provide nesting opportunities for birds.

Sensory planting including herbs are proposed which provide additional amenity and ecological value. Planting will be maximised where possible to provide residents with access to nature and high quality and wildlife friendly green infrastructure.

In addition to the planting habitats, various features will be installed to support birds and bats. This includes nest boxes for roosting, nesting and wintering, supporting a variety of species including RBC Reading Biodiversity Action Plan (February 2021) species such as swifts, house sparrow, black redstarts and bats. Boxes will be integrated into the facade of the building at a minimum of 4m above floor level.

Habitat for insects such as bee posts, habitat panels and loggeries will also be included providing nesting, roosting and wintering habitats for invertebrates

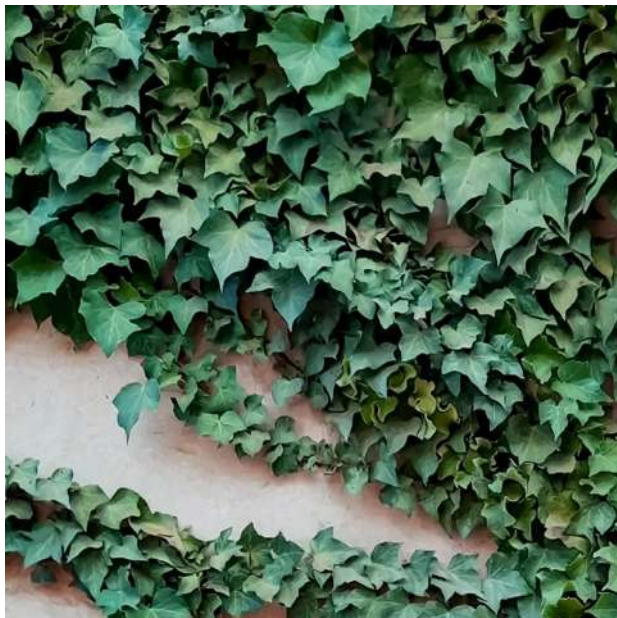
For specific numbers and locations of ecological enhancements, refer to ecologist's information.



Herbaceous perennials provide pollinator value



Access to nature and green infrastructure



Climbing plants provide nesting habitat



Universal bird nesting brick



Integrated bat box



Bee post

## 6.0 Management and Maintenance Plan

The maintenance and management implications of the landscape at 20-30 Greyfriars Road have been a key consideration of the design proposals. The key objectives of long-term management will be to ensure:

- the long-term interest of nature conservation and landscape structure is safeguarded
- the development and establishment of the landscape particularly with regard to plant replacements
- biosecurity is maintained both in terms of plant material and site hygiene
- the management operations will minimise disturbance to vegetation cover, soil structure and ground drainage
- a sustainable and environment friendly approach is adopted for all operational and maintenance tasks
- vegetation and landscape components are controlled to maintain a safe environment for the residents, maintenance operatives and other site users

| Category                                | Objectives                                                                                                                                                                                                               | Aims                                                                                                                                                                                                                                                              | 1-5 year period                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trees                                   | <ul style="list-style-type: none"> <li>• Ensure the successful establishment of new trees</li> <li>• Maintain trees with adequate clearance to crown and without obstruction to vehicles/pedestrians/cyclists</li> </ul> | <ul style="list-style-type: none"> <li>• Establish tree canopy and good root system</li> <li>• Control competition from weeds</li> <li>• Provide conditions that will ensure survival of trees</li> <li>• Provide visual variety and wildlife benefits</li> </ul> | <ul style="list-style-type: none"> <li>• Maintain 600mm minimum diameter weed free area by hand weeding (monthly)</li> <li>• Investigation of failed growth of trees, remedial actions and replacement at end of growing season (February)</li> <li>• Aeration of compacted soils (monthly)</li> <li>• Inspect for pests, diseases and undertake remedial action (monthly)</li> <li>• Check tree stability and replace any missing, broken or defective supports (monthly)</li> <li>• Check tree ties and loosen if required annually (March)</li> <li>• Remove stakes and ties after 2 years subject to inspection (March)</li> <li>• Fertilizer application in April of the second and fourth years</li> <li>• Annual formative pruning and shaping of canopy as required. Remove dead wood and encourage balanced growth (monthly)</li> <li>• Watering as required to field capacity*, during the growing season (March-October)</li> </ul> |
| Shrubs and herbaceous planting          | <ul style="list-style-type: none"> <li>• Ensure a successful establishment of new planting</li> </ul>                                                                                                                    | <ul style="list-style-type: none"> <li>• Establish successful plant cover</li> <li>• Control competition from weeds</li> <li>• Provide conditions that will ensure that plants survive and thrive</li> </ul>                                                      | <ul style="list-style-type: none"> <li>• Weed control and mulch reinstatement (monthly)</li> <li>• Slow release fertiliser where appropriate (April)</li> <li>• Inspection for pests, vermin and plant diseases and remedial actions (monthly)</li> <li>• Check condition of planting and firm up any loose plants (monthly)</li> <li>• Formative and seasonal pruning for stem, foliage and flowering budwood (April, June, August or October depending on species)</li> <li>• Replanting of failed stock or redesign/re-specification of failed areas (February for shrubs, March-April for herbaceous)</li> <li>• Watering as required to field capacity*, during the growing season (March-October)</li> </ul>                                                                                                                                                                                                                             |
| Hard landscape areas and site furniture | <ul style="list-style-type: none"> <li>• Maintain good quality hard landscape surfaces and site furniture</li> </ul>                                                                                                     | <ul style="list-style-type: none"> <li>• Maintain clean and levelled surfaces and site furniture</li> </ul>                                                                                                                                                       | <ul style="list-style-type: none"> <li>• Inspection of hard surface areas annually to check for differential settlement over paved areas (March)</li> <li>• Regular surfaces swept to remove excess of grit, dust and accumulation of leaves in autumn (September)</li> <li>• Cleansing all hard surfaces, gully clearance and check lighting on a regular basis (March-September)</li> </ul> <p>* For irrigation the soil water storage capacity is defined as the total amount of water that is stored in the soil within the plant's root zone.</p>                                                                                                                                                                                                                                                                                                                                                                                         |



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20 - 30 GREYFRIARS ROAD , READING

