



**FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)**

**LANDSCAPE DESIGN ADDENDUM
SEPTEMBER 2025**

Camlin

Document reference number: SY743-R-0002 Landscape Design Addendum Sept 2025

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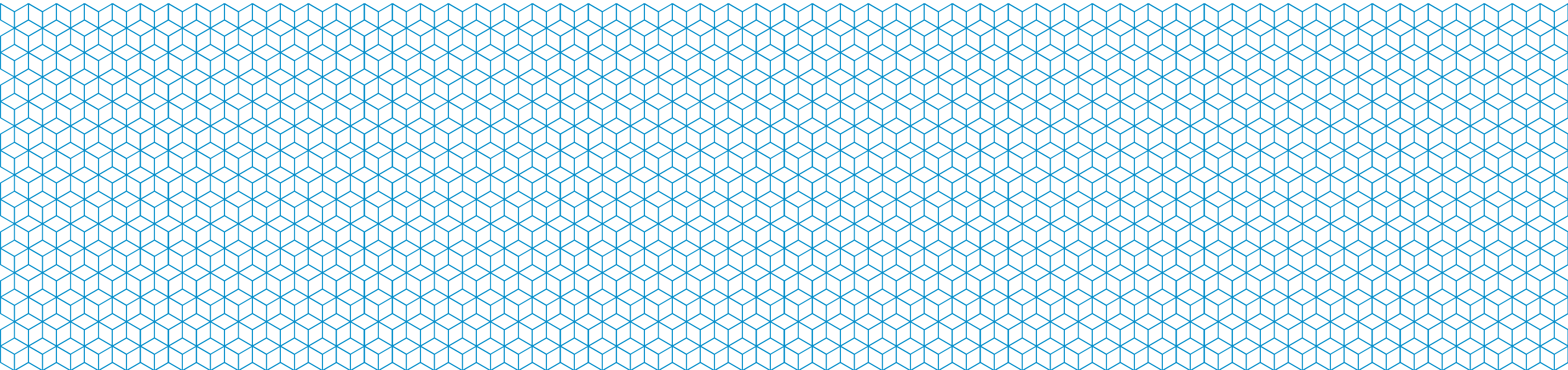
Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

01

Summary of Landscape Amendments

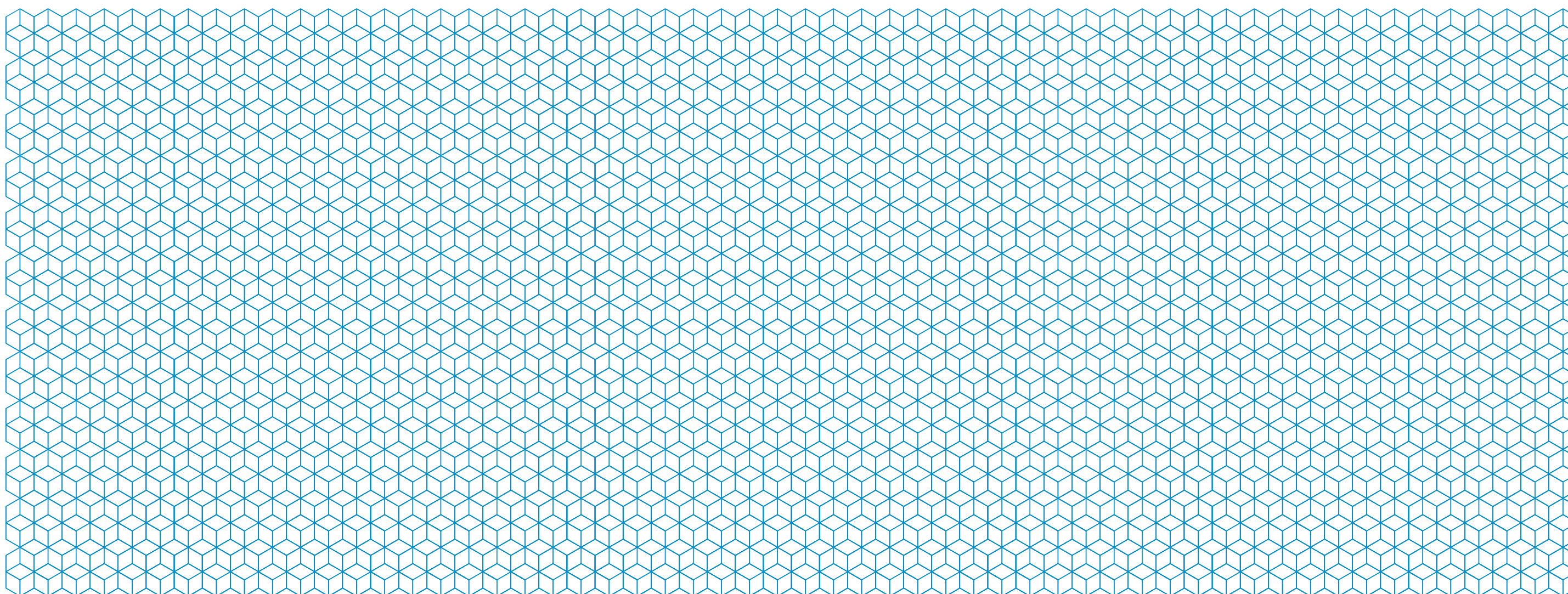
02

Updated Landscape Drawings



01

Summary of Landscape Amendments



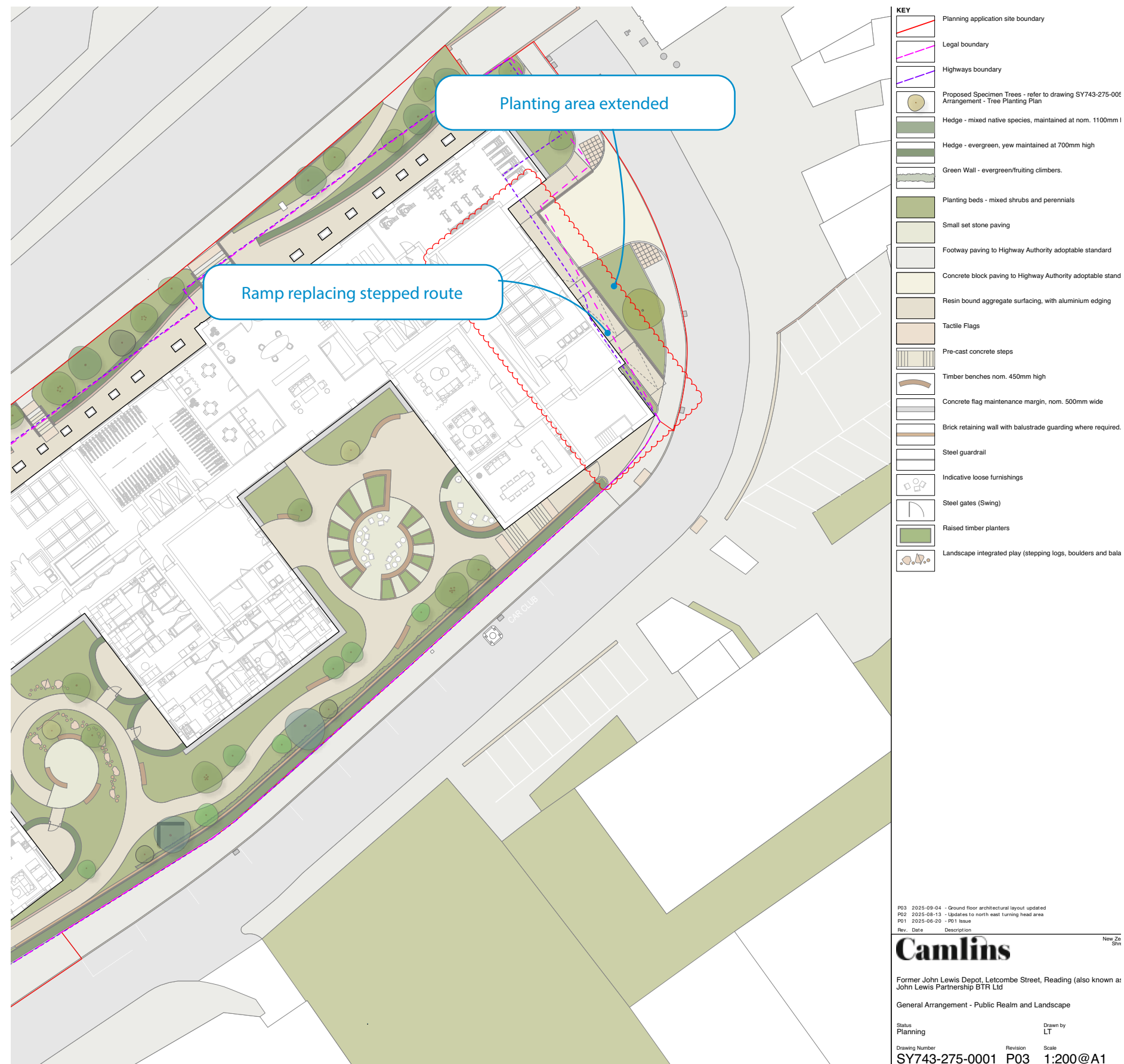
1.0 Summary of Landscape Amendments

This note is prepared by Camlins on behalf of John Lewis Partnership BTR Ltd.. The Addendum refers to the redevelopment of the former John Lewis depot, Letcome Street (planning application reference number PL/24/1155). It has been prepared as an addendum to the Landscape Strategy submitted in July 2025.

Feedback has been received following consultation and detailed engagement with RBC planning officers, members, statutory consultees, neighbours and local residents. Design development has therefore progressed, resulting in the following amended landscape plans submitted in this Addendum. This Addendum should be read in conjunction with information previously submitted in August 2024 and July 2025.

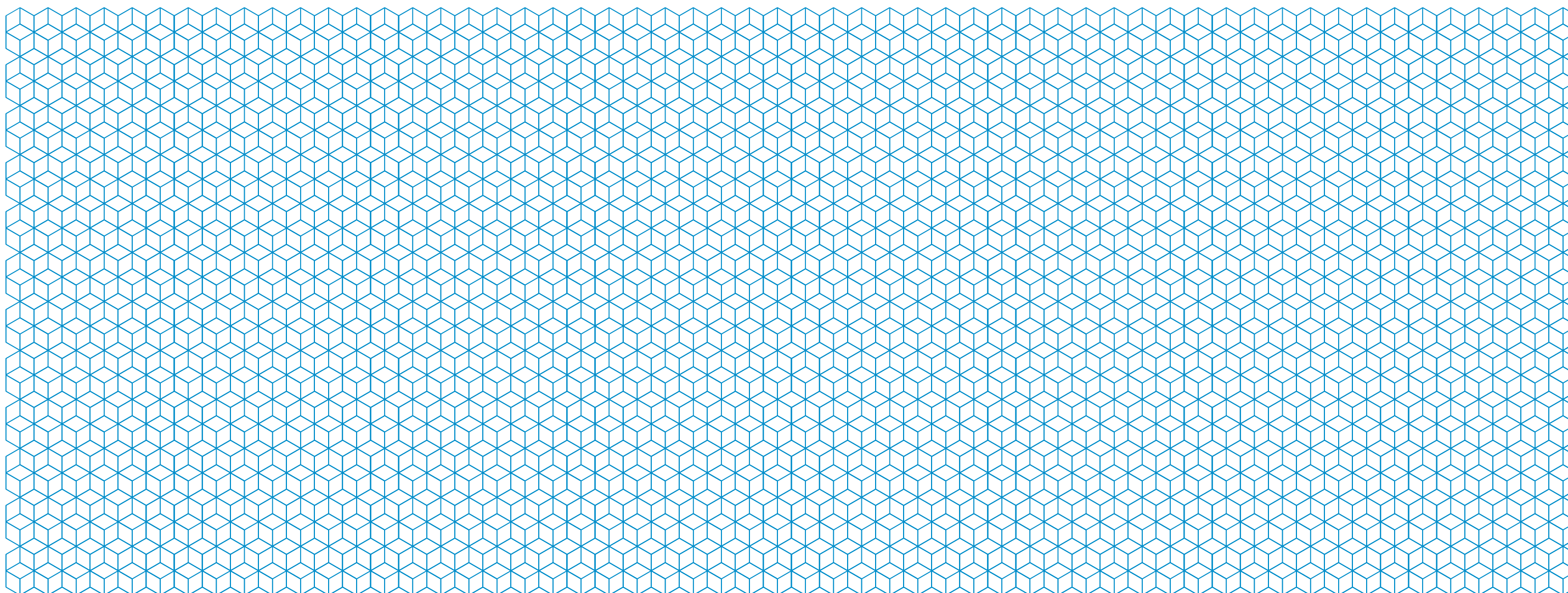
The proposed amendments to the landscape proposals of the July 2025 submission are as follows :

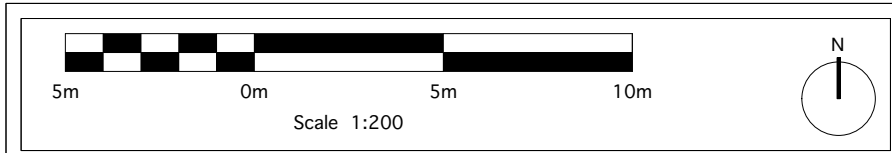
- A ramped pedestrian route adjacent to the eastern elevation of the building in place of the stepped route shown previously.
- The turning head at the eastern end of Crossland Road has been reduced and the adjacent soft landscaping area has increased
- The uncontrolled pedestrian crossing on Crossland Road has also been removed.



02

Updated Landscape Drawings





NOTES

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KEY	
	Planning application site boundary
	Legal boundary
	Highways boundary
	Proposed Specimen Trees - refer to drawing SY743-275-0051 General Arrangement - Tree Planting Plan
	Hedge - mixed native species, maintained at nom. 1100mm high
	Hedge - evergreen, yew maintained at 700mm high
	Green Wall - evergreen/fruiting climbers.
	Planting beds - mixed shrubs and perennials
	Small set stone paving
	Footway paving to Highway Authority adoptable standard
	Concrete block paving to Highway Authority adoptable standard
	Resin bound aggregate surfacing, with aluminium edging
	Tactile Flags
	Pre-cast concrete steps
	Timber benches nom. 450mm high
	Concrete flag maintenance margin, nom. 500mm wide
	Brick retaining wall with balustrade guarding where required.
	Steel guardrail
	Indicative loose furnishings
	Steel gates (Swing)
	Raised timber planters
	Landscape integrated play (stepping logs, boulders and balance beams)

P03	2025-09-04	- Ground floor architectural layout updated	KS	MSS
P02	2025-08-13	- Updates to north east turning head area	LT	PSS
P01	2025-06-20	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by Checked by	

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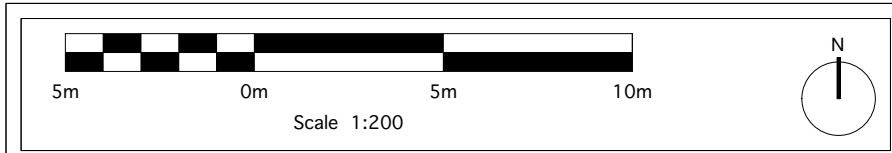
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John Lewis Partnership BTR Ltd

General Arrangement - Public Realm and Landscape

Status	Drawn by	Checked by
Planning	LT	PSS

Drawing Number	Revision	Scale	Date
SY743-275-0001	P03	1:200@A1	20.06.2025



NOTES

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KEY

- Planning application site boundary
- Legal boundary
- Highways boundary
- Proposed Specimen Trees - refer to drawing SY743-275-0051 General Arrangement - Tree Planting Plan
- Hedge - mixed native species, maintained at nom. 1100mm high
- Hedge - evergreen, yew maintained at 700mm high
- Green Wall - evergreen/fruiting climbers.
- Planting beds - mixed shrubs and perennials
- Small set stone paving
- Footway paving to Highway Authority adoptable standard
- Concrete block paving to Highway Authority adoptable standard
- Resin bound aggregate surfacing, with aluminium edging
- Tactile Flags
- Pre-cast concrete steps
- Timber benches nom. 450mm high
- Concrete flag maintenance margin, nom. 500mm wide
- Brick retaining wall with balustrade guarding where required.
- Steel guardrail
- Indicative loose furnishings
- Steel gates (Swing)
- Raised timber planters
- Landscape integrated play (stepping logs, boulders and balance beams)
- Brown roof
- Solar panels

P02	2025-06-10	Ramp update to ground floor east elevation	KS	MSS
P01	2025-06-20	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by	Checked by

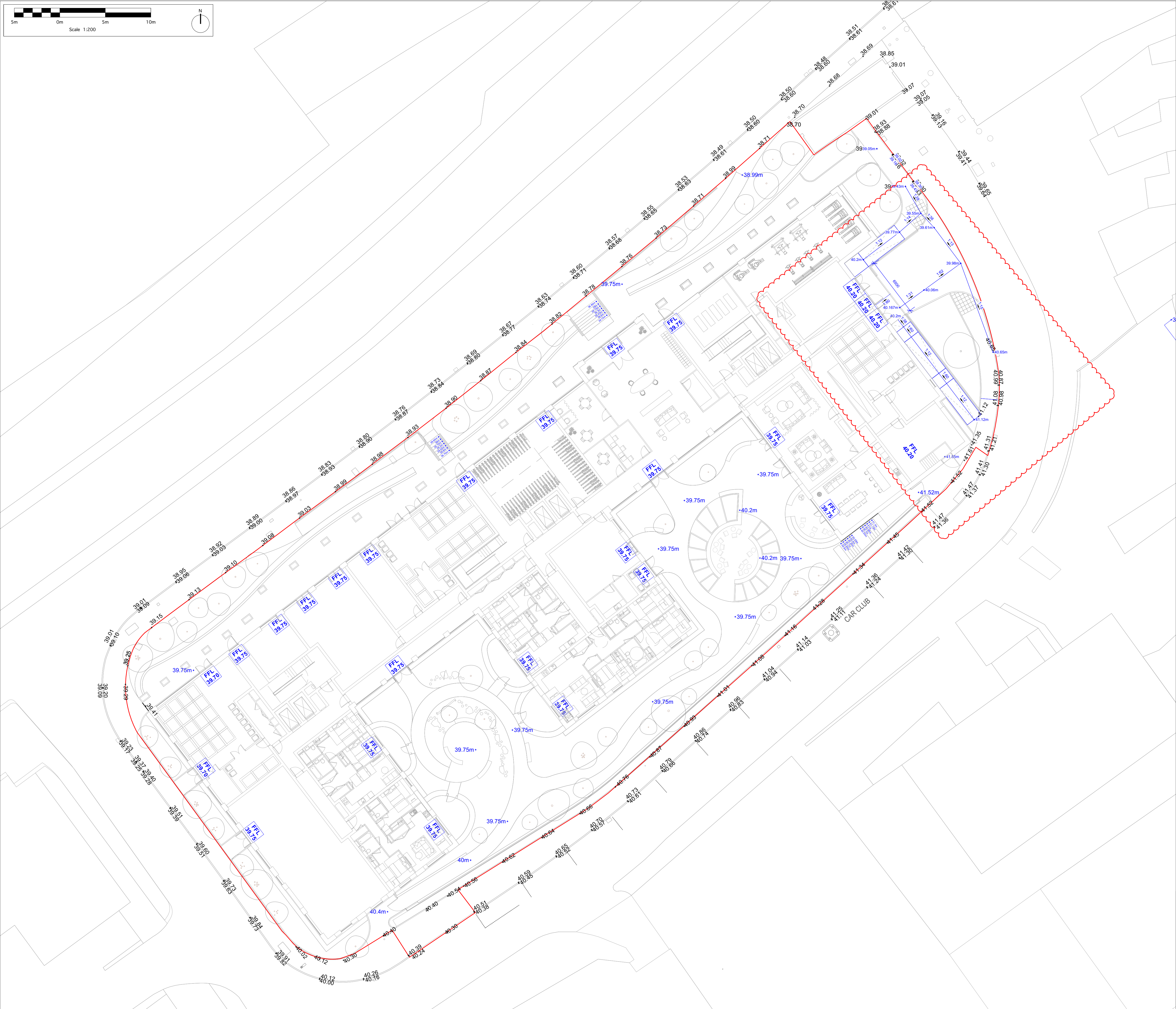
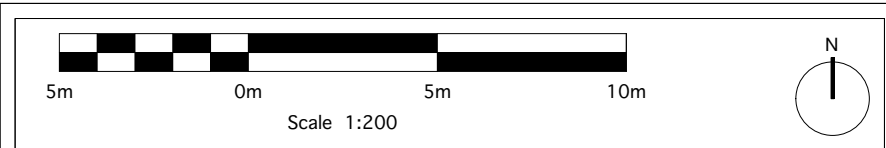
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General Arrangement - Overall Landscape

Status	Drawn by	Checked by	
Planning	LT	PSS	
Drawing Number	Revision	Scale	Date
SY743-275-0002	P02	1:200@A1	20.06.2025



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KEY	
	Planning application site boundary
	Existing Levels
	Proposed Levels
	Updated Proposed Levels

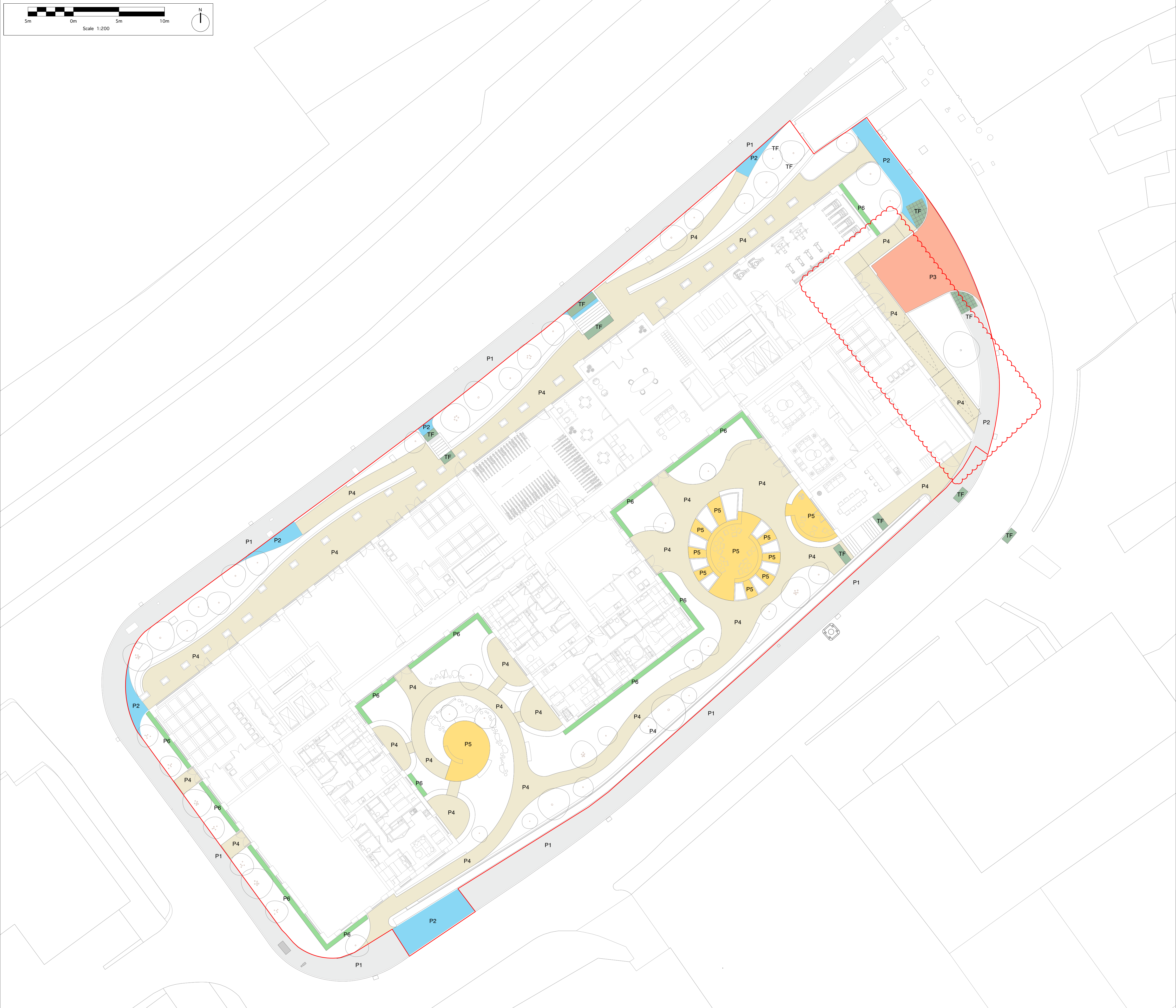
P03	2025-09-04	- Ground floor plan updated, levels modified to accommodate.	KS	JS
P02	2025-08-13	- Updates to north east turning head area	LT	PSS
P01	2025-06-20	- P01 Issue	LT	PSS
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General Arrangement - Landscape Levels			
Status	Drawn by	Checked by	
Planning	LT	PSS	
Drawing Number	Revision	Scale	Date
SY743-275-0011	P03	1:200@A1	20.06.2025



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KEY	
	Planning application site boundary
	Bitmac footway as existing (Total Area = 588.967 sqm) Make good or replace existing using existing buildups.
	Bitmac footway to adoptable standard.(Total Area = 116.37 sqm) To new buildups.
	Vehicle block paving to Highway Authority standard (Total Area = 57.483 sqm) To new buildups.
	Permeable resin bound gravel (Total Area = 572.985 sqm)
	Permeable unit sett decorative surface (Total Area = 84.279 sqm)
	Concrete flag maintenance margin (Total Area = 32.915 sqm)
	Tactile Flag Paving (Total Area = 17.189 sqm)

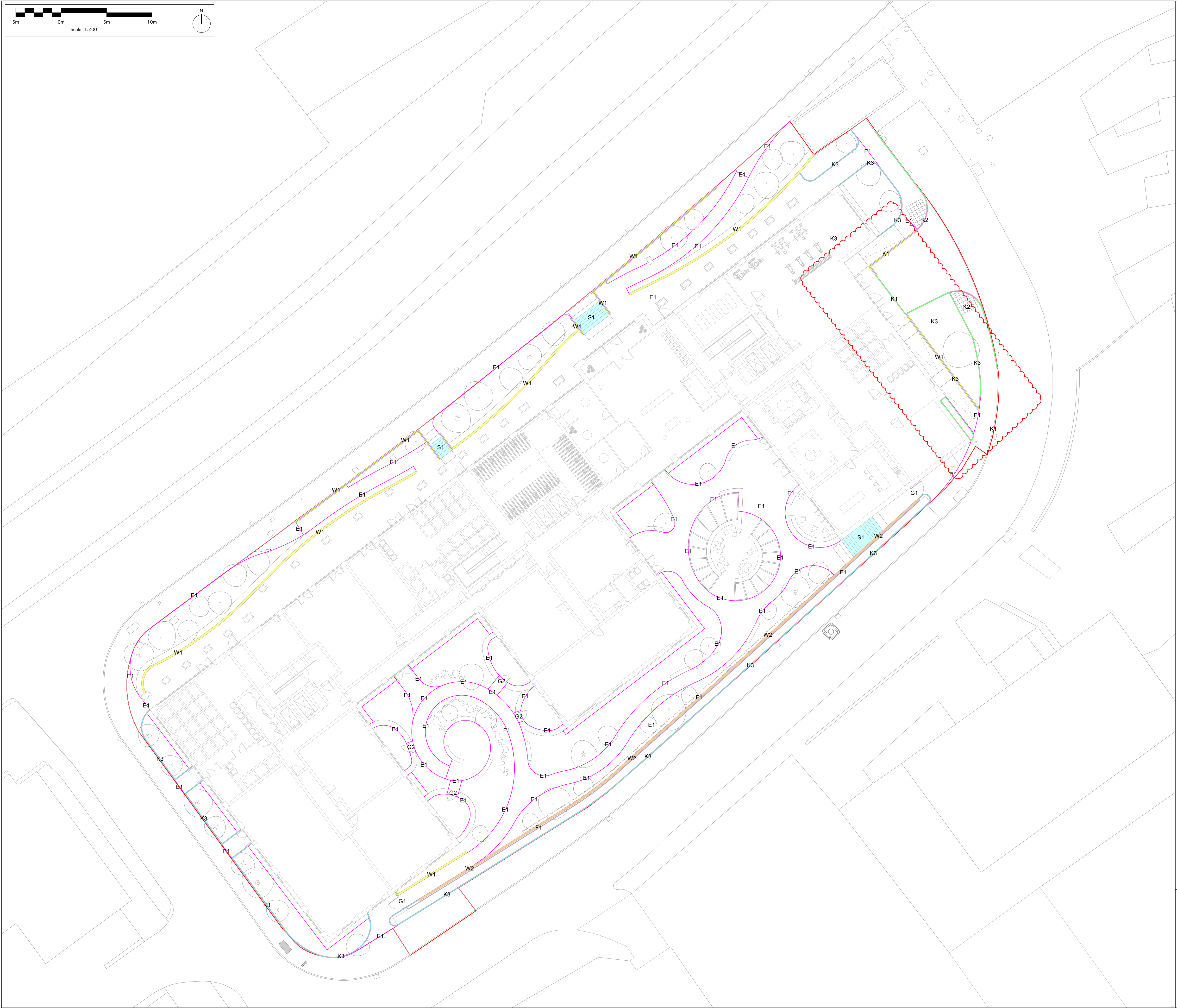
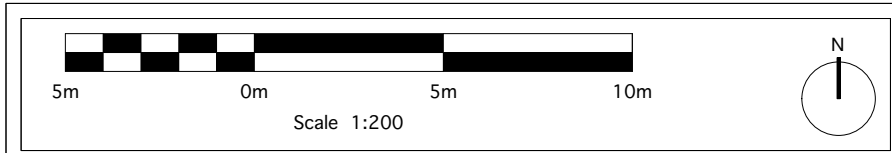
P02	2025-09-10	Ground floor plan updated - steps replaced by ramped route	KS	MSS
P01	2025-06-13	- P01 Issue	LT	PSS
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General Arrangement - Areas of Hard Surfaces

Status	Drawn by	Checked by	
Planning	LT	PSS	
Drawing Number	Revision	Scale	Date
SY743-275-0021	P02	1:200@A1	13.06.2025



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KEY	
	Planning application site boundary
	Aluminium edge to resin bound gravel
	Upstand kerb to highways specification (subject to section 278)
	Flush kerb to highways specification (subject to section 278)
	Hit and miss kerb to highways specification (subject to section 278)
	1400mm wide x 1100mm high swing gate, with FOB access
	900mm wide x 1100mm high swing gate
	1100mm high steel fence
	Precast concrete flag steps with handrail
	Brick retaining wall
	Brick retaining wall with guardrail

P02	2025-06-19	Steps omitted with ground floor plan update	KS	MSS
P01	2025-06-19	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by Checked by	

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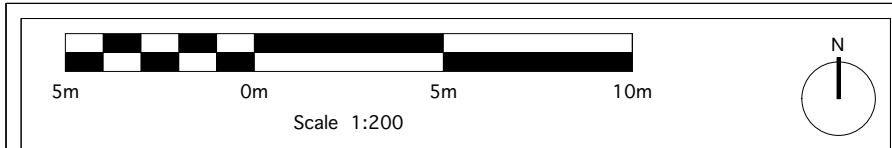
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General Arrangement - Boundary Treatments, Edges, Steps and Walls

Status	Drawn by	Checked by
Planning	LT	PSS

Drawing Number	Revision	Scale	Date
SY743-250-0031	P02	1:200@A1	19.06.2025



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KEY

- Planning application site boundary
- Extent of attenuation tank under growing medium, see SY743-000-0102 Section - B SY743-000-0103 Section - C and SY743-000-0104 - Section D
- Proposed Growing Medium for Biodiverse Brown Roof**
80-150mm substrate depth with typical average depth being 115mm. Pebbles, boulders, gravels, sands, dew ponds, bare substrate, branches and logs.
(Total Area = 2150.423 sq m)
- Proposed Growing Medium for Plant Beds**
600mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on uncontaminated and uncompacted natural ground.
(Total Area = 302.031 sq m)
- Proposed Growing Medium for Tree Planting**
1200mm minimum overall depth, comprising of 300mm topsoil, laid over subsoil, to sit on uncontaminated and uncompacted natural ground.
(Total Area = 573.689 sq m)
- Proposed Trees
Refer to Drg. No. SY743-250-0051 for details.
- Minimum 2m x 2m x 1m deep tree pit within areas of soft landscape.
- Approximate Extent Of Root Ball

P03	2025-09-10	- Stepped route replaced by ramp	KS	MSS
P02	2025-08-13	- Updates to north east turning head area	LT	PSS
P01	2025-06-19	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by	Checked by

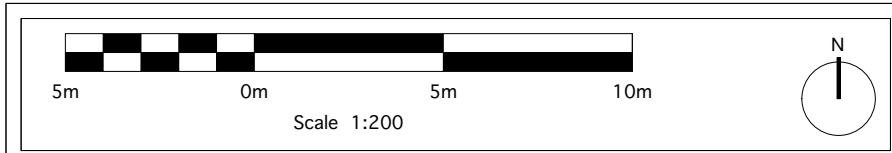
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General Arrangement - Growing Medium Formation

Status Planning	Drawn by LT	Checked by PSS
Drawing Number SY743-275-0041	Revision P03	Scale 1:200@A1
		Date 19.06.2024



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KEY

- Planning application site boundary
- Proposed Trees

TREE PLANTING SCHEDULE				
ID	Latin Name	Girth	Height at Planting	Quantity
Ac	Acer campestre	20-25cm	500cm	5
Ag	Alnus glutinosa	25-30cm	330-390cm	5
AxL	Amerlanchier x lamarkii	Multi-stem	270-330cm	5
Bp-1	Betula pendula	Multi-stem	330-390cm	5
Bu'J'	Betula utilis Jacquemontii	Multi-stem	500cm	2
Ca	Corylus avellana	Multi-stem	150-200cm	5
Ccv	Cornus Controversa 'Variegata'	8-10cm	200-250cm	2
Iaq	Ilex aquifolium	20-25cm	400cm	4
Md-L	Malus domestica 'Lord Derby'	MM106 Rootstock	150-200cm	4
Md-Q	Malus domestica 'Queen of the Realm'	MM106 Rootstock	200-250cm	3
Pa'S	Prunus avium 'Stella'	St. Julien A Rootstock	150-200cm	2
Ps	Pinus sylvestris	25-30cm	450-500cm	2
Qile	Quercus ilex	30-35cm	450-500cm	1
Sa	Sorbus aucuparia	20-25cm	450-510cm	5

*Tree species selected in consideration of the 30:20:10 rule.

Native Species

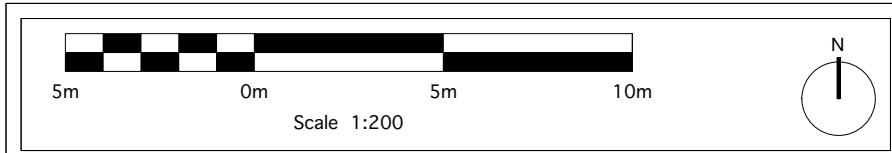
P02 2025-09-10 - Background updated - ramp replacing steps KS MSS
P01 2025-06-13 - P01 Issue LT MSS
Rev. Date Description Revised by Checked by
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General Arrangement - Tree Planting Plan

Status Planning	Drawn by LT	Checked by MSS
Drawing Number SY743-250-0051	Revision P02	Scale 1:200@A1
		Date 13.06.2025



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- KEY**
- Planning application site boundary
 - Mill Lane Planting Mix - North Facing**
50% native, mixed herbaceous and shrub border. North facing and shade tolerant plant mix.
 - Courtyard Garden Mix - South Facing**
50% native, mixed herbaceous and shrub plant mix, including shade tolerant and evergreen species.
 - Crossland Road Public Realm Mix - East Facing**
50% native, mixed herbaceous and shrub plant mix, including shade tolerant and evergreen species.
 - Raised Planting Beds**
To be cultivated by residents and local community group.
 - Letcombe Street Perimeter Plant Mix - West Facing**
50% native, predominantly shrub planting mix, high evergreen content.
 - Evergreen Hedge**
Taxus baccata (Yew) hedge. Maintained at 700mm high.
 - Deciduous Hedge**
Carpinus betulus (Hornbeam) hedge. Maintained at nom. 1200mm to match railing height.
 - Green Wall**
Mixture of evergreen/fruiting climbing plants planted in ground.

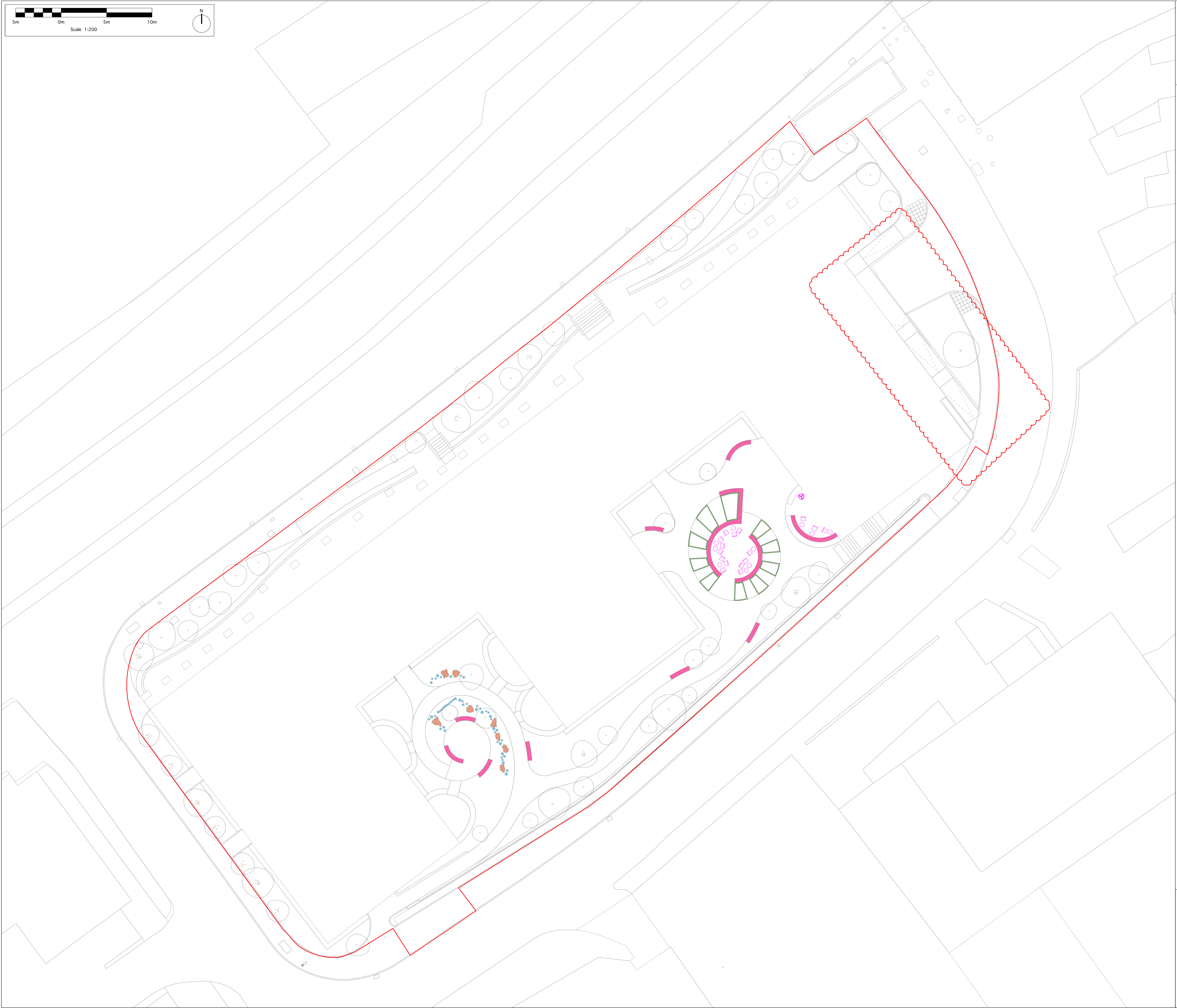
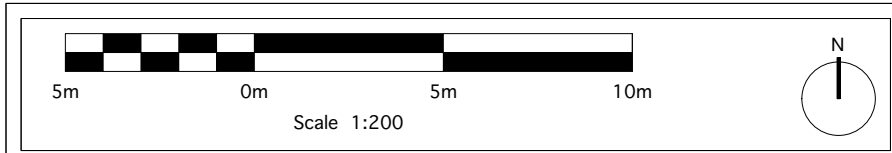
P02	2025-06-10	- Background updated, GF plan, steps replaced by ramp	KS	MSS
P01	2025-06-20	- P01 Issue	LT	MSS
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General Arrangement - Planting Strategy

Status	Drawn by	Checked by	
Planning	LT	MSS	
Drawing Number	Revision	Scale	Date
SY743-250-0061	P02	1:200@A1	20.06.2025



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KEY	
	Planning application site boundary
	Timber Benches
	Raised Planting Beds
	Playable landscape features - boulders
	Playable landscape features - timber
	Moveable outdoor furniture

P02	2025-06-10	- Background update, steps replaced by ramp	KS	MSS
P01	2025-06-19	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by	Checked by

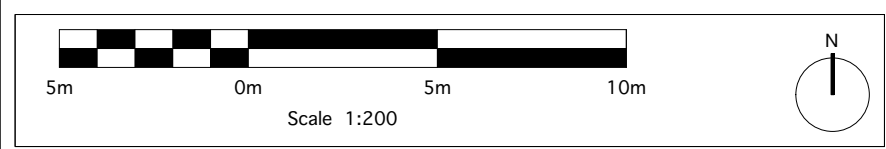
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General Arrangement - Furniture And Fixtures

Status	Drawn by	Checked by
Planning	LT	PSS

Drawing Number	Revision	Scale	Date
SY743-250-0071	P02	1:200@A1	19.06.2025



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KEY

- Planning application site boundary
- Indicative location of bee brick or post
- Indicative location of log pile
- Extent of brown roof

P02	2025-06-10	- Extent of brown roofs added	KS	MSS
P01	2025-06-13	- P01 Issue	LT	PSS
Rev.	Date	Description	Revised by	Checked by

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General Arrangement - Ecological Enhancements

Status Planning	Drawn by LT	Checked by PSS
Drawing Number SY743-275-0091	Revision P02	Scale 1:200@A1
		Date 13.06.2025

