

Introduction

Design process

Design response

4.0 Landscape

Conclusion

4.1 Existing trees - Survey summary

An arboricultural tree survey was undertaken by Cheshire Woodlands in December 2023 to inform the proposed development at Norman Place, Reading.

A total of 23 individual trees (T1–T23) and 4 tree groups (G1–G4) were recorded within or adjacent to the site boundary.

This summary should be read in conjunction with the detailed tree survey report that accompanies this application.

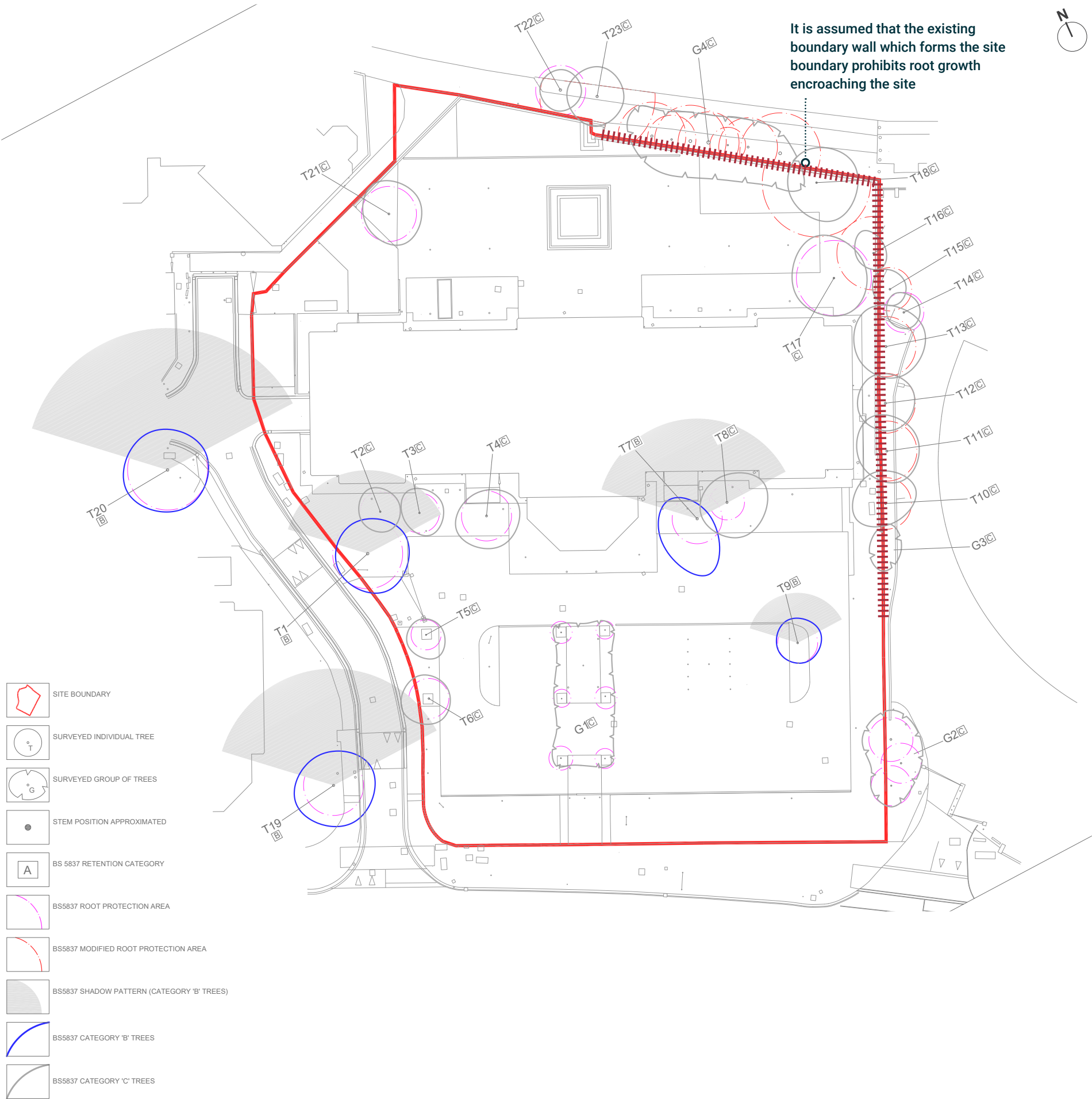
Category	Description	Retention Guidance
A	High quality and value	None recorded
B	Moderate quality and value	Retention desirable
C	Low quality and value	Limited retention value
U	Unsuitable for retention	None recorded

Summary of survey

- Of the trees surveyed, the majority are Category C, reflecting low-quality specimens or those with limited life expectancy.
- Three trees (Category B) within the site boundary are of moderate quality; their retention or integration into the design should be prioritised where feasible.
- No Category A trees of high quality or long-term value were identified.
- Category C trees and groups are generally of low quality and should not constrain development, although their short-term retention could offer limited amenity or screening benefits.
- Root Protection Areas (RPAs) are shown on the accompanying plan; along the northern and eastern boundaries, RPAs have been adjusted to reflect the presence of boundary walls that are likely to restrict root growth onto the site.

Design considerations

- Retain and protect Category B trees wherever possible through sensitive site design. Where the loss of Category B trees is unavoidable, provide like-for-like or enhanced replacement planting that delivers comparable or greater canopy cover at maturity. Replacement should favour native or climate-resilient species suited to the Thames Valley character (e.g. oak, lime, hornbeam, field maple).
- Category C trees may be removed or replaced with new, higher-quality planting as part of the overall landscape strategy. A tree replacement strategy should also be implemented along the site boundaries, particularly to replace the Category C Ash trees on the northern boundary, to ensure new trees are planted when existing specimens die or become significantly weakened. This approach will maintain the boundary's screening function and preserve the long-term continuity of the Thames tree corridor.
- Use semi-mature or heavy-standard specimens (12–16 cm girth minimum) to provide immediate visual and ecological benefit, and aim to achieve no net loss of canopy cover across the site in line with Reading's biodiversity objectives.
- Protective fencing and Root Protection Areas (RPAs) should be established prior to any construction activity for all trees identified for retention.
- A five-year establishment and maintenance plan should be implemented to ensure successful establishment and long-term canopy continuity, in accordance with Reading Borough Council's Tree Strategy and Policy EN14.



4.2 Tree removal, retention & proposed tree planting

This submission is supported by an Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by Cheshire Woodlands. The adjacent diagram and summary below provide an overview of the key findings and recommendations from this assessment.

To facilitate the proposed development, the removal of 18 trees and low-quality shrub vegetation along Vastern Road is required. Of these, 15 are Category C trees and 3 are Category B trees, as defined under BS 5837:2012.

To mitigate these losses and comply with biodiversity trading rules for habitat value, the proposed landscape scheme delivers a significant net gain in tree cover, canopy area, and species diversity across the site. The new planting palette introduces a wide range of native and climate-resilient species, substantially enhancing the ecological connectivity and visual quality of the Thames tree corridor.

All works to existing trees will be carried out in accordance with BS 5837:2012 – Trees in Relation to Design, Demolition and Construction.

New tree planting will follow the recommendations of BS 8545:2014 – Trees: From Nursery to Independence in the Landscape, and Trees in Hard Landscapes: A Guide for Delivery.

Species selection will be subject to availability and Defra guidance and regulations relating to pests and diseases to ensure the long-term health and resilience of the planting scheme.

4.2.1 Bio-security & climate resilience

Biosecurity and climate change are increasingly recognised as key factors influencing long-term ecosystem health and resilience. New regulations and guidance continue to evolve in response to emerging threats from pests, pathogens, and changing climatic conditions.

While native species remain a fundamental component of landscape and biodiversity policy, many are now exposed to hotter, drier summers and more prolonged periods of rainfall, creating additional stress and increasing vulnerability to decline.

In response, the proposed landscape strategy adopts a climate-adaptive approach to species selection. The planting palette broadens to include resilient native trees complemented by carefully selected non-invasive species from continental Europe or similar climatic regions. This balanced approach will strengthen canopy resilience, enhance biodiversity, and ensure the landscape remains robust and adaptable in line with Reading Borough Council’s sustainability objectives and national climate adaptation guidance.



Diagram illustrating the tree retention and removal strategy

- Key
- Trees retained
 - Trees removed
 - RPA
 - Category C Trees (x 15 no.)
 - Category B Trees (x 3 no.)

4.3 Proposed tree strategy

A total of 20 new trees are proposed within the public realm, the majority of which will be located in soft landscape areas.

The proposed tree palette includes a diverse mix of native and non-native species, carefully selected to enhance character, seasonal interest, and ecological value. The following criteria have informed species selection for both the public realm and podium gardens:

- Aspect and microclimate
- Suitability of scale and location
- Character and aesthetic quality
- Seasonal variation and visual interest
- Biodiversity and habitat contribution
- Climate resilience and adaptability
- Plant biosecurity
- Scent, flower, form, structure, colour, and edibility
- Size, weight, and structural loading considerations

Section 278 tree proposal

Two trees are proposed within hardstanding areas, both located along Vastern Road outside the main application boundary. These will be delivered as part of the Section 278 highway works and secured through a legal agreement with the highway authority. All trees will be planted within engineered tree pits, incorporating appropriate soil volumes, aeration, irrigation, and root management systems to promote healthy establishment and long-term growth.

Ground floor tree species							
	Botanical	Common	Native	Aspect	Specification	Soil volumes m3	Soil volumes in connected pits m3 (20% reduction)
●	Acer rubrum	Red Maple (Multi-stem)	N	☀️ 🌿	Multi stem 200-250 cm (Height)	30	24
●	Acer campestre	Field Maple	Y	☀️ 🌿 🌿	16-18 cm (Girth) 400-45 cm (Height)	47	37.6
●	Alnus x spaethii	Field Maple Elegant	N	☀️	16-18 cm (Girth) 400-450 cm (Height)	47	36.76
●	Alnus glutinosa 'Imperialis'	Alder 'imperialis'	N	☀️	16-18 cm (Girth) 425-600 cm (Height)	71	56.8
●	Betula pendula	Common Silver Birch	Y	☀️ 🌿	16-18 cm (Girth) 425-600 cm (Height)	47	37.6
●	Carpinus betulus 'Frans Fontaine'	Hornbeam 'Frans Fontaine'	N	☀️ 🌿	16-18 cm (Girth) 400 - 450 cm (Height)	7.5	6.0
●	Platanus x hispanica	London Plane		☀️	40-45 cm (Girth) 700-900 cm (Height)	21.5	17.2
●	Pinus sylvestris	Scots Pine	Y	☀️	45 - 50 cm (Girth) 600 - 700 cm (Height)	47	37.6
●	Populus alba	White Poplar	Y	☀️	8-10 cm (Girth) 250-300 cm (Height)	80	64
●	Sorbus aucuparia	Mountain Ash	Y	☀️ 🌿	14-16 cm (Girth) 400-450 cm (Height)	23	18.4
●	Sorbus torminalis	Wild Service Tree	Y	☀️ 🌿 🌿	14-16 cm (Girth) 400-450 cm (Height)	68	54.4



Key plan illustrating the location of proposed trees by species

4.3.1 Tree schedule - proposed species



Acer rubrum / Red Maple (Multi-stem)



Acer campestre 'Elegant' / Field Maple 'Elegant'



Alnus x spaethii / Alder



Alnus glutinosa 'Imperialis' / Alder 'imperialis'



Betula pendula / Silver birch



Carpinus betulus 'Frans Fontaine'



Platanus x hispanica - London Plane



Pinus sylvestris / Scotts Pine



Populus alba / White poplar



Sorbus aucuparia / Mountain Ash

Tree specimens are subject to availability at time of order and subject to current legislation regarding plant bio-security.

4.4 Connected tree pits

To support healthy tree growth in constrained urban areas, trees along streets and public spaces will be planted within connected tree pits using cell-void (structural soil cell) systems beneath hard surfaces. These systems provide uncompacted soil for root development while maintaining the structural integrity of the paving above.

By linking adjacent pits to create a continuous shared rooting zone, soil can be used more efficiently and the required volume per tree reduced by up to approximately 20%. The design maintains aeration, drainage and root connectivity, while avoiding conflict with below-ground services.

This approach enhances canopy development, tree longevity and sustainable drainage performance within hard landscape areas. It follows best practice set out in TDAG's Trees in Hard Landscapes: A Guide for Delivery (2014) and accords with Reading Local Plan Policy EN14 (Trees, Hedges and Woodland) and the Sustainable Design and Construction SPD (2019), ensuring adequate soil provision and climate-resilient urban greening.

A typical tree pit detail incorporating the cell system is illustrated on the following page, with a scaled technical drawing provided to support this addendum submission. Please refer to drawing A4012E-ASA-XX-00-DR-L-0202-P3. The tree cell voids have been fully coordinated with the SuDS and drainage design to ensure there are no conflicts with existing or proposed underground services, including attenuation tanks.

KEY

SITE

Application boundary

+00.00

Existing levels

+00.00

Proposed levels

HARDSCAPE

Tree pits in soft planting
(Assume soil depth of 1m)

Engineered tree pits with cell voids in
hard landscaping
(Assume soil depth of 1m)

Proposed tree

Mature canopy spread

Canopy (At planting)

Root protection area (existing trees)

Existing trees retained

Existing boundary wall

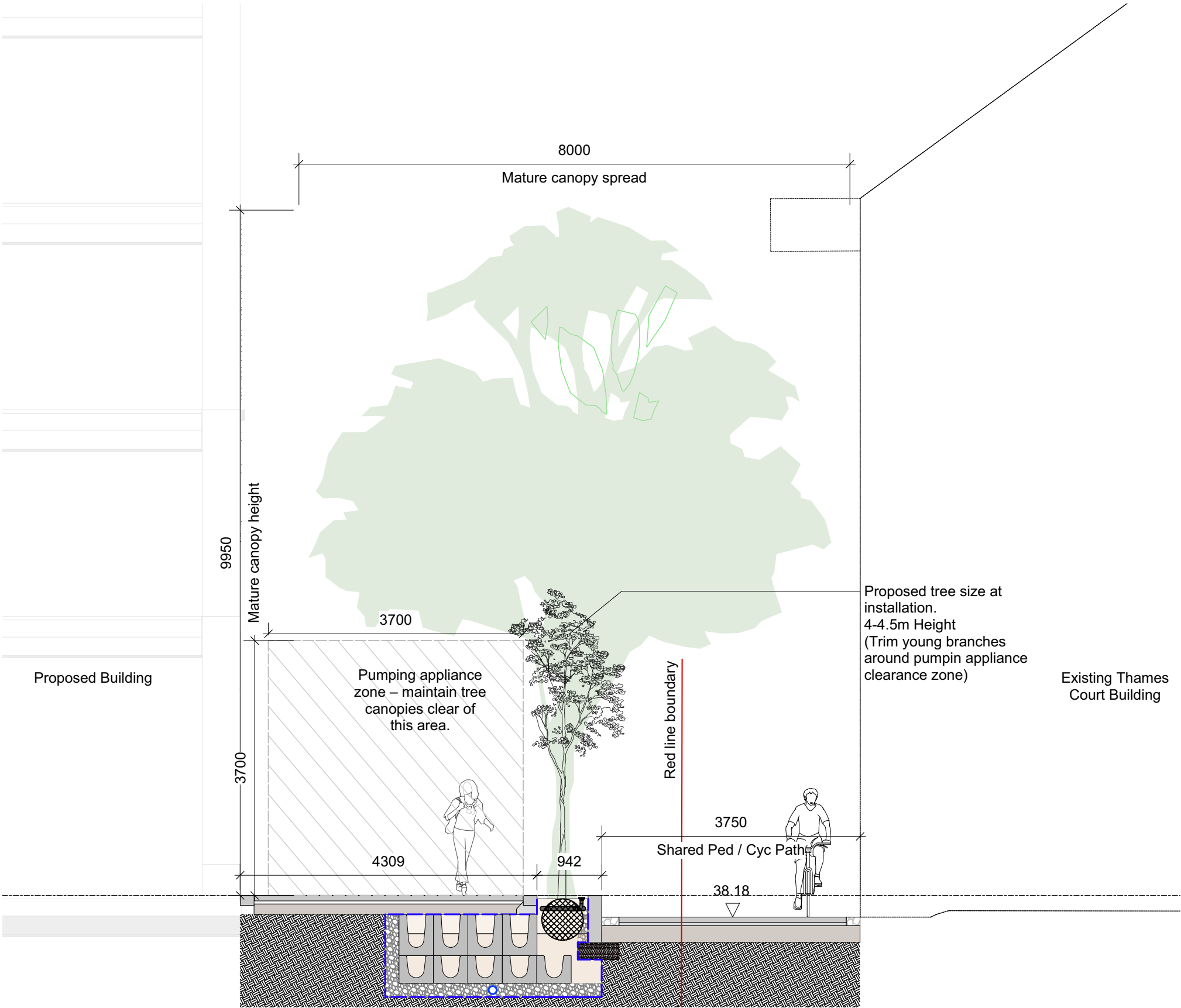


4.5 Proposed trees and pumping appliance access

To maintain clear access for the pumping appliance vehicle along the northern elevation of the building, selected trees will require periodic crown lifting to provide a minimum canopy clearance of 3.7 metres above ground level. This clearance should be maintained through annual inspections and pruning as required.

Tree maintenance should be undertaken by a qualified arboriculturalist in accordance with BS 3998:2010 – Tree Work: Recommendations and the establishment and aftercare guidance set out in BS 8545:2014 – Trees: From Nursery to Independence in the Landscape.

An annual inspection is recommended until the trees reach maturity, with targeted pruning visits scheduled as needed to sustain the required clearance and ensure healthy crown development.



Typical section indicating pumping appliance clearance zone, and crown lifting of proposed trees

4.6 Proposed trees (River edge) - Successional strategy

The Arboricultural Statement identifies that the existing Ash trees along the river edge (T22, T23 and Group G4) have a low likelihood of long-term survival due to their age and susceptibility to Ash dieback (*Hymenoscyphus fraxineus*). Their declining condition means they cannot be relied upon to provide sustained canopy cover, structural value, or long-term landscape character within the site. A successional planting strategy will therefore ensure continuity of canopy cover as these Ash trees decline.

The adjacent plan illustrates the location of these trees. Although categorised as Category C under BS 5837:2012, they play an important role within the Thames Tree Corridor, contributing to visual amenity, screening of existing buildings, and the ecological connectivity of the wider river-edge habitat.

The replacement of the declining Ash trees (T22, T23 and G4) is proposed to maintain canopy cover and ensure long-term landscape continuity along the Thames corridor. This approach accords with Reading Borough Local Plan Policy EN14 (Trees, Hedges and Woodland) and the Reading Tree Strategy (2018–2030), which seek to protect and enhance the Borough's tree cover. Replacing these trees with suitable native species will sustain their visual and ecological functions, support biodiversity net gain in line with Policy EN12, and contribute to a resilient, climate-adaptive tree structure consistent with the Council's green infrastructure objectives.

The trees are situated beyond the site boundary, and replacement planting will be delivered through a Section 106 contribution, managed under a Legal Agreement since the land falls outside the applicant's ownership.

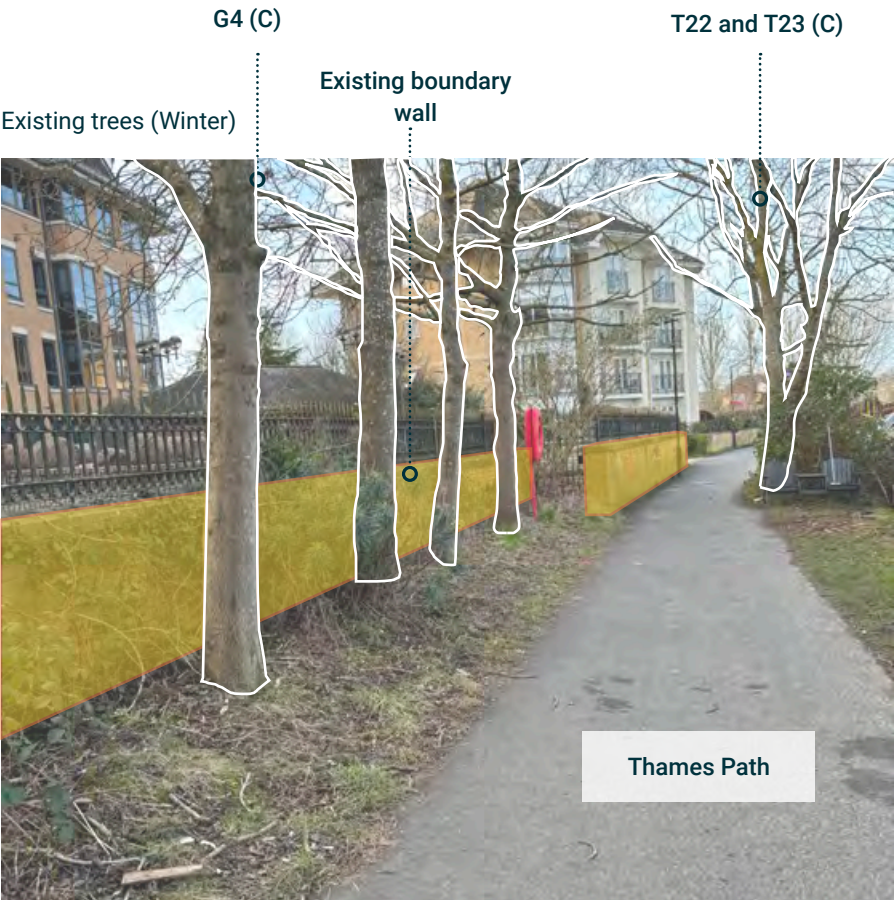


Image: Existing Ash trees along the Thames Path, with the boundary wall to the left of photo

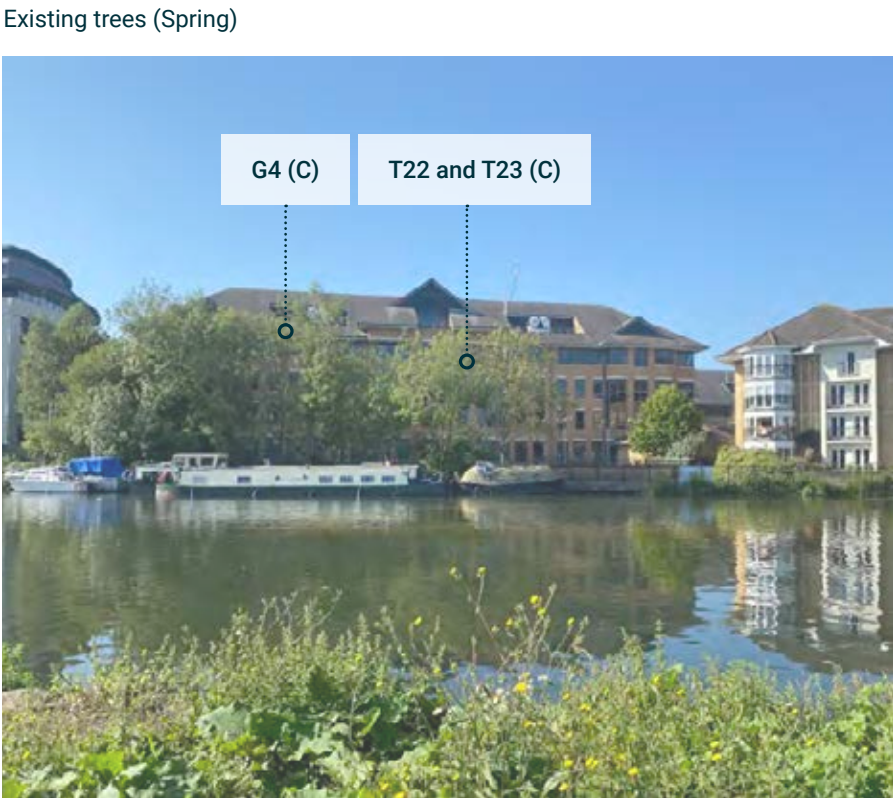
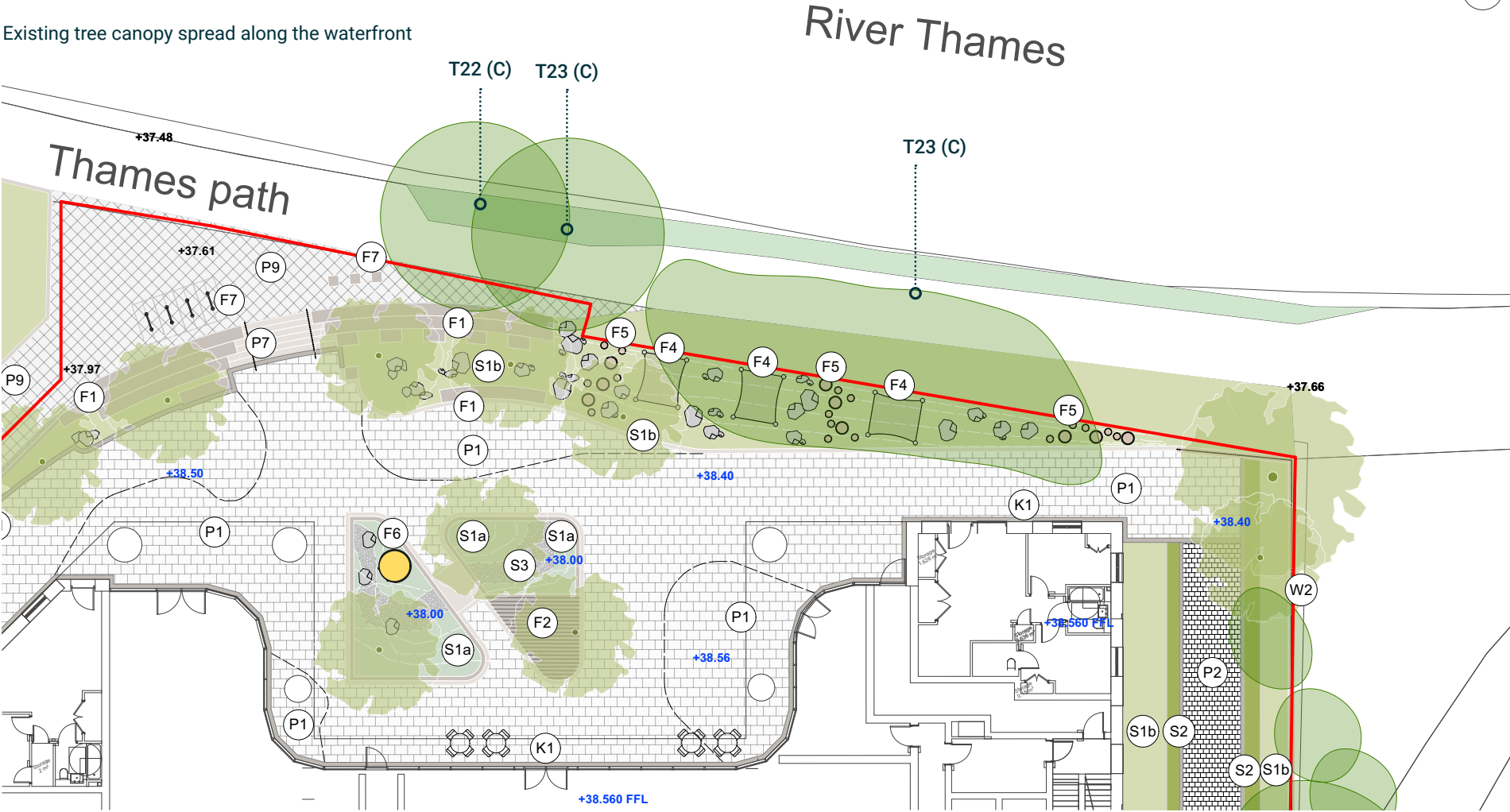


Image: View looking south towards the stie from Chrstchurch Meadows

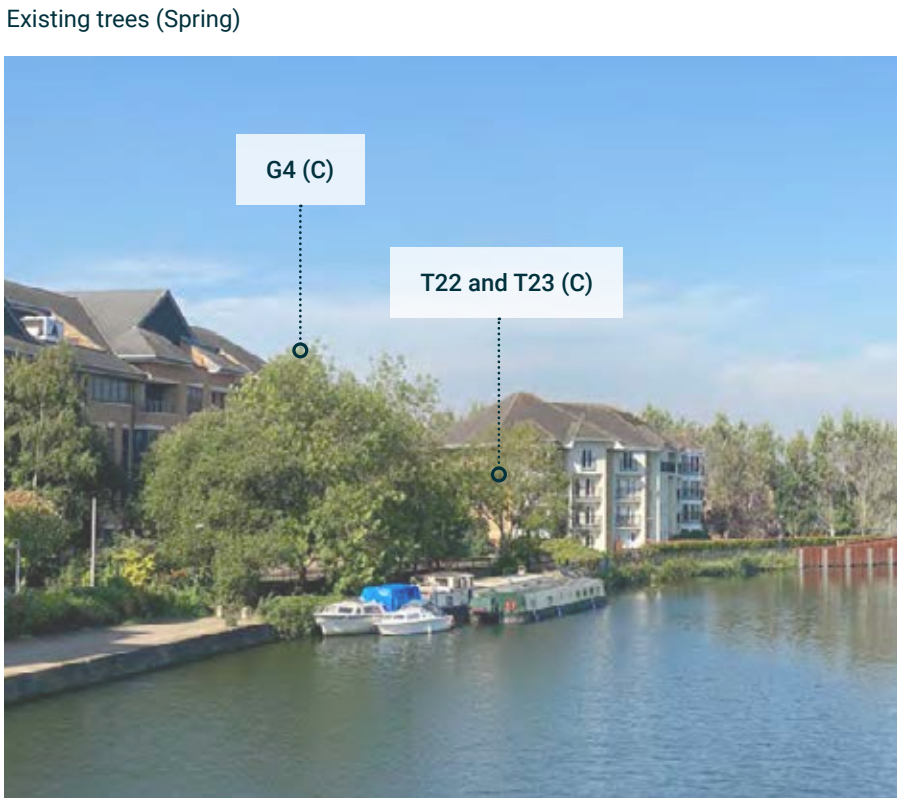


Image: View looking east towards the site from Reading Bridge

4.7 Proposed trees (River edge) - Successional strategy

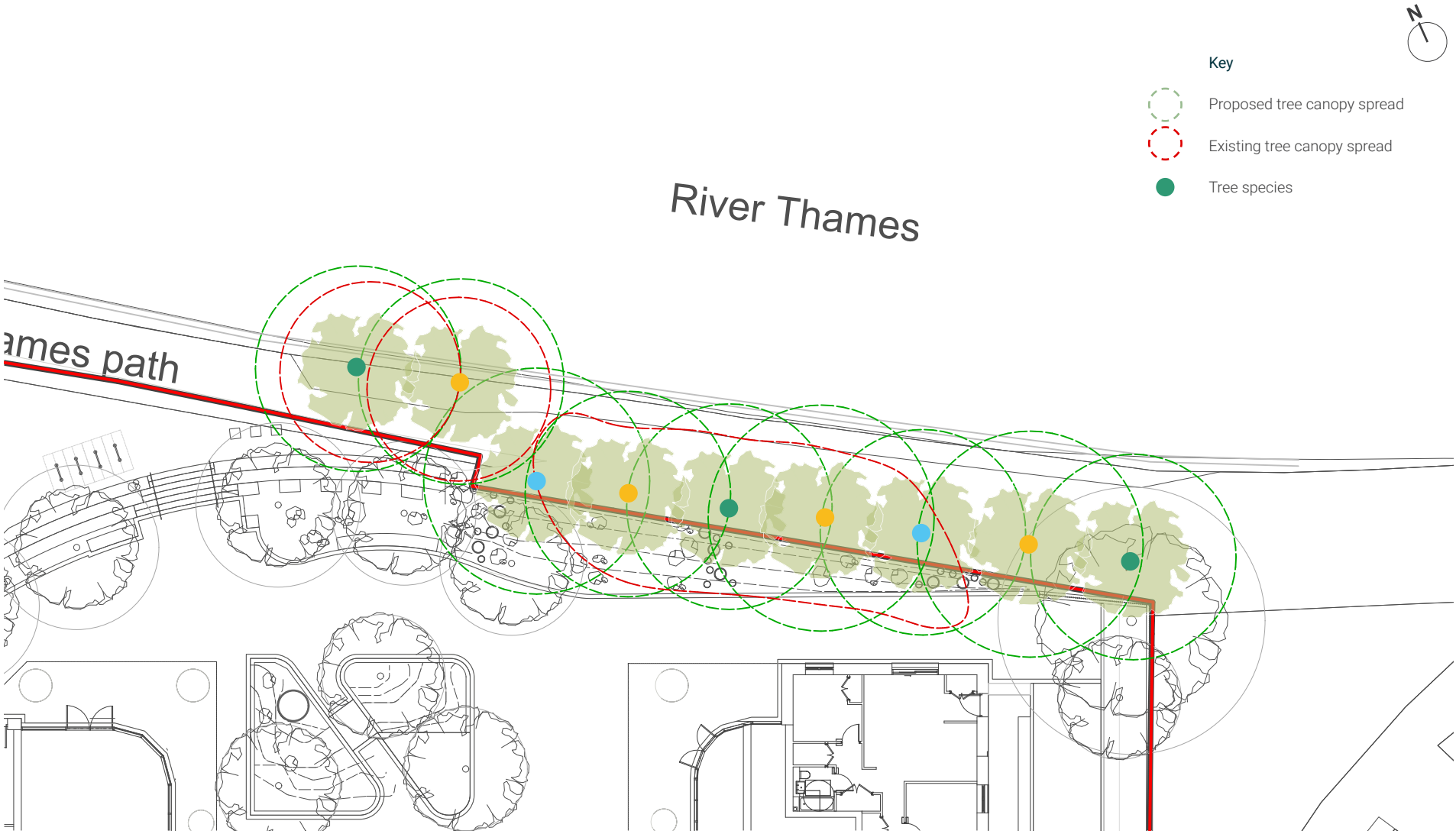
The Arboricultural Statement identifies that the existing Ash trees along the river edge (T22, T23 and Group G4) have a low likelihood of long-term survival due to their age and susceptibility to Ash dieback (*Hymenoscyphus fraxineus*). Their declining condition means they cannot be relied upon to provide sustained canopy cover, structural value, or long-term landscape character within the site. continuity of canopy cover as the Ash trees decline.

To address this, a successional planting strategy is proposed. This will ensure that suitable native species are introduced to replace these Ash trees as they reach the end of their natural life or become structurally unsound, maintaining continuous canopy cover and boundary screening in line with the wider landscape strategy.

The replacement planting will include a diverse mix of native trees, such as Field Maple (*Acer campestre*), Alder (*Alnus glutinosa*), and Birch (*Betula pendula*). These species are well-suited to the river-edge environment, being tolerant of periodic flooding and variable soil moisture conditions, and will establish a resilient, ecologically rich framework that complements the character and continuity of the Thames corridor.

As the existing Ash trees are located outside of the applicant’s site ownership, it is considered appropriate to secure a financial contribution via Legal Agreement to enable the Council to undertake replanting works at the appropriate time.

It is proposed that the protection of these trees is controlled via planning condition, with details submitted as part of a Construction and Environmental Management Plan for the site.



Replacement trees (Riverfront)				
Botanical	Common name	Native	Specification	
 <i>Acer campestre</i>	Field Maple	Y	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	
 <i>Alnus glutinosa</i>	Alder	Y	3x; Extra Heavy Standard; clear stem minimum 200cm	
 <i>Betula pendula</i>	Birch	Y	3x; Extra Heavy Standard; clear stem minimum 200cm	

Proposed trees



Acer cempestre (Field Maple)



Alnus glutinosa (Alder)



Betula pendula (Silver birch)

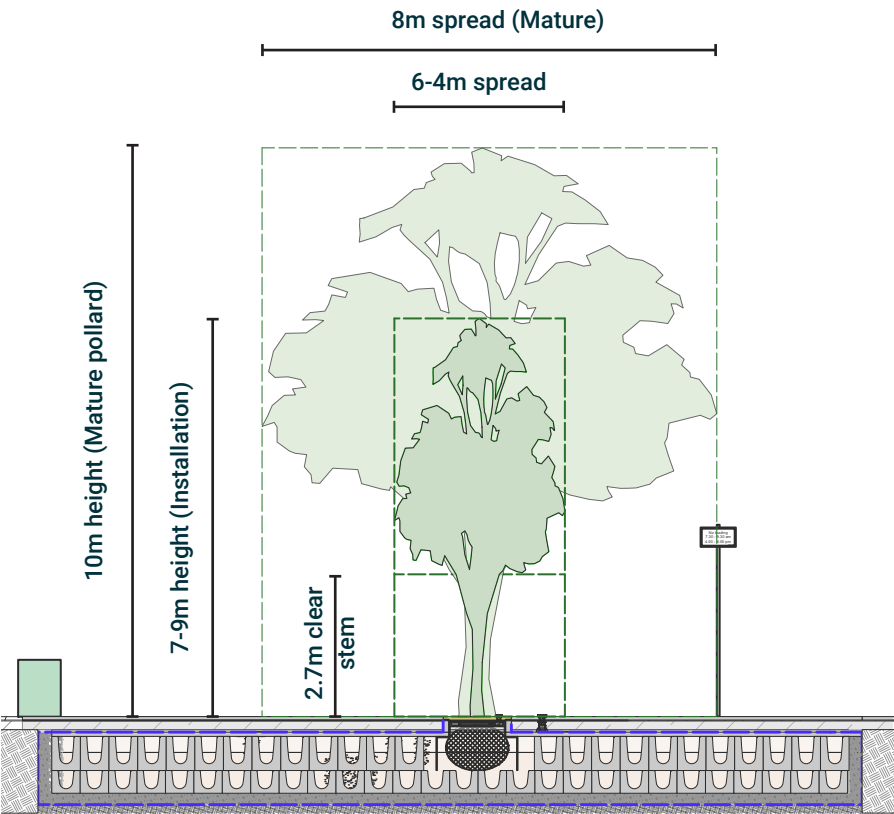
4.8 Proposed trees (Vastern Road)

Two new trees are proposed along Vastern Road to continue the existing line of pollarded London Plane trees and reinforce the established streetscape character. The existing trees are spaced at approximately 10 metre intervals, reaching an average height of around 10 metres, with a maintained crown spread of approximately 8 metres.

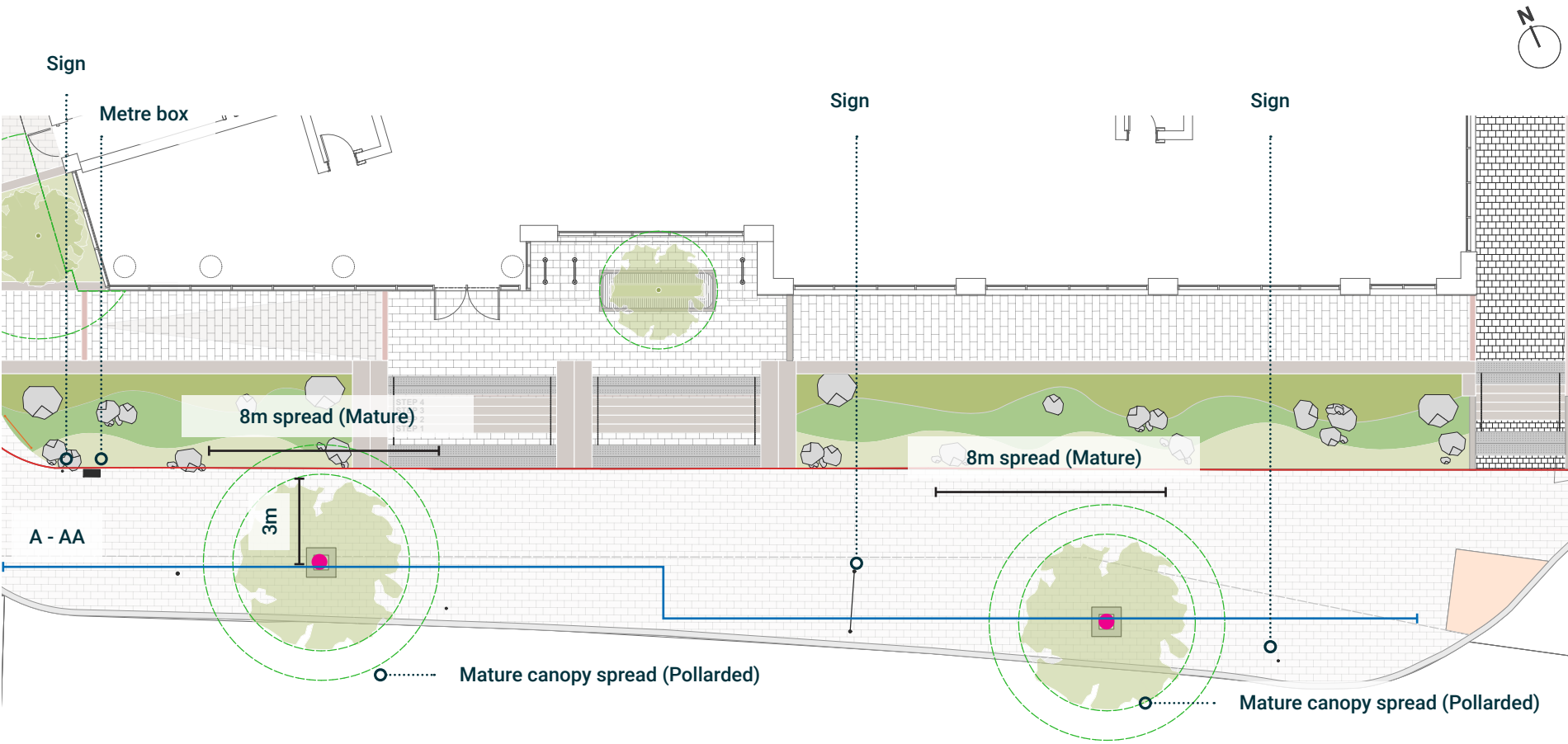
The proposed trees are proposed to be delivered as part of a Section 278 (S278) highway agreement in coordination with the Highways Authority, ensuring consistency in planting specification, location, and management with the existing avenue.

At installation, the new specimens will be semi-mature London Plane trees (*Platanus × hispanica*), supplied or installed with a minimum clear stem height of 2.7 metres and a canopy spread of 3 - 4 metres. Each tree will be planted in a structural tree pit designed to provide approximately 21.5 m³ of soil volume, with integrated aeration, irrigation, and root management systems to support long-term establishment and growth. The location and species of the proposed trees has also been coordinated with the transport consultant to ensure visibility splays are maintained. Further detail is provided within the transport consultants addendum.

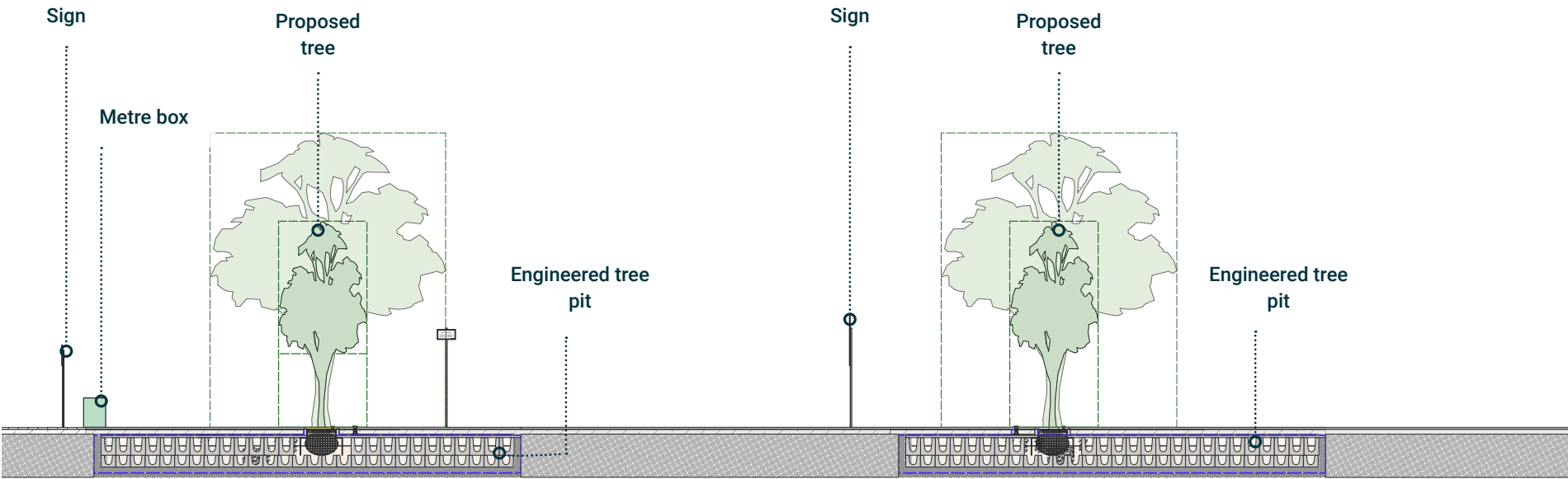
Botanical	Common name	Native	Specification
Replacement trees (Riverfront)			
	<i>Platanus x hispanica</i>	London Plane	N 5x; Semi-mature; 300-400cm spread; clear stem minimum 250cm



Section: Illustrating key dimensions for installation and maintained mature height of proposed trees



Plan: Illustrating location of the two London Plane trees along Vastern Road



Elevation A - AA: Proposed pollord London Plane trees along Vastern Road, indicating both installation and maintained mature height

4.9 Proposed trees (Vastern Road) - Tree pit and utility coordination

The two trees proposed in the public highway will be planted in engineered tree pits designed to maintain access and protect existing underground services. Two known utilities - a traffic signal cable and a Thames Water main - run adjacent to the proposed locations. Based on desktop review, it is considered feasible to accommodate the tree pits while maintaining safe access to these services. Root barriers and deflectors will be incorporated to safeguard utility assets and direct root growth away from service corridors, as illustrated in the diagrams on this page.

At the next design stage, the detailed tree pit design will be developed in collaboration with specialist suppliers (e.g. GreenBlue Urban) and through ongoing coordination with the Highways Authority and Thames Water to confirm clearances and specifications.

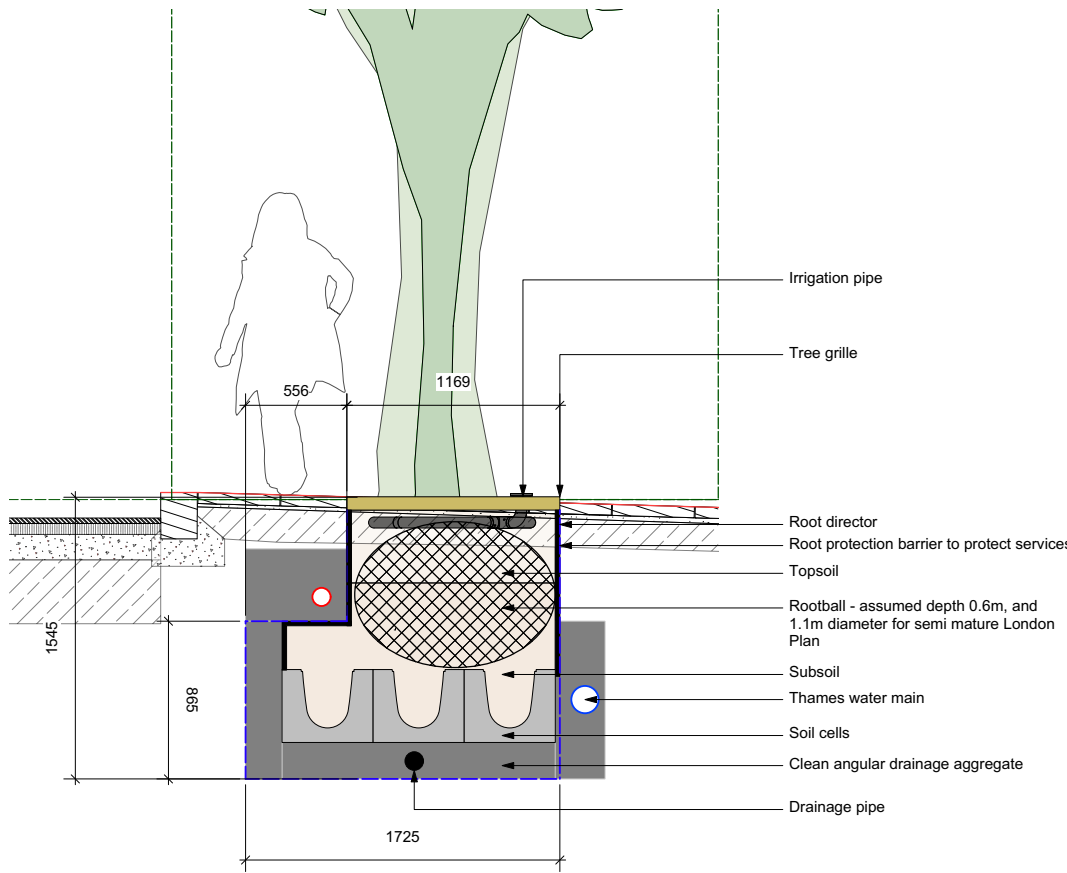
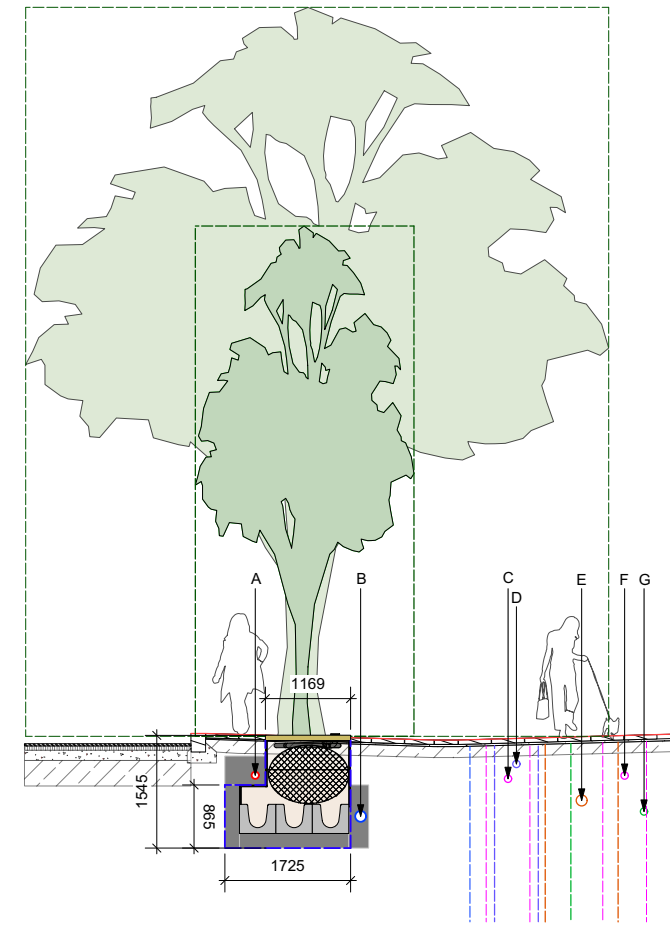
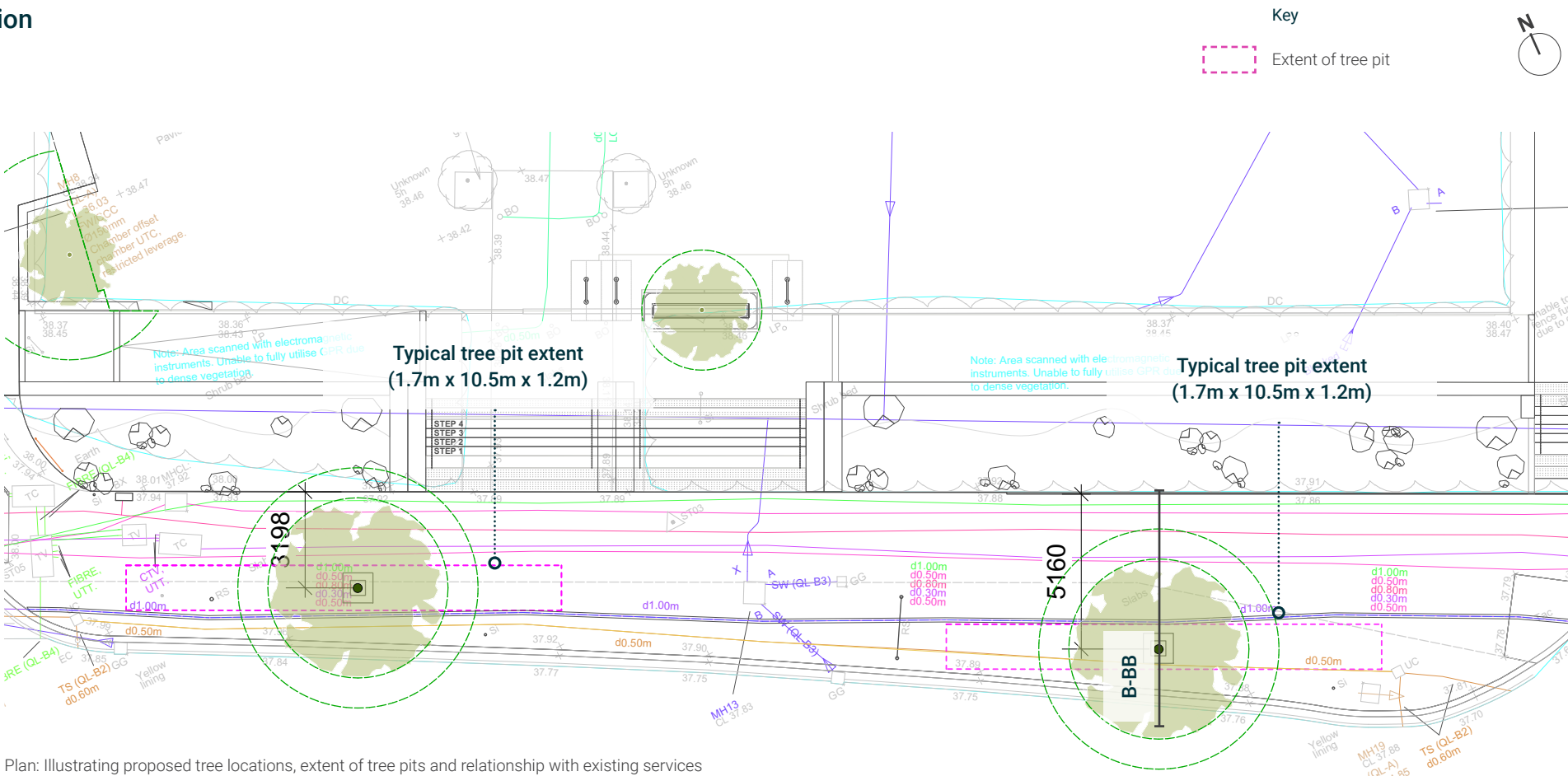
Key principles

- Tree pits proposed adjacent to existing underground utilities will be designed to maintain full access for service providers and ensure the long-term health of both trees and infrastructure.
- Required soil volume per tree: approx. 21 m³ (based on an 8 m maintained crown spread)
- Typical tree pit dimensions: 1.7 m (width) x 10.5 m (length) x 1.2 m (depth), providing an approximate soil volume of 21.5 m³.
- Tree pits should be designed to achieve this target soil volume, with layouts adapted on site as necessary to accommodate existing utilities and underground constraints while maintaining sufficient rooting space and soil continuity.
- Where utilities are present within proximity to the proposed pits, the design will ensure a minimum 300 mm horizontal clearance and 150 mm vertical separation, consistent with NJUG Volume 1 positioning guidelines.
- At the next design stage, the proposals will be coordinated with statutory undertakers (e.g. Thames Water,) through utility surveys and trial pits to confirm exact locations and depths.

Technical references

- NJUG Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees,
- BS 8545:2014 – Trees: From Nursery to Independence in the Landscape,
- Trees in Hard Landscapes (TDAG, 2014), and
- Reading Borough Council’s Highways and Public Realm Design Standards.

Item	Service	Depth (mm)	Recommended easement zones
A	Traffic signal	500	0.3m either side of cable
B	Thames watern main	1000	3.0 m total (1.5 m either side of pipe centreline)
C	BT Cable route	500	0.3 m either side of duct or cable
D	TV Cable route	300	0.3 m either side
E	Electric cable	800	0.5 m either side (total 1.0 m)
F	BT Cable route	500	0.3 m either side of duct or cable
G	Unidentified trace	1000	1.0 m exclusion/ investigation

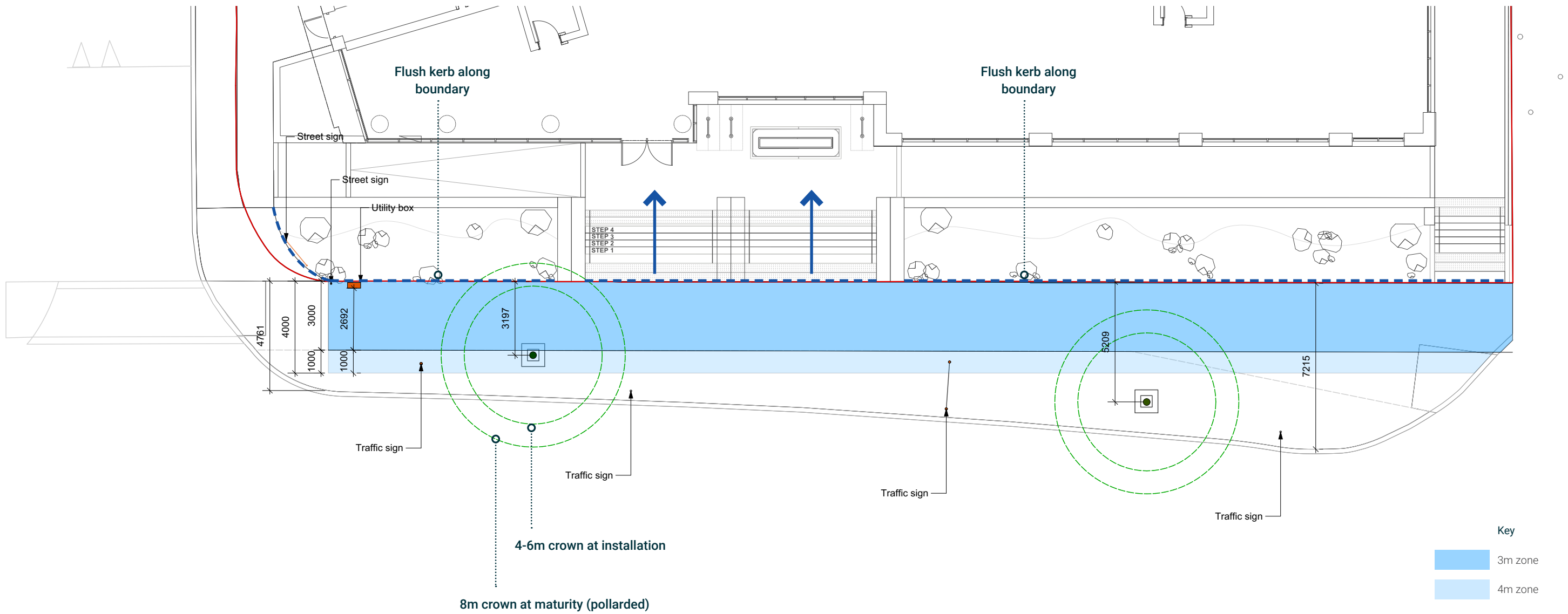


4.10 Proposed trees (Vastern Road) - Footpath and clearance zones

The shared pedestrian and cycle path along Vastern Road varies in width from approximately 4.76 metres at its narrowest point to 7.21 metres at its widest. In its existing condition, a 3-metre-wide clear zone is generally maintained, with minor encroachments from existing street signage and a utility box over a short distance.

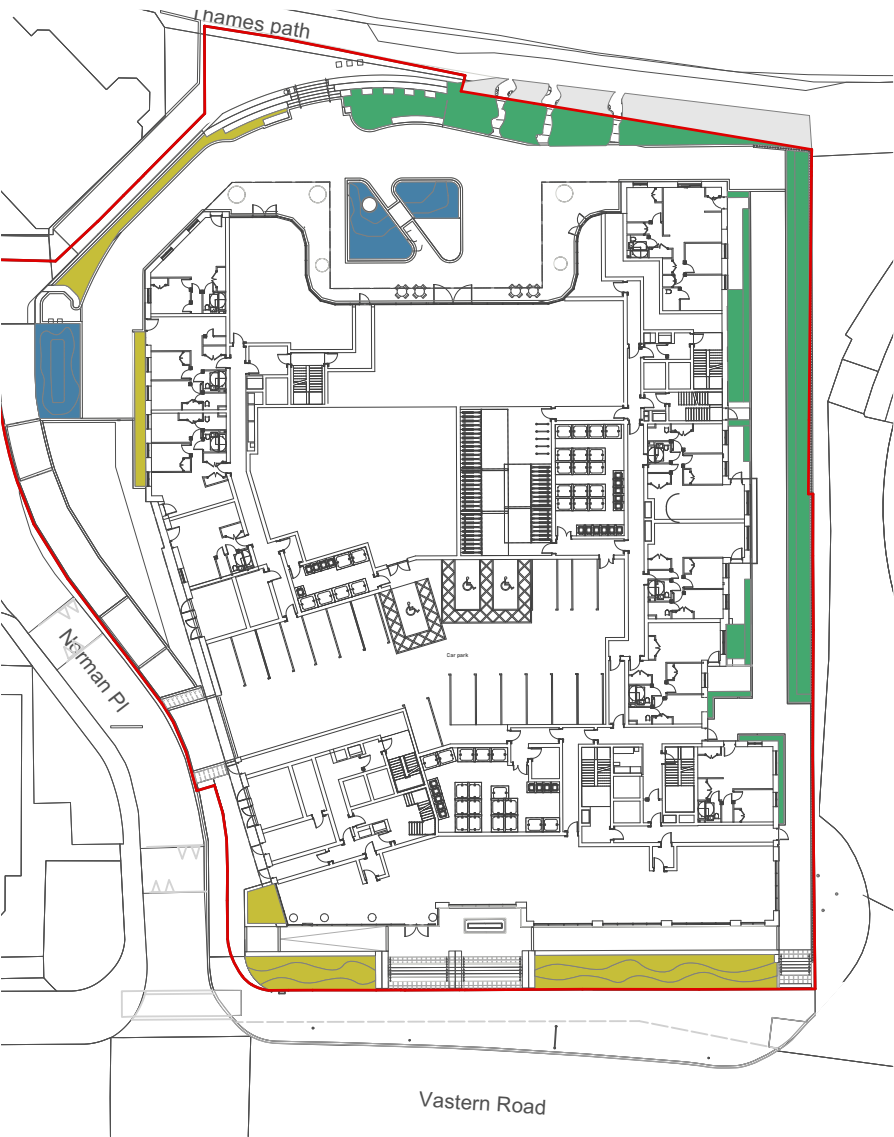
The proposed trees are positioned outside the 3 metre clear zone, as illustrated below. A minimum 3 metre wide footpath is therefore maintained along Vastern Road. The tree located furthest to the west sits approximately 3.2 metres from the edge of the clear zone. Along most of the street, 4m+.

Tree positions are carefully located following coordination with existing utilities.



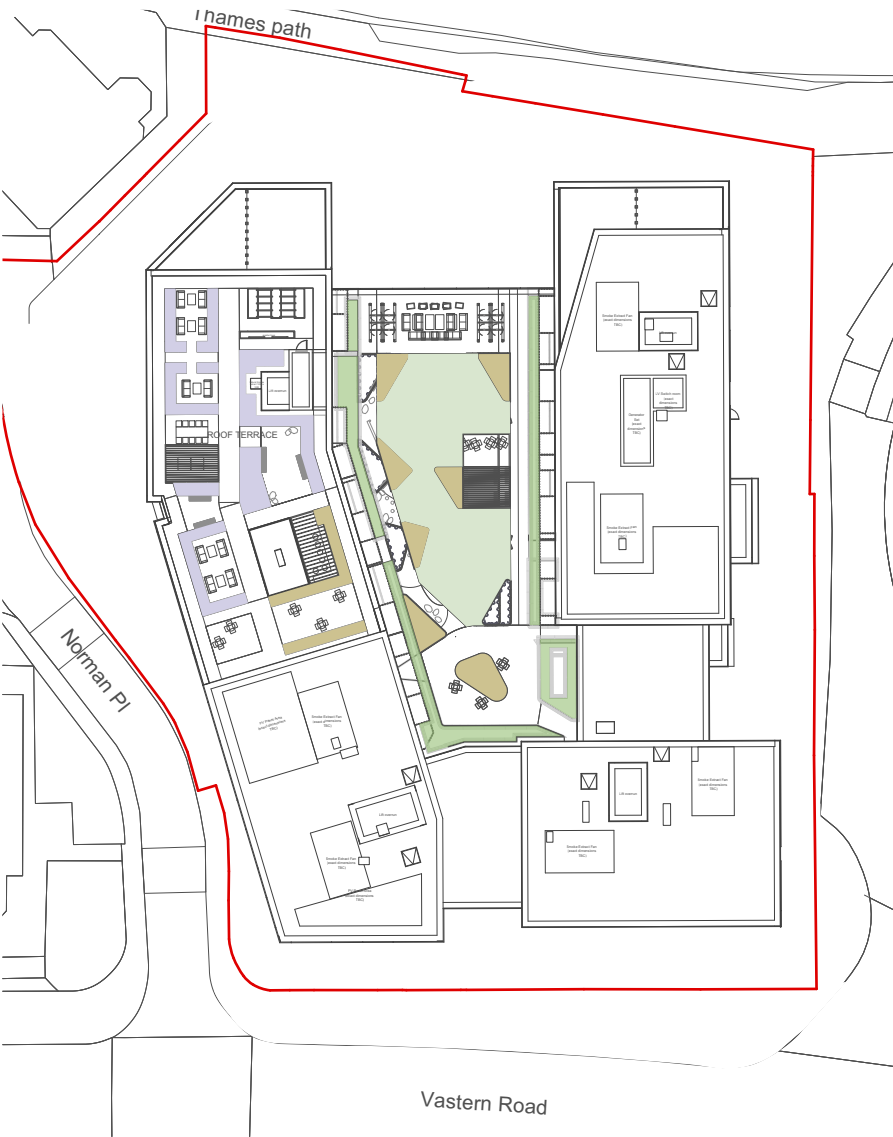
4.11 Softscape strategy

Ground floor planting



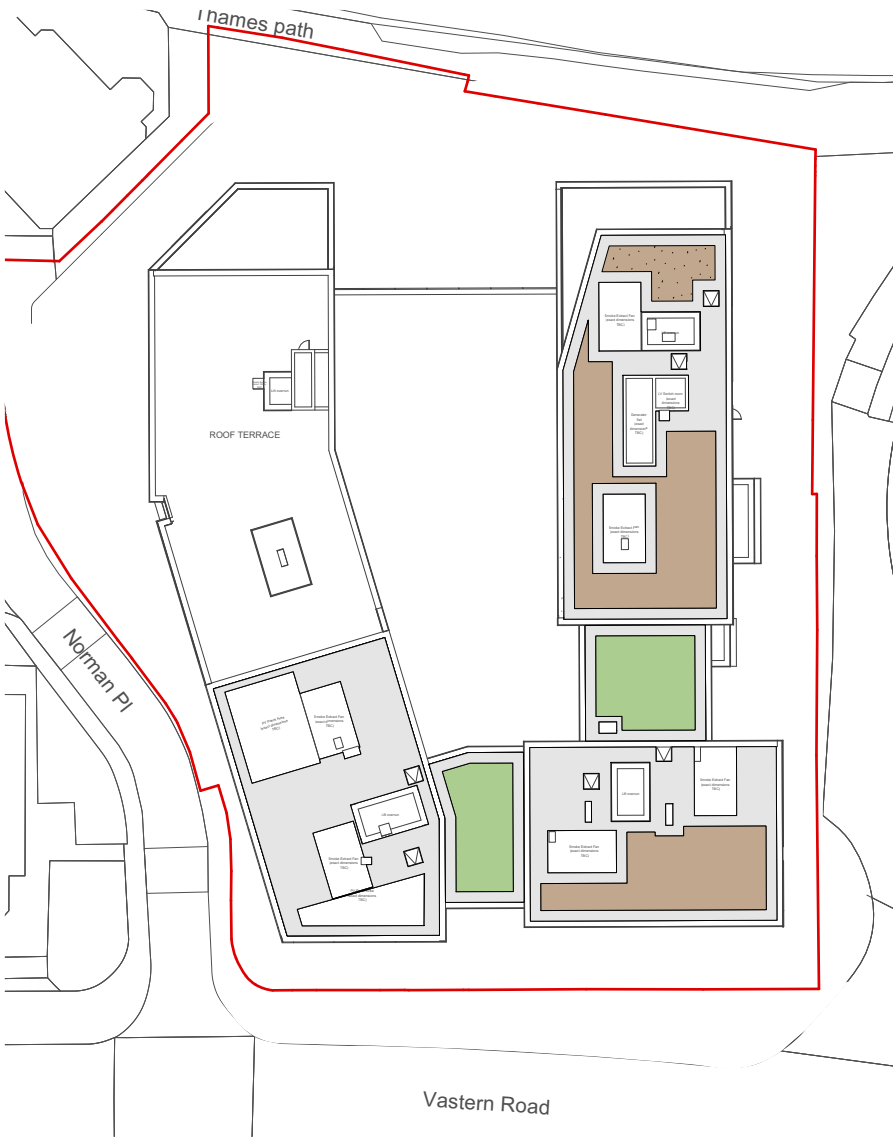
- Key:
- Shade tolerant planting (252 sq m)
 - Ground level planting (163 sq m)
 - Rain garden planting (82 sq m)
 - Shade tolerant planting (71 sq m - Outside application boundary)

Accessible terraces - Amentiy terraces



- Key:
- Amenity lawn (238 sq m)
 - Hedge planting (103 sq m)
 - Shade aspect planting (81 sq m)
 - Sun aspect planting (86 sq m)

Non accessible roofs - Green and brown roofs



- Key:
- Biodiverse green roof (149 sq m)
 - Brown roof (336 sq m)
 - Maintenance zone (758 sq m)



Shade tolerant planting (Shrub, perennial, fern and woodland ground cover)				
	Botanical name	Common name	Native	Aspect
①	Tiarella cordifolia	Foam Flower	N	 
②	Astilbe 'Deutschland'	False Goatsbeard	N	
③	Helleborus argutifolius	Holly-Leaved Hellebore	N	 
④	Allium ursinum	Wild Garlic	Y	 
⑤	Teucrium scorodonia	Wood Sage	Y	 
⑥	Ruscus aculeatus	Butcher's Broom	Y	 
⑦	Anemone x Hybrida	Japanese Anemone	Y	 
⑧	Osmunda regalis	Male Fern	Y	  
⑨	Sarcococca confusa	Sweet Box	N	 
⑩	Polystichum setiferum	Soft Shield Fern	Y	 
⑪	Asplenium scolopendrium	Hart's Tongue Fern	Y	 
⑫	Liriope muscari 'Mon. White'	Lilyturf 'Monroe White'	N	
⑬	Melica uniflora	Wood Melick	Y	 
⑭	Carex pendula	Pendulous Sedge	Y	  

Podium and terrace - Shade tolerant mix				
	Botanical name	Common name	Native	Aspect
①	Actaea dahurica	Actaea dahurica	N	
②	Anemone x hybrida	Japanese Anemone	N	 
③	Brunnera macrophylla	Siberian bugloss	N	 
④	Carex petriei	Petrie's Brown Sedge	N	 
⑤	Geranium 'Mavis Simpson'	Cranesbill	N	 
⑥	Epimedium species			
⑦	Heuchera species			
⑧	Liriope muscari 'Monroe White'	Lilyturf 'Monroe White'	N	
⑨	Liriope muscari	Big Blue Lilyturf	N	 
⑩	Osmunda regalis	Male Fern	Y	  
⑪	Polystichum setiferum	Soft Shield Fern	Y	 
⑫	Hosta species			
⑬	Fatsia japonica	Japanese Aralia	N	  
⑭	Hydrangea paniculata 'Grandiflora'	Hydrangea	N	 
⑮	Pachysandra terminalis	Japanese Spurge	N	 
⑯	Hedera helix	Common Ivy	Y	  
⑰	Euonymous	Japanese Spindle	N	 

Ground floor (Shrub, perennial, ferns, grasses and herbaceous mix)				
	Botanical name	Common name	Native	Aspect
①	Tiarella cordifolia	Foam Flower	N	 
②	Astilbe 'Deutschland'	False Goatsbeard	N	
③	Ruscus aculeatus	Butcher's Broom	Y	 
④	Osmunda regalis	Royal Fern	Y	  
⑤	Polystichum setiferum	Soft Shield Fern	Y	 
⑥	Liriope muscari 'Mon. White'	Lilyturf 'Monroe White'	N	
⑦	Pinus mugo 'Mops'	Dwarf Mountain Pine	N	
⑧	Carex pendula	Pendulous Sedge	Y	  
⑨	Athyrium filix-femina	Lady Fern	Y	
⑩	Anemone x hybrida	Japanese Anemone	Y	 
⑪	Deschampsia cespitosa 'Goldtau'	Tufted Hair Grass	N	 
⑫	Euonymous europaeus	Spindle	Y	 
⑬	Kniphofia 'Bees' Lemon'	Red Hot Poker	N	
⑭	Rosmarinus officinalis	Rosemary	N	
⑮	Verbena bonariensis	Purple Top Verbena	N	
⑯	Brachyglottis 'Sunshine'	Shrub Ragwort	N	
⑰	Stipa tenuissima	Mexican Feather Grass	N	
⑱	Sarcococca confusa	Sweet Box	N	 
⑲	Spiraea japonica 'Candlelight'	Japanese Spirea	N	 

Hedge Planting				
	Botanical name	Common name	Native	Aspect
①	Sarcococca confusa	Sweet Box	N	 
②	Taxus baccata	Yew	Y	  
③	Pittosporum 'Garnettii'	Kohuhu 'Garnettii'	N	 

Rain garden planting (Moisture tolerant species)				
	w name	Common name	Native	Aspect
①	Althaea officinalis	Marsh Mallow	Y	 
②	Campanula glomerata	Clustered Bellflower	Y	 
③	Carex paniculata	Greater Tussock 'Sedge'	Y	 
④	Carex pendula	Pendulous 'Sedge'	Y	  
⑤	Dryopteris filix-mas	Male Fern	Y	 
⑥	Juncus effusus	Soft Rush	Y	 
⑦	Osmunda regalis	Royal Fern	Y	  
⑧	Astilbe 'Deutschland'	False 'Goatsbeard'	N	
⑨	Iris pseudacorus	Yellow Flag Iris	Y	 
⑩	Penstemon digitalis	Foxglove Beard Tongue	N	 
⑪	Lythrum salicaria	Purple Loosestrife	Y	

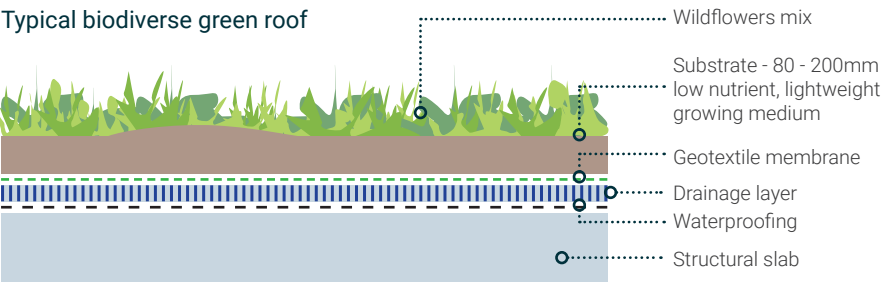
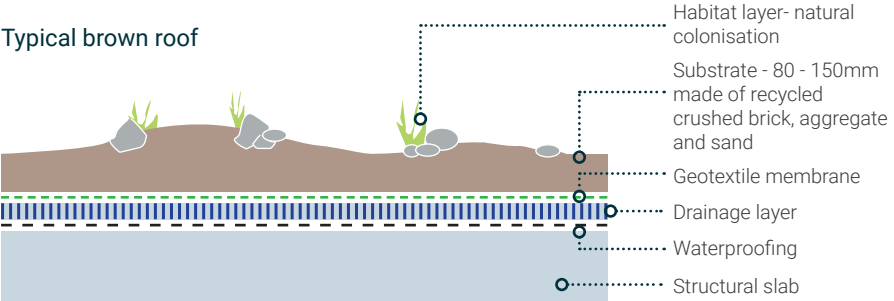
Podium and terrace - Sunny / partial shade mix				
	Botanical name	Common name	Native	Aspect
①	Origanum vulgare	Oregano	Y	 
②	Salvia nemorosa 'Caradonna'	Balkan clary	N	 
③	Lavandula angustifolia	English Lavender	Y	
④	Liriope muscari	Big Blue Lilyturf	N	 
⑤	Packysandra terminalis	Japanese Spurge	N	
⑥	Kniphofia 'Bees' Lemon'	Red Hot Poker	N	
⑦	Anemone x hybrida	Japanese Anemone	N	 
⑧	Deschampsia cespitosa 'Goldtau'	Tufted Hair Grass	N	 
⑨	Rosmarinus officinalis	Rosemary	N	
⑩	Verbena bonariensis	Purple Top Verbena	N	
⑪	Agapanthus	African Lily	N	
⑫	Stipa tenuissima	Mexican Feather Grass	N	
⑬	Fatsia japonica	Japanese Aralia	N	  
⑭	Hydrangea paniculata 'Grandiflora'	Hydrangea	N	 
⑮	Euonymous	Japanese Spindle	N	 
⑯	Hedera helix	Common Ivy	Y	  

4.12 Green and brown roof strategy

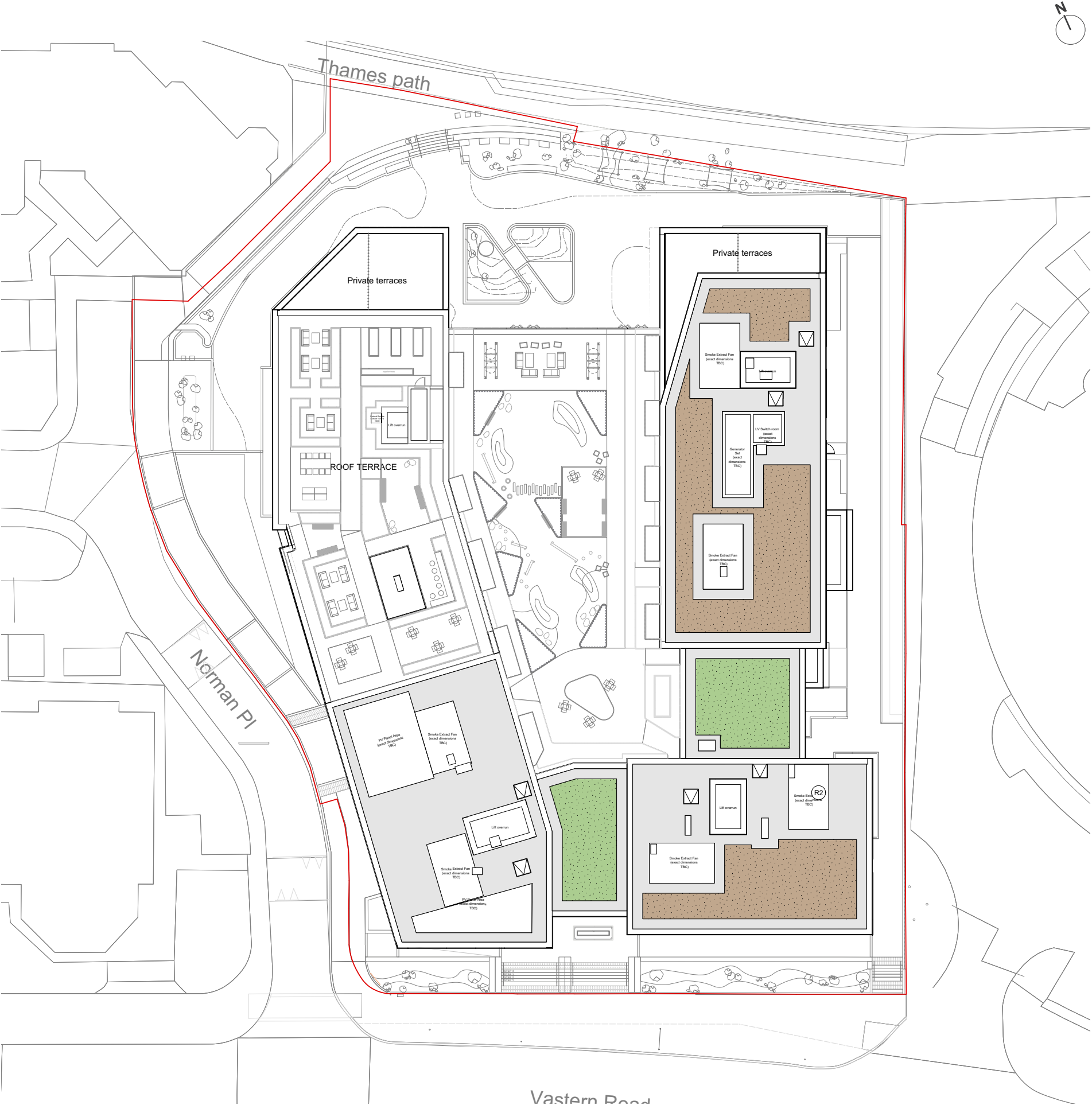
A combination of green and brown (biodiverse) roofs is proposed across the development to deliver ecological, environmental, and visual benefits. These roof types create valuable habitats for invertebrates, birds, and pollinators, contributing directly to Biodiversity Net Gain (BNG) through species-rich planting or natural colonisation using locally sourced substrates. Collectively, they form ecological “stepping stones” that enhance connectivity along the River Thames green infrastructure corridor.

Vegetated roofs also play an important role in surface water management, absorbing and slowing stormwater runoff, filtering pollutants, and supporting sustainable drainage strategies in accordance local and national requirements.

In addition to their biodiversity and drainage benefits, green and brown roofs improve building performance and environmental comfort, providing insulation, reducing urban heat gain, improving air quality, and sequestering carbon. Visually, they soften the building’s appearance, enhance views from above, and integrate the development within its riverside landscape context.



Green roof precedent images



Plan: Illustrating the location of green and brown roofs

Introduction

Design process

Design response

Landscape

5.0 Conclusion

5.1 Conclusion

The amended proposed development responds to the feedback received from both RBC and the D:SE. The building has been made narrower, the massing has been reduced and the facade treatment has been refined.

The resultant proposals will provide a new destination on the River Thames frontage, bringing much-needed activity and animation to the locality.

Importantly, the proposal provides much needed new homes as well as other public benefits, including the provision of a new public square, enhanced cycle and pedestrian connection between Vastern Road and the river, active frontage to all boundaries, as well as an enhanced river frontage.



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