Forbury Gardens

Kings Meadow

# 6.2.7 Wider Materiality

Public realm materials to the perimeter of the site consist of a variety of surface materials and street furniture, in various conditions.

The historic centre of Reading is characterised by the use of red brick to both buildings, walls and pedestrianised areas.

New infill commercial and residential developments in Reading use a variety of materials, including flamed granite paving at Forbury Place.

The Huntley Wharf development to the immediate south of the site is to use precast concrete sett paving in silver and mid grey colours, to its walkways and multicoloured setts in a grey/brown mix, to the new public terrace overlooking the River Kennet.

The older areas of the City Centre including the Abbey Precinct are characterised by a mix of stone and flint, often used in attractive patterns.

Elsewhere, surface materials are a mix of concrete block typologies and tarmacadam footways.

Street furniture is predominantly cast iron in the heart of the City Centre, with a variety of typologies used elsewhere.

1. Red Brick Paving

2. Flamed Granite Paving

3. Concrete Paving

4. Textured Concrete Slabs

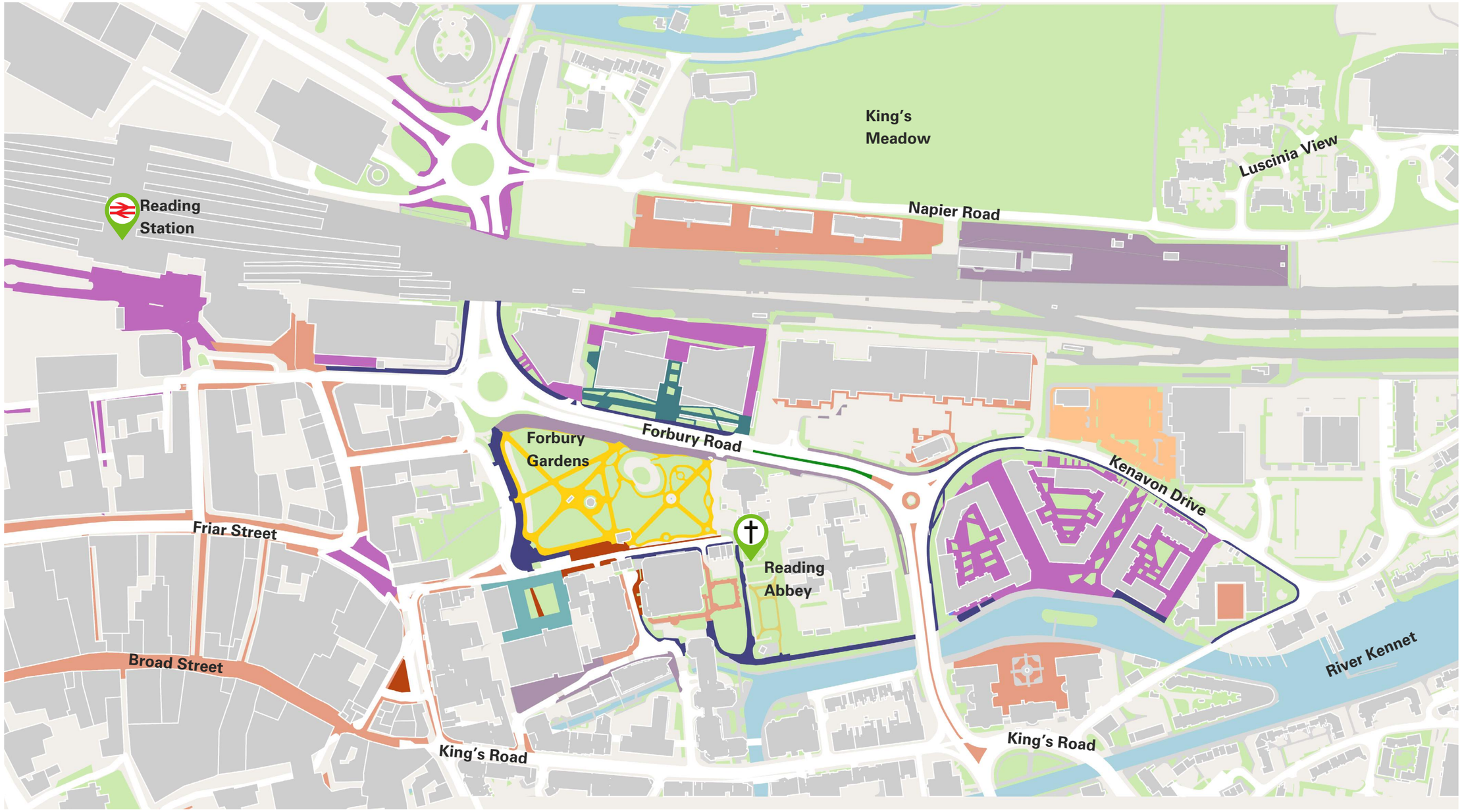
5. Resin Bonded Aggregate

6. Herringbone Concrete Blocks

7. Various Concrete Paving and Setts

8. Macadam

9. Cobblestone Median Strip & Flint Wall




1. Red Brick Paving
2. Flamed Granite Paving
3. Concrete Paving
4. Textured Concrete Slabs
5. Resin Bonded Aggregate
6. Herringbone Concrete Blocks
7. Various concrete paving and setts
8. Macadam
9. Cobblestone Median Strip & Flint Wall
10. Pennant
11. Dark natural stone

Macgregor Smith

# 6.2.8 EXISTING TREES AND VEGETATION

A tree survey was undertaken in October 2021, by Treework Environmental Practice.

Tree cover on the site is restricted to the boundaries, with limited understorey beneath.

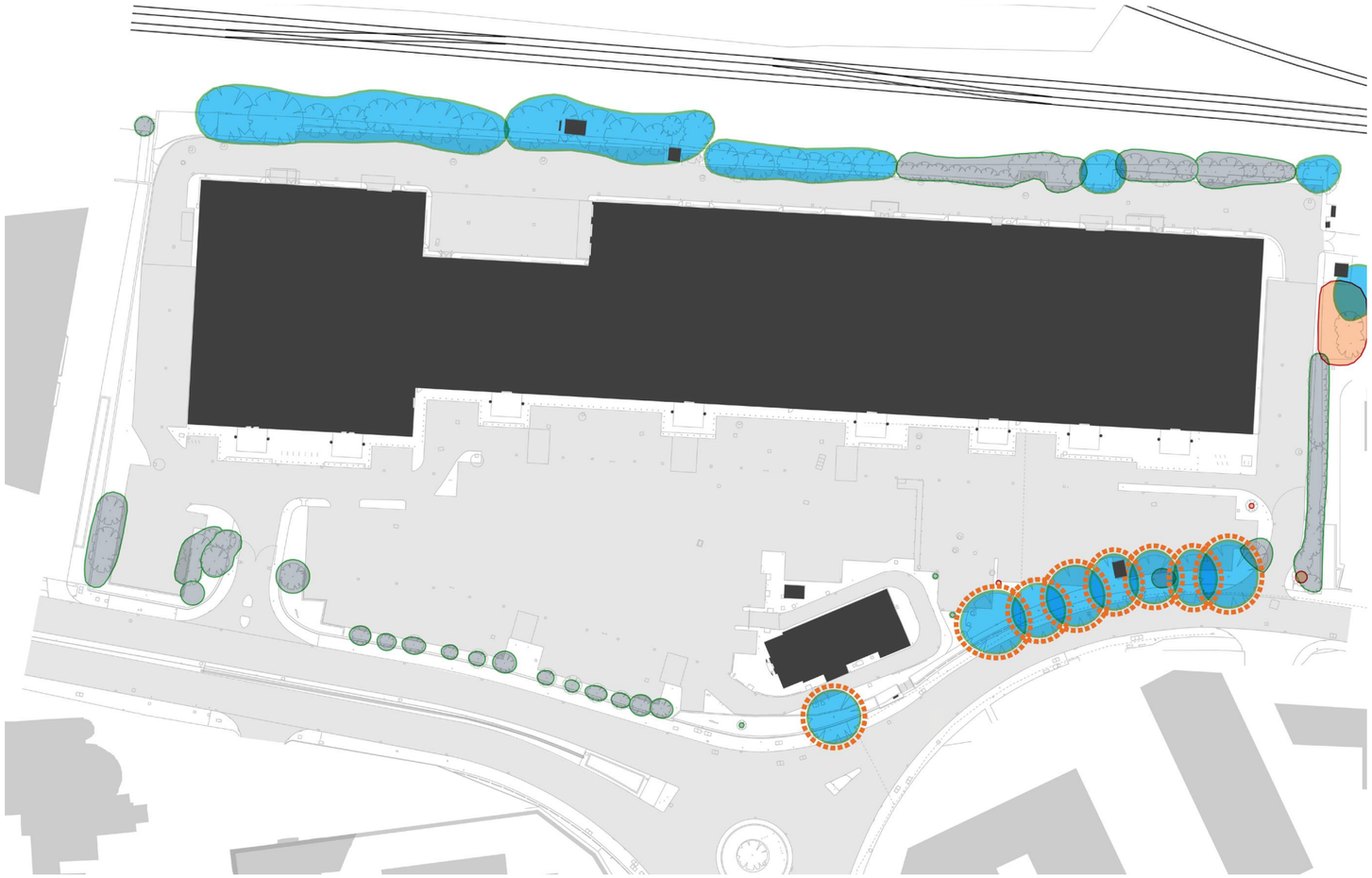
A mix of birch, sycamore, hawthorn and cherry tree species form a continuous screen along the northern boundary and are in reasonable condition. These trees form a screen of between 9-13 m in height.

A hedge of hawthorn, buddleia and dogwood forms an informal hedge along the eastern boundary, and there is no planting to the western boundary which faces the Forbury Place development.

Two small groups of trees sit to the south west corner of the site, and are of variable condition and species , reaching 9m on average.

A line of whitebeams runs along the middle of the Forbury Road boundary, reaching a height of only 5m, with restricted root environments and of limited value to the site.

The most significant trees on the site are the plane trees which run along the Kenavon Drive boundary. These are Category B trees and reach a height of up to 13 m, and are covered by a TPO.



Catagory B
Catagory C
Catagory U
Tree Protection Order

TPO trees to frontage south edge of site

North Boundary

# 6.2.9 HISTORIC CONTEXT

Reading was an important trading and ecclesiastical centre in the medieval period, focused around Reading Abbey.

By 1525, Reading was the largest town in Berkshire. By 1611, it had a population of over 5000 and had grown rich on its trade in cloth which had grown up around the many rivers and leats of the Thames and Kennet flood plains.

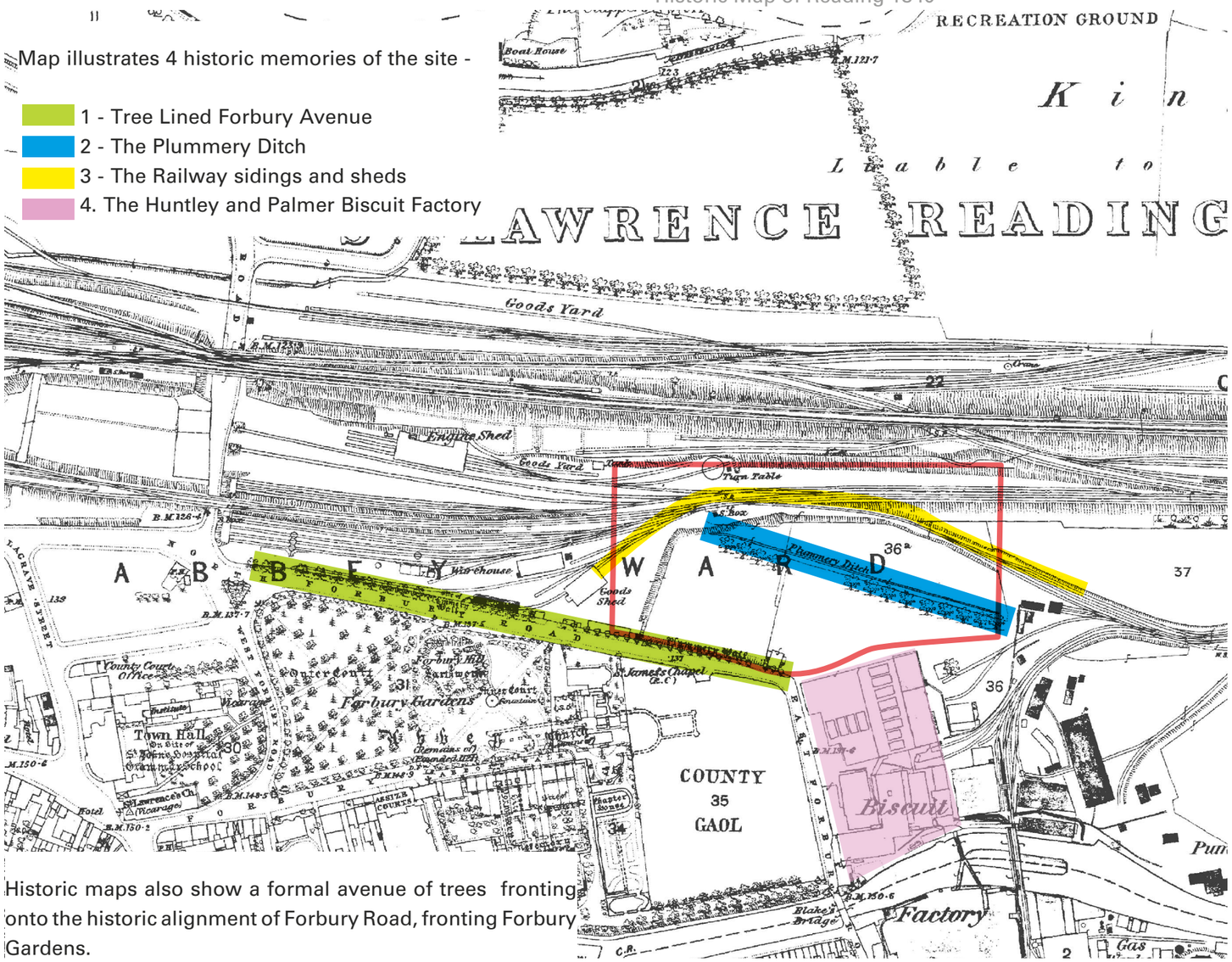
During the Civil War Reading was an important Royalist stronghold, and the Plummery Ditch was built as a defensive wall and ditch to protect the town from attack by the Parliamentarians. However, the defenses failed and Reading fell to the Roundheads; its fortunes subsequently declining over the next few hundred years.

The town's fortunes improved as the 18th century saw the beginning of a major iron works in the town and the growth of the brewing trade for which Reading was to become famous. And in 1723, the Kennet Navigation opened the River Kennet to boats as far as Newbury and Bristol.

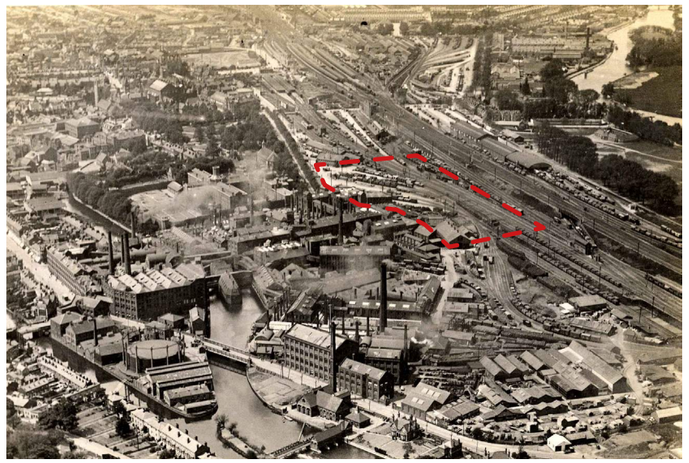
The 19th century saw the coming of the Great Western Railway and the development of the town's brewing, baking and seed growing businesses - Simonds Brewery, Huntley and Palmer Biscuits and Suttons Seeds respectively. During that period, the town grew rapidly as a manufacturing centre, with the biscuit distribution throughout the Empire at the time, earning Reading the title - 'Biscuit Town'.

The Plummery Ditch ran through the site area, while the Huntley and Palmer Biscuit Factory occupied a large area immediately to the south of the site.

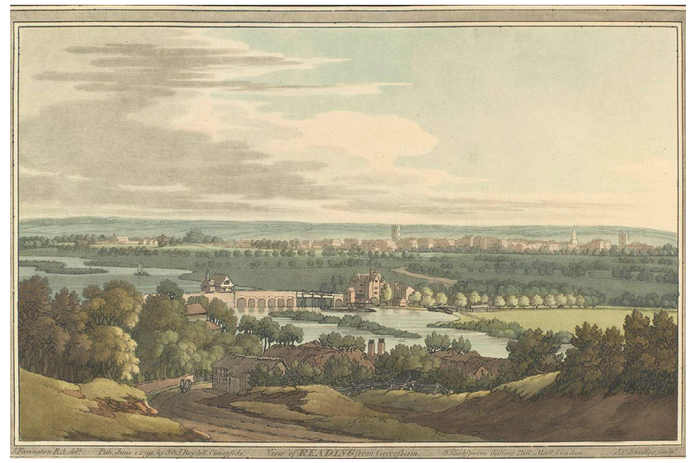
Historic Map of Reading 1840




Historic maps also show a formal avenue of trees fronting onto the historic alignment of Forbury Road, fronting Forbury Gardens.

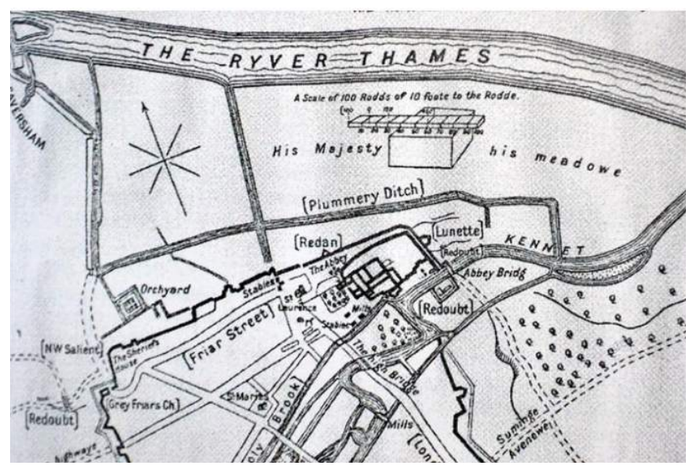


1920 Biscuit Factory aerial



1793 View from Caversham of Reading

1791 View of Caversham from Abbey.
Plummery wall, Kings Meadow and Thames visible in midground.



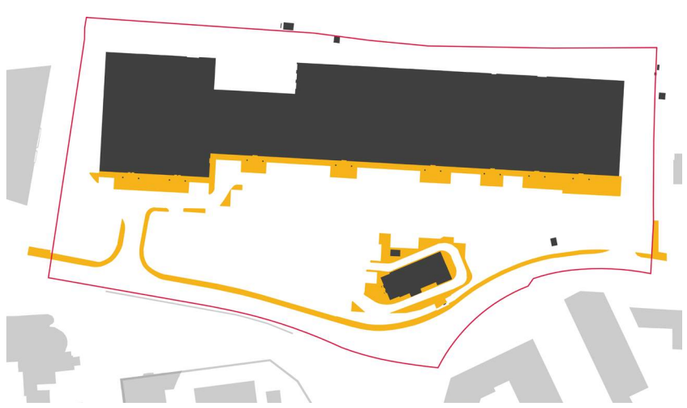

A Map of Reading in the Civil War showing the Plummery Ditch defenses to the north of the Abbey

## 6.2.10 Existing Site Issues summary

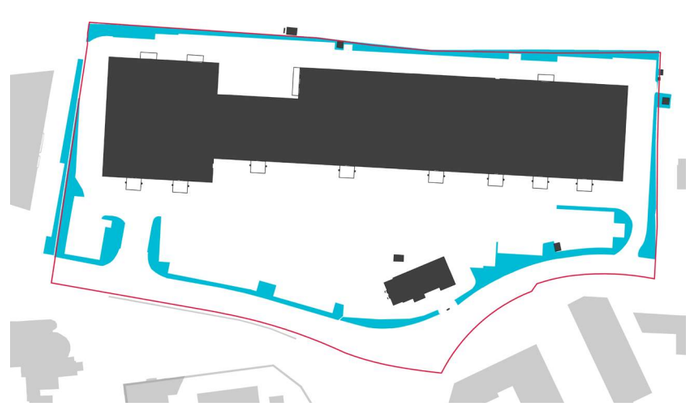
1. **Lost / poor identity**

2. **Fragmented Ecology**

3. **Car Dominated With Large Level Changes between site and main road**



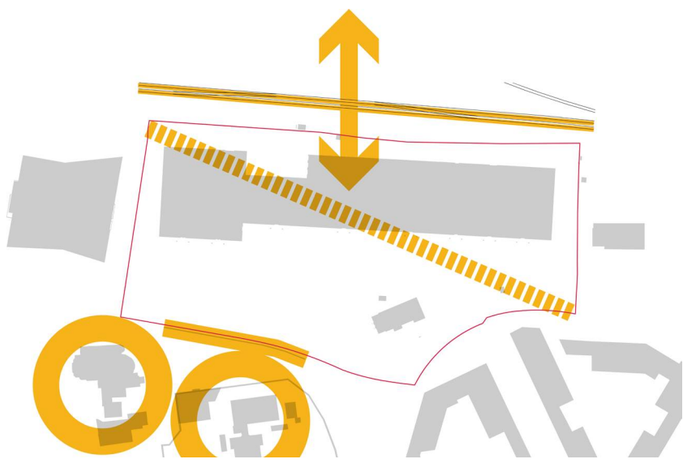
4. **Limited Public Space only for circulation**



4. **Limited sustainable drainage predominantly hard-standing and conventional roof**

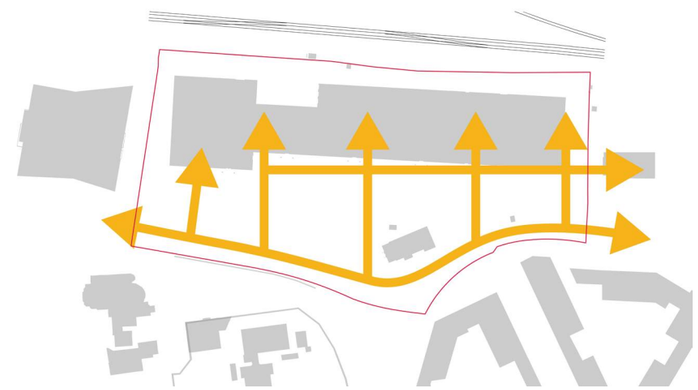
6. **Views out of site limited by level change. Negligible green outlook**

## 6.2.11 Opportunities summary

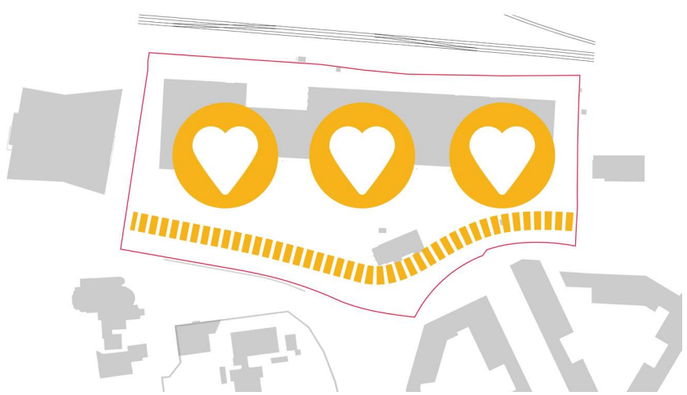


1. **IDENTITY by Placemaking and Celebrating the Site Heritage**

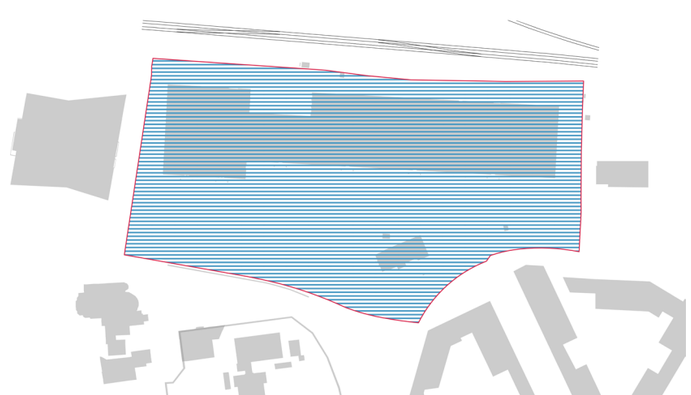
2. **Repair the NATURAL HABITAT with Planting & ecological interventions creating a biophilic environment inside & out**



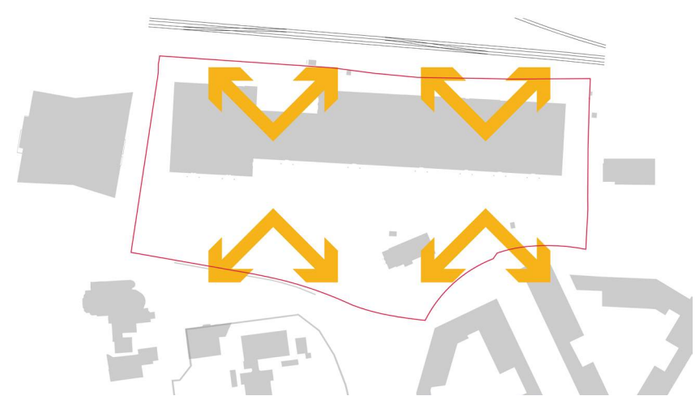
3. **Enable ROUTES & JOURNEYS between spaces**



4. **Flexible Public Realm & Residential Gardens to provide flexible spaces for socialising, play and commercialisation**



5. **Sustainable Urban Drainage Systems & Water Management**



6. **Celebrate views to adjacent historic sites and landscape vistas. offer an attractive & immersive GREEN OUTLOOK**

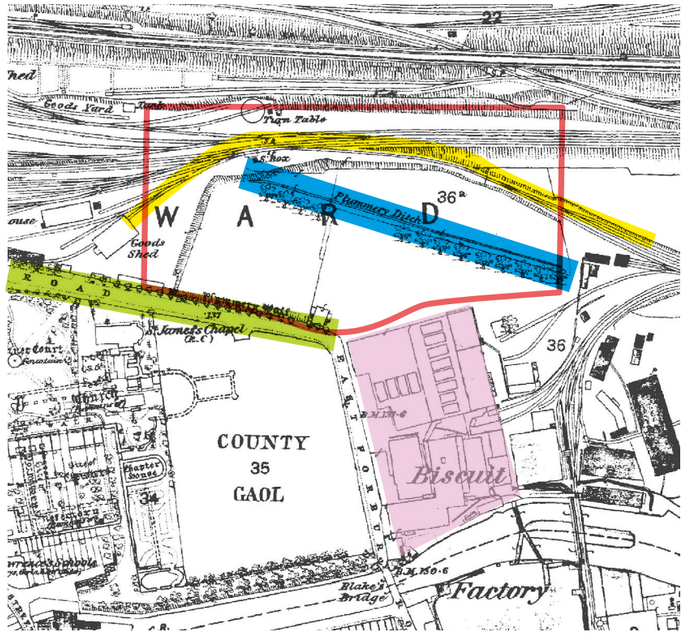
# 6.3 Landscape Vision

## 6.3.1 The Landscape Vision

The Landscape Vision seeks to create a distinctive, and attractive natural setting to the proposed residential development which offers a variety of landscape typologies, communal and intimate spaces for recreation and play, and permeable network of green routes and interconnected green spaces, which reach out to the surrounding townscape and Reading's existing green assets.

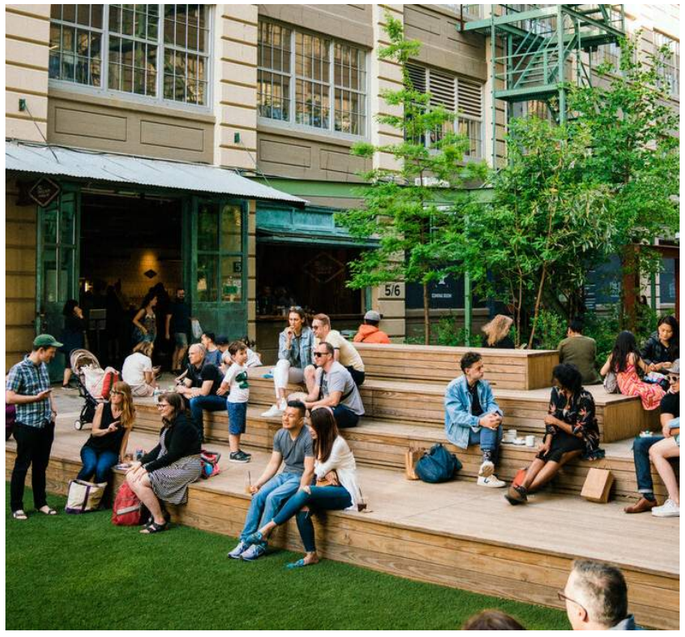
The landscape vision seeks to express the following themes through the use of planting, materials and water through the public realm and amenity spaces of the development.

1 - Tree Lined Forbury Avenue
2 - The Plummery Ditch
3 - The Great Western Railway Sidings and Sheds
4. The Huntley and Palmer Biscuit Factory




Memories of the Landscape

Immersive Landscape



Community

# 6.3.2 Landscape Principles

**DISCOVER AND EXPLORE**
Extend the existing offer with additional walking loops to suit all

**SENSORY AND PLAYFUL**
Natural play opportunities to suit all ages and are accessible for all

**INCLUSIVE AND COLLABORATIVE**
There should be opportunities for visitors and local communities to help shape it as it evolves and feel part of this unique and ambitious project.

**BIODIVERSE AND SUSTAINABLE**
Biodiversity is at the heart of the design

**VIBRANT AND ACTIVE**
The masterplan should be able to accommodate seasonal events throughout the year

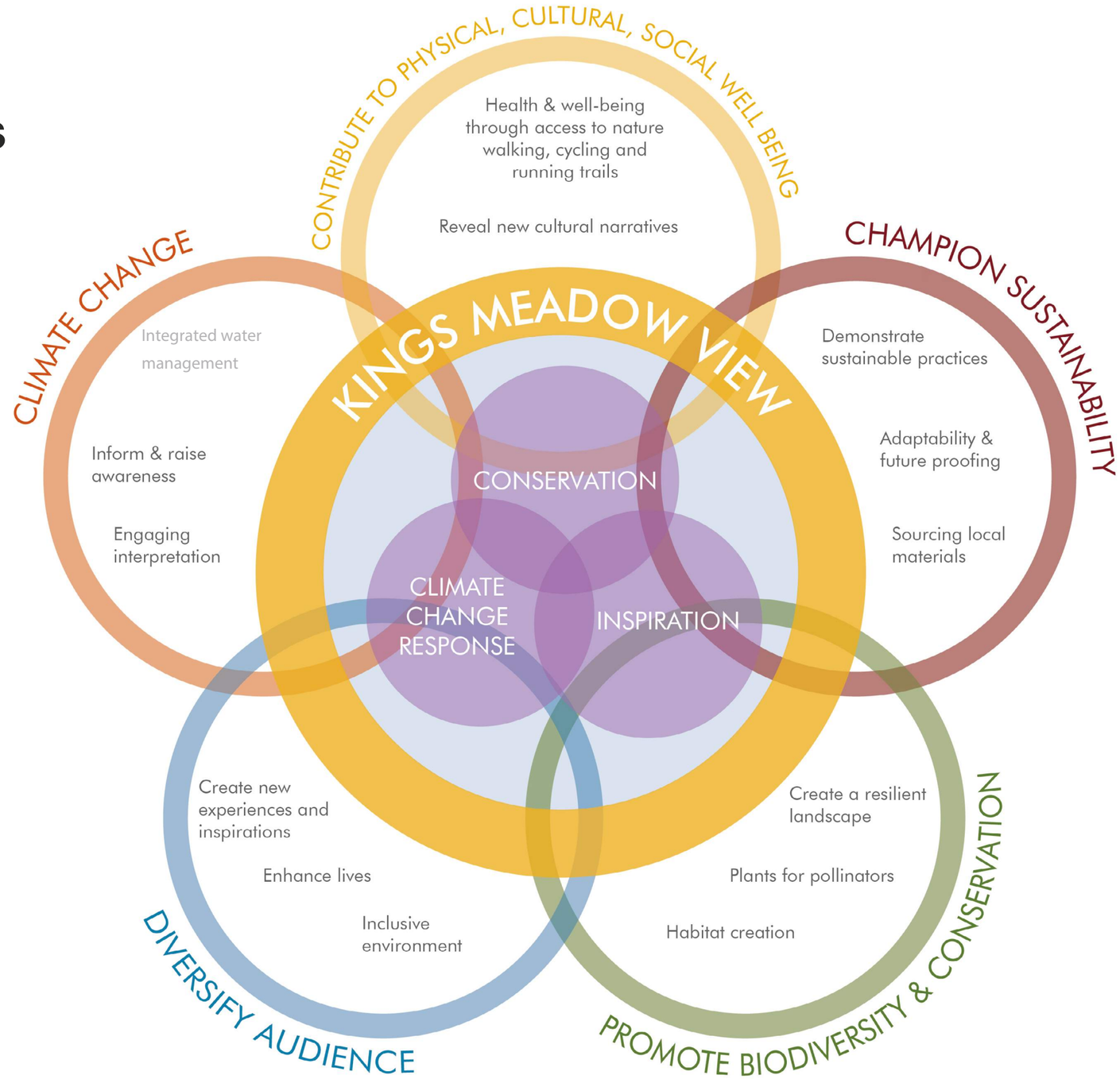
**ENGAGE AND INFORM**
Interpretation strategy

**GROW AND EVOLVE**
Phasing will be an important consideration due to the timescales involved with establishing the living collection

**CREATIVE AND ENGAGING**
The gardens could accommodate a series of art commissions.

A,B OR C

**FLEXIBLE**
Create a robust framework with a clear vision for the future



# 6.4 Sustainable Landscape Design

## 6.4.1 Sustainable Landscape Design Principles

The Landscape Strategy has been developed in accordance with key sustainable landscape design principles.

**Key commitments:**

- To enable sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials
- To enhance the overall value of the development and create positive social, economic and environmental benefits.
- To improve biodiversity across the development area through the creation of a variety of habitats, and protection of existing protected species where relevant
- To provide diverse, rich and fulfilling relationships between the local community and the wider landscape.
- To improve connectivity between the existing site and the wider townscape

**Key Design Principles:**

**Natural Habitats & Wildlife**

- Existing habitats will be protected and enhanced, wherever possible, particularly protected trees and hedgerows and those worthy of protection
- Provide a network of green corridors and spaces to promote nature and biodiversity within the development and to connect with existing habitats beyond the site boundary
- Native plant species are to be used wherever possible, based upon species native to the area and with consideration of all current biosecurity issues.
- Provide bat boxes and bird boxes as appropriate
- Use local provenance plants
- Create a range of habitats to promote diversity with reference to priority habitats and species
- Install log pile stacks in suitable areas
- Biosecurity - tree procurement to be of native stock wherever possible, and latest biodiversity guidance on procurement of tree and plant stock to be followed.

**Culture & Heritage**

- Proposals for planting, and materials strategies build upon the natural characteristics, history and culture of the development area and surrounding communities in order to promote a strong sense of place and identity
- Creation of new public spaces and walkways where social activities and events can take place, and different cultures can meet and express themselves.
- Interpretative artwork strategy to reference the historic uses of the surrounding landscape, or to reinforce new habitat creation

**Equity & Fair Trade**

- Installation and maintenance of public realm and open space areas will provide equitable opportunities for job creation within all sectors of the community
- Creation of attractive public realm for use by all sectors of society and where new and existing communities can meet.

**Health & Happiness**

- Provision of comprehensive and attractive cycle and pedestrian routes throughout the development and provision of new links to areas beyond development site to minimise need for car travel and to promote a healthier lifestyle.
- Provision of interconnected routes throughout the development
- Provision of a seamless network of open space including community gardens, courtyards, play spaces, and natural green space to provide attractive setting to the development and to promote contact and benefits of contact with nature, and a 'green' and attractive environment.
- Provision of play facilities throughout the development that satisfy Reading Borough Council's requirements.
- Create local community management and maintenance groups to nurture sense of ownership and community, and to promote healthy living in undertaking maintenance tasks.
- Minimise light pollution through the use of low light fittings as necessary.
- Minimise noise pollution through sensitive environmental masterplanning and planting
- Create healthy and comfortable microclimate by using planting wherever possible to provide shade and to reduce adverse wind effects wherever appropriate

**Inclusive Access**

Where possible space should be designed to enable it to be:

- Used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances.
- Convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment
- Flexible and responsive, taking into account what different people say they need and want, so people can use it in different ways
- Realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

**Security and Safety**

- Public realm and amenity spaces should be designed to ensure that there is good passive surveillance from public routes, overlooking properties, and active frontages, to ensure that the development is a safe and softly policed neighbourhood.

**Zero Waste**

- Re-use of recycled materials wherever possible
- Re-use of site arisings in landscape areas wherever possible
- Compost green waste arising from landscape maintenance
- Felled trees and vegetation chipped and reused as mulch
- Creation of log pile stacks in natural green spaces

**Sustainable Water**

- Reduce run-off rates by accommodating and managing the flow through the use of SuDS to control the quantity and quality of the discharged water, including swales, rain gardens and appropriate engineered solutions such as crates if required.
- Select plant species that are tolerant of a variety of climatic conditions - both drought and wet

**Local & Sustainable Food**

- Provide opportunities for mini-allotments and productive gardens
- Provide foraging habitats where space allows within green spaces.

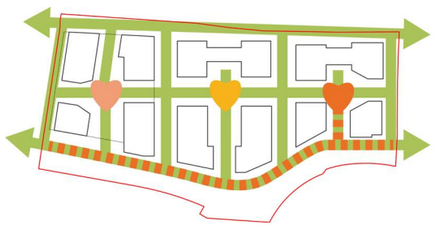
# 6.5 Landscape Stratagies

## 6.5.1 Site Wide Landscape Design Strategies

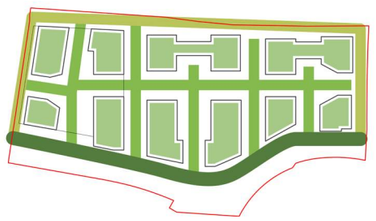
The constraints and opportunities identified during early assessments of the site and its context, have been referenced in developing sitewide landscape strategies which provide the framework for the provision of public realm and open space, including private amenity space throughout the development.

These landscape strategies focus on the following aspects:

- The creation of new public space in the east to link with Huntley Wharf and future development to the east
- Public Realm and Open Space Provision
- Play and Amenity Space Provision
- Movement and access
- Water management and sustainability
- Planting
- Biodiversity
- Surface Materials
- Street Furniture
- Microclimate
- Soil Strategy

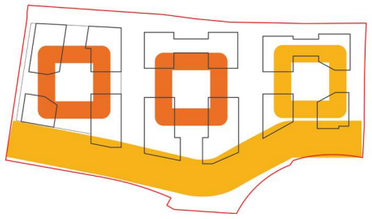


**1. IDENTITY by Placemaking and Celebrating the Site Heritage**

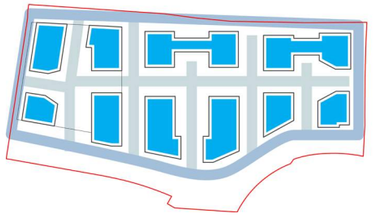


**2. Repair the NATURAL HABITAT with Planting & ecological interventions creating a biophilic environment inside & out**

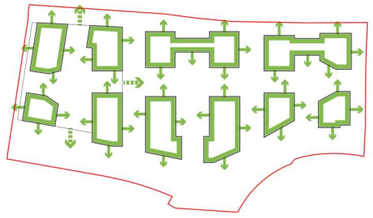
**3. Enable ROUTES & JOURNEYS between spaces**



**4. Flexible Public Realm & Residential Gardens to provide flexible spaces for socialising, play and commercialisation**



**5. Sustainable Urban Drainage Systems & Water Management**



**6. Celebrate views to adjacent historic sites and landscape vistas. offer an attractive & immersive GREEN OUTLOOK**

**Illustrative Masterplan**

1. Plummery Gardens
2. Existing TPO London Plane Trees
3. Shared Cycle Pedestrian Route
4. Eastern Square
5. Green Streets
6. Western Courtyard
7. Central Woodland Garden
8. Green Links
9. Biodiversity Roof
10. Vehicular Access
11. Existing Pedestrian Crossing
12. Infrastructure Landscape
13. Opportunity for new connections
14. Plummery Wall
15. Service yard
16. Car club spaces

# 6.5.2 Key Public Spaces

A number of key public spaces are to be created as focal points within the development. These will provide a variety of both communal and intimate spaces to provide opportunities for both social and community events, and quiet contemplation, as follows:

**Primary Public Spaces**

1. Plummery Gardens

Plummery Gardens have been conceived as a linear greenway which provides rain gardens, generous legacy tree planting and breakout seating areas. The garden take as their primary reference the historic Plummery Ditch which followed roughly the same line.

2. Plummery Garden Threshold

This is the more active element of the gardens, providing a generous walkway and cycleway forming the gateway threshold to the scheme, with zones for active retail and F+B frontage.

3. The Eastern Square

This provides a generous square which forms the focal point for the communities at the eastern end of the development. A small water feature will be provided as reference to the Plummery Ditch and Reading's rich mosaic of waterways, while also providing opportunities for incidental play.

**Secondary Public Spaces**

4. The Western Courtyard

This provides a generous community garden at the heart of the western development area - providing opportunities for play and recreation against a green backdrop and views to King's Meadow to the north.

5. The Green Streets

These are the primary north south links into the development, and will be generously planted and interspersed with breakout seating areas.

6. The Central Garden

The garden forms the key green spine east west through the heart of the development, linking the East and West courtyards.

This provides a generous community garden at the heart of the central development area with opportunities for incidental play, quiet recreation and informal community events, set within an attractive 'parkland' setting.

**Tertiary Public Spaces**

7. Residents' Terraces

Three more intimate terraces spaces are to be provided along the southern boundary, providing views to the south, while offering opportunities for quiet recreation and incidental play to immediate residents.

8. Infrastructure Landscape

Where possible existing planting to the northern and eastern boundaries will be retained and enhanced to create a robust native hedgrow to screen views at lower levels to the railway lines and adjacent development while also reinforcing green and wildlife corridors in the area.

9. Biodiversity Roofs with PV.

Biodiversity roofs are proposed to the enhance biodiversity across the site.

Primary Space

1. Plummery Gardens
2. Plummery Garden Threshold
3. Eastern Square

Secondary Space

4. Green Streets
5. Western Courtyard
6. Central Garden

Tertiary Space

7. Residents Terraces
8. Infrastructure Landscape
9. Biodiversity Roof with PV

N

0 10 20 30 40 50

Macgregor Smith

# 6.5.3 Tree Planting Strategy

**Existing Trees**
A survey of the existing trees which was undertaken by Treework Environmental Practice in October 2021 (refer to appendix iii for full report).

Retained existing trees will include TPO London Plane trees along Kenavon Drive and selected specimens along north and east boundary.

The current illustrative scheme looks to remove one TPO tree on Kenavon Drive. This is required by the design of the proposed highways junction. Refer to Stantec's Highway design for further detail.

All other existing trees will need to be removed in order to facilitate the proposed development.

**Proposed Tree Planting**

Tree Planting will seek to meet the following objectives in accordance with Reading Borough Council's Tree Strategy 2021 objectives :

- Reinstate tree lined avenue along Forbury Road with legacy trees
- Retain existing trees where feasible
- Plant a mix of species to provide interest for biodiversity and to optimise bio-security
- Plant native trees of UK provenance where possible.
- Select trees resilient to climate change
- Provide suitable tree pit volume for tree health
- Plant native hedgerow to boundaries where feasible.

The proposed tree planting will be a diverse mix of tree species as set out in the RBC Tree Strategy, March 2021. The proposed tree palettes are as follows:

Plummery Gardens - Trees to reinstate the lost street trees character with a mix of species

Woodland Garden - Trees to reflect a shady native woodland character with a mix of species

Eastern Courtyard - to reflect the character of railway sidings with a mix of pioneer tree species

Western Courtyard - to reflect the character of railway sidings with a pioneer a mix of species

The final number, location, size and species selection of proposed trees will need to be further coordinated with the structural engineer to ensure that the landscape build-ups sits within the loading constraints imposed by the existing building structure.

Tree planting to comply with:

BS 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations Podium loading will be circa 20 kN/m2 with 1m minimum depth soil profile

Tree rooting volumes must be:

- Minimum 14m$^3$ or greater for Small sized trees.
- Minimum 20m$^3$ or greater for Medium sized trees.
- Minimum 25m$^3$ or greater for Large sized feature trees.

We aim to comply where applicable with the 12 objectives set out in RBC Tree Strategy 2021.

We aim to provide a strong framework of tree cover to the scheme.

- Reinstate tree lined avenue along Forbury Road with legacy trees
- Retain existing trees where feasible
- A mix of species to provide interest biodiversity and bio-security
- Provide suitable tree pit volume for tree health
- Native Hedgerow to boundaries where feasible

Below is a working pallet of species that we are considering include within the scheme. It is noted that in the Strategy Document states the following:

"3.41 The Council will undertake to produce a preferred species list by 2022 that takes account of these considerations."

TPO Retained Trees

Retained Trees adjacent to sire

Large scale trees

Medium scale trees

Woodland trees

Small native and semi native trees

Native hedge

N

0 10 20 30 40 50

Macgregor Smith

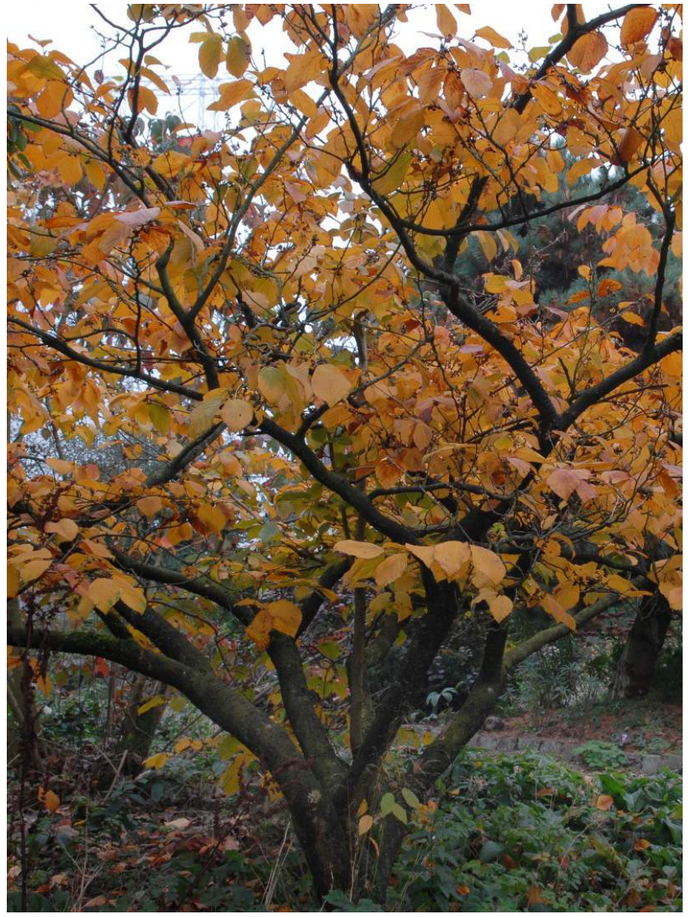
Tilia cordata – Small Leaved Lime

Ulmus Rebona - Rebona Elm

Betula pubescens – Downy Birch

Corylus corluna – Turkish Hazel

Cornus mas – Cornelian Cherry Dogwood



Hamamelis x intermedia

# 6.5.4 Trees and Vegetation to be removed

**Existing Trees**
A survey of the existing trees which was undertaken by Treework Environmental Practice in October 2021 (refer to appendix iii for full report).

Retained existing trees will include TPO London Plane trees along Kenavon Drive and selected specimens along north and east boundary.

The current illustrative scheme looks to remove one TPO tree on Kenavon Drive, T22. This is required by the design of the proposed highways junction. Refer to Stantec's Highway design for further detail.

All other existing trees will need to be removed in order to facilitate the proposed development or have been classified as category U.

Schedule of trees removed summarized on the next page.

# 6.5.4 Trees and Vegetation to be removed

| Tree/Group Reference | Tree Count | Species | Height (m) | Remaining Contribution (Years) | Retention Category |
|---|---|---|---|---|---|
| T1 | 1 | "Acer platanoides<br>Norway Maple" | 8.0 | 40+ | C |
| T2 | 1 | "Sorbus aria<br>Whitebeam" | 5.5 | 20-40 | C |
| T3 | 1 | "Sorbus aria<br>Whitebeam" | 5.5 | 20-40 | C |
| T4 | 1 | "Sorbus aria<br>Whitebeam" | 5.5 | 20-40 | C |
| T5 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T6 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T7 | 1 | "Sorbus aria<br>Whitebeam" | 5.5 | 20-40 | C |
| T8 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T9 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T10 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T11 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T12 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T13 | 1 | "Sorbus aria<br>Whitebeam" | 5.0 | 20-40 | C |
| T14 | 1 | "Platanus x hispanica<br>London Plane" | 3.5 | 0-10 | C |
| T15 | 1 | "Platanus x hispanica<br>London Plane" | 11.0 | 40+ | B |
| T16 | 1 | "Platanus x hispanica<br>London Plane" | 13.0 | 40+ | B |
| T17 | 1 | "Platanus x hispanica<br>London Plane" | 13.0 | 40+ | B |
| T18 | 1 | "Platanus x hispanica<br>London Plane" | 13.0 | 40+ | B |
| T19 | 1 | "Platanus x hispanica<br>London Plane" | 11.0 | 40+ | B |

| Tree/Group Reference | Tree Count | Species | Height (m) | Remaining Contribution (Years) | Retention Category |
|---|---|---|---|---|---|
| T20 | 1 | "Platanus x hispanica<br>London Plane" | 11.0 | 40+ | B |
| T21 | 1 | "Platanus x hispanica<br>London Plane" | 11.0 | 40+ | B |
| T22 | 1 | "Platanus x hispanica<br>London Plane" | 12.5 | 40+ | B |
| T23 | 1 | "Castanea sativa<br>Sweet Chestnut" | 3.5 | 40+ | C |
| T24 | 1 | "Prunus sp.<br>Cherry sp." | 5.0 | 40+ | C |
| T25 | 1 | "Sorbus aucuparia<br>Rowan/Mountain Ash" | 4.0 | 0-10 | U |
| T26 | 1 | "Betula sp.<br>Birch" | 3.0 | 0-10 | U |
| T27 | 1 | "Betula sp.<br>Birch" | 3.5 | 10-20 | C |
| T28 | 1 | "Prunus sp.<br>Cherry sp." | 3.5 | 40+ | C |
| T29 | 1 | "Sorbus aucuparia<br>Rowan/Mountain Ash" | 5.0 | 20-40 | C |
| G30 | "20<br>10<br>1" | "Crataegus monogyna Common<br>Hawthorn/Quick/May<br>Buddleja sp.<br>Buddleja<br>Cornus sp.<br>Dogwood sp." | 4.5 | 40+ | C |
| G31 | 5 | "Betula pendula<br>Silver Birch" | 5.0 | 0-10 | U |
| T32 | 1 | "Quercus robur<br>English Oak" | 15.0 | 40+ | B |
| G33 | 3 | "Betula pendula<br>Silver Birch" | 12.0 | 20-40 | B |
| G34 | "3<br>1<br>1" | "Fraxinus excelsior<br>Ash<br>Carpinus betulus<br>Hornbeam<br>Sorbus aucuparia<br>Rowan/Mountain Ash" | 9.0 | 40+ | C |

| Tree/Group Reference | Tree Count | Species | Height (m) | Remaining Contribution (Years) | Retention Category |
|---|---|---|---|---|---|
| G35 | 2 | "Prunus sp.<br>Cherry sp." | 7.0 | 40+ | C |
| G36 | 2 | "Betula pendula<br>Silver Birch" | 13.0 | 40+ | B |
| G37 | "15<br>8<br>5<br>2" | "Cotoneaster sp.<br>Tree Cotoneaster<br>Buddleja sp.<br>Buddleja<br>Crataegus monogyna Common<br>Hawthorn/Quick/May<br>Sorbus aucuparia<br>Rowan/Mountain Ash" | 4.5 | 40+ | C |
| G38 | 8 | "Betula pendula<br>Silver Birch" | 13.0 | 40+ | B |
| G39 | "5<br>2" | "Acer pseudoplatanus<br>Sycamore<br>Betula pendula<br>Silver Birch" | 13.0 | 40+ | B |
| G40 | "8<br>1" | "Acer pseudoplatanus<br>Sycamore<br>Betula pendula<br>Silver Birch" | 13.0 | 40+ | B |
| T41 | 1 | "Acer campestre<br>Field Maple" | 5.0 | 40+ | C |
| G42 | 3 | "Tilia cordata<br>Small Leaved Lime" | 9.0 | 40+ | C |
| G43 | 3 | "Ailanthus altissima<br>Tree Of Heaven" | 8.0 | 40+ | C |
| G44 | 2 | "Acer platanoides<br>Norway Maple" | 8.0 | 40+ | C |
| T45 | 1 | "Acer platanoides<br>Norway Maple" | 6.0 | 40+ | C |

# 6.5.5 Planting Strategy

**Proposed Planting**
The proposed planting strategy is separated into distinct typologies which reflects the overall landscape concept along with the specific function, location and microclimate of each space.

**Existing Vegetation**
Retained vegetation will include TPO trees along Kenavon Drive, minus T22, and selected trees to north and west boundary.
All of the remaining existing vegetation will need to be removed in order to facilitate the proposed buildings.

Plummery Gardens
Rain gardens including flowering perennials will provide a dynamic element with seasonally changing colour.

Eastern Square
At the upper level where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. The overall effect will be light and airy with a naturalistic aesthetic.

Central Garden
The planting reflects a shady native woodland character with a mix of ferns and grasses forming a verdant evergreen understorey. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Green Streets
The north south green streets will include a mixture of pioneer tree species, grasses and herbaceous perennials to reflect the character of regenerating railway sidings.

Western Courtyard
Where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. And transition to shady understory in darker areas. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Infrastructure
Native hedge planting to be provided to the northern and eastern boundaries, to reinforce existing trees and vegetation there these can be retained.

Biodiversity Roofs- Roof Level
The biodiversity roofs will be designed to support a combination of both sedums and wildflower plugs. A diverse mix of wildflowers together with other ecological interventions, such as log piles and bird/bat boxes will provide an extensive area of valuable habitat which will support local wildlife and contribute towards sustainability criteria.

**Sustainability Requirements**
Planting plans will be developed will be developed as part of Reserved Matters Applications RMA Ecologist to measure Biodiversity Net Gain and advise the team where the project stands in relation to BREEAM LE credits.