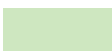
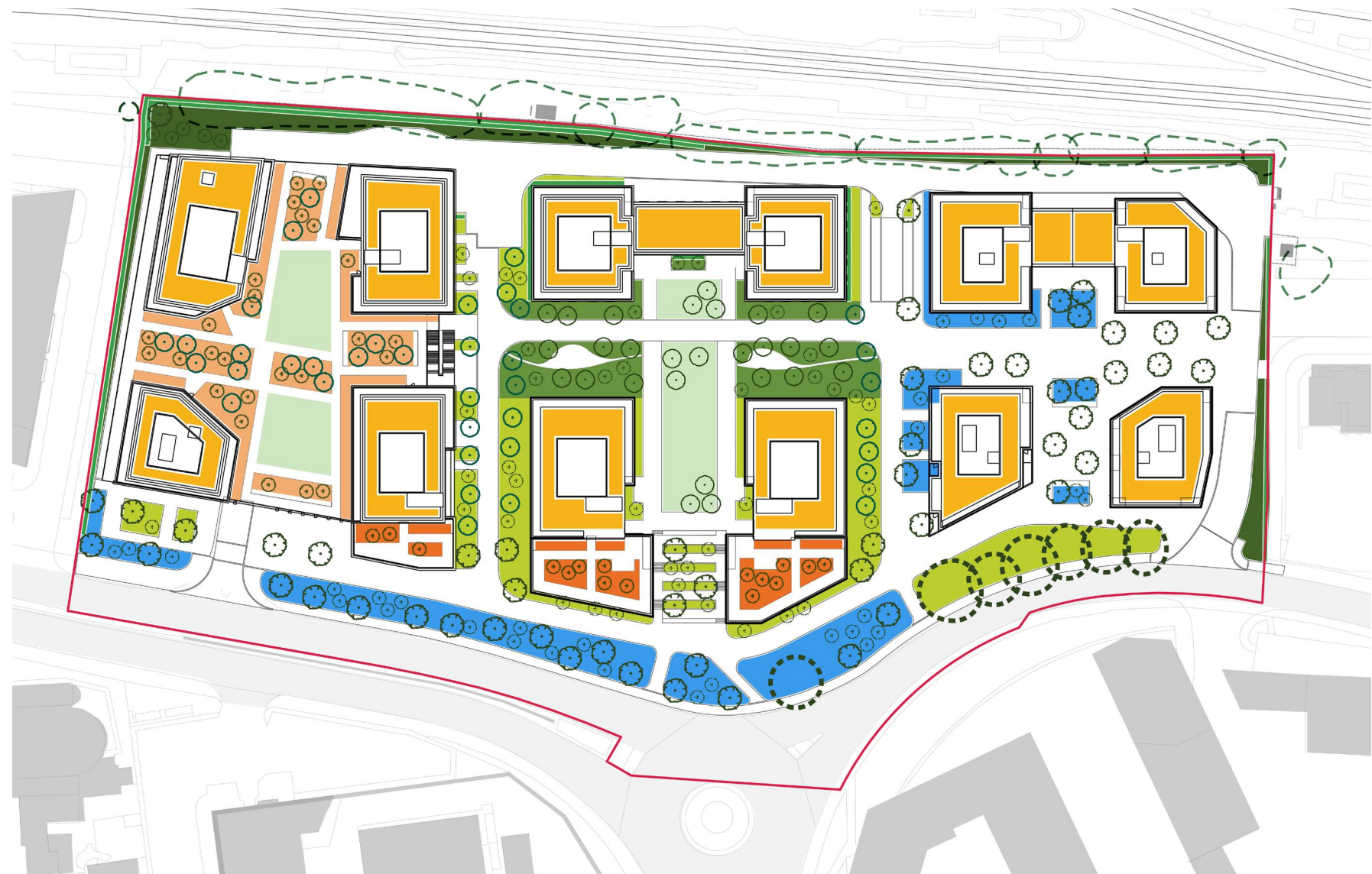


-  Plummery Gardens - Rain garden
-  Woodland Garden
-  Green Streets
-  Courtyards
-  Infrastructure
-  Lawn
-  Roof Terrace Garden
-  Biodiversity Roofs
-  Existing Street Trees Retained
-  Proposed Street Trees
-  Proposed Trees
-  Multi-stem Specimens
-  Native Hedge



6.5.6 Planting - Plummery Gardens

Plummery Gardens

This palette is intended to be used to provide attractive and seasonal planting to the Plummery Gardens - Rain Gardens. Planting in these locations will be tolerant of both moist and dry conditions.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

- Acorus ogon
- Asarum europaeum
- Asplenium scolopendrium
- Carex divulsa
- Hemerocallis varieties
- Luzula sylvatica 'Aurea'
- Polypodium vulgare
- Polystichum setiferum
- Schizostylis coccinea 'Major'
- Sesleria autumnalis
- Tellima 'Grandiflora'

Feature Plants

Planted as 5L plants @ 7/sqm 20 % of area

- Eupatorium maculatum
- Cornus sanguinea
- Lysimachia punctata
- Lythrum salicaria
- Persicaria bistorta 'Carnea'
- Polystichum munitum

Trees

- | | |
|-----------------|------------|
| Alnus glutinosa | 40-45cm CS |
| Ulmus Rebona | 30-35cm CS |
| Betula nigra | 5-6m MS |



6.5.7 Planting - Woodland Gardens

Woodland Garden

This palette is intended to provide attractive and robust planting in the central woodland garden. Planting in this location will be predominantly shade tolerant, with plants selected to provide interest throughout the year. The mix below is medium to low growing, with predominantly white flowering species where planted.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

- Ajuga reptans ‘Alba’
- Aquilegia ‘Origami Rose and White’
- Asarum europaeum
- Asplenium scolopendrium
- Astrantia ‘Buckland’
- Bergenia ‘Bressingham White’
- Carex remota
- Epimedium ‘Sulphureum’
- Helleborus orientalis
- Polystichum setiferum
- Luzula nivea
- Polypodium vulgare
- Polystichum aculeatum
- Pulmonaria ‘Opal’
- Saxifrage x urbium
- Tiarella ‘Sugar and Spice’
- Vinca minor ‘Gertrude Jekyll’

Feature Plants

- Anenome ‘Honorine Jobert’
- Cornus ‘Cloud Nine’
- Polystichum munitum
- Sarcococca confusa

Trees

Betula pendula	20-25cm	CS
Crataegus monogyna	20-25cm	CS
Malus ‘Red Obelisk’	5-6m	MS
Prunus ‘Brilliant’	20-25cm	CS
Sorbus ‘Pink Pagoda’	20-25cm	CS

Climbers

Clematis ‘Dawn’	3L caned
Rosa ‘The Generous Gardener’	5L caned
Rosa ‘James Galway’	5L caned

Bulbs

Planted in drifts through the planting beds at 12 bulb s/sqm to include:

- Galanthus nivalis
- Muscari varieties



6.5.8 Planting - Green Streets

Green Streets

This planting palette is intended to reflect the character of regenerating railway sidings, with a mix of grasses and robust herbaceous plants, as well as providing attractive seasonal variation.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

Achillea 'Moonshine'
Aster 'Monch'
Carex divulsa
Molinea caurelea
Helenium 'Chelsey'
Rudbeckia fulgida 'Goldsturm'
Sesleria autumnalis

Feature Plants

Planted as 5L plants @ 7/sqm 20 % of area

Allium varieties
Anenome x hybride 'Honorine Jobert'
Calamagrostis brachytricha
Foeniculum vulgare
Gaura 'Whirling Butterflies'
Phlomis fruticosa Miscanthus 'Starlight'
Stipa gigantea
Verbascum 'Cotswold Queen'
Veronicatanum virginicum 'Album'



6.5.9 Planting - Roof Terrace Gardens

Residential Gardens

This palette is intended to provide attractive and robust planting to the gardens. The planting is to be tolerant of a variety of conditions, and to provide seasonal colour to these gardens.

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits and the proximity of the site to the historic Huntley and Palmer biscuit factory to immediately to the south.

Plants to be selected from:

Ground Cover

Planted as 3L plants @ @ 10/sqm 80% of area

- Anthemis punctata cupaniana
- Erygium ‘Neptune’s Gold’
- Festuca casblue
- Lynchis corinaria
- Miscanthus ‘Starlight ’
- Heliotrichum sempervirens
- Stachys byzantina
- Sesleria autumnalis

Feature Plants

Planted as 5L plants @ 7/sqm 20 % of area

- Anenome ‘Queen Charlotte’
- Gaura ‘Whirling Butterflies’
- Kniphobia ‘Bees Lemon’
- Penstemon ‘Pensham Laura’
- Phlomis fruticosa
- Salvia ‘Neon’
- Sisyrinchium striatum

Multi stem Feature Trees/.Shrubs

- | | | |
|------------------------|------|----|
| Amelanchier canadensis | 3-4m | MS |
| Crataegus monogya | 3-4m | MS |
| Euonymous europaeus | 3-4m | MS |
| Hamamelis x intermedia | 3-4m | MS |



6.5.10 Planting - Hedge

Native Hedges

This hedgerow palette is intended to be used to provide a robust buffer to the to the north and eastern boundary.

Species will be predominantly native.

Species will be planted as a double staggered row @500mm centres to include:

- Acer campestre
- Cornus sanguinea
- Corylus avellana
- Crataegus monogyna
- Ilex aquifolium
- Ligusturm vulgare
- Viburnum opulus

Tree species

Betula pendula MS	3.5-4.0m
Prunus avium	C/S 20-25 cm girth

Hedgerow Margins

Hedgerow Mixture EH1
Suggested Sowing Rates 40kg/ha

EH1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.



Native evergreen hedges are intended to be used to provide year round structure to the communal garden spaces.

Taxus baccata



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6.5.11 Planting - Biodiversity Roof

Areas of green roof are proposed as part of the coordinated stormwater and biodiversity strategy. The biodiversity roofs will provide habitat for fauna and flora as well as softening views over roofs from higher buildings.

Plant species on the biodiversity roofs will be specifically selected to encourage wildlife - a range of plants that flower throughout the year will provide a food source for insects. Furthermore flowers with seed heads will provide a food source for winter nesting bird species.

A pre-grown sedum carpet is proposed to the majority of the green roof area with selected areas provided as crushed brick or site arisings overseeded with Emorsgate ER1 Turf Roof Mixture or similar approved, to suit local conditions. and habitats.

NatureMat pre-grown sedum carpet to be interplanted with native plug plants at 10 no/m2 in percentages listed below:



Wildflowers		
%	Latin name	Common name
3	Agrimonia eupatoria	Agrimony
2	Anthyllis vulneraria	Kidney Vetch
3	Aster tripolium	Sea Aster
5	Briza media	Quaking Grass
3	Cakile maritima	Sea rocket
2	Centaurea nigra	Common Knapweed
3	Echium vulgare	Viper's Bugloss
2	Elymus farctus	Sand Couch
3	Eryngium maritimum	Sea holly
2	Galium verum	Lady's Bedstraw
5	Honkenya peploides	Sea sandwort
2	Hypericum perforatum	Perforate St John's Wort
5	Koeleria Macrantha	Crested Hair Grass
3	Leontodon autumnalis	AutumnHawkbrit
2	Leontodon hispidus	Rough Hawkbrit
5	Lotus comiculatus	Bird's Foot Trefoil
3	Linaria vulgaris	Common Toadflax
5	Limonium vulgare	Sea Lavender
2	Malva moschata	Musk Mallow
3	Origanum vulgare	Wild Marjoram
3	Plantago media	Hoary Plantain
5	Primula veris	Cowslip
5	Prunella vulgaris	Selfheal
5	Pucinellia maritima	Slatmarsh-grass
5	Ranunculus acris	Meadow Buttercup
2	Reseda lutea	Wild Mignonette
5	Sanguisorba minor	Salad Burnet
3	Salsola kali	Prickly saltwort
5	Silene vulgaris	Bladder Campion

6.5.11 Planting - Biodiversity Roof



Anthyllis vulneraria
Kidney Vetch



Briza media
Quaking Grass



Centaurea nigra
Common Knapweed



Koeleria macrantha
Crested Hair Grass



Knautia arvensis
Field Scabious



Leontodon autumnalis
Autumn Hawkbit



Leucanthemum
Oxeye Daisy



Linaria vulgaris
Common Toadflax



Malva moschata
Musk Mallow



Origanum vulgare
Wild Marjoram



Plantago media
Hoary Plantain



Primula veris
Cowslip



Prunella vulgaris
Selfheal



Ranunculus bulbosus
Bulbous Buttercup



Sanguisorba minor
Salad Burnet



Sedum album
White Stonecrop



Sedum lydium
Least Stonecrop



Sedum oreganum
Oregon Stonecrop



Sedum sexangulare
Tasteless Stonecrop



Sedum spurium
Caucasian Stonecrop



Silene vulgaris
Bladder Campion

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6.5.12 Biodiversity Strategy

The proposed development area is currently occupied by a surface car park and large retail buildings. The existing site provides limited habitat opportunities.

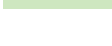
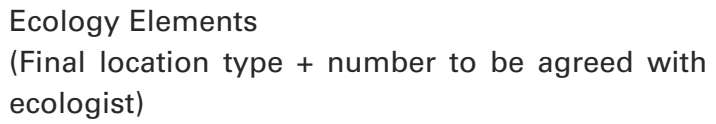
The proposed development creates opportunities to improve habitat opportunities through the provision of native shade tolerant planting, rain gardens and hedge planting.

The biodiversity strategy has been developed to promote opportunities for habitat creation within the residential courtyards of the scheme where appropriate:

- Create new opportunities for local wildlife on the site as part of a green corridor of 'stepping stones' within the local area.
- Use of native tree and hedge species to proposed hedge to northern and eastern boundaries, including shade tolerant ground flora.
- Create small log piles to provide habitat for invertebrates within the less accessible areas of shade-tolerant planting, using only dead wood from tree removal and ongoing maintenance.
- Create attractive and diverse green roof habitats to provide foraging habitat for birds, bats and invertebrates such as bees and butterflies.
- Mount bird and bat boxes onto proposed buildings.
- Monitor for the presence of invasive weeds in the future and remove in accordance with approved methods by Specialist Contractor.

The design of the landscape will increase the overall ecological value of the habitats supported by the Site and deliver a biodiversity net gain by:

- Increasing the number of trees
- Creation of roof-level habitats mimicking wildflower meadows, mixed with succulents
- Creation of intensive green roofs including a rich mix of species including plants for pollinators
- Creation of Rain Gardens
- Native Hedgerow
- Installation of bird and bat boxes and log piles for invertebrate species

-  Biodiversity Roofs
-  Groundcover - Rain garden
-  Groundcover - Green Streets
-  Groundcover - Courtyard & Terrace
-  Groundcover - Woodland Garden
-  Groundcover - Infrastructure
-  Lawn
-  Existing Street Tree
-  Proposed Street Tree
-  Proposed Tree
-  Multi-stem Specimens
-  Native Hedge
-  Ecology Elements
(Final location type + number to be agreed with ecologist)
-  Bird and Bat Boxes
-  Insect Boxes
-  Log Piles



6.5.13 Amenity Space, Play and Activity Provision

Doorstep play features for the under 5s will be integrated seamlessly within the public realm. The Plummery Gardens, Green Streets, Central Yard, East Square and West Courtyard have been designed as 'playable spaces' which provide opportunities for children's play whilst also functioning as pedestrian routes, emergency vehicles routes and seating areas. A variety of play features will be provided with a water feature in the Eastern Square providing not only a dynamic play feature, but also a visual reference to the historic Plummery Ditch and the waterways of Reading.

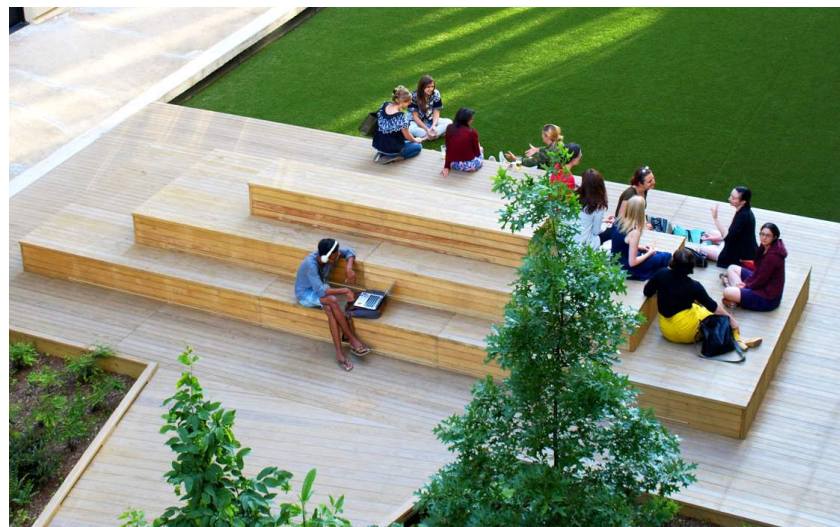
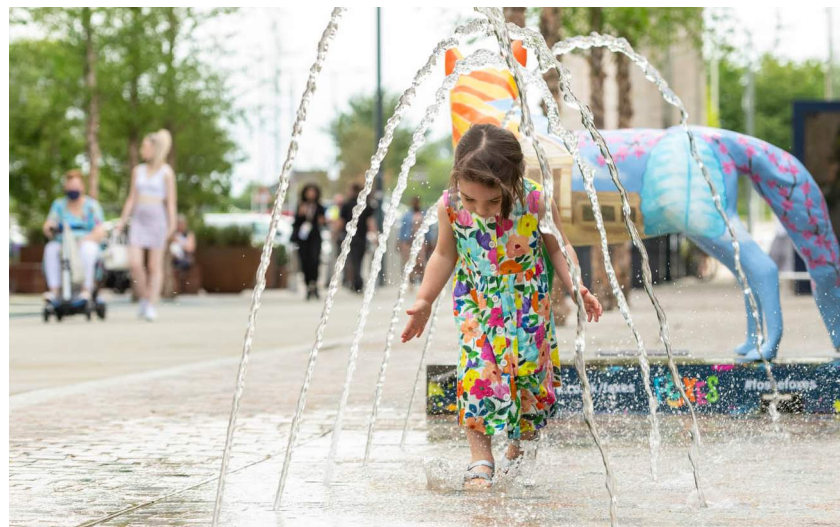
Play provision for older children is to be provided off site - with the King's Meadow a 10 minute walk away offering a wide range of both sport and play facilities for all ages.

Inspiration for provision of play equipment to incidental and playful space to the Western Courtyard will be taken from biscuits' to reflect the significance of Huntley and Palmer Biscuits to Reading. This theme creates opportunities for providing colourful and dynamic play equipment and spaces which reinforce a distinct sense of place in the communal gardens.

-  Lawn
-  Play surface
-  Play wall feature
-  Play huts
-  Playful bleachers, loungers + stages



-  Water feature play
-  Natural play features
-  Amenity spaces - seating / tables / kitchens



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6.5.14 Movement Strategy and Accessibility

Delivering an inclusive, accessible and well-connected environment is one of the main objectives of the masterplan proposal. The development site as it currently stands has very limited permeability due to the vacant car park and monolithic structure of the existing retail park, with a distinct disconnection to the main thoroughfares across the site.

The masterplan proposal for the application replaces the inaccessibility caused by the disconnection between the main road and the site due to the significant level change by introducing generous green street opportunities and varying alignments that respond to desire lines identified within and through the development site.

Current best accessibility practices are applied across the site for all pedestrian routes. These are designed as step free, accessible routes with gradients not exceeding 1:20 and are generally shallower.

Surface materials will be durable, firm and slip resistant throughout the development. Loose paving material will be avoided to ensure surfacing does not present difficulty to people with disabilities.

Fully pedestrianised areas are spread across the development, offering a safe and welcoming experience for all user types. Pedestrian movement is segregated from cyclist and vehicles within these areas to ensure movement and circulation is maximised without any conflicts.

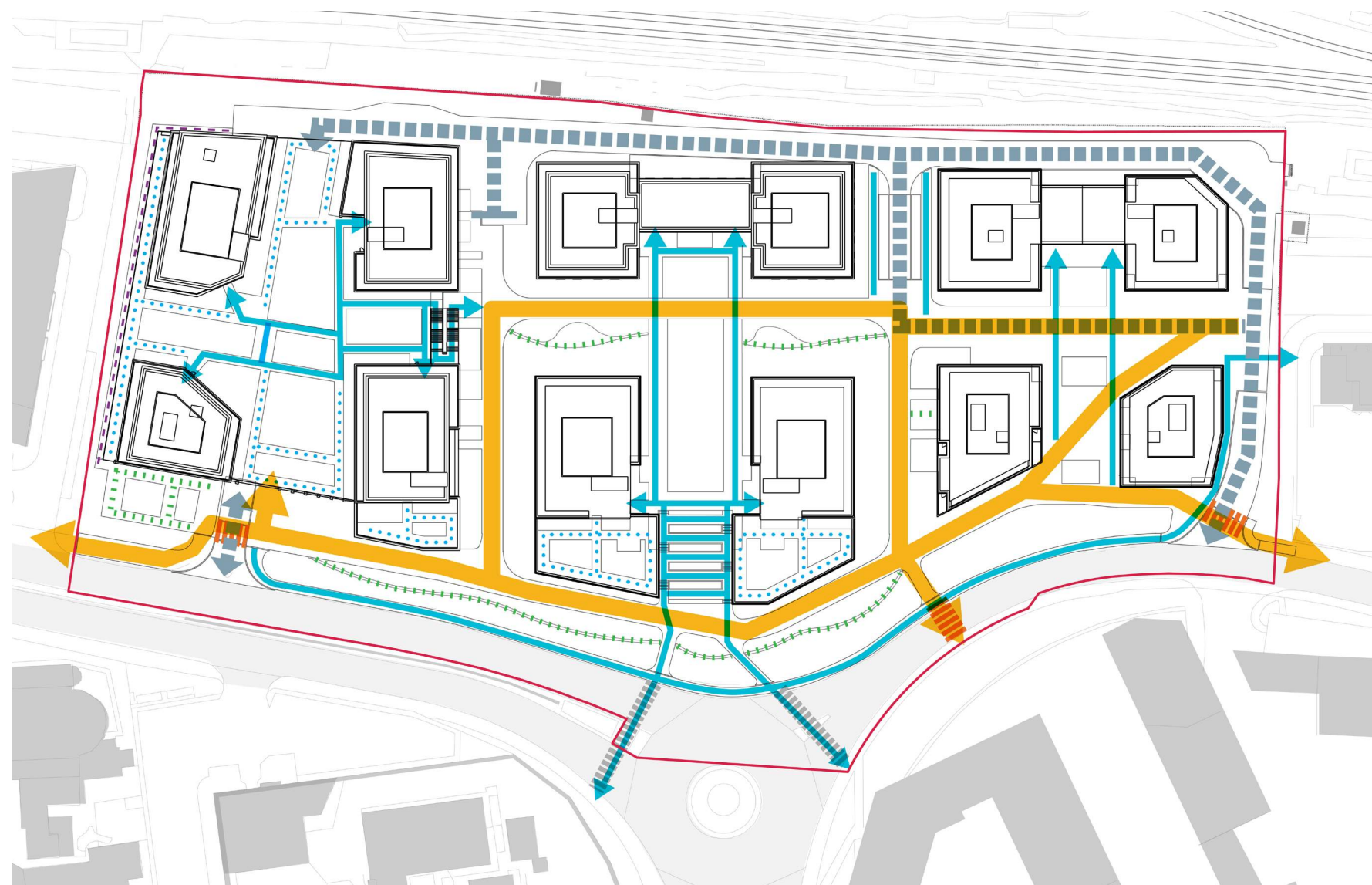
All pedestrian routes both within north-south links are designed to have a minimum 2m clear width for comfortable and unobstructed circulation.

Pedestrianised north-south routes are all designed to include generous and wide paths. Footways identified as main pedestrian connections within these north-south routes all have a minimum width of 3m.

All landscape and street furniture elements are thoughtfully positioned to sit outside of movement routes to provide a lively and well used atmosphere while keeping footways free of clutter and obstruction. These free environments should be designed with a consistency of approach to arrangement that will lead to familiarity and a more accessible experience.



- Primary Movement
- Secondary Movement
- Vehicular Movement
- Tertiary Movement ground
- Maintenance Movement
- Tertiary Movement Terraces
- Stepped Access Routes
- Proposed Crossing
- Existing Crossing

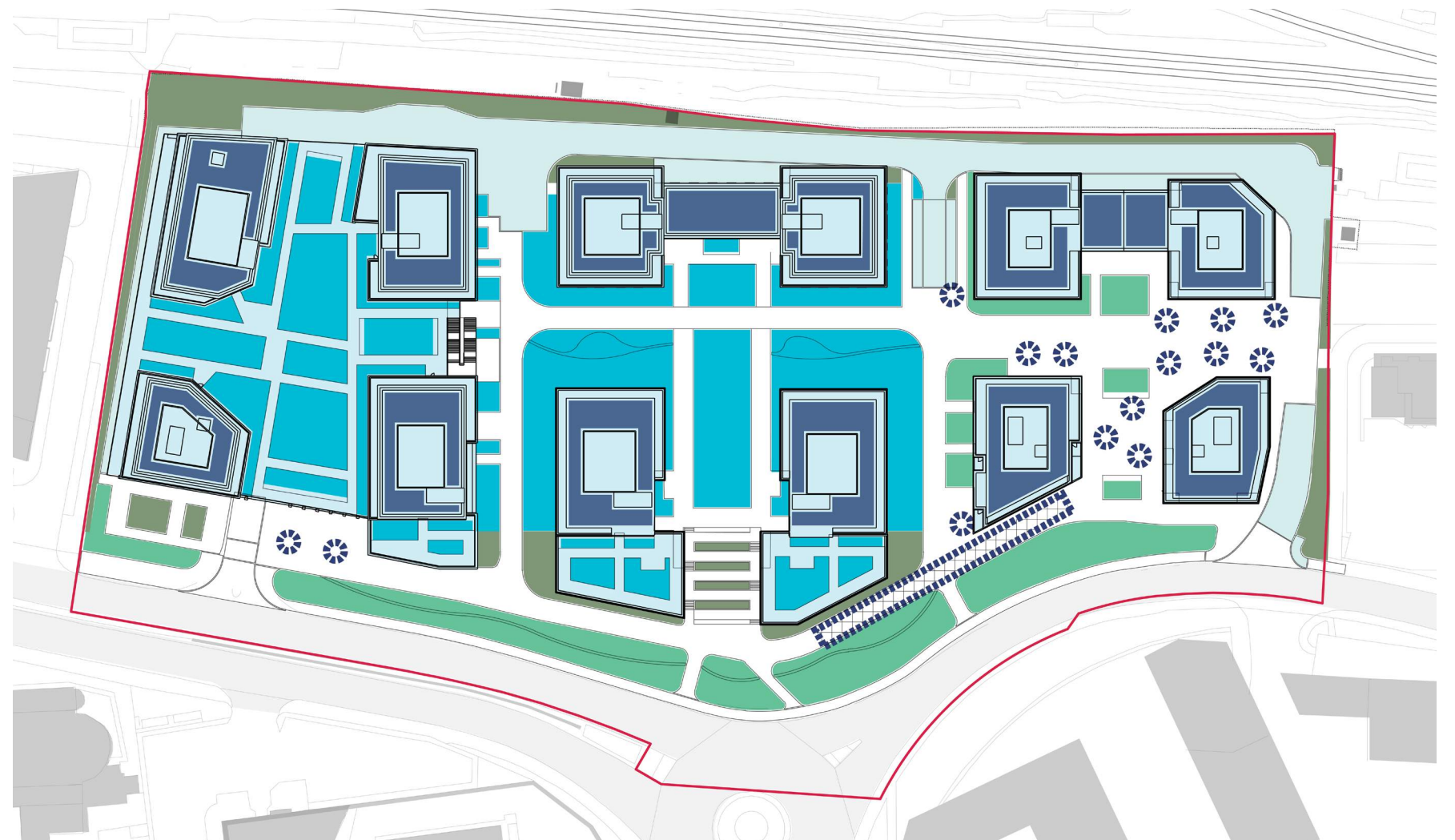
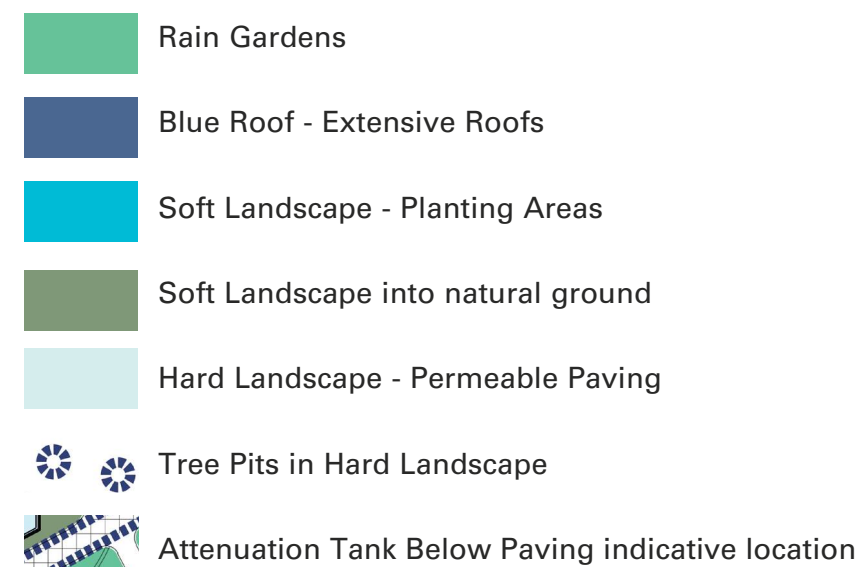


6.5.15 Sustainable Urban Drainage Strategy

In order to address the issue of urban storm water runoff a strategy has been developed to create a series of measures which attenuate storm water before it enters the drainage system.

The SuDS strategy comprises the following elements:

- Rain Gardens
- Soft Landscape - Planting Areas
- Tree Pit attenuation
- Biodiversity roofs
- External below ground attenuation tanks
- Blue roofs
- Permeable paving
- Rainwater harvesting





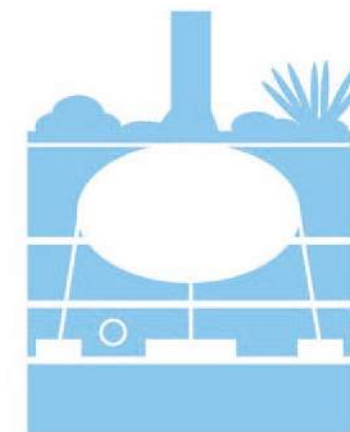
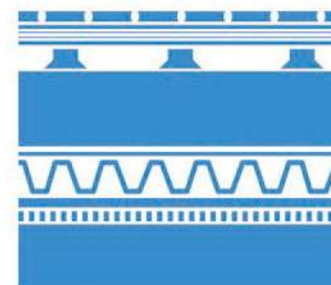
Extensive Green Roofs

At high level extensive green roofs with a substrate depth of 200mm seeded and plug planted with sedum and native wild flower species. This system will hold rainfall at its source and assist in evapotranspiration.



Landscape over structure

Above structure intensive green roofs with a substrate depth of between 600mm – 1000mm, drainage layers, ground cover and tree will have significant water holding capacity and assist evapotranspiration.



Natural Ground areas

At ground level larger scale areas with either permeable paving or natural soil profiles will allow surface infiltration of rainwater at the source.

6.5.16 Materials Strategy

The proposed surface material takes inspiration from leading's rich history of masonry construction by utilizing a variety of material groupings within the design.

The careful selection and combination of these materials could not only provide visual interest and texture but also create a sense of connection with the local context. By incorporating these materials in a contemporary and innovative manner, the design aims to create a scheme that is both unique and respectful of its surroundings. A variety of high quality surface materials will be used to reflect the colours and textures of the proposed building materials, with reference also to the surface materials used in emerging residential and commercial developments in the vicinity to create a seamless and coherent public realm.

Different sized units, textures and colours will be used to establish a clear hierarchy of public and private space and routes throughout the scheme.

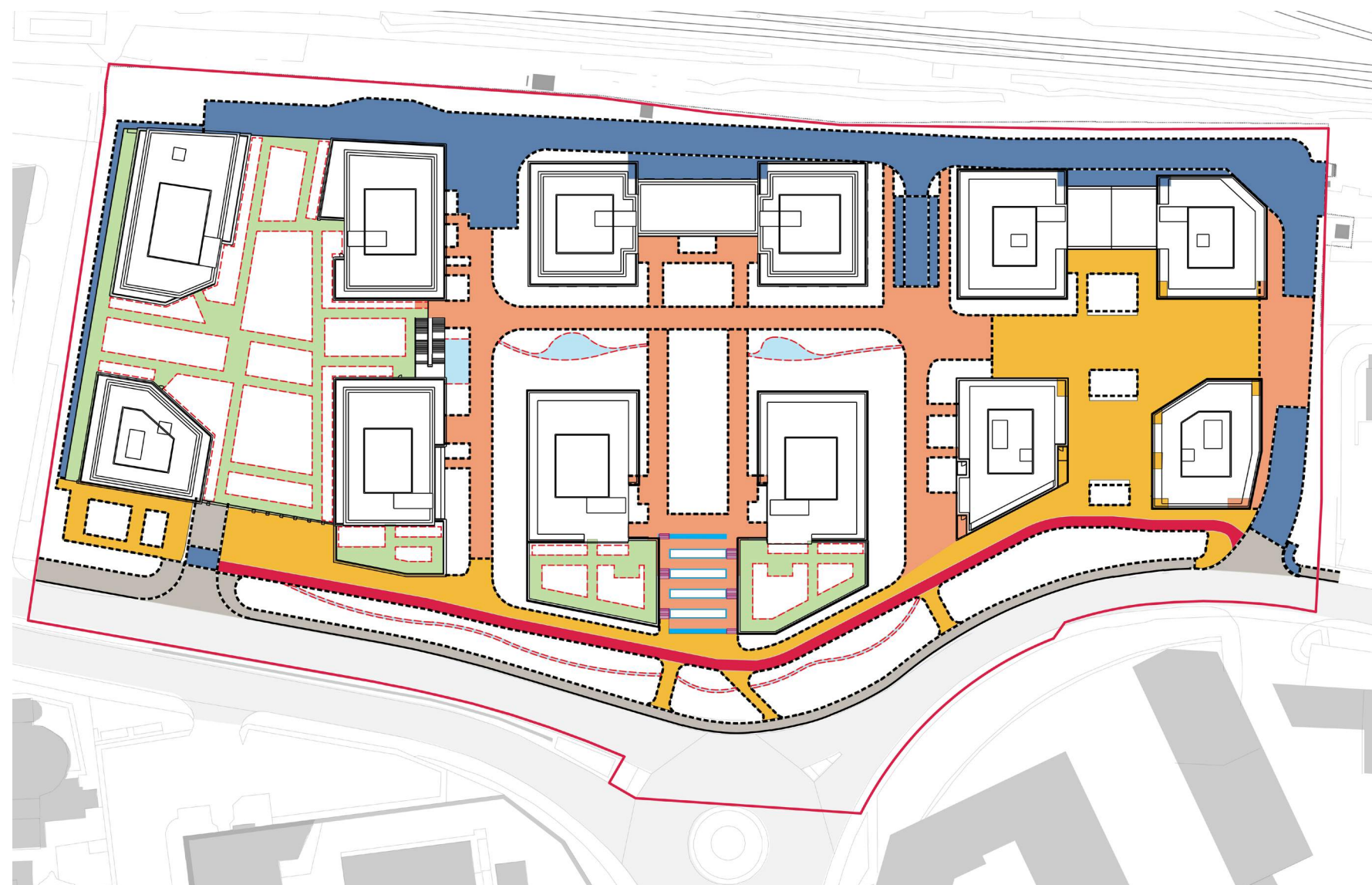
Larger units/pavng slabs will be used in key public spaces, and routes, set in staggered courses, with smaller units used to tertiary routes and roadways.

Where appropriate permeable paving will be used as part of the overall suds strategy for the site, in unit sizes and colours to match adjacent paving to ensure a seamless transition from one space to another.

Areas of decking will be used in select areas to define seating and outdoor dining areas sited adjacent to main pedestrian routes; and used to define private terraces at ground floor level.

The paving palette is to be robust, low maintenance and where the streetscape is to be adopted, be acceptable to the local highways authority.

- Large format buff stone paving
- Small format buff stone paving
- Concrete paving buff tones
- Porcelain tiles on joist system buff tones
- Permeable block paving mixed tones
- Asphalt
- Play safety surface
- Kerb Natural Stone
- Kerb Retained
- Planter Metal



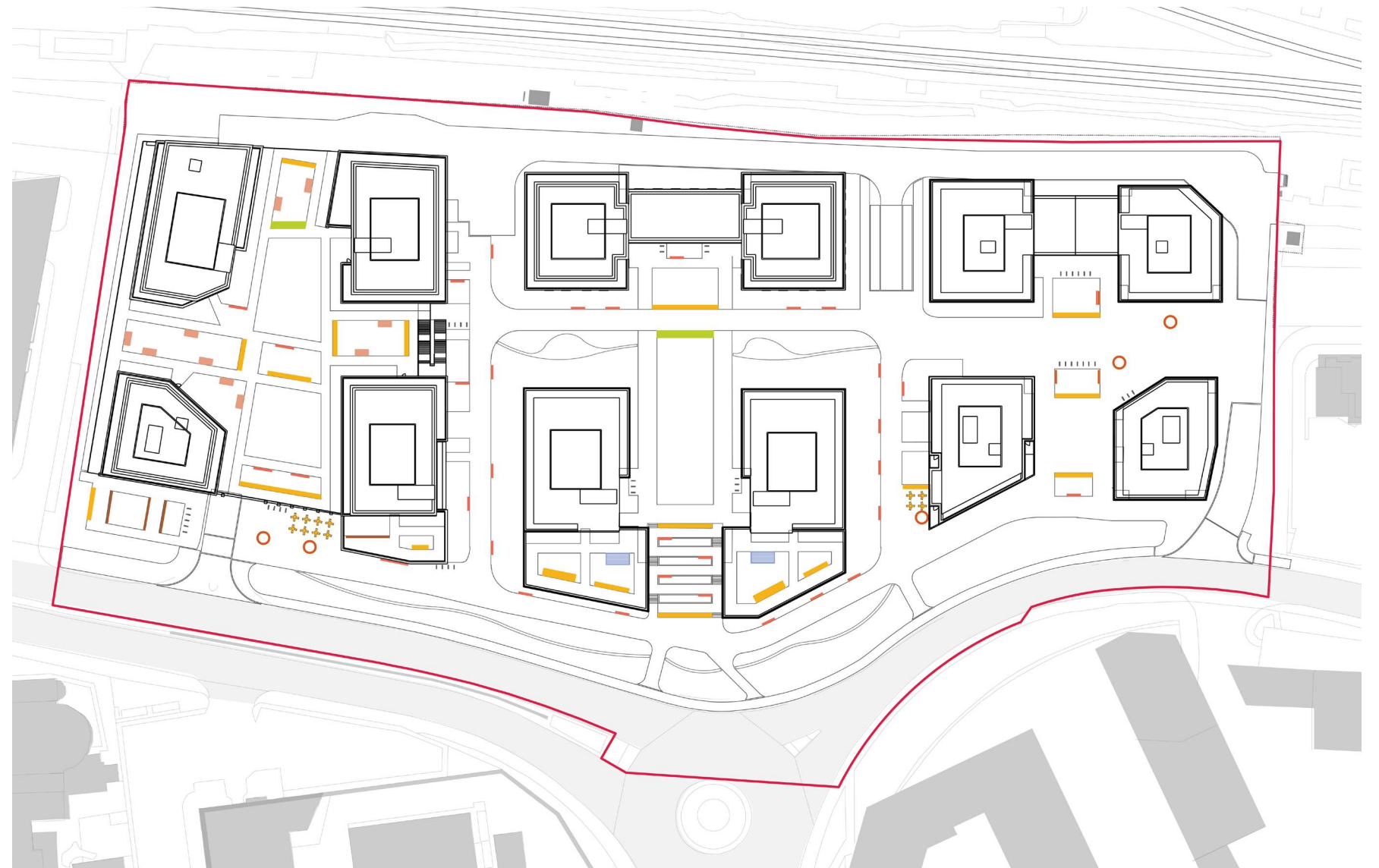
6.5.17 Street Furniture Strategy

Street furniture will be selected to reflect the railway heritage of the site; in particular, the railway sidings which extended across the northern boundary of the site.

Street furniture materials will include weathered steel, cast iron and timber to reflect this rich heritage.

Seating areas will be provided in a variety of modules and forms, with an emphasis on social interaction. Some areas will be screened, some areas will be framed by planters, and some simple linear seating will be provided along key routes.

-  Timber bench a mix of arm rests and backrests
-  Long timber bench a mix of arm rests and backrests
-  Circular timber bench
-  Timber sun lounger
-  Timber bleacher
-  Timber stage
-  Pavilion
-  Free standing furniture
-  Cycle stands





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6.5.18 External Lighting Strategy

An external lighting strategy will be developed to complement the architectural lighting strategy and to bring theatre and energy to the key public spaces.

The proposals for lighting should seek to create not only an exciting night-time environment, but also a safe environment in this predominantly pedestrianised environment, while also respecting the ecological constraints.

Key Objectives

- Lighting elements should aid wayfinding and highlight key landscape features
- The street lighting design should combine with other methods to create a safe and enjoyable public realm and to help design out crime.
- Lighting is required to all pedestrian pathways, stairways and crossings and to accentuate the main routes through the development and to emphasise the individual character of each space.
- The public realm should have feature lighting incorporated into several elements such as steps, terraces, tree uplighters etc.
- Consideration for transitional lighting between exterior and interior spaces to minimise the visual impact of passing between bright sunlight and deep shadow.
- All lighting should be robust, readily maintainable, and standardised within the development to a reasonable extent.
- The lighting design should minimise energy use through low energy equipment and sophisticated control systems.
- A layered lighting scheme has been developed to provide:

- Safe lighting to key routes
- Accent lighting to gateways and key features
- Architectural uplighting
- Tree uplighting
- Feature lighting laid in paving within the squares.

Lux Levels

Primary Walkways = 75 lux

1 no 30 w LED luminaire to approximately 5m to illuminate the walkways. Column spacings approximately 12m. Light fittings should direct light downwards to control and reduce light pollution to the neighbouring habitats.

Wall Uplighters

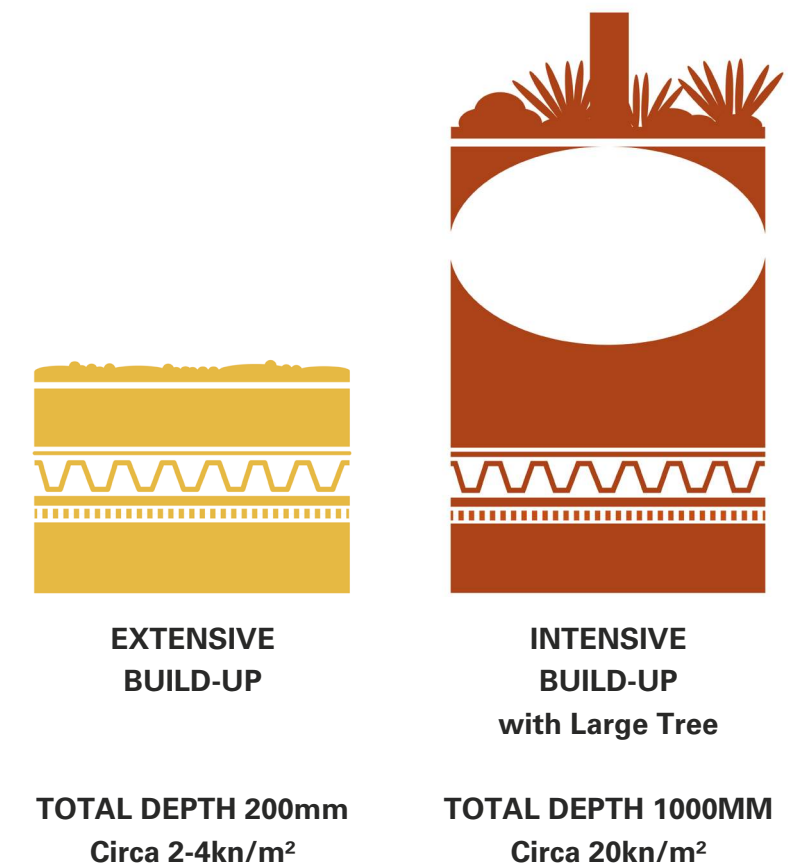
15w LED luminaire to highlight architectural facades.

6.5.19 Loading

Structural Loadings

The assumed loading allowances and achievable landscape build-ups are set out on the accompanying diagrams.

Further detailed design work will be required to ensure proposed build-ups and loads sit within the allowances set out by the structural engineer.



6.5.20 Soil Strategy

The horticultural soils will be critical to the long term success of the green infrastructure. The soils depths and volumes have been considered to support optimise plant growth adapt to changing climate conditions.

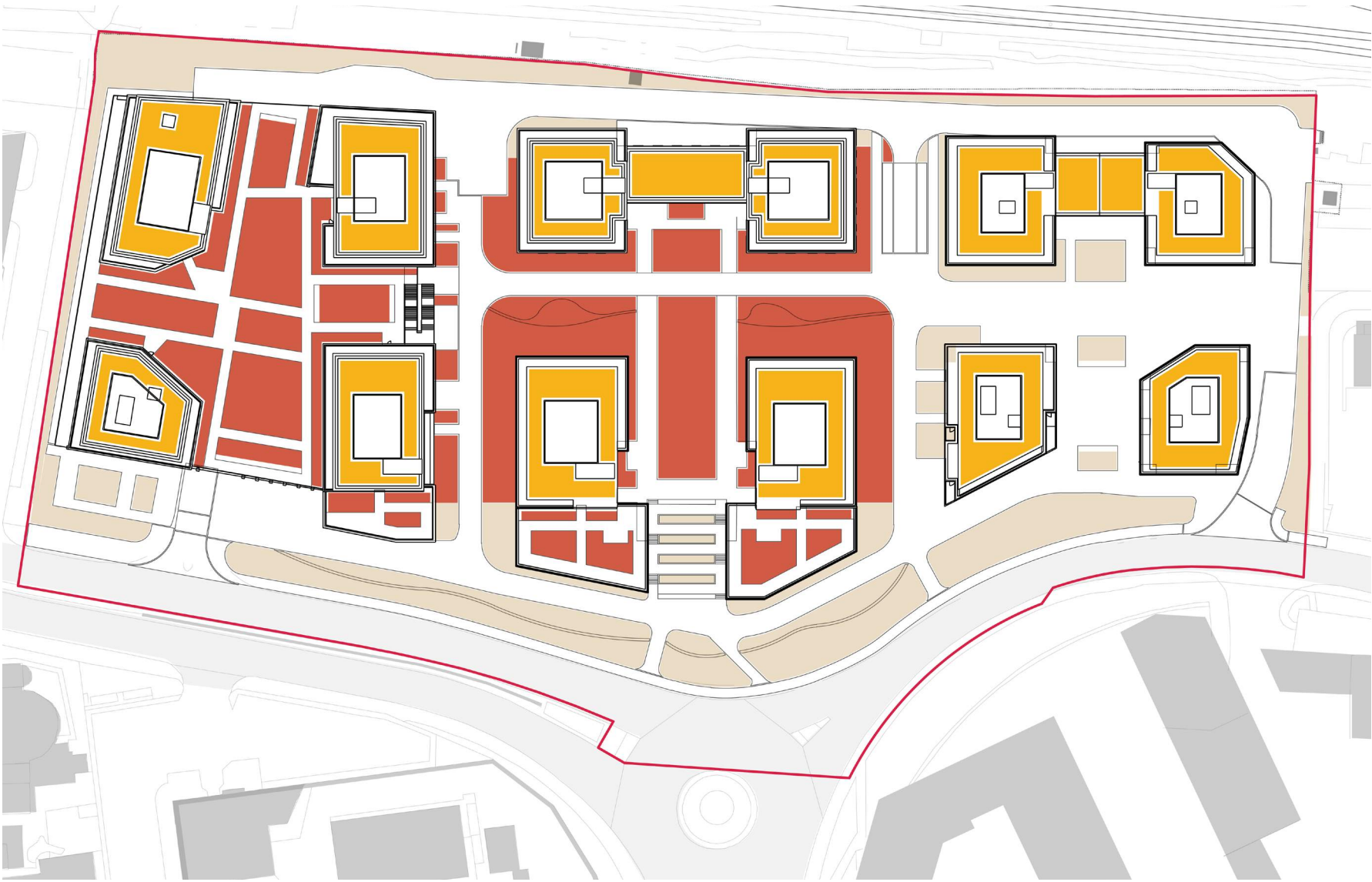
The illustrative landscape and public realm proposals seek to deliver the following soil depths to minimise demands on irrigation providing reliance during wetter winters and hotter summers.

Biodiversity Roofs 200mm depths
Intensive green roofs 600mm – 1200mm depth of Growing medium

Natural Ground 600mm - 1000mm depth of Topsoil and Subsoil

Tree Pits volumes will be sized to optimise future canopy grow and provide a health

- 200mm lightweight growing medium - 4kn
- 1000mm lightweight growing medium - 20kn
- 450mm topsoil / 550 subsoil



6.5.21 Public Realm and Daylight to Ground Requirements

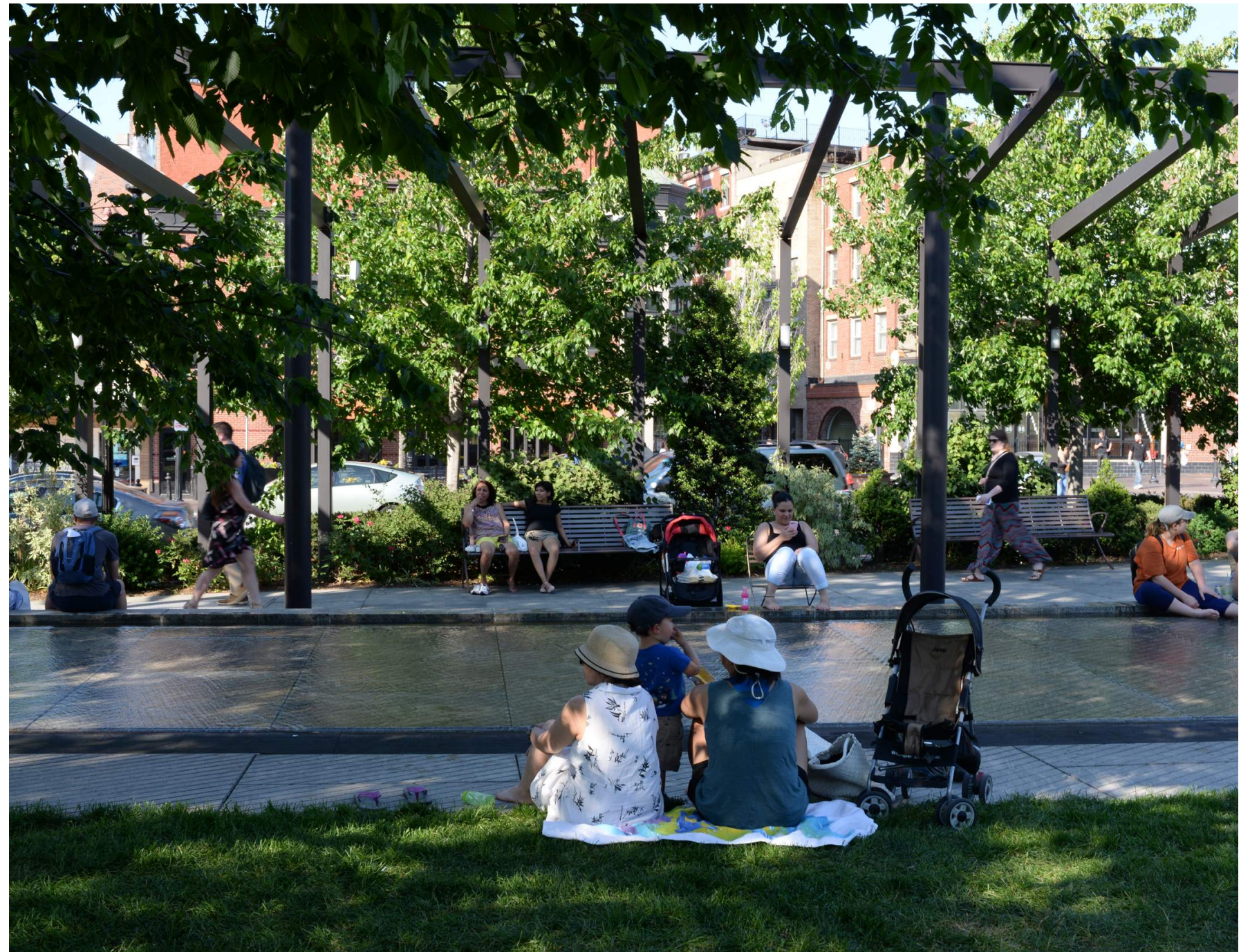
Climate change is an important consideration in how external spaces can function and adapt to wetter winters, drier and hotter summers. Keeping cool in external spaces will become essential. We need to think differently about external spaces provided a balance of sunny and shaded spaces around buildings.

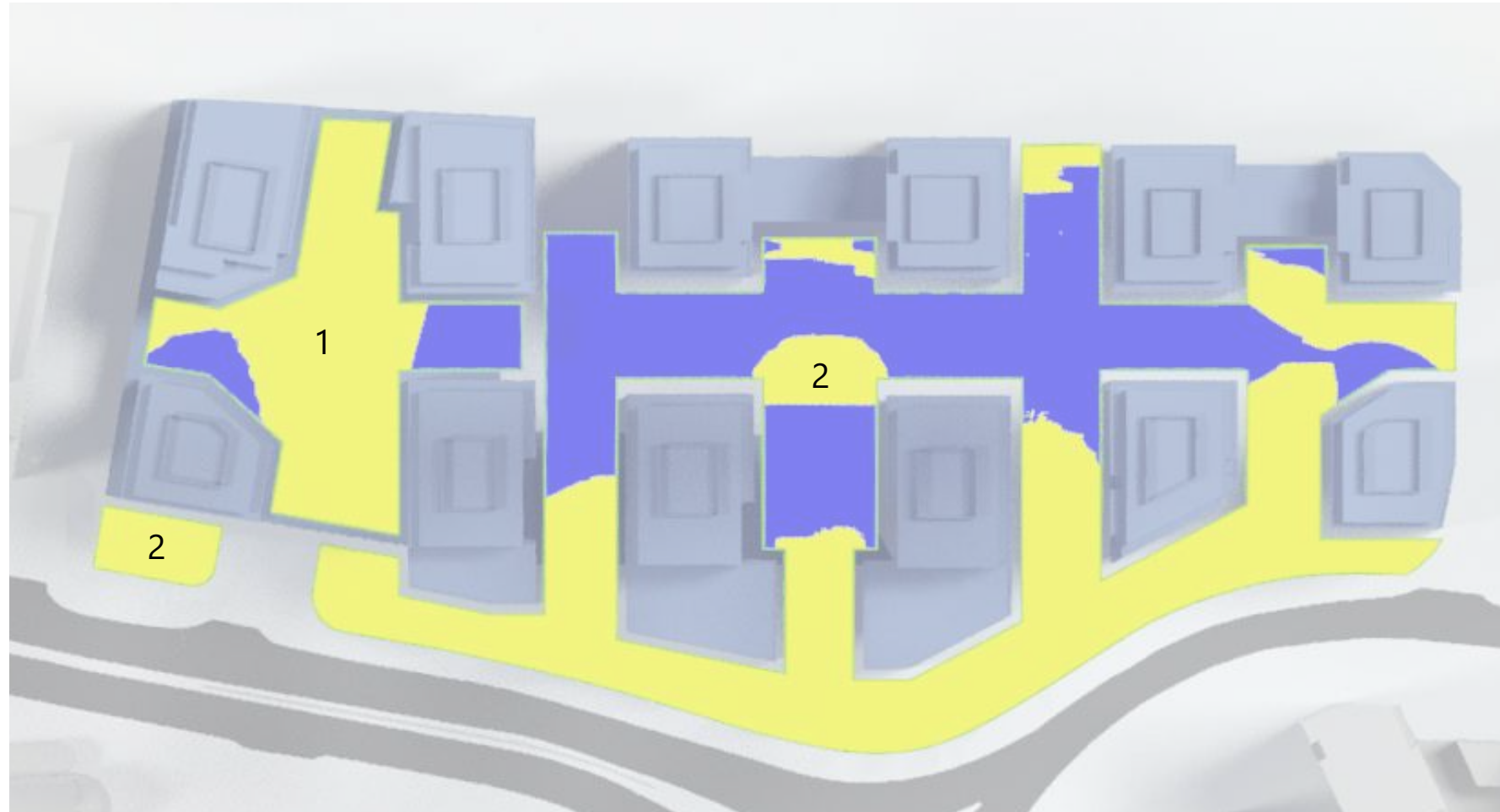
The development proposal will need to positively design for a proportion of shade to give residents a choice and comfort during hot weather. This is actively considered through providing primary spaces Plummary Gardens that enjoys full sun in winter with linking tertiary spaces like the woodland gardens that will provide more shaded retreat spaces, play spaces and cooler pedestrian routes during summer months.

The illustrative public realm proposals across the development would be capable of delivering the following based on the BRE sunlight test.

March more than 2 hours of daylight to ground over a minimum of 50% of the public realm area.

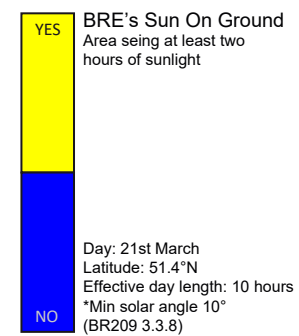
June more than 2 hours of daylight to ground over a minimum of 75%-80% of the public realm area.





21st March : Diagram by EB7 Ltd Ref: 4142_R08_SA01 - proposed

Area	Total Area (sq.m)	Area recieving more than two hours of sun	
		(m²)	%
1. Private Podium Amenity	1963.51	1598.35	81
2. Public Amenity	7948.82	4631.39	58
Total	9912.33	6229.74	63



6.6 Landscape Outline Proposals

6.6.1 Plummery Gardens

Plummery Gardens will form the primary public space along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf, and future development plots to the east.

Size

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Use and Function

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

1. Connection to cycle network
2. Cycle stands
3. Access to Central Yard
4. Access to car parking
5. Retail breakout
6. Main route, Maintenance and Fire Access
7. Rain garden
8. Garden Rooms
9. Large scale street trees
10. Hedge
11. Threshold space to green street
12. Planting to buildings
13. TPO trees retained
14. Pavement to highway
15. New crossing
16. Vehicular Access



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