

DEVELOPMENT ON LAND TO REAR OF 75 – 77 LONDON STREET, READING RG1 4QA

Landscape Supporting Statement - Design Rational

1.0 Introduction

- 1.1 This brief statement has been prepared by David Williams of DWLC to support a Planning Application for the vital restoration and conversion of the listed townhouse on London Street, demolition of Olympia Hall to the rear, retention of a section to create a Georgian theme folly and construction of a set of new-build flats on land occupied Olympia Hall with associated landscaping, parking, cycle and bin store.
- 1.2 This statement briefly describes the site, the proposed development / landscape proposals and the design rational / reasoning for the landscape proposals for the site (as required by Condition 13 of the planning permission).

2.0 Brief Site Description

- 2.1 The site is located between London Street and East Street and to the south of South Street within the town of Reading. Access gained from East Street. The site is an urban 'brownfield' site surrounded by adjoining residential, commercial and other developments predominantly 3 storey buildings with rear car parking areas along East Street, which create and influence the local character of the area. Pedestrian access to the site is via London Street whilst vehicular access is off East Street. The East Street access is gated and formed by high metal sheet fencing, forming a discordant feature on an otherwise open frontage.
- 2.2 Currently the site contains no areas of 'greenery' or 'green space' and, from a landscape and ecological perspective, the site represents negligible or detrimental value given the existing land use and character of the site. Within the surrounding area, 'greenery' and 'green space' is limited and mainly confined front garden areas / vegetation to properties on East Street or areas adjoining and within Kendrick School to the south east of the site. The proposals represent an opportunity to substantially increase the landscape and ecological value of the site and improve both the character

and visual appearance of East Street through the introduction of tree / shrub and ground cover planting on its frontage.

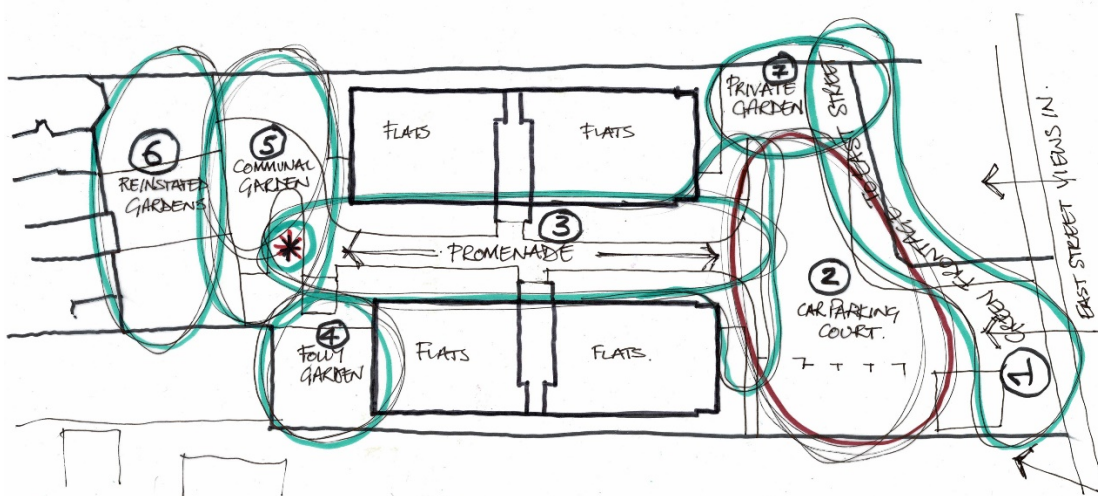
3.0 **Proposed Development**

3.1 The development proposals comprise the restoration of the existing Georgian façade on London Street and conversion and extension of the ground floor of Georgian listed town houses on London Street (No.75 to 77) to residential dwellings including reinstating their rear gardens, the introduction of two 2.5 storey blocks of flats (Northern Flats = 12 units whilst Southern Flats = 14 units) either side of a central open space or 'promenade' which draws the eye to the rear of façade of the restored Georgian town houses and provision of a small car parking court off East Street and introduction of new areas of planting on East Street to frame views and 'soften' the buildings on the site as well as enhancing the existing local urban environment.

3.2 The Proposed Site Plan, prepared by the Keen Partnership, illustrates the layout of the scheme whilst further details of the design and character of the proposals together with the design ethos and evolution of the development proposals for the listed building and proposed new build flats are set out in Design and Access Statement that accompanies to the Planning Application.

4.0 **Landscape Proposals**

4.1 The sketch below illustrates the general 'principles' for the landscape proposals for the proposed development whilst the text below (paragraph 4.2 to 4.5) sets out the aims and describes the landscape scheme in more detail.



Indicative Landscape 'Principles' Diagram (Not to scale)

Overarching Principle.

- 4.2 The overarching 'principle' is to create a series of intimate linked spaces extending from East Street into the site. Adjoining East Street and the parking court, the planting approach would consist of native plant species of trees, shrubs, hedges and ground cover plants (Areas 1, 2 and 7) to enhance biodiversity and frame views whilst the planting within and adjoining the existing Georgian town houses and central parts of the site would follow a 'Georgian' themed approach to the planting design which is more formal and structured (Areas 3, 4, 5 and 6) reflecting Georgian 'styles' but not strictly adhering to species found in the late 18th century.

Landscape Aims

- 4.3 The aims of the landscape design proposals include:
- Introduce a new planting framework which to contribute to local landscape character and streetscape;
 - Incorporation of new tree, shrub and hedge planting on East Street and elsewhere within the development to reduce the apparent scale of the development and create a pleasant and attractive environment for residents and the local community;
 - To provide a landscape which supports wildlife habitat and diversity;
 - Maintenance or provision of new tree, shrub and hedge planting to contribute to local microclimate management.

Landscape Planting Details

- 4.4 The Landscape Proposals Plan 0452 / L1 illustrates the landscape proposals for the Site based on the indicative 'design principles / uses' above. The plan shows the following:
- i) The introduction of new trees (Field Maple, White Barked Birch and Wild Service Tree), hedgerows (Native species) and medium and low height planting adjoining East Street including the introduction of an ornamental variety of dogwood, Siberian Dogwood (*Cornus alba* 'Sibirica Variegata') against a background of Laurel (*Prunus laurocerasus*) and Christmas Berry (*Photonia x Fraseri* 'Red Robin') with Winter creeper (*Euonymus fortunei* 'Darts Blanket') ground cover to provide interest to the street-scene. It is envisage that the native hedging would be maintained at about 2 metres

in height although allowing it to grow taller would increase its contribution to biodiversity as well as screening the parking court;

- ii) The introduction of a mix of low maintenance native (deciduous and evergreen species) and ornamental shrubs, hedging and ground cover planting (predominantly evergreen species) adjoining the car parking court, including sections of Common Box (*Buxus sempervirens*) or Beech (*Fagus sylvatica*) hedging, to provide some screening and separation between private areas (Area 7) and public areas whilst also softening the hard parking areas. The proposed planting would be taken from a limited palette of ornamental plants comprising a mix of ground cover and medium height shrubs including Siberian Dogwood, (*Cornus alba* 'Sibirica Variegata'), Variegated Ivy (*Herdera helix* 'Glacier') and other ground cover plants, variety of Sweet Box (*Sarcococca humilis*), Lesser Periwinkle (*Vinca minor*), Box-leaved Honeysuckle (*Lonicera pileata*) with taller Laurel shrub framing the entrance between the new build flats.
- iii) The introduction of predominantly low to medium height evergreen shrubs and ground cover planting with taller shrubs at either end of the 'Promenade' to frame views and screen the bicycle store. A key element of the Promenade would be the introduction of a Magnolia tree (*Magnolia grandiflora*) to form a feature or focal point at the western end whilst planting either side adjoining the flats would vary in height creating a undulating 'rhythm' reflecting the positions of windows on the façades of the buildings, of evergreen species (Sweet Box and Rhododendron species) with seasonal colour in winter, early spring to late summer and ground cover plants providing winter (Hellebores) to mid to late summer flowers (African Blue lily) adding interest. Grass margins to the pathway will include a micro-glover mix as it more drought tolerant, assist in reducing watering, fertilizer, mowing, and it also maintains a 'green sward' during the spring and summer months whilst having some biodiversity benefits as they (micro-glover) attract bees to the lawn;
- iv) Part of the walls from the existing Olympia Hall will be retained to form a 'folly' feature and it proposed that, due to its location and the shading of the area, fern planting introduced to complement to 'folly' feature. A limited palette of fern plants are proposed with varying heights and

spreads and the feathery nature of the majority of the ferns will create a cooling and tranquil area;

- v) At the western end of the 'Promenade' a Communal seating area is proposed surrounded by areas of planting beds with formal low box hedging, Common Box (*Buxus sempervirens*), containing areas of medium to low shrub planting, separating the communal area from private areas associated within the adjoining northern ground floor flat. The Magnolia tree will contribute to the area with a further smaller Magnolia (*Magnolia stellata* 'Royal Star') creating a feature to the north. Beneath the magnolia low herbaceous ground cover planting is proposed with *Agapanthus* (African Blue lily) adding interest during the mid to late summer period. Two Field Maple trees are proposed to add interest and form a high level screen between the new build flats and reinstated garden to the Georgian town house(s); and
- vi) The reinstated gardens to the extension of the ground floor of Georgian listed town houses on London Street will consist of private enclosed areas subdividing by new hedging (*Purple-Leaf Sand Cherry*) with the two Field Maple trees (with their narrow, upright oval canopy make it suitable for urban planting locations such as this) will frame views towards the new-build flats whilst also adding autumn interest and being a native species assist in enhancing the biodiversity of the site and local area.

4.5 Full planting details are also shown on the Landscape Proposals Plan, Drawing No.0452 / L1 but the proposed species list for the development is as follows:

TREE PLANTING		Common Name
Species		
<i>Acer campestre</i> 'Streetwise'		Field Maple 'Streetwise'
<i>Betula utilis</i> 'Jacquemontii'		Himalayan or 'White Barked' Birch
<i>Magnolia grandiflora</i>		Southern Magnolia
<i>Sorbus torminalis</i>		Wild Service Tree
LARGE / SPECIMEN SHRUB PLANTING		
<i>Magnolia stellata</i> 'Royal Star'		Star Magnolia ' Royal Star'
SHRUBS / HERBACEOUS/GROUND COVER PLANTING		
<i>Agapanthus</i> 'Gayles Lilac'		African Blue Lily
<i>Alchemilla mollis</i>		Lady's Mantle

Cornus alba 'Sibirica Variegata'	Siberian Dogwood
Euonymus fortunei 'Darts Blanket'	Winter Creeper
Geranium 'Johnsons Blue'	Cranesbill Geranium
Hebe 'Majorie'	Shrubby Veronica
Hedera helix 'Glacier'	Variegated Ivy
Helleborus argutifolius	Holly-leaved Hellebore or Corsican Hellebore
Helleborus orientalis	Lenten Rose
Lonicera pileata	Box-leaved Honeysuckle
Photinia x fraseri 'Red Robin'	Christmas Berry
Prunus laurocerasus	Cherry Laurel
Prunus lusitanica	Portugal laurel
Rhododendron 'Elizabeth'	Rhododendron 'Elizabeth'
Rhododendron praecox	Rhododendron praecox
Rhododendron 'Yellow Hammer'	Rhododendron 'Yellow Hammer'
Sarcococca confusa	variety of Sweet Box
Sarcococca humilis	variety of Sweet Box
Spiraea japonica 'Firelight'	Japanese Meadowsweet or Japanese Spiraea
Viburnum davidii	David Viburnum
Viburnum plicatum tomentosum	Doublefile Viburnum
Vinca minor	Lesser Periwinkle or Dwarf Periwinkle
HEDGE PLANTING	
Buxus sempervirens	Common Box or European Box
Fagus sylvatica	Common Beech or European Beech
Prunus x cistena 'Crimson Dwarf'	Purple-Leaf Sand Cherry
NATIVE HEDGE PLANTING	
Acer campestre	Field Maple
Cornus sanguinea	Common Dogwood
Corylus avellana	Common Hazel
Crataegus monogyna	Common Hawthorn
Euonymus europaeus	Common Spindle
Lonicera periclymenum	Common Honeysuckle or Woodbine
Rosa canina	Dog Rose
Viburnum opulus	Guelder Rose
FERN PLANTING TO FOLLY GARDEN	
Asplenium scolopendrium	Hart's Tongue Fern
Athyrium filix-femina	Lady Fern
Matteuccia struthiopteris	Ostrich Fern
Polystichum 'Dahlem'	Soft Shield Fern

David Williams
 Director

PLANS - Drawing No. 0452 / L1 - Landscape Proposals Plan

PLANTING NOTES

1. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Codes of Practice:

- BS 3936:1992 Part1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1992 Part10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscape Operations (excluding hard surfaces);
- BS5454:2014 - Trees from Nursery to Independence in the landscape - Recommendations; and
- The Code of Practice 2002 (HTA).

2. Topsoil to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 50mm in any direction.

- Existing topsoil to be ameliorated and/or screened, if necessary, to achieve this specification.

- Imported topsoil to be to BS 3882: Multi-Purpose Grade, from an approved source, and to accord with the above specification.

3. Cultivation of all planting areas within the root protection areas of existing trees beneath the canopies of existing trees is to be undertaken by hand using handheld tools only, taking care to avoid ground compaction or damage to tree roots. The use of tracked or wheeled machinery (including rotavators), must not be used and any time. Levels must not be raised (particularly by the addition / spreading of topsoil associated with any turfing or grass seeding works) or lowered, in any way unless specially approved by the Local Authority.

TREES:

4. Refer to Tree Pit details for use of Deep Root Urban Solutions 'Silva Cell' crated pits in hard areas. In soft areas trees to be planted at correct depth in square pits minimum 2 to 3 times width of root ball / root spread and at shallow depth same as depth of root ball / root spread with spiked bottom full depth of fork (but not cultivated) to relieve any compaction and assist drainage backfilled with local topsoil and if required, mixed with peat free organic tree planting compost and slow release fertiliser. Trees to be supported by 2 no. 100mm x 3000mm softwood timber stake and 2 No. adjustable tree tie

5. As appropriate, all trees are to be fitted with 'Greenleaf 'Root-rain Urban' irrigation pipe and inlet, or similar approved, sized as appropriate to aid watering operations.

6. The Contractor is to ascertain the location of all sewers and services prior to carrying out any tree planting to avoid these routes or existing services.

PLANTING BEDS:

7. Planting beds to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 50mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.

8. Hedgerow plants to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablend Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations. Hedge plants to be planted in staggered rows 500 mm apart at centres specified in schedule.

9. All planting beds (apart from marginal plants) to be mulched with matured coniferous bark, with an even particle size between 15 - 65mm, to a minimum depth of 75mm over weed free soil after completion of all planting and watering operations. Bark mulch is to be free from pests, diseases, fungus and weeds; and with no fines or dust. Source and sample of bark mulch to be approved.

GRASS AREAS

10. Grass areas are to have a minimum depth of 150mm topsoil brought to a fine tilth all stones over 40mm (25mm for lawns), in any direction removed. Areas should be uniformly firmed. Apply pre-seeding fertiliser (e.g. British Seed Houses BSH2), prior to grass seeding, in accordance with manufacturer's recommendations. Do not apply to wildflower areas.

- Grass seed mix to rear garden areas to be: G55 Cottage Lawn with micro clover mix, sown at a rate of 23g/m sq in equal sowing in transverse directions

- Turf to be good quality lawn turves, to conform to BS 3936: 1998, free from undesirable grasses and weeds. Turfing operations to be carried out in accordance with the NBS Landscape Specification, Q30 - Seeding/Turfing, Clauses 430 and 440, the dressing to joints to be finely screened compost sand / topsoil.

ONGOING MANAGEMENT AND MAINTENANCE NOTES:

1. Maintenance operations to be carried out as specified until planting becomes established (year 5 after planting).

2. Trees - Check stakes and ties and adjust if necessary, in summer and winter. Remove stakes when no longer required, i.e. after 3 years. Prune out damaged branches or deadwood, cutting back so as not to affect branch collar. Progressively raise canopies of new trees to provide clearance for vehicles and pedestrians.

3. Shrubs - Weed control measures to continue until canopy of shrubs is closed. Weeds are to be cleared by hand or by application of translocated herbicide, with inspections made regularly through the growing season. Prune back any badly damaged shrubs to sound growth. Cut back plants adjacent to paths and access ways where necessary, retaining a balanced shape. Clear litter and debris from planted areas and cut leggy growth hard back to promote bushy growth.

4. Watering - Trees to be watered on weekly basis during growing season (April - October) for first two years. Watering to be from above and via pipe to ensure soaking of ground until field capacity of the soils is reached. After which, during periods of dry weather apply sufficient water to maintain healthy growth. Allow, at each operation, watering to field capacity.

5. Re-firming - Ensure that all trees and shrubs are firmly bedded in the ground after strong winds, frost heave or other disturbances.

6. Protection/Reinstatement - Regularly inspect all planting and grassed areas, e.g. once a month, for any pest damage or vandalism/damage caused by others. Any damaged to be reported to the Employer and rectified in the next available season by replacement planting or reseeded/ turfing and protective measures if required.

PLANTING SCHEDULE

TREE PLANTING				
Abbr.	Species	Girth/Size (cm)		Centres
ACC	Acer campestre 'Streetwise'	H' Std	12 - 14 cm	As Shown
BTJ	Betula utilis 'Jacquemontii'	Std	10 - 12 cm	As Shown
MAG	Magnolia grandiflora	Std	10 - 12 cm	As Shown
STO	Sorbus torminalis	Std	8 - 10 cm	As Shown

LARGE / SPECIMEN SHRUB PLANTING				
Abbr.	Species	Girth/Size (cm)		Centres
MAS	Magnolia stellata 'Royal Star'	10 - 15L Pot	50 - 60 cm	As Shown

SHRUBS / HERBACEOUS/GROUND COVER PLANTING				
Abbr.	Species	Type/Size (cm)		Centres
AGP	Anagallis 'Gayles Lilac'	4L Pot	25 - 30 cm	300
ALM	Alchemilla mollis	3-4L Pot	20 - 30 cm	300
CAS	Cornus alba 'Sibirica Variegata'	3L Pot	60 - 80 cm	750
EFD	Euonymus fortunei 'Darts Blanket'	2L Pot	20 - 30 cm	450
FAS	Fagus sylvatica	TS 1 + 2	60 - 80 cm	600
GJB	Geranium 'Johnsons Blue'	1L Pot	25 - 30 cm	300
HEM	Hebe 'Malorie'	3L Pot	30 - 40 cm	600
HNG	Hedera helix 'Glacier'	1L Pot	20 - 30 cm	450
HEL	Helleborus arautifolius	4L Pot	25 - 30 cm	500
HEO	Helleborus orientalis	4L Pot	25 - 30 cm	500
LOP	Lonicera pileata	3L Pot	30 - 40 cm	500
PRR	Photinia x fraseri 'Red Robin'	5L Pot	60 - 80 cm	750
PRU	Prunus laurocerasus	3L Pot	60 - 80 cm	750
PRL	Prunus lusitanica	3L Pot	60 - 80 cm	750
RHE	Rhododendron 'Elizabeth'	3L Pot	30 - 40 cm	750
RHP	Rhododendron praecox	3L Pot	30 - 40 cm	750
RHY	Rhododendron 'Yellow Hammer'	5-7 SL Pot	30 - 40 cm	500
SAC	Sarcococca confusa	3L Pot	25 - 30 cm	750
SAH	Sarcococca humilis	2L Pot	15 - 20 cm	600
SJF	Spiraea japonica 'Firelight'	3L Pot	40 - 60 cm	500

VID	Viburnum davidii	3L Pot	20 – 30 cm	500
VIP	Viburnum plicatum tomentosum	3L Pot	30 – 40 cm	750
VIM	Vinca minor	2L Pot	10 – 15 cm	300

HEDGE PLANTING Planted at staggered centres 500mm apart				
BXS	Buxus sempervirens	3L Pot	30 – 40 cm	450
FAS	Fagus sylvatica	TS 1 + 2	60 – 80 cm	600
PCD	Prunus x cistena 'Crimson Dwarf'	3L Pot	30 – 40 cm	500

NATIVE SHRUB / HEDGE PLANTING Planted at staggered centres 500mm apart					
Abbr.	Species	%	Type / Size (cm)	Centres	
NHP	) Acer campestre	10	1 + 0 Br	40 – 60 cm	500
	) Cornus sanguinea	10	1 + 1 Br	60 – 80 cm	500
	) Corylus avellana	20	1 + 1 Br	40 – 60 cm	500
	) Crataegus monogyna	30	1 + 0 Br	40 – 60 cm	500
	) Euonymus europaeus	10	1 + 1 Br	50 – 60 cm	500
	) Lonicera periclymenum	2	2L Pot	25 – 30 cm	500
	) Rosa canina	8	1 + 1 Br	40 – 50 cm	500
	) Viburnum opulus	10	1 + 1 Br	40 – 60 cm	500

BULB / FERN PLANTING				
ASP	Asplenium scolopendrium	1L Pot	Clump	300
ATH	Athyrium filix-femina	1L Pot	Clump	300
MAS	Matteuccia struthiopteris	4L Pot	Clump	500
POL	Polystichum 'Dahlem'	1L Pot	Clump	300

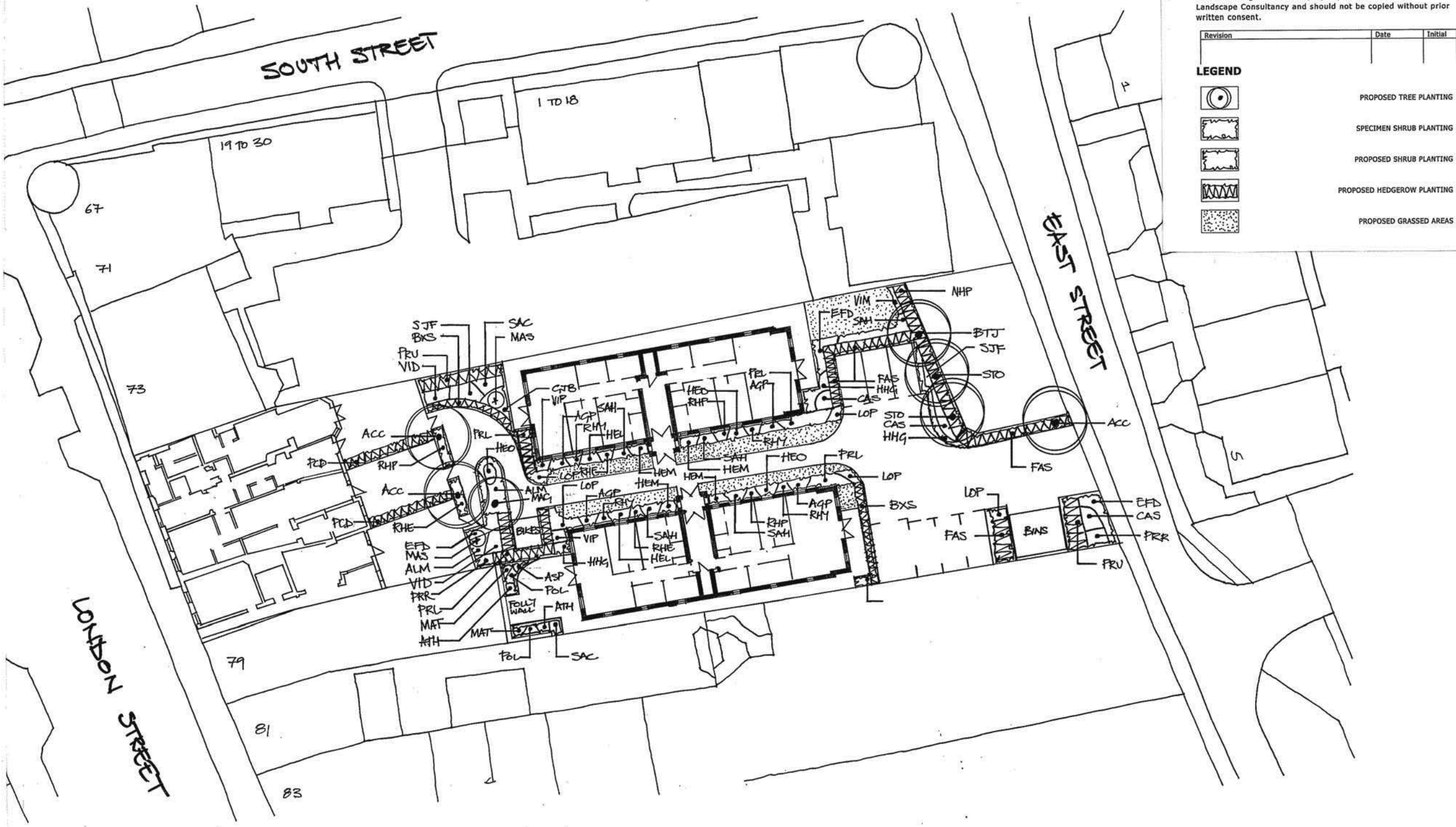
NOTE:	
H' Std	= Heavy Standard Tree stock
Std	= Standard Tree stock
Pot	= Container grown plants
BR	= Bare Rooted / Bagged plants
TS 1+1	= Transplant / Years

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Revision	Date	Initial

LEGEND

- PROPOSED TREE PLANTING
- SPECIMEN SHRUB PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED HEDGEROW PLANTING
- PROPOSED GRASSED AREAS



Project:

**PROPOSED DEVELOPMENT AT 75-77
LONDON STREET, READING RG1 4QA**

Drawing Title:

LANDSCAPE PROPOSALS PLAN

Status: **PLANNING**

Date:
01-03-2022

Scale:
1:200 @ A1 size
1:400 @ A3 size
Drawing No:
L1

Drawn by:
DHW

Project No:
0452

Revision:

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