



LIZARD

Landscape Design and Ecology

KLARA HOMES LTD.

ASCOT HOUSE

Finchampstead Road, Wokingham

Landscape Design Strategy

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1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology (LLD) has been commissioned by Klara Homes Ltd. to develop a Landscape Design Strategy (LDS) for the proposed development at Ascot House, Finchampstead Road, Wokingham, RG40 2NW.
- 1.2 This report has been prepared to support a Planning Application for vertical extension of the existing building and associated site works.

1.3 Site Visits and Supporting Documentation

- 1.4 The report has been informed by desk study and site visit. The report is also informed and accompanied by the following documentation:
- LLD3111-LAN-DWG-010 - Landscape Masterplan
 - LLD3111-ECO-REP-001 - Biodiversity Net Gain Assessment

2.0 EXISTING SITE INFORMATION

The Site

- 2.1 The proposed development site (*Grid Reference: SU 80996 68228 – hereafter referred to as 'the site'*), is located in proximity to the centre of Wokingham, a historic market town 37 miles west of London. The site, of c. 0.25 ha, is situated and accessed along an exit to a roundabout namely, Kendrick Close. The roundabout forms a junction to Finschampstead Road, Kendrick Close, Denmark Street and Wellington Road. The site has benefits of a well linked transport network, as Wokingham borders the A329(M)/M4 interchange.
- 2.2 The site is comprised of an existing one storey brick faced building with a basement level and comprises of 24 no. bedroom units. The site also comprises 24 parking spaces.
- 2.3 The visitor car park to the north and east of the building is laid to tarmac with vehicular access from the north west. The pedestrian access is laid to block paving to the perimeter of the building and the courtyard. There are some existing planters in the courtyard with ornamental planting.
- 2.4 The typology of the site surrounding areas is residential. The surrounding buildings vary in height between G+1 and G+3. The immediate context characterises itself with the pitched tiled roofs, dark red or red terracotta bricks. The buildings beyond the A321 to the west are commercial.

Existing Soil and Topography

- 2.1 Soil type across the Study Area is understood through reference to the *Soilscapes Map (produced by Cranfield University, with support from Defra)* to comprise: Loamy soils with naturally high groundwater.
- 2.2 The site gradually rises from c. 59m aOD in the south west to c. 61m aOD to the north west.

2.3 Existing Vegetation

- 2.4 With reference to the *Biodiversity Net Gain Assessment LLD3111-LAN-DWG-001*, the existing vegetation on site is described as follows.
- 2.5 Plants on site are predominantly planted with ornamental species, but some are interspersed with native ruderal species and saplings such as some self-colonised ash *Fraxinus excelsior*.
- 2.6 Three raised planters with ornamental flower beds have overgrown into scrub habitats dominated by introduced shrubs ruderal species.
- 2.7 Several scattered native and ornamental individual trees were identified within the site boundary. These include a black locust tree *Robinia pseudoacacia* within a raised planter on the western site boundary and three Irish yew *Taxus baccata* 'Fastigiata' within planters in the north of the site. A young horse chestnut *Aesculus hippocastanum* and a semi-mature oak *Quercus* sp. were also located within a ground planter in the northwest of the site.

Surrounding Landscape

- 2.1 The site is located within the Wokingham Borough Council. The site sits within a residential area. There are some significant existing trees to the west of the site which limit views to the site. The site is not located in a conservation area and holds no individual designation.



MAP DATA ©2023 GOOGLE. CAPTURED OCTOBER 2023.



Legend

 Development Site Boundary

Figure 2.1. Development Site Boundary

3.0 DEVELOPMENT PROPOSAL

- 3.1 The development proposal (*The Scheme*) as illustrated on the *Landscape Masterplan LLD3111-LAN-DWG-010*, comprises a Planning Application for extension of an existing Ascot House building to create 10 new residential units and associated hard and soft landscape works.
- 3.2 Extension to the building would include addition of car parking spaces. Associated site works would include proposal of planting beds with tree and understorey planting.
- 3.3 Soft landscape proposals would supplement the development whilst providing visual and ecological enhancement.

4.0 PROPOSED LANDSCAPE SCHEME

Strategic Objectives

- 4.1 Strategic objectives of the Landscape Design Strategy include:
- *Retention and protection of existing trees in accordance with BS 5837:2012;*
 - *Contributing to the Biodiversity Net Gain by proposing native trees across the site;*
 - *Enhancing the quality of the development by proposing a soft landscape scheme that would respond to the layout of the development;*
 - *Proposing hard landscape materials that would be sympathetic with proposed development and contribute towards Sustainable Drainage System;*
 - *Incorporation of ecological enhancements as recommended in the Biodiversity Net Gain Assessment.*

Layout

- 4.2 The existing trees within the site would be retained and protected as per the *Biodiversity Net Gain Assessment*.
- 4.3 The planter towards the north east has been reduced to small area to make provision for disabled car parking space. The existing planters to the south have also been proposed for removal to accommodate additional car park units.
- 4.4 The development proposal would include the retention of the entry along the north western boundary. Car parking spaces to the north and east and the associated vehicular and pedestrian access surfacing would be retained as asphalt and block paving respectively.
- 4.5 A bin store is proposed along the northern edge of the site with access from Kendrick Road. A bike shelter has been proposed on the western boundary of the site to include 62 no. bike spaces. For details of bin store and bike shelter refer to Architect's drawing.
- 4.6 3 no. planting beds have been proposed towards the south and east of the existing building to enhance the car park area. Native tree planting and understorey planting comprising native and ornamental plants would be proposed to complement the proposed layout and the surroundings.
- 4.7 Existing linear planters along the western edge of the building would be enhanced with visual and ecologically rich planting. Raised planters have been proposed along the western of the site within the courtyard to screen the bike shed and provide privacy to the dwellings facing the courtyard. It would also soften the west boundary wall enhancing the quality of the courtyard space.
- 4.8 Existing planter to the north of site would be treated as Storm water planter and yew tree shall be removed within the planter.
- 4.9 Ecological Enhancements would include bird boxes to the northern and eastern aspect of the existing building, and installation of nesting boxes for a variety of birds within trees/ scrub to the margins of the site. Bat boxes are to be installed to the southern aspect of mature trees or into the building. 2 no. invertebrate boxes suitable for a range of species to be installed in both sunny and sheltered areas to provide for a range of species as recommended within the *BNG Assessment LLD3111-ECO-REP-001*.

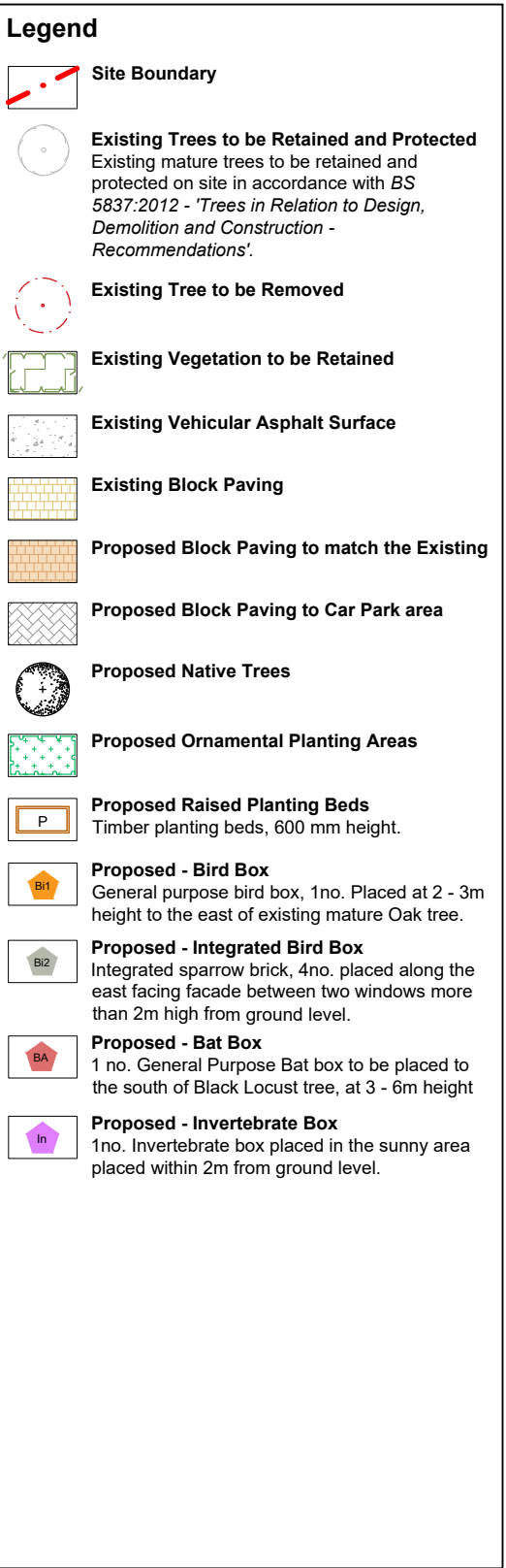
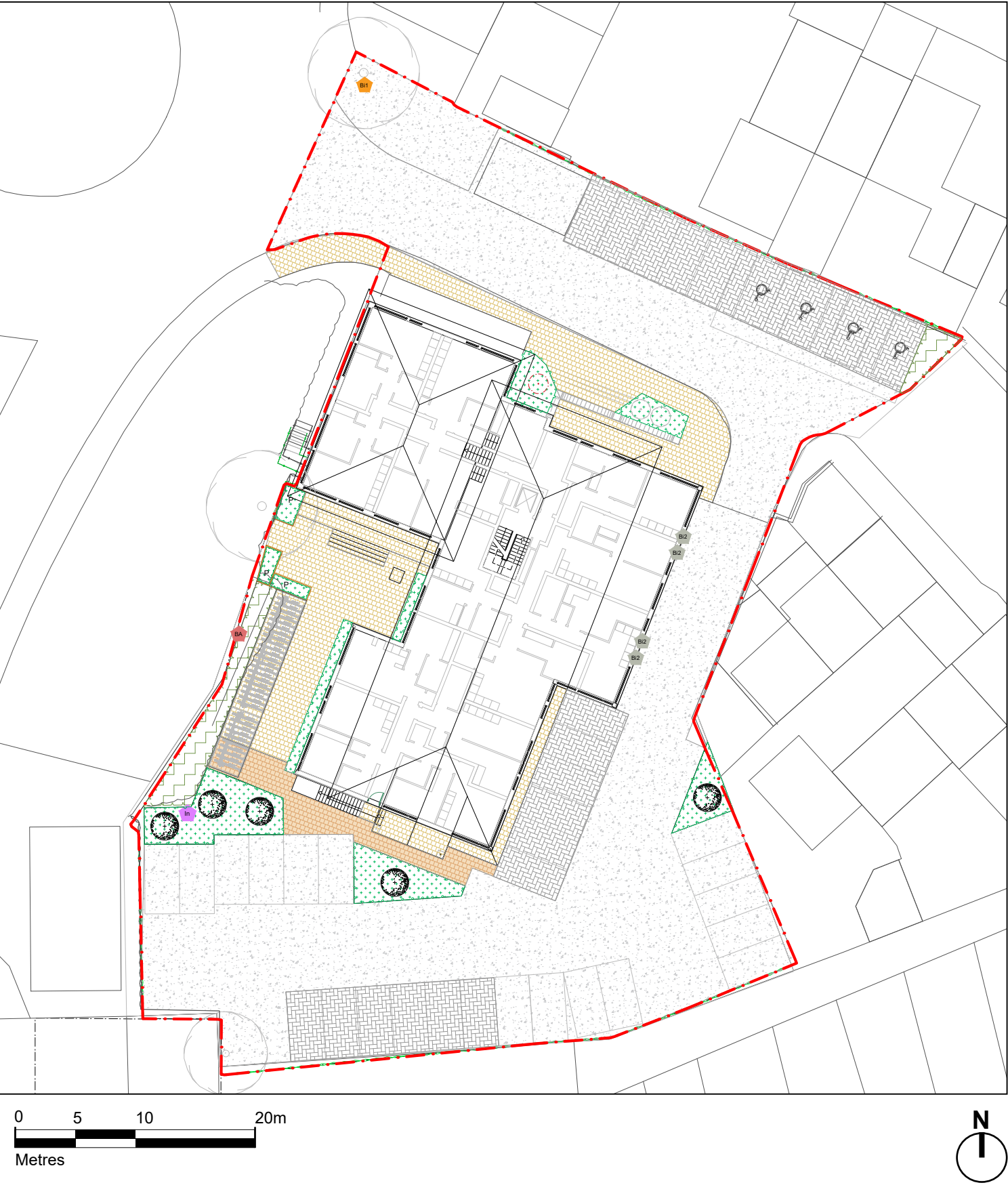


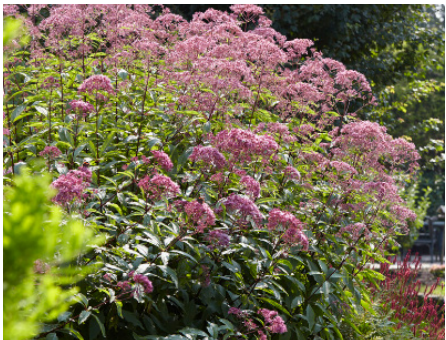
Figure 3.1
Landscape Masterplan



Native Tree Planting - *Betula pendula*



Planting within Stormwater planter



Understorey Planting - Mixt of Native and Ornamental Plants

Soft Landscape

- 4.10 The existing planting beds in the Courtyard area would be enhanced with additional seasonal and ecological planting.
- 4.11 Native trees would be proposed within the new planting beds to the south of the existing building. The tree planting would soften the car park area. It would additionally provide foraging and habitat opportunity for wildlife, and increase ecological connectivity along the western boundary of the site.
- 4.12 Trees and shrubs provided within the scheme shall be berry or seed producing specie to provide a foraging resource for birds.
- 4.13 The proposed planting beds in the car park area would be enhanced with native and ornamental planting comprising shrubs, perennials and grasses to add colour, texture and movement to the site.
- 4.14 Storm planter to include drought resilient planting showcasing seasonal interest contributing further towards SuDS.

Group	Species Name	Origins	Container	Density	Specification
Native Tree Planting	<i>Betula pendula</i>	N	RB / CG	Specimen	Extra Heavy Standard; 14-16 cm girth; 3.5-4.0 m height; Min. 2.0 m clear stem height.
Shrub	<i>Salix lantana</i>	N	CG	1/m²	1.5 - 2m height
	<i>Santolina chamaecyparissus</i> 'Nana'	O	CG	1/m²	60 cm tall and 60 cm wide.
Herbaceous Perennials	<i>Achillea</i> 'Coronation Gold'	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Bistorta officinalis</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Echinacea purpurea</i>	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Euphorbia amygdaloides</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Nepeta</i>	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Primula vulgaris</i>	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Silene dioica</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
Grasses and Ferns	<i>Asplenium scolopendrium</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Carex</i> 'Ice Dance'	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Stipa tenuissima</i>	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
Stormwater Plants	<i>Ajuga reptans</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Deschampsia cespitosa</i>	O	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Dryopteris felix-mas</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Eupatorium cannabinum</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
	<i>Iris pseudocorus</i>	N	C3	4/m²	Full pot; Fully Rooted; Healthy.
KEY: N - Native; O - Ornamental; RB - Root Balled Stock; CG - Container Grown Stock; C3 - 3L Container Grown Stock.					

- Outline Plant Schedule and Specification
- 4.15

The planting palette has been composed to contribute to the local environment and landscape context. The aesthetic aspect has also been considered to bolster the visual amenity for the benefit of the users of the residential building.
- 4.16

The soft landscape design proposals includes species recommended in *RHS 'Plants for Pollinators'*.



Proposed Block Paving to match Existing paving



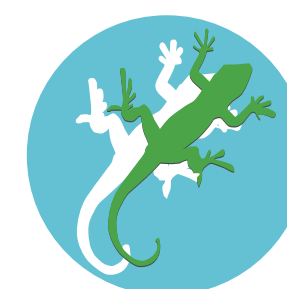
Proposed permeable Block paving for car park area



Timber Raised Planter

Hard Landscape

- 4.17 The asphalt and block paving laid on existing pedestrian and vehicular access areas would be retained.
- 4.18 Existing asphalt surfacing to the south of the building to be replaced with proposed feature block paving to match existing and demarcate pedestrian area. Edging would be laid flush.
- 4.19 Proposed grey colour block paving underneath car parking to be permeable to align with the Drainage strategy.
- 4.20 Proposed raised timber planters in the courtyard would be placed on either side of the brick arch within the boundary wall to frame the arch as a feature and enhance the surrounds.



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