



FORMER ARBORFIELD STUDIOS (PARCELS W, Y AND Z),
ARBORFIELD GREEN
Landscape Strategy Report

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OUR LANDSCAPE PROPOSALS

The landscape proposals for the residential development at the former Arborfield studios have been prepared to respond to the site context, surrounding land uses and existing constraints, while providing high quality, multi-functional green space and a strong landscape structure across the site.

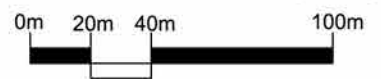
A central green spine of connected public open space is proposed through the site. The Proposals seek to introduce a series of formal and informal play and open spaces throughout the core of the development and have been at the centre of the design development phase and the accessibility and movement strategy. The green corridor will form part of a wider pedestrian / active travel network associated with the Arborfield Garrison SDL and has been developed to allow for the retention of several mature internal trees. The Proposals seek to create a cohesive network of multi-functional spaces which connect through the Proposed Development, and will form a key, useable landscape feature for existing and new residents.

In the northern section of the green corridor, several mature on-site trees (including several oak trees) are retained, including a group of three oaks at the current vehicular entrance off Langley Common Road, which will ensure that a semi-natural, verdant character is retained within the Site from Year One post-construction. An area of multi-functional blue/green open space is proposed in the northern section of the Site, incorporating a semi-permanent attenuation feature with plateaus and variable grade banks (between 1:3 – 1:12), which will encourage opportunities for play and recreation. Furthermore, the Proposals seek to introduce some amphitheatre-style graduated soft landscaping, which is reflective of the Site’s (albeit recent) history of filmmaking and performance, allowing performative play opportunities.

South of this section, the Proposals seek to introduce a more formal character area, forming a high-quality landscaped frontage to built form including avenue tree planting to reflect the on-site formal landscaping to the east on Princess Marina Drive. A contemporary Local Equipped Area for Play (LEAP) including a series of more traditional play equipment is proposed in this area, along with allotments and a community orchard, which will provide an additional level of physical and visual separation between the Proposed Development and the rear of Farley Hill Primary School.

The southern part of the Green Corridor seeks to bolster the existing open space corridor off Saddle Place, part of the Arborfield Garrison SDL. The Proposals include new mixed-native tree, shrub and wildflower meadow planting, which will offer ecological / biodiversity enhancements based on the current hardstanding baseline, while offered some additional physical and visual separation between existing and proposed properties. New play equipment in this area is focused to the east, accessible off Princess Marina Drive and seeks to create a Landscaped Local Area for Play (LLAP) as illustrated within Wokingham Borough Council’s: Play Space Design Guide Technical Note (March 2018). This will include natural play elements, such as logs and balance beams, boulders and rocks, living willow and landscaped mounds, and will be bisected by the proposed footpath and cycle path, allowing for connectivity between all of the play elements.

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Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Proposed Street Tree Planting
- Proposed Native Tree Planting
- Proposed Orchard Tree Planting
- Proposed Ornamental Shrub Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Shrub Planting
- Proposed Allotments
- Proposed Play equipment
- Proposed Attenuation Basin
- Proposed Hoggin Footpath
- Proposed Species Rich Wildflower Mix
- Proposed Wetland Mix

1. The Northern boundary will include native tree, native hedge and wildflower planting to reinforce the existing native boundary structure and to soften and integrate the proposed built form. This will create a wildlife corridor and benefit biodiversity.
2. Inclusion of Attenuation basin to deliver SUDs and to be utilised for play and public amenity space. The basin is designed to have a plateau that is only occasionally required for water storage. Play items built into the slopes of the basin and raingarden play at the lower level provide play opportunities in a natural setting. The basin also incorporates an amphitheater with grassed stepped seating to create a meeting point and recreational opportunities for residents. The basin will have a strong sense of place as a multifunctional area for residents to gather and utilise.
3. The existing tree belt will be retained and reinforced with proposed tree plating. Footpath connection across this space and seating within it will create a well connected resting and meeting point.
4. Community orchard and allotment plots. The orchard will include heritage varieties of local providence and a hazel copse.
5. LEAP to provide formal play opportunities for younger residents, in close proximity to their homes.
6. The existing basins to the south of the site will be enhanced to create a rich habitat for biodiversity and an attractive outlook for residents.
7. Plot frontages to provide year-long structure with the inclusion of clipped ornamental hedges and shrub planting.



8. The Eastern boundary will include native tree and wildflower planting to reinforce the existing native boundary structure and to soften and integrate the proposed built form. By enhancing these green corridors surrounding the development this will provide stronger natural habitat to the site.
9. Inclusion of an additional attenuation basin in the southernmost part of the site. Wet wildflower and marginal planting will create a natural looking basin. Unlike the northern basin this will not be accessible providing a rich undisturbed, wetland habitat for wildlife. This basin will provide both a haven for wildlife and an attractive outlook for residents.
10. Footpath connections through the public open space provides strong pedestrian links through the site and connect the green spaces to form a continuous green corridor. Strategically placed benches provide resting and meeting points.
11. LAP set within a village green, provides doorstep play for younger residents.

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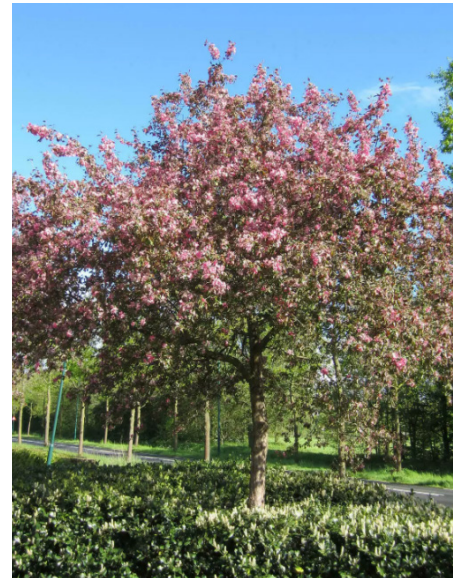
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TITLE
Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green
Landscape Strategy Plan

CLIENT
Crest Nicholson Operations Ltd

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TREE PLANTING STRATEGY



Street Tree Planting

Acer campestre, *Betula pendula* 'Golden Cloud', *Betula pendula* 'Purpurea', *Carpinus betulus* 'Frans Fontaine', *Corylus colurna*, *Magnolia loebneri* 'Leonard Messel', *Malus* 'Rudolph'



Open space planting

Acer campestre, *Acer platanoides*, *Alnus glutinosa*, *Alnus incana*, *Betula pendula*, *Betula pendula* 'Fastigiata', *Carpinus betulus* 'Frans Fontaine', *Fagus sylvatica*, *Ilex aquifolium*, *Malus sylvestris*, *Pinus sylvestris*, *Quercus palustris*, *Quercus robur*, *Sorbus aucuparia*, *Sorbus torminalis*, *Tilia cordata*

TREE STRATEGY PLAN

The tree strategy establishes a clear hierarchy of planting across the development, supporting legibility and long-term canopy cover.

Primary streets and spine roads will be planted with large upright structural trees to define key routes and create strong avenues. Species include *Acer campestre* 'Streetwise', *Carpinus betulus* 'Frans Fontain' and *Malus trilobata*, selected for their form, resilience and seasonal interest.

Public open space areas will incorporate native species with more open canopies to create a softer parkland character. Proposed species include *Acer campestre*, *Betula pendula*, *Quercus robur*, *Sorbus aucuparia*, *Tilia cordata* and *Malus sylvestris*.

A community orchard will be created adjacent to the proposed allotments. Several Berkshire heritage fruit trees have been specially selected to provide local providence.

Tree species across the site have been selected to provide year-round colour and seasonal interest while enhancing amenity and biodiversity.



PLANTING PALETTE

The planting palette is inspired by the local landscape around Berkshire. A mix of ornamental species has been selected for their resilience, ecological value and ability to provide texture and seasonal interest throughout the year. Trees such as *Betula pendula*, *Acer campestre* and *Prunus avium* will provide structure and shade within the open spaces, while native shrubs will bring seasonal interest and support local wildlife. Areas of wildflower meadow and native hedgerows are also introduced to strengthen links with the surrounding landscape, extend local habitats and help establish a natural character across the site.

Open space planting selection

The planting within the open spaces is designed to create a welcoming and visually rich environment that residents can enjoy throughout the year. The selection focuses on species that are resilient, and provide a varied aesthetic which is easy to care for but impactful along the street-scenes to create a high end character.



Hedgerow planting

A variety of evergreen hedges are proposed to include the following species,

Fagus sylvatica, *Elaeagnus ebbingei* 'Gilt Edge', *Prunus lusitanica* 'Myrtifolia', *Photinia fraseri* 'Red Robin', *Sarcococca confusa*, *Taxus baccata*, *Cornus alba*, *Crataegus monogyna*, *Ligustrum vulgare*, *Prunus spinosa*, *Viburnum opulus*



Shrub planting

A variety of shrubs are proposed to include the following species.

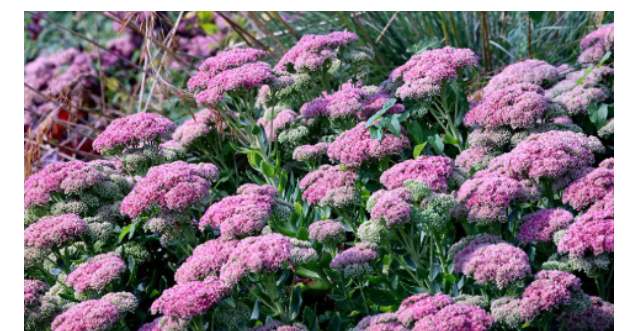
Convolvulus cneorum, *Choisya* 'Goldfingers', *Choisya ternata* 'Sundance', *Cornus sanguinea*, *Cornus sanguinea* 'Midwinter Fire', *Cornus stolonifera* 'Kelsey Gold', *Euonymus europaeus*, *Euonymus fortunei* 'Emerald 'n' Gold', *Euonymus fortunei* 'Silver Queen', *Fatsia japonica* 'Variegata', *Hebe albicans* 'Red Edge', *Hebe rakaiensis*, *Ilex crenata*, *Lavandula angustifolia* 'Hidcote', *Laurus nobilis*, *Laurus nobilis*, *Lavandula angustifolia* 'Dwarf Blue', *Liriope muscari* 'Variegata', *Mahonia media* 'Charity', *Mahonia eurybracteata* 'Soft Caress', *Osmanthus burkwoodii*



Perennial planting

A variety of perennial plants are proposed to include the following species.

Echinops bannaticus 'Taplow Blue', *Euphorbia characias wulfenii*, *Leucanthemum maximum*, 'Manhattan', *Perovskia* 'Blue Spire', *Rudbeckia* 'Goldsturm', *Verbena bonariensis*, *Carex hachijoensis* 'Evergold', *Geranium Rozanne*, *Heuchera* 'Pewter Moon', *Sedum* 'Autumn Joy', *Thymus serpyllum* 'Goldstream', *Coreopsis verticillata* 'Moonbeam', *Dryopteris filix-mas* 'Cristata', *Nepeta racemosa*, *Salvia nemorosa* 'Lubeca', *Tulbaghia violacea*



PLAY STRATEGY



AMPHITHEATRE LANDSCAPE CROSS SECTION

The northern attenuation basin will be utilised as a playspace and amphitheatre. The organic shape of the basin has been designed to create different levels that will be seasonally wet at different times dependant on rainfall.

The lowest level will include a permanently wet channel, above this wet wildflower and marginal planting will create an attractive landscape that is beneficial to biodiversity. Marginal planting will also provide a natural barrier to prevent access to the basin's lower levels.

On the eastern side of the basin a plateau has been created that will only be necessary for drainage during a flood event and can therefore be utilised for play and as public amenity space. A gentle 1 in 12 grass slope is included at the southern end of the plateau to provide accessibly for those that need it including wheelchair users and young children in pushchairs.

In the northern section of the plateau rain garden style planting is incorporated with a gravel scrape that includes play items and boulders to encourage interaction with nature through play. This area is accessed via a 1 in 3 slope which is utilised for play. Play equipment including a slide and climbing net is set within the slope.

The southern section of the basin incorporates stepped grass seating surrounding a flat performance area. The creation of an amphitheatre is designed to create a space that can be utilised by the community as a meeting place and focal point.



BIODIVERSITY ENHANCEMENTS

The landscape design aims to support local biodiversity through planting selection and small habitat features. Native hedge planting is located along the boundaries to help strengthen and extend the local green corridor.

The landscape design also includes a mix of wet and dry wildflower areas, which helps create different habitats that support both flora and fauna. The design also respects the existing vegetation, reusing logs from removed trees within the site to create features that reflect the surrounding vegetation.

For fauna, the design includes bird and bat boxes to support the local wildlife. Together with the planting selection, these additions help support and enhance the site's overall biodiversity. It is noted where there is removal of landscape vegetation on site, there is mitigation through soft landscape proposals to help maintain and enhance biodiversity value.



Bat boxes



Scrubland



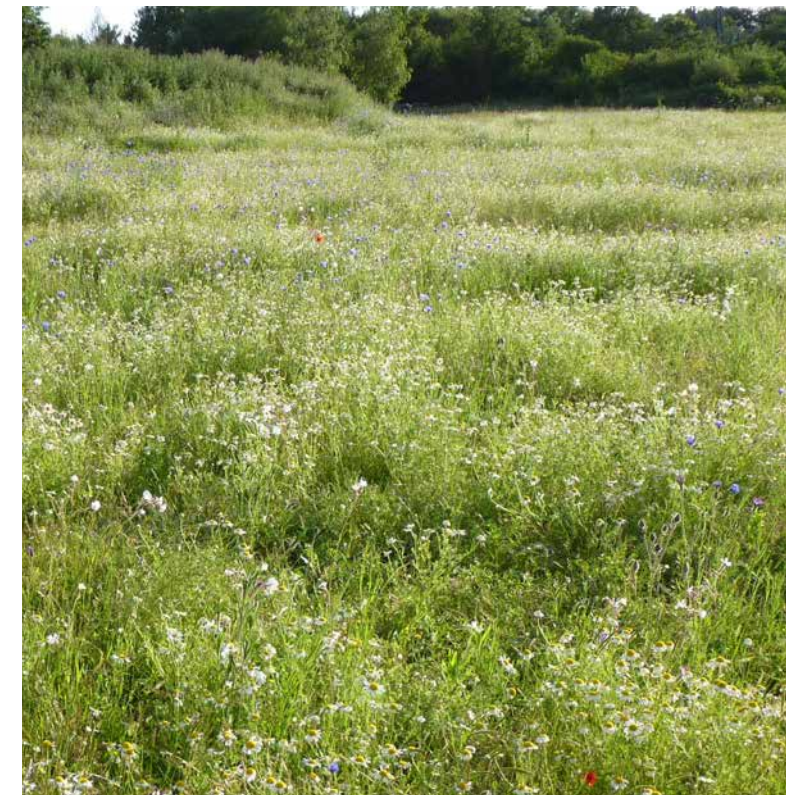
Bird boxes



Native hedges



Existing Trees



Species rich wildflower meadow

HARD LANDSCAPE MATERIALS

The development incorporates a clear hierarchy of hard surfaces designed to support movement, accessibility and visual legibility across the site. Road corridors are primarily finished in tarmac, with shared surface areas and driveways defined using block paving.

Changes in block paving colour are used to differentiate private drives and footpaths, helping to define private and public areas. Footpaths within open spaces are proposed as timber-edged hoggin paths, providing a natural, permeable surface that complements the landscape setting.



Primary Roads
Tarmac



Shared Surfaces
Block Paving



Parking Surface
Permeable Block Paving



Footpaths Surface
Buff Tarmac



House Paths
Flagged Block

FURNITURE AND FENCING

Street furniture includes a mix of timber and metal seating and litter bins, while timber bollards are used to define and protect areas of open space.



KEY LANDSCAPE CONCLUSIONS

- Comprehensive high quality landscape scheme which includes mitigation for the existing tree removal as well as a number of landscape and biodiversity enhancements throughout.
- Inclusion and retention of landscape buffers to the site boundaries to maintain green boundaries to the development and ecological connectivity.
- Inclusion of a connected green corridor to provide ecological connectivity and accessible open space through the site.
- Enhanced ecological features with the inclusion of wildflower meadows and wet wildflower within the SUDs features to enhance biodiversity across the development.
- Inclusion of play and recreation opportunities throughout the POS to provide recreational opportunities for both new residents and existing residents within the locality.
- Community orchard and allotments to encourage resident to 'grow their own' and connect with nature.

