

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.14 BELVEDERE CORNER- LM11

9.14.1 This corner Belvedere building is at an important location visible along the Avenue and bus route, and is also anticipated that it is the only building set within the central north-south green open space spine.

9.14.2 It is an ideal location for a restaurant or other recreational use associated with the green space, such as a pub with an outdoor beer garden with views across the landscape.

9.14.3 At upper floor levels, residential accommodation could be provided, or it may serve as a small pub style hotel.

9.14.4 The Belvedere corner could have two landmark features. **Feature A** could provide a corner feature along the Avenue, perhaps in the form of a turret or a tower. It could be a feature one full storey higher than the surrounding buildings and should appear like a look out or belvedere, perhaps with a covered or glazed loggia at roof level.

9.14.5 **Feature B** could be an open or covered terrace at ground level or first floor level, separated from the public green space by a low fence. The design needs to be such as to allow those using the terrace to look out onto the green space and for those within the green space to see this feature.

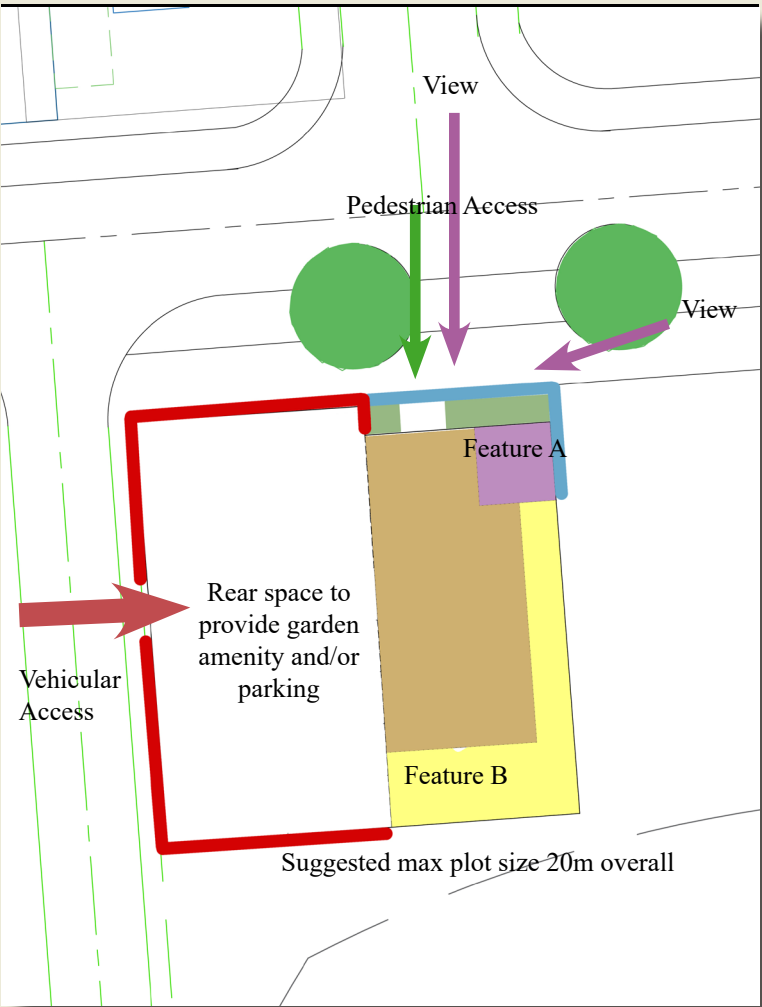


Figure 177 (above): plan of Belvedere Corner, not to scale

Figure 178 (right): Precedent watercolour view



- Zone for Building 2 storeys
- Zone for building that should be one storey higher than surrounding building, possibly taking the opportunity to create a belvedere on the corner looking into SANG and green park.
- 100% built up street frontage with boundary as defined in organic growth zone characteristics
- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Could be outdoor space, covered or open

9.15 ROUNDABOUT- LM12

9.15.1 The welcome entrance roundabout at Old Wokingham Road should incorporate a feature like an obelisk at the centre which provides a focal point at the end of Avenue B.

9.15.2 It is to be located on a grassed bank surrounded by formal looking fastigate shrubs, 1.2m high.

9.15.3 The roundabout should be mounded up in the centre to 2.2m high. Minimum height of obelisk is 8m measured from the top of the mound to the top of the obelisk. 2m visibility zone is set back on the edge of the landscape features.

9.15.4 Two rings of hedges, 1.2metres high will be positioned along the mound in the locations shown.

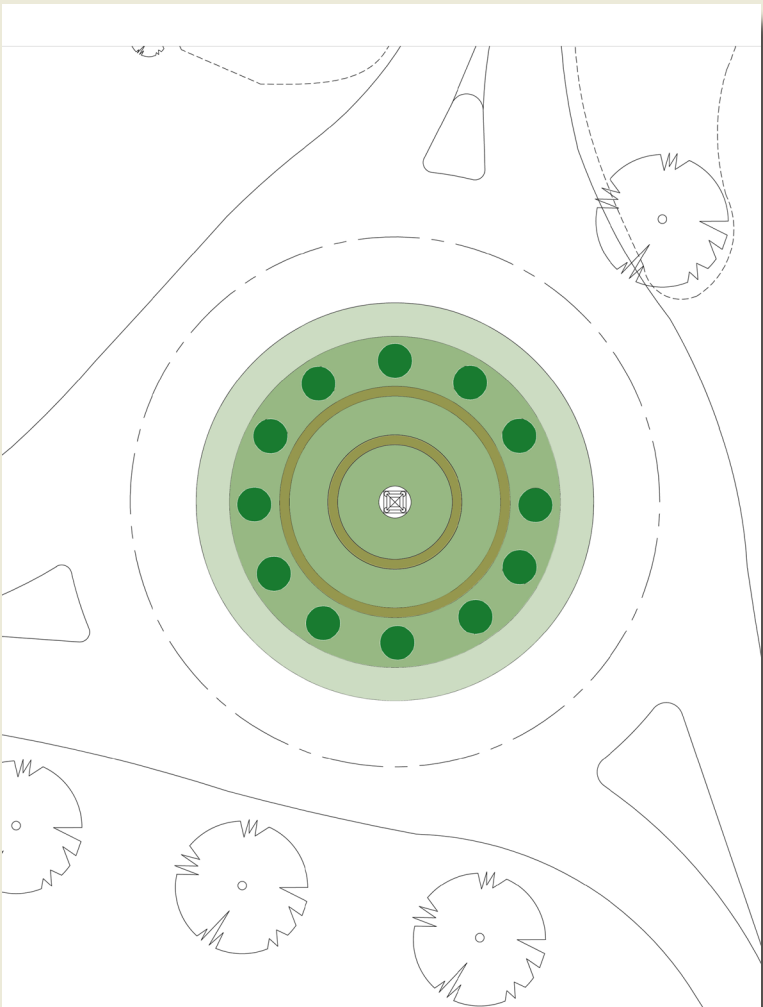
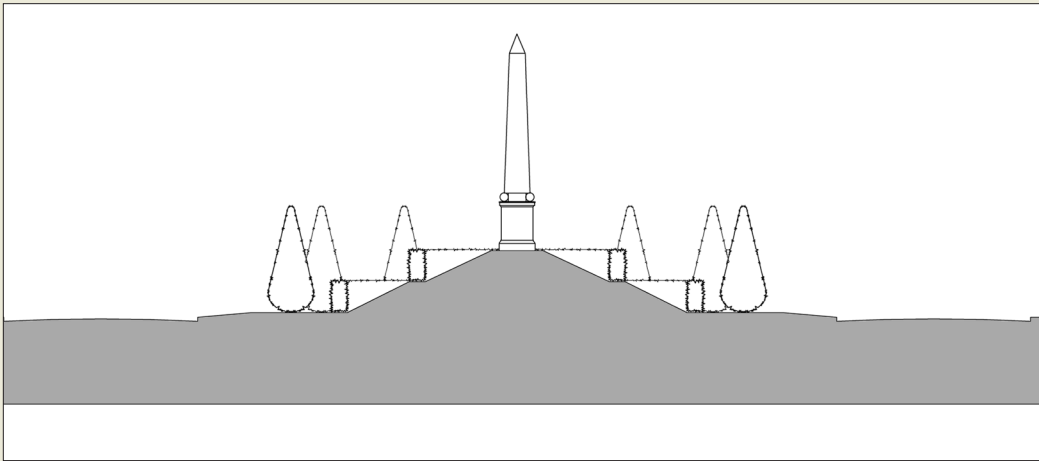


Figure 179 (above): Plan of the roundabout, not to scale

Figure 180 (below): Section through the roundabout, not to scale



- 2m Visibility Zone
- Grass Bank
- Hedge 1.2m high
- Fastigate shrub 4m high, at equal intervals around the roundabout, refer to Landscape Architect's details

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.1 CENTRAL CORRIDOR LINEAR PARK

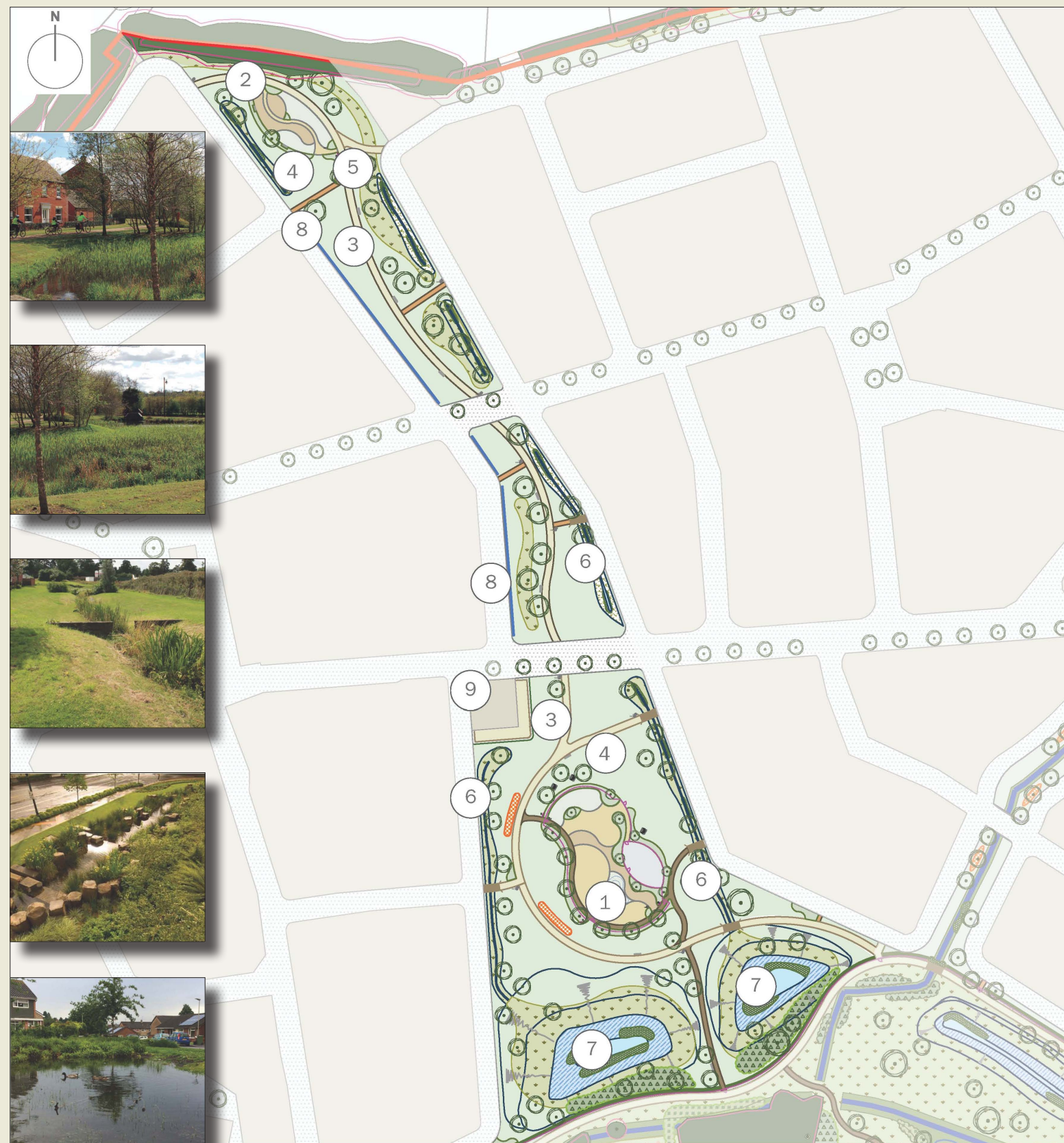
10.1.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.1.2 Figure 181 opposite shows the design aspirations for the central corridor linear park which outlines the different elements which can be incorporated:

1. NEAP: Large play area minimum 2600m² to provide play for wide age range 0 to 12+ yrs. Extent to be zoned to ages required with different colours / type of safety surfacing and incorporation of planting and seating.
2. LEAP: Play area minimum 600 m² to provide play for age range of 0 to 11 yrs. Equipment to be selected with use of natural materials.
3. Footpaths: Network of pedestrian footpaths linking through Green Corridors, and connecting into development parcels, to provide safe and attractive routes for residents. Bridge links over SuDS features where required, and seating to be provided along lengths for resting places. Robust material with natural buff finish.
4. Specimen Tree Planting: Informal groups / individual trees of wide range of species to punctuate and define grassed areas. Trees to be large wherever possible, species selected for resilience to climate change using a combination of native species and non-native species with seasonal colour and interest.

Figure 181: proposed corridor linear park design

Figures 182-186: linear park precedent photographs



possible, species selected for resilience to climate change using a combination of native species and non-native species with seasonal colour and interest.

5. Meadow: Areas of informal meadow grass to provide valuable habitats and visual interest, breaking up the expanse of space and contributing towards BNG on site.
6. Swales: Shallow grassed depressions as part of SuDS provision on site, to convey flows to attenuation features down stream. To be planted with marginal species within base, with grassed banks.
7. Attenuation Basins: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.
8. Filter Drains: Stone filled trenches to edge of carriage-way to provide source control for adjacent high-way run-off. Grass surface continues over – bollards to protect surface where flush kerb is utilised.
9. Community Building: Community building, potential for hospitality venue overlooking open space with direct access to green space. Refer to the landmark building description in the previous section.

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.2 CENTRAL WATERCOURSE

10.2.1 The drawing below shows the design aspirations for the central watercourse which outlines the different elements which can be incorporated, please refer to the landscape architect's drawings for further information:

1. Water Course: Existing water course retained on existing alignment with adjustment to southern bank to allow more native marginal vegetation and additional enhancements to create an attractive and ecologically diverse feature through the centre of the site
2. Enhancements to Water Course: Existing water course enhanced to increase biodiversity value, to

- include pond and wetland habitats which the watercourse will feed into. Wetland habitat will be comprised of shallow depressions/scrapes which will be allowed to colonise naturally with aquatic vegetation.
3. Existing Tributary Watercourse: Existing ditch retained on existing alignment, defining green corridor through the development parcels. Enhancement to banks to provide areas of planting / marginal vegetation and areas of grass to ensure water course is visible and forms attractive and biodiverse habitats.
4. Existing Retained Vegetation: Existing vegetation retained along alignment of watercourse to provide

- maturity and contrasting habitats along the length of the watercourse.
5. Footpaths: Network of pedestrian footpaths following the length of the brook and linking to SANG to the south, with bridge links where required. Bound gravel material in-keeping with the more 'natural' character that is being created.
6. Wildflower Meadows: Swathes of wildflower meadows as transitional habitats from the watercourse with mown footpaths through as informal routes.
7. Amenity Grass: Mown areas of grass to provide space for informal recreation.

8. Attenuation Basins: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.
9. LLAP: Play area minimum 1300m2 to provide play for age range of 0 to 11 yrs, with emphasis on natural play and imaginative play



Figure 187: proposed central watercourse design

Figures 188-190 (above right): central watercourse precedent photographs

10.0 DESIGN OF KEY LANDSCAPE AREAS

10.3 SANG

10.3.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.3.2 Figure 191 opposite shows the design for the SANG which outlines the different elements which can be incorporated:

1. Sang Boundary: A Post and Rail Fence will define the SANG boundary allowing visitors to let dogs run freely along the majority of routes.
2. SANG Footpath: A 2.5km circular walking route is provided through the SANG, this route will be hoggin surfaced and fully accessible with shorter routes available from the development parcels. Litter and dog waste bins as well as benches will be provided at regular intervals.
3. Car Parking: For those who want to visit the SANG by car these car parks will be clearly signposted and easily accessible. There is provision for two visitor car parks within the SANG, providing adequate parking for visitors.
4. Native Shrub and Woodland Planting: Native shrub and woodland planting are proposed throughout the SANG, creating an attractive natural landscape whilst promoting biodiversity.



Figure 191: design for the SANG

5. Specimen Tree Planting: Informal groups/individual trees of wide range of species to punctuate and define grassed areas.
6. Wildflower meadows: Swathes of wildflower meadows as transitional habitats from the watercourse with mown footpaths through as informal footpath routes.
7. LLAP: Play area minimum 1300m2 to provide play for age range of 0 to 11yrs, with emphasis on natural play and imaginative play.
8. Allotments and Community Orchard: Allotments present the opportunity to strengthen community relationships whilst simultaneously securing a healthy food source. Orchard trees within communities encourage an appreciation of the local landscape whilst further enhancing biodiversity across the site.
9. PRoW Connections: Connections are provided into the existing PRoW network.
10. Attenuation Basin: Larger attenuation features as part of SuDS provision on site, to deal with surface water run-off from larger storm events, before releasing at a slow rate into adjacent watercourse.

10.0 DESIGN OF KEY LANDSCAPE AREAS

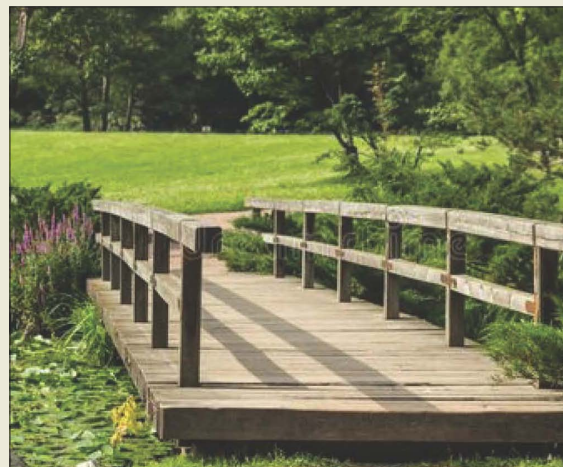
10.4 NORTHERN DRAINAGE CORRIDOR

10.4.1 The landscape architects have prepared design drawings for the submission which includes the Land Budget, landscape drawings and the detailed Green Infrastructure document. Please refer to their drawings for further information.

10.4.2 Figure 194 opposite shows the design aspirations for the Northern Drainage Corridor which outlines the different elements which can be incorporated:

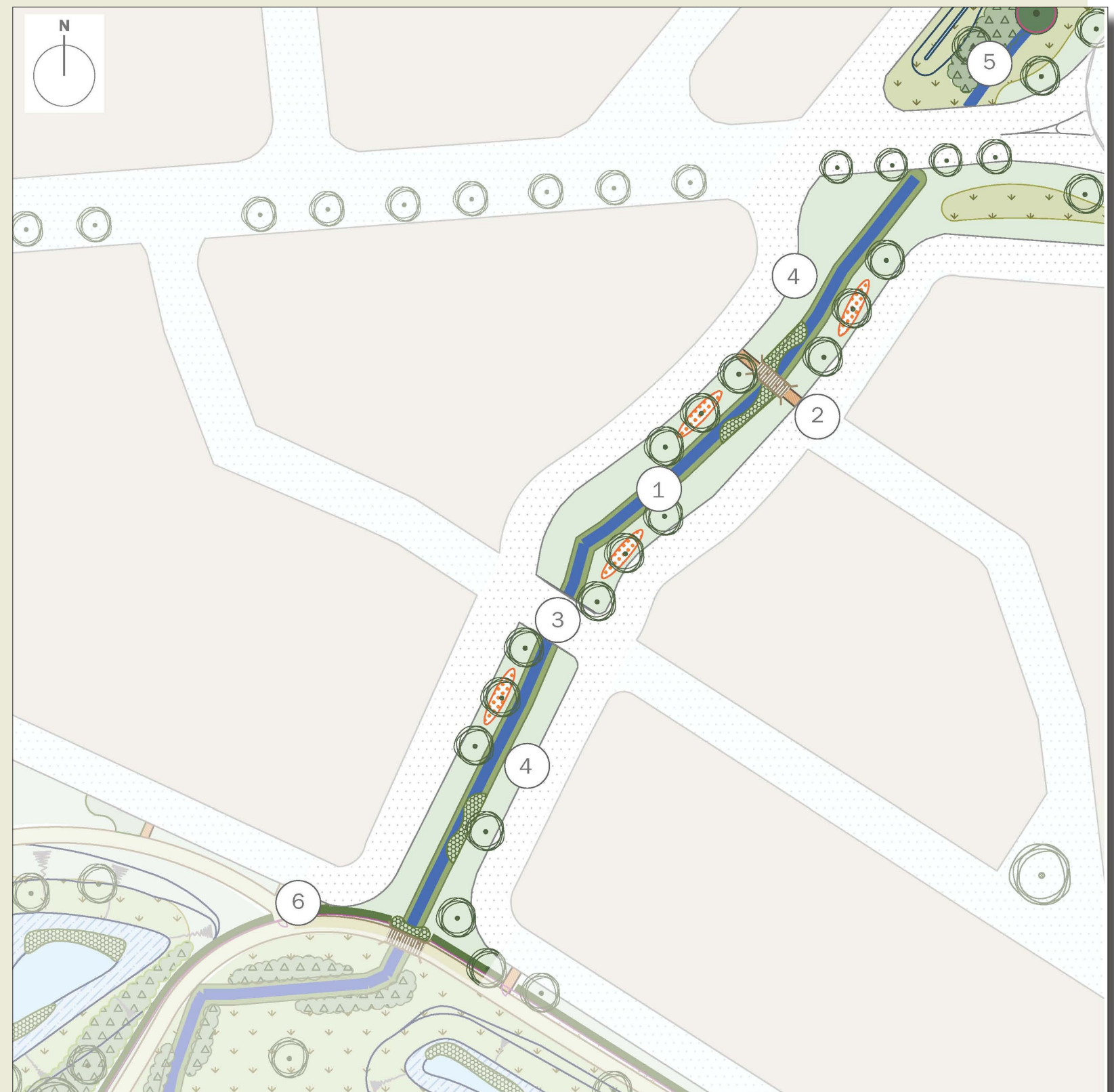
1. Drainage Ditch: Existing ditch retained on existing alignment, defining green corridor through the development parcels. Enhancement to banks to provide areas of planting / marginal vegetation and areas of grass to ensure water course is visible and forms attractive and biodiverse habitats.
2. Pedestrian Link: Feature hardwood timber bridges crossing water course, positioned to tie with desire lines and street links within adjacent development parcels. Feature shrub planting around bridges to create attractive focal points along corridor.
3. Vehicle bridge: Ditch culverted where road crossings required, with attractive barrier to tie with foot bridges and appropriate planting.
4. Green verges: Wide grass margins to edge of watercourse, with tree planting and bulbs providing seasonal interest and biodiversity enhancements.

5. Northern Extension: Towards the site boundary treatment to become more 'naturalised' with native planting to blend with the existing vegetation along site boundaries.
6. SANG Boundary: Post and Rail fence to define SANG to the south.



Figures 192 & 193 (above and below): precedent photographs for the northern drainage corridor

Figure 194 (right): plan for the northern drainage corridor



11.0 PALETTE OF MATERIALS

11.0.1 A suggested palette of materials is provided below identifying elements within overall categories: Boundary treatment, Finishes, Lighting, Street Furniture and Trees. Further information about the trees can be found in the Landscape Architect's documentation.

11.1 BOUNDARY TREATMENTS

FIGURES 195-198 RESIDENTIAL RAILINGS



11.1.1.1 Railings could be cast iron or galvanised steel painted black and mounted on a brick plinth. They are to include decorative metal finials, such as ones with profiles of oval, spear and decorative spear.

FIGURE 199 GARDEN BRICK WALL



11.1.2.1 Boundary walls around the garden are to be 1.8m high, with minimum width of 215mm. Piers with minimum of 450mm square to be formed either side of all openings in brick walls and at all points where a change in alignment of the wall is made. Piers to have brick or stone capping and to be minimum of 3no. courses higher than the adjacent brick wall.

Figure 199:precedent brick wall photograph

FIGURE 200 BOLLARD WITH RAIL



11.1.3.1 Broxap Sheffield Short Ductile Iron Single Rail and Post System, coloured black. Prescribed locations to be temporarily removable for vehicular access for maintenance.

FIGURES 201-203 PUBLIC OPEN SPACE RAILINGS



11.1.4.1 Railings should be cast iron or galvanised steel painted black mounted on a stone plinth. They are to include a decorative metal finial with profiles such as tulip or spear. Hinged, lockable gates to be incorporated in the same style and finishes.

FIGURE 204 KNEE RAIL FENCING



11.1.5.1 Knee rail fencing with birdsmouth joint in planed treated softwood. Galvanised strap to secure posts to rails with nails. Prescribed locations to be temporarily removable for vehicular access for maintenance

FIGURE 205 LOW LEVEL RAIL



11.1.6.1 Low level horizontal rail with upright fixings to be used as a car parking prevention method on grassed areas. Prescribed locations to be temporarily removable for vehicular access for maintenance

11.2 FINISHES

FIGURE 206 TARMAC TO CARRIAGEWAY PIGMENTED



To be installed in line with Highways Documentation, pigmented in colour: Tarmac Ulticolour Light Buff

FIGURE 210 GRANITE SETT RUMBLE STRIP



Marshall's Conservation X Sett Paving, installed in line with the Highways Documentation for the full width of the carriageway.

FIGURE 207 PAVED SURFACE-STANDARD



Marshall's Tegula Concrete Sett Paving where located on areas to be adopted by the Council.

FIGURE 208 PAVED SURFACE-PERMEABLE



Marshall's Tegula Priora block to allow for the connection to the SuDs train in line with the ALP FRA documentation.

FIGURE 209 CONSERVATION KERB



Marshall's Conservation X Kerb, to be installed as a flush with pavement and shared surface.

FIGURE 211 GRANITE SETT PARKING DELINEATION



Marshall's Fairstone Cropped Granite Setts silver grey, used to mark parking bays installed flush with the surface in a single line dividing bays

FIGURE 212 METAL STUDS



Tactile Studs Brass Olejar AISI-Line AISI/K2 to be installed at the junction to a designated pedestrian crossing points.

11.3 LIGHTING

FIGURE 213 STANDARD LIGHTING COLUMN & LANTERN



CU Phosco Lighting Heritage P516 Lantern and Column 6m in height, colour black without arm.

FIGURE 214 PRIMARY ROUTE LIGHTING COLUMN & LANTERN



CU Phosco Lighting PS510 Traditional Lantern and Heritage Column 8m in height, colour black with 1m single arm

FIGURE 215 STANDARD LIGHTING COLUMN WITH EV CHARGING POINT



Where lighting is located close to visitor car parking, the EV charging point should be incorporated into the column base

11.4 STREET FURNITURE

FIGURE 216 WASTE BIN



Broxap medium Round Cast Iron Litter Bin BX2319 jet black

FIGURE 217 BOLLARD



Broxap Manchester Cast Iron Bollard, root fixed, colour black

FIGURE 218 TREE GRILLE



Traditional cast metal tree grilles in black

FIGURE 219 RECTANGULAR BENCH



Broxap Eastgate Seat 1800mm long Cast Iron Framed Seat with hardwood slats and arms. Jet Black

FIGURE 220 STREET SIGNS



All street names are to be mounted on buildings or garden walls, to adoptable standard in line with Highways requirements.

12.0 TREES/HEDGES

12.0.1 General criteria:

- Where trees are located in a square as a collection, row or line, they should all be the same type and size.
- Where trees are dotted around a square they can be different types
- Avenue trees to all be the same type on the same stretch of row, set out at equal centres
- All trees to be planted in line with landscape architect's requirements

12.1 PAVEMENT CORNER TREES

Figure 221
Ginkgo Biloba
Tremonia



Figure 222
Pyrus Calleryana
Chanticleer



Figure 223
Carpinus Betulus
Frans Fortune



12.2 AVENUE TREES

Figure 224
Tilia Cordata
Rancho



Figure 225
Liquidambar
Styraciflua



Figure 226
Platanus Hispanica
Tremonia



12.3 GRASS SQUARE TREES

Figure 227
Quercus
Palustris



Figure 228 Acer
Rubrum



Figure 230 Ulmus x
hollandica Pioneer



12.4 GRASS ISLAND TREES

Figure 231
Carpinus Betulus
Columnaris



Figure 232 Acer
campestre Lienco



12.5 MEDIUM SIZED TREES

Figure 233
Sorbus Aria
Magnifica



Figure 234 Acer
Platanoides
Norwegian Sunset



Figure 235 Ulmus
Lobel



12.6 FOOTPATH TREES

Figure 236 Prunus
Sunset Boulevard

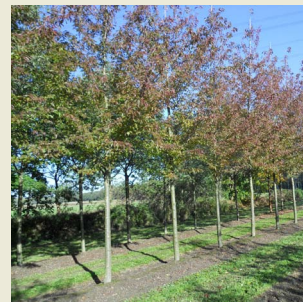


Figure 237 Malus
Baccata Street
Parade



12.7 HEDGES

Figure 238
Ligustrum vulgare



Figure 239 Griselinia
littoralis



Figure 240 Prunus
lusitanica



Figure 241 Carpinus
betulus





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