

READING PARK STATION

ADDITIONAL MATERIAL - VASTERN ROAD SECTIONS

PLANNING INSPECTORATE REFERENCE: APP/E0345/W/21/3289748

READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT

6TH MAY 2022

1.0 5m Exclusion Zone

A zone is shown on Parameter Plan PP-100_P1 which is noted as "No development zone except for open space, public realm and highway improvements (Set back 5m from back of Vastern Road carriageway to preserve zone for highway improvements)"

The land 5m from Vastern Road kerb line is shown in Figure 1 in green.

Additional land between this zone and the extent of the parameter plots (as depicted on Parameter Plan PP-102_P2) is shown in orange. The overall distance varies from 5.0m to 7.5m.

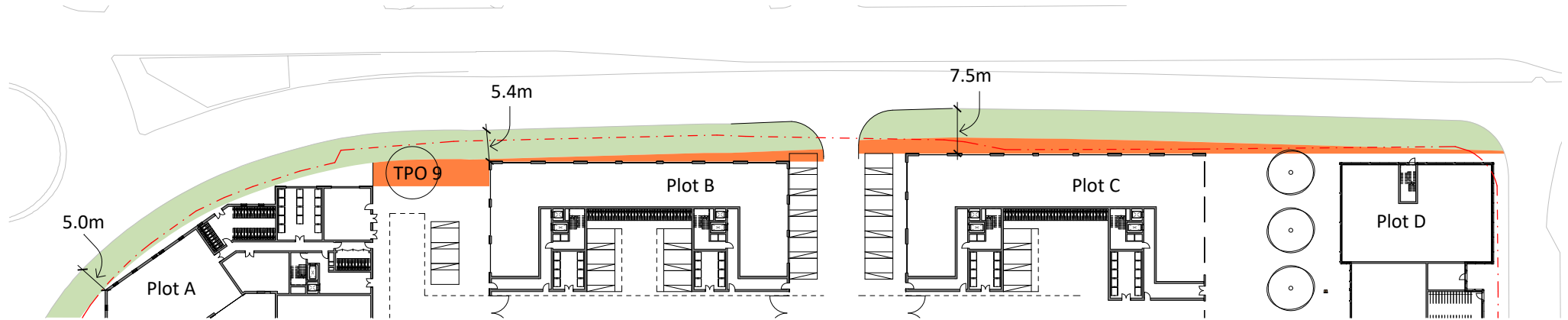


Figure 1. Plan of Vastern Road boundary - extent of 5m from kerb line

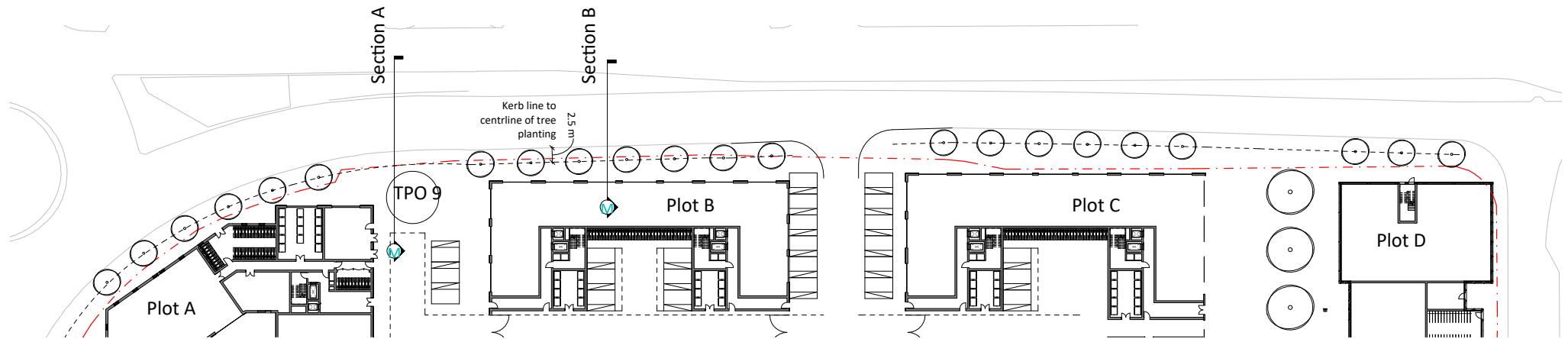


Figure 2. Plan of Vastern Road boundary showing line of trees planted along a line 2.5m from the kerb line.

2.0 TPO 9

Plan and sections showing how TPO 9 can be retained (Figures 3, 4 and 5) and how the pavement and cycle lane can be diverted around a landscaped area protecting the tree.

Section through the land between Vastern Road and Block B (Figure 6)

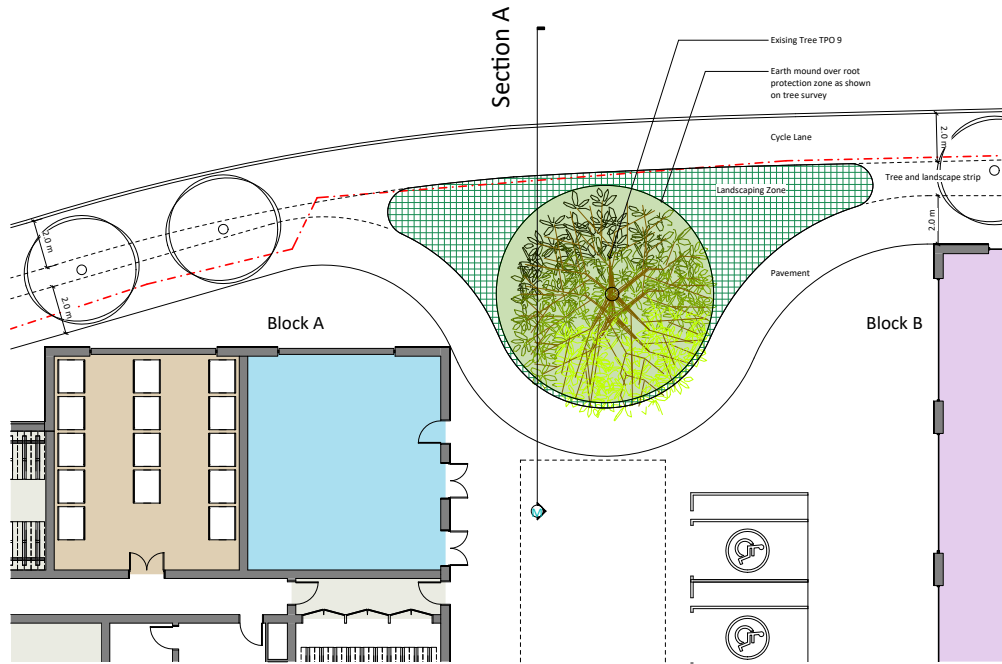


Figure 3. Plan of Area around TPO 9.



Figure 4. Examples of landscaping to protect trees in public realm

Figure 5. Section A adjacent to TPO 9

Proposed ground level in this area is below the existing ground level (shown in red broken line) but an area of landscaping covering the tree protection zone can be maintained at a level suitable for protecting the tree.

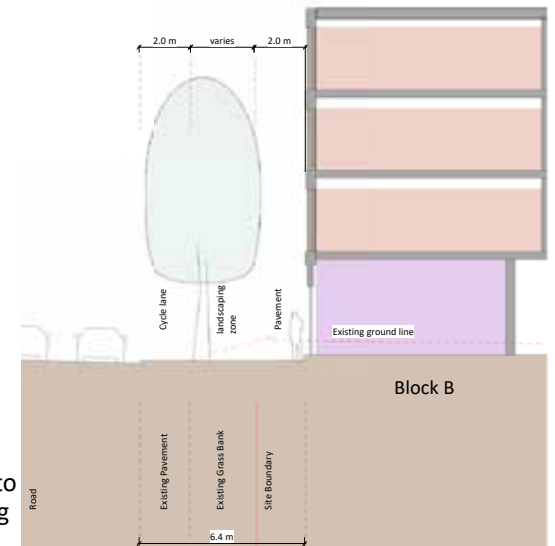


Figure 6. Section B adjacent to Plot B

Showing the proposed ground level on the Appeal Site (38.1 AOD) in relation to the kerb line and Vastern Road. Existing ground level shown in red broken line)

3.0. Cycle lane / Pavement / landscaping arrangements.

There is flexibility in where the cycle lane, pavement and landscaping zones can be positioned in the public realm. Cycle lanes separated from pedestrians can lead to increased speed of cyclists leading to higher risk of an incident, so alternative arrangements can be accommodated.

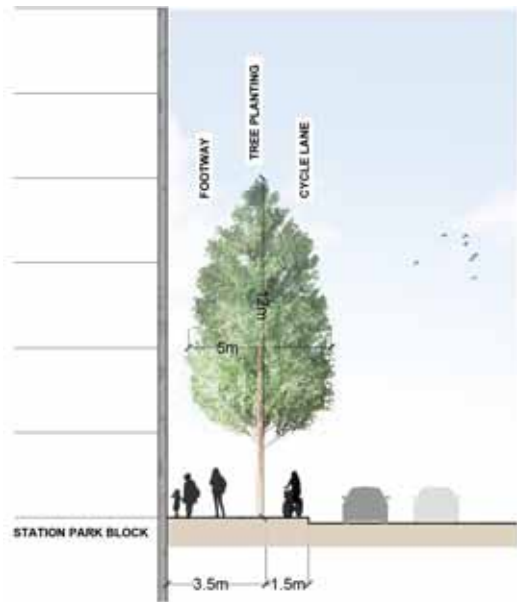


Figure 7.
Cycle lane (1.5m) adjacent to the kerb with trees planted on the edge of the landscape zone

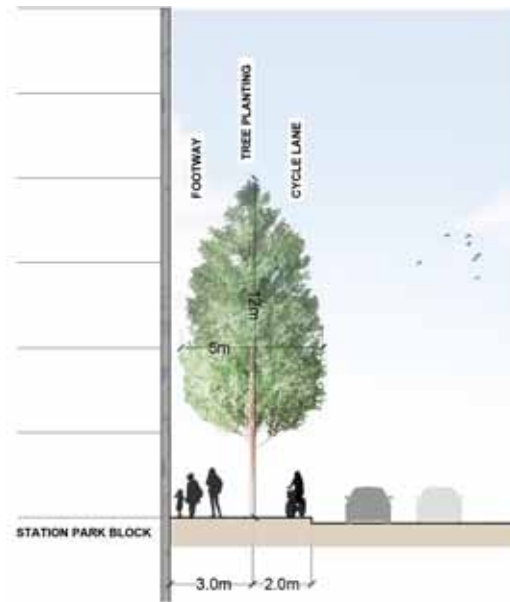


Figure 8.
Cycle lane (1.5m) adjacent to the kerb with trees planted centrally in the landscape zone

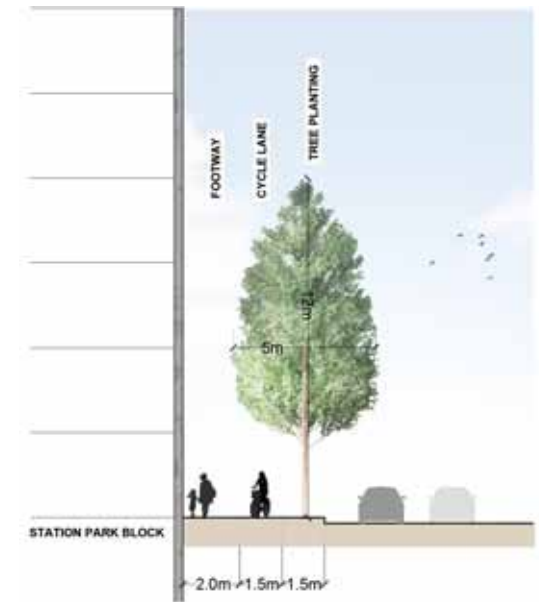


Figure 9.
Landscape zone adjacent to the kerb with trees planted centrally in the landscape zone, pavement and cycle lane (1.5m).

4.0. Tree Selection.

We have shown the scale of tree that could comfortably be established in the space and have based this on *Tilia platyphyllos* 'Princes Street' which is described in *Hillier's Designer's Guide* as a large growing tree – see image below. The 12m x 5m size is after 25 years. It will clearly make a significant contribution to the street scene of Vastern Road.

The sections shows that it is possible to establish a large growing tree with a significant crown (ie not a columnar or spired). There are many other examples of trees of similar stature in the guide – we have used just one for illustration here.



Tilia platyphyllos 'Princes Street'

Large. An excellent avenue tree with a vigorous and upright habit. Young shoots bright red in winter - much brighter than *Tilia platyphyllos* 'Rubra'. Holds leaf longer compared with other trees. See the background of this picture. Good avenue tree.



Tilia platyphyllos 'Princes Street'		GIRTH BR RB CG			
12m	5m	8-10m			
		10-12m	✓		✓
After 25 years	WET SOIL	12-14m	✓		✓
		14-16m	✓		
		16-18m	✓		
		18-20m			✓
		20-25m			✓
LIME TOLERANCE	DRY SOIL	25-30m			✓
		30-35m			✓
		35-40m			✓
Scale: 1cm = 1m (not to scale)					

Figure 10. Example street tree



Figure 11. Precedent Images