

READING PARK STATION

ADDITIONAL MATERIAL - VASTERN ROAD SECTIONS

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

READING BOROUGH COUNCIL PLANNING REFERENCE: 200328/OUT

11TH JULY 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.

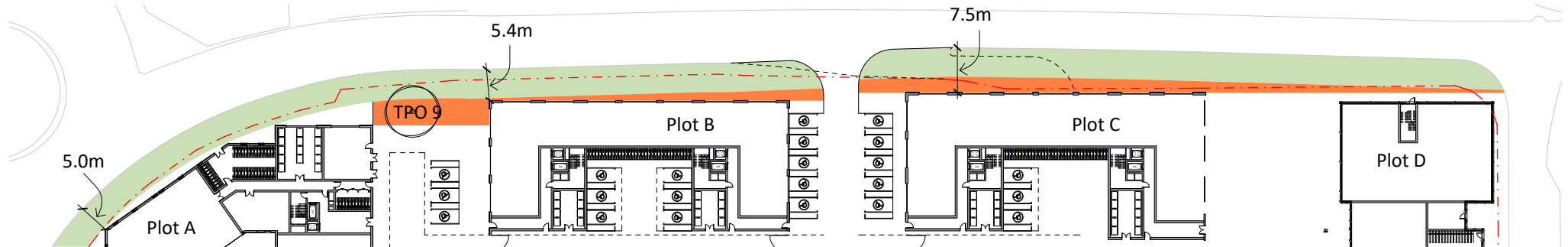


Figure 1. Plan of Vastern Road boundary - extent of 5m from kerb line

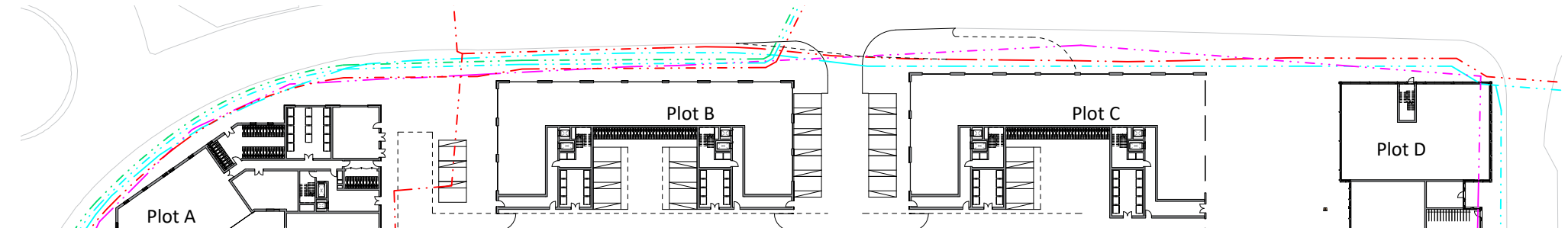


Figure 2. Plan of Vastern Road boundary showing the many underground services adjacent to the site

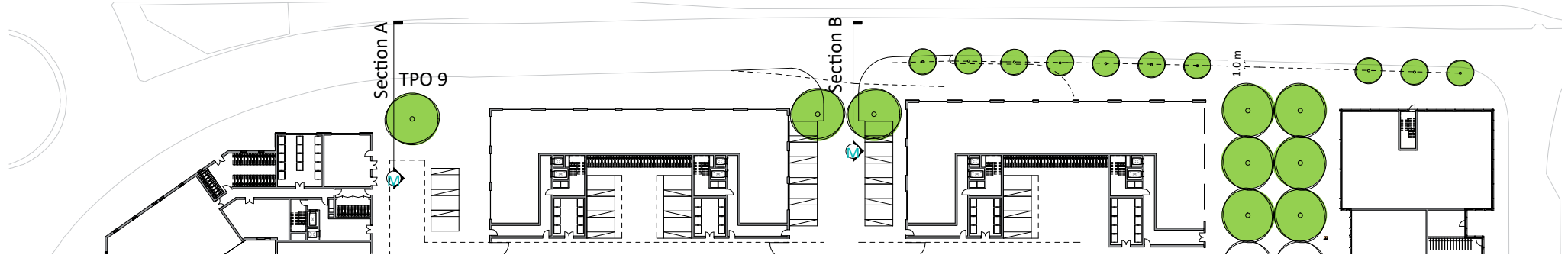


Figure 3. Plan of Vastern Road boundary showing line of trees planted along a line 1.0m from the kerb line where services permit and large canopy trees between the building plots

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)

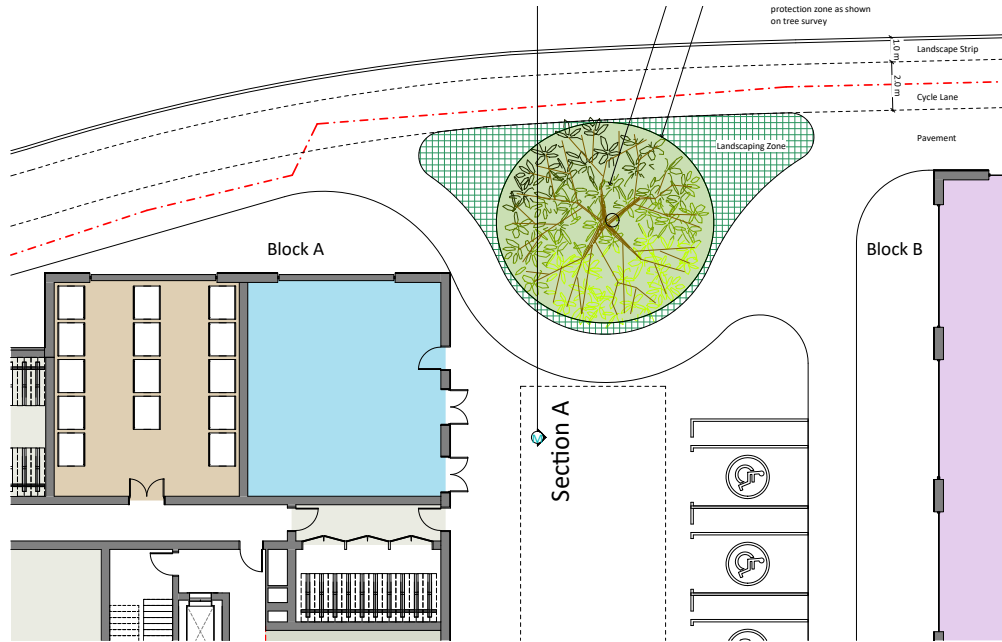


Figure 4. Plan of Area around TPO 9.



Figure 5. Examples of landscaping to protect trees in public realm

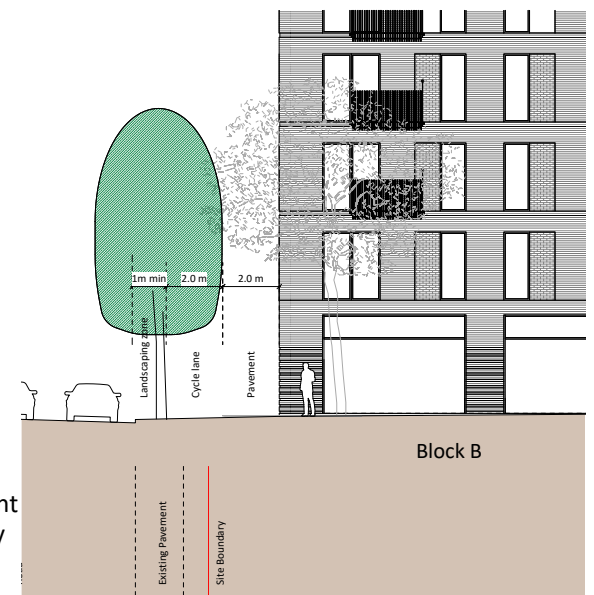
Figure 6. Section A adjacent to TPO 9

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 7. Section B adjacent to Plot B

Showing where street trees can be planted in a 1m minimum zone adjacent to the carriageway, with a 2m cycleway and 2m footpath running adjacent to the building faces.



3.0. Cycle lane / Pavement / landscaping arrangements.

There is flexibility in the widths of the cycle lane, pavement and landscaping zones, depending on the location of below ground services.

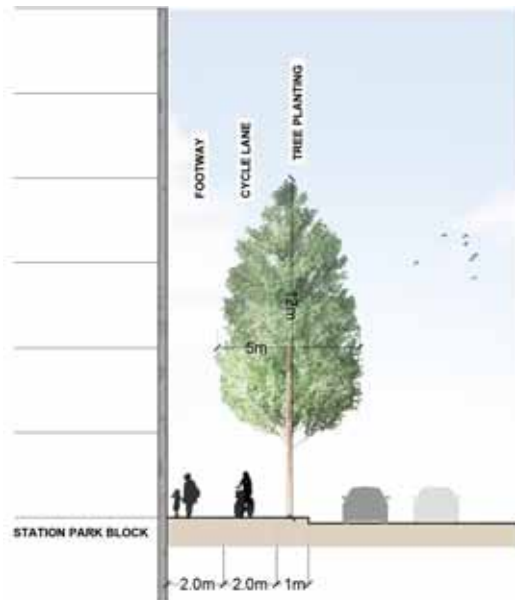


Figure 8.

Landscaping zone (minimum 1.0m) adjacent to the kerb with trees planted on the edge of the landscape zone. Cycle route of 2m adjacent to this and pavement against the building line. Where the overall space is greater than 5m (the majority of the length of the site - see figure 1) any of these dimensions can be increased.

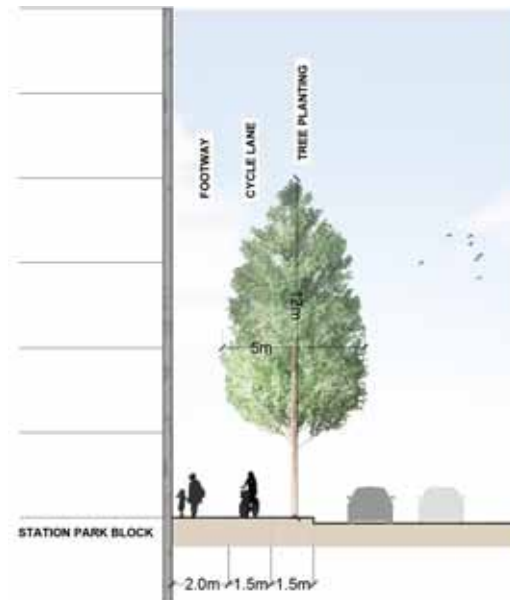


Figure 9.

If the desired cycle lane is one way on each side of Vastern Road, there can be a larger minimum (1.5m) landscaping zone adjacent to the kerb.

4.0. Tree Selection.

- For the planting adjacent to the roadway, 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 show 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. Where the planting proposed will interact with land subject to any wayleaves or easements, then agreements can be reached at reserved matters stage with those utility providers to ensure that the planting does not adversely affect the services present nor prevent the utility providers from accessing their apparatus. Rootbarriers and rootcell systems – both of which control root spread – could be utilised as part of this process
- Other trees with broader spread could be planted in the spaces between the building plots close to the Vastern Rd frontage (see figure 3).

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.

<i>Tilia platyphyllos</i> 'Princes Street'		GIRTH BR RB CG			
12m	8-10m				
	10-12m	✓	✓	✓	✓
5m	12-14m	✓	✓	✓	✓
	14-16m	✓	✓	✓	✓
After 25 years		16-18m	✓	✓	✓
WET SOIL	•	18-20m	✓	✓	✓
DRY SOIL	•	20-25m	✓	✓	✓
LIME TOLERANCE	•	25-30m	✓	✓	✓
HARDINESS	•	30-35m	✓	✓	✓
	•	35-40m	✓	✓	✓

Source: Hillier's Designer's Guide (10/06/01)



Figure 10. Example street tree



Figure 11. Precedent Images

