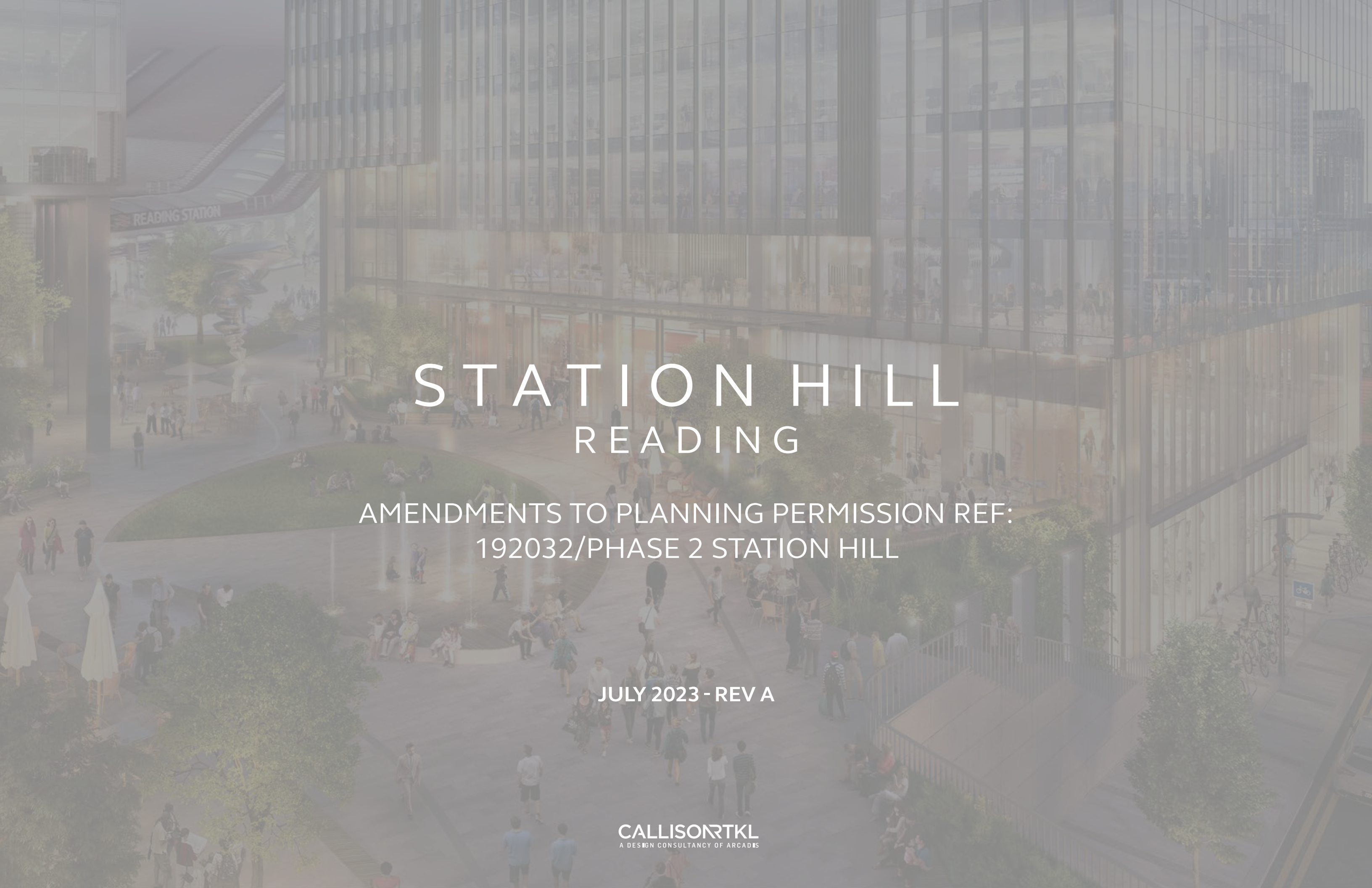


An architectural rendering of a modern urban development. A large, multi-story building with a glass facade and vertical metal fins dominates the right side. The ground floor is open, revealing interior spaces. To the left, a public plaza features a circular green lawn, a fountain with multiple jets, and a spiral sculpture. People are depicted walking, sitting, and playing in the plaza. In the background, a sign reads "READING STATION".

STATION HILL READING

AMENDMENTS TO PLANNING PERMISSION REF:
192032/PHASE 2 STATION HILL

JULY 2023 - REV A

INTRODUCTION

Changes to the Pocket Park and Planters to the Upper Ground

This document sets out proposed non-material amendment to the approved drawings related to full planning permission ref: 192032 Phase 2 Station Hill.

As set out in the original application Station Hill will be the new front door to Reading – from the moment of arrival at the station, the taxi rank or via the foot tunnel people will welcomed into a re-imagined civic square alive with activity, a lush pocket park, and thoughtfully designed landscaping. It will create a distinct sense of arrival to Reading: a place with visible vibrancy and civic pride. It will encourage residents and visitors alike to explore a new route into the town. Clever landscape design will guide pedestrians past mature trees and cascading garden steps will create a seamless link from the south of the station to the interior of the scheme.

The station entrance and the new public realm that extends around into the development is four metres higher than the entrance to the subway under the station. This level difference is used to create a dramatic sloping green park in front of the station and will be one of the first views of Reading when arriving by train.

Part of the existing steps down to the subway and entrance are to be retained, and two new sets of steps provide access up onto the development. Between these steps the slopes will be planted with grasses, wildflowers, and small flowering trees, with seating terraces at different levels to provide places to sit and relax.

As the design has matured since the application several modest modifications are now proposed to the design of the Pocket Park and to a small number of planters, that will improve the overall layout and pedestrian circulation and address concerns in relation to the taxi rank at the lower level. These changes are set out in the document.

The key changes

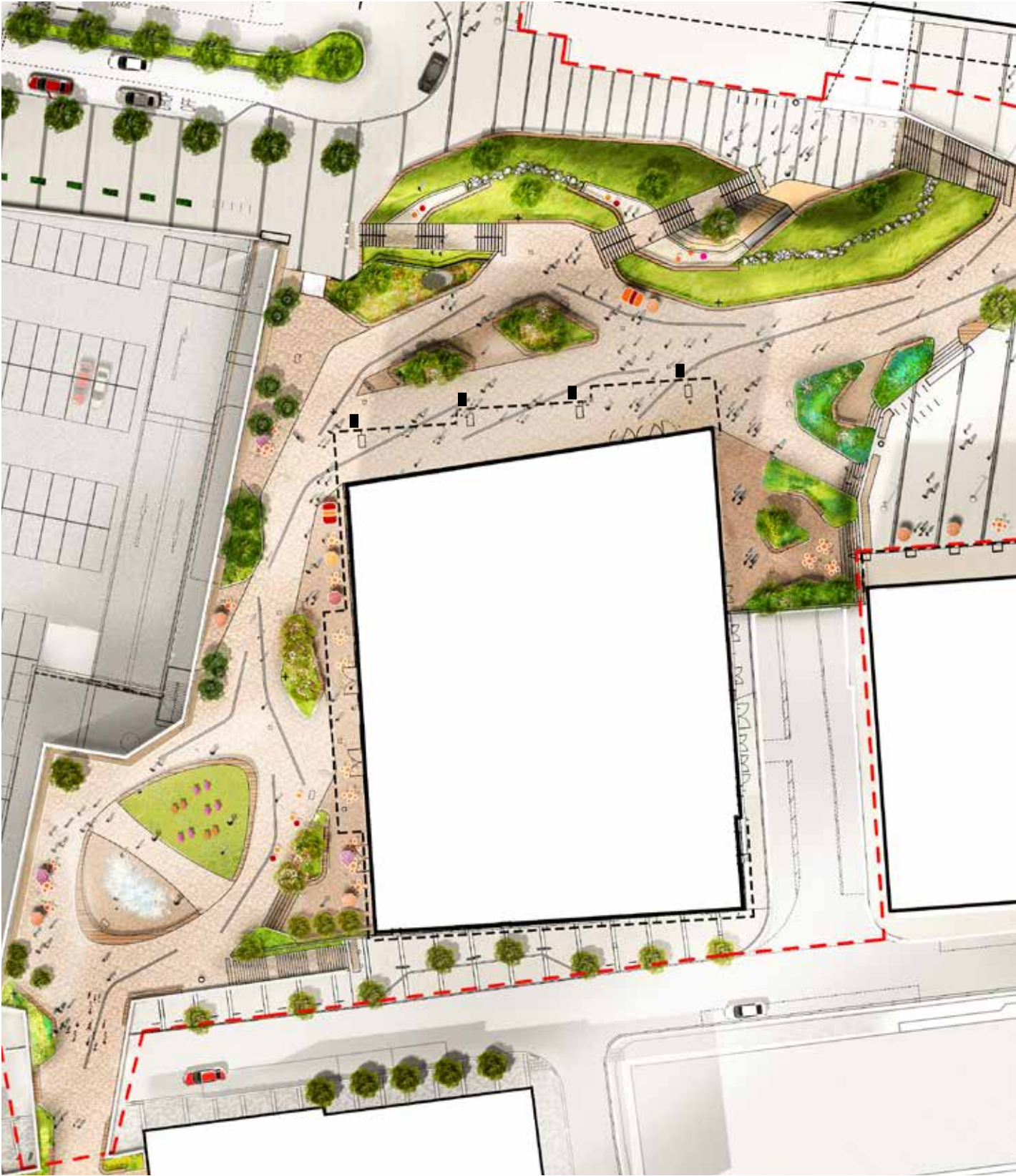
- The footprint of the Pocket Park is adjusted so that the alignment of the existing taxi rank does not need to be modified. This necessitates a slight alteration to the north-western boundary of the retaining wall/bench and planting at the lower level. The overall area increases from 1,066m² to 1,158m².
- The eastern set of steps leading from the lower the upper levels are realigned to work more closely with desire line from the tunnel to the upper level.
- The western set of steps leading from the taxi rank/bus stop follow the line of the wall to the upper ground and deliver users more directly to Station Square.
- Planters at upper levels are rationalised to create clearer pathways that align with desire lines. There is no loss of green or soft planting areas. Additional trees are provided.
- There is no loss of seating area.
- Planters at upper ground have been combined to create more soil volume for trees, to create clearer pathways and a more clearly defined central gathering space. The number of trees has increased by one to 44 across the site.
- The slide from upper to lower levels previously proposed is removed in response to safety and public order concerns.

Engagement

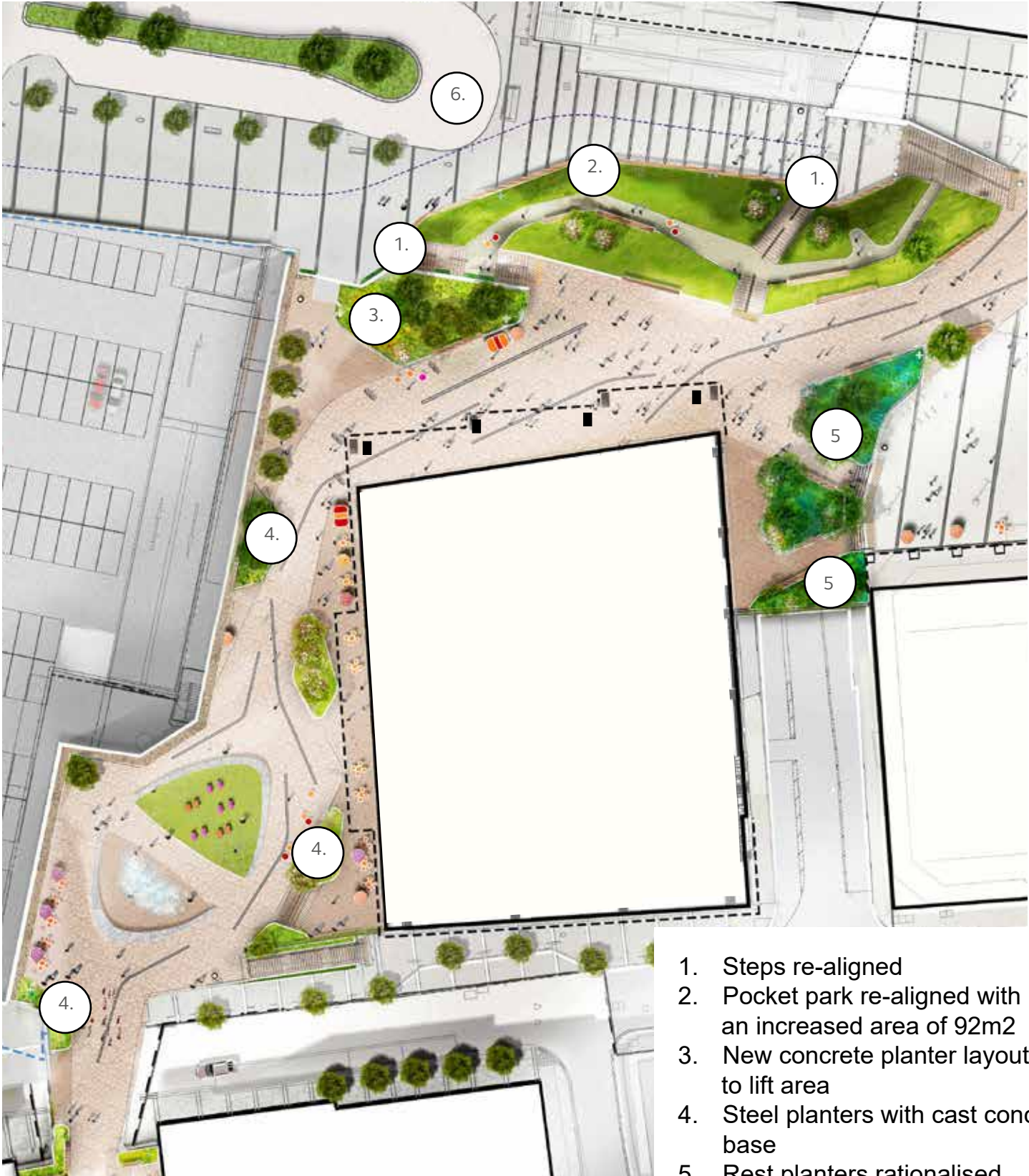
The proposals are made following engagement with planning officers at Reading Borough Council and their comments are reflected in the proposals. A summary of the comments received and evolution of the proposed landscape design is provided below:

- Retention of the proposed trees to the south of the taxi rank confirmed.
- Provision of additional trees to Pocket Park terraces agreed.
- Provision of additional tree to planter by top of western steps agreed.
- Proposal to add bench to the east of the eastern steps agreed.
- Possibility of a tree being added to the west of the lift considered. However, this would result in safety/security related issues.
- Tulip tree has been relocated following concerns raised by officers that it could be lost.
- Potted trees will be accepted for use as wind mitigation in advance of Phase 3 being implemented.
- Updated visuals required and these are included in this document.
- Related 278 approval process to be delivered as an amendment rather than a new submission.

LANDSCAPE: COMPARISON OF CONSENTED AND PROPOSED



CONSENTED



PROPOSED

- 1. Steps re-aligned
- 2. Pocket park re-aligned with an increased area of 92m2
- 3. New concrete planter layout to lift area
- 4. Steel planters with cast concrete base
- 5. Rest planters rationalised
- 6. Taxi rank retained

LANDSCAPE: PROPOSED



INDICATIVE VIEW FROM LOWER LEVEL BY UNDER PASS



INDICATIVE VIEW AT UPPER LEVEL FROM OUTSIDE STATION ENTRANCE



INDICATIVE VIEW AT UPPER LEVEL FROM OFFICE ENTRANCE LOOKING NORTH-WEST



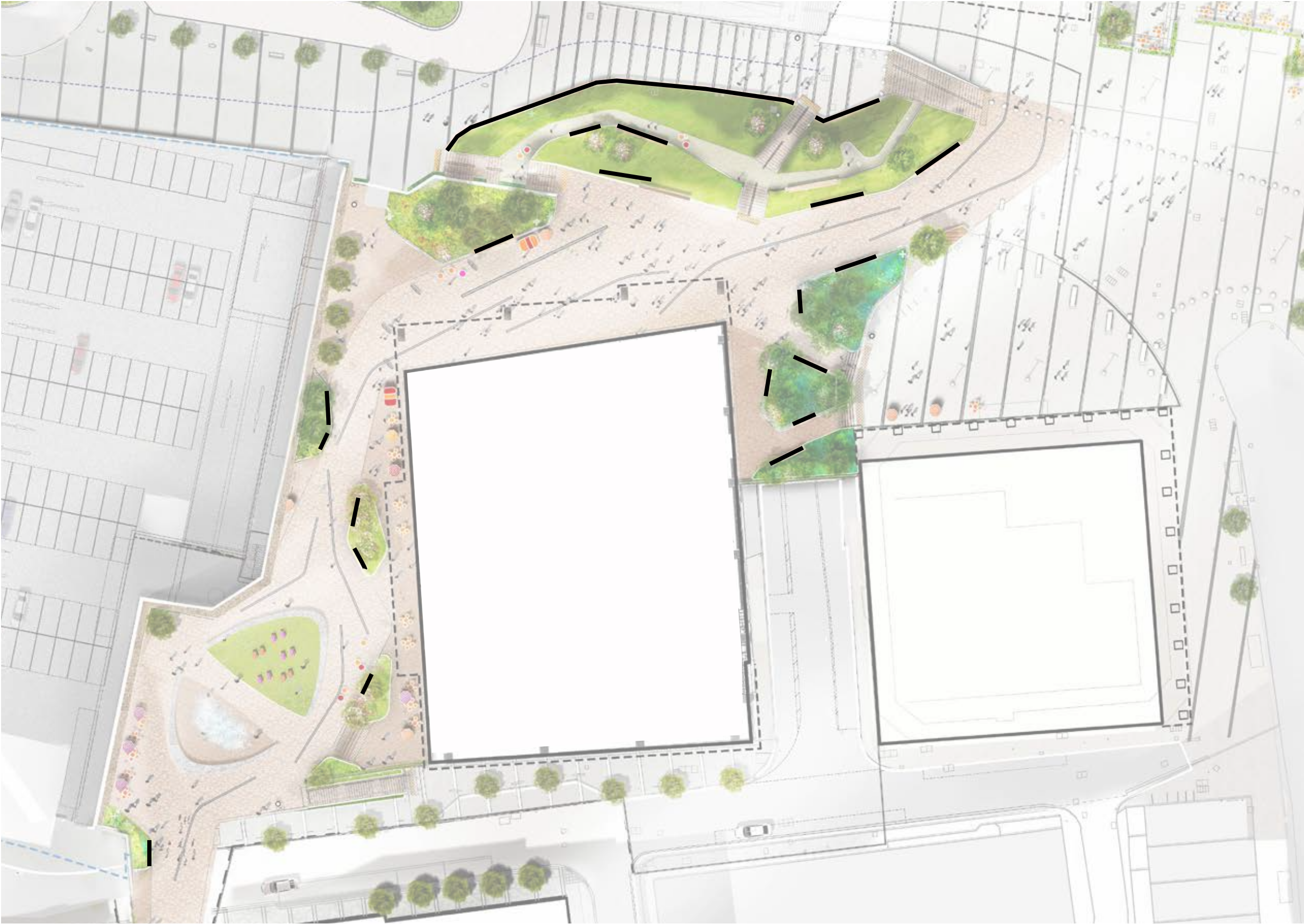
INDICATIVE VIEW AT UPPER LEVEL LOOKING WEST



INDICATIVE VIEW AT LOWER LEVEL F LOOKING EAST



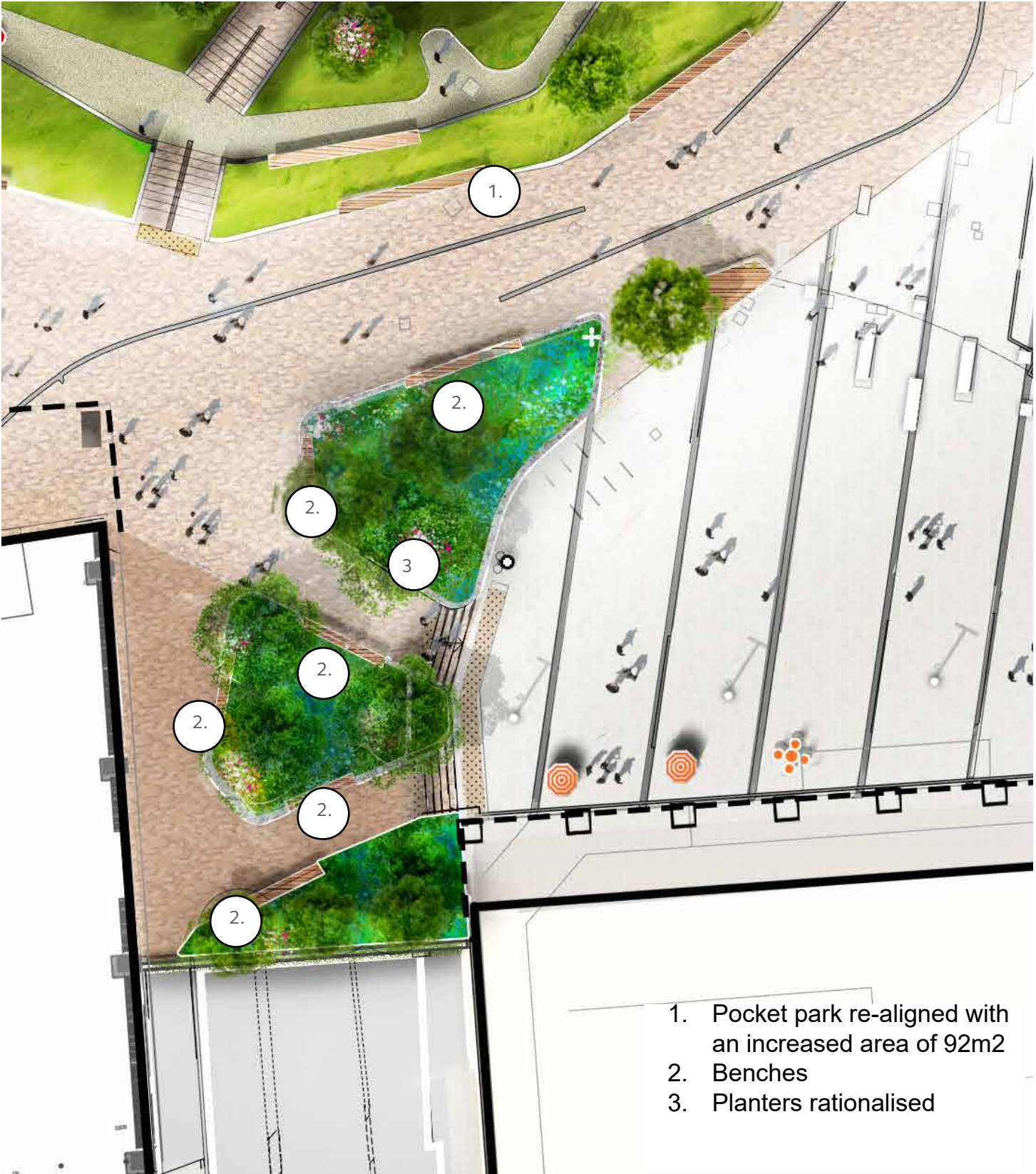
LOCATION OF PROPOSED INTEGRATED SEATING BENCHES



PROPOSED CHANGES TO LANDSCAPE TO EAST OF ENTRANCE TO OFFICE BLOCK



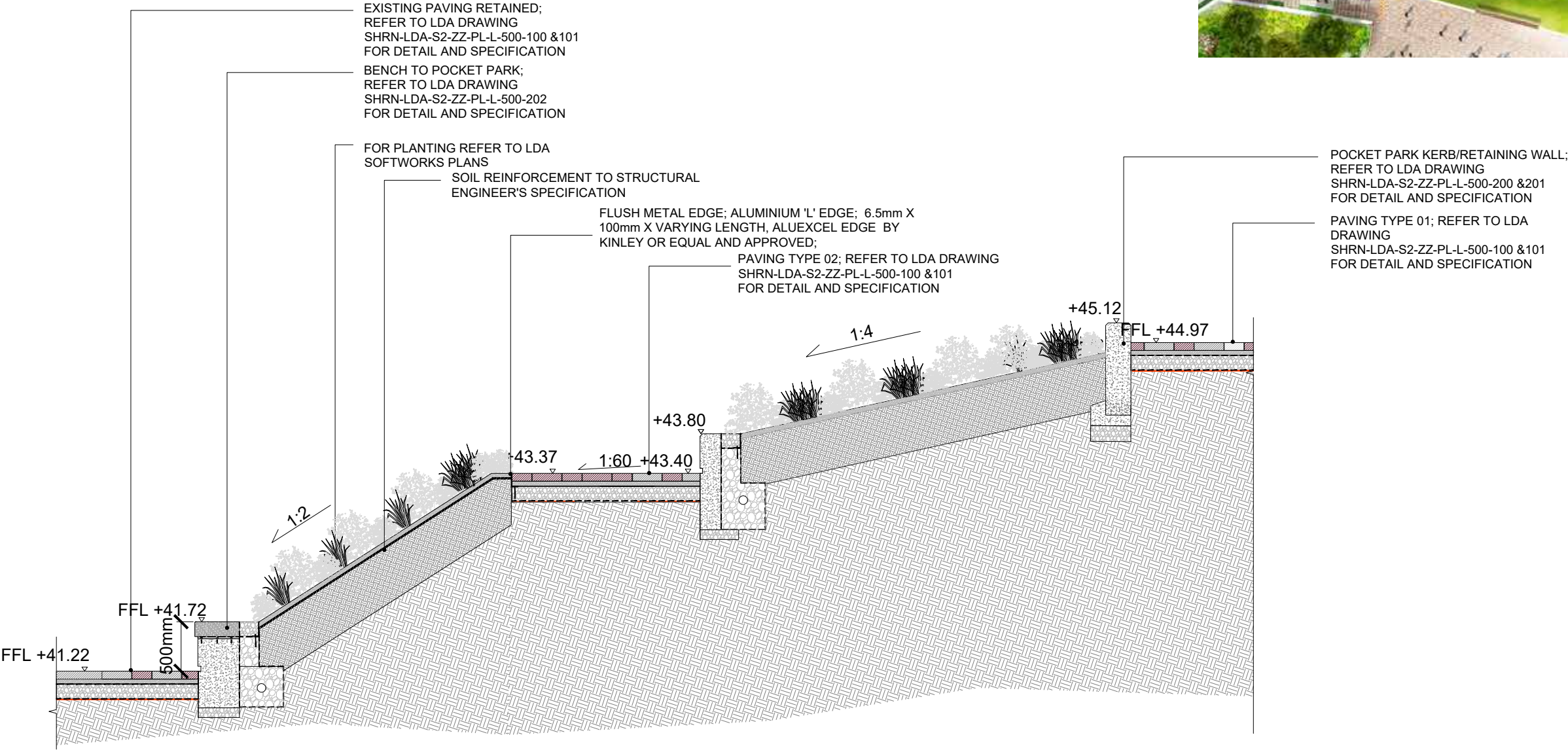
CONSENTED



PROPOSED

- 1. Pocket park re-aligned with an increased area of 92m2
- 2. Benches
- 3. Planters rationalised

PROPOSED SECTION THROUGH WEST END OF POCKET PARK



PAVING TO MAIN WALKING ROUTE

Paving Type 01 - Marshalls Modal 80%Oatmeal, 20% Indian; textured finish. lengths vary, 200mm wide



Paving Type 01



PAVING TO EDGES OF WALKING ROUTE

Paving Type 02 - Marshalls Modal 50%Oatmeal, 50% Indian; textured finish. lengths vary, 100mm wide



Paving Type 02



PROPOSED PLANTING ON PODIUM



Geranium phaeum 'Lilly Lovell'



Anemone hupehensis 'Semptember'



Geranium endressii 'Wargrave pink'



Aster macrophyllus 'Twilight'



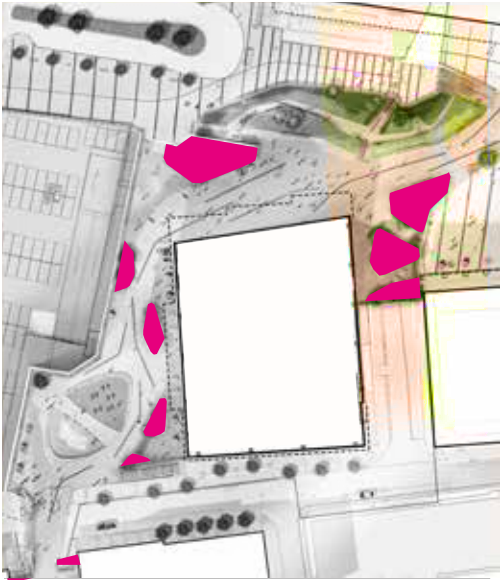
Anemanthele lessoniana



Selinum wallichianum



Acer ginnala



Aстранtia major 'Roma'



Anemone hupehensis 'September'



Aster divaricatus



Luzula nivea



Euphorbia amygdaloides robbiae



Euonymus Fortunei 'Dart's Blanket'



Betula Pubescens

PROPOSED PLANTING ON POCKET PARK



Sorbus Aucuparia



Narcissus 'Jack Snipe'



Selinum wallichianum



Molinia caerulea subsp. caerulea 'Heidebraut'



Liriodendron tulipifera



Anemanthele lessoniana



Geranium 'Rozanne'



Astrantia major 'Roma'



Brunnera macrophylla 'Betty Bowring'



Phlomis russeliana



Geranium endressii 'Wargrave pink'

PROPOSED PLANTING TO EAST OF OFFICE ENTRANCE



CONSENTED



PROPOSED



Concrete



Astrantia major 'Roma'



Anemone hupehensis 'September'



Luzula nivea



Euphorbia amygdaloides robbiae



Betula Pubescens

Planting theme: dominating species and proposed trees

ALTERATIONS TO PLANTER CLOSE TO THAMES TOWER



CONSENTED



PROPOSED



Concrete



Geranium phaeum 'Lilly Lovell'



Anemone hupehensis 'Semptember'



Aster macrophyllus 'Twilight'



Anemanthele lessoniana



Acer ginnala



Betula pubescens

Planting theme: dominating species and proposed trees

PLANS