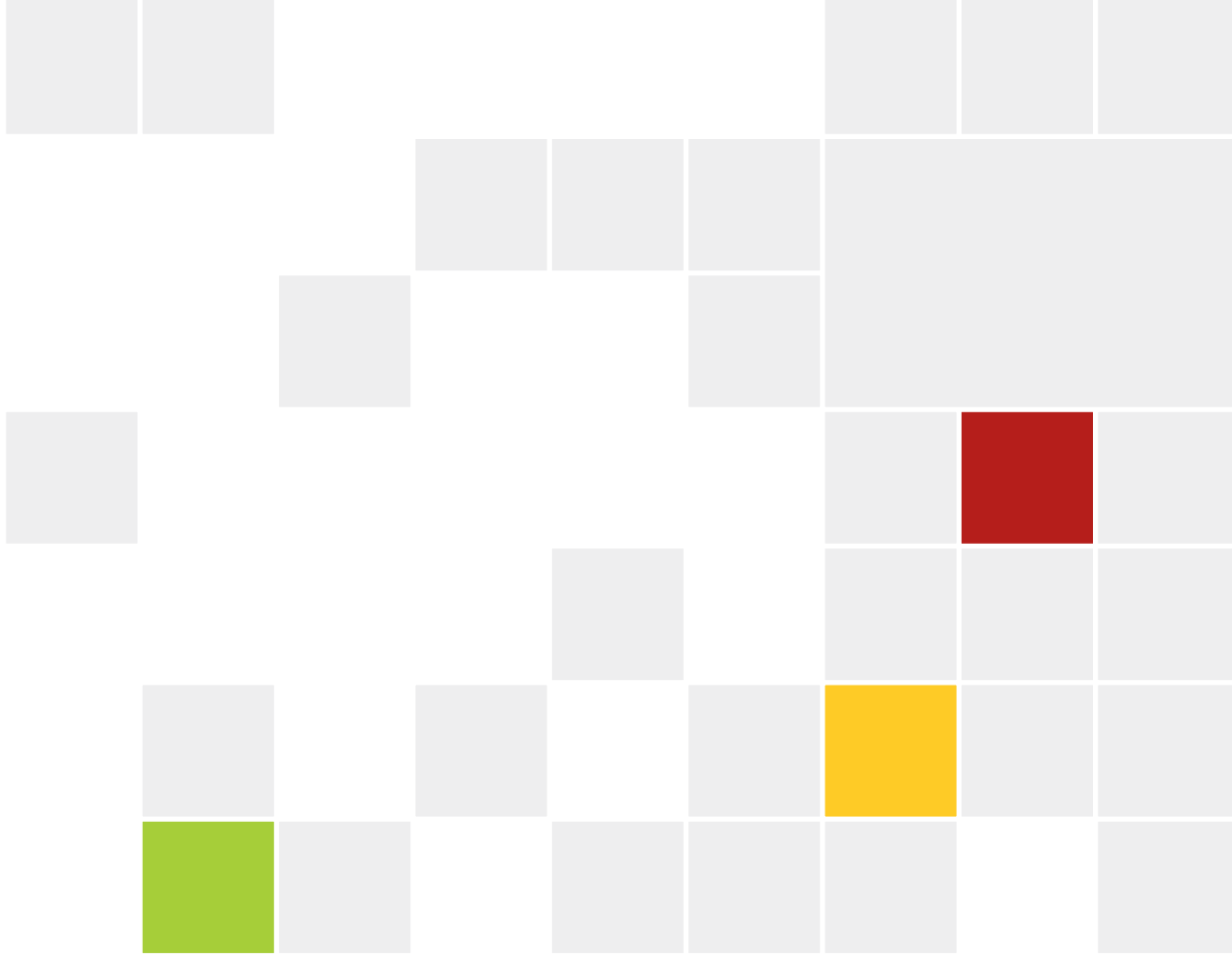




115 Chatham Street, Reading RG1 7JX

Open Space Assessment



Boyer

Report Control

Project:	115 Chatham Street
Client:	Archel Homes
Reference:	20.5061
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APPENDIX

Appendix One – Landscape Plan

1. INTRODUCTION

- 1.1 This Open Space Assessment has been prepared to support a planning application for the redevelopment of 115 Chatham Street, Reading RG1 7JX. This Statement should be read in conjunction with other application documents, including, but not limited to, the Planning Statement, Design and Access Statement.
- 1.2 The purpose of this Statement is to set out the details of open space proposed and to assess the open space which is within the vicinity of the site

2. THE SITE AND DEVELOPMENT PROPOSAL

- 2.1 The application site has an area of 0.42ha. There are two buildings on the site, a utilitarian two storey office building which fronts Chatham Street, and a two storey converted warehouse building to the rear.
- 2.2 The site is located within close vicinity to Reading town centre and within short walking distance to Reading Railway Station. The immediate vicinity is characterised by a mix of residential, retail and office uses. The majority of housing on the surrounding residential street are larger single family dwellings. The Chatham Square development is a short distance to the east of the site and is defined by a range of primarily residential buildings between 9-19 storeys in height.
- 2.3 The site has been identified within the Reading Local Plan (2019) as being within the 'West Side Major Opportunity Area', specifically within a site known as 'CR12c' which includes Chatham Street, Eaton Place and parts of Oxford Road. The allocation notes that the future development of this area will be primarily for residential use.
- 2.4 The site is not located within a conservation area. However, there are a number of listed building within close vicinity; there is a Grade II listed public house adjacent to the site (The Butler) and there are two Grade II listed building situated to the south-west of the site (Trinity Church and 118 Oxford Road). There are no locally listed buildings within close vicinity of the site. The site is also situated within flood zone 1 (lowest risk).
- 2.5 The proposals involves the demolition of existing buildings and the redevelopment of the site to provide 54 new homes together with car and cycle parking and private and communal amenity space, 16 of which will be affordable (30%). The site will make a significant contribution to overall housing delivery in the Borough whilst providing a scheme that is in keeping with the local context.

3. EXISTING OPEN SPACE

- 3.1 This is located in proximity to numerous open spaces which are in close walking distance. This includes the following:
- Victoria Park (7 minute walk)
 - Oxford Community Garden (11 minute walk)
 - Forbury Gardens Public Park (12 minute walk)
 - River Kennet Walk (12 minute walk)
 - Coley Recreational Ground (14 minute walk)
 - Kensington Park (18 minute walk)
 - Kings Meadow (18 minute walk)
 - Christchurch Meadows (18 minute walk)
 - Project Park (25 minute walk)
- 3.2 The site is surrounded by a number of parks which would each provide a wide range of activities. Forbury Park which provides a wide range of activities. The park has a café and formal garden. Victoria Park is the closest park and provide other facilities such as: play area with equipment for all ages, natural play area and zip line. Christchurch and Kings Meadows also provide outdoor tennis courts, and recreational pitches. The site also benefits from being within close vicinity of the River Kennet Walk.
- 3.3 In view of the above list, future residents will benefit from having good choice of numerous open spaces, all of which offer different facilities and activities.

4. PROPOSED OPEN SPACE

- 4.1 The site consists of hardstanding and two buildings on the site, a utilitarian two storey office building which fronts Chatham Street, and a two storey converted warehouse building to the rear.
- 4.2 The proposed open space includes a rear courtyard area for which landscaping has been carefully designed in order to create a high quality, practical areas for future residents to enjoy. As part of the application additional landscaping has been provided to the front of the site which will increase the biodiversity across the site.
- 4.3 The landscaping would include contemporary steel planters with fastigate tree species of Maples and Cherry's, adding a vertical element up the frontage of the building with positions to sit between the windows. The frontage planting is framed by a formally clipped 0.5m high evergreen sweet box hedge which will provide both a formal edge alongside the pavement, and provide a sensory aspect to the design with a strong scent from the flowers in early spring.
- 4.4 The communal area to the rear has been designed to be of a high quality and will be functional and adaptable to a range of recreational activities to facilitate social interaction and community living. The design principle of the communal area design is to create a contemporary courtyard design which provides access to the apartment frontages from the parking court, while creating more intimate seating areas for the residents to sit and enjoy as a landscaped space. Vertical design elements such as multistem Amelanchier trees provide a private area. Pleached Hornbeam Trees provide formal blocks of planting to help screen views to the south which are all underplanted with soft planting blocks which provide opportunities to be uplit for residents to enjoy in the evenings.
- 4.5 In total 152sqm of communal amenity space is provided across the development. Diagrams of the location and size of the rear communal area and landscaping strategy is provided as Appendix 1.

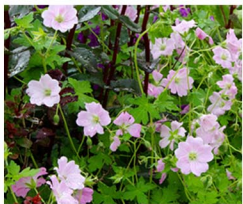
5. CONCLUSION

- 5.1 The site will off a 152sqm of high quality communal space to be used by residents.
- 5.2 The Site also benefits from being in very close vicinity to numerous open spaces, all of which offer different facilities and uses. In particular, the Site is close to Victoria Park, Forbury Gardens Public Park, Kings and Christchurch Meadows, publically accessible park space and provides access to numerous facilities, such as an outdoor gym, tennis courts, outdoor table tennis, gardens
- 5.3 There is no net loss of accessible open space across the new development.

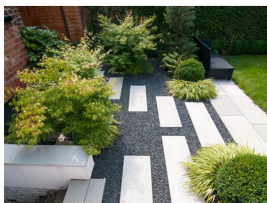
APPENDIX ONE – LANDSCAPE PLAN



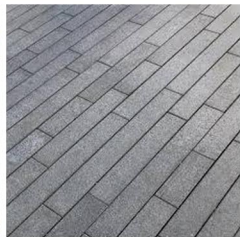
Example of 2m x 2m metal planter proposed along road frontage



Examples of Ornamental Planting



Examples of hard standing



Individual seating spaces are defined using a change of surface material and are surrounded by evergreen ornamental shrub and herbaceous planting to provide year round structure and seasonal interest

Proposed 2m square steel planters to be situated along the frontage to incorporate a variety of fastigate tree species such as Cherry and Maple

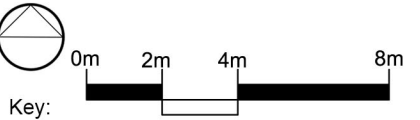
Proposed 0.5m high evergreen ornamental sweet box hedge frames the geometric blocks of ornamental shrub and herbaceous planting

Focal multi-stem Amelanchier trees provide vertical element within shrub planting beds and create a less overlooked space for residents to enjoy

Proposed 3m high Hornbeam pleached trees sit along the southern boundary to create a green canopy to help screen from neighbouring properties. These pleached trees are under planted with formally clipped evergreen hedge and blocks of ornamental planting

Proposed linear paving set within gravel is used to provide a continuation of material through the space, connecting the driveway access to apartment frontages. A combination of charcoal and silver paving colours will be used within the development to help delineate spaces

NOTES:
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- Proposed Tree Planting
- Proposed Multi-stem Tree Planting
- Proposed 3m high Pleached Tree with 2m clear stem
- Proposed Ornamental Planting
- Proposed Feature Shrubs
- Proposed Slate Ground Cover (20-40mm chippings)
- Proposed 0.5m high Formally Clipped Hedgerow
- Proposed contemporary Benches
- Proposed Linear block paving (Charcoal & Natural)



REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

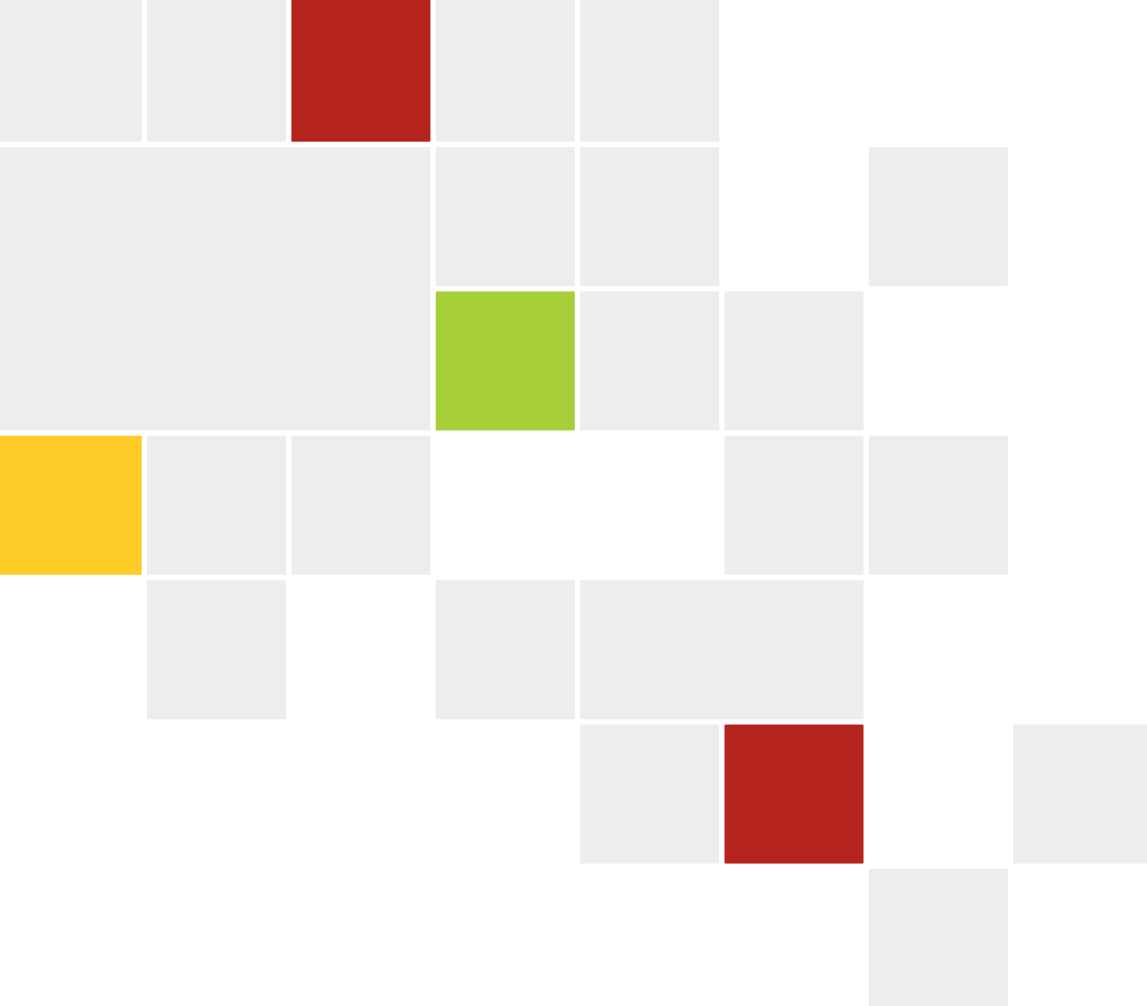
TITLE

Chatham, Reading
Landscape Strategy Plan

CLIENT

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