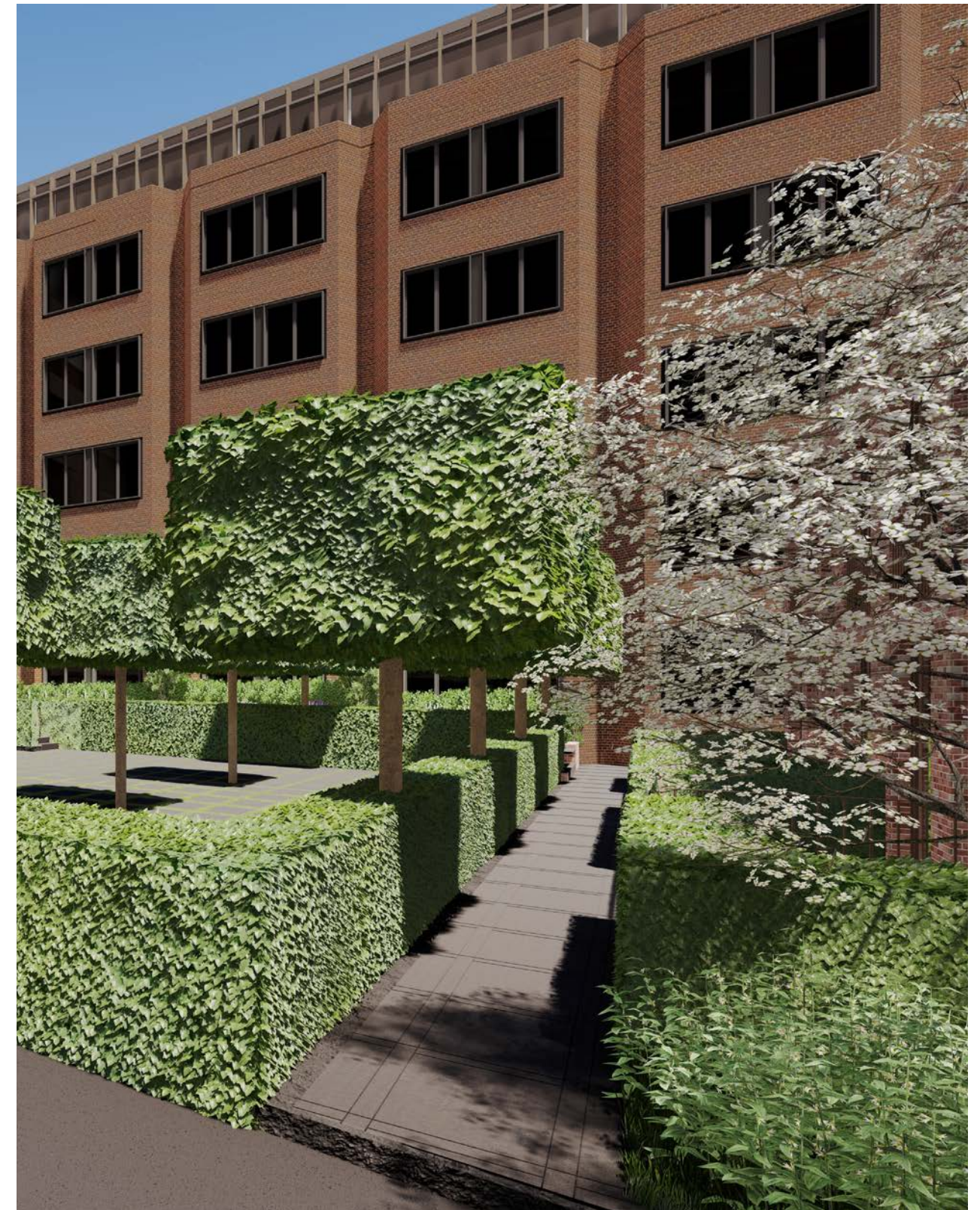




LANDSCAPE DESIGN AND ACCESS STATEMENT

ROYAL HEIGHTS, READING

With a vision to create an ensemble of building elements converge around an attractive private courtyard, Royal Heights completes the 'Urban Block' with a well defined components stepping away from Wesley Church to create a varied skyline and sensitive architectural response.

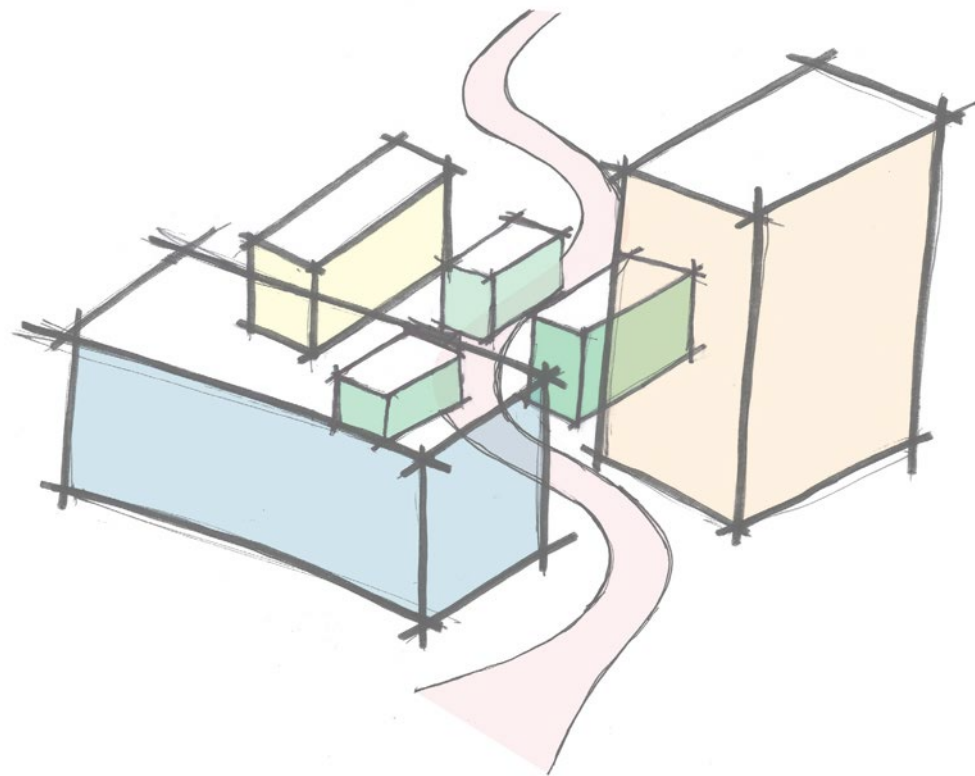
Formerly Clarendon House, Royal Heights is in Reading town centre at the busy junction of Queens Road and Watlington Street. This 80's building stood at this important junction for decades with no particular urban role with a large left over space facing Watlington Street.

Royal Heights Reading successfully changes this by completing the urban block and not only links the Queens Road and Watlington Street frontages with a strong shoulder, but also emerges as a new landmark building in to town centre among Wesley Church and recently completed Verto tower.

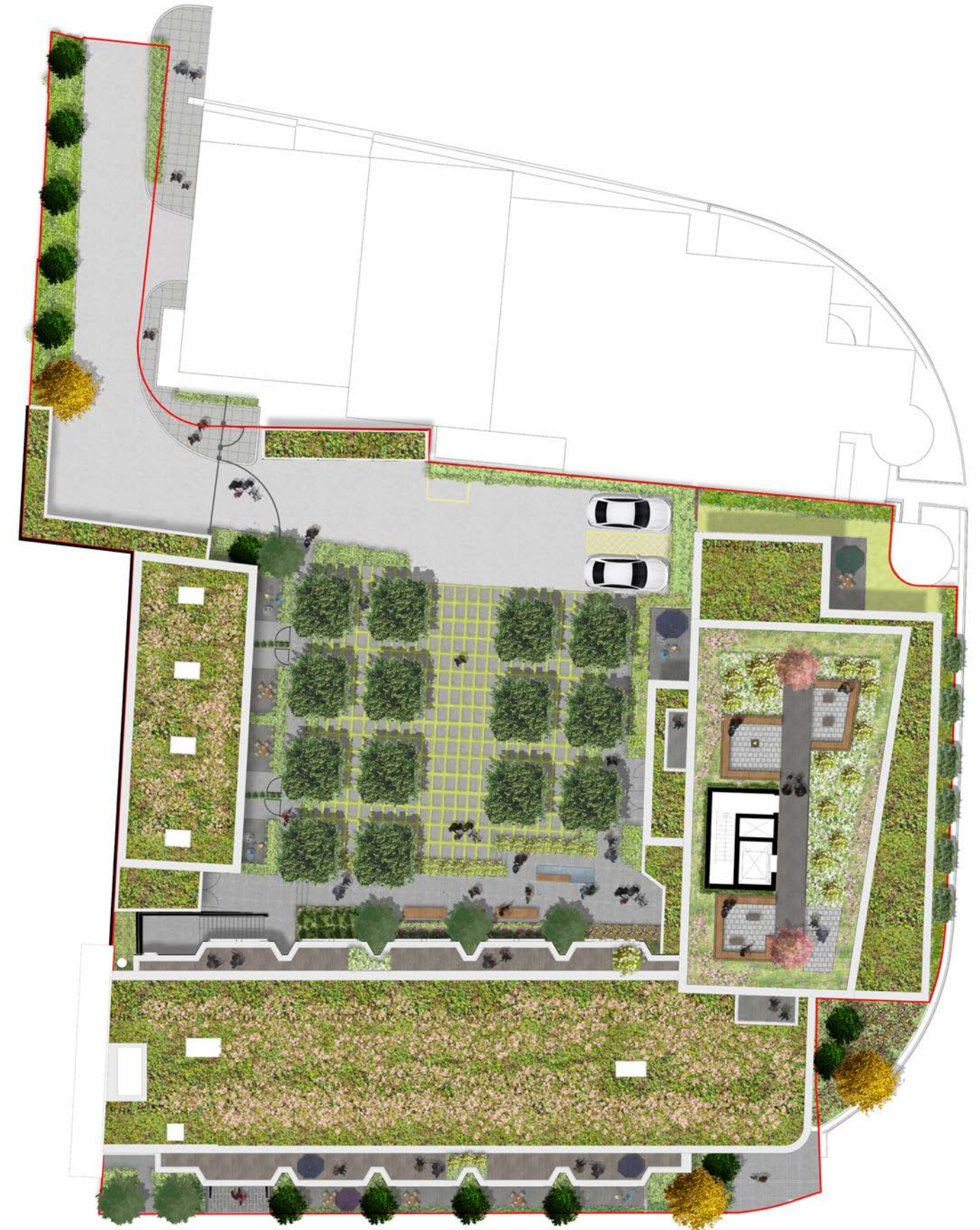
Woven into urban blocks, elevated planting transform this busy corner into a contemporary expression.

The formation of new contemporary urban blocks with a transparent linkages open waves into a semi private landscaped courtyard to form a new green blanket to those residents living not only in Royal Heights but also Grantley Heights and Queens Wharf.

The green blanket is elevated over the roof and terraces to form a living vista.



'COMPLETING THE URBAN BLOCKS'



SITE CONTEXT

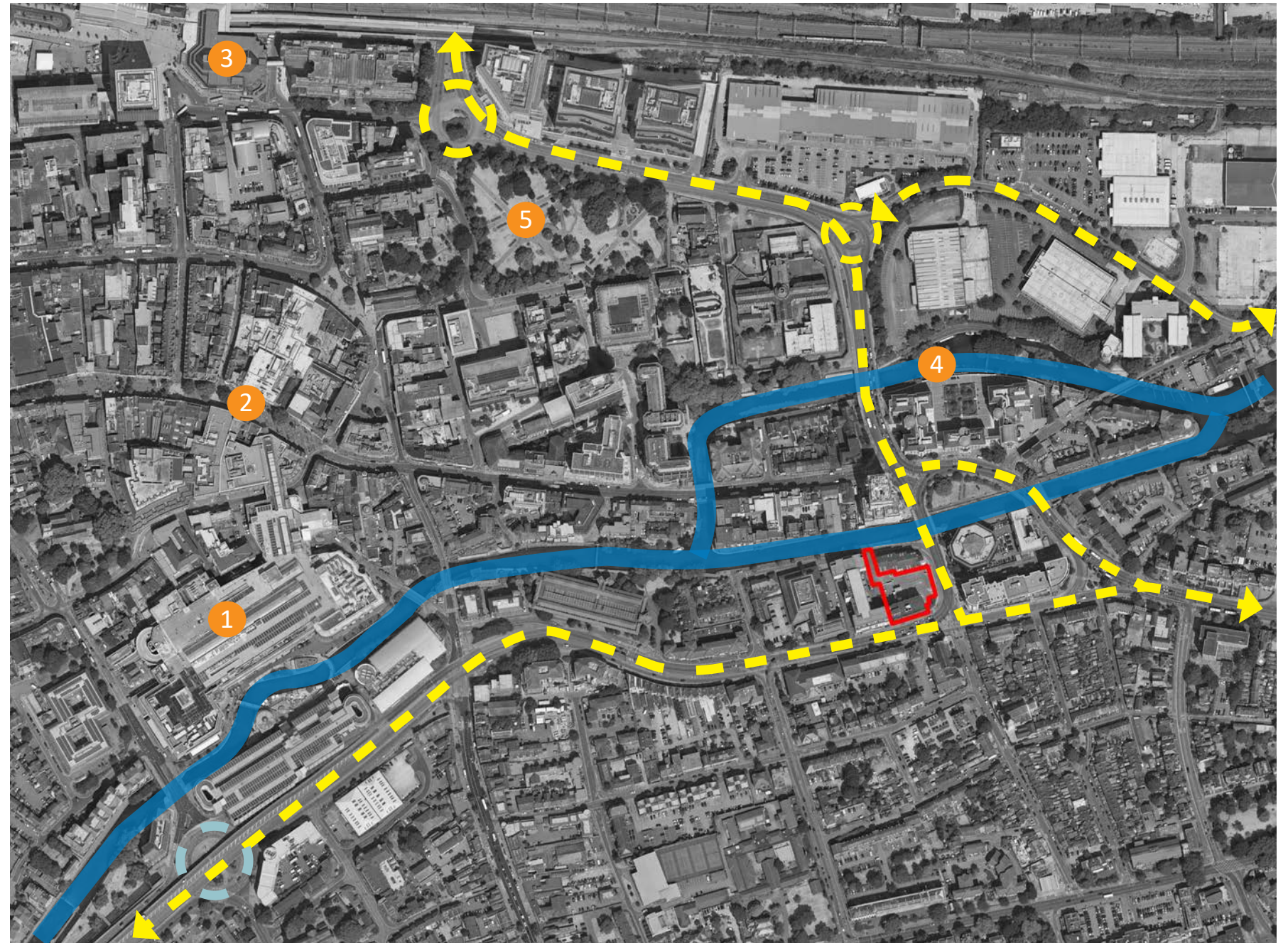
LOCATION

WIDER CONTEXT AND CIRCULATION

The site located at the junction of Watlington Street and Queens Road, is well connected to the town centre by car, pedestrian, and cycle routes. Whilst the majority of vehicles pass around the site in an anti-clockwise direction' the most prominent view of the development will be from cars travelling west along Queens Road. There are few green spaces in the inner town area and the only significant one is the Forbury Gardens and Abbey Ruins to the north. There are also numerous small pockets of green along the River Kennet that help to create a pleasant journey for pedestrians to the town centre.

LEGEND

-  Site
-  1 The Oracle
-  2 Broad Street
-  3 Reading Station
-  4 River Kennet
-  5 The Forbury Gardens and Abbey Ruins
-  Main Road Infrastructure
-  Main Roundabout



The site is well situated for cycle access, located on the junction of three main cycle corridors through Reading. The Town Centre Route provides car free access along the River Kennet on the Oracle Shopping Centre with routes continuing on to Reading Station via Broad Street. The South-East Reading and Wokingham route provide connection from the site to the south via Watlington Street and the East Reading and Woodley route provides links via King's Road to the east. With the site being well situated for links to the town centre and railway stations, we have provided generous numbers of cycle parking on site including 48 covered spaces.

LEGEND

-  *East Reading & Woodley*
-  Traffic Free Cycle Route
-  On Road Cycle Route
-  *South-East Reading & Wokingham*
-  Traffic Free Cycle Route
-  On Road Cycle Route
-  *Linking Route*
-  Traffic Free Cycle Route
-  On Road Cycle Route
-  *Town Centre Route*
-  Traffic Free Cycle Route
-  On Road Cycle Route
-  Clarendon House



SITE CONTEXT

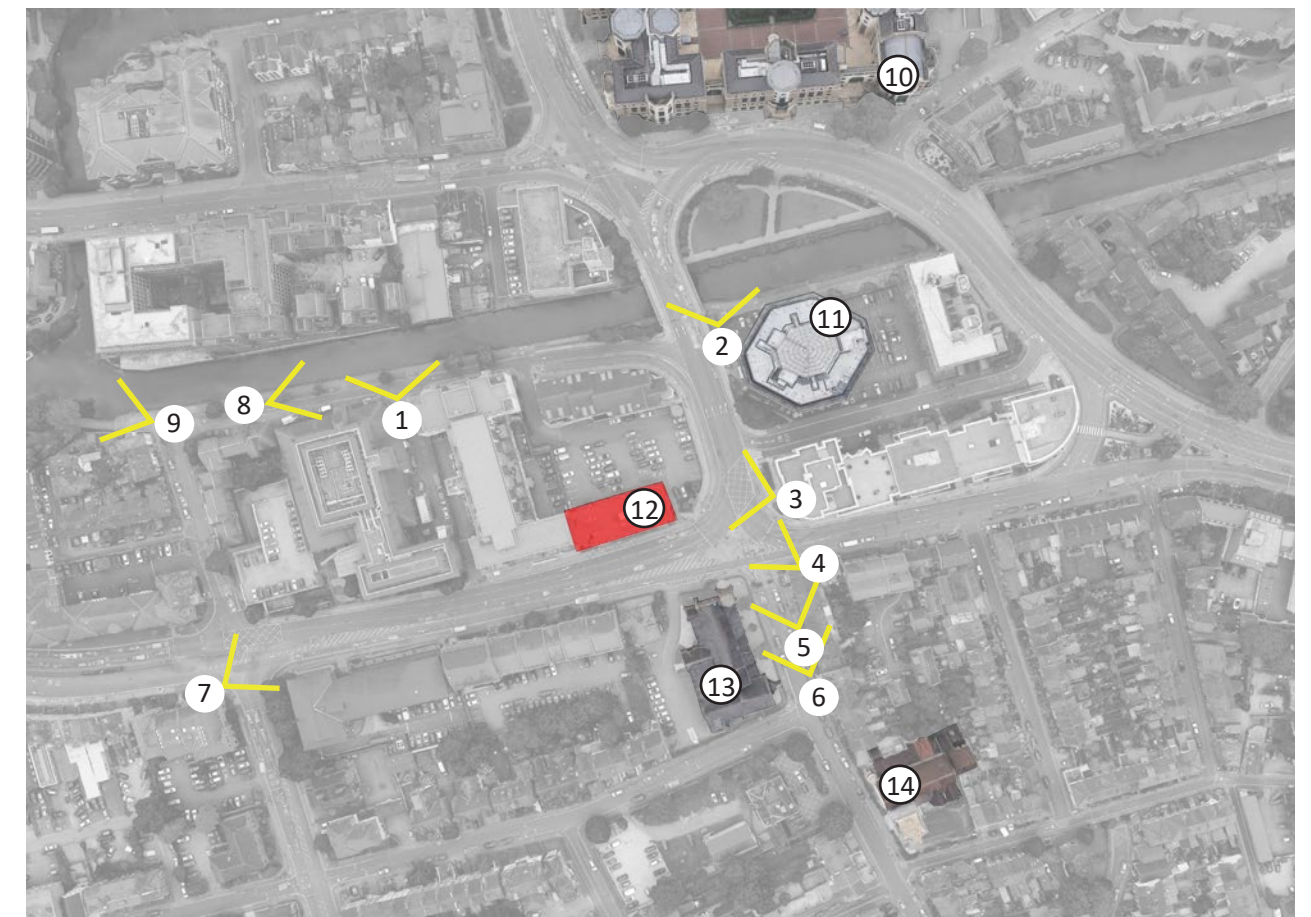
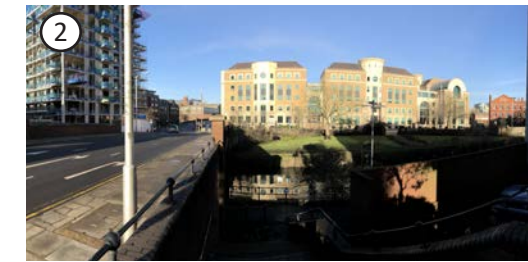
GREEN SPACE INFRASTRUCTURE

There are a few green spaces in Reading town centre. The largest public open spaces is the Forbury Gardens and Abbey Ruins to the south east of the railway station. The nearest public open space is Eldon Square which is 230m to the south-east of Clarendon House. The nearest playing fields to the site are around 650m to the south of the site around the University of Reading London Road Campus, including those on Morgan Road, Kendrick Road, and Erleigh Road. The nearest equipped play space is 1km away at Palmer Park. To address the lack of green space in Reading, our design proposes green space not only on horizontal but also vertical direction while improving the quality of car parking, both in terms of aesthetics and efficiency.

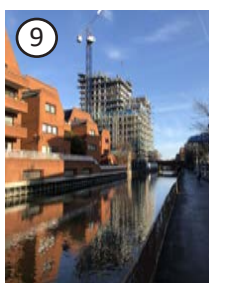


LOCAL CONTEXT

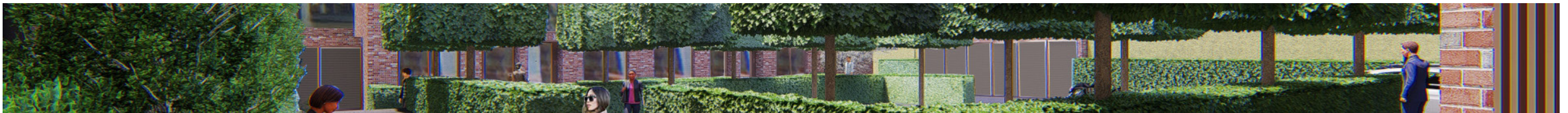
The site sits between the character area of Elden Square Conservation area to the south and the character area of the River Kennet corridor to the north. Local context views have therefore focussed on the views from and of these two areas. The narrow streets and brick homes along Watlington Street south are contrasted by the tall buildings and open spaces along the River Kennet Corridor.



- ⑩ Prudential Reading
- ⑪ HM Revenue & Customs, Sapphire Plaza
- ⑫ Clarendon House
- ⑬ Wesley Church
- ⑭ Polish Roman Catholic Church



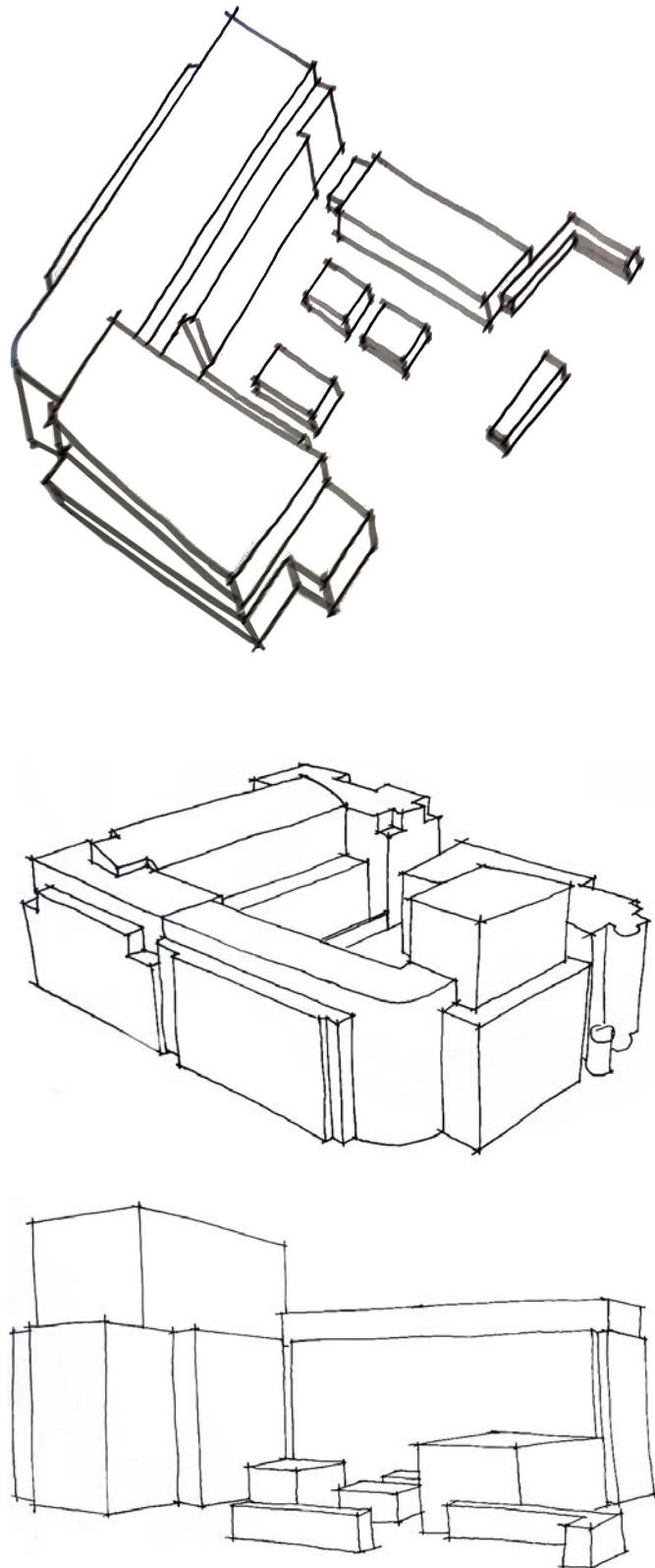
LANDSCAPE MASTERPLAN



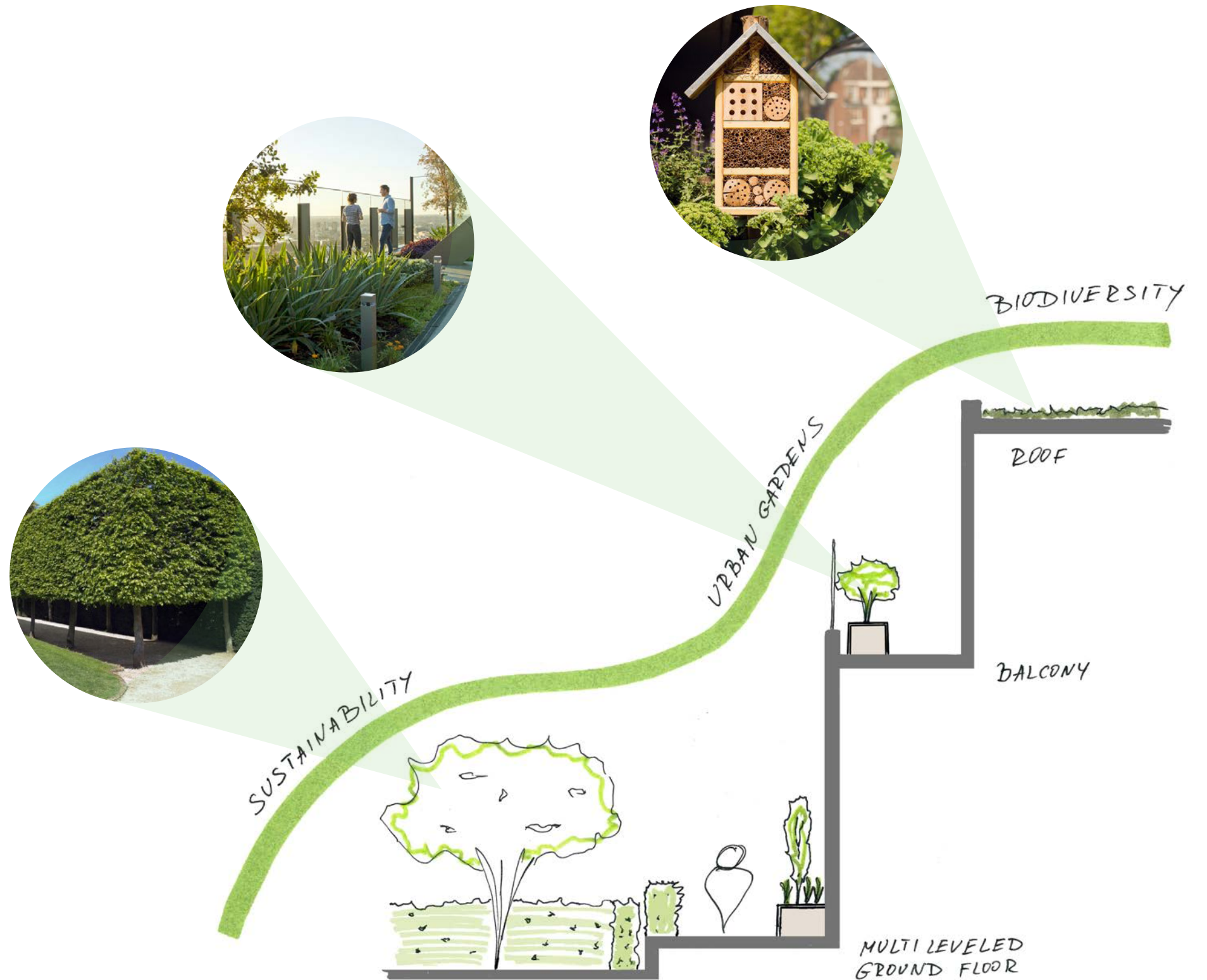
LANDSCAPE MASTERPLAN

CONCEPT DESIGN - URBAN BLOCKS AND ELEVATED GREEN

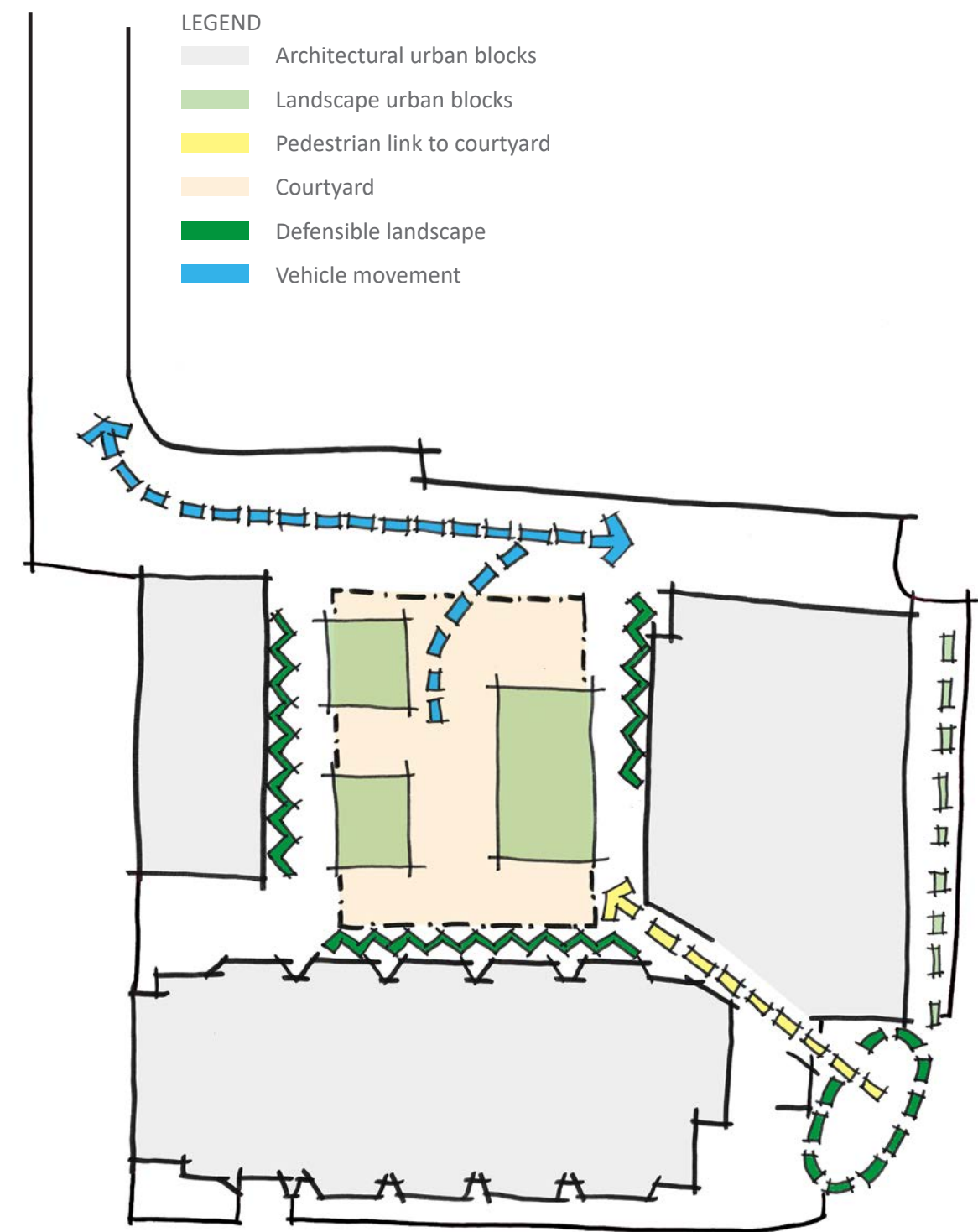
URBAN BLOCKS CONCEPT



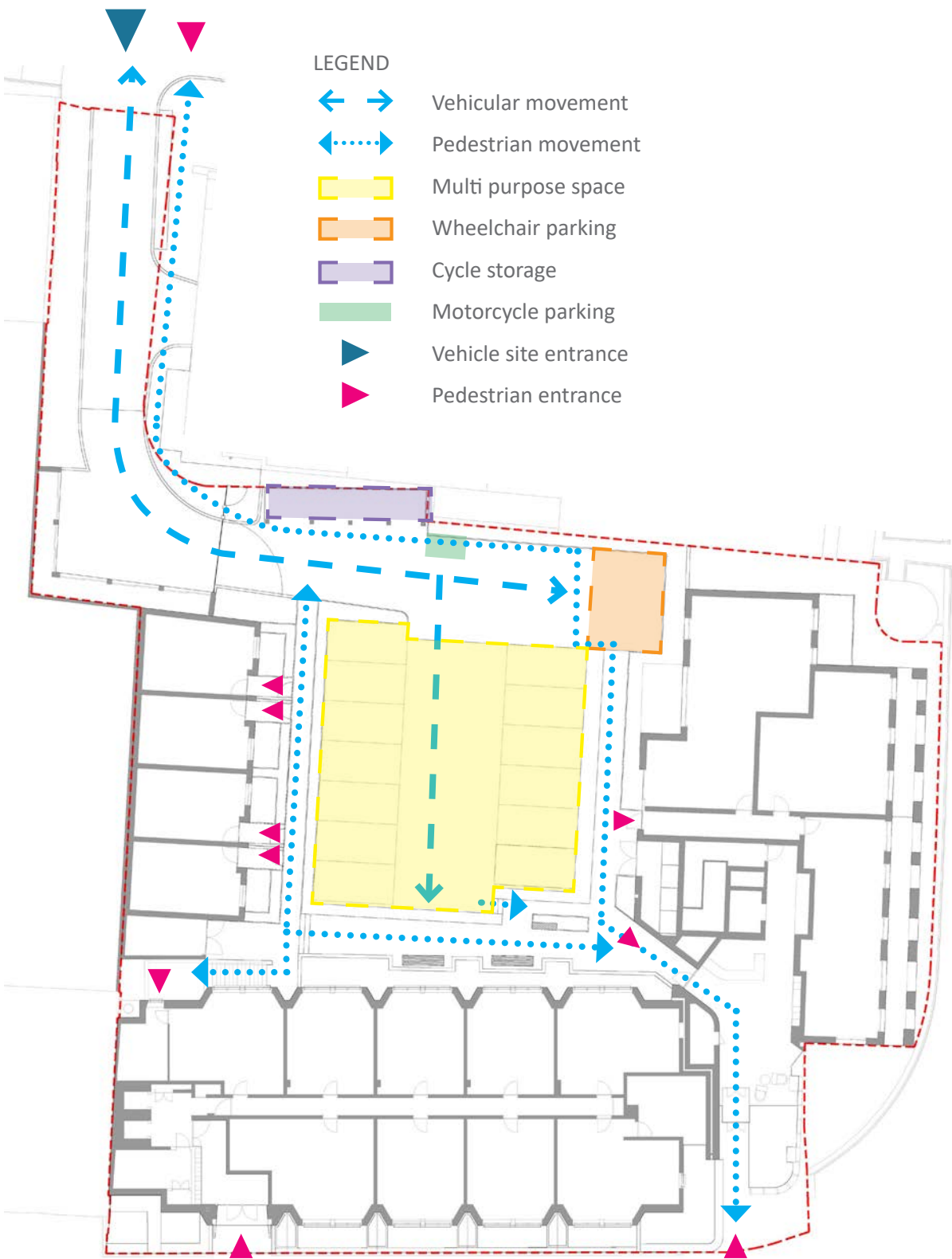
ELEVATED GREEN



SPACE USAGE



ACCESS AND CIRCULATION



COLOURED PLAN

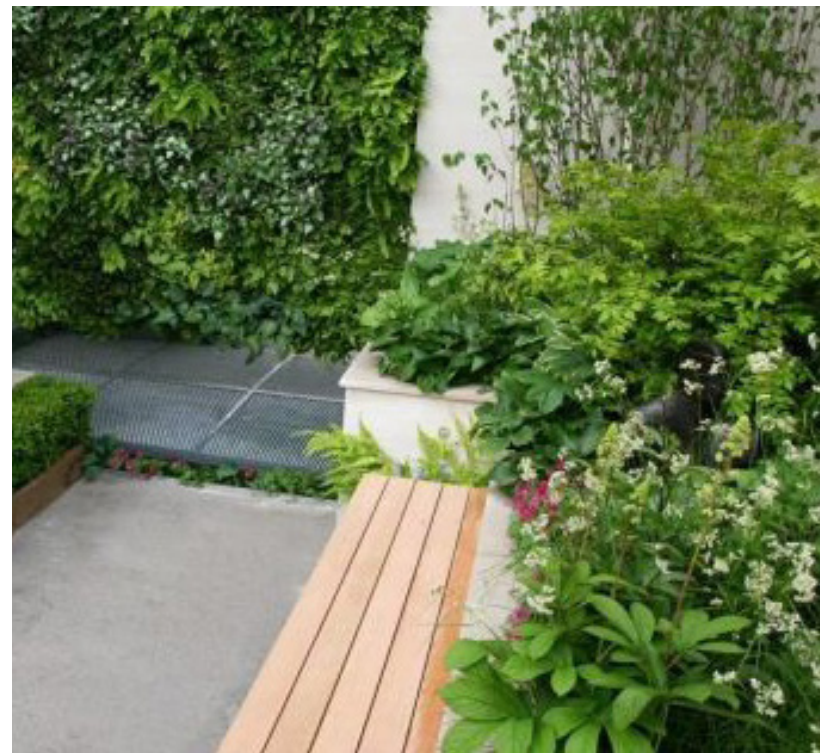
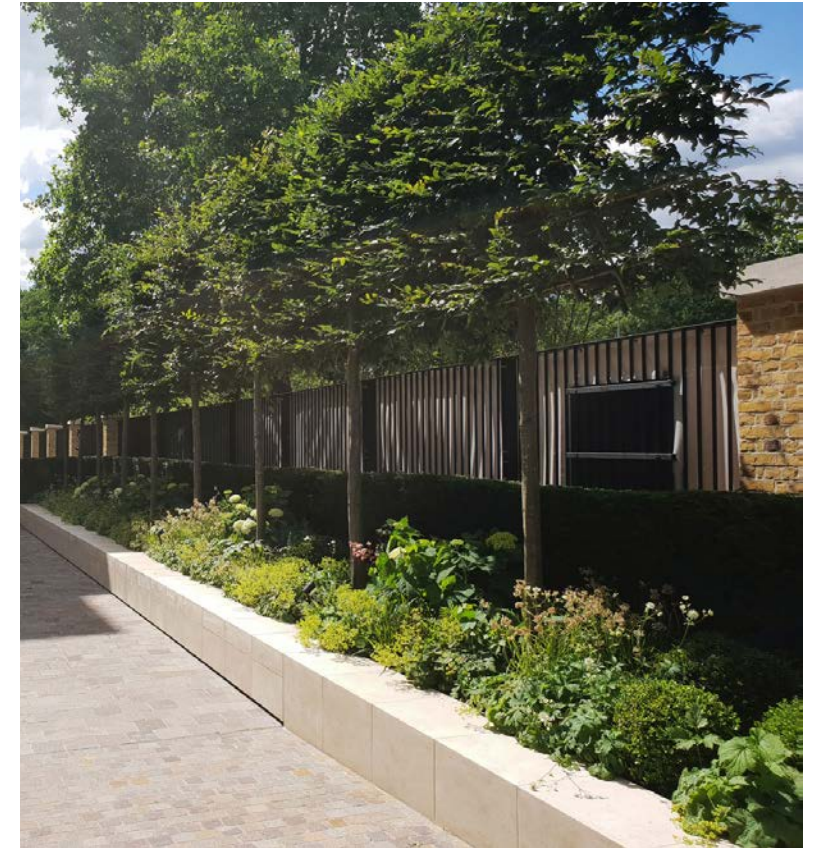
The objectives of the review are as follows:

- The landscape proposals will deliver the following benefits:

- The adjacent plan illustrates the revised landscape concept. The coming pages will illustrate the feel of the space using mood images and diagrams.



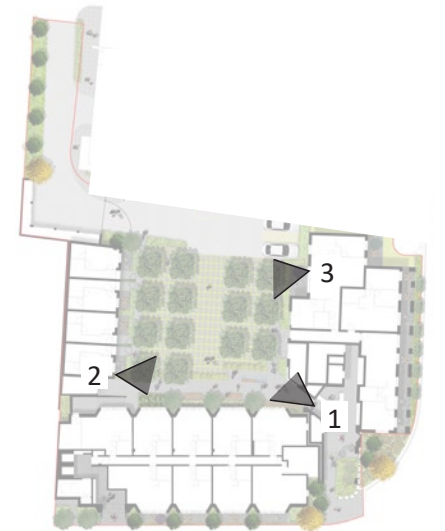
1. Communal amenity link
2. Internal communal space
3. Private terraces
4. Multi purpose area/Covered car parking
5. Wheelchair parking spaces
6. Bike storage
7. Motorbike parking
8. Water feature with a seating area
9. Refuse Storage



LANDSCAPE MASTERPLAN

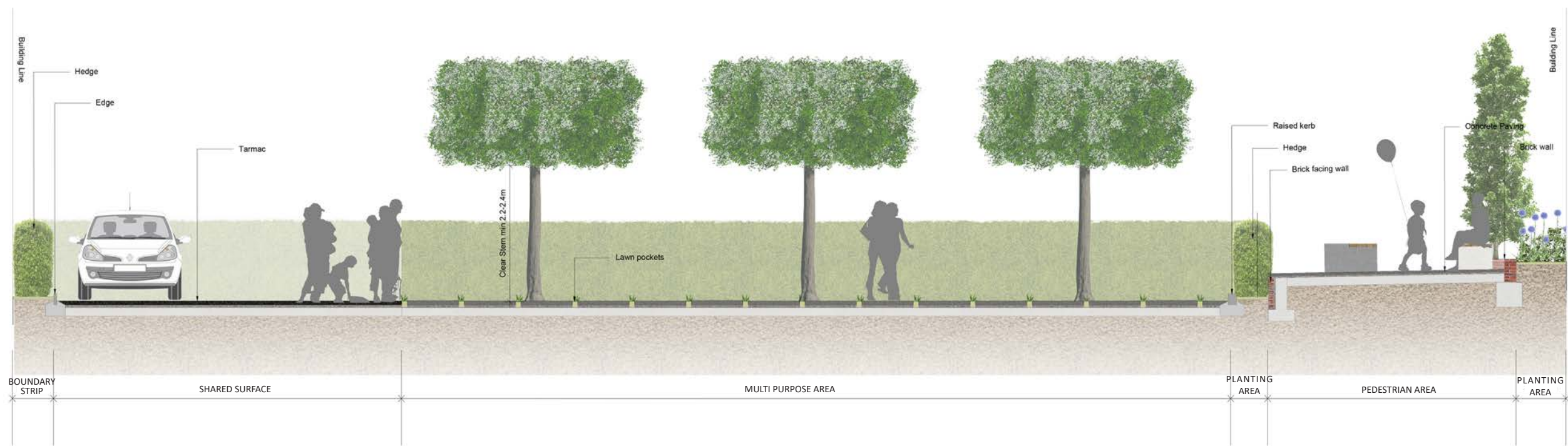
VISUALISATIONS



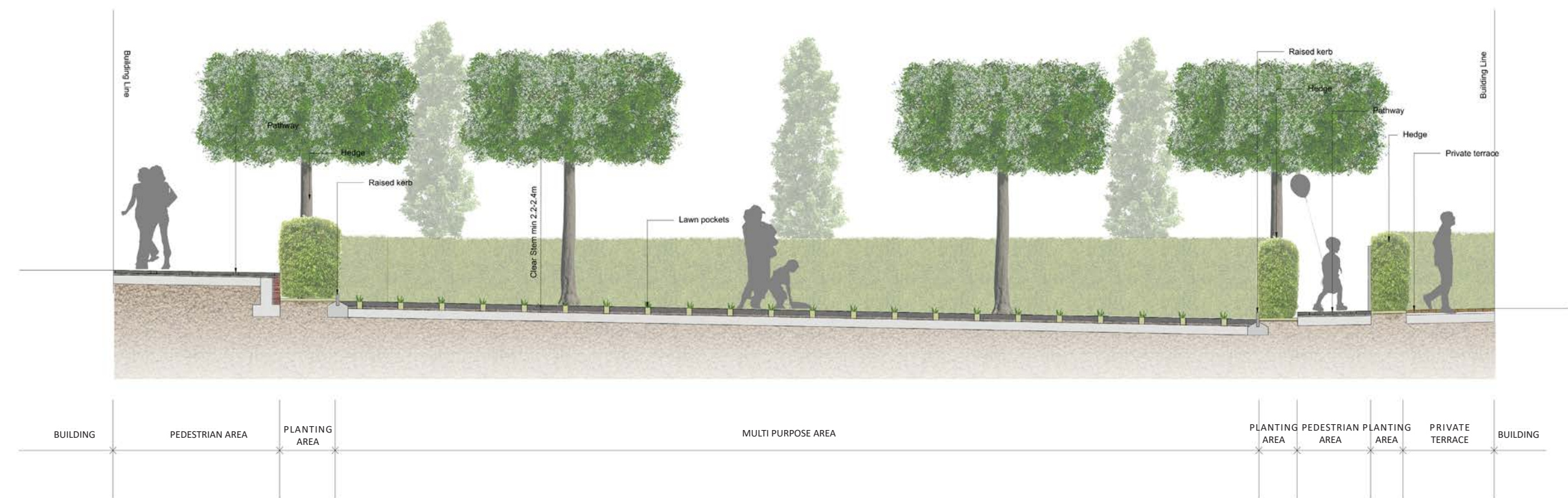


LANDSCAPE MASTERPLAN

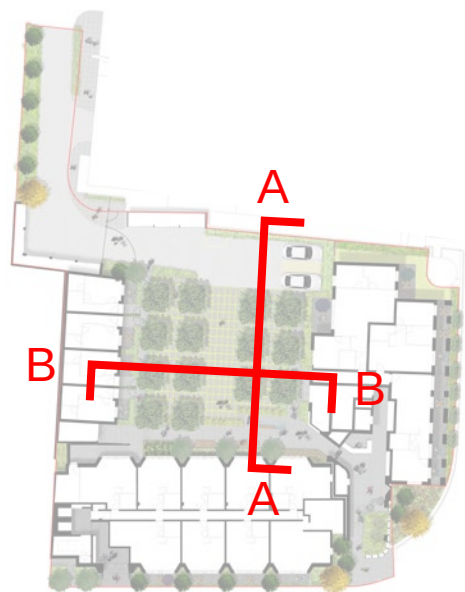
SECTIONS

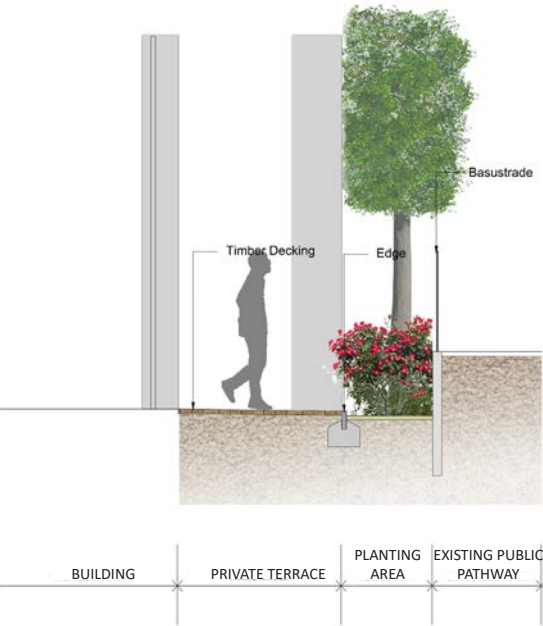


Section A-A

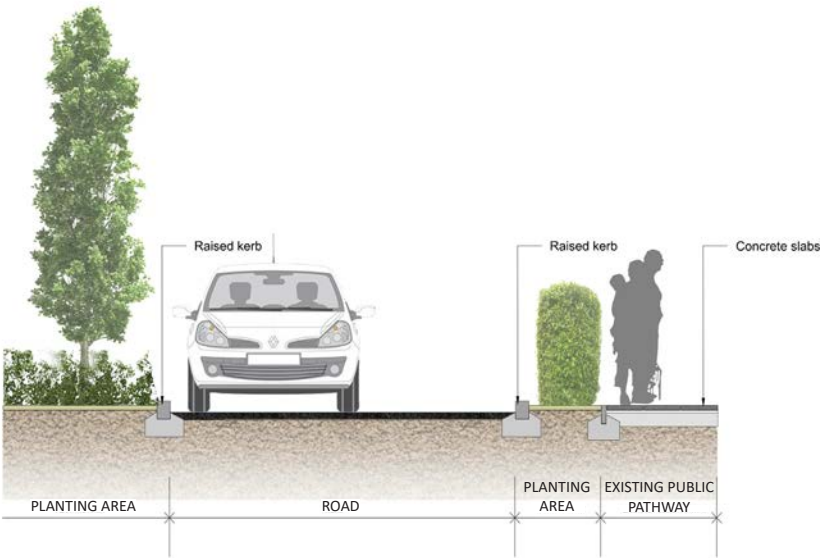


Section B-B





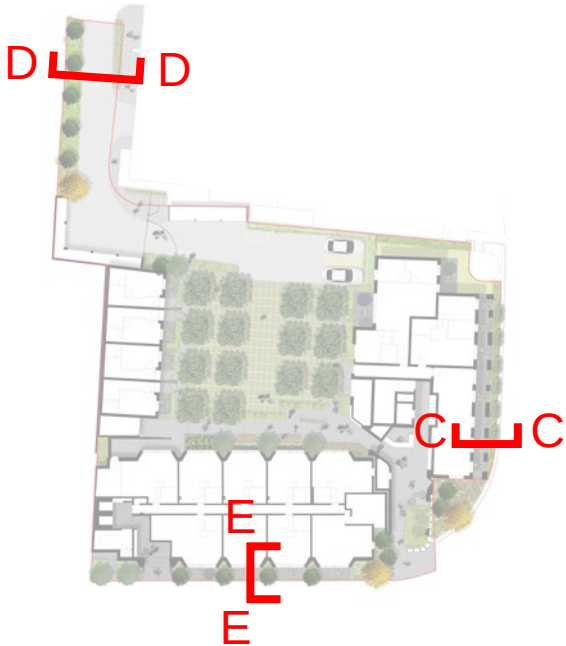
Section C-C



Section D-D



Section E-E



LANDSCAPE MASTERPLAN

HARDWORKS PLAN AND MATERIALS

A simple paving approach has been proposed for the scheme, reducing the number of different paving materials across the space.

The adjacent diagram indicates types and locations. Images below represent the product type, colour and finish.

1. Block pavers

Size/Colour: 900x600x80mm; Mid Grey



2. Block pavers

Size/Colour: 900x600x60mm, 600x90x50mm and 995x90x50mm; Mid Grey



3. Timber Decking

Colour: Dark Grey



5. Tarmac

Colour: To match PT1 and PT2



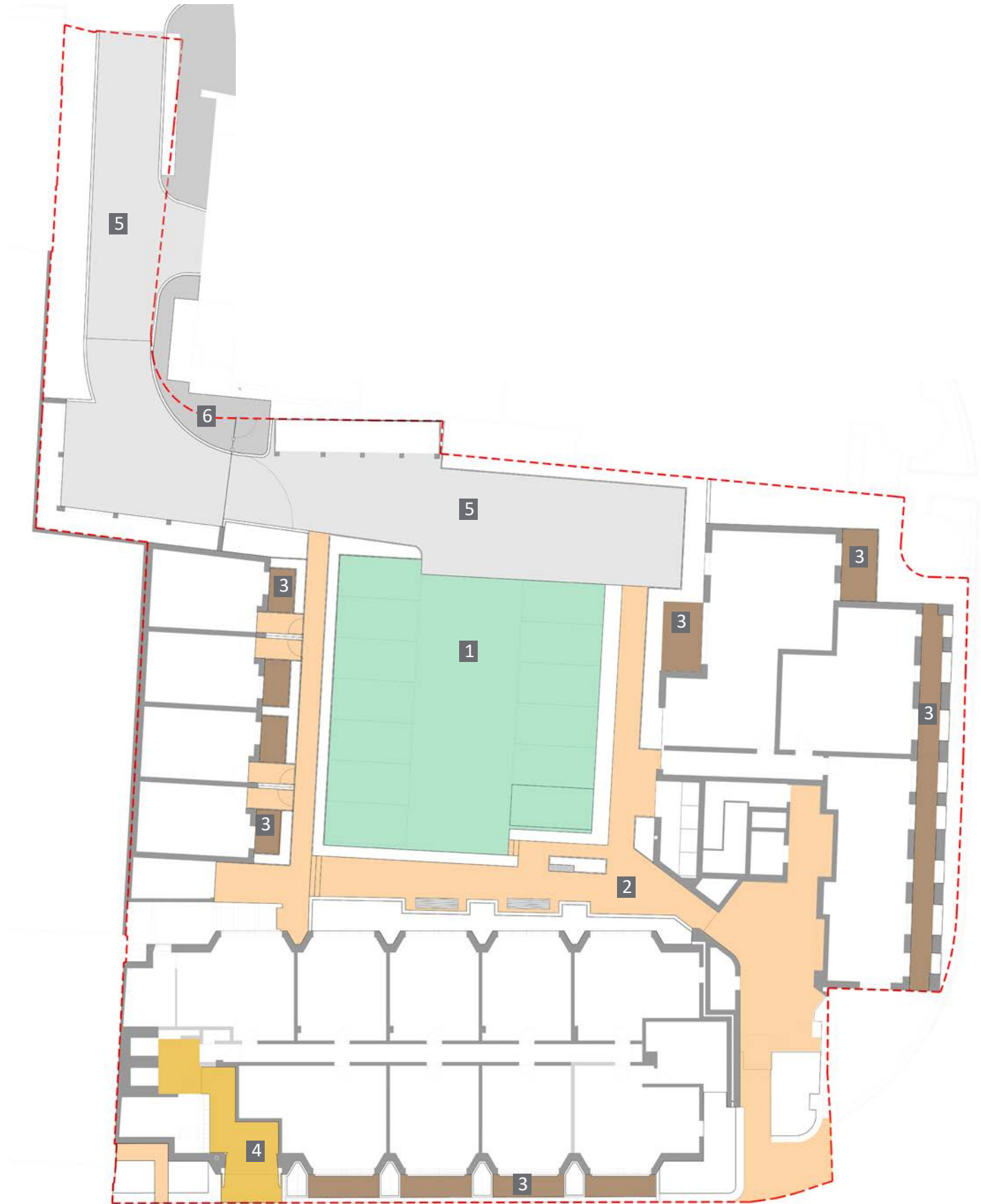
4. Anthracite granite paving

Size/Colour: 800x200x50mm; Dark Grey



6. Block pavers

Size/Colour: 400x400x50mm; Silver Grey



The planting strategy is developed according these three main objectives:

- 1. Separation of communal and private areas
- 2. Contribution to biodiversity
- 3. Elevated green surface and allowing a green canopy

A selection of native shrubs and trees are proposed for the development in order to enhance the local biodiversity.

The adjacent plan identifies the types and locations and the next page provides specification details of the tree and shrub species.

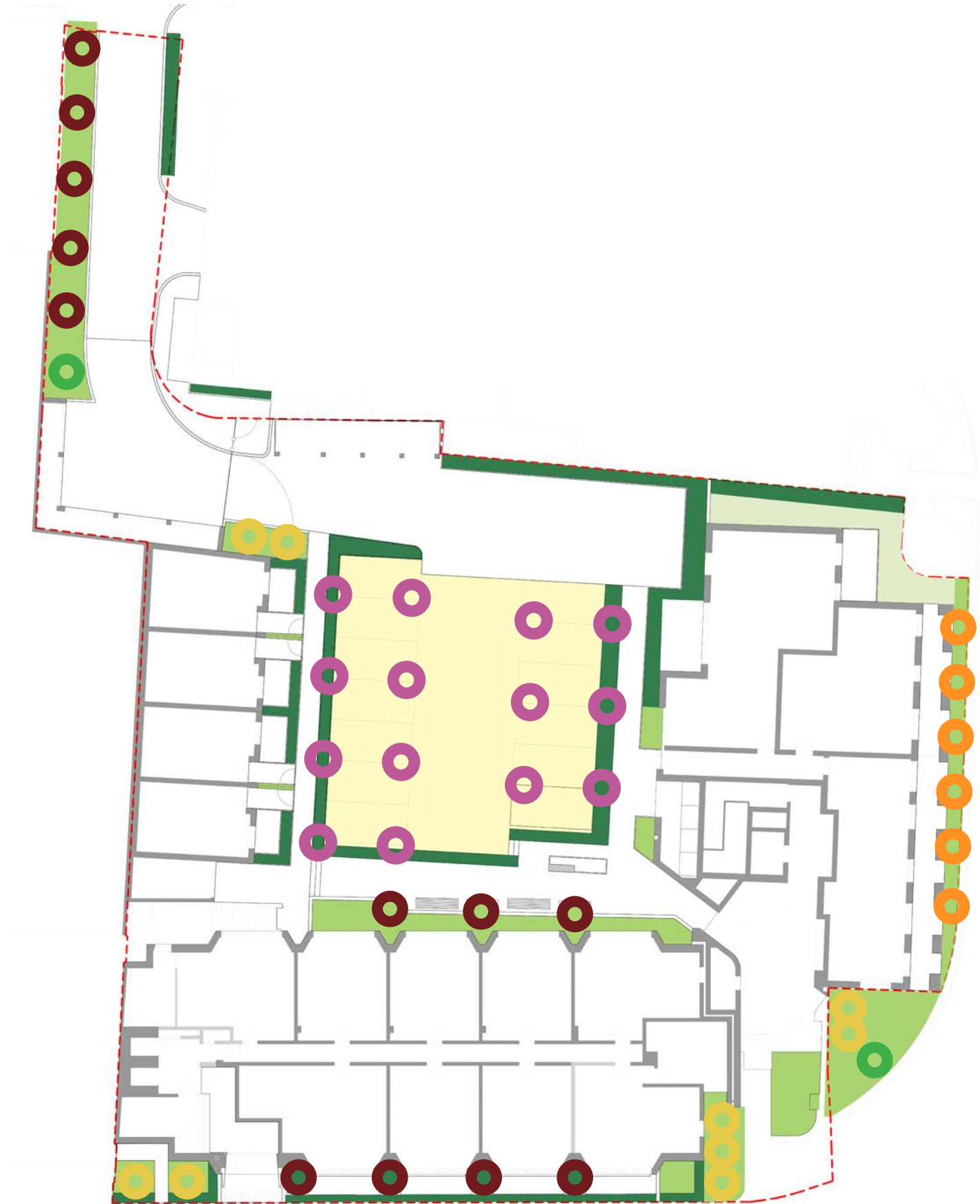
LEGEND

	Hedge Planting
	Shrub Planting
	Lawn
	Grass between Paving

TREE SPECIES

	Liquidambar styraciflua 'Worplesdon' (TT1)
	Amelanchier 'Ballerina' (TT2)*
	Tilia cordata pleached (TT3)*
	Tilia cordata flat top topiary (TT4)*
	Pyrus callieriana 'Chanticleer' column topiary (TT5)*

*Species marked with * are native in the UK.*



LANDSCAPE MASTERPLAN

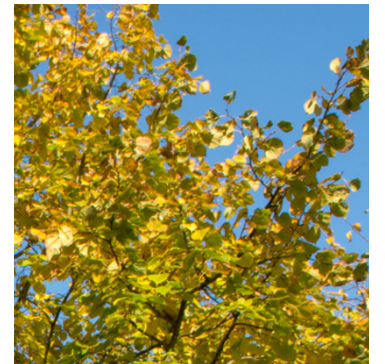
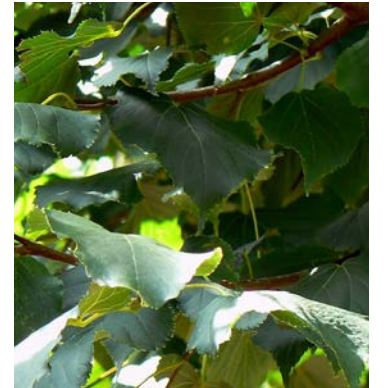
PLANTING STRATEGY - TREE PALETTE



● Liquidambar styraciflua 'Worplesdon' (TT1)
Mature feature tree. Height: 3.5-4m. Girth: 30cm min.



● Amelanchier 'Ballerina' (TT2)
Mature feature tree. Height: 3.5-4m.



● Tilia cordata pleached (TT3)
Mature topiary tree. Height: 3.5m with 2m clear stem. Girth: 25cm min.



● Tilia cordata flat top topiary (TT4)
Mature topiary tree. Height: 3.5m with 3m clear stem. Girth: 25cm min.



● Pyrus callieriana 'Chanticleer' column topiary (TT5)
Semi-mature tree. Height: 2.5-3m, feathered.

HEDGES



Crataegus monogyna - Hawthorn *
Ready hedge product, 60cm wide, 110cm high pregrown hedge.



Carpinus betulus - Hornbeam*
Ready hedge product, 30cm wide, 130cm high pregrown hedge.



Chaenomeles speciosa 'Scarlet Storm' - Japanese quince



Cornus sanguinea 'Winterflame' - Dogwood



Sarcococca confusa - Sweet box



Acer campestre - Field maple *
90cm high hedge.



GRASS BETWEEN PAVING



LANDSCAPE MASTERPLAN

PLANTING STRATEGY - PLATING PALETTE

SHRUBS



Aucuba japonica 'Rozannie' - Japanese laurel



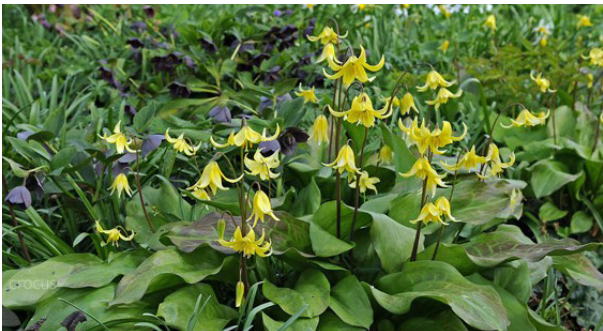
Prunus laurocerasus 'Otto Luyken' - Cherry laurel



BULBS (INCORPORATED INTO SHRUB PLANTING AREAS)



Erythronium 'Pagoda' - dog's tooth violet



Galanthus nivalis - snowdrop



Choisya ternata - Mexican orange



Hydrangea quercifolia - Oakleaf hydrangea



Narcissus 'Thalia' - daffodil



Tulipa 'Exotic Emperor' - tulip



The adjacent diagram illustrates the design approach to the lighting strategy, which will be developed in detail by a specialist lighting consultant. The lighting levels will be calculated and final light fittings will be chosen to work both aesthetically and provide the correct illumination.

The lighting strategy is limited to low level bollard lighting to provide secure movement along the footpaths after dusk. In addition, there is some recessed accent lighting at the entrance from Queen’s Road and tree up lighters to few chosen trees.

The below images show the potential light fitting types / styles and are for illustrative purposes only.

REFERENCE IMAGES

● Lighting bollard



● Recessed wall light

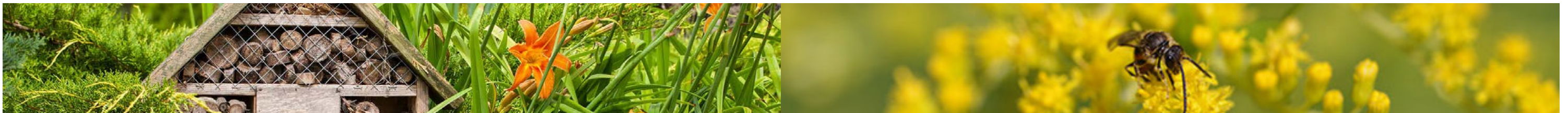


○ Tree uplighter





ROOF TERRACES LANDSCAPE



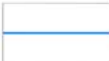
TERRACES LANDSCAPE

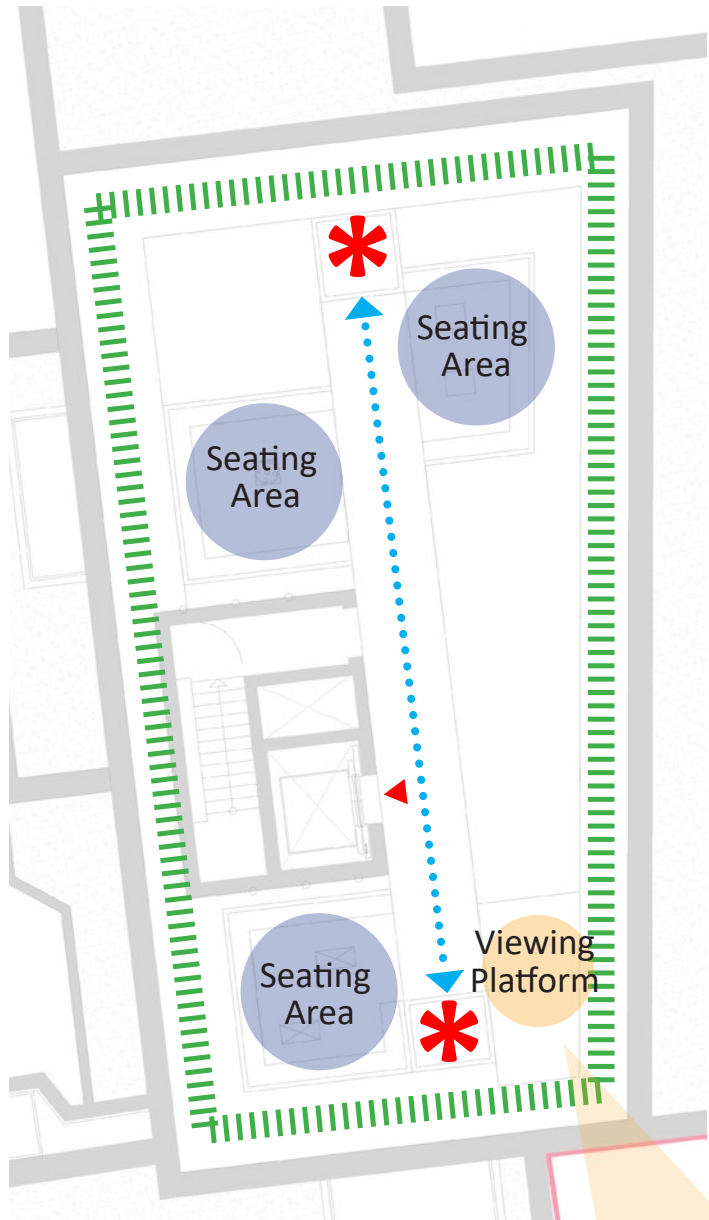
NINTH FLOOR TERRACE - COLOURED PLAN



With the view to underpin the ‘elevated green’ concept, Royal Heights provides an attractive roof garden communal amenity space.

It takes advantage of the best sunlight available throughout the year, compared to the courtyard design at ground level consented previously. In addition, the roof garden provides exceptional views across Reading, particularly towards the town centre and the conservation area.

- PROPOSED SOFT LANDSCAPE
-  **Planting Type 1.**
Proposed Shrub Planting
 -  **Planting Type 3.**
Proposed Ground Cover Planting
 -  **Planting Type 4.**
Proposed Climbing Planting
 -  **Tree Type 2. Multi-Stem Tree**
Type: Native species. Size: 3.5-4 m high
- PROPOSED FURNITURE
-  **Furniture Type 6.**
Proposed Fire Pit
 -  **Furniture Type 7.**
Bespoke Seating with Backrest
 -  **Furniture Type 8.**
Cable for climber plants
 -  **Furniture Type 9.**
Bespoke Raised Planter
 -  **Furniture Type 10.**
Glass Balustrade
Height: TBC



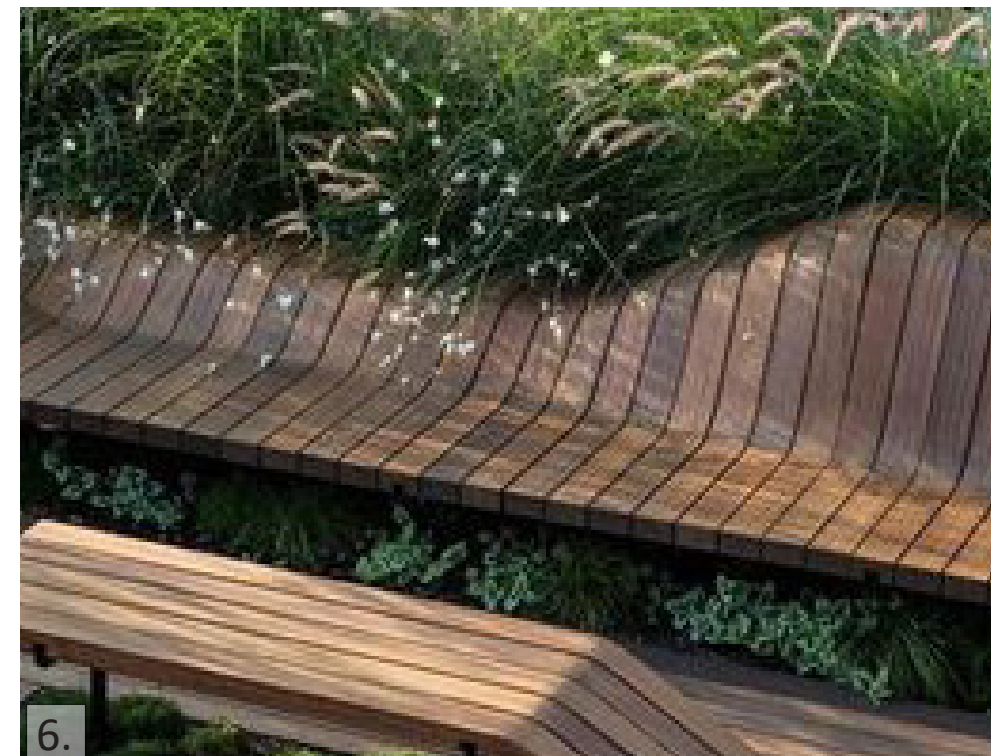
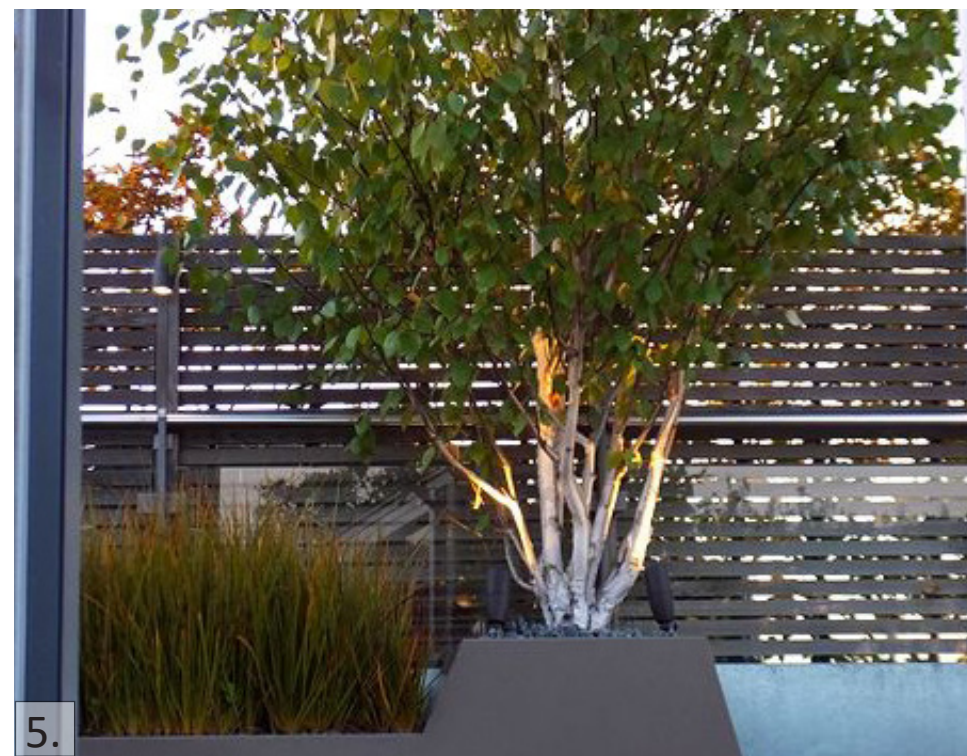
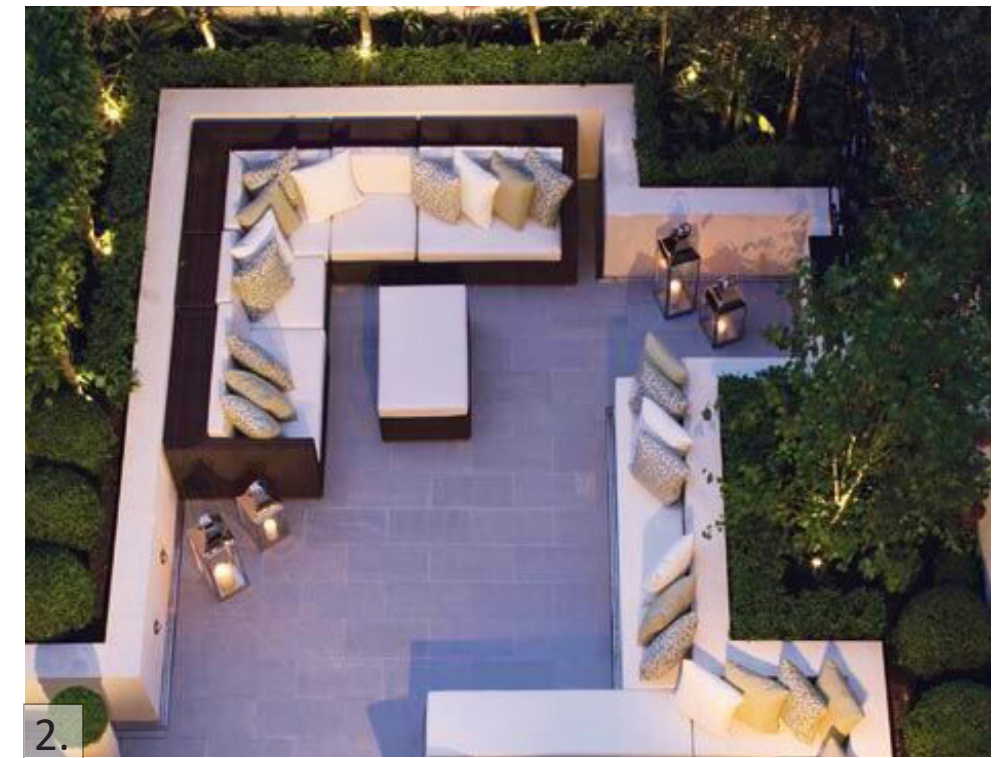
-  Main Pedestrian Movement
-  Green Buffer
-  Focal Point
-  Main Access Point



Sacred Heart
Church

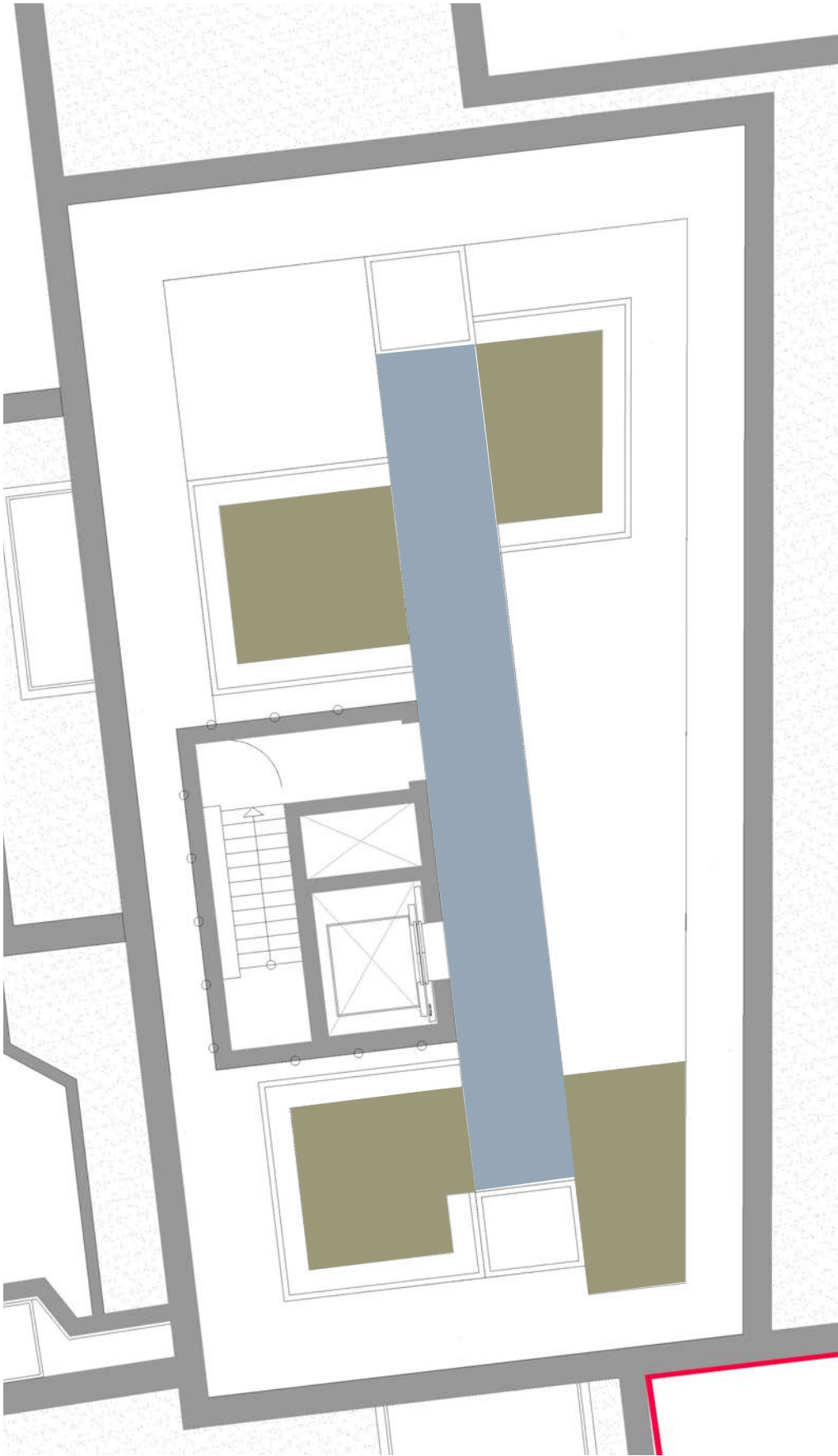
TERRACES LANDSCAPE

NINTH FLOOR TERRACE - MOOD IMAGES



TERRACES LANDSCAPE

NINTH FLOOR TERRACE - HARDWORKS PLAN



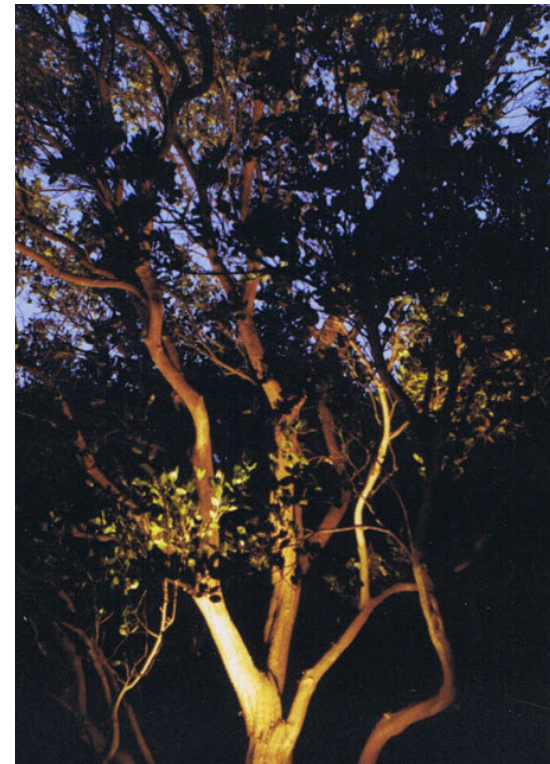
PT7
Product: Block Pavers
Plan Size: 450x450x50mm
Supplier: TBC



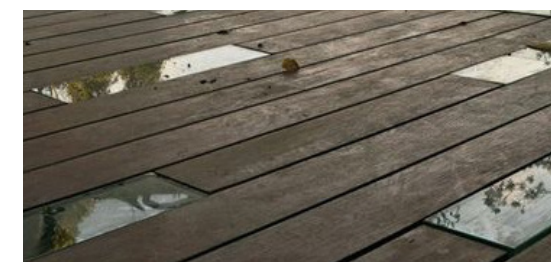
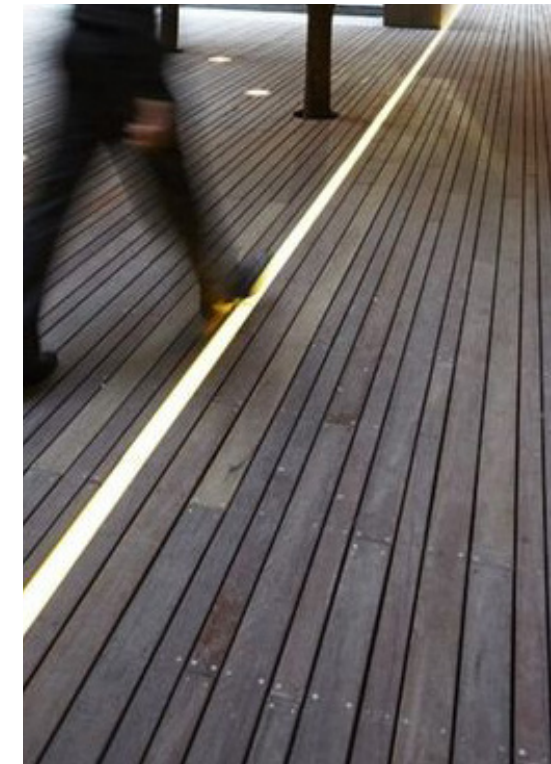
PT8
Product: Hyperion Decking
Size: 1200x600mm or s.a
Supplier: Environbuild or Similar Approved

TERRACES LANDSCAPE

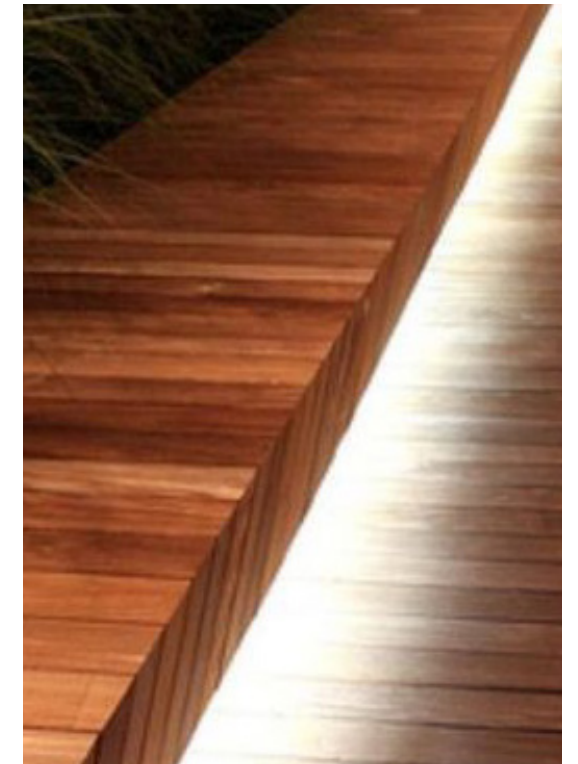
NINTH FLOOR TERRACE - LIGHTING CONCEPT PLAN



LT1
Product: Tree uplighter



LT2
Product: Recessed strip lighting



LT3
Product: Recessed strip lighting within the seating

TERRACES LANDSCAPE

ECOLOGICAL ENHANCEMENT

The scheme presents numerous opportunities to deliver ecological enhancements for the benefit of local people and biodiversity.

Some of these opportunities are:

- Green and brown roofs
- Native planting
- Shelter for birds, bats
- Insect hotels

The next pages provide a summary of the planting approach and the species proposed for the development. The focus has been placed on creating an all year round planting interest, with the use of native species where possible. The planting proposal provides an ecological enhancement for the currently unattractive site.



In addition the project's ecologists have produced information regarding green/ brown roofs and locations, types and numbers of bird, bat boxes and insect hotels. For exact numbers, types and locations of bird / bat boxes and insect hotels please refer to Aspect Ecology drawing references 5468/CON28-A and 5468/CON28-B (August 2019), approved under discharge of condition application reference 190699.

Bat Boxes

Position - all bat houses should be mounted at ideally 12-20 feet above ground or on the roof; sunny location on east or south, ideally receiving 6-8 hours direct sunlight; if only partial day sun is available than morning sun is preferable,

Dimensions - they should be at least 61cm tall, min 36cm wide chamber and min of 8-15cm landing area, and

Number - it is recommended two small per acre coverage or one large bat house to cover up to two acres.

Birds Boxes

Position - avoid placing them facing south west and where is full sun during the mid of the day; for those reason is often recommended on north side of trees; however common sense should prevail if the side is sheltered or shaded; The entrance hole should usually face north-east to south-east to avoid strong sunshine and the wettest winds but this is not always necessary if the site is sheltered from the wind; the height depends on the species you want to attract but in general they should be above head height. These should ideally be location at lower level around the site perhaps on the mews house terraces etc.

Size - (H x W x D): 22cm x 11.5cm x 11.5cm, and

Number - general rule is to place two houses per acre of the site area.

Insects Boxes

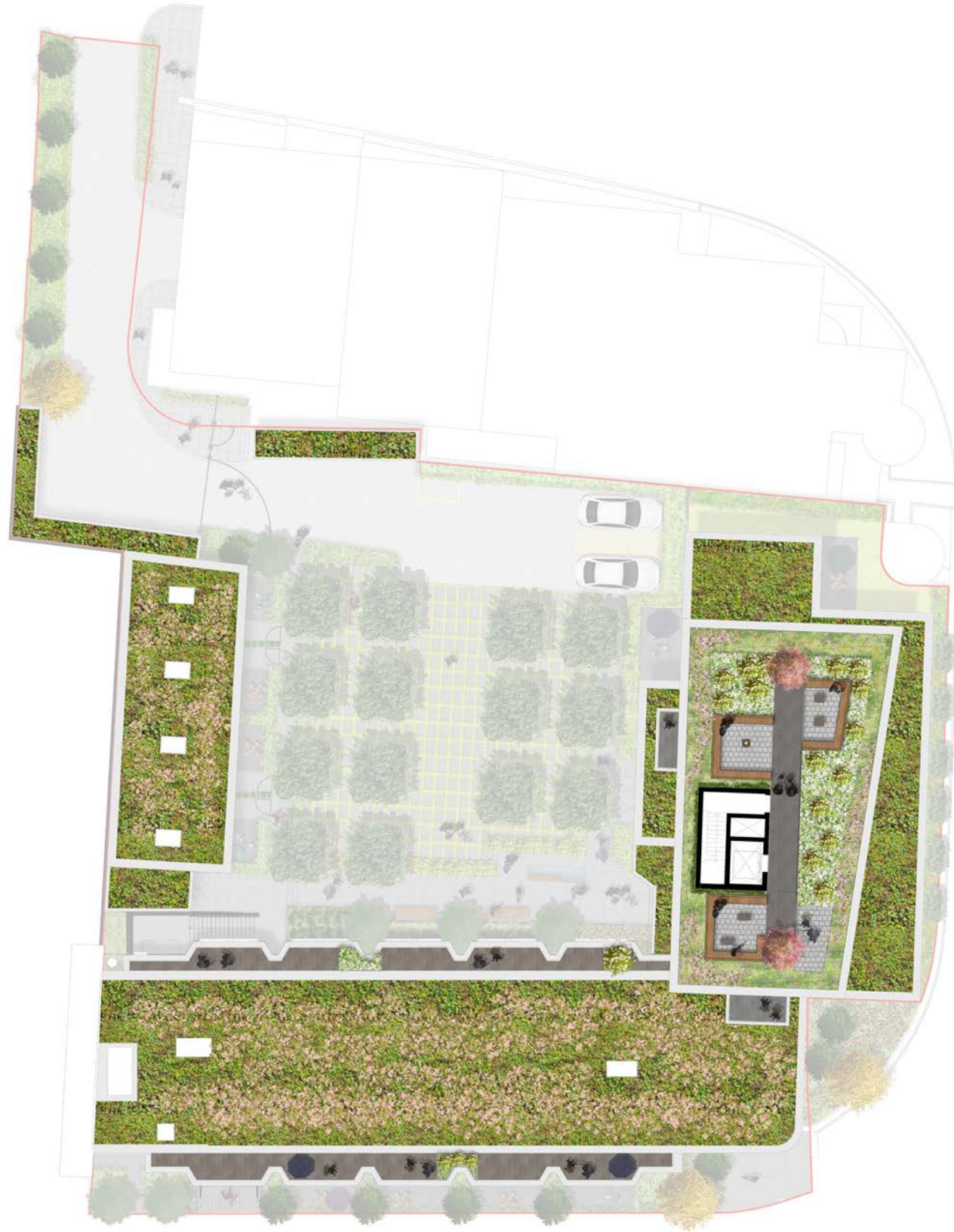
Position - warm, sheltered and dry place, preferably in a position where they will catch morning sun. Near vegetation, wood piles or ponds will maximise the chance the box to be colonised,

Size - 26cm x W: 11cm x H: 37cm

Number - general rule is to place two boxes per acre of the site area.



Images are for illustrative purposes only and not final products.





CONSENTED AND PROPOSED COMPARISON



CONSENTED LANDSCAPE MASTERPLAN, SEPTEMBER 2018

- The communal area of open space is not usable, with steep banking in particular limiting the opportunity to use the area;
- It does not provide an effective or desirable through-route;
- The space did not take sun light into consideration and was mostly under building shadow;
- The plans were not in keeping with the architectural concept.



PROPOSED LANDSCAPE MASTERPLAN, DECEMBER 2019

- It will create a usable area of communal open space which is more effectively integrated into the residential development, will encourage social interaction, benefit from good levels of natural surveillance;
- Additional planting will be introduced to create an aesthetically pleasing environment which will enable an effective surface water drainage system to be introduced;
- It will provide additional car parking spaces to serve the development when the multi purpose area is not being used;
- It will provide an exceptional private roof terrace for all residents with views across Reading, particularly towards the conservation area.

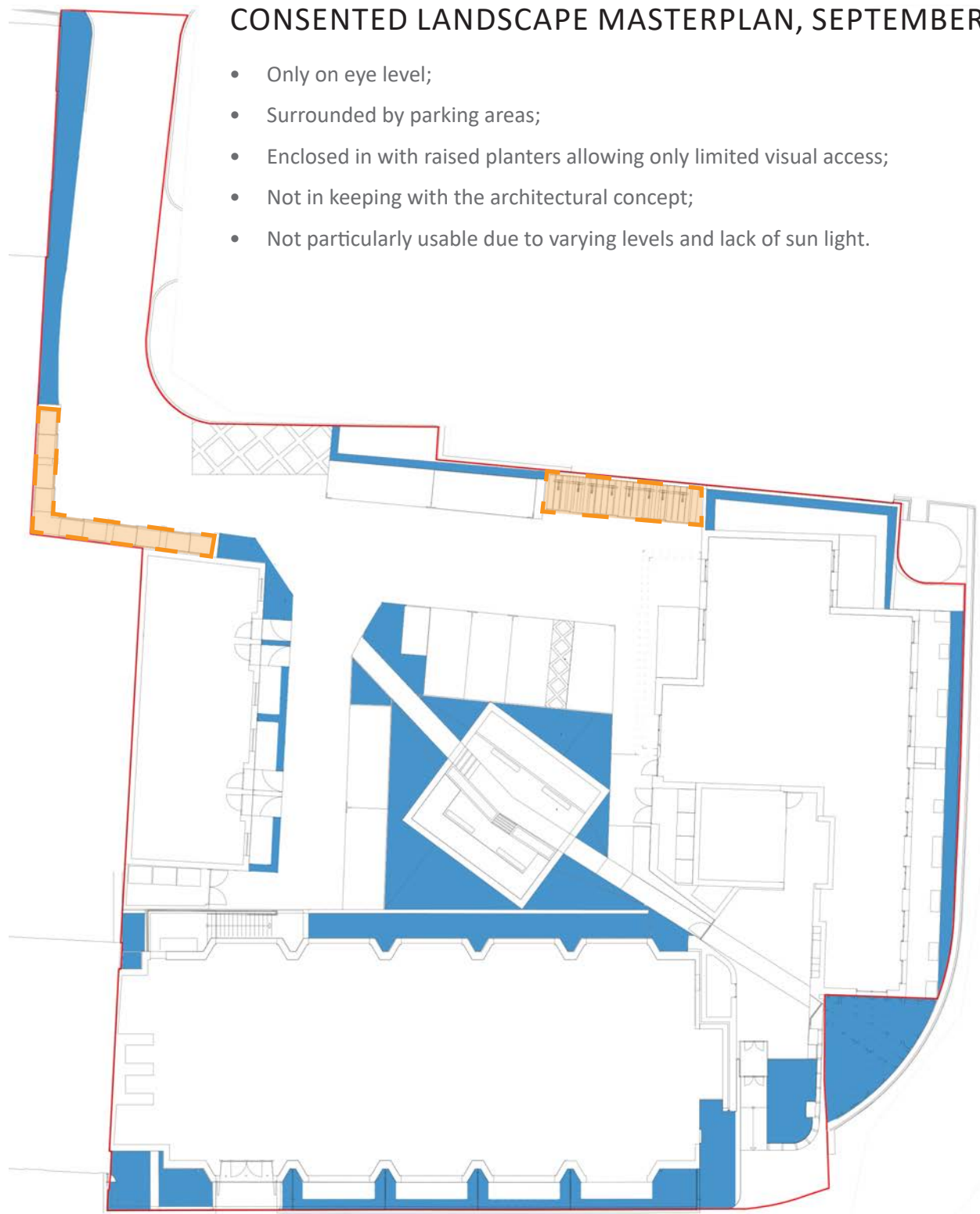


LEGEND

-  Ground Floor Soft Areas
-  Grass between Paving
-  Elevated Green

CONSENTED LANDSCAPE MASTERPLAN, SEPTEMBER 2018

- Only on eye level;
- Surrounded by parking areas;
- Enclosed in with raised planters allowing only limited visual access;
- Not in keeping with the architectural concept;
- Not particularly usable due to varying levels and lack of sun light.



PROPOSED LANDSCAPE MASTERPLAN, DECEMBER 2019

- Shaping and unifying the design;
- Both on eye level and horizontally elevated;
- Allows the space to be used for multi purposes;
- Flows with the use of courtyard by residents and enhances their experience;
- Significantly increased visual amenity;
- Added benefit of the private roof garden amenity space.





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