

6. LANDSCAPE & PUBLIC REALM



Gathering/Dining



Lounging



Party/BBQ



Resident Gardening



View of plot E 10th floor amenity terrace



Section through Plot E Rooftop Terrace, Level 01 Garden Terrace, and Friars Walk looking North

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Section through Plot E Woodland Retreat and Alcove, Friars Walk, and Plot F Rooftop Terrace looking North

6.3
ACCESS AND FURNITURE STRATEGIES

6.3.1 Access Strategy

Creating a pedestrian-friendly, safe and convenient environment for people of all ages and abilities was a key design objective in the development of the scheme. It is especially critical in a public realm that accommodates residents familiar with the site, the occasional visitor or shopper, as well as the passer-by that might not know the area at all.

The layout of the public realm supports this with a clear and legible layout. The main publicly accessible route from Friar Street into the site has been designed as a level, wide pedestrian-only route, that will be well-lit at night. The key benefit of this is convenient level access to the residential lobbies and all retail units on Friars Walk. The challenge of achieving the 6.6m level change from Friars Street down to Garrard Street is solved locally at the north end of Garrard Street, via a 24hr-accessible lift.

Level access is provided to the podium courtyards in building E, and all Amenity Terraces and Courtyards are fully accessible via short internal graded routes (1:21 max.).



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6.3 ACCESS AND FURNITURE STRATEGIES

6.3.2 Furniture Strategy

The placement of street furniture has been carefully considered to tie-in with the overall landscape masterplan. The aim is to provide sufficient furniture in strategic locations and numbers to ensure seating areas are comfortable and well-used without being crowded.

A degree of flexibility is built in through the provision of movable chairs and tables that can be configured into various settings based on the needs of retail and F+B tenants and people's movement.

All furniture is selected to be robust, maintenance-friendly, and sustainable.

Cycle parking (Sheffield stands) for retail visitors is located at either end of Friars Walk, to ensure the pedestrian area stays cycle free. For the overall cycle parking strategy, please refer to the traffic statement.

Vehicle mitigation bollards are proposed at the southern entry point to Friars Walk along Friar Street, including removable units to allow emergency vehicle access.

-  Terraced seating to planter
-  Planters with seating edge
-  Tree Grille
-  Movable table and chairs to F+B
-  Cycle Stands
-  Bollards



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6.4 MATERIALS

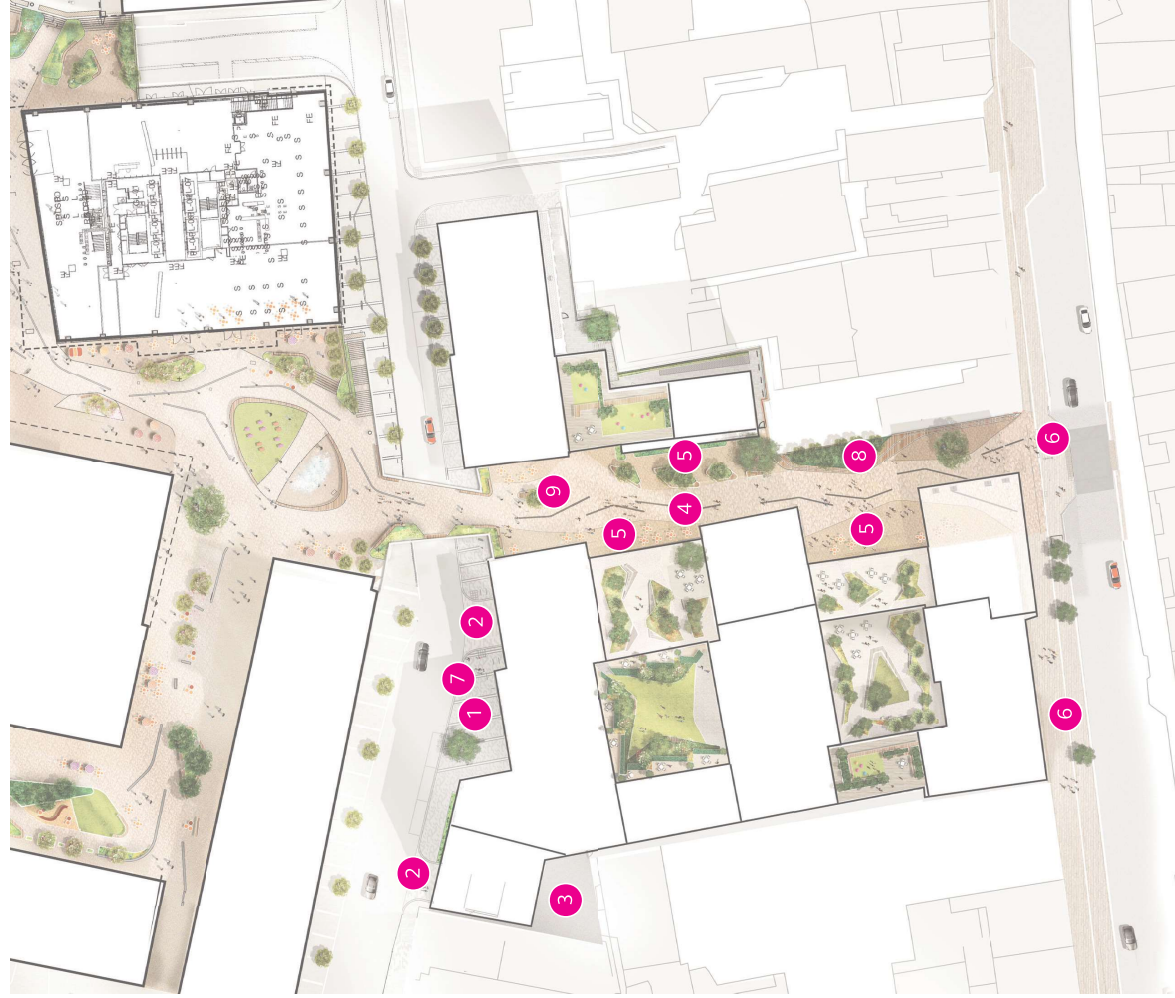
6.4.1 Public Realm Surfacing

The surfaces and materials throughout the public realm have been designed to provide site wide cohesion, a sense of durability and quality, whilst being light and welcoming.

The layout of the Friars Walk paving takes its inspiration from the natural flow directions of a river and offer orientation. The contrast of the smooth, dark paving bands and the textured paving, which consists of a two colour mix complementing the buildings' facade materials, ties in with the design language used at the Reading Station forecourt.

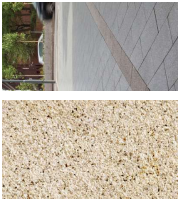
The proposed paving material is a robust, good quality concrete paving with natural stone aggregate (reconstituted stone).

The pavement is designed to be robust, durable and slip-resistant, and to accommodate emergency vehicle access.



- 1 Paving Type 01/02
- 2 Paving Type 03
- 3 Asphalt
- 4 Paving Type 05/06
- 5 Paving Type 07
- 6 Brick Paving to match Existing
- 7 Conservation Kerb to Garrard Street
- 8 Concrete Retaining Bench to planter with timber top
- 9 Planters to Friar' Walk

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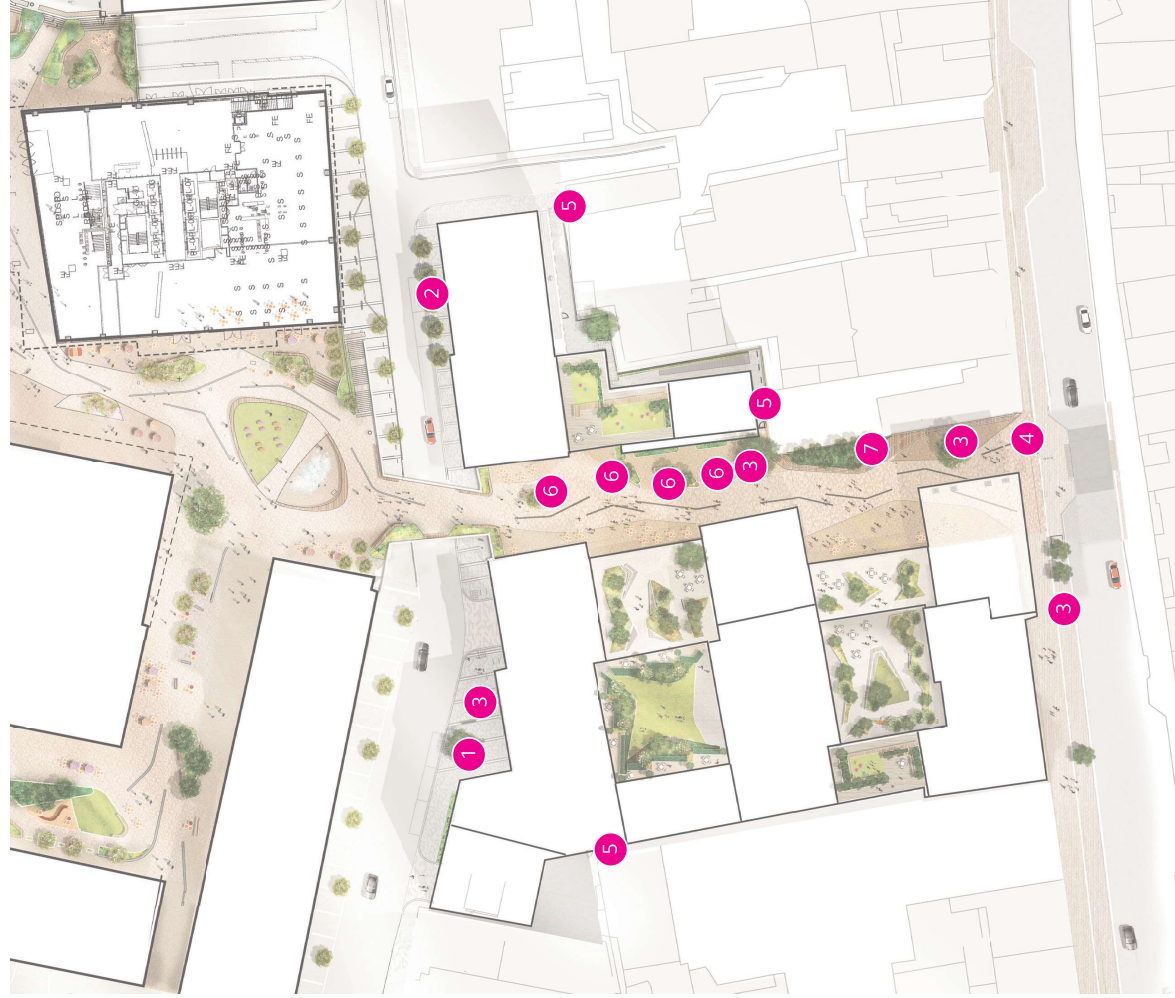
Public Realm - Paving Types	Paving Type 01		Paving Type 05		Public Realm - Edge Types	Edge Type 01	
	Paving Type 02		Paving Type 06			Tiered Planter Edge	
	Paving Type 03		Paving Type 07			Planter Edges	
	Asphalt		Existing Paving				

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6.4.2 Public Realm Furniture Types - Friars Walk

Furniture across the site has been selected to be beautiful, robust and easy to maintain. The aim is for the furniture to support the character of the public realm, not to define or dominate it. Materiality and colours are coordinated with surface materials and the buildings' material palette.



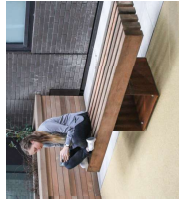
- 1 Benches to pocket square
- 2 Movable multi-stem/small tree planters
- 3 Tree Grilles
- 4 Fixed and telescopic Bollards
- 5 Fence and Gate
- 6 'Boulder' Planters with Benches
- 7 Two tiered retaining bench with concrete base and timber top

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Public Realm - Furniture Types

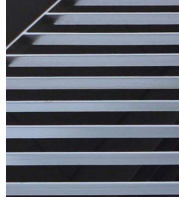
Bench to pocket square

Rough and ready balancer 2m in length, timber. (some benches will be provided with arm- and backrests)



Fence and Gate

Solid flat bar fence, powder coated to RAL to match architectural finishes.



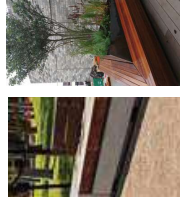
Movable pots

Tree planter pots, powder coated to complement architectural finishes.



Retaining bench and two tiered planter Friar's Walk

Timber slatted bench with in situ concrete base.



Tree Grille

Tree grille 1.5m square, recessed to take paving, bolt fixing, water point.



Planters to Friar's Walk

'Boulder' Planters to Friar's Walk, powder coated steel edges with timber tops.



Utility Covers

Recessed utility cover, stainless steel with inset paving in front of house areas, ductile iron in back of house areas.



Litter bins

Note: requirement for Litter bins in the public realm tbc in line with waste removal strategy.



Fixed and Telescopic Bollards

Stainless Steel, 1m high.

Note: Requirement for Anti-Terrorism Measurements to be confirmed. Higher spec./PAS-rated bollards might be required.



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6.4 MATERIALS

6.4.3 Courtyards and Terraces

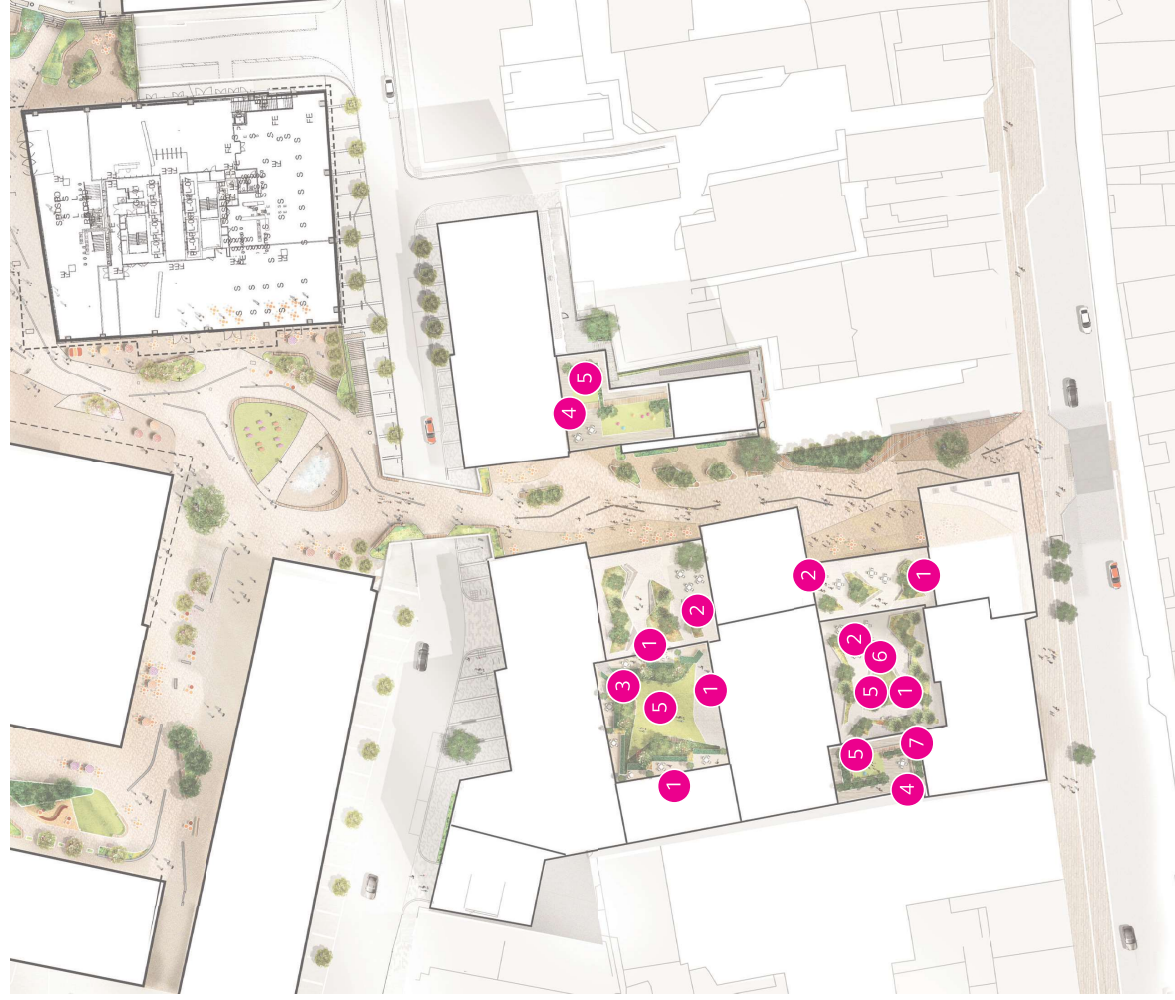
A shared materials palette is utilized throughout the terraces.

On the lower terraces, where angled and curved planter shapes occur, the surrounding paving predominantly consists of permeable resin-bound paving. This avoids unit paving layouts that can be complex and require many cuts, and the material drains easily into the subbase, therefore drying quickly. Selected areas are laid with flag pavers on a pedestal system, to denote key areas, such as the outdoor 'room' on the Garden Terrace.

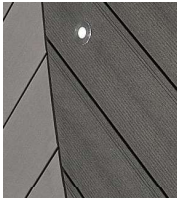
On the upper terraces, composite decking is used.

Ample seating is provided throughout the terraces in strategic locations integrated into the planter edges. Additional movable seating and playful items such as bean bags offer added flexibility.

- 1 Resin bound paving
- 2 Flag paving
- 3 Stainless steel powder coated benches with timber tops
- 4 Decking
- 5 Artificial Lawn and bean bags
- 6 Bleacher seats
- 7 Grow-your-own planters



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Courtyard and Terraces - Paving Types	Courtyard and Terraces - Edge Types	Courtyard and Terraces - Furniture Types
Paving Type 08 & 13 Resin bound gravel to courtyards, dark grey green colour, 'blue granite' or similar. 	Low Planter Edges 150mm high metal planter edge to courtyard. 	Seat edge to planters. Timber slat benches, some with back and armrests. 
Paving Type 09 & 14 Resin bound gravel to courtyards, silver grey colour, 'Apollo', or similar. 	Metal Flush Edge Metal edge to hard surfaces. 	Bleacher seats to tilted lawn Timber clad benches to raised lawn. 
Stepping Stones Natural stone stepping stones to woodland walk. 	Raised planter edge Powder coated steel edge to raised planters. RAL colour to complement architectural finishes. 350mm - 750mm high. 	Movable Furniture Chairs, tables, and loungers to roof terraces. 
Reconstituted stone paving 400x800mm flag paving to podiums, supported on pedestal paving system. 	Seat edge with storage Seat edge to grow-your-own planters, timber clad with lockable tool storage 	Movable planters Movable planters for small trees to roof terraces, powder coated steel, RAL to complement architectural finishes. 
Decking Slip resistant composite decking to rooftop terraces. 	Artificial Turf Artificial turf grass to roof terraces. 	Bean bags Bean bags to rooftop terraces. 

6.5
PLANTING AND BIODIVERSITY STRATEGY

6.5.1. Tree planting

Tree species have been selected based on their suitability for their location in the context of the urban streetscape and the micro climate created around the proposed architecture.

Friars Walk is characterized by a distinct cluster of birch trees, signalling the entrance to the development and orientation to the north towards the river Thames. A large feature tree across from the main residential lobby in building E is the central focus of the pedestrian walk, and to the north smaller multi-stems and evergreens (pinus, amelanchier) in movable planters provide scale and seasonal interest.

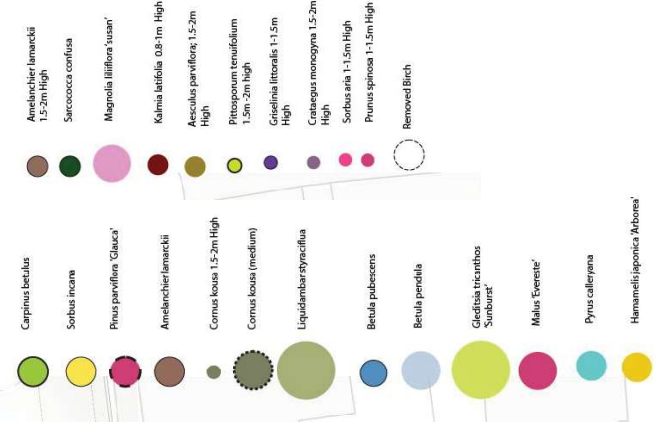
On Garrard Street, native Hawthorn is proposed to mark the plaza to the northern Block E entrance. This is a shade tolerant native tree that support wildlife and help to screen downwinds around the building. On the narrower footway north of Block F, multi-stem trees in planters are proposed to enhance the streetscape.

There are no existing trees located within the planning boundary, however two existing birch trees on Friar Street are proposed to be removed - subject to agreement of the S278 scope - to allow good visibility and connectivity of the access to Friars Walk from Friar Street, which they would otherwise block. These trees appear to be of low quality and are expected to be short lived. They would be replaced by newly planted Ornamental Pears, which are strategically placed on Friar Street to support the wind mitigation strategy.

The species in the shared courtyards and terraces can be divided into three categories:

Riparian Woodland trees such as birches are used in the Shade Garden (northern bldg. E courtyard). The level 01 terraces of bldg. E and the southern courtyard feature vibrant, flowering fruit and decorative garden trees, such as Malus, Amelanchiers and Magnolias, as well as shrubs to provide privacy to adjacent flats.

Robust native hedging shrubs are proposed for the roof top amenity spaces which will be more exposed to light and wind.



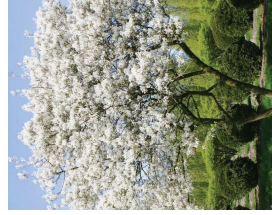
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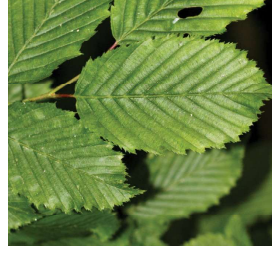
Cornus kousa



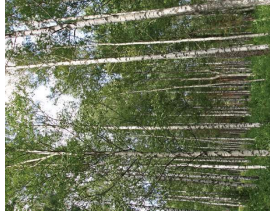
Amelanchier lamarckii



Carpinus betulus



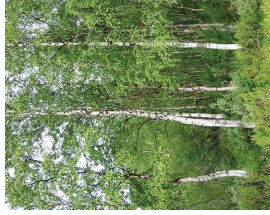
Sorbus aria



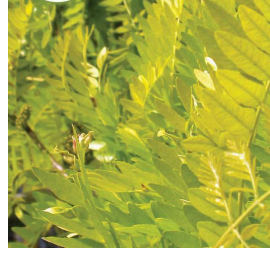
Betula pubescens



Betula pendula



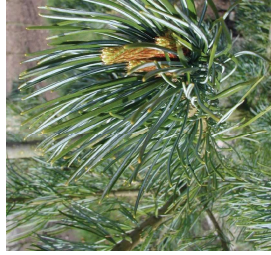
Gleditsia tricanthos



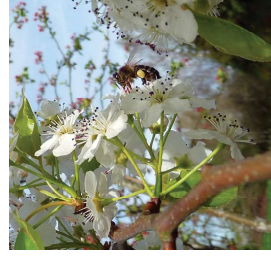
Kalmia latifolia



Pinus parviflora



Pyrus calleryana



Magnolia liliflora



Liquidambar styraciflua

