

6.2
LANDSCAPE PROPOSALS

6.2.3 Garrard Street

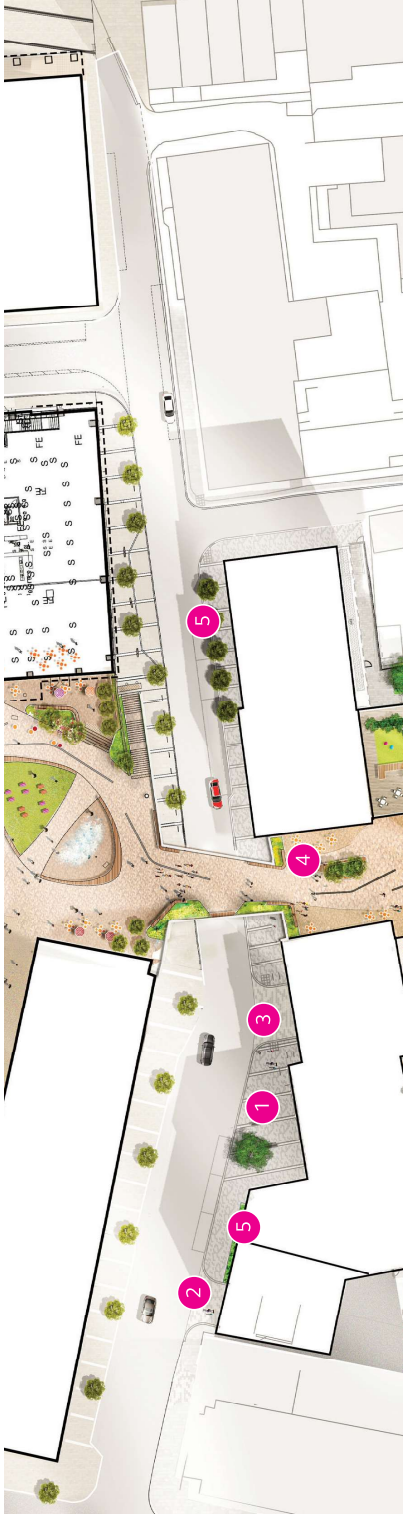
The public realm design for Garrard Street aims to create a comfortable, safe environment for pedestrians, reinforcing connectivity between Reading Station and the city centre, as well as leading into the proposed development and offering a pleasant entry area to the residential building lobbies and the D2 space in plot F. The buildings are set back, resulting in a generous footway width of 4.4m at plot E, and 3.0m (min.) at plot F. The paving layout and materials match Friars Walk, but darker colour tones are chosen for pedestrian and vehicle-overrun areas alike, to achieve a visually continuous pedestrian realm.

A small pocket plaza with large trees is the focal point in the street seen from Station Road. Comfortable seating and shade tolerant planting make this space a welcome refuge.

Proposed improvements to the public highway, such as lay-by's and taxi ranks are described in the traffic statement and to be covered under a Section 278 agreement.

The strategy for navigating the level change to Friars Walk is described on the following pages and seating

- 1 is described on the following pages and seating
- 2 Vehicle crossover to service yard
- 3 Vehicle crossover to parking
- 4 Friar's Walk
- 5 Movable planters to Garrard Street



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Section through Garrard Street looking South

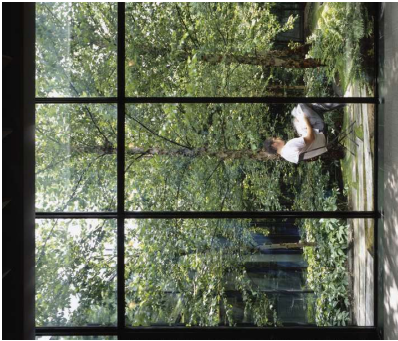
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6.2.4 Northern Courtyard

This courtyard is located northwest of and accessed through the main residents' lobby in Plot E. As the only larger open space on ground level it complements Friars Walk, albeit it is accessible for residents only.

The design aims to maximise amenity use of the courtyard for residents despite the courtyards enclosure. Artificial lawn is proposed to open up a flexible space in the centre and provide an extension of the amenity space inside the building. Generous lush and shade tolerant planting is proposed to the perimeter of the lawn maintaining the visual amenity benefit from within the building, framing the lawn and creating a defensible space to the private terraces.



Lush shade planting visible from lobby



Amenity Lawn



Spill out area to interior amenity space



Private amenity spaces

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Illustrative view of the Northern Courtyard

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6.2.5 The Southern Courtyard

The southern courtyard lends itself more to communal uses with larger areas for congregation of residents.

The space is divided into 4 main areas: the communal area, seen as an outdoor 'room'; the gardens that enclose this room, private amenity areas around the perimeter, and a raised lawn.

As the centerpiece of the space the raised lawn with tiered timber seating edges also provides opportunity for play and group gatherings. The lawn is large enough for picnics, games, or summer film screenings.

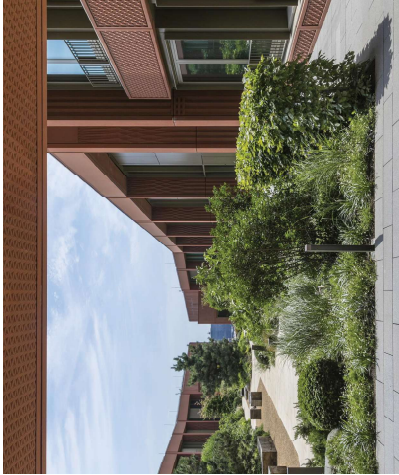
The garden space features a route where residents can surround themselves with nature, with various small seating nooks to rest and linger, integrated into the raised planters.

Private amenity spaces are protected by denser screen planting at the garden's perimeter, including evergreens. The private spaces are deliberately not entirely enclosed to allow residents direct access to the central space and therefore activate it.

- 1 Tilted lawn with playable edge
- 2 Amenity 'room' and spill out area
- 3 Surrounding garden space
- 4 Private amenity areas



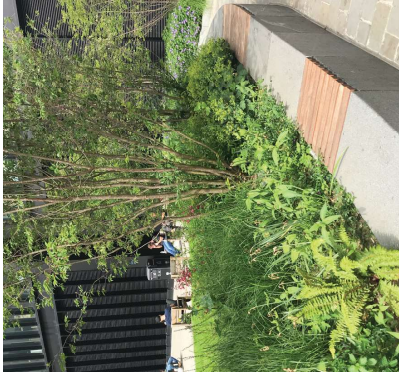
Amenity spill out furniture



Private spaces support activation



Tilted lawn



Central 'room' surrounded by garden



Lounge and garden furniture

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Illustrative view of the Southern Courtyard

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6.2.6 The Alcove

To the north of the main lobby, on level 01, the Alcove is a smaller more intimate Garden Terrace. It features raised planters, whose angular shapes create different 'rooms': a spill out space at the terrace entrance, an east-facing space overlooking Friars Walk, and a west facing smaller nook overlooking the Shade Garden.

The planter edges include timber-clad seats, that are sculpted to lend themselves to lounging and play.

A feature tree makes visible connection to Friars Walk, and the northern planter separates two private amenity spaces for the adjacent flats.

- 1 Amenity Spill out space
- 2 Private amenity space
- 3 Raised planters with sculpted seating edges
- 4 Feature tree
- 5 View to Friar's Walk



Feature tree visible from street



Raised planters as furniture/playable objects



Intimate seating areas for small groups

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Illustrative view of the Alcove

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6.2.7 The Garden terrace

To the south of the main lobby, on level 01, is a second garden terrace. It features similar raised planters, with angular shapes create different 'rooms': a spill out space at the terrace entrance, an east-facing space overlooking Friars Walk. The smaller rooms create opportunity for more intimate gatherings from a different vantage point to the courtyards.

- 1 Amenity Spill out space
- 2 Private amenity space
- 3 Raised planters with sculpted seating edges
- 4 Central seating to garden room
- 5 View to Friar's Walk



Feature tree visible from street



Geometric interest provides visual amenity to upper levels



Movable seats to central garden area

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Illustrative view of the Alcove

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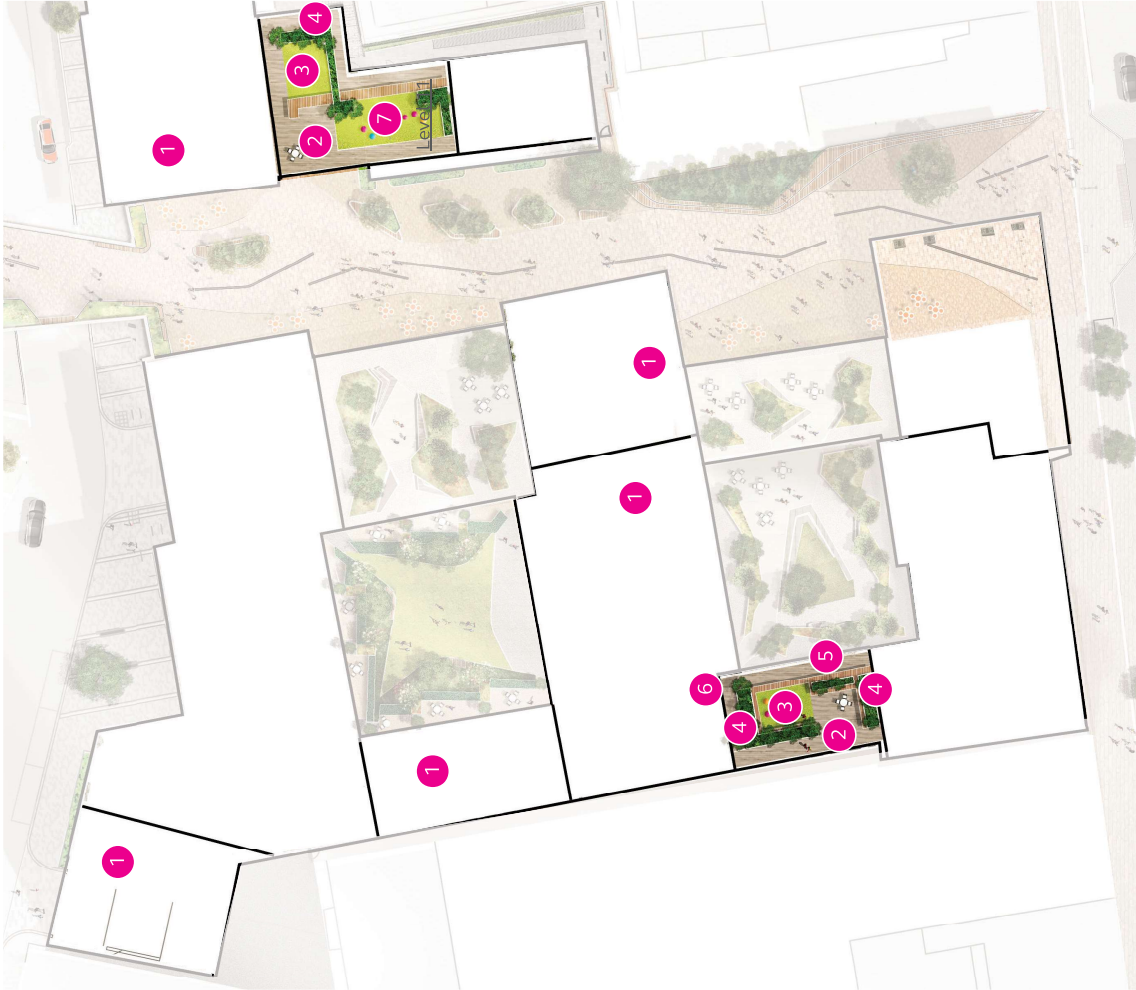
6.2.8 The Rooftop Terraces

In addition to the larger communal courtyards and terraces described before, Building E (at level 07) and building F (level 11) both feature rooftop terraces. These benefit from full sun exposure throughout the day.

Due to the exposed location, linear planters with native hedge planting are provided on both terraces to create a comfortable environment. It is suggested that more active uses in these areas are adequate, therefore artificial turf areas that can be used for play or as an outdoor gym are proposed, and on building E grow-your-own planters are provided for residents' use. Seating areas are screened from the wind by small multistem trees in built-in planters and used by the residents for al fresco dining, socialising, and enjoyment of the views over Reading.

The total green roof area on each Plot (E and F) exceeds the 25% roof coverage required per planning condition.

- 1 Sedum Green Roof - refer to landscape drawings
- 2 Seating area
- 3 Artificial turf
- 4 Screen planting
- 5 Grow-Your-Own-Garden planters
- 6 Private amenity
- 7 Lawn



Views



Outdoor gym



Playable Space



Sedum Green Roof