

PROPOSED

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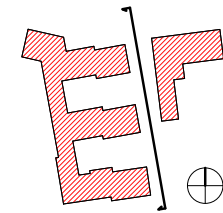
Notes and material designations are typical for similar conditions unless otherwise indicated.

Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN/CHK
P11	2019-10-28	NMA 1	
P10	2019-03-15	Issued for Planning	

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master
LLP

CALLISONRTKL
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CallisonRTKL - UK Ltd.
25 Farringdon Street, 10th Floor
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SHEET IDENTIFICATION

TITLE

Site - Friars Walk East
Elevation Plot E

STATUS

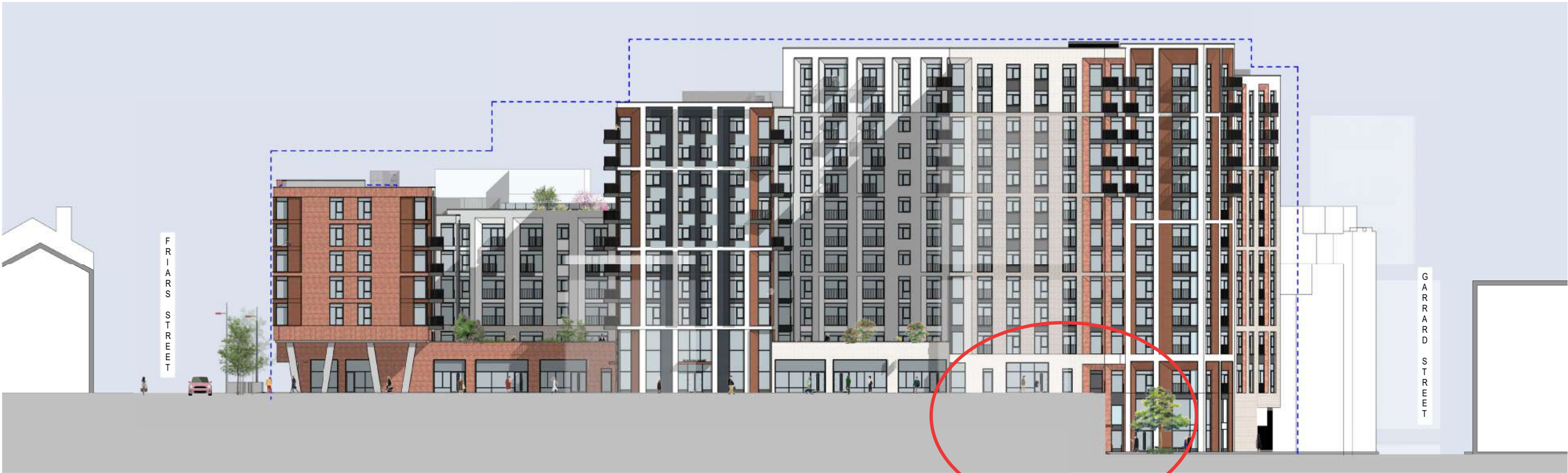
Planning

PROJECT NUMBER	DATE DRAWN	10/02/18
050-170073	SCALE @ A1:	1 : 250
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	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR - CRL - SB - ZZ - PL				
ROLE	NUMBER	REVISION		
A - 200-003- P11				

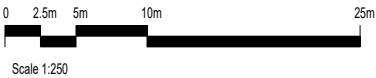
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25/02/2020 12:15:42



1 Site - Friars Walk East Elevation Plot E
1:250

Staircase removed, red brickwork
with grey horizontal banding and
signage to the proposed infill wall
between Block E and Block F.



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APPROVED

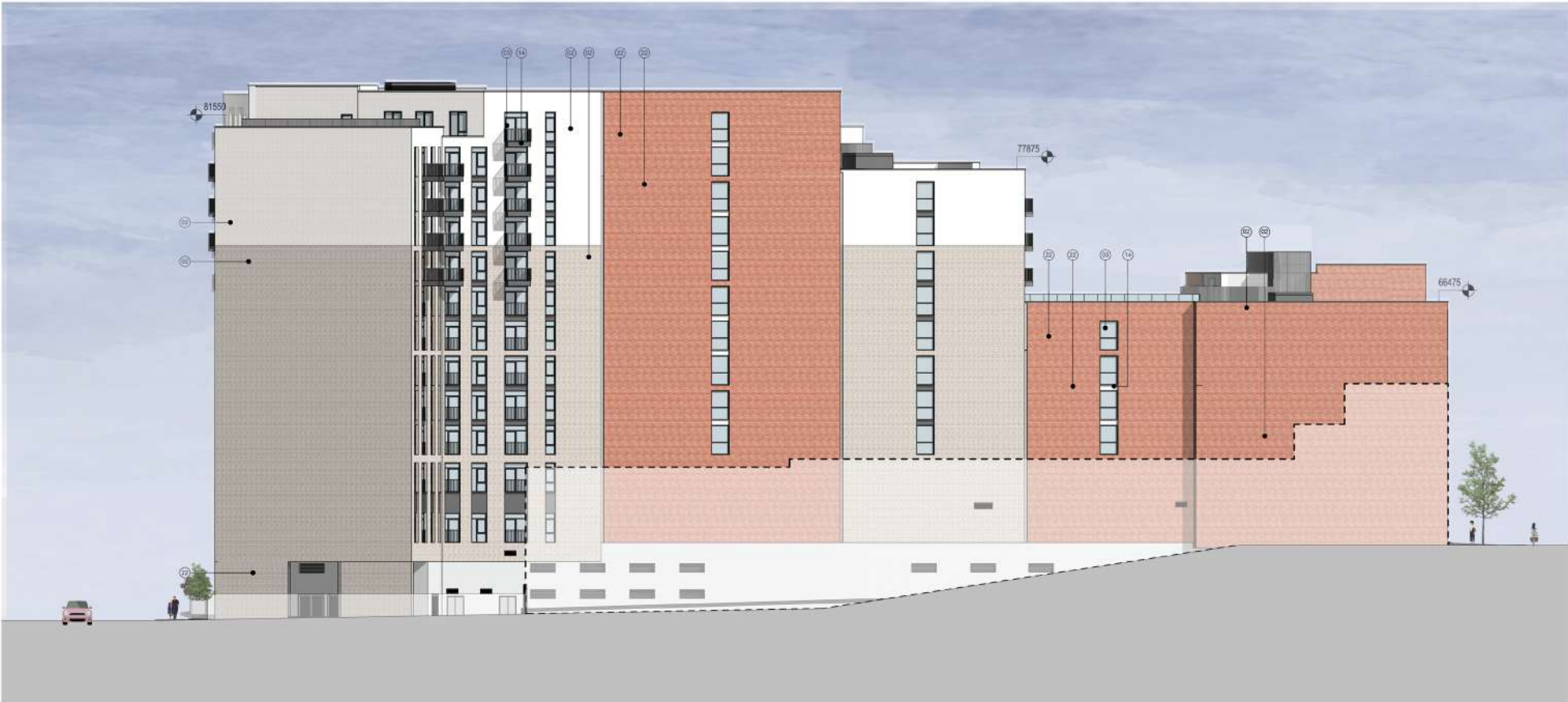
RETAIL FRONTAGES ARE INDICATIVE ONLY.

GENERAL NOTES
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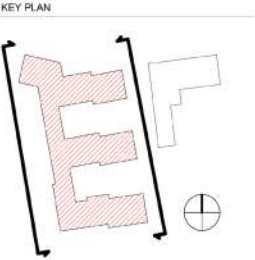
Materials Schedule	
Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window sill
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above



1 Block E - East Elevation
1:250



2 Block E - West Elevation
1:250



PROJECT
Station Hill, Reading

CLIENT
SH Reading Master LLP

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SHEET IDENTIFICATION
TITLE
Plot E Elevations - East and West

STATUS
Planning
PROJECT NUMBER
050-170073
DATE DRAWN
09/24/18
SCALE @ A1
1:250
DRAWN BY
Author
CHECKED BY
Checker
PROJECT ORIGINATOR
SHR - CRL - SB - ZZ - PL
ROLE
NUMBER
A - 200-102- P11
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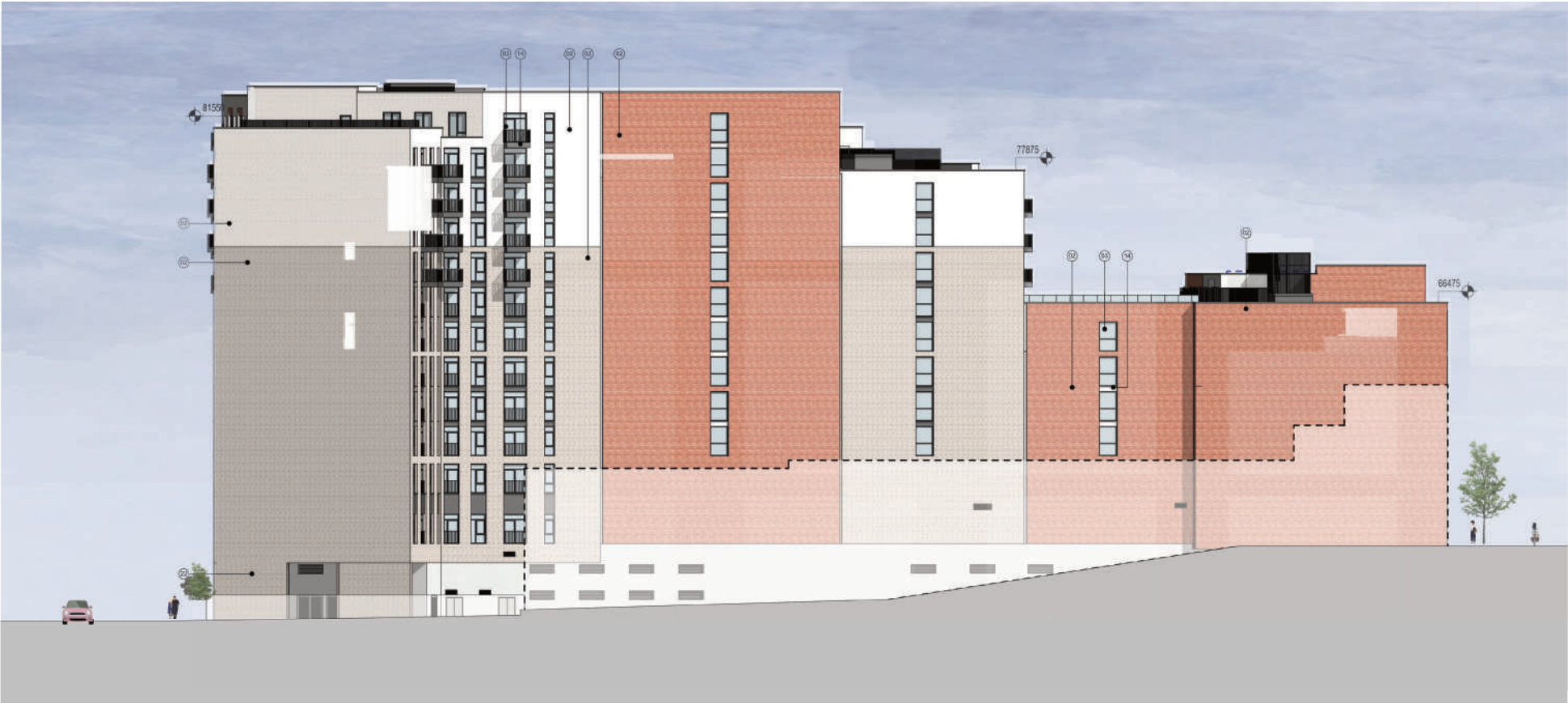
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PROPOSED

RETAIL FRONTAGES ARE INDICATIVE ONLY.



1 Block E - East Elevation
1 : 250



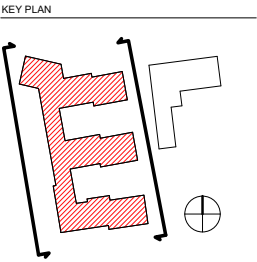
2 Block E - West Elevation
1 : 250

Staircase removed,
dark grey brickwork
to proposed infill wall
between Block E and
Block F.

Materials Schedule	
Note Number	Note Text
01	Aluminium external door
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03	Aluminium window
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15	Aluminium window sills
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17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal/ Timber Pergola
25	Canopy with signage above

P12	2020-0228	NMA 2
P11	2019-1028	NMA 1
P10	2019-0315	Issued for Planning

REV No.	DATE	DESCRIPTION	OWN	CHK



PROJECT
Station Hill, Reading

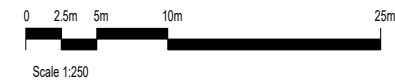
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PROJECT ORIGINATOR ZONE LEVEL TYPE
SHR - CRL - SB - ZZ - PL
ROLE NUMBER REVISION
A - 200-102- P12
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4

LANDSCAPE

SUMMARY OF CHANGES

The re-design of Friar's Walk and the ground floor north courtyard, to align with the landscape strategy in Phase 2.

The north courtyard aims to maximise amenity use of the courtyard for residents despite the courtyard's 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. The visual amenity benefit from within the building, framing the lawn and creating a defensible space to the private terraces

The revised Friars Walk landscape strategy contains the same elements as the original consented scheme, provides the same access and offers the same programme. The elements are just re-arranged in a conceptually stronger design, as shown in the following pages.

4. LANDSCAPE & PUBLIC REALM

4.1 NMA APPLICATION AREA

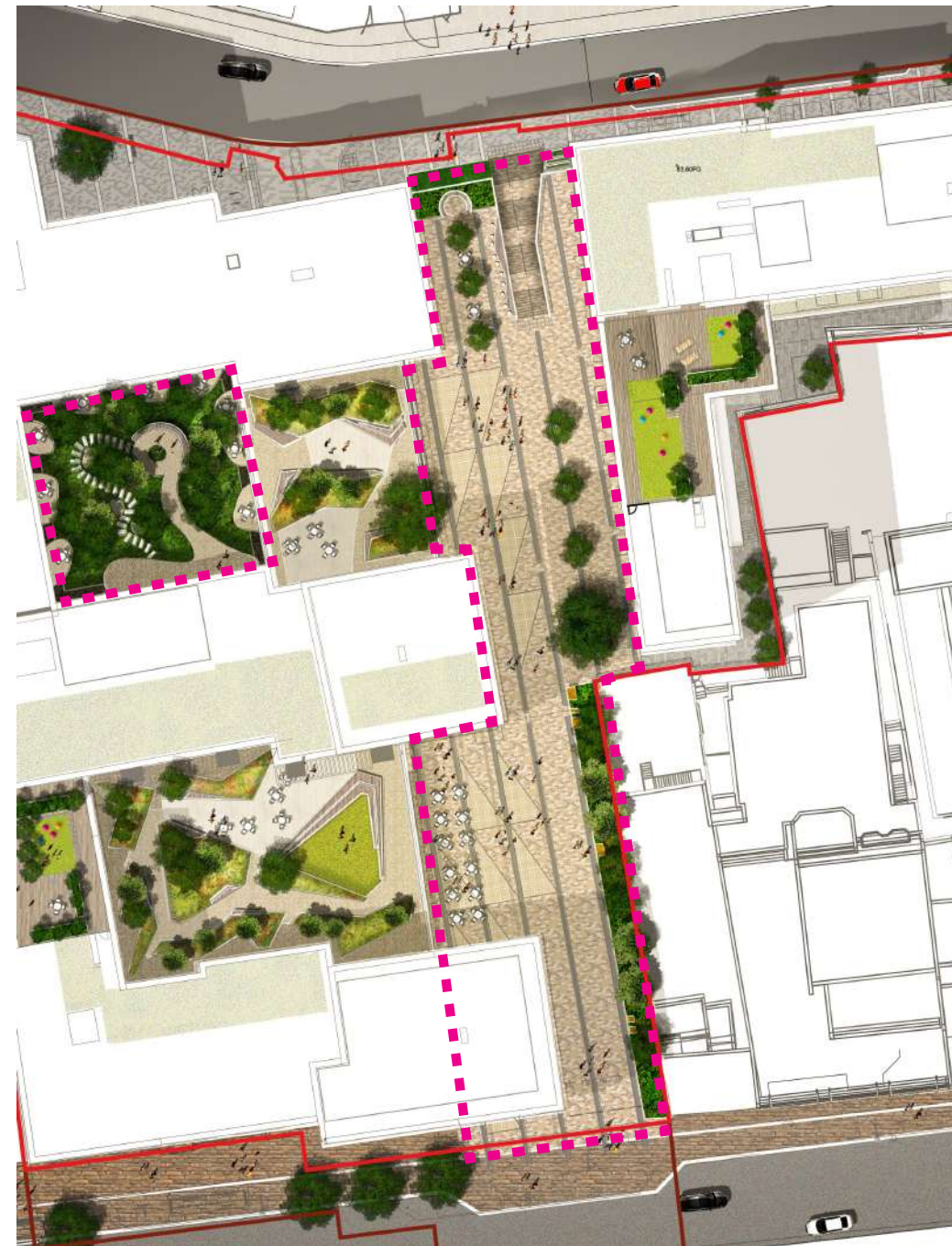
4.1.1. Plan of consented and re-designed areas

This non-material change application is for the re-design of Friar's Walk and the ground floor courtyard, the areas within the original application boundary are outlined in the plan opposite.

The rationale behind the re-design concept, that is applied to all phases of the project (shown on the following page), aims to better embed the new proposed public realm into the existing landscape with a stronger conceptual approach, linking geographical history with the new proposals.

The overall concept is described on the following pages and the pages after those give a more detailed description of the revised design.

■ ■ Area for Non- Material Change Application



Consented Scheme



Revised Scheme

4. LANDSCAPE & PUBLIC REALM

4.1.2. Plan of re-designed areas with all phases

The plan opposite demonstrates the re-design within the scheme as a whole, connected to all phases.



Phasing Diagram

4. LANDSCAPE & PUBLIC REALM

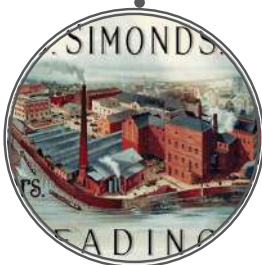
4.2
LANDSCAPE STRATEGY

4.2.1. The Rivers of Reading

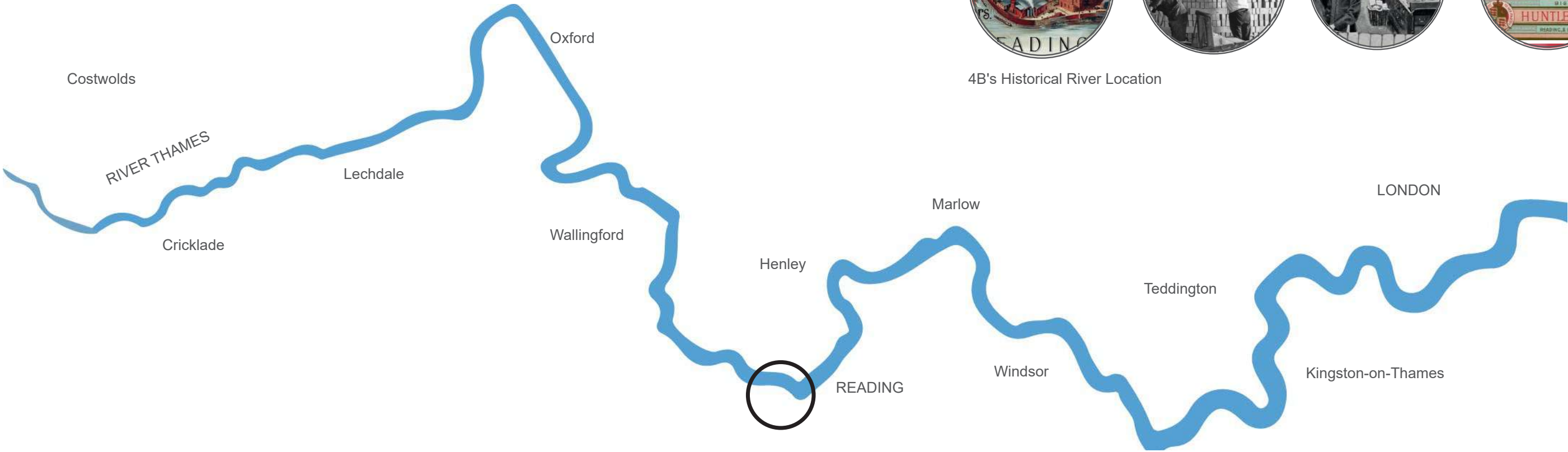
The River Thames and the River Kennet have shaped the growth of Reading. The location of Sutton Seeds, Simmonds Brewery, Huntley and Palmers, and S & E Collier near to the river helped with distribution of goods. The river is both picturesque and ecologically important, but it was also a significant piece of mobility infrastructure that is still used and enjoyed today for recreation.



The Thames path near Reading



4B's Historical River Location



4. LANDSCAPE & PUBLIC REALM



Caversham Weir



Chalk Stream in the nearby Chiltern's



The Thames



The Thames



Thames Walk near Reading



Caversham Lock

4. LANDSCAPE & PUBLIC REALM

4.2 LANDSCAPE STRATEGY

4.2.2. Inspired by the Rivers

The River Thames flows through Reading to London and the North Sea. We have used the rivers and their characteristics as a starting point for the design of the public realm. The features of the river can be translated into urban form as shown in the diagrams. The river narrative also shapes the form of benches, as if they have been carved by the river, the flowing articulation of the paving and the literal connection with water through interactive water features.

Banks and Eddies

The 'banks' are defined as the back of the lobbies and the active frontages that gives the spaces definition and direct the 'current' or the flows of people.

The 'eddies' are the active frontages, the spill-out from cafes and other ground floor uses that sit between the currents and the banks. These activities are critical to the success of the public realm and the placemaking.

Currents

The 'currents' are the desire lines of people moving through the landscape and public realm to key entrances. These desire lines need to be comfortable and natural so as not to block peoples journey from A to B. However, 'currents' should also feel like a sequence of enjoyable and intriguing experiences that slows the pace and encourages people to linger in the public realm.

BANKS



Containment and
definition



Active
frontages



EDDIES



Calm places off
the current



Flexible
spill-out areas



4. LANDSCAPE & PUBLIC REALM

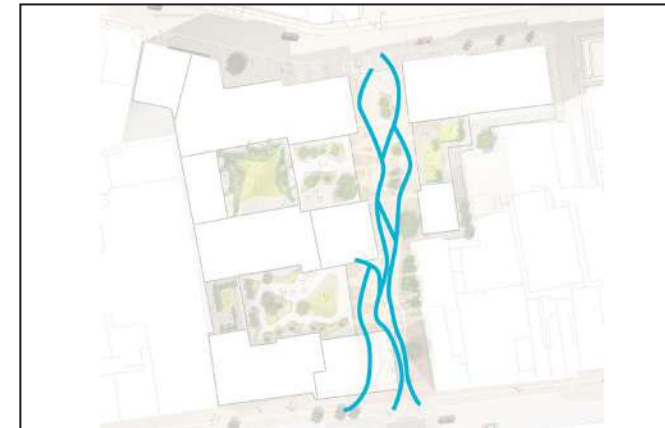
Boulders

The 'boulders' will be the spaces that people occupy in the landscape and public realm for lunch, socialising, relaxing and people watching.

The movements of people flow around the 'boulders', so these are spaces to stop, linger and settle in the landscape and public realm.

**"The street is the
river of life."
William H. Whyte**

CURRENTS



Desire lines - where people
want to go



Directional
paving



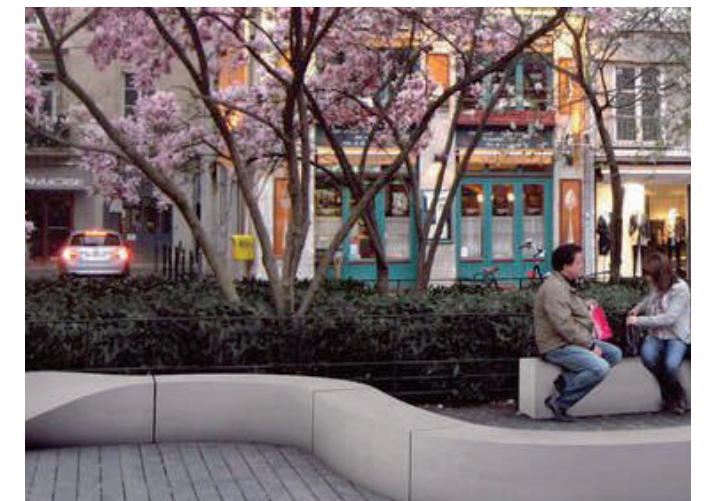
BOULDERS



Spaces of refuge



Spaces to occupy, relax
and linger



4. LANDSCAPE & PUBLIC REALM

4.2 LANDSCAPE STRATEGY

4.2.3. Consented and Proposed Design Comparison

The re-designed scheme contains the same elements as the original consented scheme, provides the same access and offers the same programme. The elements are just re-arranged in a conceptually stronger design, as shown in the diagrams opposite.

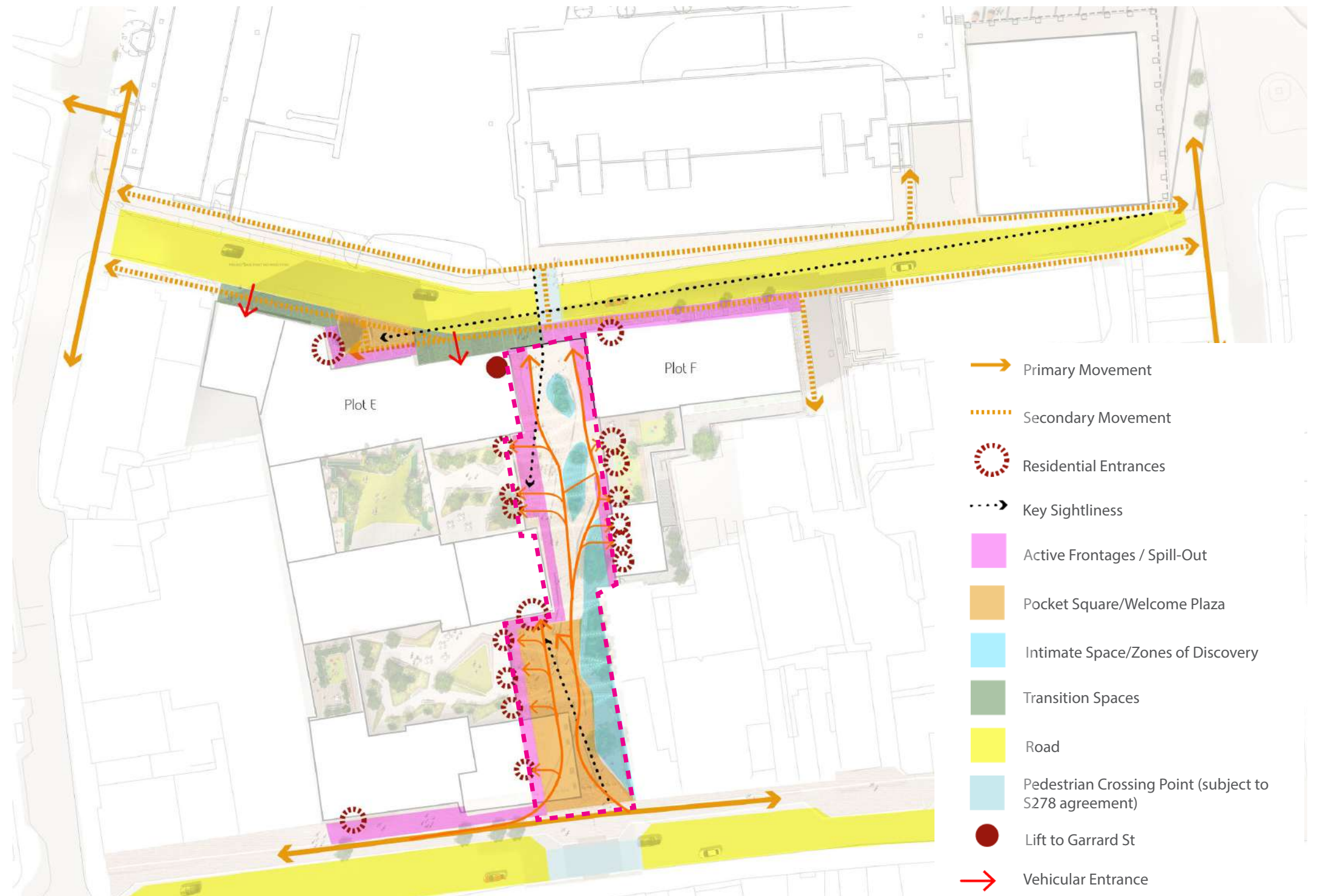


4. LANDSCAPE & PUBLIC REALM

4.2 LANDSCAPE STRATEGY

4.2.4 Uses and Movement - Friar's Walk Re-Design

Connections, entrances and movement strategy of the re-design remain the same as the consented scheme, as demonstrated on the diagram opposite.



4. LANDSCAPE & PUBLIC REALM

4

4.3

LANDSCAPE PROPOSALS

4.3.1 Friars Walk Re-Design

While predominantly a hard-surfaced podium landscape, Friars Walk has been designed to become an integral part of the city centre's urban fabric. Key elements in this are the provision of soft landscape areas at grade along the southeastern site boundary, and the feature tree in the centre of the site.

The staggered layout of the wings of building E naturally creates protected areas that are adaptable for cafe and retail spill out, and planters with directional banding are strategically placed to define an organic pedestrian flow inspired by the overarching river concept.

The aspiration for the north end of the site is to eventually connect to phase 2 of the development area whilst maintaining a functionality and identity in the interim phase.

A unifying surface patternation inspired by the river theme encourages a more meandering pedestrian flow, providing opportunities for social interactions and to slow down and enjoy the public realm.

- 1 Spill out area areas with movable tables and chairs.
- 2 Planting 'boulder' with seating and planting
- 3 Planters with 'garden room', planting and seating integrated
- 4 Feature tree to Friars Walk with a light canopy, Liquidambar
- 5 Planter with integrated play an two tiered seating edge.
- 6 Paving patternation and banding inspired by river theme and pedestrian movement. Quality public realm materials that are durable and hard wearing.
- 7 Spill out table and chairs adjacent to retail frontages.
- 8 Existing paving and replaced/added trees to Friar Street.
- 9 Street tree framing the entrance of the site and creating a welcome plaza



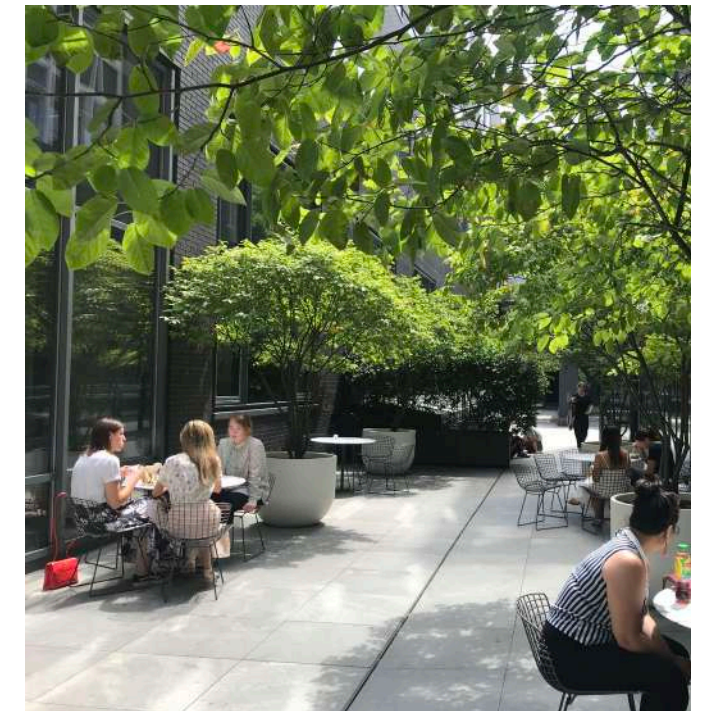
4. LANDSCAPE & PUBLIC REALM



Directional banding



Tiered benches and planting boulder islands



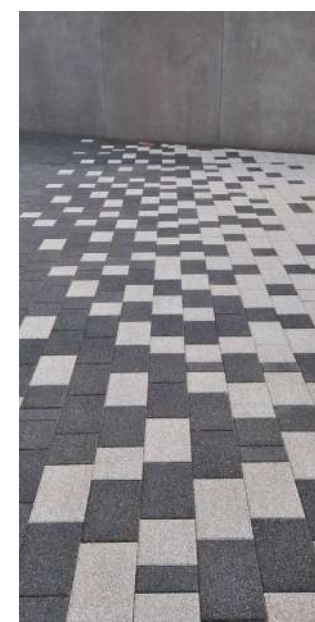
Spill out seating and movable planters



Perimeter planting screening adjacent building wall



Movable seating to f+b.

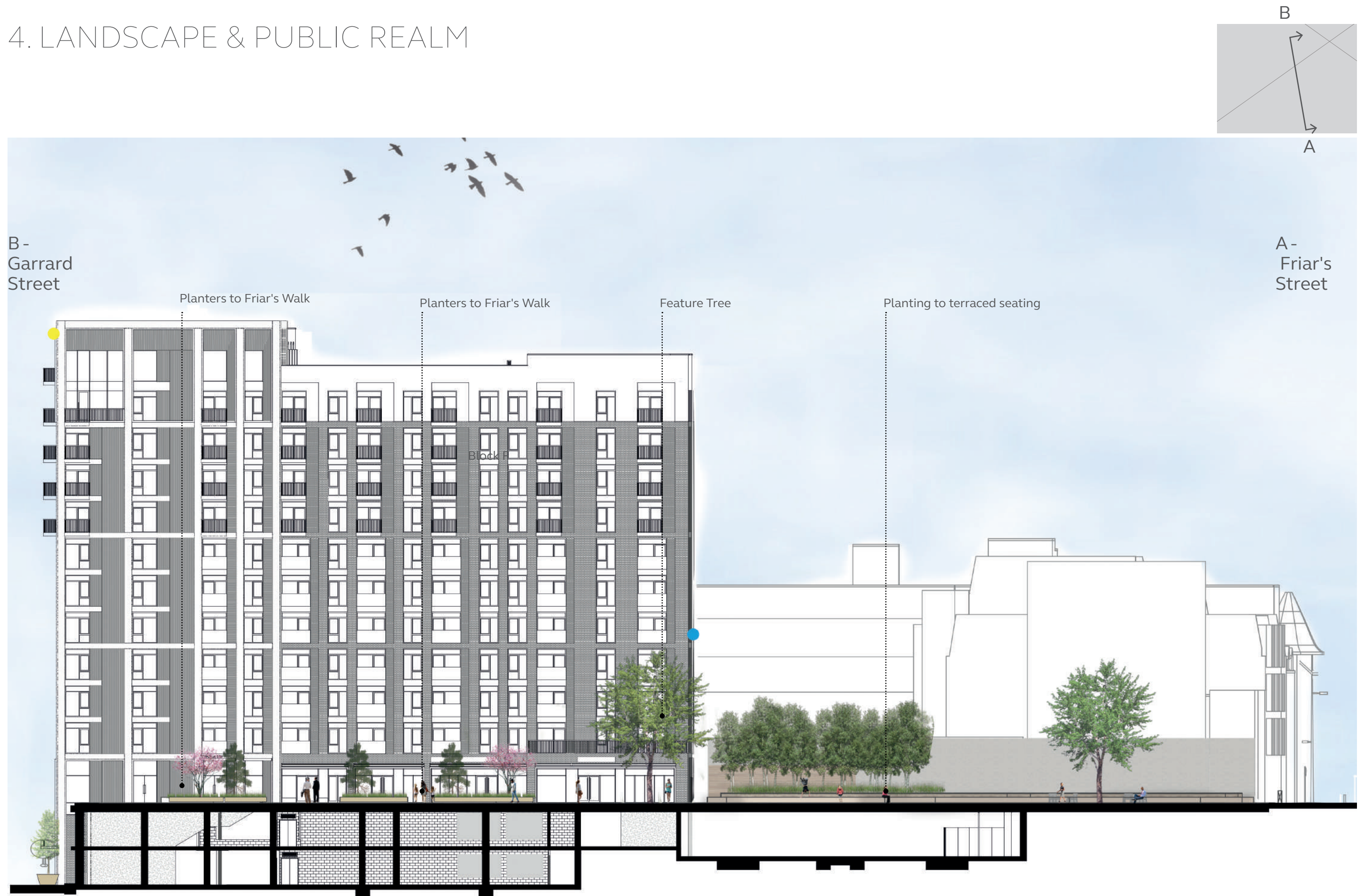


Paving transitions inspired by river sediment



Feature tree with light canopy (Liquidambar)

4. LANDSCAPE & PUBLIC REALM



Section through Friars Walk looking East

4. LANDSCAPE & PUBLIC REALM



View of Friars Walk looking North

4. LANDSCAPE & PUBLIC REALM

4.3 LANDSCAPE PROPOSALS

4.3.2 Groundfloor Courtyard Re-design

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 is accessible for residents only.

The re-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.

- 1 Porch with movable table and chairs / spill out from interior amenity space
- 2 Private amenity spaces to individual
- 3 Central flexible lawn space
- 4 Shade tolerant planting with seating edges



Lush shade planting visible from lobby



Amenity Lawn



Spill out area to interior amenity space



Private amenity spaces

4. LANDSCAPE & PUBLIC REALM



Illustrative view of the Courtyard

4. LANDSCAPE & PUBLIC REALM

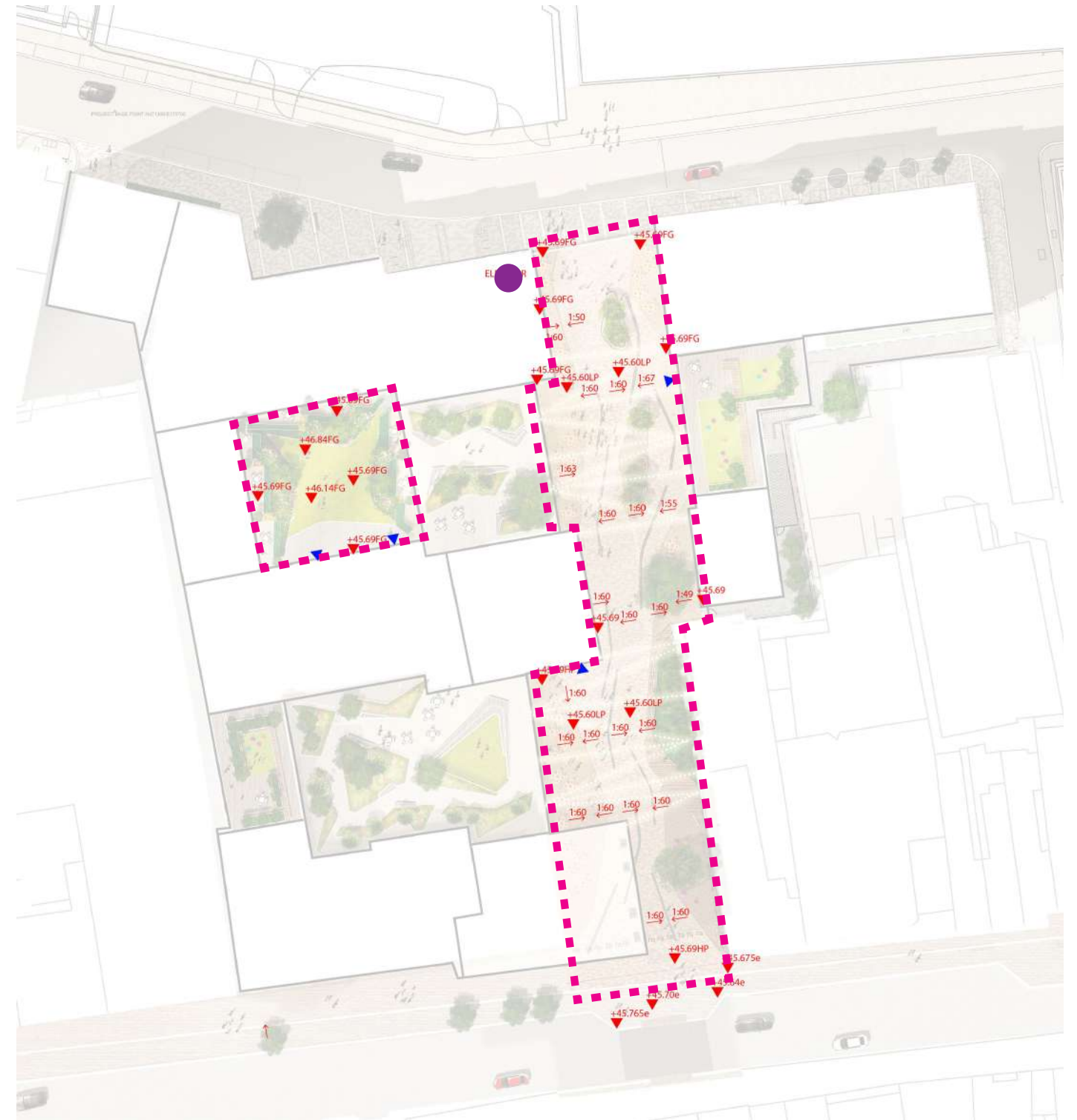
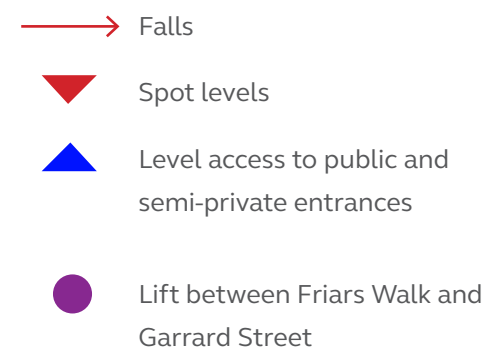
4.4 ACCESS & FURNITURE STRATEGIES

4.4.1 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 courtyard in building E, and all Amenity Terraces and Courtyards are fully accessible via short internal graded routes (1:21 max.).



4. LANDSCAPE & PUBLIC REALM

4.4.2 Furniture Strategy

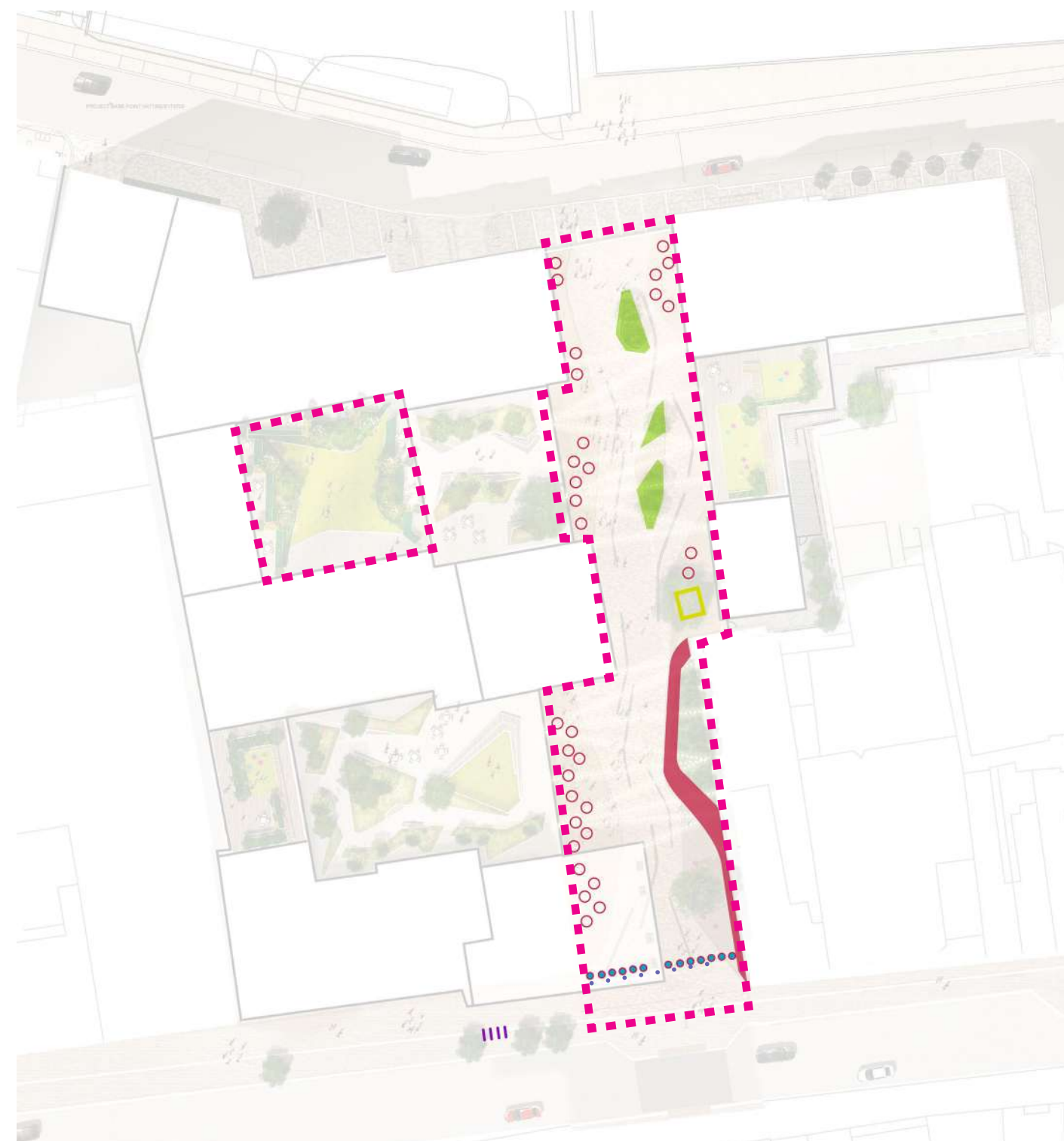
The placement of street furniture has been carefully considered to tie-in with the overall landscape masterplan. The aim is to provide sufficient furniture in strategic locations and numbers to ensure seating areas are comfortable and well-used without being crowded. A degree of flexibility is built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



4. LANDSCAPE & PUBLIC REALM

4.5 MATERIALS

4.5.1. Public Realm Surfacing - Friar's Walk Re-Design

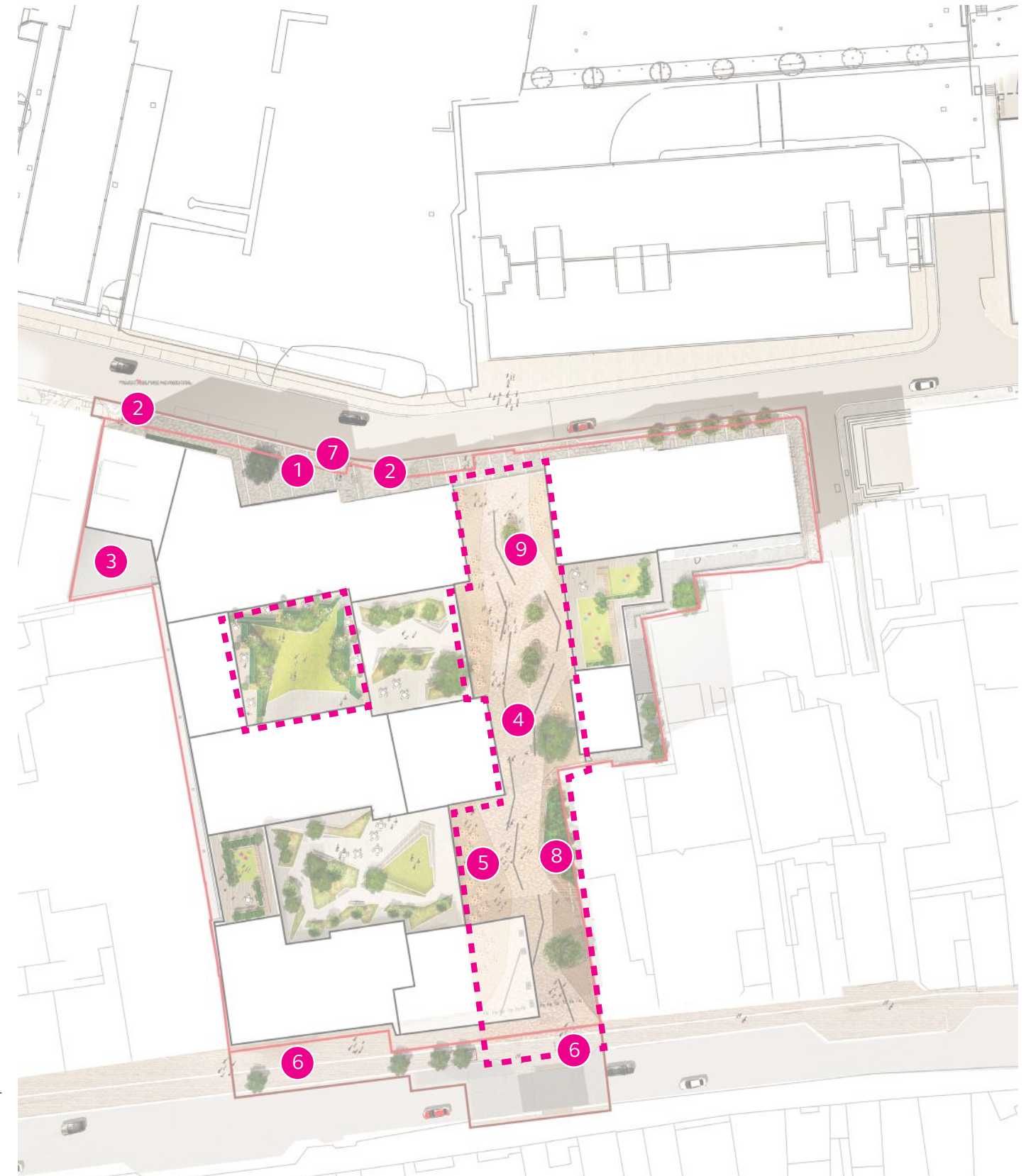
The surfaces and materials throughout the public realm have been designed to provide site wide cohesion, a sense of durability and quality, whilst being light and welcoming.

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



4. LANDSCAPE & PUBLIC REALM

Public Realm - Paving Types

Paving Type 01

Reconstituted stone flag paving, 400mm x 200mm, Indian, Charcoal and Mid Grey Granite; textured finish.



Paving Type 02

Reconstituted stone banding to Garrard Street, 400mm x 400mm; Light Granite colour; smooth finish.



Paving Type 03

Concrete sett paving, 100x200mm, to vehicular cross overs on Garrard Street footway; Indian, Charcoal and Mid Grey Granite; textured finish.



Asphalt

Asphalt service area to engineer's specification.



Paving Type 05

Reconstituted stone flag paving units, 600/400mmx200mmx80mm; oatmeal, 33.3% and 100mm x 200mm x 80mm Indian 33.3% 6mm kiln dried sand swept joints, regular course, textured finish, Modal



Paving Type 06

Granite banding; 200mm x 600mm, Kreuzberg black granite, flamed finish, 6mm joints, refer to hardworks plan for orientation



Paving Type 07

Reconstituted stone flag paving units, 300/200mm x 100mm x 80mm; 3mm kiln dried sand swept joints, regular course, oatmeal 50%, Indian 50% (TBC), textured finish, random pattern, Modal



Existing Paving

Brick to Friar's Street to match existing.



Public Realm - Edge Types

Edge Type 01

Kerb to Garrard Street, conservation kerb, silver grey finish, 255mm x 300mm wide.



Tiered Planter Edge

In situ concrete base to retaining bench on Friar's Walk



Planter Edges

Raised planter edges, powder coated steel, RAL to complement architectural finishes.



4. LANDSCAPE & PUBLIC REALM

4.5 MATERIALS

4.5.2. Public Realm Furniture Types - Friars Walk Re-Design

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
- 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



4. LANDSCAPE & PUBLIC REALM

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.



4. LANDSCAPE & PUBLIC REALM

4.5 MATERIALS

4.5.3. Courtyards and Terraces - Courtyard Re-Design

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



4. LANDSCAPE & PUBLIC REALM

Courtyard and Terraces - Paving Types

Paving Type 08 & 13
Resin bound gravel to courtyards, dark grey green colour, 'blue granite' or similar.



Paving Type 09 & 14
Resin bound gravel to courtyards, silver grey colour, 'Apollo', or similar.



Stepping Stones
Natural stone stepping stones to woodland walk.



Reconstituted stone paving
400x800mm flag paving to podiums, supported on pedestal paving system.



Decking
Slip resistant composite decking to rooftop terraces.



Artificial Turf
Artificial turf grass to roof terraces.



Courtyard and Terraces - Edge Types

Low Planter Edges
150mm high metal planter edge to courtyard.



Metal Flush Edge
Metal edge to hard surfaces.



Raised planter edge
Powder coated steel edge to raised planters. RAL colour to complement architectural finishes. 350mm -750mm high.



Seat edge with storage
Seat edge to grow-your-own planters, timber clad with lockable tool storage



Courtyard and Terraces -Furniture Types

Seat edge to planters.
Timber slat benches, some with back and armrests.



Bleacher seats to tilted lawn
Timber clad benches to raised lawn.



Movable Furniture
Chairs, tables, and loungers to roof terraces.



Movable planters
Movable planters for small trees to roof terraces, powder coated steel, RAL to complement architectural



Bean bags
Bean bags to rooftop terraces.



4. LANDSCAPE & PUBLIC REALM

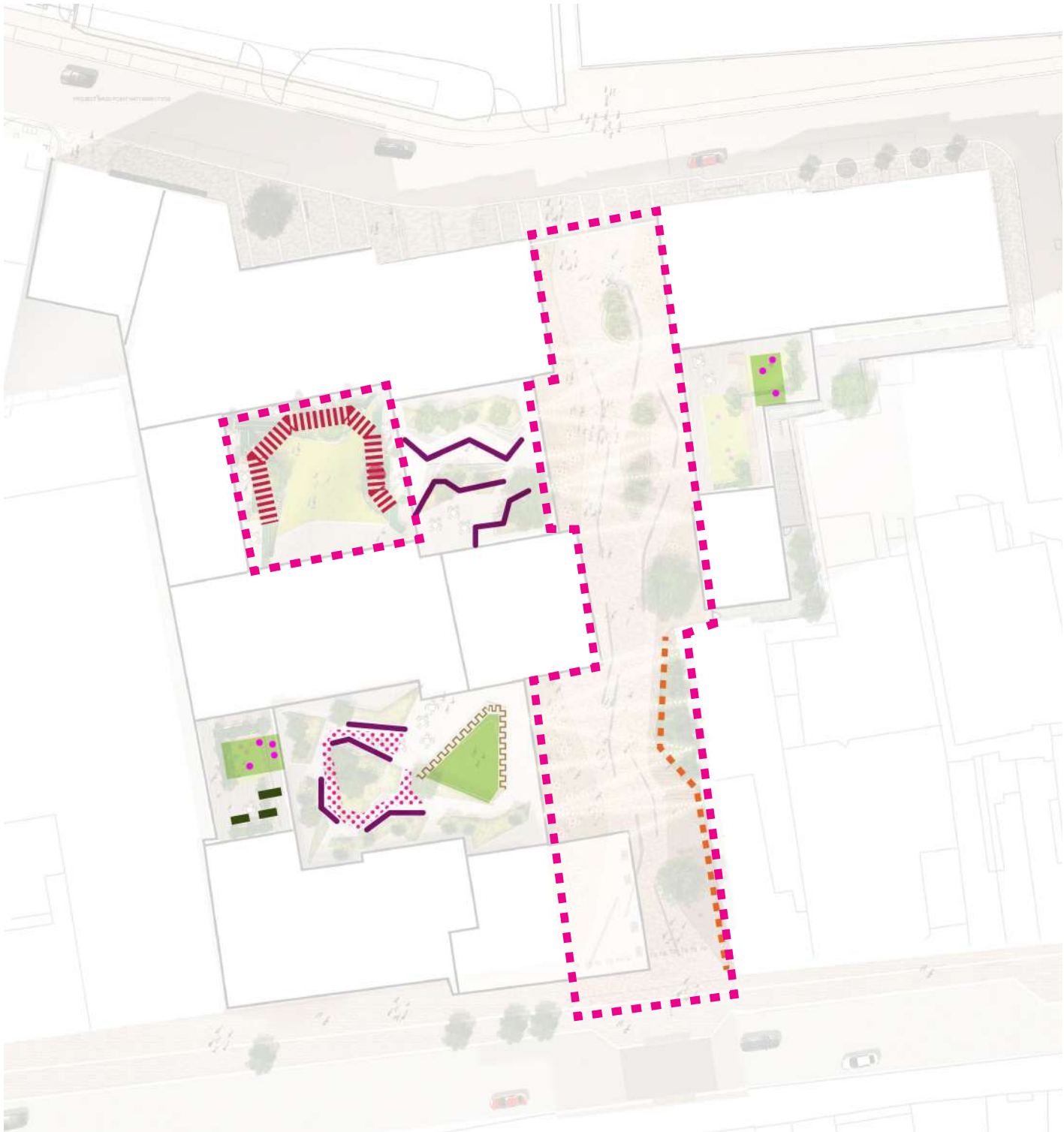
4.6 PLAY STRATEGY

4.6.1. Incidental Play opportunities - Friars Walk & Courtyard Re-Design

The approach to play remains the same strategy as the consented scheme - to integrate playful features in the landscape where possible through public realm furniture and detailing, and access to natural features. Within the public realm, the linear edge to the birch stem woodland planting is formed as playable two tiered benches that invites activities such as balancing, climbing and foraging into the tree stems. Likewise, the woodland courtyard features stepping stones and a robust naturalistic planting scheme with a 'secret garden' feel for children to explore. The large lawn on the podium garden terrace and the surrounding tiered timber seats provide ample space for lounging and gatherings. Not aimed at a specific age group, these areas provide opportunities for overlapping play and age categories, and social interaction. On the rooftop amenity terraces, artificial turf areas provide a more formal playable space, which can be equipped with elements such as weather resistant soft toys, mini slides, and bean bags, surrounded by ample seating for carers.

The precedent images to the right provide some examples of how this play strategy should be realised at Station Hill across the public and semi-private areas within the development.

- Playable Bench Feature
- Woodland walk, natural play
- Climbable bench and planter edges
- Climbable bleacher seating
- Lawn/Artificial Turf
- Grow-Your-Own-Garden planters
- Bean bags



4. LANDSCAPE & PUBLIC REALM



Playable Bench Feature



Woodland walk, natural



Playable Wall Feature



Birchstem woodland edge



Sculpted artificial turf



Bean bags



Woodland walk, natural
play



Woodland walk, natural
play



Climbable bleacher seating



Sloped lawn

4. LANDSCAPE & PUBLIC REALM

4.7 PLANTING AND BIODIVERSITY STRATEGY

4.7.1 Biodiversity and Ecological Features - Friars Walk & Groundfloor Courtyard Re-Design

The planting and biodiversity strategy for the re-design remains the same as the consented scheme. The design strives to encourage a healthy and biodiverse wildlife community alongside its residential community. The planting palette incorporates a number of native flowering species providing food for invertebrates, and a couple of bug hotels are proposed in the courtyard and terraces.

The inclusion of over 50 bird boxes aims to entice a wide range of species to make the site their home. The boxes are strategically placed on building facades and trees throughout the development based on where the individual species are inclined to nest.



Starling Nest Box



Swift Nest Box



Black Redstart Nest Box



Bug Hotels



- 42 No. Swift boxes
- 2 No. Starling boxes
- 2 No. Bug hotel
- 9 No. Hole nest box
- 6 No. Black Redstart Boxes

