

Broad Street Mall Masterplan Landscape Strategy

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REVISION STATUS

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1.0 INTRODUCTION



1.0

Introduction | 1.1 Introduction

This Landscape Statement has been prepared to support the Planning Application for a mixed use development at Broad Street Mall, Reading, on behalf of Moorgarth.

The development is to include a significant upgrade to the existing Broad Street Mall, and to make provision for new residential units

This document sets down the proposed strategy for the residential amenity roof terrace which will be provided to complement and enhance the proposed apartments.

The document also illustrates the aspirations for improvements to the wider streetscape beyond the immediate planning application boundary. The proposals shown beyond the application site boundary are for illustrative purposes only, but are intended to provide the context within which the development might sit.

The document is structured in two parts:

The first section provides a summary of existing site conditions, in order to ensure that the proposals are sensitively and seamlessly integrated within the existing site setting, and to identify opportunities and constraints which might inform the landscape strategy for the roof terrace scheme.

The landscape strategy set out in the second part of the document builds upon these opportunities and constraints to ensure that the landscape proposals maximise the development area's assets and fits seamlessly within its setting.

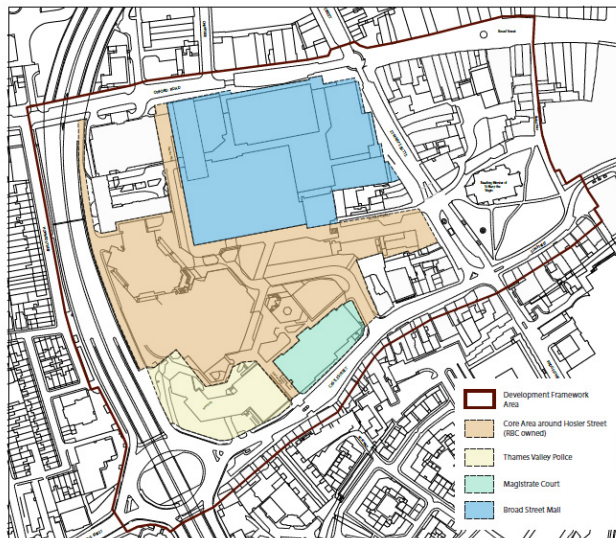
This document forms part of a wider suite of documents and drawings which will be submitted as part of the application for the redevelopment of the Broad Street Mall, and should be read in conjunction with those documents and drawings prepared by both the landscape architect, and the wider team of consultants.



1.0

Introduction | 1.2 Planning Background

A summary of Planning Policies which are most relevant to the provision of public realm and landscape to the Broad Street Mall redevelopment are set down below :



Extract from the Hosier Street Area Outline Development Framework

Aerial view of Hosier Street and Broad Street Mall Proposals



Hosier Street Area
Outline Development Framework June 2018
Reading Borough Council

This document provides a development framework for the regeneration of the Hosier Street Area which lies immediately to the south of the Broad Street Mall development site.

The vision and guidelines set down in this document will be taken into account when considering options for the design development of the Broad Street Mall site, given the close proximity and interfaces of the two sites.

The Vision Statement

The Hosier Street/Broad Street Mall Area will be a distinctive and high quality, high density, mixed use area within Reading's Central Core. The area will portray a unique character and sense of place retaining the historical associations of the area and providing high quality public realm, both through the enhancement of existing public spaces adjacent to the site and the provision of new spaces that provide a setting and focus for new development.

Development will contribute positively to conserving and enhancing the adjoining conservation area and to protecting and enhancing the listed St Mary's Church and its setting.

The area will host a wide range of uses and activities that will contribute to an active, well designed public realm throughout daylight and evening hours. There will be a mix of residential, office/commercial/retail and leisure/community facilities, built to high densities that will include tall buildings, complemented by high quality open spaces that together will create a new destination and a desirable place to live and be at ones leisure. The area will appeal to all sectors of Reading's population as a place to live in, work in, study in and visit.

Public Realm Parameters

The Outline Development Framework goes on to say that the site should ensure public open space is multifunctional and high-performing

- Areas of open space and interconnecting public realm to be well designed, functional, adaptable and capable of efficient maintenance. These spaces must be designed to ensure a vibrant, lively and thriving public realm.

- The public spaces will provide both a place to stop and reflect, while also acting as an important network of thoroughfares.

- Development to improve and enhance St Mary's Butts as a multi-functional shared public space that manages buses and other traffic within a shared surface area and integrates with an extended open space area including the graveyard, the churchyard, associated open areas and the historic structures in St Mary's Butts.

- The (possible) removal of the disabled/temp car parking from Hosier Street to provide a new shared surface market space.

- Private communal amenity areas within developments that also provide some visual benefits and sense of openness within the development.

- Significantly enhanced existing routes including Queens Walk and Düsseldorf Way as active multi uses spaces with high quality landscape treatment that mitigates against uncomfortable micro climatic impacts. Each space should have it's own distinctive character – soft landscape for Queens Walk and hard landscape (reflective of Düsseldorf's cobbled 'Altstadt') for Düsseldorf Way.

- Welcoming shared surface streets at podium level and that relate to the surrounding development in terms of active frontages and entrances and include appropriate

lighting improvements. New streets should be comfortable and appropriate for their localised use in terms of wind/microclimate considerations

- Two principle 'pedestrian crossroads' within the development: the westerly junction will be to the southwest of the entrance to the Hexagon Theatre and the easterly one shall be within the open space park. Development shall front these key junctions and not intrude on sightlines, thereby maintaining legibility and way-finding throughout the development

- The new shared surface market space is likely to be restricted at its junction with St. Mary's Butts where the electricity sub-station is likely to be retained. There is potential here for the market to more visibly re-connect with the street pattern in this area, via hard surface improvements and could potentially mirror the triangular area to the west of The Minster, opposite. This area should include facilities to enable higher quality stalls to be erected quickly and then removed to allow this area to be used for other activities when the market is not operating. The tea hut could be relocated into this space into an enlarged kiosk with long opening hours, to help to animate this space.

- Designs that utilise existing trees as far as practicable. New street trees should be planted into the ground wherever possible, but where over the podium, planters or tanks should be used.

With regards to the selection of materials the Development Framework goes on to say;

The combination of red brick pavements and granite detailing is a robust and recognisable hallmark of the town centre.

There is an ambition to more fully intergrate the wider site area into the same, or similar palettes continuing to employ the same materials, although with variation

1.0

Introduction | 1.2 Planning Background

around form and scale of paving units.

Complete reinvention of a new palette for the site should be avoided, although materials should respond to a hierarchy of movement.

With reference to the selection of Street Furniture the Development Framework says:

Much of the street furniture in the town reflects the high percentage of Victorian architecture in the town centre, and this traditional approach contrasts with contemporary architecture and the regeneration of the area. Consequently, a fresh approach to street furniture could be taken to the wider site

Public Art/Play

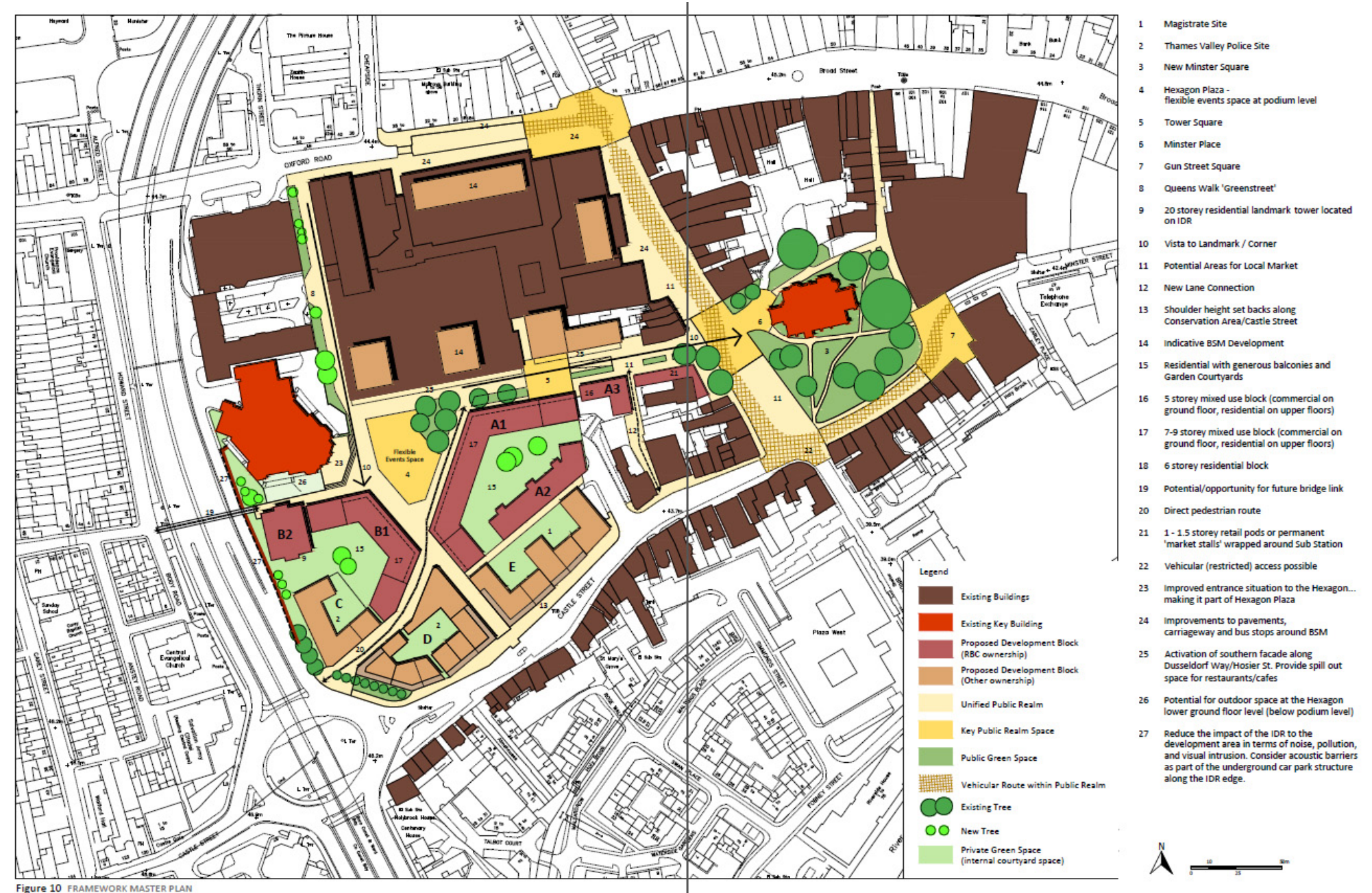
'...public art and play should be integrated into the very essence of the public realm. Play, where specifically provided, should cater for all age ranges (children and adults as well as make provision for accessible and disabled play.

General Principles for Private/Communal Space

'Particular attention should be given to the siting of play equipment, which should generally be avoided within private blocks, but substituted by stimulating landscapes designed to encourage community participation.

Podium Landscape

Where very tall buildings are proposed, podium level gardens should be maximised to ensure a sense of 'living in green' is achieved



HOSIER STREET AND BROAD STREET MALL PROPOSALS
Extract from the Hosier Street Area Outline Development Framework

1.0

Introduction | 1.2 Planning Background

Sites and Detailed Policies Document Adopted
October 2012 (Revised January 2015)
Reading Borough Council

This document sets down a number of planning policies which relate to the provision of open space in new residential developments: in Reading

5.6.1 DM10: Private and Communal Outdoor Open Space

Dwellings will be provided with functional private and communal open space that allows for suitable sitting out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and /or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or private communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

5.6.10 In the past, the Council has sought the following minimum provisions for private or communal outdoor space for each type of accommodation:

a/ Houses: Useable private outdoor space should be no less than the gross floor area of the dwelling to which it relates

b/ Flats outside central Reading:

1 and 2 bedroom	25sqm per flat
3 or more bedrooms	40sqm per flat
Sheltered units	20sqm per unit

c/ Development in central Reading will not always be expected to comply with the standards set above. Open space is nonetheless required, unless exceptional circumstances prevail, to accommodate modest sitting out areas and clothes drying facilities.

8.1.2 DM16 Provision of Open Space

The amount and type of publicly accessible open space to be provided shall be as laid out in the most up-to-date Open Spaces Strategy. The provision of open space shall satisfy the most urgent need in terms of the type of open space to be provided in a particular location having regard to the size of the site and shall be subject to considerations of particular site specific deficiencies.

8.1.12 The Open Spaces Strategy states that, 'All guidelines recommend that at least some open space for children to play, whether publically or privately owned, be available within 100-200m of every home. This will primarily affect very high-density developments, like flats....

Reading Open Space Strategy
Update Note January 2018

This note reinforces the importance of Public Open Space within Reading:

'Public Open Space helps to achieve various Council aims including improving the quality of life for residents, providing good access to open space and waterspace, adapting to climate change, enhancing the natural environment to contribute to economic success, ensuring Reading is healthy and enhancing biodiversity and wildlife. The town's open spaces contribute significantly to defining its character'.

'The OSS notes the contribution that planting on the street frontage can make to increase street tree cover ...,'

Reading Tree Strategy June 2010

The Reading Tree Strategy sets down the following Objective for trees in new developments:

Objective 6: The role of new developments.

New development will be expected to make a positive and sustainable contribution supporting the objectives of this strategy in enhancing Reading's urban environment.

Such planting should be used to enhance streets and other public realm as part of planning permissions for all relevant new developments, particularly in higher density urban developments.

	Description	Size	Transport mode	Radial catchment
Borough park	Varied character and facilities; open parkland, natural, formal, sport, play and relaxation; catering	60 ha	Car; public transport; cycle	
District parks	Varied character and facilities (but fewer than above); natural, formal, sport, play and relaxation	20 ha	Car; bus; cycle; foot	1.2 km
Local parks	Relaxation, play and ball games	2 ha or 1-2 ha equipped	Cycle; foot; wheelchair	0.8 km
Neighbourhood park	LEAP (local equipped area for play) + informal space	0.1-.02 ha equipped	Foot; wheelchair	0.4-0.8 km
Small recreational open spaces	'low-grade' recreation	0.1-0.2 ha	Foot; wheelchair	0.4-0.6 km
Linear open spaces	Relaxation; green link		Foot; cycle	
Semi-natural sites	Comparatively undisturbed sites, managed for wild flora and fauna		Cycle; foot; wheelchair	1.5-2.0 km

Reading Open Space Strategy - Hierarchy and Access



1.0

Introduction | 1.2 Planning Background

St Mary's Butts/Castle Street Conservation Area

The St Mary's Butts/Castle Street Conservation Area was designated in 1972.

The special interest which justifies designation of the St Mary's Butts/Castle Street Conservation Area derives from the following features:

- Its position at the Saxon centre of Reading at a cross-roads of the main east-west and north-south routes through the town, just north of an original crossing point across the River Kennet, upon which river the town grew.
- The Grade I listed Church of St Mary in St Mary's Butts, a Reading landmark, originally Norman, and mentioned in the Domesday Book, but now mostly Medieval in origin, which is the focal building of the Conservation Area.
- St Mary's Churchyard, an important open space in the centre of town.
- Other important landmark buildings including the Grade II* listed St Mary's Church in Castle Street.
- The architectural and historic interest of the area's other buildings, with examples dating from the sixteenth century to the present day, but the majority of which show a coherence of scale within their various architectural styles.
- The presence of some of the oldest surviving buildings in Reading, including 3 existing public houses ("The Allied Arms", "The Horn" and "The Sun") dating from the 16th and 17th centuries, and the former "Shades" public house at 15 Gun Street dating from the 17th century. "The Sun" is also reputed to be on the site of the former Reading Gaol.
- Important Grade II* listed buildings at 15 and 17 Castle Street (both 16th century), 19 Castle Street (early 18th century), 63 Castle Street (circa 1750) and the Church of St Mary, Castle Street (1798).

• 35-37 St Mary's Butts ("County Delicacies") and 57 St Mary's Butts ("The Allied Arms"), which also date from the 16th century.

- The Queen Victoria Jubilee Fountain in St Mary's Butts, a local landmark.

- The Grade II* listed Holy Brook Culvert to the rear of numbers 1-31(odd) Castle Street, plus the remainder of the Holy Brook which links the rear of the properties on the south side of the conservation area.

- A high percentage of listed buildings, listed individually and for their group value, dating from before 1875.

Character Area 2: Features that make a positive contribution to the historic character and appearance of the conservation area:

- The traditional 16th century buildings at the southern end of St Mary's Butts (numbers 35-37 St Mary's Butts and "The Horn" adjoining them to the south), and at 57 St Mary's Butts, the latter retaining its cobbled access and passageway and cobbles in front of the building;

- The Victorian Fountain and kiosk, which are local landmarks on the "island" in the centre of St Mary's Butts;

- Views to St Mary's Church and Churchyard.

Character Area 2: Features that have a negative impact on the historic character and appearance of the conservation area:

- The relative dominance of large modern buildings to the north (Broad Street Mall) and smaller buildings to the west (32-34 St Mary's Butts, the Electricity Sub-Station) and the Civic Centre complex beyond these to the west;

- The wide, vehicle dominated thoroughfare of St Mary's Butts itself;

- Modern carriageway and pavement materials (concrete and tarmac) which do not respect the historical importance of the street;

• A plethora of street furniture associated with the function of the street as an important vehicular, particularly public transport, route.

- The current unattractive appearance of the Hosier Street market area immediately adjoining and affecting the setting of the Conservation Area.

St Mary's Butts/Castle Street Conservation Area



Reading Biodiversity Action Plan 2005-2015

The Reading Biodiversity Action Plan sets down the following objectives for the habitats in Urban environments:

Short term:

Protect and/or replicate habitats found to be used by rarer species of plants and animals.

Require nesting provision for birds and bats as part of development.

Medium term;

Manage selected sites for optimum wildlife habitat. Developments should contain materials and designs that provide opportunities for use by identified BAP species.

Long term:

Maintain a mosaic of suitable sites, including ground, green and brown roof and wall sites.

Species on the long list occurring in this habitat (but not necessarily found at all sites)/

Birds:

- Black Redstart
- House Sparrow
- Linnet
- Kestrel
- House Martin
- Sand Martin
- Swift

Mammals

- Bats (Brown Long Ear, Common Pipistrelle, Soprano Pipistrelle, Natterer's)

Invertebrates

- Buttoned Snout (a moth)





2.0 EXISTING SITE CONDITIONS



2.0 Existing Site Conditions | 2.1 The Site

The Broad Street Mall fronts onto the busy retail streets of Oxford Road and St Mary's Butts, in the commercial heart of Reading.

Both streets are primarily Victorian and Edwardian, with extensive use of red brick and detailing typical of the era.

A few buildings date from earlier times, and there are a few half timber buildings in the vicinity adding to the visually rich setting of the site.

The existing Broad Street Mall was constructed in the 1970s and now appears rather tired.

The adjacent streets are rather cluttered, with numerous bus stops, lighting and bins. There are limited opportunities for seating.

The Queen's Walk is a pedestrian link from Oxford Road to the Hexagon Theatre, and this is in particularly poor condition, with no trees, planting or seats, and very poor surface materials. Parts of this route are over car park decks and access roads beneath.

Hosier Street provides vehicle access from St Mary's Butts, and becomes pedestrianised near the Theatre. A market is held at the eastern end, and there is an area of green space half way along which varies in level. Again the quality of the materials in the public realm is very poor, with a number of level changes, and access issues. The western end of this street becomes Dusseldorf Way and is in part also over deck and access roads.

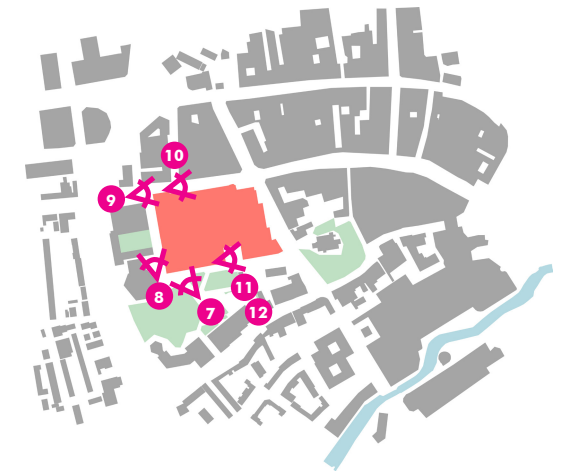
There are pedestrian links onwards to the Police Station and Magistrate's Court.



HOSIER STREET AND BROAD STREET MALL PROPOSALS
Extract from the Hosier Street Area Outline Development Framework

2.0 Existing Site Conditions | 2.2 Visual Appraisal

The following images provide a summary of the key characteristics and condition of the architecture and public realm in the vicinity of the redevelopment area.



OXFORD ROAD



The public spaces in Oxford Road are cluttered and a wide variety of tired looking surface materials are used. The existing crossing points area poorly finished. At the junction of Oxford Road and St Mary's Butts, railings have been installed to the roundabout contributing further to the sense of clutter.

ST MARY'S BUTTS



The public spaces in St Mary's Butts are cluttered and a wide variety of tired looking surface materials are used. The existing street trees to this road are too small for the scale of the space and adjacent buildings. The Hosier Street Market spills out onto the main road. It is not clear where the entrances to the Broad Street Mall are located.

2.0 Existing Site Conditions | 2.2 Visual Appraisal



HOSIER STREET



The eastern end of Hosier Street is characterised by mature trees and the market stalls, At the midway point the street opens out to a green space with further trees, and the location of a weekly market.

QUEEN'S WALK



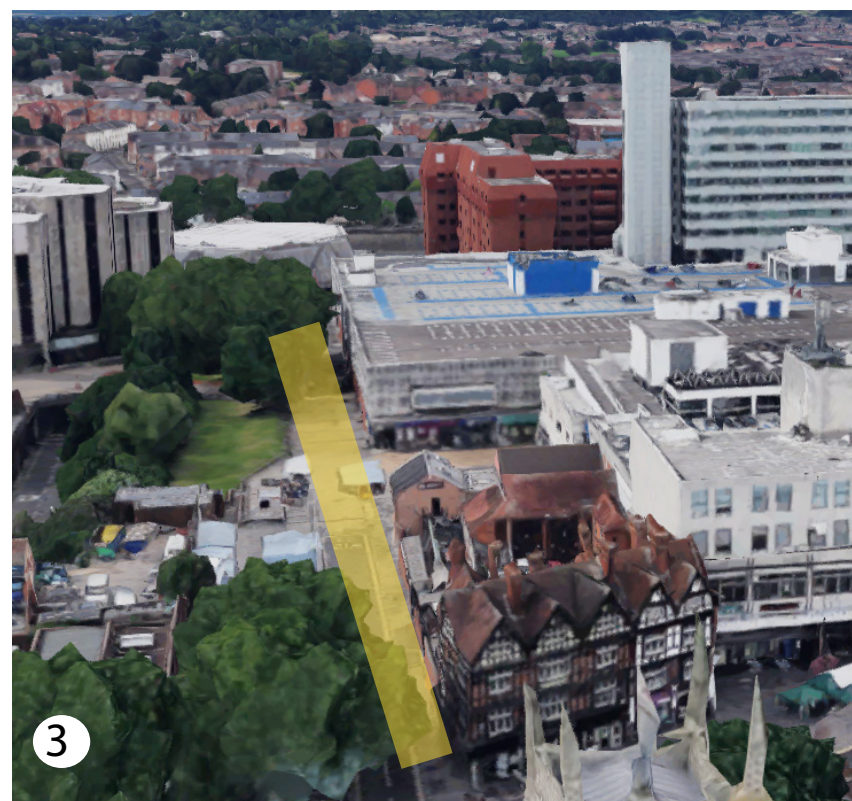
The Queens Walk provides a pedestrian link to the Hexagon Theatre from Oxford Road. It is characterised by poor quality paving and inactive frontages. The southern half of the Queens Walk is suspended over undercroft car parking and access roads, and in part the walkway overlooks these spaces, where these emerge below..

2.0 Existing Site Conditions | 2.3 Existing Boundary Conditions

As described above, the site is bordered by existing retail streets and access road and podium walkways.

The level changes to the Queens Walk and Hosier Street/ Dusseldorf Way, in particular create difficult interface conditions for redevelopment and new landscape works.

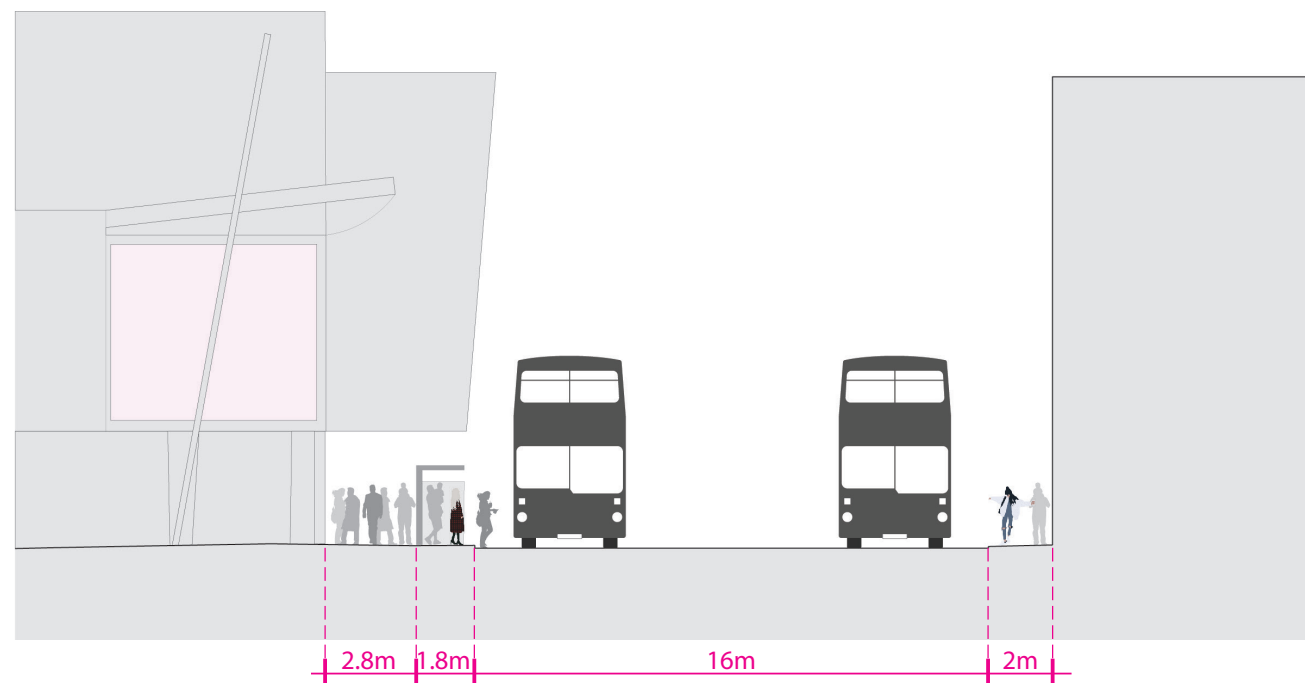
The sections on the following pages illustrate the site boundary conditions in more detail.



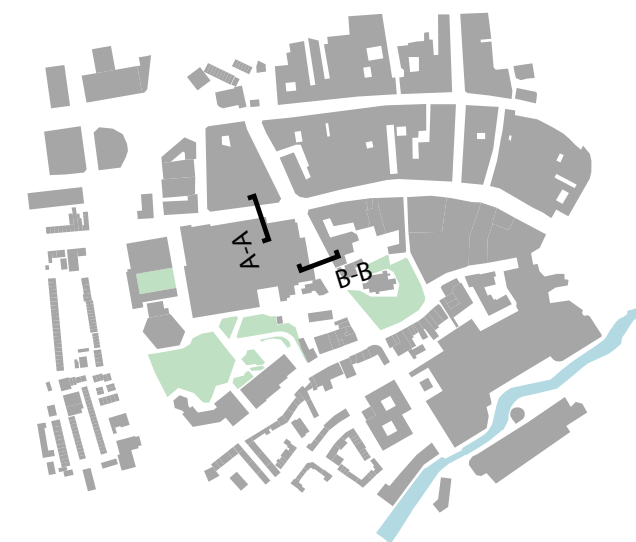
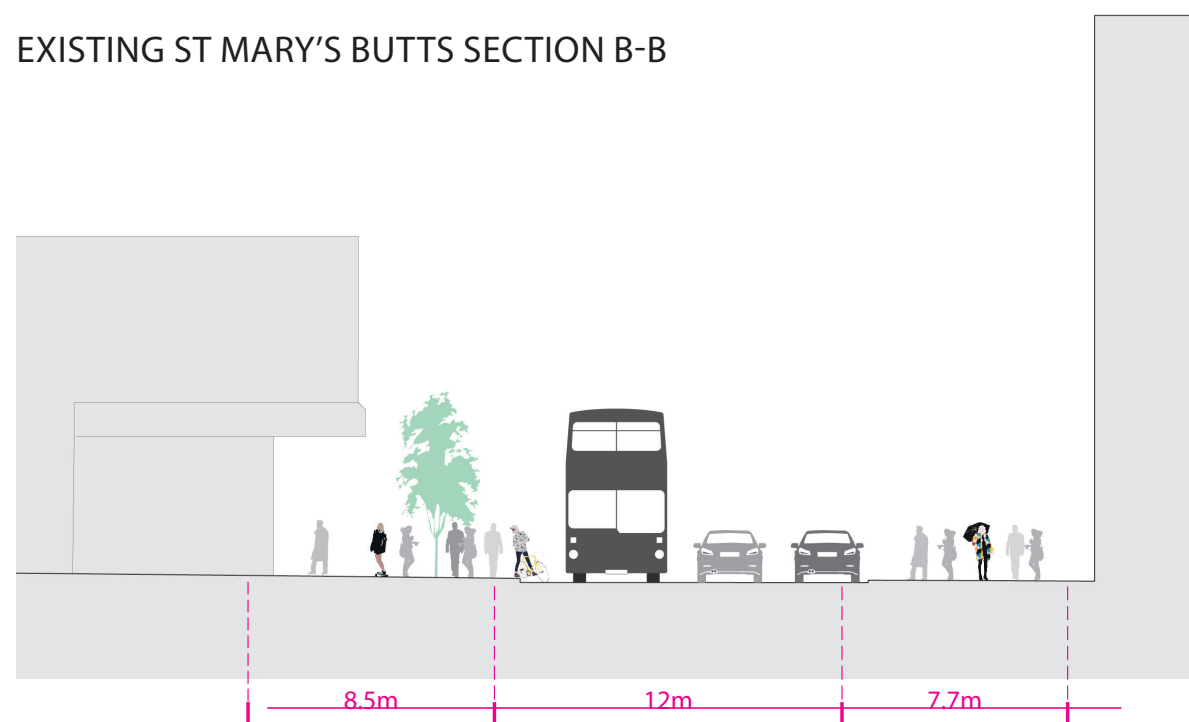
1. Oxford Road
2. St Mary's Butts
3. Hosier Street/Dusseldorf Way
4. Queens Walk

2.0 Existing Site Conditions | 2.4 Existing Site Sections

EXISTING OXFORD ROAD SECTION A-A

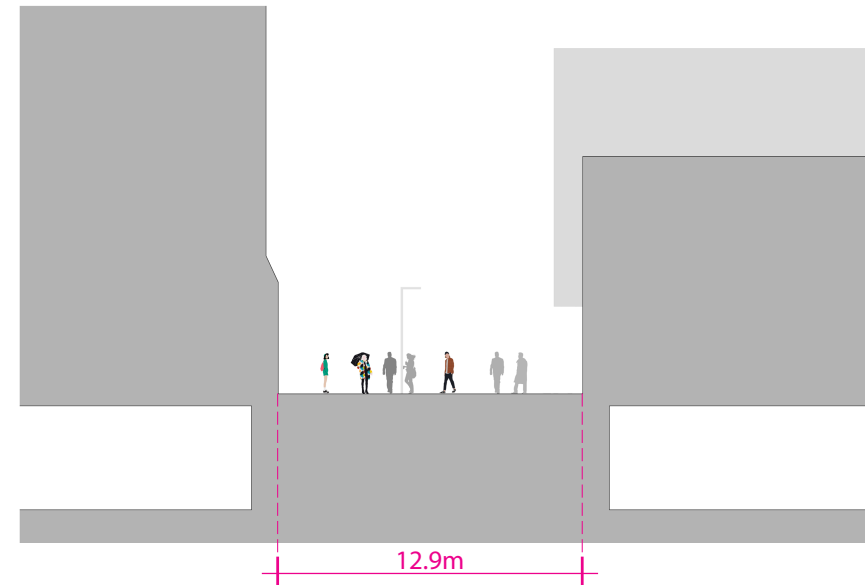


EXISTING ST MARY'S BUTTS SECTION B-B

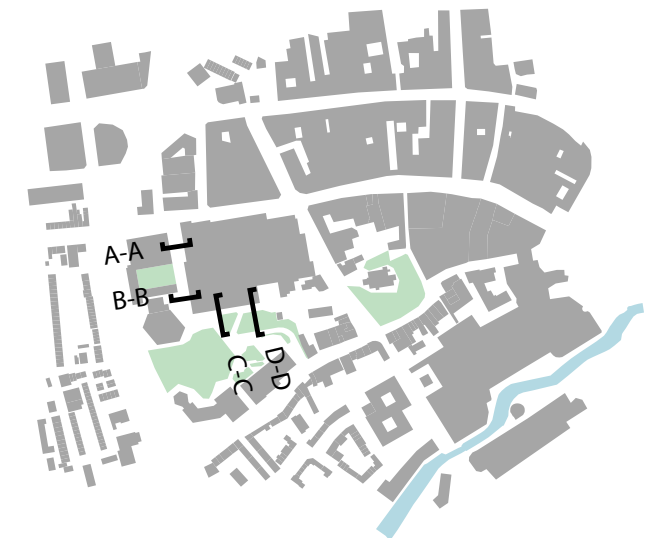
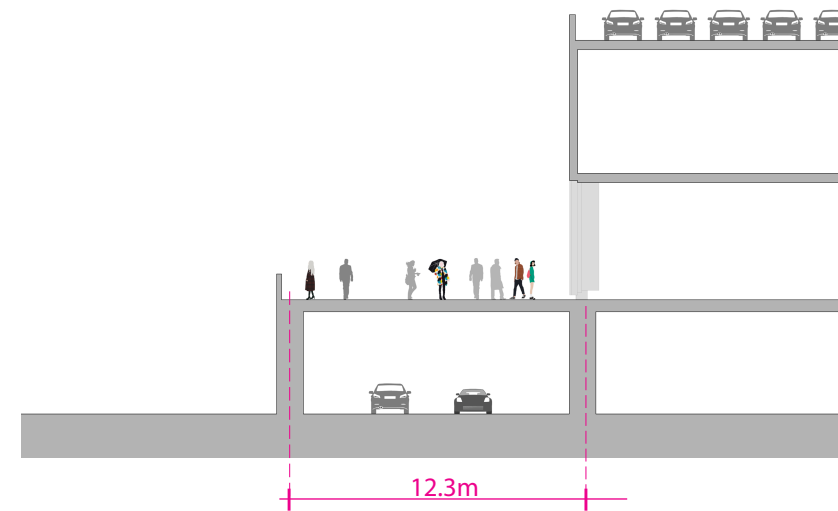


2.0 Existing Site Conditions | 2.4 Existing Site Sections

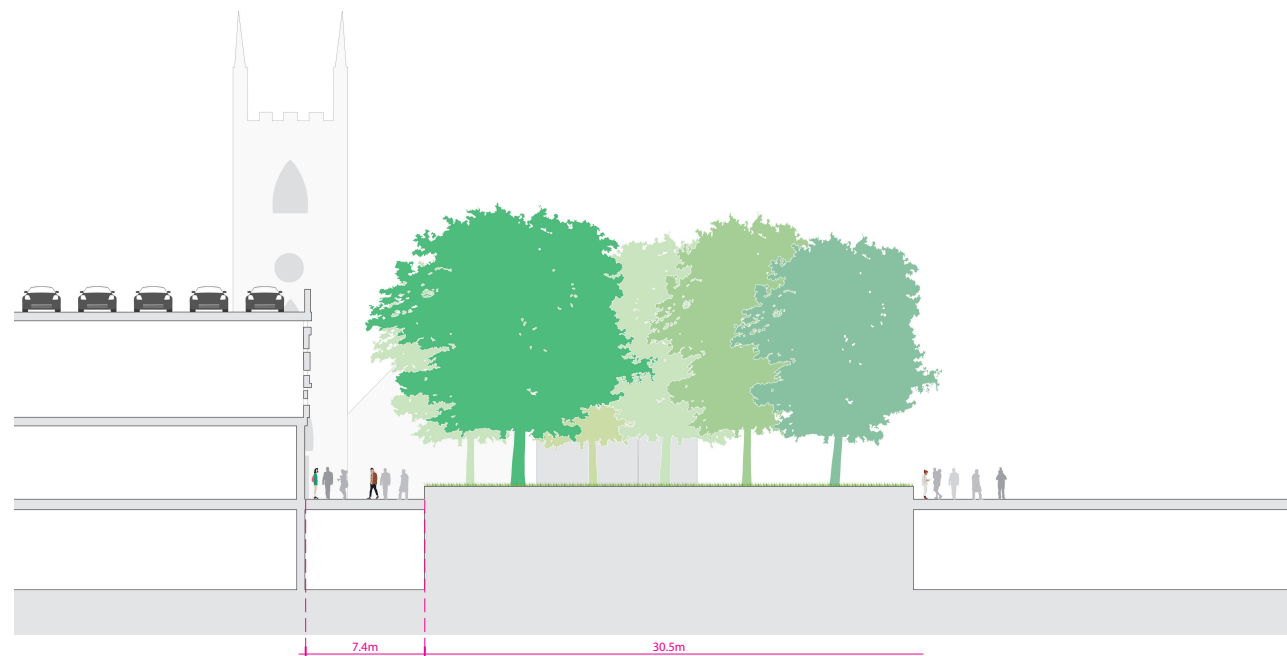
EXISTING QUEEN'S WALK SECTION A-A



EXISTING QUEEN'S WALK SECTION B-B



EXISTING DUSSELDORF WAY SECTION C-C



EXISTING DUSSELDORF WAY SECTION D-D



2.0 Existing Condition | 2.5 Existing Vegetation

There are a few street trees which characterise the perimeter of the Broad Street Mall.

There are three trees along Oxford Street. These are ash species, which have become distorted as they try to grow away from the building.

There are two very small trees which have recently been planted on St Mary's Butts. These appear to be plane trees, but are have been planted so small that they do not make an impact on the street.

There is a group of mature plane trees at the junction of St Mary's Butts and Hosier Street which make a positive contribution to the streetscape in this location, in combination with trees in the open space of The Minster.

A further group of mature trees enhances the small green space immediately to the south of Dusseldorf Way.



2.0

Existing Site Condition | 2.6 Outdoor Amenity Space Requirements

The site is located close to the historic and commercial heart of Reading and as a result has limited access to public open space.

The Reading Open Space Strategy states with regard to the existing distribution of open space across the City;

'There is no particular defined standard. A 4km radius catchment area for local parks and a 1.2km catchment for larger parks is considered a reasonable standard in assessing the distribution of open spaces in urban areas. The standard of 0.2ha minimum local park size is also widely used. By these measures, Reading's provision of green space is close to average, but at the lower end of the range.'

With regard to provision of open space for new developments the states Reading Borough Council's The Sites and Detailed Policies Document Adopted October 2012 (Revised January 2015), states:

;c/ Development in central Reading will not always be expected to comply with the standards set above. Open space is nonetheless required, unless exceptional circumstances prevail, to accommodate modest sitting out areas and clothes drying facilities.

The Open Spaces Strategy states that, 'All guidelines recommend that at least some open space for children to play, whether publically or privately owned, be available within 100-200m of every home. This will primarily affect very high-density developments, like flats....'

West Park 0.5ha

Recreation Ground
Play Area

Christchurch Meadows 11.3ha

Recreation Ground
Play Area
Tennis Courts

Victoria Recreation Ground 1.8ha

Recreation Ground
Play Area

Kings Meadow 12.6ha

Fishing
Play Area
Rugby
Football
Woodlands

The Forbury Gardens 2.4ha

Picnic Area
Recreation Ground
Cafe
Historic Interest

Minster of St Mary the Virgin Gardens 0.4ha

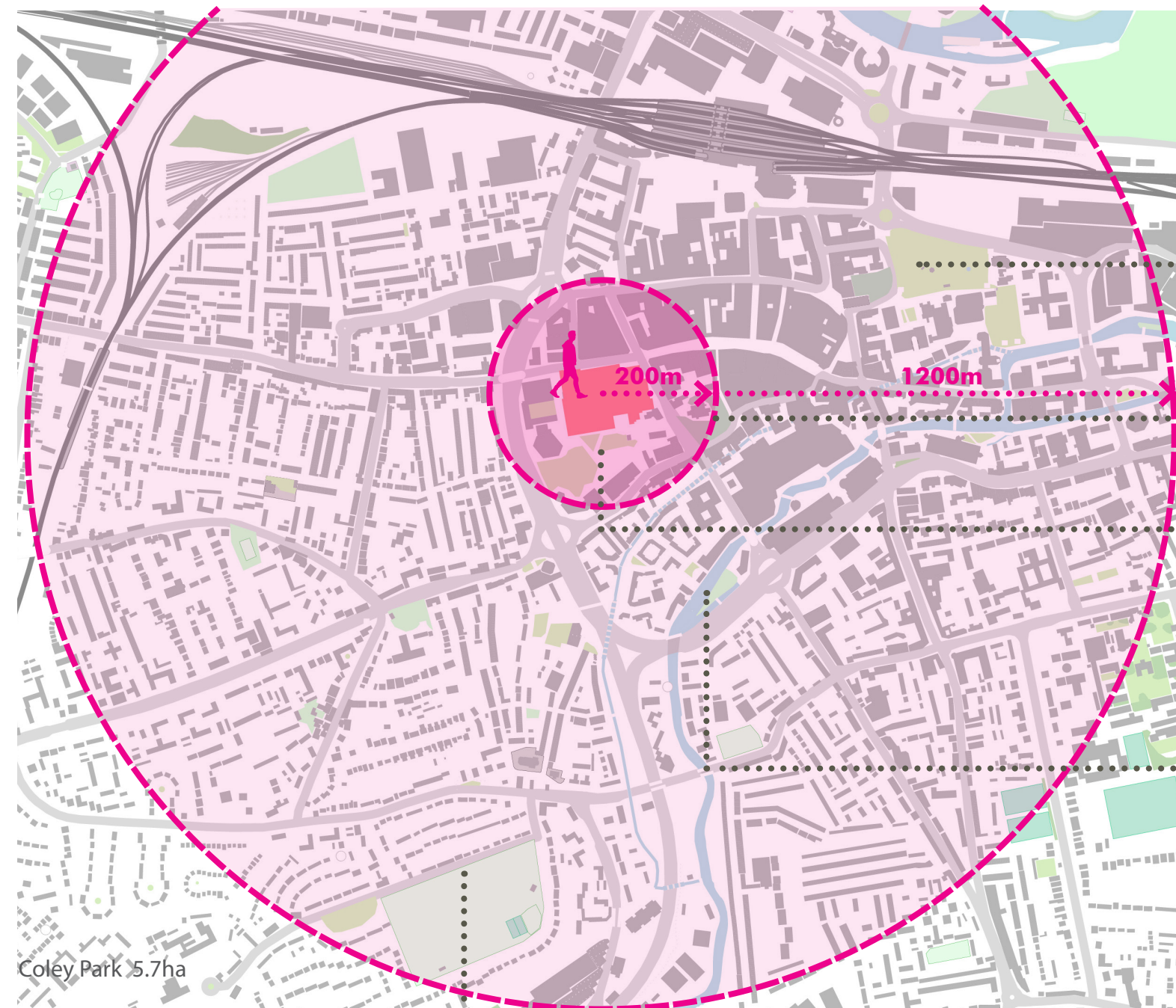
The Site

Katesgrove Playground 0.5ha

Basketball
Cricket Pitches
Football
Play Area

Coley Park 5.7ha

Football
Basketball
Tennis Cricket



2.0

Existing Condition 2.7 Existing Public Realm Materials, Street Furniture and Lighting

Public realm materials to the perimeter of the Broad Street Mall consist of a variety of surface materials and street furniture, in various conditions.

Red brick pavements and granite kerbs characterise Oxford Street, and St Mary's Butts. Street furniture includes cast iron heritage style fixtures, with a general sense of clutter.

Pre-cast concrete slabs in very poor condition characterise the Queen's Walk, and Dusseldorf Way. There is little street furniture in these locations.

There is however, a dominant 'motif' in these areas. That is, the hexagonal and triangular forms of the Hexagon Theatre and public realm to the south west corner of the site.

New surfaces in the student accommodation court adjacent to Queen's Walk include pink granite paving, and colourful steel planters,

The existing roof deck materials consist of flat roof covering in poor condition. The upper roof area currently overlooks roof top parking areas.



1. Queen's Walk
2. Dusseldorf Way and Hexagon Theatre
3. Dusseldorf Way - South Entrance Paving
4. BSM South Entrance
5. Oxford Road
6. Oxford Road
7. Oxford Road looking west
8. St Mary's Butts looking north
9. Refurbished student courtyard
10. Paving materials in student court
11. Hexagon forms outside Theatre
12. Cast Iron bollard and distinctive motif

2.0

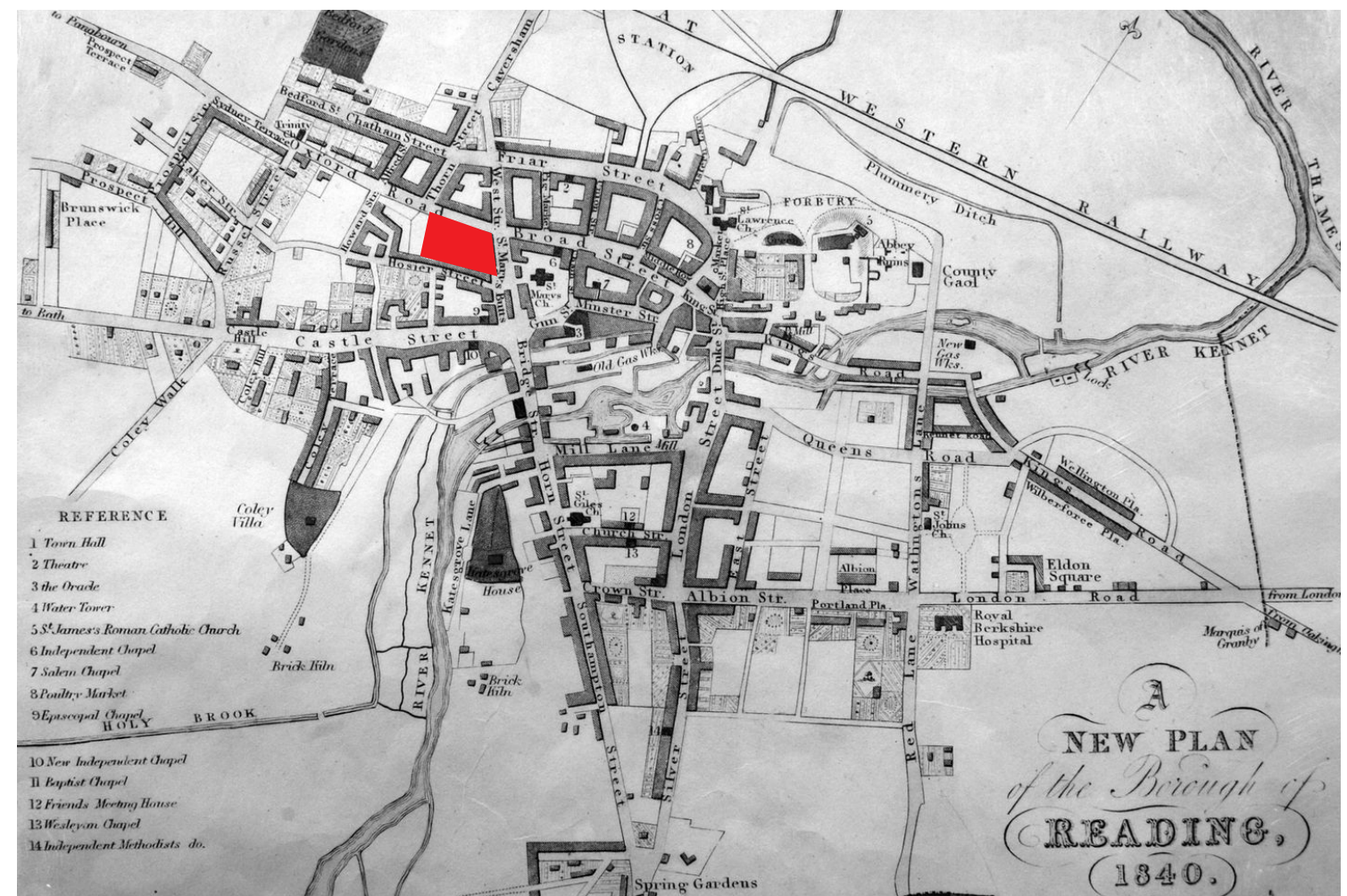
Existing Site Conditions | 2.8 Historic Context

The first evidence for Reading as a settlement dates from the 8th century. It was an important trading and ecclesiastical centre in the medieval period, focused around Reading Abbey, which was one of the richest monasteries of medieval England with strong royal connections.

By 1525, Reading was the largest town in Berkshire, and tax returns show that Reading was the 10th largest town in England when measured by taxable wealth. By 1611, it had a population of over 5000 and had grown rich on its trade in cloth. However, the town was seriously affected by the English Civil War, with a major siege and loss of trade.

The town's fortunes improved as the 18th century saw the beginning of a major iron works in the town and the growth of the brewing trade for which Reading was to become famous. And in 1723, despite considerable local opposition, the Kennet Navigation opened the River Kennet to boats as far as Newbury and Bristol.

The 19th century saw the coming of the Great Western Railway and the development of the town's brewing, baking and seed growing businesses - Simonds Brewery, Huntley and Palmer Biscuits and Suttons Seeds respectively. During that period, the town grew rapidly as a manufacturing centre, with the biscuit distribution throughout the Empire at the time, earning Reading the title - 'Biscuit Town'.



Historic Map of Reading 1840



View from Caversham of Reading 1793



Edwardian Reading Town Centre



St Marys Butts in C19th

2.0 Existing Site Conditions | 2.9 Summary

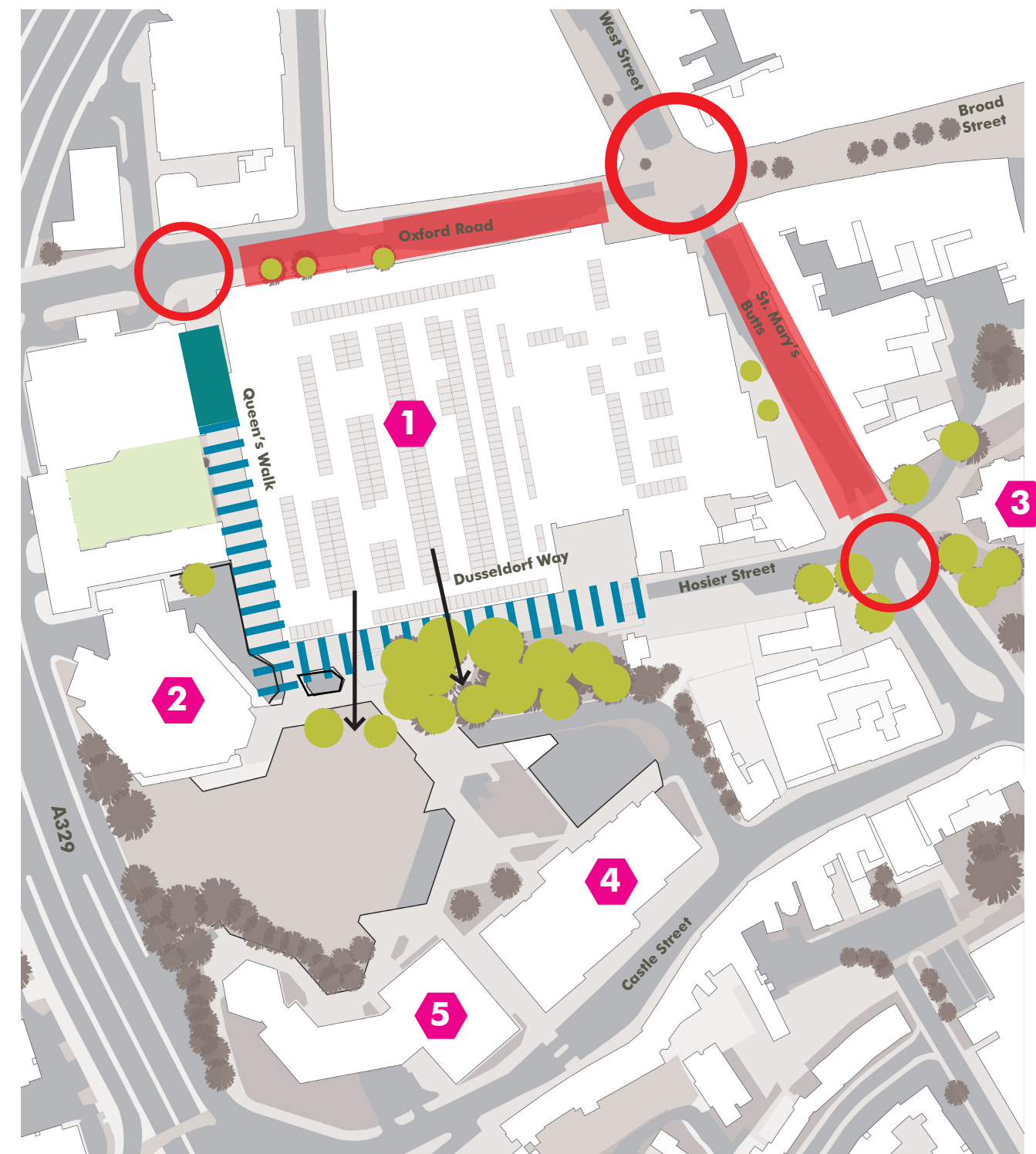
The streets adjacent to the Broad Street Mall are generally surfaced in poor quality materials and appear visually cluttered..

Oxford Road and St Mary's Butts are largely characterised by Victorian and Edwardian architecture and red brick paving to match.

Queen's Walk and Dusseldorf Way are dominated by the existing mall, and characterised by inactive frontages and poor quality materials. However, these routes will provide key connections to the wider regeneration area of Hosier Street.

The existing roof areas of the Mall are characterised by small pop-up buildings, and exposed car park areas. The existing deck area potentially has limited loading capacity, and opportunities for extensive planting in the roof terrace areas may be limited.

- 1. Broad Street Shopping Mall
 - 2. The Hexagon Theatre
 - 3. The Minster
 - 4. Magistrates Court
 - 5. Reading Police Station
- Key Pedestrian Gateways into and around Site
 - Adjacent Shopping Streets
Poor quality brick surface materials
Cluttered Street Furniture
 - Pedestrian Walkway
No Active Frontage/Poor quality surface materials/Limited seating
Walkway over Natural Ground
 - Pedestrian Walkway
No Active Frontage/Poor quality surface materials/Limited seating
Walkway over Deck
 - Existing Trees
Attractive mature trees to Hosier Street, and in front of the Minster
Poor quality street trees to St Mary's Butts and Oxford Road
 - Views South from Car Park Deck Level
 - Parapet Edges over Lower Access Roads
 - New Student Court adjacent to Queen's Walk







3.0 LANDSCAPE STRATEGY



3.0

Landscape Strategy | 3.1 The Vision

The vision for the landscape proposals to the residential amenity deck seeks to express the history of Reading through the use of surface materials, colours, motifs and forms which reflect the town's links to Suttons Seeds, and Huntley and Palmer Biscuits; as well as making visual reference to the forms of the Hexagon Theatre, and the distinctive motif found on historic cast iron bollards in adjacent streets.



SUTTONS SEEDS

SEEDS AND SEED BEDS

HEXAGON THEATRE AND MOTIFS

BISCUIT TOWN



A PLACE FOR 21ST CENTURY LIVING

BROAD STREET MALL

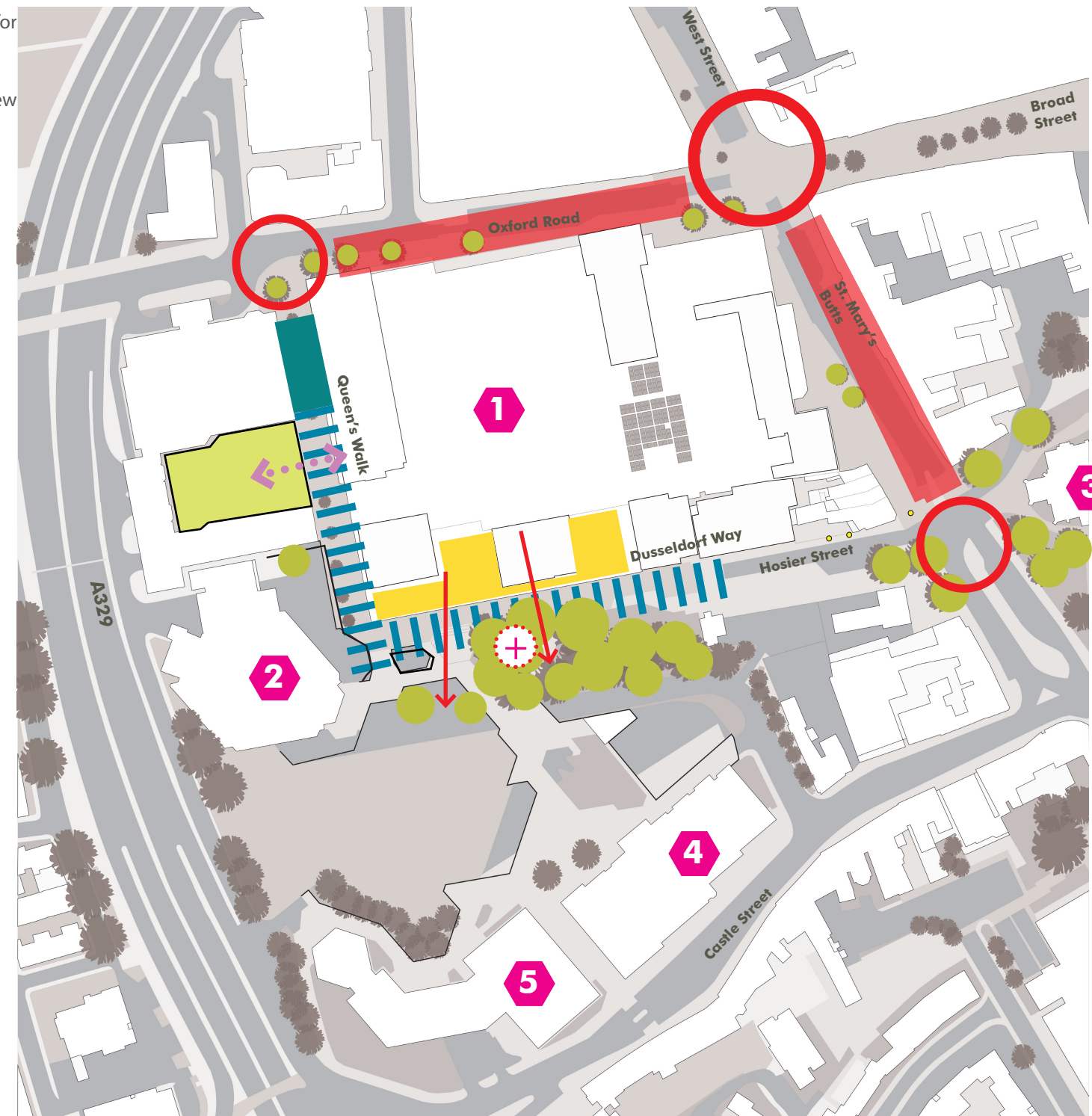
3.0

The Landscape Strategy | 3.2 Opportunities and Constraints

The refurbishment of the Broad Street Mall opens up opportunities to provide new residential amenity space for the proposed residential towers.

In the longer term there may be opportunities to upgrade the adjacent public spaces to provide an attractive new quarter within the heart of Reading.

1. Broad Street Shopping Mall
 2. The Hexagon Theatre
 3. The Minster
 4. Magistrates Court
 5. Reading Police Station
-  Opportunity to improve the existing gateways adjacent to the site, through the provision of new improved surfaces, street furniture and tree planting
 -  Opportunity to upgrade the existing surface finishes, and rationalise street furniture.
 -  Opportunity to improve the existing surface finishes, introduce seating and trees and planting
 -  Opportunity to improve the existing surface finishes, introduce seating and feature shrubs in planters over deck
 -  Opportunity to reinforce existing tree groups through new tree planting
 -  Opportunity to create residential amenity terrace facing southwards, with views over Reading
 -  Opportunity to create new seating areas, or informal play areas within upgraded Dusseldorf Way.-
 -  Opportunity to provide visual link to new student courtyard through use of similar planter materials
 -  Loading restrictions over existing structure will restrict opportunities for planting and garden structures on the amenity deck



3.0 The Landscape Strategy | 3.3 Sun Light Studies



21st June at 9am

21st June at 12pm

21st June at 5pm



21st June at 9am, 12pm & 5pm, Combined

3.0

The Landscape Strategy | 3.4 Illustrative Landscape Masterplan

The Landscape Strategy seeks to provide generous amenity space on the communal roof terrace for the new residential blocks.

Two extensive roof terraces will be provided to Residential Blocks A, B and C, with seating, planting and incidental play opportunities.

1. Communal Roof Terrace
2. Queen's Walk
New planters with integrated seating,
and seasonal planting
3. Oxford Road
Circular planters and semi mature trees to anchor
either end of the street
- 4.. St Mary's Butts
Surface material enhancements and new tree
planting
5. Dusseldorf Way
Surface material enhancements, seating and
incidental Play



LANDSCAPE MASTERPLAN

3.0

The Landscape Strategy | 3.5 Trees to be Removed and Retained

There are few trees of significance within the site, with the exception of a few trees to Oxford Road, and a number of very small trees to St Mary's Butts. These trees make little impact on the existing streetscene in these locations.

There is a group of mature trees within an area of green space to the south of Hosier Street, including a number of plane trees, which make a significant contribution to the visual amenity of the area. These trees are beyond the site boundary, and will be protected during the construction works.

The cluster of trees around the junction of St Mary's Butts and Hosier Street are also visually significant in this location, in combination with the trees adjacent to The Minster. These trees will also be protected during the construction works.



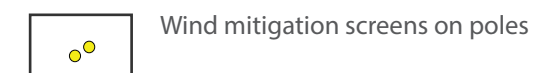
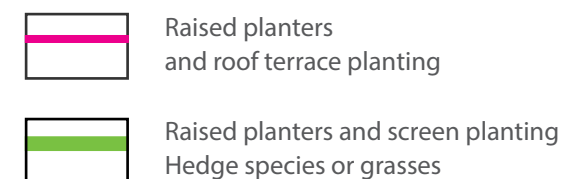
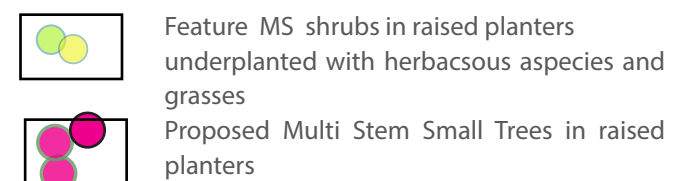
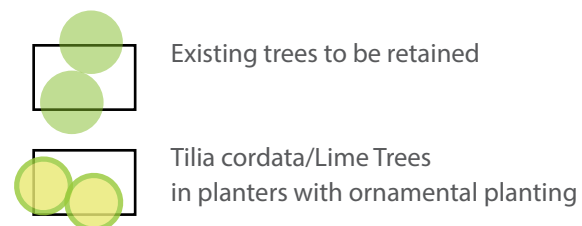
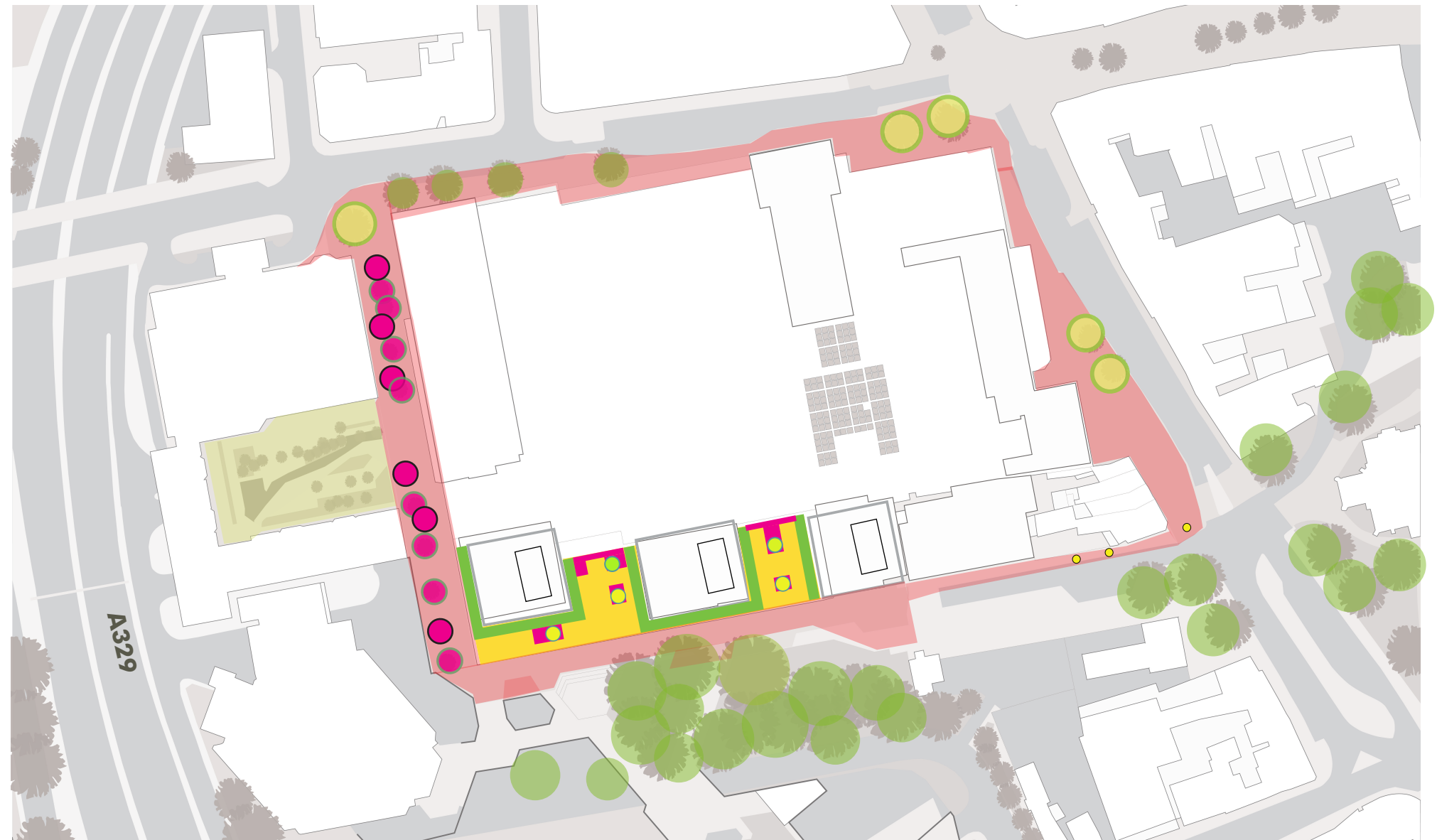
Existing trees to be retained

3.0

The Landscape Strategy | 3.6 Planting Strategy

Roof gardens will be provided as amenity space for residents with seasonal and robust planting, using grasses and herbaceous flowering species to provide colour

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits



3.0

The Landscape Strategy | 3.6 Planting Palette

This palette is intended to provide attractive and robust planting to the roof gardens. The planting is to be tolerant of a variety of conditions, and to provide seasonal colour to these gardens.

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits.

Plants to be selected from:

Ground cover/Medium Height

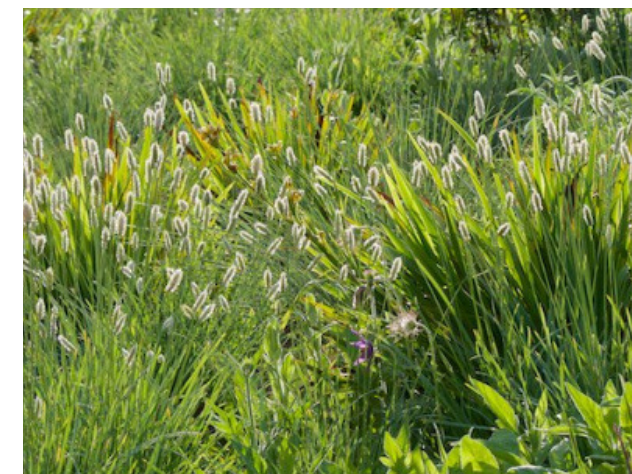
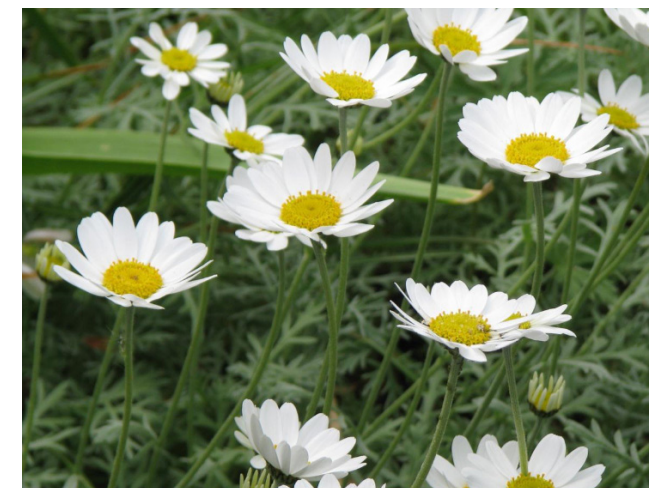
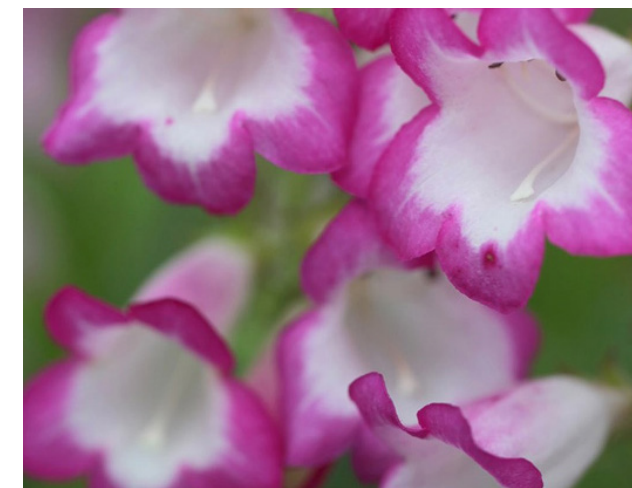
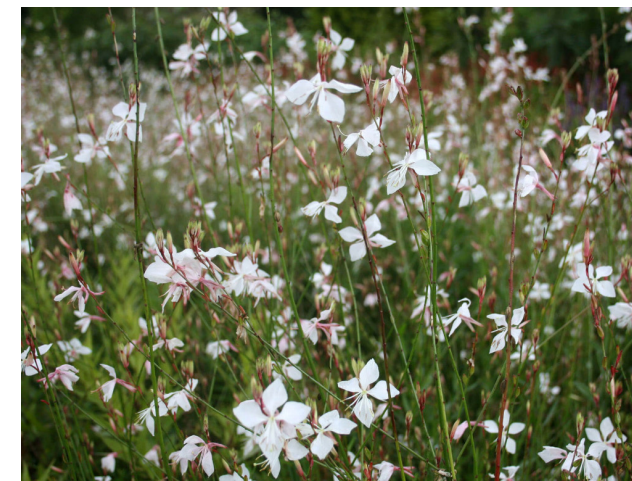
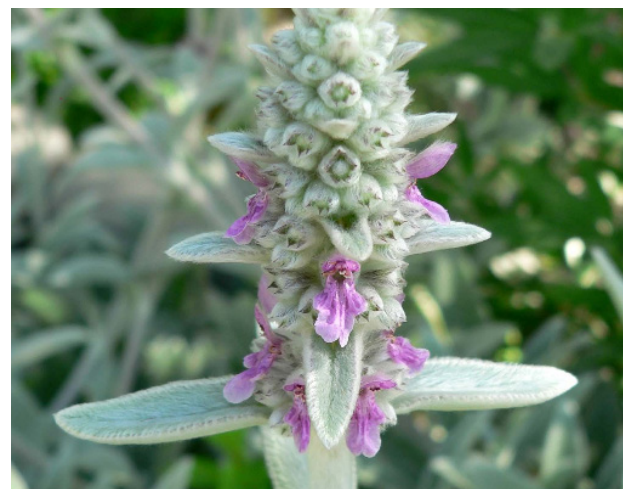
<i>Anthemis punctata cupaniana</i>	3L	5/m ²
<i>Erygium 'Neptune's Gold'</i>	3L	6/m ²
<i>Festuca casblue</i>	3L	5/m ²
<i>Lynchis corinaria</i>	3L	6/m ²
<i>Miscanthus 'Starlight'</i>	5L	3/m ²
<i>Heliotrichum sempervirens</i>	3L	5/m ²
<i>Phlomis russeliana</i>	3L	5/m ²
<i>Stachys byzantina</i>	3L	5/m ²
<i>Sesleria autumnalis</i>	3L	5/m ²

Feature Plants

<i>Anemone 'Queen Charlotte'</i>	5L	4/m ²
<i>Gaura 'Whirling Butterflies'</i>	5L	4/m ²
<i>Kniphobia 'Bees Lemon'</i>	5L	4/m ²
<i>Penstemon 'Pensham Laura'</i>	5L	4/m ²
<i>Salvia 'Neon'</i>	5L	4/m ²
<i>Sisyrinchium striatum</i>	5L	6/m ²

Multi stem Feature Trees/.Shrubs

<i>Amelanchier lamarckii</i>	3.4m MS
<i>Betula 'Jacquemontii'</i>	4.5m MS



3.0

The Landscape Strategy | 3.7 Amenity Space and Play Strategy

With respect to the provision of open space in new residential developments within the centre of Reading Plan Policy states;

Sites and Detailed Policies Document Adopted
October 2012 (Revised January 2015)
Reading Borough Council

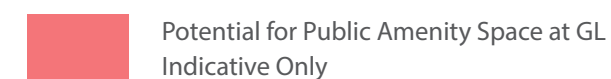
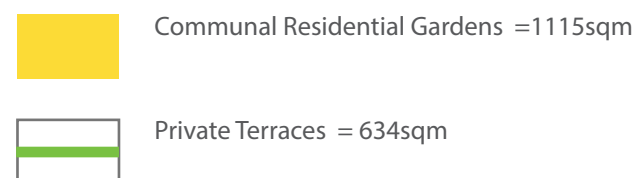
5.6.1 DM10: Private and Communal Outdoor Open Space

'c/ Development in central Reading will not always be expected to comply with the standards set for flats (outside the centre of Reading.) Open space is nonetheless required, unless exceptional circumstances prevail, to accommodate modest sitting out areas and clothes drying facilities.'

8.1.2 DM16 Provision of Open Space

8.1.12 The Open Spaces Strategy states that, 'All guidelines recommend that at least some open space for children to play, whether publically or privately owned, be available within 100-200m of every home. This will primarily affect very high-density developments, like flats ...

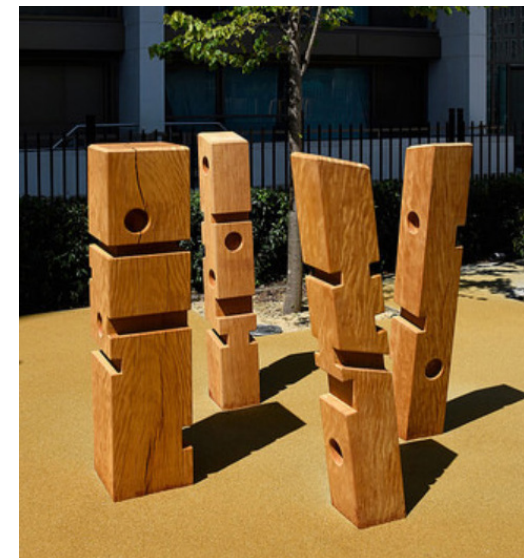
The assessment of public amenity spaces that exists in the area, in combination with the amenity space that is to be provided to the communal roof terrace is considered to therefore adequately provide for the amenity space requirements of a development in this central location.



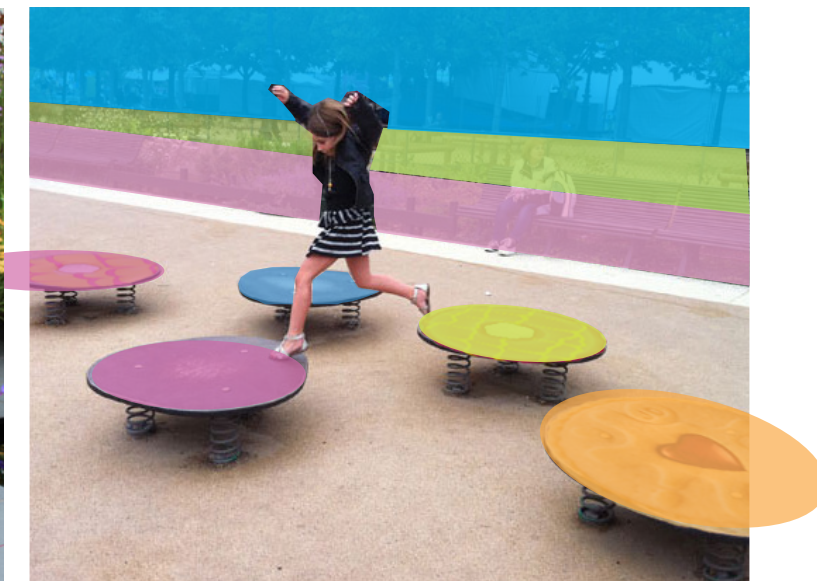
3.0 The Landscape Strategy | 3.7 Amenity Space and Play Images

The inspiration for provision of play equipment to incidental and playful space to the residential amenity roof terrace will be taken from 'biscuits' to reflect the significance of Huntley and Palmer Biscuits to Reading. This theme creates opportunities for providing colourful and dynamic play equipment and spaces which reinforce a distinct sense of place in the communal roof gardens.

Wafer Biscuits



Iced Biscuits



3.0

The Landscape Strategy | 3.8 Surface Materials Strategy

It is proposed that a safety wet pour surface is used across the amenity terrace area to provide a simple surface which could be laid in a variety of colours and patterns to reflect a palette of 'iced biscuits'.

A composite decking board is proposed to the private terraces.

The hard landscape materials palette selected to upgrade the site interfaces with the existing streets - Oxford Road and St Mary's Butts - could be selected to reflect the surface and building materials found throughout the historic heart of Reading, and in the immediate vicinity. That is, brindle and red clay pavers with granite kerb edges. The Hosier Street Area Outline Development Framework also recommends use of a similar palette in developing proposals for the regeneration to the south.

The hard landscape materials palette that could be selected to upgrade Queen's Walk and Dusseldorf Way could be selected to reflect the surface and building materials found throughout the historic heart of Reading, and in the immediate vicinity, and to also make visual reference to 'seed drills' to connect the site with the historic significance of Suttons Seeds to Reading. Slimmer pavements could be used with a wider range of colours to help lift the quality and character of these streets. Colours could include brindle and brown buff laid in distinctive patterns across the direction of travel through these areas.

Different sized units and textures could be used to establish a clear hierarchy of public and private space, and routes throughout the scheme.

Opportunities for introducing pattern to reflect the distinctive architecture of the surrounding Victorian and Edwardian shopping streets could be explored.



Oxford Road and St Marys Butts
High Quality Natural Clay Pavements
Colours blue, multi brindled, red 200x100x85mm
Dragfaced chamfered supplied by Weinerberger UK or similar approved



Queens Walk and Dusseldorf Way
High Quality Natural Clay Pavements
Colours brindle, brown buff 200x50x65mm
Tumbled 'Supraton' supplied by Weinerberger UK or similar approved



Wet Pour Safety Surface
With Areas of Artificial Grass
Or similar approved



Millboard Enhanced Grain Decking Boards
Golden Oak 176x3600x32mm with 4mm gaps.
Supplied by Millboard or similar approved

3.0 The Landscape Strategy | 3.8 Surface Materials Inspiration

The inspiration for the selection of surface materials for the wider public realm shown as illustrative on these pages, could be taken from references to the historic architectural materials of the area, seed drills referencing Sutton's Seeds, and the colours of iced biscuits. The inspiration for the amenity roof terrace surfaces will be taken from the colours of 'iced biscuits, and the hexagon motif.

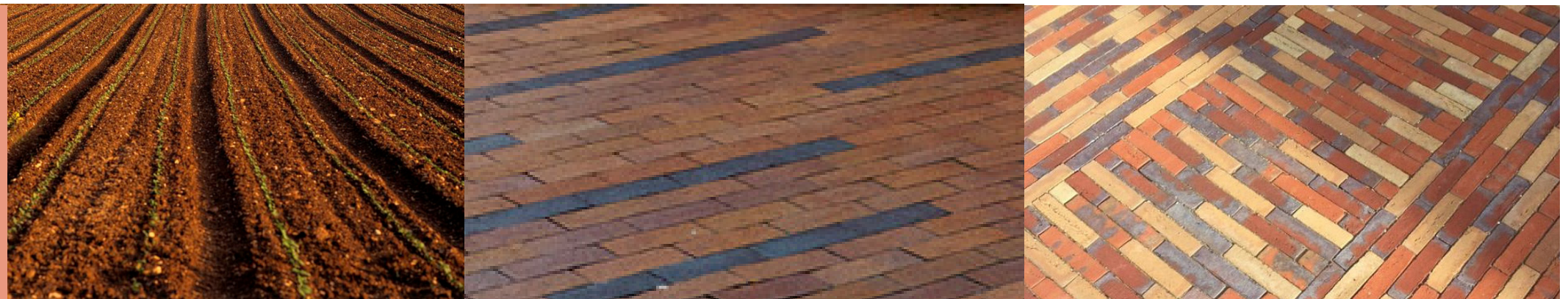
Oxford Road
and
St Mary's Butts

Historic Architecture
Indicative Only



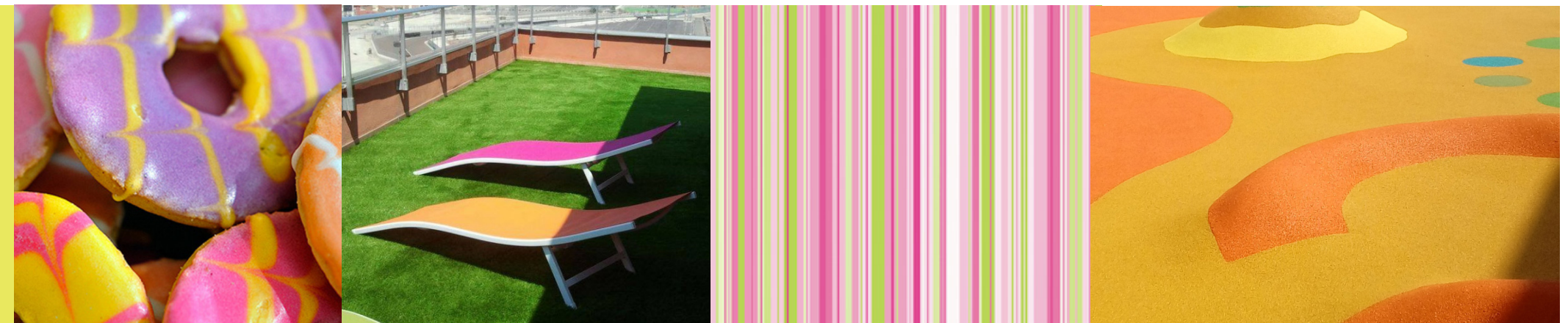
Queen's Walk
and
Dusseldorf Way

Suttons Seeds
Seed Drills
Indicative Only



Residential Roof Terrace

Huntley and Palmer
Iced Biscuits



3.0 The Landscape Strategy | 3.9 Street Furniture Proposals

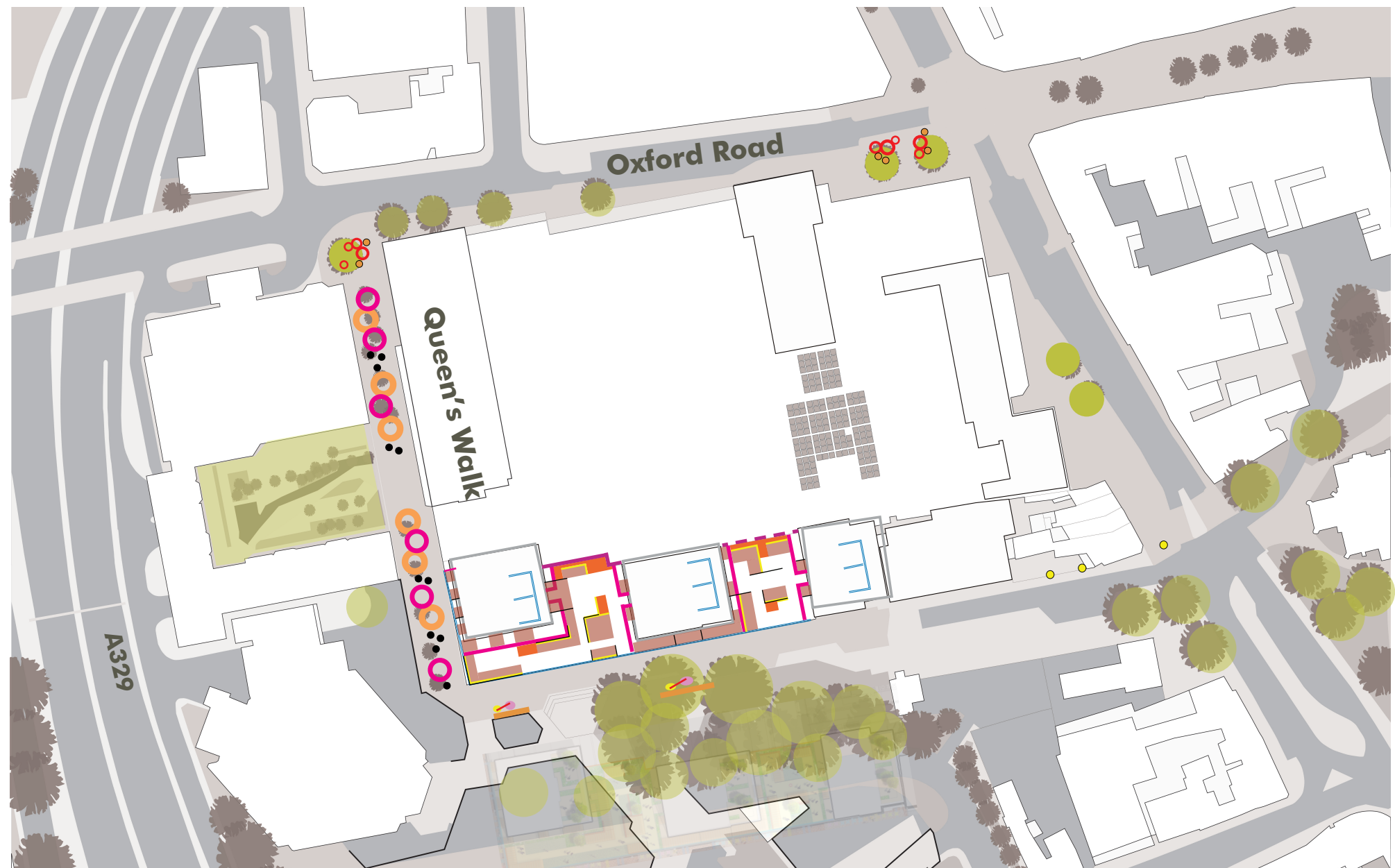
Elements of street furniture could be developed to reinforce the key themes being referenced throughout the landscape and public realm proposals. That is, the hexagon motif, Suttons Seeds, and Huntley and Palmer Biscuits.

To this end,, colourful metal planters with integrated timber seats are proposed to the residential deck area . Colours will be selected to reflect those of iced biscuits, and to make a visual link with the bright metal planters used within the upgraded student courtyard to the west of Queen's Walk.

The amenity roof deck will see the provision of decorative screens to the northern edge to minimise views from this space over the car park areas to be retained. In addition, a number of seating 'pods' will be provided which include screens and integrated planters to provide sheltered and intimate spaces across the deck area.

Oversized plant 'pots' could be provided to anchor each end of the Oxford Road Broad Street Mall facade, making reference again to Suttons Seeds, while allowing for some flexibility in the positioning of planters and seats over existing services.

Additional seating could be provided to the interface of Dusseldorf Way with the green space immediately adjacent to the south, while incidental seats will be placed intermittently to animate a number of spaces.



Circular steel planters various sizes and heights to 2.5m and circular timber seating pods
Supplied by Iota or similar approved. Bespoke



Metal Planters
700mm high



Decorative screen 3m high to car park



Timber seating



Decorative timber screens to provide backdrop to shelter or seating



Hexagonal steel planters and integrated timber seating clustered with incidental timber disc seats
Supplied by Streetlife or similar approved



Metal Planters with screen planting
700 high x 1000mm ,



Glass balustrade to roof terraces
Indicative Location



Pergolas

3.0

The Landscape Strategy | 3.9 Street Furniture Inspiration

The inspiration for the selection of street furniture for the wider public realm shown as illustrative on these pages, could be taken from references to the historic architectural materials of the area, plant pots referencing Sutton's Seeds, and the forms and colours of biscuits. The inspiration for the amenity roof terrace furniture will be taken from the forms and colours of 'iced biscuits', and the hexagon motif.

Oxford Road and St Mary's Butts

Historic Architecture
Indicative Only



Queen's Walk and Dusseldorf Way

Suttons Seeds
Seed Drills
Indicative Only



Residential Roof Terrace

Huntley and Palmer
Iced Biscuits
Indicative Only







4.0 DETAIL AREAS



4.0

Detail Areas | 4.1 Oxford Road

The public realm to the south side of Oxford Road could be upgraded and resurfaced with high quality clay paviours to tie into existing materials.

Existing street furniture could be rationalised to reduce clutter.

Circular planters with semi mature trees, and integrated seating could be provided at the junction of Oxford Road with St Marys Butts to provide a green backdrop to the new development, and to reduce the perceived scale of the existing junction.

1. New Tree Planting
2. High Quality Clay Paviers
3. Circular planters - various sizes



DETAIL PLAN



PRECEDENT IMAGES

4.0

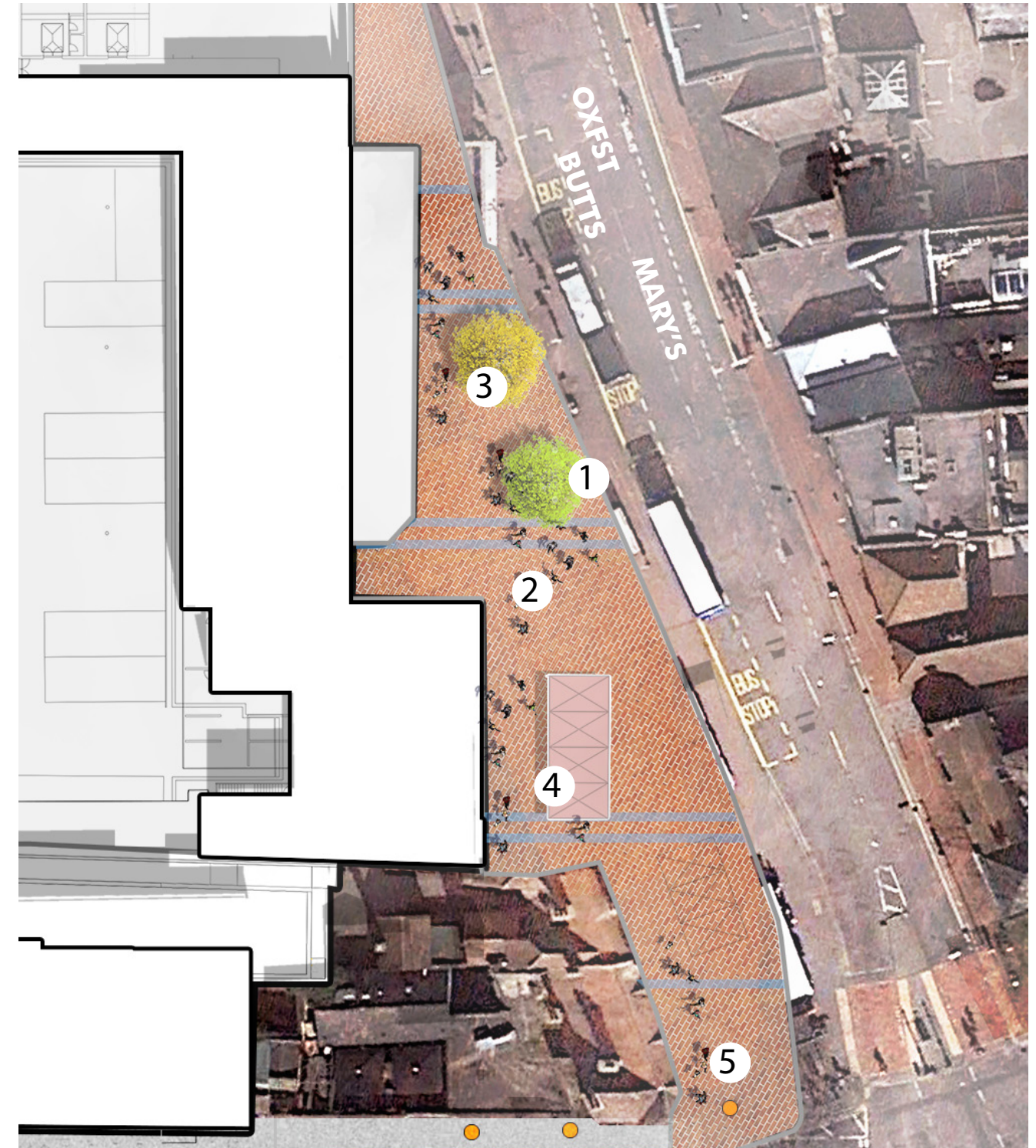
Detail Areas | 4.2 St Mary's Butts

The public realm to the west side of St Mary's Butts could be upgraded with new high quality clay paviours to tie into the existing, replacement tree planting, and incidental clusters of circular planters making reference to the importance of Suttons Seeds to Reading.

1. New Tree Planting
2. High Quality Clay Paviors
3. Circular planters - various sizes
4. Market Stall locations retained
5. Wind mitigain screens on poles



PRECEDENT IMAGES



DETAIL PLAN

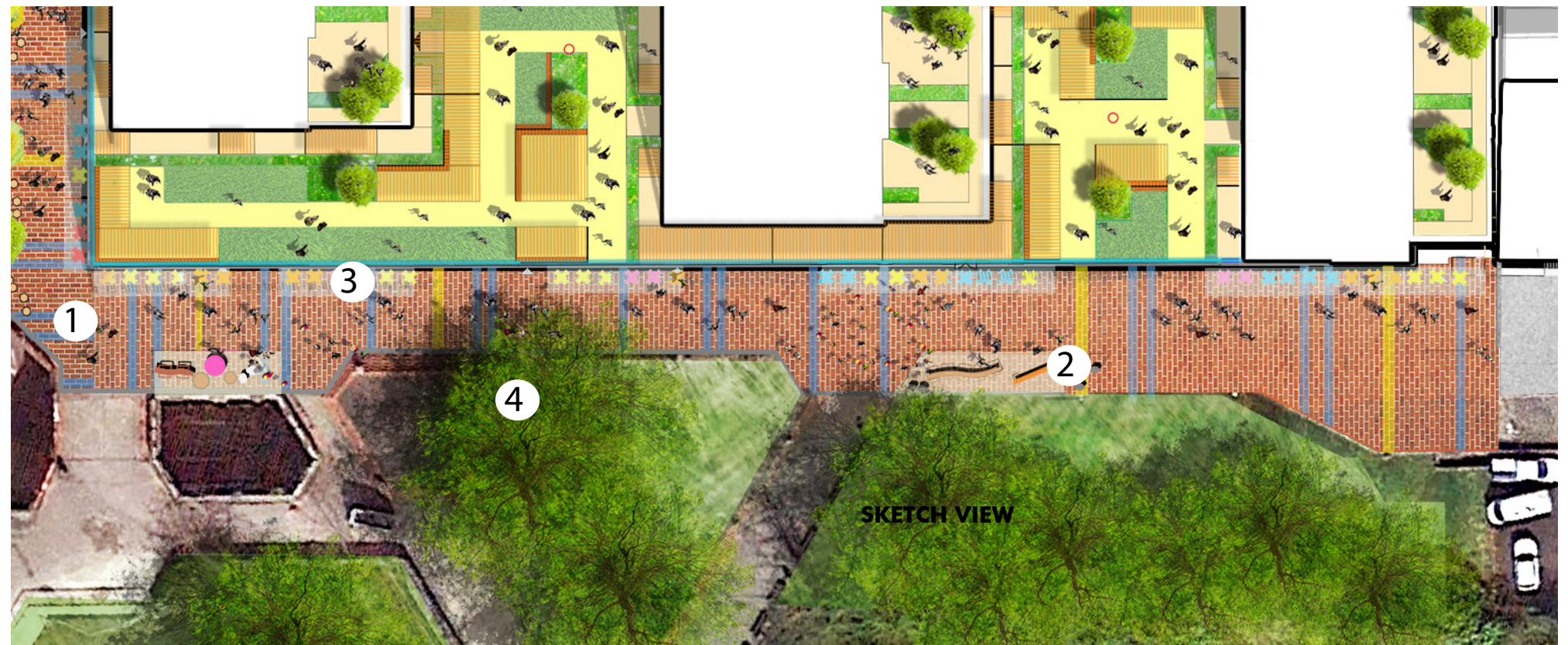
4.0

Detail Areas | 4.43 Dusseldorf Way

Dusseldorf Way could be upgraded and resurfaced with high quality clay paviours laid in distinctive patterns, making reference to seed drills and garden plots, in acknowledgement of Reading's connection to Suttons Seeds.

New seating areas, with bike racks and incidental play could be provided along the southern edge, optimising this location and the existing tree cover for public recreation.

1. High quality clay paviours
2. Rubber crumb safer surface with incidental play, and seating
3. External covered cafés and restaurants space
4. Existing trees retained



DETAIL PLAN



PRECEDENT IMAGES

4.0

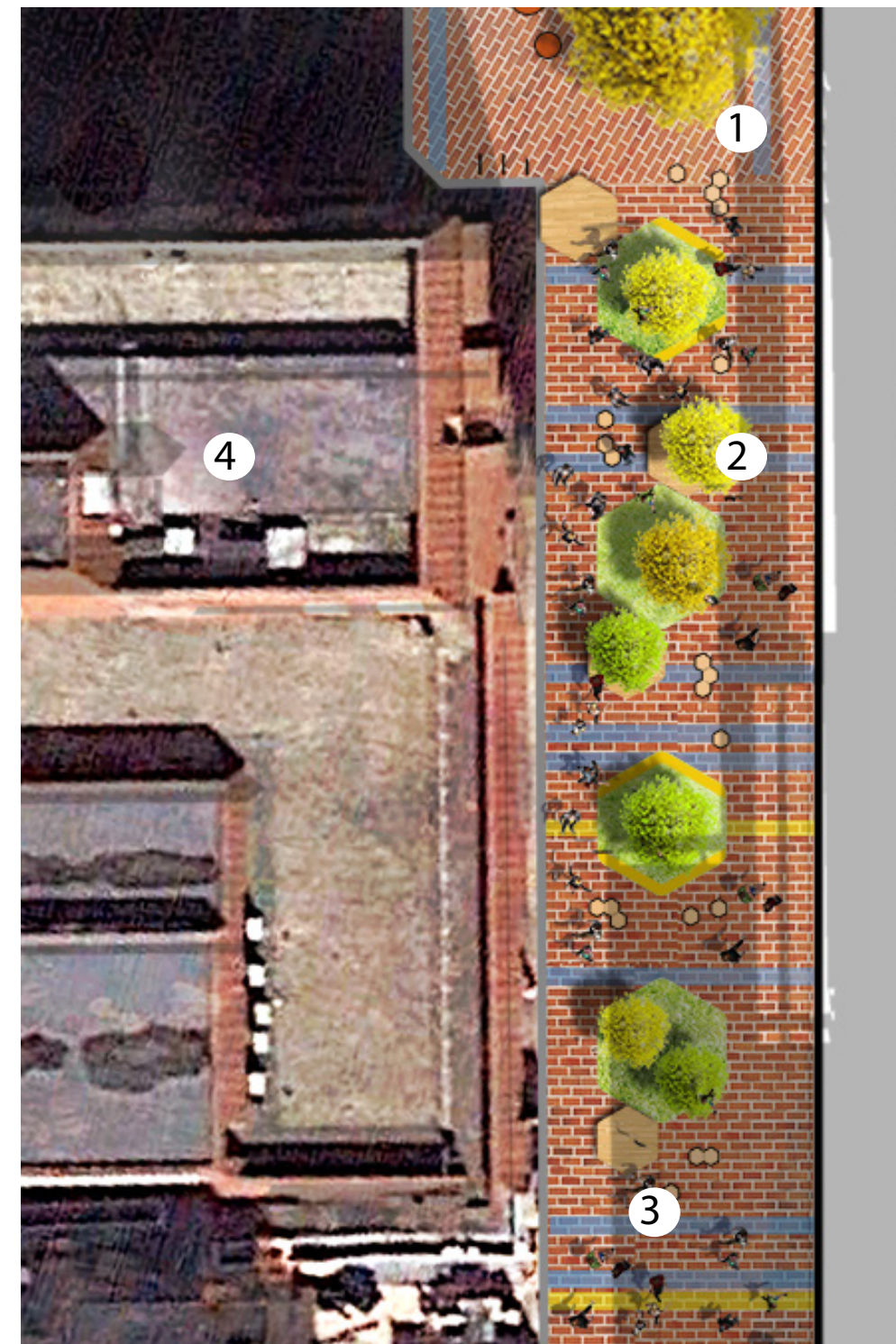
Detail Areas | 4.4 Queen's Walk

Queen's Walk could be upgraded and resurfaced with high quality clay paviours laid in distinctive patterns making reference to seed drills and garden plots, in acknowledgement of Reading's connection to Suttons Seeds.

1. High quality clay paviours
2. Colourful metal planters with integrated seating
3. Clusters of incidental timber benches
4. Existing student courtyard



PRECEDENT IMAGES



DETAIL PLAN

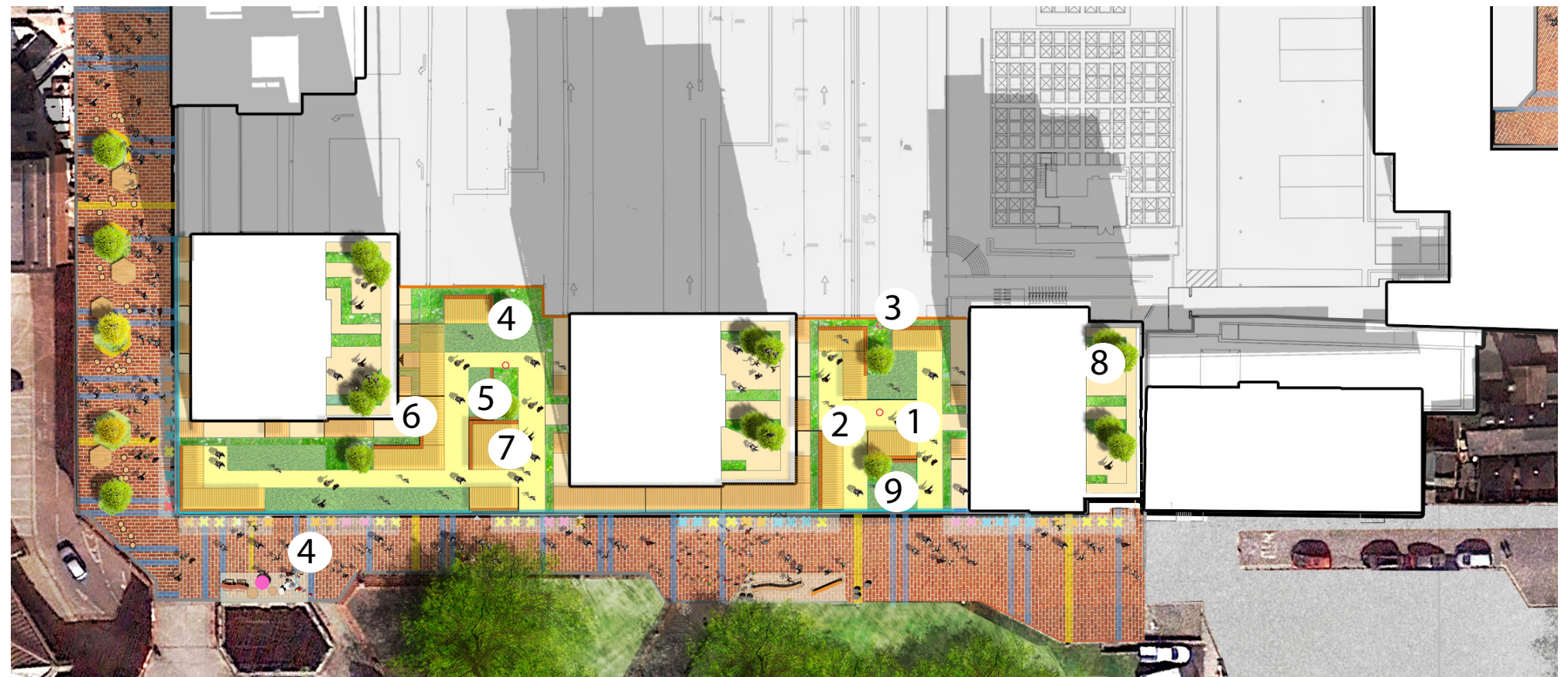
4.0

Detail Areas | 4.5 Communal Roof Terrace

The residential tower blocks will be provided with communal roof gardens which will offer seating and informal play opportunities.

Planting will provide year round interest, with simple pergola structures providing enclosure to seating areas, and framing views.

Residential flats at the same level as the shared roof terrace will be provided with a minimum 1.5m wide terrace, with planters and screens separating the private threshold from the shared space.



1. Wetpour safety surface
2. Decorative timber screens 3m high to provide backdrop to shelter or seating and incidental play - 5% perforation
3. Perforated decorative screen to car park
4. Raised planter with specimen feature multi stem shrubs to 3m high over reinforced structure;
5. Timber seating
6. Raised planter and screen planting to private terrace boundaries
7. Pergolas 5% perforation
8. Private Residential Terraces
9. Artificial turf areas







APPENDICES



Appendix A | Outline Specification

Outline Soft Landscape Specification

1.0 Site Preparation and Earthworks

- 1.1

All existing trees / vegetation to be retained shall be protected from damage by a well braced vertical and horizontal framework of scaffolding, supporting a chestnut pale or chain link fence, in accordance with BS5837 (2012). Protective fencing is to be located one metre beyond the canopy spread of individual trees or tree groups, and the contained area is to remain completely undisturbed for the duration of the contract.
- 1.2

Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'.
- 1.3

Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.
- 1.4

Cultivate topsoil to produce an even surface free from lumps and clods. Within planted areas, cultivation shall be to a minimum depth of 450mm.
- 1.5

The need for ameliorants and fertilisers shall be reviewed by appropriate soil testing, prior to soil spreading or import.

2.5

section, peeled, preservative impregnated (BS1282) softwood, sweet chestnut or larch. All tree stakes are to be supplied to site stained black with an approved timber stain. In general, the length of stakes shall be equal to the sum of the length of the stake above ground (500 mm), the depth of the tree pit and an additional 300 mm. Trees are to be secured with "Rubberloc" belting.

2.6

Underground Guying : All semi-mature and multi-stemmed trees (over 2.5 metres in height) are to be anchored using "Duckbill" anchoring kit. Watering tubes shall be supplied for all semi mature and extra heavy standard stock. To be 50mm diameter, black land flex perforated land drainage pipe with suitable rubber/plastic bung where trees are located in soft landscape.

2.7

Tree pits : Tree pits should be excavated achieve the following dimensions:

Semi mature trees 30-35cm girth - 1700mm square x 1000mm deep

All proposed trees are located within extensive raised planter areas and will be able to root fully into these zones

4.0

- Drainage layer - Geosynthetics Roof Cell
- Filter sheet - Alumasc ZinCo SF
- Outlet inspection chambers
- 400-1000 depth (+30% settlement) intensive green roof growing medium - Green Tech GT 4
- Tree and shrub planting as specified

The Contractor is to review the loading constraints set out by the Structural Engineer and ensure loading restrictions during construction and on completion of the Works are complied with.

Watering

All tree pits and shrub beds shall be thoroughly watered prior to application of mulch and subsequent maintained in a moist condition. Watering rates shall be as follows:

Advanced nursery stock trees	50 litres/tree
Shrub areas	30 litres/m ²

An automatic drip-feed irrigation system will be proposed within all planters in the scheme.

2.0 Planting

- 2.1

Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).
- 2.2

All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.
- 2.3

Trees : All trees shall be supplied in accordance with the plant schedules by named nurseries.

Tree planting backfill shall contain:

80% by volume	:	Topsoil
20% by volume	:	Mushroom Compost
3 kg/m ³	:	Enmag Fertilizer
1kg/m ³	:	Water Retaining Polymer Gel

3.0

Intensive Roof Planting

The planting at learning terrace level will be an intensive roof construction which consists of the following :

- Insulation to Architect's specification
- Waterproofing to Architect's specification
- Root barrier to Architect's specification (incorporated into waterproofing layer)

Appendix B | Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Existing trees													
Ideally, tree works should occur in September / October , which avoids the period of bird nesting, hibernating bats and bats with dependent young present. If the presence of bats / badgers / watervoles / nesting birds etc is suspected, an ecologist should be employed to carry out the necessary surveys, and appropriate action taken.													
Remedial tree works to maintain trees in a safe condition	1X												
Dead wood removal	1X												
Newly planted trees													
Formative pruning	1X												
Adjust tree ties, replace as necessary	1X												
Weed control around base of trees	1X												
Apply fertiliser													
Firming													
Check stakes and guys, and re-tighten / replace / remove as necessary	2X												
Watering as necessary	12X												
Tree replacements when required	1X												
Pest and disease control (when required)													

Appendix B | Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Newly planted shrubs													
Prune (exact timing dependent on species)	2X												
Pruning of herbaceous perennials	monthly												
Apply fertiliser	1X												
Weed control (spot treatment and / or hand weeding)	as required												
Re-mulch	1X												
Watering as necessary	as required												
Trim hedges (exact timing dependent on species)	1X												
Pest and disease control (when required)	as required												
Replacements where necessary	1X												
Thinning as necessary	1X												

Appendix B | Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Climbers													
Tie climbers into supports as necessary	as required												
Pruning	1x												
Weed control around base of plant	as required												
Apply fertiliser	1x												
Watering as necessary	as required												
Plant replacements when required	1x												
Pest and disease control	as required												
Ornamental, herbaceous planting/grasses													
Prune (exact timing dependent on species)	2x												
Apply fertlisers	1x												
Weed control (spot treatment and / or hand weeding)	as required												
Re-mulch	1x												
Watering as necessary	as required												
Pest and disease control	as required												
Prune deciduous grasses as necessary	1x												
Comb through evergreen grasses	1x												
Divide perennials azs necessary	1x												
Replacements where necessary	1x												
Thinning as necessary	1x												

Appendix B | Outline Landscape Maintenance - Year 1

Operation	Annual frequency of operation	Month											
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Hard Landscape													
Leaf/Blossom Sweeping	as required												
Weed Control	as required												
Litter picking - all areas	52x												
Check furniture - repair and replace as necessary	12x												
Check footpaths - repair and replace as necessary	12x												
Sweep Bark Mulch	12x												

Appendix B | Outline Landscape Maintenance - Year 1 -20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Existing vegetation - trees and shrubs																				
Ideally, tree works should occur in September / October , which avoids the period of bird nesting, hibernating bats and bats with dependent young present. If the presence of bats / badgers / water voles / nesting birds etc is suspected, an ecologist should be employed to carry out the necessary surveys, and appropriate action taken.																				
Remedial tree works to maintain trees in a safe condition																				
Dead wood removal																				
Newly planted trees																				
Formative pruning																				
Adjust tree ties, check stakes / guys and replace as necessary																				
Remove stakes and ties																				
Weed control around base of trees																				
Apply fertiliser																				
Firming																				
Tree replacements as necessary																				
Watering as necessary																				
Pest and disease control																				

Appendix B | Outline Landscape Maintenance - Year 1 -20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Newly planted shrubs																				
Prune (exact timing dependent on species)																				
Application of fertiliser																				
Weed control (spot treatment)																				
Re-mulch																				
Watering as necessary																				
Trim Hedges																				
Pest and disease control																				
Thinning as necessary																				
Replacements as necessary																				

Appendix B | Outline Landscape Maintenance - Year 1 -20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Climbers																				
Tie climbers into supports as necessary																				
Pruning																				
Weed control around base of plant																				
Apply fertiliser																				
Watering as necessary																				
Plant replacements when required																				
Pest and disease control																				
Ornamental, herbaceous planting/grasses																				
Prune (exact timing dependent on species)																				
Apply fertilisers																				
Weed control (spot treatment and / or hand weeding)																				
Re-mulch																				
Watering as necessary																				
Pest and disease control																				
Prune deciduous grasses as necessary																				
Comb through evergreen grasses																				
Divide perennials as necessary																				
Replacements where necessary																				
Thinning as necessary																				

Appendix B | Outline Landscape Maintenance - Year 1 -20

Operation	Year																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Hard Landscape																				
Leaf/Blossom Sweeping																				
Weed Control																				
Litter picking - all areas																				
Check furniture - repair and replace as necessary																				
Check footpaths - repair and replace as necessary																				
Sweep Bark Mulch																				

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