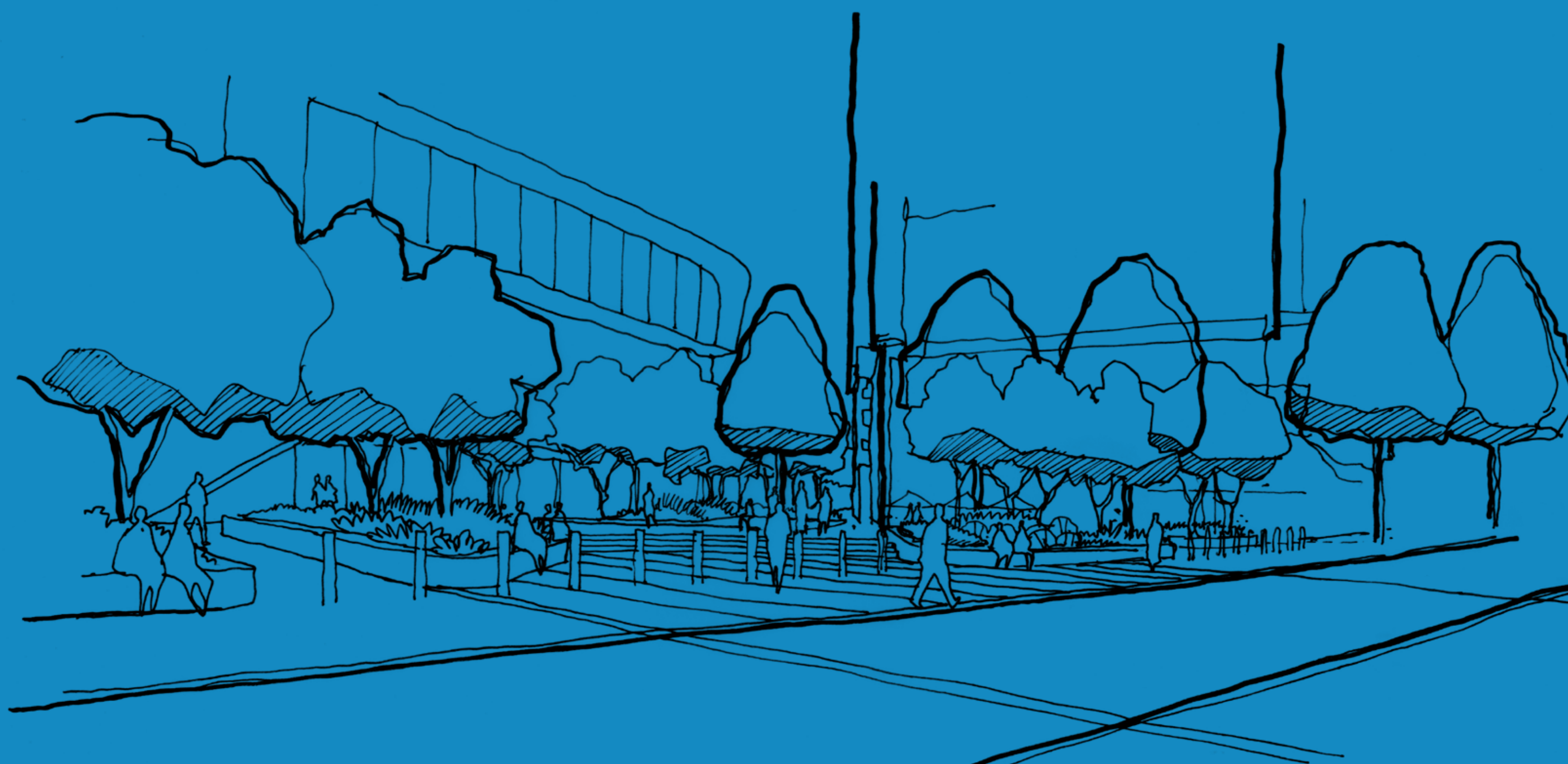


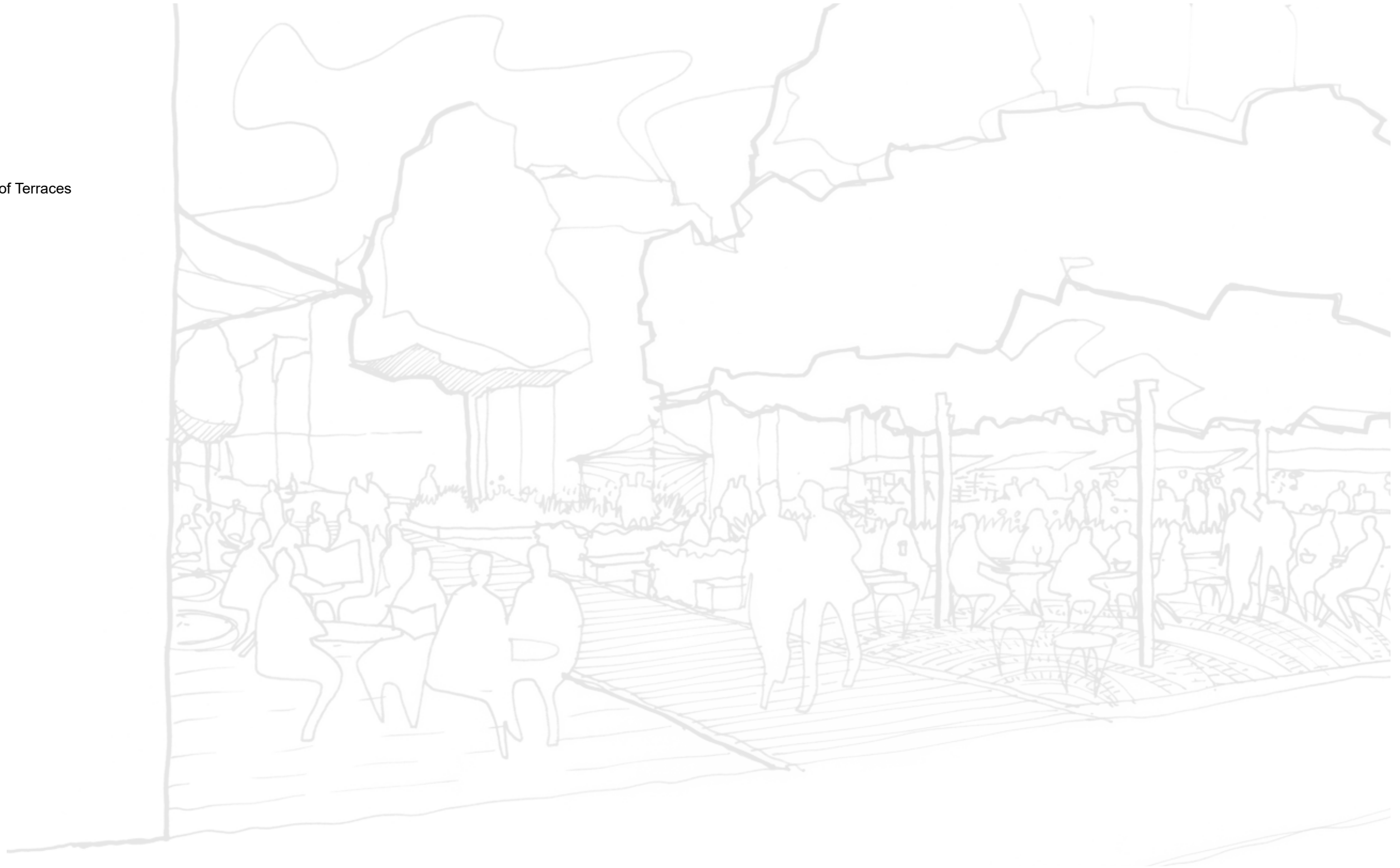


Caversham Road, Reading
26/02/19 | Public Realm | Proposed Open Space Strategy

Hyland Edgar Driver

CONTENTS

1. Masterplan
2. Station Square
3. The Avenue
4. Middle Street
5. Semi Private Courtyards
6. Balconies and Amenity Roof Terraces



1. MASTERPLAN: PROPOSED OPEN SPACE AREAS



1. ILLUSTRATIVE LANDSCAPE MASTERPLAN



The Caversham Road masterplan seeks to fully integrate with its surroundings; offering new routes to Reading Station's North entrance and creating a connection between the urban townscape to the South (i.e. Reading Town Centre) and more naturalistic landscape character to the North (i.e. River Thames and meadows).

The proposals provide an elegant, high quality public square adjacent to the station entrance. The proposed masterplan provides amenity areas for those passing through the site and semi-private courtyards for the residents. These areas of new public realm are described area by area on the following pages.

2. STATION SQUARE

The proposed masterplan provides a new, public vehicle-free space at the Northern entrance to Reading Station. This is achieved by simplifying the set-down area and connecting Trooper Potts Way (the existing taxi and bus area) to Caversham Road through the site.

This new public space will be accessible by foot/bike from the West via The Avenue, the South West adjacent to the railway along Railway Link, and as it is currently from Vastern Road to the North. The proposals create a greener, accessible plaza with dwell seating and additional security for the station entrance itself.

The new Station Square will be built using high quality materials and planting together with feature lighting. The planters and bollards will be HVM compliant to provide a secure entrance area in front of the station entrance.



Station Square Location Plan



Station Square Illustrative Plan

Station Square (pedestrian area only): 3157.5 m²



Station Square Illustrative Sketch

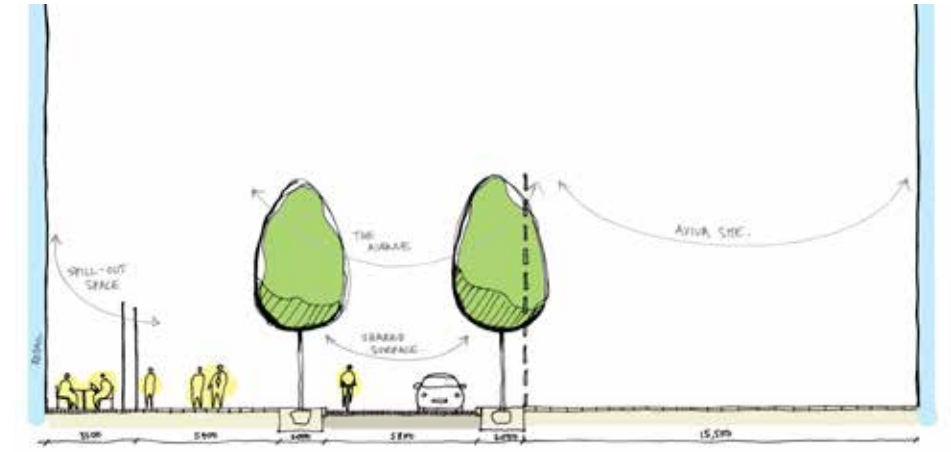
3. THE AVENUE

The proposed layout connects Station Square to Caversham Road via 'The Avenue'; this is seen as a new town street, tree lined with wide pavements (7.5m – 11m) fronted by retail, food and beverage to enhance the route to the west.

The proposals deliver 'The Avenue' with pavements and trees to the North and South of the carriageway. The public realm will be constructed using high quality materials and semi mature street trees (with a minimum of 5m³ tree pits).



The Avenue Amenity Area Location Plan



Illustrative Section



The Avenue Amenity Area Illustrative Plan

The Avenue amenity area (excluding roads): 1681.3 m²

4. MIDDLE STREET

Middle Street is the North-South route across the site. There is 18m between buildings and a 9m wide amenity area is provided on its eastern (sunny) side.

Conceptually, this street creates a pocket park to the South and an urban plaza to the North. It will be lightly trafficked (access to the basement parking in Phase 1 only) and feel green, providing dwell seating under the trees in the South and café seating in the North.



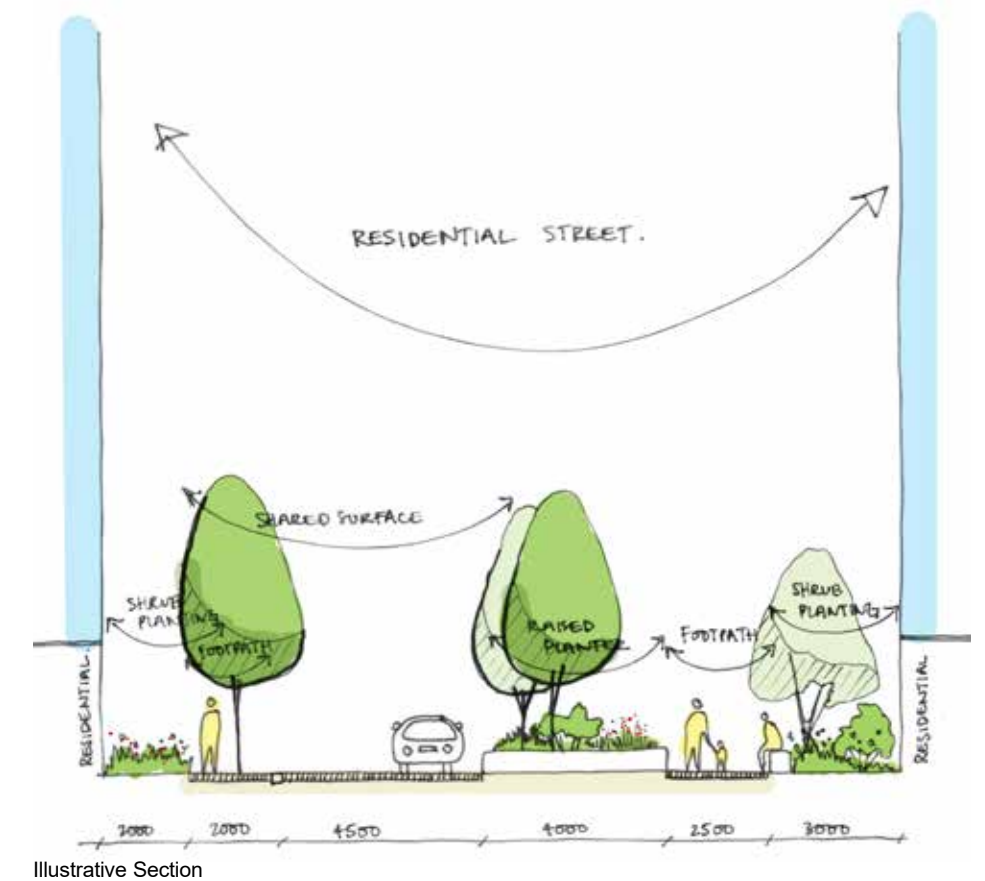
Middle Street Amenity Area Location Plan



Middle Street Illustrative Sketch



Middle Street Amenity Area Illustrative Plan



Illustrative Section

Middle Street amenity area
(excluding the access road):
595.5 m²

5. SEMI PRIVATE COURTYARDS

The proposals provide two semi private courtyards for the residents. These courts provide play areas for each apartment block for children up to the age of 5. The courtyards themselves are seen as a green oasis and provide access to the building entrances. They will be planted with trees and shrubs and will provide seating in clusters for the residents.



Semi Private Courtyards Location Plan



Semi Private Courtyards Illustrative Sketch



Semi Private Courtyards Illustrative Plan

Semi Private Courtyards (including play areas and private gardens): 2914.2 m²

6 . BALCONIES AND AMENITY ROOF TERRACE AREAS

Balconies (Area: 1935.5m²)

Some the apartments have private balconies for the amenity and enjoyment of residents.

Roof Terraces (Area: 1093m²)

The design of both the commercial and the residential buildings have roof terraces (accessible roof areas) where access is gained directly from floor level. These are for the enjoyment of the buildings occupants and will be laid out as terrace gardens. They will be surfaced using a high quality material and the planting will be contained in irrigated planters. The detailed design of these spaces will consider wind mitigation, provision of shade and furniture (fixed and temporary).

Green / Brown Roofs (Area: 2245.6m²)

Both the commercial and residential blocks have non-accessible roofs, part of this space will be detailed to be a brown roofs which will be designed to increase the biodiversity of the area and provide diversity of species and prolonged foraging areas for insects. A man safe system will be provided for maintenance access.



Green/Brown Roof and Amenity Roof Terraces Illustrative Plan

Balconies and Roof Terraces total area: 3028.5m²
(excludes non-accessible green / brown roofs)