

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.

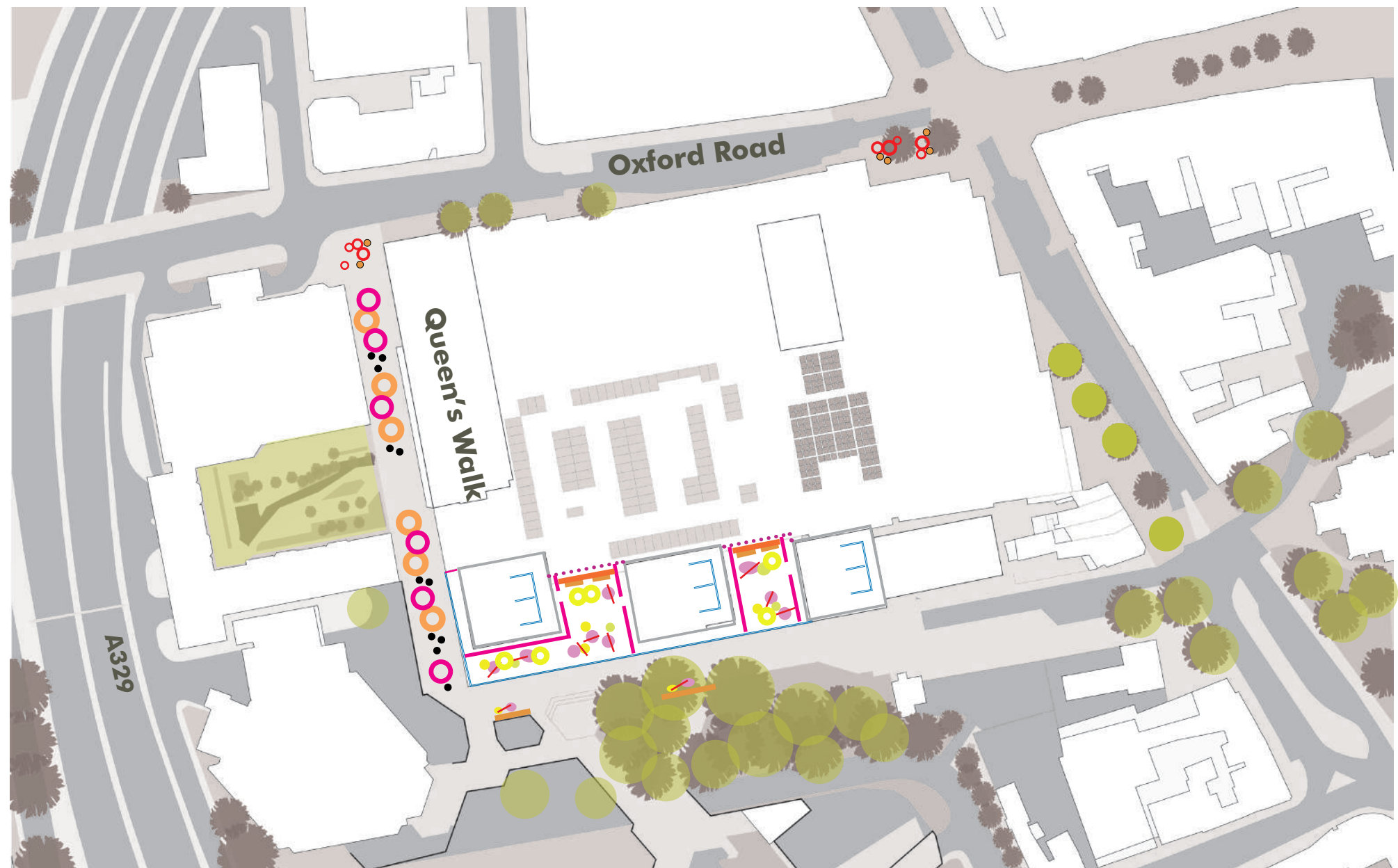
To this end,, colourful metal planters with integrated timber seats are proposed to the residential deck area . Colours will be selected to reflect those of iced biscuits, and to make a visual link with the bright metal planters used within the upgraded student courtyard to the west of Queen's Walk.

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.

The proposals for the public realm beyond the application site boundary are indicative only, and seek only to show the aspirations for the public realm adjacent to the Mall in the longer term.

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
Indicative Only



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



Metal Planters with integrated seats
700 high x 1000 mm



Metal Planters with screen planting
700 high x 1000mm ,



Decorative screen 3m high to car park



Glass balustrade to roof terraces
Indicative Location



Bespoke seating pods with integral climbing plant frames and planters
Supplied by Streetlife or similar approved



Incidental play equipment
Indicative Locations Only

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

For Illustrative Purposes Only

The proposals shown here are indicative and only represent the aspirations for the enhancement of the



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.

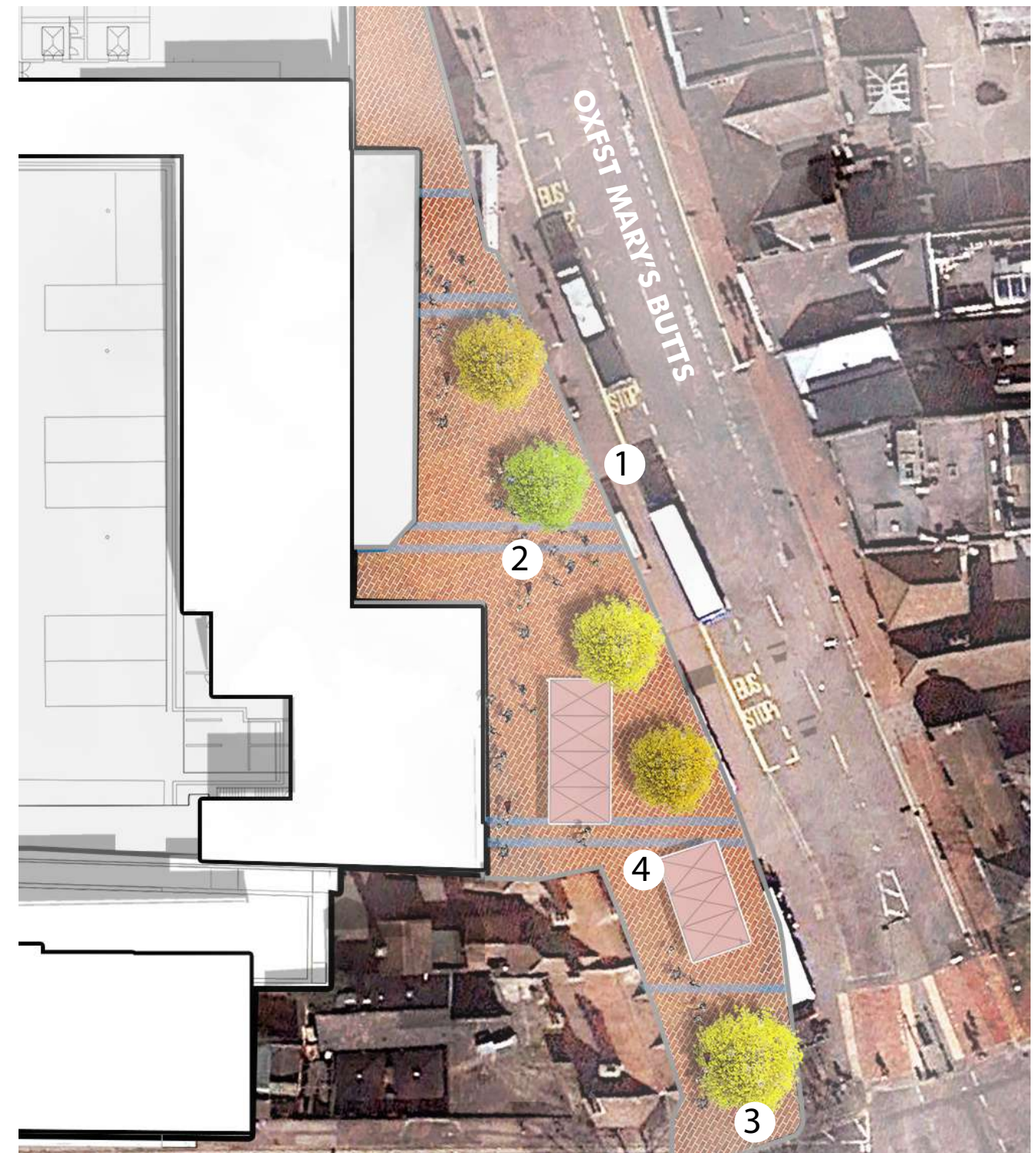
1. New Tree Planting
2. High Quality Clay Paviors
3. Circular planters - various sizes
4. Market Stall locations retained



PRECEDENT IMAGES

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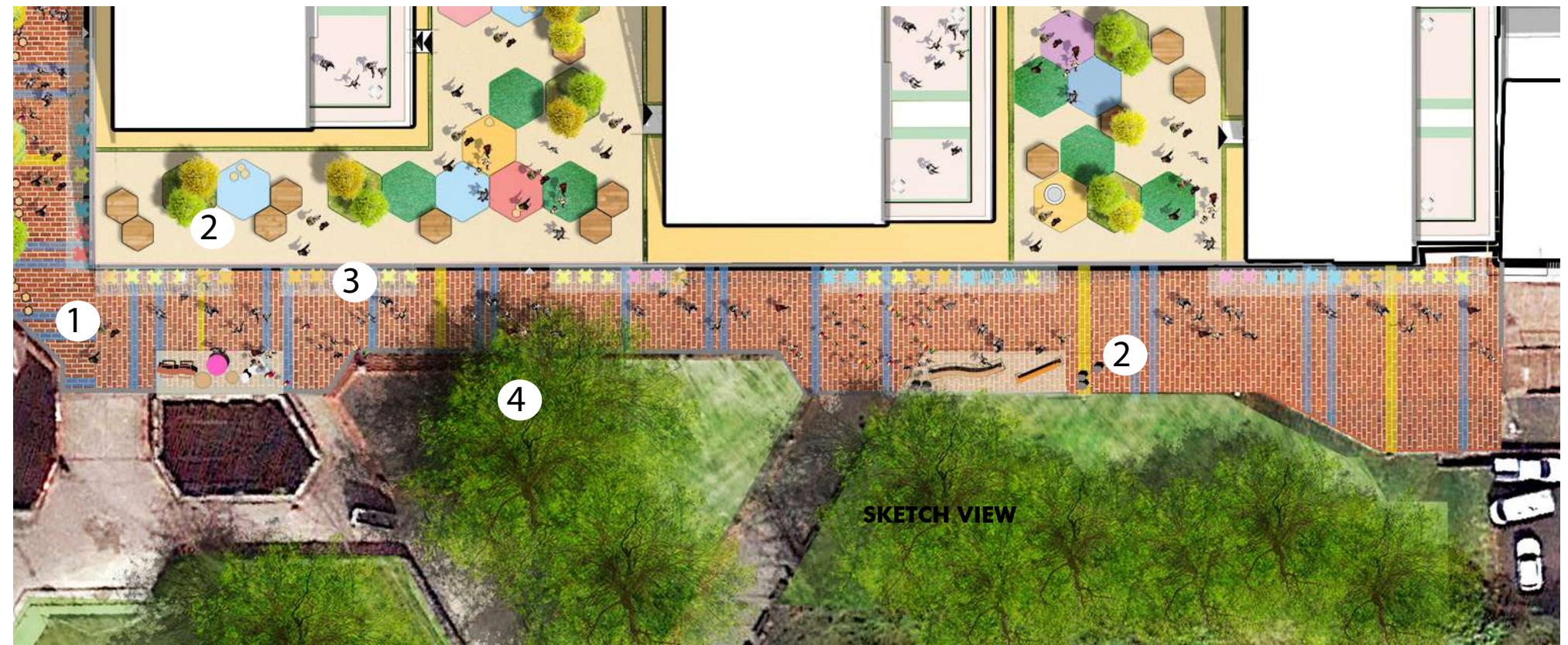
DETAIL PLAN

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

For Illustrative Purposes Only

The proposals shown here are indicative and only represent the aspirations for the enhancement of the



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.

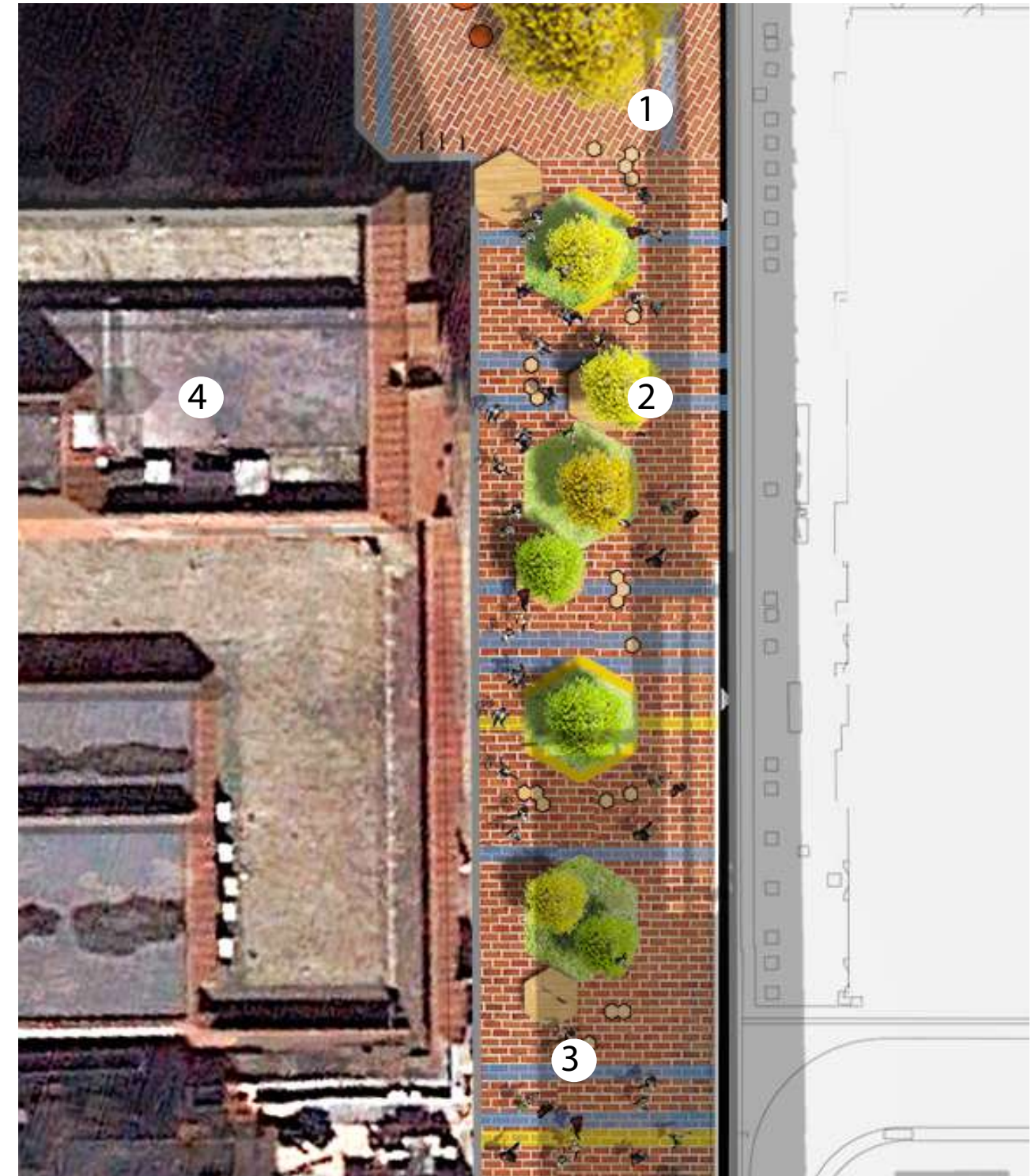
1. High quality clay paviours
2. Colourful metal planters with integrated seating
3. Clusters of incidental timber benches
4. Existing student courtyard



PRECEDENT IMAGES

For Illustrative Purposes Only

The proposals shown here are indicative and only represent the aspirations for the enhancement of the



DETAIL PLAN

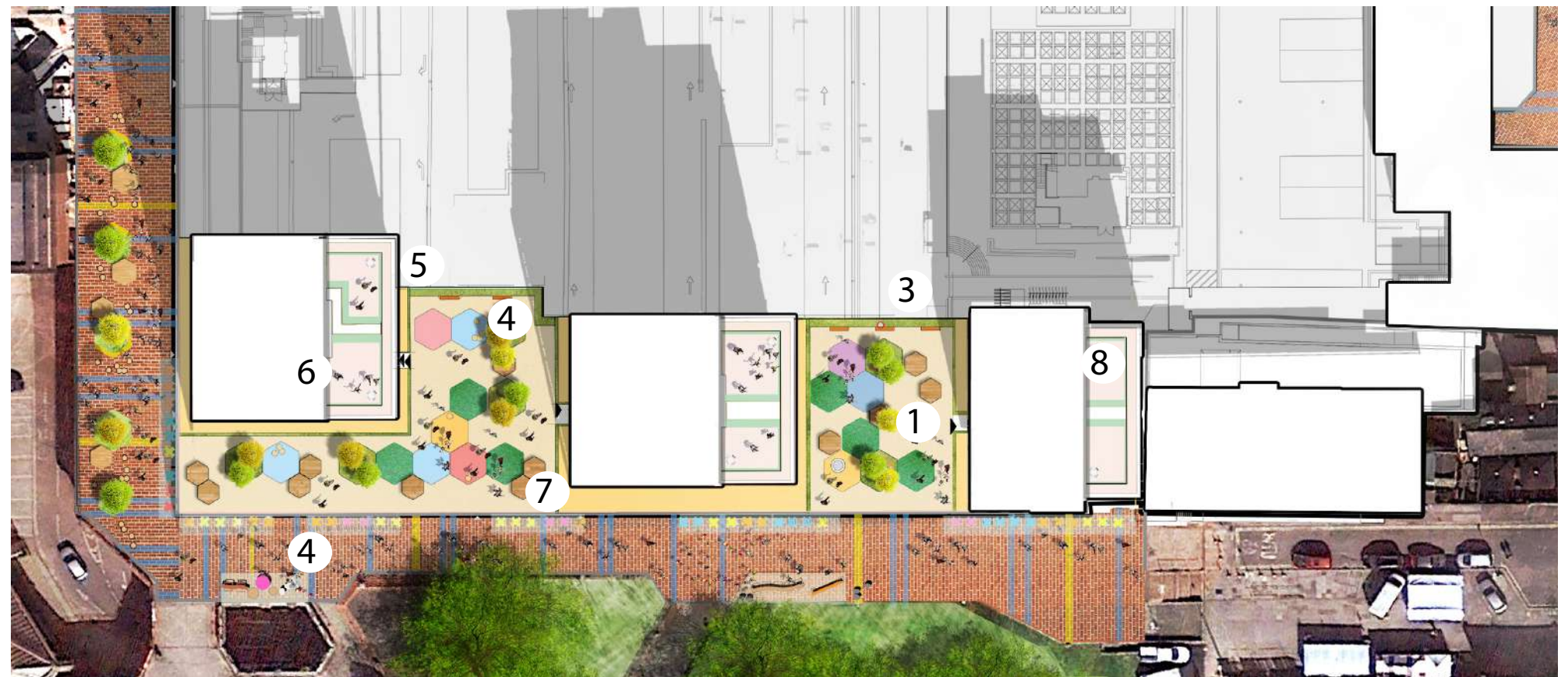
4.0

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. Wet pour safety surface various colours
2. Incidental play and play mounds
3. Decorative screen to car park
4. Raised planter with specimen feature multi stem shrubs to 3m high over reinforced structure;
5. Raised planter and integrated seating
6. Raised planter and screen planting to private terrace boundaries
7. Timber podium seats
8. Private Residential Terraces







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 fertilisers	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 as 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																				

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Operation	Year																			
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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																				

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Climbers																				
Tie climbers into supports as necessary																				
Pruning																				
Weed control around base of plant																				
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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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