



40 Silver Street Reading



Landscape Design Sketch Book

(February 2019)

Issue 1



Introduction

This document supports a planning application for student residential accommodation at a site at 40 Silver Street. The proposals are formed of two linked blocks forming a courtyard with access and amenity space surrounding this.

The landscape proposals consider both the street-scape onto Silver Street and the external spaces surrounding the building. A design is sought that combines both clear and easy access to the building and usable amenity space for the benefit of residents together with an appropriate approach to the setting of the building and landscape within the existing streetscape and neighbourhood.

Site Location

The proposal site is located to the south of the city within easy walking distance of the main rail station and connecting bus routes.

The development proposal is currently built over with a single storey warehouse with parking to a fore court between the building and Silver Street. There is no access through the site and currently access is only gained via the Silver Street frontage.

The site is connected to the wider highway network with both London Road and Queens Road to the immediate north offering connecting around the city.



Above: Photo view looking south down Silver St
Below: View of proposal site fronting onto Silver St



The Site

The site is currently a single storey warehouse with parking to a small lot at the frontage onto Silver Street. Although full access was not possible when visiting the site, no trees appear to be present within the curtilage of the proposal site and the boundaries to neighbouring properties appear to be a combination of brick wall and fencing.

Adjacent Development

Existing buildings either side of the proposal site front directly onto the pavement with the current building on the proposal site set back from these by several metres. Properties border the site to the north, south and west with Silver St lying broadly due east. Land use around the site is predominantly residential but the buildings bordering the site to the south appear to be commercial and commercial offices are located opposite.

Existing Materials

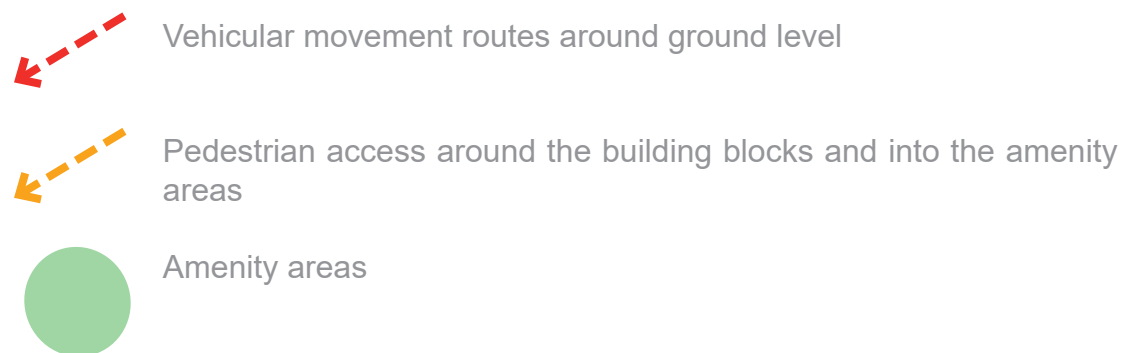
The street material palette is currently limited to concrete kerbs and tarmac pavements with some street tree planting further south and within the pavement/highway.



MASTERPLAN PROMPTS

Opportunities existing to improve the frontage onto Silver Street and to potentially introduce some street tree planting.





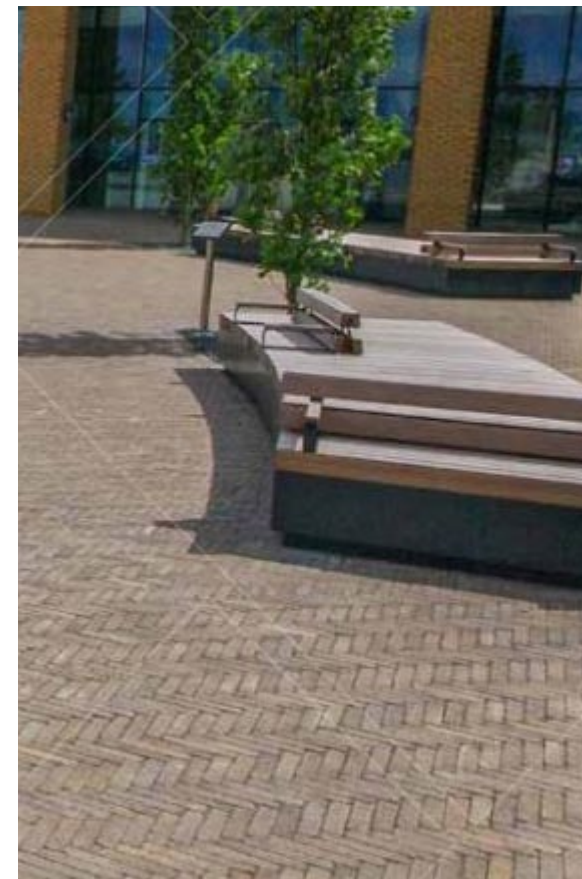
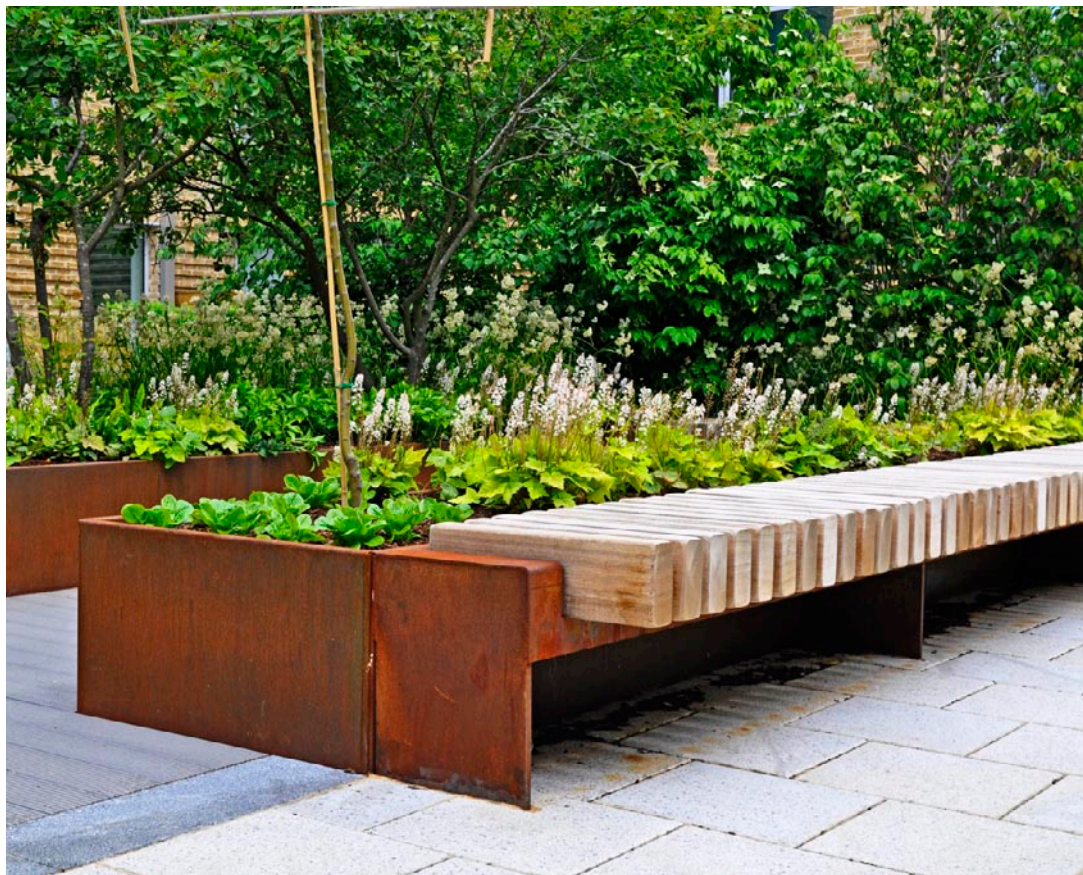
Movement and Space: Ground Level Landscape Plan

The main entrance is accessed via Silver Street by pedestrian users, and provides access to the upper terrace and the cycle storage. There is also access into the Block A a few metres down the site front.

The access to the lower courtyard and main amenity space is through an internal staircase of Block A. This is surrounded by lower ground floor studios, the common room, and steps that provide access to the rear of Block B.

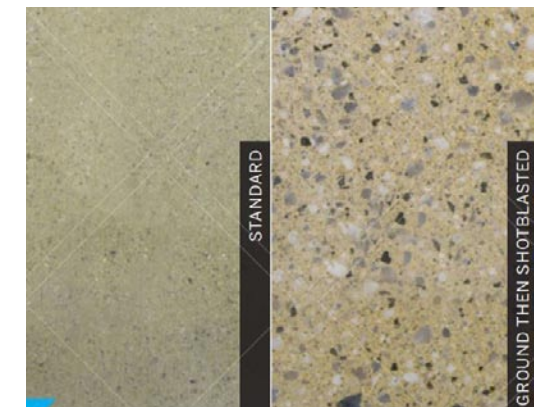
DESIGN DEVELOPMENT





Furniture

The furniture used in the scheme will consist of materials such as steel and timber, in warm colours to complement the buff brick work of the building. In the upper terrace a glass balustrade will allow views over the space below.



Design Intent

The development proposals offer the opportunity to improve the frontage of the plot onto Silver Street, both through the replacement of the existing commercial building and through the introduction of street trees along the front of the building within the pavement.

Street trees on this frontage will reinforce the recently planted new street trees to the South on Mount Pleasant and new street trees proposed in front of the approved scheme for 79 Silver Street to help achieve a 'boulevard' character

A small recreation courtyard overlooks the main level -1 courtyard with planters and seating. Reflecting a similar aesthetic to the central amenity space. A space allowing for group gatherings and seating surrounded by planting.



Planting

Trees will be small varieties to fit into the proposed spaces and provide some shade but not over shadow the proposed amenity areas.

Planting elsewhere will be a combination of species suitable for semi shade to provide colour and variety through the year.



Raised Planters with ornamental shrub and herbaceous planting. Timber benches to provide outdoor seating that will catch the morning and afternoon sun with a view over the central lower ground courtyard

Boundary tree planting and native shrub mix

Paved access to rear of Block B accessible through lower ground courtyard

Cycle Store

Refuse Holding Area

On Street Parking

Main Pedestrian Entrance

Trees in hard landscape to give character to street front and boulevard feel

Evergreen hedge and ornamental shrub planting to provide privacy buffer to the street facing studios

Tarmac access to rear of Block A and neighbouring property

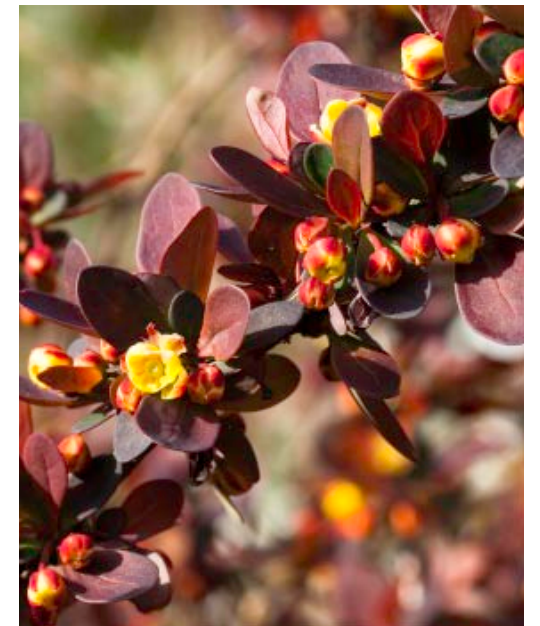


Planting

Planting will be contained in raised planters

Tree species will be small-medium in size and be of a species with a relatively light canopy such as silver birch.

Plants will be a combination of shrubs with some perennials for colours and seasonality. Shade tolerant plants will be chosen as well as spring flowering perennials.



3D Model of Central Amenity Space

The following images illustrate the courtyard at completion, with the planting in flower and the midday sun lighting up the central space for people to sit and gather.



Looking over the upper terrace with views over the central courtyard amenity space.



View from the steps at the south end of the courtyard, facing the common room and block B.



View stood on the upper terrace, facing south east over the courtyard,



View from beneath the upper terrace, by the common room, facing south east across the amenity space.



View from 3rd floor Studio Window in Block A



Aerial View

The above is the central courtyard and upper terrace in the early afternoon of summer sun.