

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

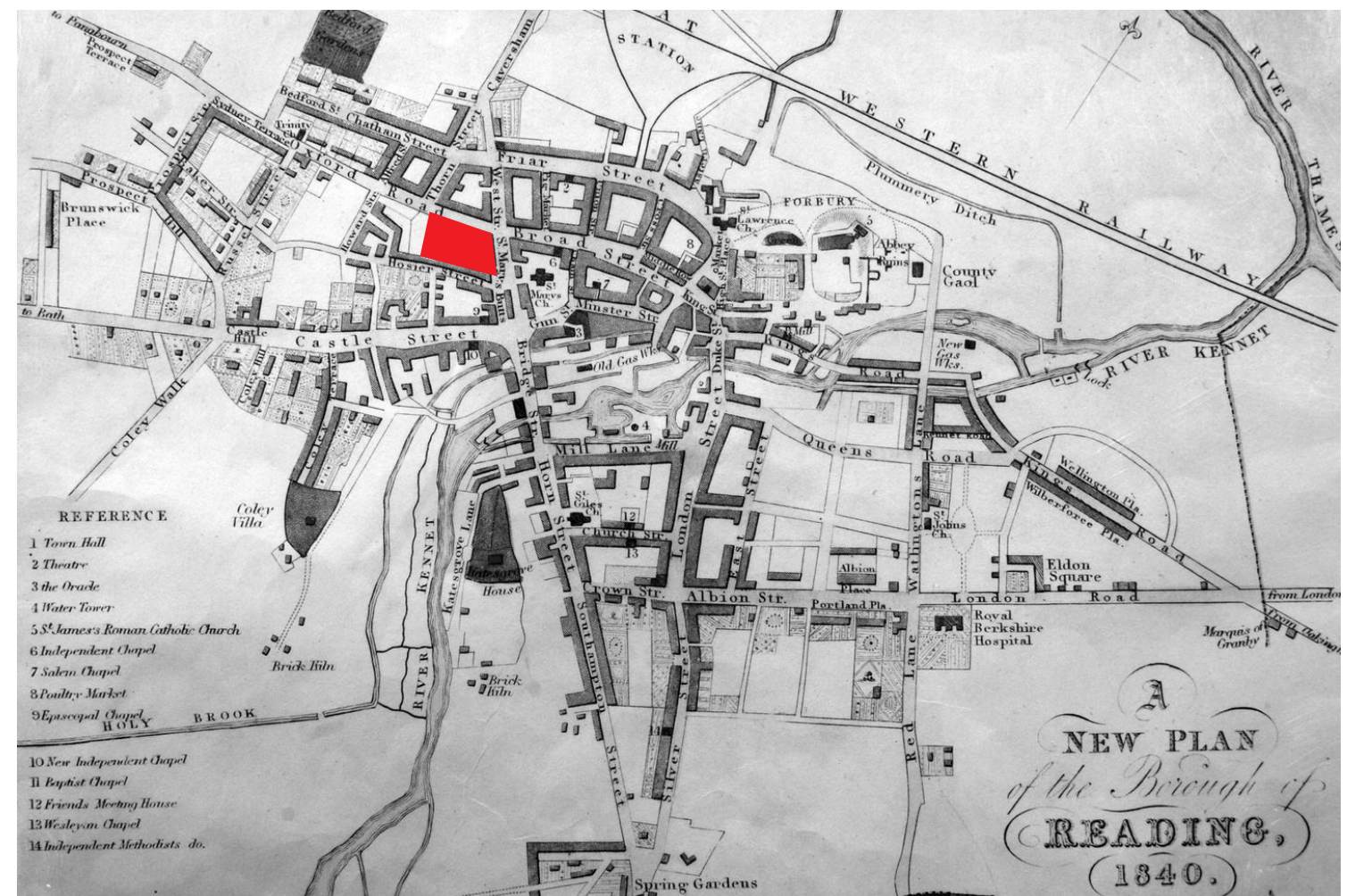
Existing Site Conditions | 2.8 Historic Context

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

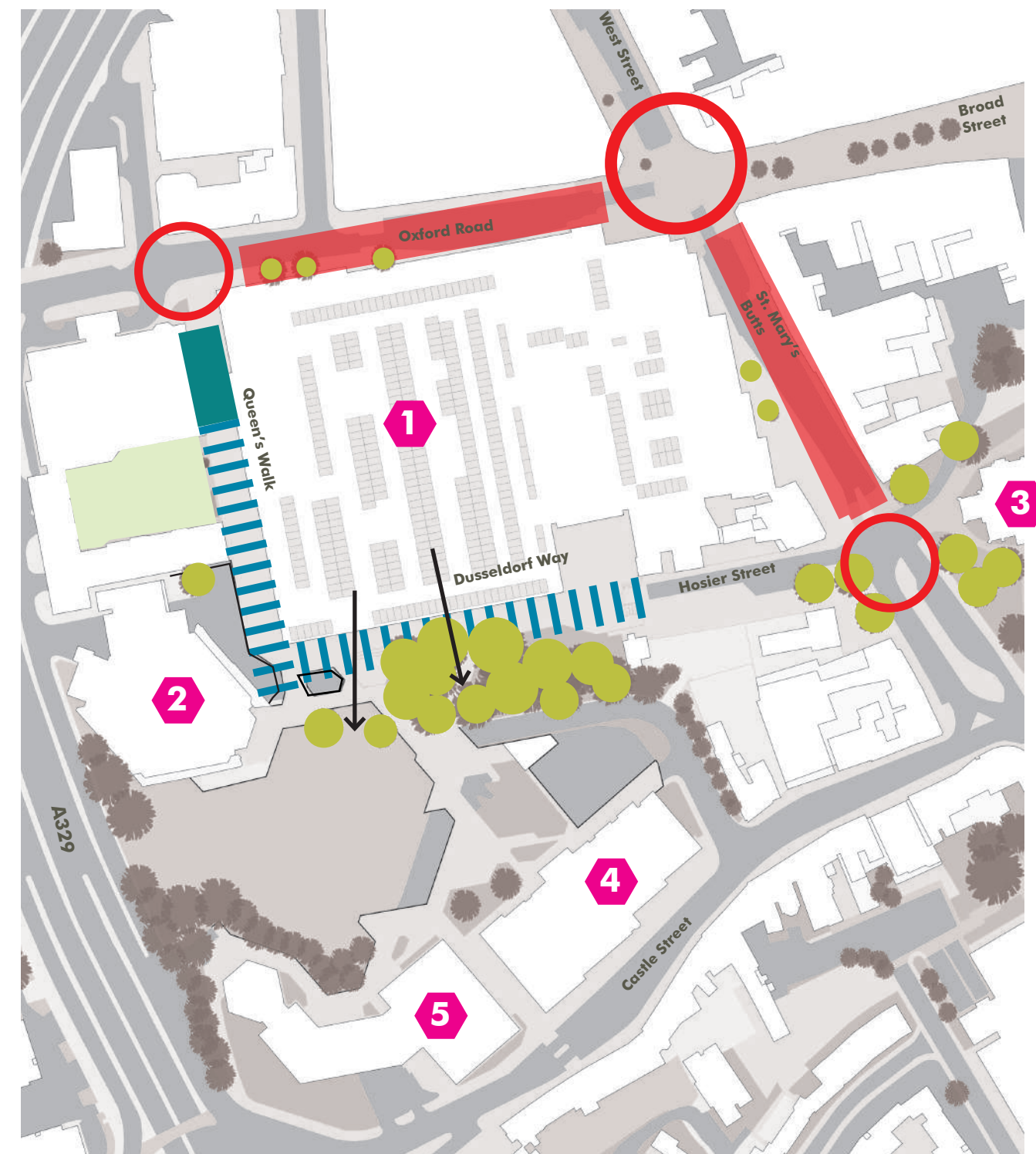
The streets adjacent to the Broad Street Mall are generally surfaced in poor quality materials and appear visually cluttered..

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
 - The Hexagon Theatre
 - The Minster
 - Magistrates Court
 - 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

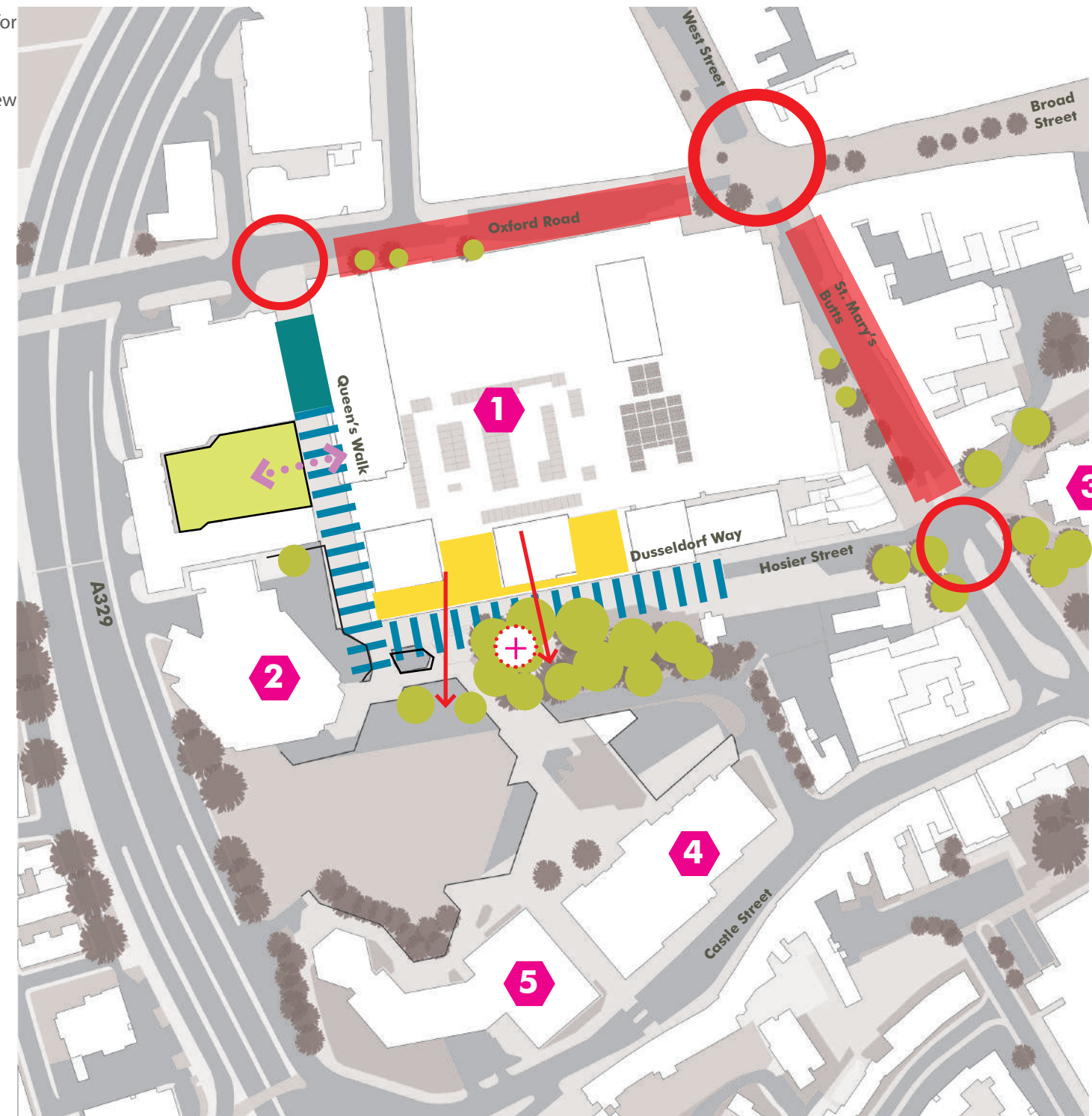
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The Landscape Strategy | 3.2 Opportunities and Constraints

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