



6

LANDSCAPE & PUBLIC REALM LDA DESIGN

6.LANDSCAPE & PUBLIC REALM

6.1 LANDSCAPE STRATEGY

6.1.1 Context and Scope

LDA Design were commissioned by CRTKL to provide landscape design proposals for the public realm, podium courtyards and roof top amenity space. This section describes landscape proposals within the planning boundary for these external areas and includes site analysis, design approach and a description of landscape proposals through:

- Landscape and public realm design principles
- Illustrative plans
- Key views and sections
- Access and furniture strategies
- Hard landscape material palette
- Soft landscape material palette
- Biodiversity strategy
- Play strategy

The design philosophy for the landscape and public realm for Station Hill is to provide a vibrant, multifunctional place where the landscape provides a connection between people and place, in line with LDA Design's 'first life' approach.

LANDSCAPE / 'lan(d)skeip /

Origin

land, old English, meaning 'home territory' or a place where people belonged.

scape, from the German *schaffen* and old English *scapan*, meaning to create or make.



6.1 LANDSCAPE STRATEGY

6.1.2 A Place to Belong

Reading has long been an important commercial centre. In the 18th and 19th century, it became known for the 3Bs: brewing, baking and bulbs, with companies such as Suttons, Huntley & Palmers and H&G Simmonds Brewery thriving here. More recently, Reading has become a tech hub; Microsoft picked Reading for its UK headquarters.

Station Hill is an incredible opportunity to connect the station to the wider town. It will be both dramatic and intimate, social but with quiet, sunny lunch spots; a place that leads you on to explore Reading itself, but that also softens the steps of increased footfall; a place that offers a real sense of Belonging - Reading's fourth B.

Our vision draws on the landscape to create a new, flexible gateway to the city. Station Hill will be distinctively of its place, a signpost for an emerging Reading, reflecting its rich history and huge future.

If location is everything, then Station Hill has it all. Connecting the station to the wider town, this vibrant new neighbourhood brings the sociability and community feel of a village to the heart of bustling Reading.

Step out on the weekends to discover market stalls laden with local Thames Valley produce. In summer, classic film screenings, or pop-up events from table tennis to urban swings might enliven Friars Walk. As the weather turns chill, a hot chocolate from the winter market will help to keep you warm.



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6.1 LANDSCAPE STRATEGY

6.1.3 Uses and Movement

Underlying the landscape concept is a thorough study of the site context, including analysis of vehicular and pedestrian movement, adjacent uses and green spaces, historical context and topography, as well as the site's development history described earlier in this document.

A key objective for the proposed development is to improve connectivity of the city centre to the key open spaces, Christchurch and Kings Meadow to the north of the railway, and Forbury Gardens to the east.

Therefore, the public realm design aims to create an environment in which pedestrians come first, with clearly legible, safe routes, providing areas of interest, activity, resting, and green along the way. The layout of these differing zones corresponds to the ground floor uses.

On Friar Street the proposal builds up on and enhances the existing streetscape, an important traffic route especially for buses, with a well-used, currently mid- to lower end retail offer. The entry to Friars Walk, as the 'face to the city' of the development, will add a generous new open space to the street scene, midway between the Station Road and West Street intersections.

Friars Walk functions as a new retail destination in its own right, a 'front yard' for the residents, and a new pedestrian-only space, not just extending the system of north-south passages, but also providing generous, flexible open space.

The key objective is the improvement of the pedestrian experience, creating a high-quality, safe, and welcoming public realm that achieves better, well-used linkages and corresponds to the new active frontages.



6.1 LANDSCAPE STRATEGY

6.1.4 Site Analysis

The layout of the public realm proposals responds to the factors influencing the local microclimate, such as sunlight, wind, and topography.

The sunlight and shade diagrams to the right show how the sun moves through the day highlighting the Friar Street frontage as mostly shade-free, Friars Walk due to its south-north orientation with good mid-day exposure in the summer and pockets of sun throughout the day and year, while Garrard Street is generally more shaded except for the northern half and towards morning and evenings.

The courtyards and lower terraces of Plot E receive morning and mid-day sun mostly in summer, with the southern terrace benefitting from longer periods due to the Friar Street building being lower.

The rooftop terraces receive full sunlight throughout.

Initial wind testing shows that the proposed building massing and landscaping achieve a comfortable environment throughout. The rooftop terraces will benefit from additional screening to facilitate long-term seating (refer to the separate wind testing report).

Potential urban heat-island effects in this largely built-up urban setting are addressed by maximising vegetation and choosing adequate paving materials.



21st June 9am



21st June 1pm



21st June 5pm

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6.1 LANDSCAPE STRATEGY

6.1.5 Scale

Comparisons of the scale of the public space have been taken with similar, linear pedestrian spaces in recent schemes, such as the examples shown on the right.

Key for the spatial composition of the main open space within the proposed development, Friars Walk, is to take advantage of the distinct geometry of the linear space resulting from the positioning of the buildings. This structures the predominantly linear space into alternating wider and narrower areas, which allows the creation of a sequence of distinct spaces for different uses and with diverse qualities.

The staggered layout of these spaces offers a new quality to the network of the traditionally very narrow south-north alleyways in Reading's city centre. While these are important connectors, beloved by many residents and characteristic for the historic grid, they can feel too tight, dark and dirty. The ambivalence of their sub-standard functionality and romantic notion is well captured in the 'Smelly Alley' moniker.

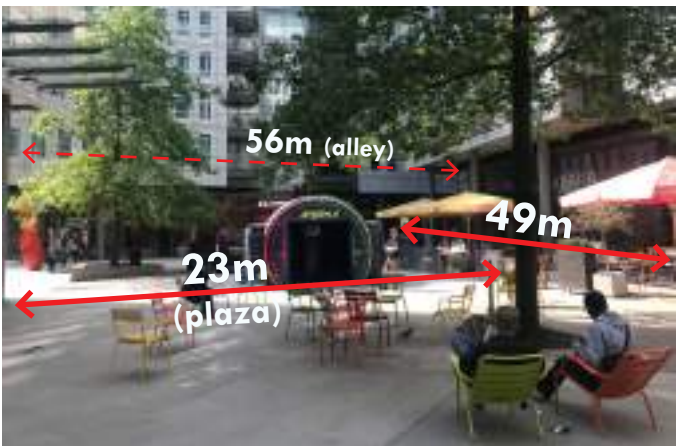
In contrast, Friars Walk is designed to receive sufficient sunlight and to create a visual connection between the public realm and the first floor amenity terraces, therefore creating a safe and sociable environment and future-proofing the development for successive development of the site north of Garrard Street.



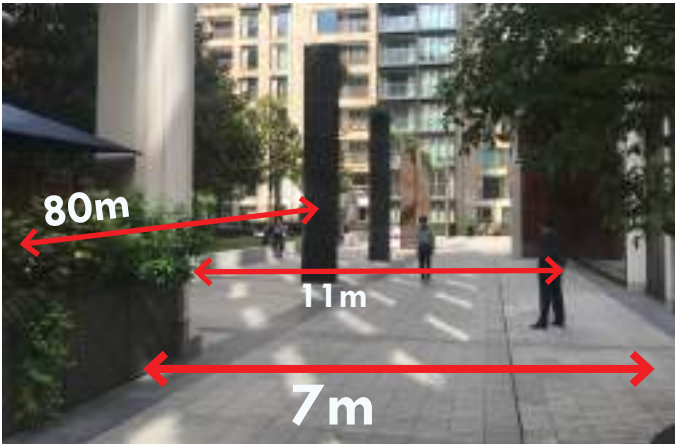
Station Hill



Pavilion Road, Knightsbridge



Central St. Martins, London



Fitzroy Place, London



6.2 LANDSCAPE PROPOSALS

6.2.1. Landscape Master Plan

The design of the public realm has been developed to meet the following key objectives:

- Making the development an integral part of the city under consideration of the local context.
- Improving connections into and through the development.
- Defining a strong, identifiable residential address and a new retail destination that complement the existing city centre's offer.
- Creating a place to belong where residents, workers, neighbours and visitors can mix.
- Offering high quality shared amenities that foster a strong sense of community and allow residents to feel at home.
- Building in flexibility and for future development surrounding the site in a changing part of the city without compromising the current scheme.
- Providing a safe and secure community at the heart of the city.
- A beautiful, sustainable landscape to be enjoyed by all.

The following pages describe the main areas of the landscape master plan in detail:

- Friars Walk
- Garrard Street
- Residents' amenity courtyards and terraces



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6.2 LANDSCAPE PROPOSALS

6.2.2 Friars Walk

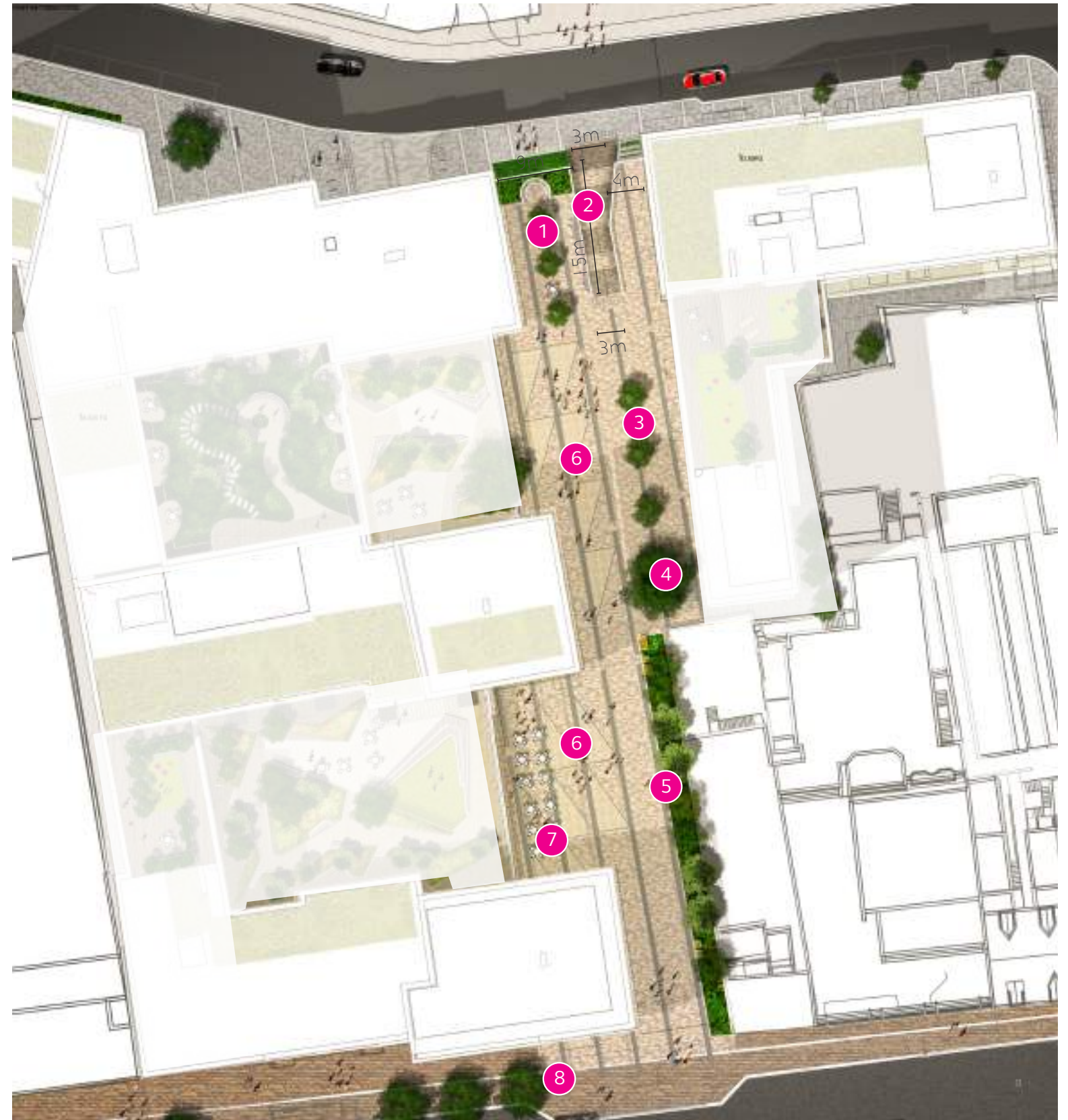
While predominantly a hard-surfaced podium landscape, Friars Walk has been designed to become an integral part of the city centre's urban fabric. Key elements in this are the provision of soft landscape areas at grade along the south-eastern site boundary, and the feature tree in the centre of the site.

The staggered layout of the wings of Plot E naturally creates protected areas that are adaptable for café and retail spill out, and movable planters will be strategically placed to define this.

To the north, the podium edge is bisected by a simple, straight staircase leading onto Garrard Street, glass balustrades define a clean edge, softened by adjacent planting.

A unifying surface patternation inspired by the traditional layout of alleyways (a linear paving or drainage channel band traversed by perpendicular paving courses) and pedestrian movement is applied across Friars Walk.

- 1 Spill out area with raised planter and integrated seating, movable planters and f+b table and chairs.
- 2 Steps to Garrard Street with integrated seating and planters.
- 3 Movable planters to retail entrances.
- 4 Feature tree to Friars Walk with a light canopy, Liquidambar or similar.
- 5 Planted edge with integrated play wall and seating edge.
- 6 Paving patternation and banding inspired by traditional alleyways and pedestrian movement. Quality public realm materials that are durable and hard wearing.
- 7 Spill out table and chairs adjacent to retail frontages.
- 8 Existing paving and replaced/added trees to Friar Street.



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Intimate seating areas surrounded by green



Spill out seating and movable planters



Paving patternation inspired by pedestrian movement



Perimeter planting screening adjacent building wall



Movable seating to f+b

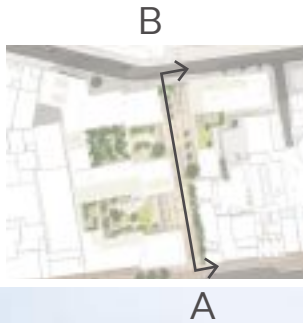


An active playable landscape edge



Feature tree with light canopy (Liquidambar)

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Section through Friars Walk looking east



View of Friars Walk looking north

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6.2 LANDSCAPE PROPOSALS

6.2.3 Garrard Street

The public realm design for Garrard Street aims to create a comfortable, safe environment for pedestrians, reinforcing connectivity between Reading Station and the city centre, as well as leading into the proposed development and offering a pleasant entry area to the residential building lobbies and the D2 space in Plot F.

The buildings are set back, resulting in a generous footway width of 4.4m at Plot E, and 3.0m (min.) at Plot F. The paving layout and materials match Friars Walk, but darker colour tones are chosen for pedestrian and vehicle-override areas alike, to achieve a visually continuous pedestrian realm.

A small pocket plaza with large trees is the focal point in the street seen from Station Road. Comfortable seating and shade-tolerant planting make this space a welcome refuge.

Proposed improvements to the public highway, such as lay-by's and taxi ranks are described in the traffic statement and to be covered under a Section 278 agreement.

The strategy for navigating the level change to Friars Walk is described on the following pages.

- 1 Pocket entrance square with tree and seating
- 2 Vehicle crossover to service yard
- 3 Vehicle crossover to parking
- 4 Stairs to Friars Walk
- 5 Screen planting including climbers
- 6 Movable planters to Garrard Street



Pocket Square



Stepped planters



Movable planters



Active frontage

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Section through Garrard Street looking south

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6.2 LANDSCAPE PROPOSALS

6.2.4 Friars Walk stairs

The transition from Garrard Street to Friars Walk is of crucial importance to deliver a cohesive public realm.

Physical access over the 6.6m level change is achieved via a straight run of 4 flights of steps, designed as simple elegant stairs bisecting the podium edge. The stairs widen from 3m at the top to 5.7m at the bottom, and the surrounding podium edges are envisioned as a solid, textured surface, elegantly lit and flanked by planting both at the base and top of the podium. The visual connection from Garrard Street to the planting and activity at the upper level on Friars Walk is crucial in creating a cohesive public realm across the levels.

However, often areas like this are less well used at the podium level as they tend to be peripheral. Here this will be avoided through the provision of ample seating, be it relaxed and communal surrounded by green, or bar-style seating allowing people-watching in this sunny lunch-time spot.

A 24-hr access lift integrated in Plot E ensures full accessibility for all.

While the proposal ensures that Garrard Street both retains its function as a hard-working city street, providing service access to a number of large buildings, and becomes a quality pedestrian link embedded in the city's public realm fabric, it is also adaptable for a future development to the north of the site, as illustrated in the sketches at the top right.

- 1 Simple elegant stairs between Friars Walk and Garrard Street
- 2 Stool seating and lean rail at the podium edge
- 3 Soft planted edge to Friars Walk
- 4 Terraced planting to stairs



Seating to edge



Seating to edge



Simple elegant stairs

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Illustrative view of stairs



Illustrative view of stairs



Section through stairs

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6.2 LANDSCAPE PROPOSALS

6.2.5 Courtyards and Podium Terraces

The sketch diagrams to the right show the underlying design principles used in the development of the design for the outdoor amenity spaces on the Plot E podiums.

Firstly, the relationship between the double-height space of the main residents' lobby, the interior amenity space and the access to the outdoor spaces allow visibility of the landscape through the building. The proximity of various indoor and outdoor amenity uses support community cohesion.

It is important to not consider the design and uses of the amenity spaces in isolation, but to consider its importance for the whole building, i.e. the microclimate, views (especially the various perspectives from the flats throughout the building), and noise (both potentially disturbing and positive/lively). A key potential lies in the creation of a strong identity for the building, instilling a distinct sense of place.

The following pages show the proposals for the various terraces in detail.

Design Development Principles:



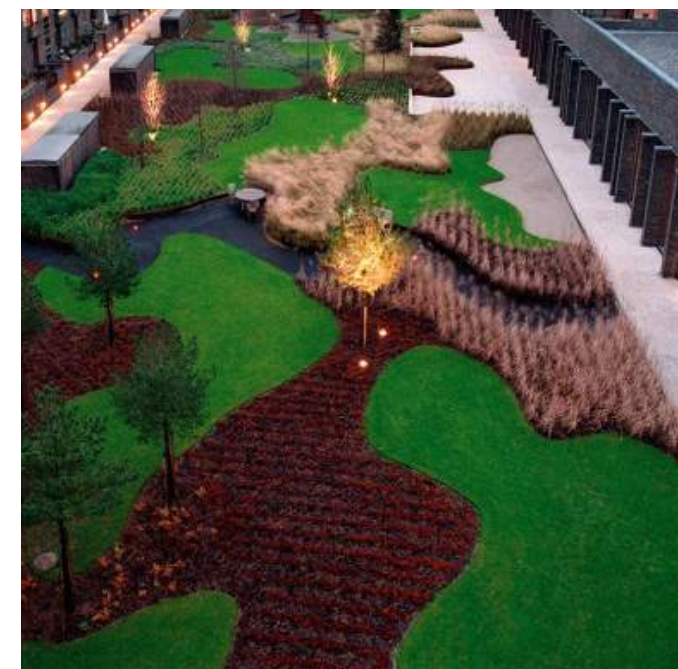
Inside/outside connectivity: the landscape supports movement through the building and links amenity spaces.



A landscape with a strong graphic identity experienced from different perspectives.



Distinct landscape characters and design language create a sense of place and react to local conditions (such as sun and shade).



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- 
- 1 Podium Courtyard, Level 00 (The Woodland Retreat)
420m² incl. 240m² green roof
 - 2 Terrace Level 01 (The Alcove)
340m² incl. 104m² green roof
 - 3 Terrace Level 01 (The Garden Terrace)
600m² incl. 254m² green roof
 - 4 Rooftop Terrace Level 06
144m² incl. 19m² green roof
 - 5 Rooftop Terrace Level 11
420m² incl. 64m² green roof



Aerial view looking west

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6.2 LANDSCAPE PROPOSALS

6.2.6 The Woodland Retreat

This courtyard is located north-west of and accessed through the main residents' lobby in Plot E. As the only larger open space on ground level it complements Friars Walk, albeit is accessible for residents only.

The design builds on the limited sunlight exposure due to the courtyard's location in the building. A dense woodland garden is proposed in contrast to the more open level 01 terraces, where more sunlight warrants the provision of more hard surfaced, open and flexible space. Here, the open space is mostly given over to lush understorey planting and woodland trees, supported by the larger soil build-ups that are possible due to the garage below. The planting creates sufficient privacy for the flats surrounding the courtyard, all of which have individual private amenity spaces.

A winding path, inspired by the shape of an opening frond of fern, leads from the lobby access to a quiet seating area, and a woodland 'trail' with stepping stones and large boulders offers a sense of adventure and playfulness to the space.

A porch with table and chairs offers spill out space adjacent to the groundfloor shared amenity space inside the building.

- 1 Porch with movable table and chairs / spill out from interior amenity space
- 2 Private amenity spaces to individual units
- 3 Woodland walk with integrated natural play features
- 4 Central intimate seating area



Private amenity spaces



Lush shade planting visible from lobby



A woodland walk



Illustrative view of the Shade Garden

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6.2 LANDSCAPE PROPOSALS

6.2.7 The Garden Terrace

The largest terrace is located south of the main Plot E lobby, on level 01. This terrace receives the best sunlight of all of the lower terraces, therefore the design has been developed to provide a larger area for communal uses here.

The space is divided into 4 main areas: the communal area, seen as an outdoor 'room', the gardens that enclose this room, private amenity areas around the perimeter, and a raised lawn.

As the centrepiece of the space the raised lawn with tiered timber seating edges allows a visible connection from the terrace to the public realm of Friars Walk. The lawn is large enough for picnics, games, or summer film screenings, maybe projected against the wall across Friars Walk.

The garden space features a route where residents can surround themselves with nature, with various small seating nooks to rest and linger, integrated into the raised planters.

Private amenity spaces are protected by denser screen planting at the garden's perimeter, including evergreens. The private spaces are deliberately not entirely enclosed to allow residents direct access to the central space and therefore activate it.

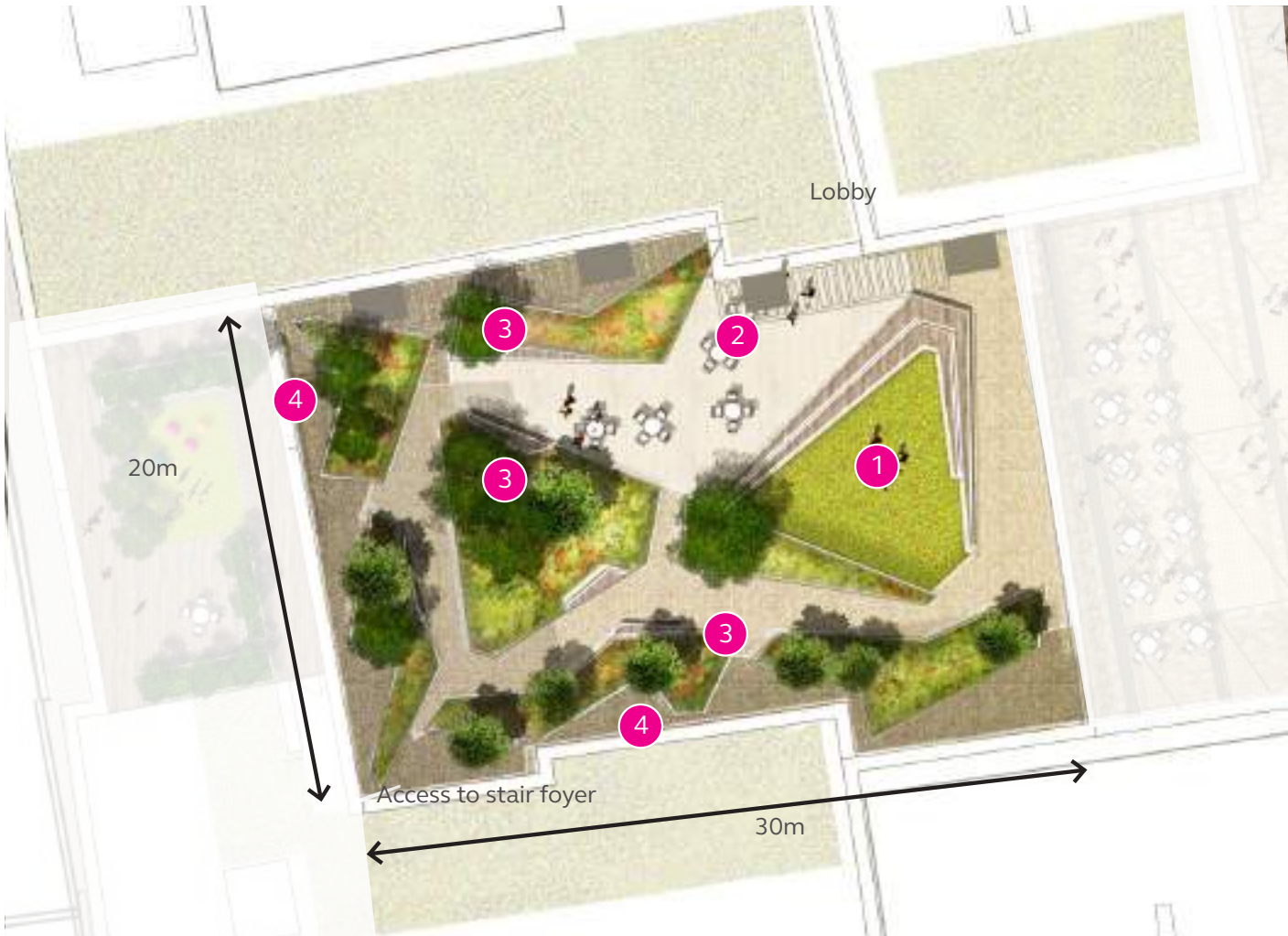
- 1 Tilted lawn with view
- 2 Amenity central 'room' and spill out area
- 3 Surrounding garden space
- 4 Private amenity areas



Amenity spill out furniture



Private spaces support activation



Tilted lawn with view



Central 'room' surrounded by garden



Lounge and garden furniture



Illustrative view of the Garden Terrace

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6.2 LANDSCAPE PROPOSALS

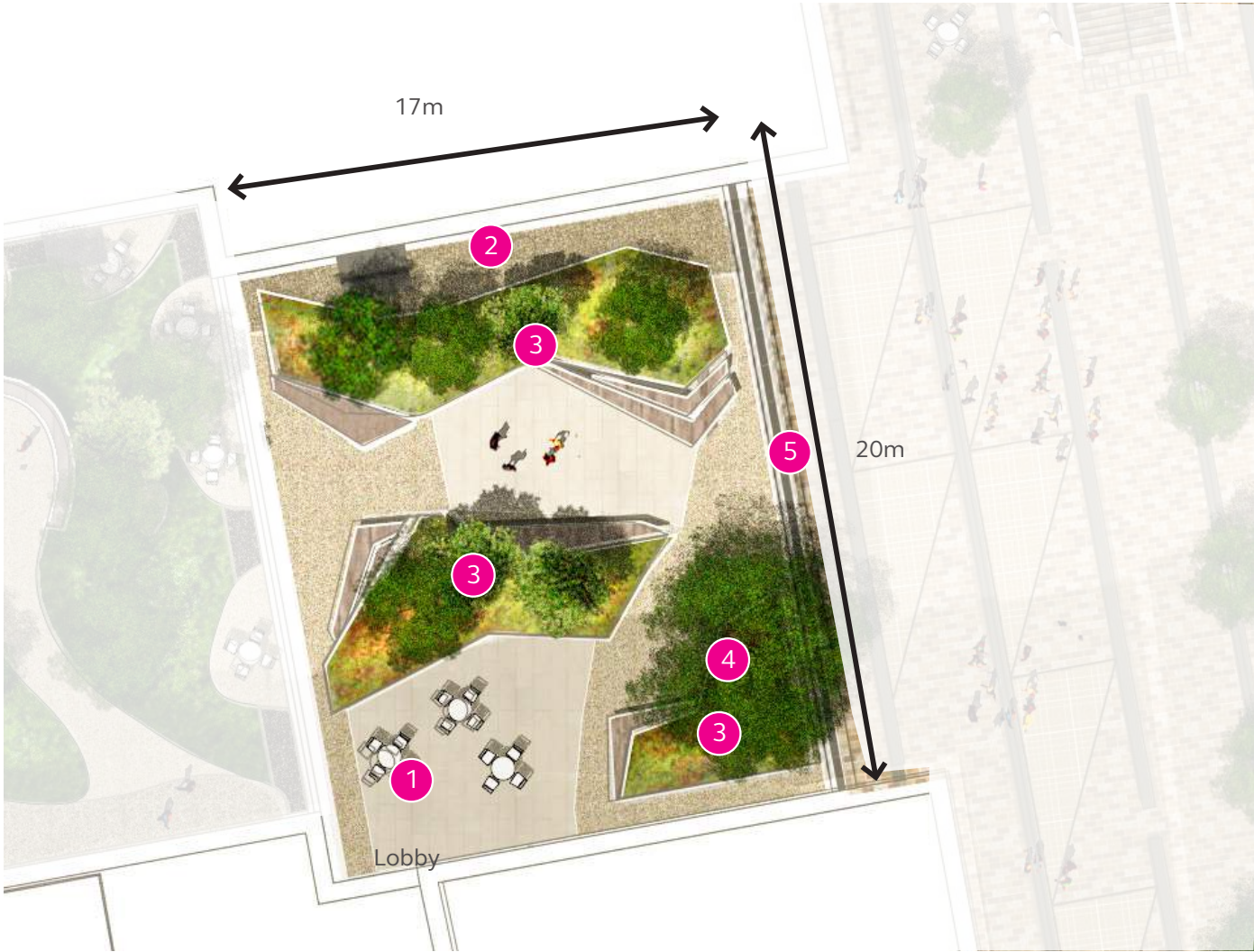
6.2.8 The Alcove

To the north of the main lobby, on level 01, the Alcove is a smaller counterpart to the Garden Terrace. It features similar raised planters, whose angular shapes create different 'rooms': a spill out space at the terrace entrance, an east-facing space overlooking Friars Walk, and a west-facing smaller nook overlooking the Shade Garden.

The planter edges include timber-clad seats, that are sculpted to lend themselves to lounging and play.

A feature tree makes visible connection to Friars Walk, and the northern planter separates two private amenity spaces for the adjacent flats.

- 1 Amenity spill out space
- 2 Private amenity space
- 3 Raised planters with sculpted seating edges
- 4 Feature tree
- 5 View to Friars Walk



Feature tree visible from street



Raised planters as furniture/playable objects



Intimate seating areas for small groups



Illustrative view of the Alcove

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6.2 LANDSCAPE PROPOSALS

6.2.9 The Rooftop Terraces

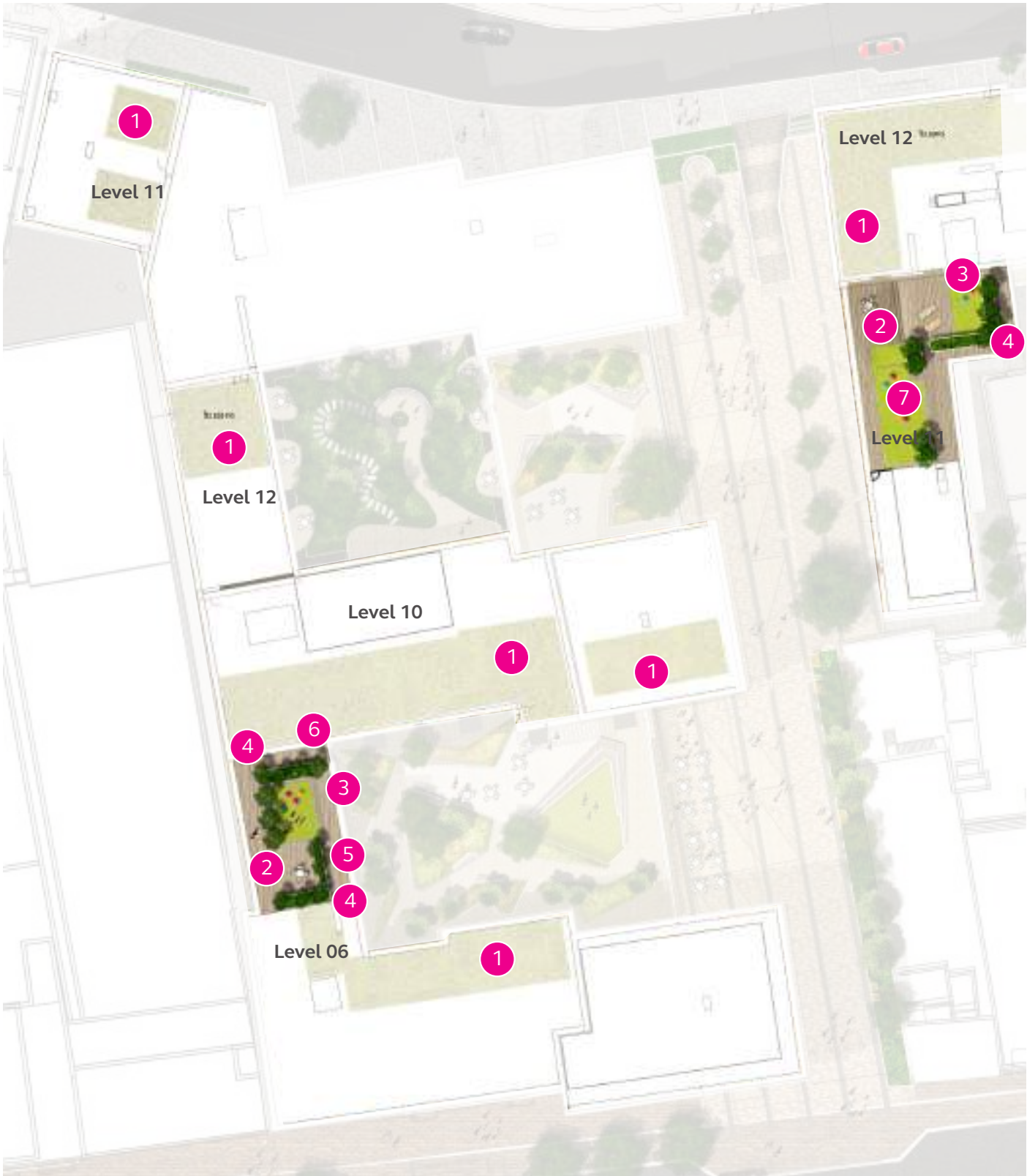
In addition to the larger communal courtyards and terraces described before, Plot E (at level 06) and Plot F (level 10) both feature rooftop terraces. These benefit from full sun exposure throughout the day.

Due to the exposed location, linear planters with native hedge planting are provided on both terraces to create a comfortable environment. It is suggested that more active uses in these areas are adequate, therefore artificial turf areas that can be used for play or as an outdoor gym are proposed, and on Plot E grow-your-own planters are provided for residents' use.

Seating areas are screened from the wind by small multistem trees in built-in planters and used by the residents for al fresco dining, socialising, and enjoyment of the views over Reading.

The total green roof area on each Plot (E & F) exceeds the 25% roof coverage required per planning condition.

- 1 Sedum Green Roof
- 2 Seating area
- 3 Artificial turf
- 4 Screen planting
- 5 Grow-Your-Own-Garden planters
- 6 Private amenity
- 7 Lawn



Views



Outdoor Gym



Playable Space



Sedum Green Roof

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Gathering/Dining



Lounging



Party/BBQ

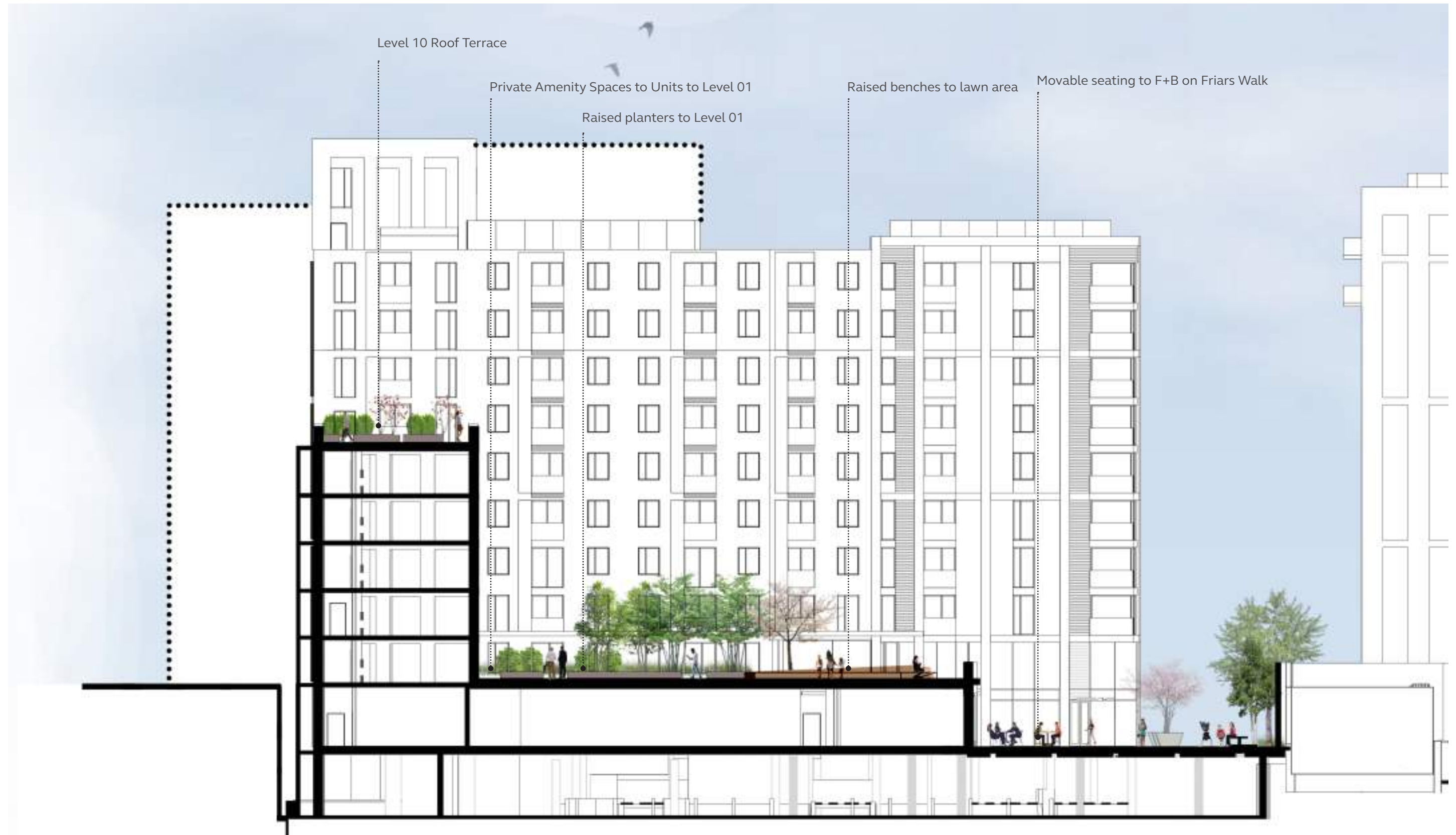


Resident Gardening



View of Plot E 10th floor Amenity Terrace

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Section through Plot E Rooftop Terrace, Level 01 Garden Terrace, and Friars Walk looking north



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Section through Plot E Woodland Retreat and Alcove, Friars Walk, and Plot F Rooftop Terrace looking north

6.LANDSCAPE & PUBLIC REALM

6.3 ACCESS & FURNITURE STRATEGIES

6.3.1 Access Strategy

Creating a pedestrian-friendly, safe and convenient environment for people of all ages and abilities was a key design objective in the development of the scheme. It is especially critical in a public realm that accommodates residents familiar with the site, the occasional visitor or shopper, as well as the passer-by that might not know the area at all.

The layout of the public realm supports this with a clear and legible layout. The main publicly accessible route from Friar Street into the site has been designed as a level, wide pedestrian-only route, that will be well-lit at night. The key benefit of this is convenient level access to the residential lobbies and all retail units on Friars Walk. The challenge of achieving the 6.6m level change from Friar Street down to Garrard Street is solved locally at the north end of Garrard Street, via a 3.15m wide straight run of four flights and a 24hr-accessible lift. It is proposed to realign the crossing on Friar Street to further improve access, and likewise install a new crossing roughly aligned with Friars Walk across Garrard Street. Both of these would be subject to a Section 278 agreement.

Street furniture, signage and lighting is carefully placed to avoid clutter. Ample seating and resting points are provided along Friars Walk and on the Garrard Street pocket square.

Level access is provided to the podium courtyard in Plot E, and all amenity terraces and courtyards are fully accessible via short internal graded routes (1:21 max.).

- Stairs between Friars Walk and Garrard Street
- Falls
- ▼ Spot levels
- ▲ Level access to all public and semi-private entrances
- Lift between Friars Walk and Garrard Street



6.3.2 Furniture Strategy

The placement of street furniture has been carefully considered to tie-in with the overall landscape master plan. The aim is to provide sufficient furniture in strategic locations and numbers to ensure seating areas are comfortable and well-used without being crowded. A degree of flexibility is built in through the provision of movable planters with seat edges, and chairs and tables that can be configured into various settings based on the needs of retail and F+B tenants and people's movement.

All furniture is selected to be robust, maintenance-friendly and sustainable.

Cycle parking (Sheffield stands) for retail visitors is located at either end of Friars Walk, to ensure the pedestrian area stays cycle free. For the overall cycle parking strategy, please refer to the traffic statement.

Vehicle mitigation bollards are proposed at the southern entry point to Friars Walk along Friar Street, including removable units to allow emergency vehicle access.

-  Benches
-  Movable planters with seating edge
-  Circular bench to raised planter
-  High stool seating and table
-  Movable table and chairs to F+B
-  Playable elements to play wall
-  8No. Cycle stands
-  Bollards



6.LANDSCAPE & PUBLIC REALM

6.4 MATERIALS

6.4.1. Public Realm Surfacing

The surfaces and materials throughout the public realm have been designed to provide site wide cohesion, a sense of durability and quality, whilst being light and welcoming.

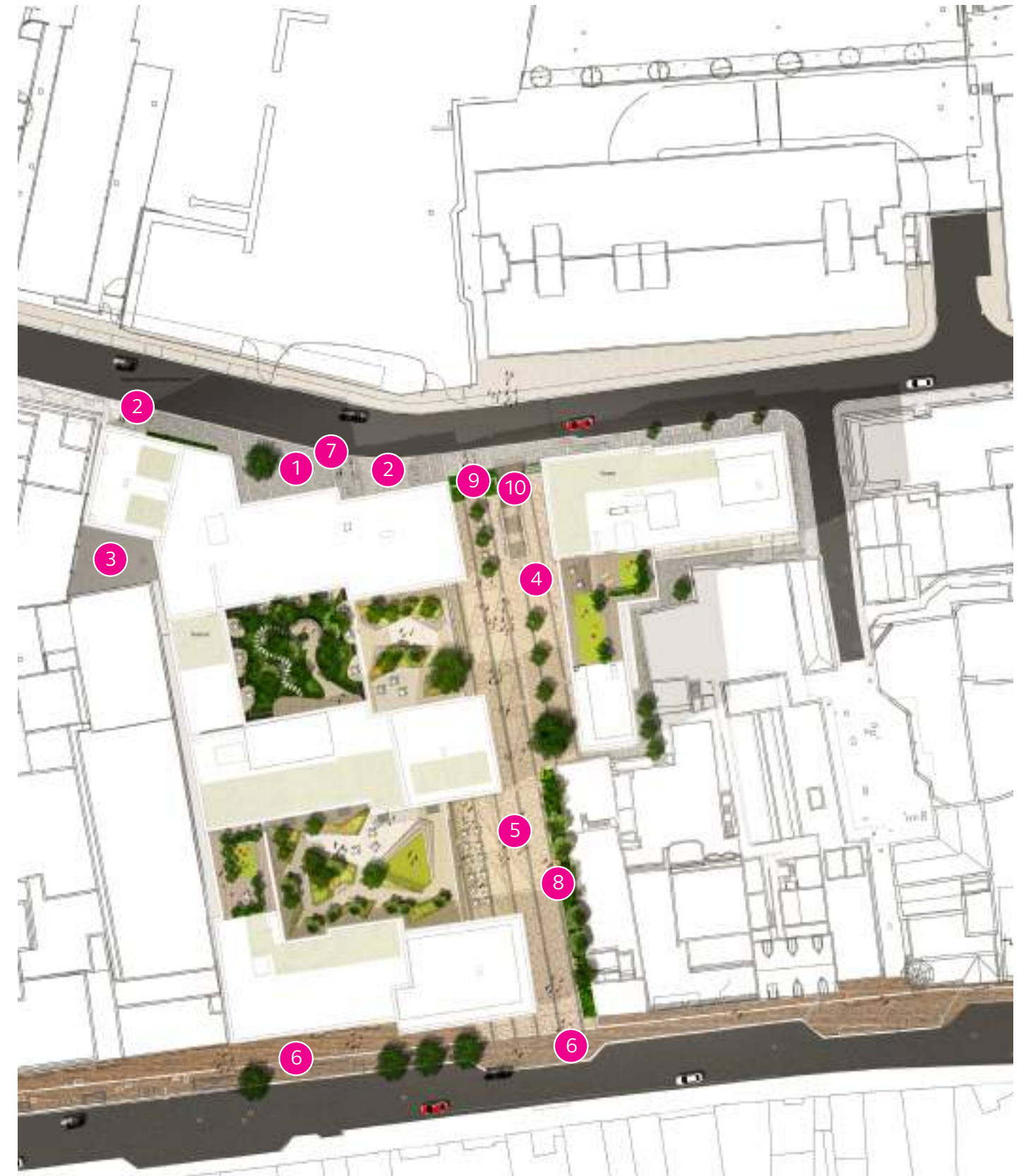
The layout of the Friars Walk paving takes its inspiration from a traditional alley, with a typical perpendicular paving transected by strong central lines running lengthwise through the street, which offer orientation and contain the linear drainage. The contrast of the smooth, dark paving bands and the textured perpendicular paving, which consists of a three colour mix complementing the buildings' facade materials, ties in with the design language used at the Reading Station forecourt. The proposed paving material is a robust, good quality concrete paving with natural stone aggregate (reconstituted stone).

A pattern of wedge shapes formed of larger flag pavers is overlaid, denoting areas of interest within the public realm and buildings, and adding a playful dynamic.

The pavement is designed to be robust, durable and slip-resistant, and to accommodate emergency vehicle access. The pavement along Garrard Street is designed in principal to match Friar Street, so as to create a cohesive public realm, but darker colour tones are chosen for a more seamless transition to the vehicle cross-overs, where darker block pavers are used.

The Friar Street pavement with the realigned crossing-point is proposed to match the existing brick paving, this area will be subject to a Section 278 agreement.

- 1 Paving Type 01/02
- 2 Paving Type 03
- 3 Asphalt
- 4 Paving Type 05/06
- 5 Paving Type 07
- 6 Brick Paving to match existing
- 7 Conservation kerb to Garrard Street
- 8 Playable wall to Friars Walk
- 9 Raised planter to Friars Walk
- 10 Steps



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Public Realm - Indicative Paving Types

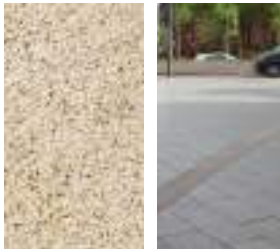
Paving Type 01

Reconstituted stone flag paving, 400mm x 200mm, Indian, Charcoal and Mid Grey Granite; textured finish.



Paving Type 02

Reconstituted stone banding to Garrard Street, 400mm x 400mm; Light Granite colour; smooth finish.



Paving Type 03

Concrete sett paving, 100x200mm, to vehicular cross overs on Garrard Street footway; Indian, Charcoal and Mid Grey Granite; textured finish.



Asphalt

Asphalt service area to engineer's specification.



Paving Type 05

Reconstituted flag paving to Friars Walk, 200x400mm; Oatmeal, Indian and Light Granite colour; textured finish.



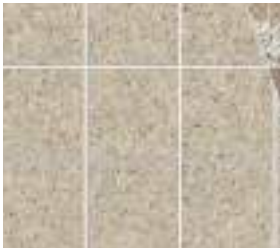
Paving Type 06

Reconstituted stone banding to Friars Walk, 400mm x 400mm, Anthracite Grey; smooth finish.



Paving Type 07

Reconstituted stone flag paving to Friars Walk, 400mm x 400mm, Light Granite colour; smooth finish.



Existing Paving

Brick to Friar Street to match existing.



Public Realm - Indicative Edge Types

Edge Type 01

Kerb to Garrard Street, conservation kerb, silver grey finish, 255mm x 300mm wide.



Metal Edge

Flush aluminium edge to Garrard Street planting.



Edge Type 02

Edge to linear planting at Friars Walk, bespoke playable edge; granite or reconstituted stone.



Raised Planter Edge

Raised planter to north podium edge, powder coated steel, RAL to complement architectural finishes.



Public Realm - Indicative Steps

Steps between Friars Walk and Garrard Street.

Reconstituted stone steps between Friars Walk and Garrard Street; Light Granite colour.



Tactile Paving

Tactile concrete flag and blister paving.



6.LANDSCAPE & PUBLIC REALM

6.4 MATERIALS

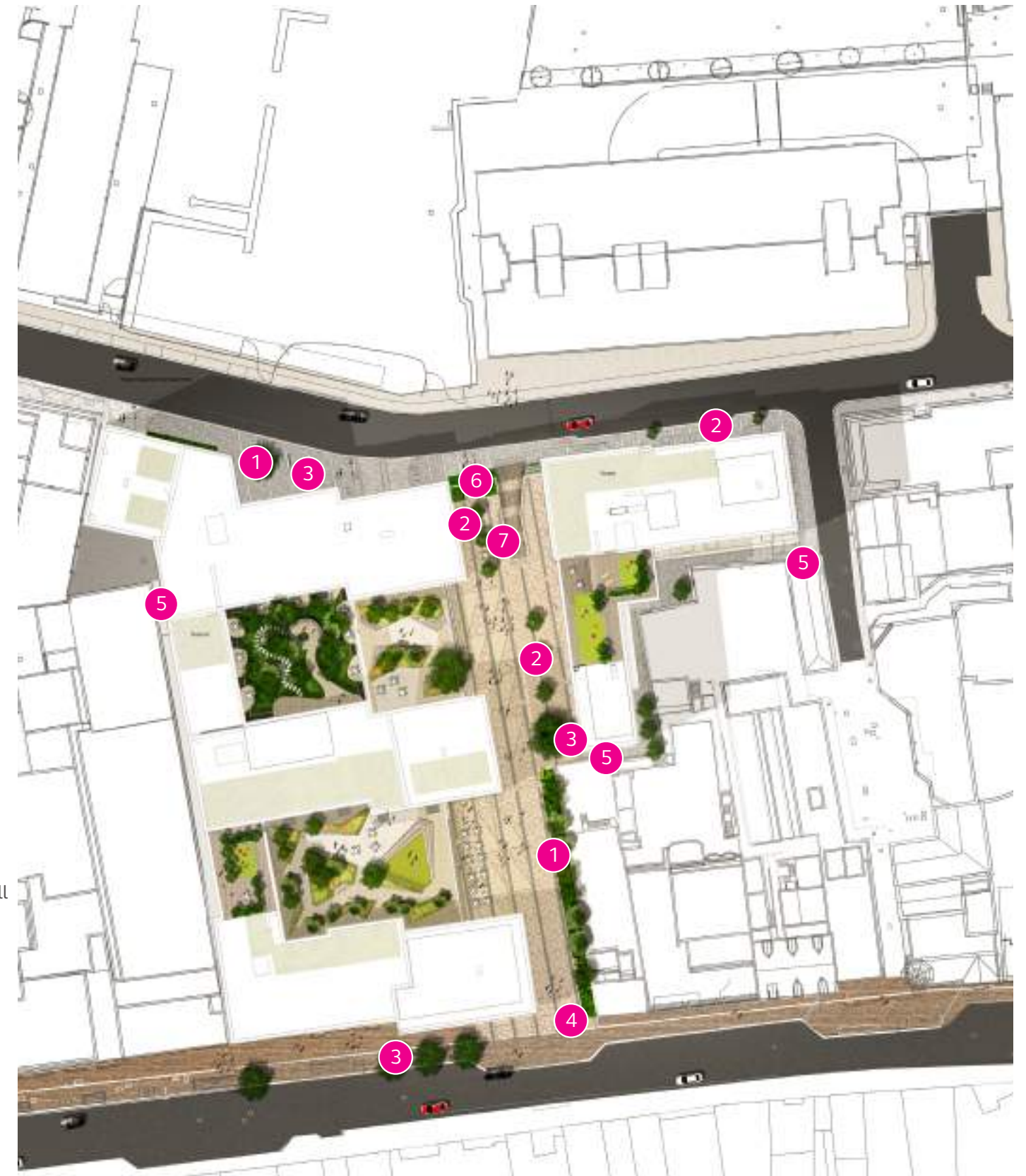
6.4.2. Public Realm Furniture Types

Furniture across the site has been selected to be beautiful, robust and easy to maintain.

The aim is for the furniture to support the character of the public realm, not to define or dominate it.

Materiality and colours are coordinated with surface materials and the buildings' material palette.

- 1 Benches to pocket square and play wall
- 2 Movable multi-stem/small tree planters
- 3 Tree grilles
- 4 Fixed and telescopic bollards
- 5 Fence and gate
- 6 Circular bench to raised planter
- 7 Bar-style stools and leaner



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Public Realm - Indicative Furniture Types

Bench to Pocket Square

Rough and ready balancer 2m in length, timber.
(some benches will be provided with arm- and backrests)



Fence and Gate

Solid flat bar fence, powder coated to RAL to match architectural finishes.



Movable Pots

Tree planter pots, powder coated to complement architectural finishes.



Retaining bench to raised planter Friars Walk

Timber slatted bench.



Tree Grille

Tree grille 1.5m square, recessed to take paving, bolt fixing, water point.



Fixed Stool Seating to Balustrade Leaner

Design tbc., colour to complement architectural finishes.



Utility Covers

Recessed utility cover, stainless steel with inset paving in front of house areas, ductile iron in back of house areas.



Litter Bins

Note: requirement for litter bins in the public realm tbc in line with waste removal strategy.



Fixed and Telescopic Bollards

Stainless Steel, 1m high.

Note: Requirement for Anti-Terrorism Measurements to be confirmed. Higher spec./ PAS-rated bollards might be required.



Stainless Steel Handrails



6.LANDSCAPE & PUBLIC REALM

6.4 MATERIALS

6.4.3. Courtyards and Terraces

A shared materials palette is utilised throughout the terraces.

On the lower terraces, where angled and curved planter shapes occur, the surrounding paving predominantly consists of permeable resin-bound paving. This avoids unit paving layouts that can be complex and require many cuts, and the material drains easily into the subbase, therefore drying quickly. Selected areas are laid with flag pavers on a pedestal system, to denote key areas, such as the outdoor 'room' on the Garden Terrace.

On the upper terraces, composite decking is used.

Ample seating is provided throughout the terraces in strategic locations integrated into the planter edges. Additional movable seating and playful items such as bean bags offer added flexibility.

- 1 Resin bound paving
- 2 Flag paving
- 3 Stepping stone path and boulders
- 4 Decking
- 5 Artificial Lawn and bean bags
- 6 Bleacher seats
- 7 Grow-your-own planters



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Courtyard and Terraces - Indicative Paving Types

Paving Type 08 & 13
Resin bound gravel to courtyards, dark grey green colour, 'blue granite' or similar.



Paving Type 09 & 14
Resin bound gravel to courtyards, silver grey colour, 'apollo', or similar.



Stepping Stones
Natural stone stepping stones to woodland walk.



Reconstituted stone paving
400x800mm flag paving to podiums, supported on pedestal paving system.



Decking
Slip resistant composite decking to rooftop terraces.



Artificial Turf
Artificial turf grass to roof terraces.



Boulders and Incidental Play to woodland walk.
Boulder sizes TBC.



Courtyard and Terraces - Indicative Edge Types

Low Planter Edges
150mm high metal planter edge to Shade Garden courtyard.



Metal Flush Edge
Metal edge to hard surfaces.



Raised planter edge
Powder coated steel edge to raised planters. RAL colour to complement architectural finishes. 350mm -750mm high.



Seat edge with storage
Seat edge to grow-your-own planters, timber clad with lockable tool storage



Courtyard and Terraces - Indicative Furniture Types

Seat edge to planters.
Timber slat benches, some with back and armrests.



Bleacher seats to tilted lawn
Timber clad benches to raised lawn.



Movable Furniture
Chairs, tables, and loungers to roof terraces.



Movable planters
Movable planters for small trees to roof terraces, powder coated steel, RAL to complement architectural finishes.



Bean bags
Bean bags to rooftop terraces.



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6.5 PLANTING AND BIODIVERSITY STRATEGY

6.5.1. Tree Planting

Tree species have been selected based on their suitability for their location in the context of the urban streetscape and the micro climate created around the proposed architecture.

Friars Walk is characterised by a distinct row of birch trees, signalling the entrance to the development and orientation to the north towards the River Thames. A large feature tree across from the main residential lobby in Plot E is the central focus of the pedestrian walk, and to the north flowering multi-stems (prunus, amelanchier) in movable planters provide scale and seasonal interest.

On Garrard Street, native Hawthorns are proposed to mark the plaza to the northern Plot E entrance. These are shade tolerant native trees that support wildlife and help to screen downwinds around the building. On the narrower footway north of Plot F, multi-stem trees in planters are proposed to enhance the streetscape.

There are no existing trees located within the planning boundary, however two existing birch trees on Friar Street are proposed to be removed - subject to agreement of the S278 scope - to allow good visibility and connectivity of the access to Friars Walk from Friar Street, which they would otherwise block. These trees appear to be of low quality and are expected to be short lived. They would be replaced by newly planted Ornamental Pears, which are strategically placed on Friar Street to support the wind mitigation strategy.

The species in the shared courtyards and terraces can be divided into three categories:
Riparian Woodland trees such as birches and elders are used in the Shade Garden (northern Plot E courtyard).
The level 01 terraces of Plot E, the Alcove and the Garden Terrace, feature vibrant, flowering fruit and decorative garden trees, such as Malus, Amelanchiers and Magnolias, as well as shrubs to provide privacy to adjacent flats.
Robust native hedging shrubs are proposed for the roof top amenity spaces which will be more exposed to light and wind.



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Cornus kousa



Amelanchier lamarckii



Carpinus betulus



Sorbus hupehensis



Betula utilis jacquemontii



Sorbus aucuparia



Sorbus aria



Prunus serrulata



Alnus glutinosa



Taxus baccata



Liquidambar styraciflua



Magnolia liliiflora



Kalmia latifolia



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6.5 PLANTING AND BIODIVERSITY STRATEGY

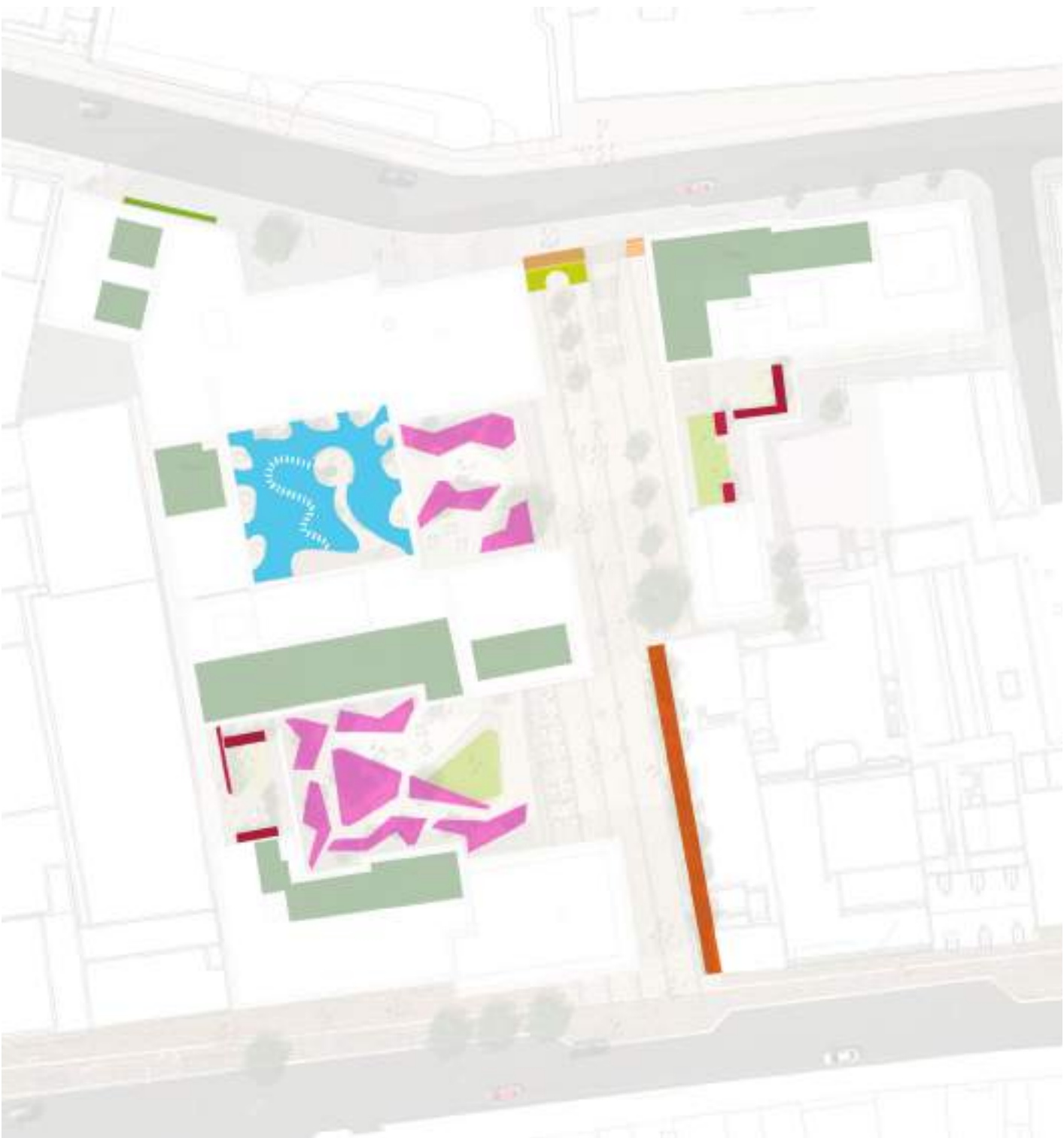
6.5.2. Public Realm Planting Character

The planting areas in the public realm are designed to suit the urban setting with its limitations to light and space. Nevertheless, distinct planting characters support the creation of comfortable dwelling spaces and improve the microclimate.

In the public realm, these areas are:

- The birch woodland understorey along the southeast edge of Friars Walk
- The raised planter at the north end of Friars Walk with rich swaths of ornamental grasses that create a focal point at the podium's edge
- Additional terraced planters at the base of the Friars Walk steps, and
- Linear planters on Garrard Street consisting of robust, shade-tolerant planting, including scented climbers ideal for screening less active frontages and evergreens.

All proposed planting on structure will be irrigated with an automated irrigation system with rain sensors, ensuring water is used efficiently. Movable planters will be manually watered as needed. The proposed sedum green roofs do not require permanent irrigation, but will be temporarily irrigated for plant establishment, and as needed during drought periods. Watering points for this purpose are located throughout the development.



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Skimmia japonica 'Kew White'



Clematis montana



Deschampsia cespitosa



Campanula rotundiflora



Asarum europaeum



Lonicera henryi



Anemanthele lessoniana



Carex oshimensis 'Evergold'



Vinca minor Gertrude Jekyll



Luzula nivea



Blechnum spicant



Polystichum aculeatum



Sarcococca confusa



Anemone honorine jobert



Vinca minor Gertrude Jekyll



Brunnera macrophylla 'Jack Frost'



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Polystichum setiferum



Iris 'Silver Edge'



Deschampsia cespitosa



Luzula nivea



Hosta 'Francee' (fortunei)



Brunnera macrophylla 'Jack Frost'



Anemanthele lessoniana



Deschampsia cespitosa



Nandina domestica 'Fire Power'



Tulipa 'White Triumphator'



Eryngium variifolium



Brachyglottis compacta 'Sunshine'



Viburnum tinus 'Eve Price'



Hamamelis



Nepeta cataria 'Six Hills Giant'



Stipa tenuissima



6.5
PLANTING AND BIODIVERSITY STRATEGY

6.5.3 Biodiversity and Ecological Features

The design strives to encourage a healthy and biodiverse wildlife community alongside its residential community.

The planting palette incorporates a number of native flowering species providing food for invertebrates, and a couple of bug hotels are proposed in the courtyard and terraces.

The inclusion of over 50 bird boxes aims to entice a wide range of species to make the site their home. The boxes are strategically placed on building facades and trees throughout the development based on where the individual species are inclined to nest.



Starling Nest Box



Hole Nest Box



Swift Nest Box



Black Redstart Nest Box



Bug Hotels



- 42 No. Swift boxes
- 2 No. Starling boxes
- 2 No. Bug hotel
- 9 No. Hole nest box
- 6 No. Black Redstart boxes



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6.6 PLAY STRATEGY

6.6.1. Incidental Play Opportunities

The approach to play is to integrate playful features in the landscape where possible through public realm furniture and detailing, and access to natural features.

Within the public realm, the linear edge to the birch stem woodland planting is formed as a playable low wall that invites activities such as balancing, climbing, hopping over stepping stones, and foraging into the tree stems. Likewise, the woodland courtyard features stepping stones, climbable boulders and a robust naturalistic planting scheme with a 'secret garden' feel for children to explore.

The large lawn on the podium garden terrace and the surrounding tiered timber seats provide ample space for lounging and gatherings. Not aimed at a specific age group, these areas provide opportunities for overlapping play and age categories, and social interaction.

On the rooftop amenity terraces, artificial turf areas provide a more formal playable space, which can be equipped with elements such as weather-resistant soft toys, mini slides, and bean bags, surrounded by ample seating for carers.

The precedent images to the right provide some examples of how this play strategy should be realised at Station Hill across the public and semi-private areas within the development.

- Playable wall feature
- Woodland walk, natural play
- Climbable bench and planter edges
- Climbable bleacher seating
- Lawn/artificial turf
- Grow-Your-Own-Garden planters
- Bean bags



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Playable Wall Feature



Woodlandwalk,naturalplay



Birchstem woodland edge



Playable wall feature



Sculpted artificial turf



Bean bags



Woodlandwalk,naturalplay



Woodlandwalk,naturalplay



Climbable bleacher seating



Sloped lawn

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6.7 SUMMARY

The above chapter intends to further describe and illustrate the public realm and landscape proposals and supplements the set of landscape architectural plans submitted in the planning application.

As stated throughout the document, the public realm and highways proposals that fall outside of the planning boundary are subject to a Section 278 agreement, they are shown here for context only.

The view to the near right shows the proposal in the current context, the view to the far right shows how the proposal could integrate with a future development to the north of the site, based on the building massing of the consented 2013 scheme.



Aerial view of proposed development looking north

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