

3.0

The Landscape Strategy | 3.4 Illustrative Landscape Masterplan

The Landscape Strategy seeks to provide generous amenity space on the communal roof terrace for the new residential blocks.

Two extensive roof terraces will be provided to Residential Blocks A, B and C, with seating, planting and incidental play opportunities.

1. Communal Roof Terrace

The proposals for the following areas are indicative only, and seek only to show the aspirations for the public realm adjacent to the Mall in the longer term.

2. Queen's Walk
New planters with integrated seating, and seasonal planting
3. Oxford Road
Circular planters and semi mature trees to anchor either end of the street
4. St Mary's Butts
Surface material enhancements and new tree planting
5. Dusseldorf Way
Surface material enhancements, seating and incidental Play



**LANDSCAPE MASTERPLAN
FOR ILLUSTRATIVE PURPOSES ONLY**

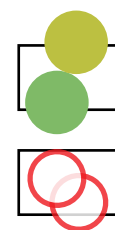
3.0

The Landscape Strategy | 3.5 Trees to be Removed and Retained

There are few trees of significance within the site, with the exception of a few trees to Oxford Road, and a number of very small trees to St Mary's Butts. These trees make little impact on the existing streetscene in these locations.

There is a group of mature trees within an area of green space to the south of Hosier Street, including a number of plane trees, which make a significant contribution to the visual amenity of the area. These trees are beyond the site boundary, and will be protected during the construction works.

The cluster of trees around the junction of St Mary's Butts and Hosier Street are also visually significant in this location, in combination with the trees adjacent to The Minster. These trees will also be protected during the construction works.



Existing trees to be retained

Trees to be removed

3.0

The Landscape Strategy | 3.6 Planting Strategy

Roof gardens will be provided as amenity space for residents with seasonal and robust planting, using grasses and herbaceous flowering species to provide colour

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits

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.



-  Existing trees to be retained
-  Tilia cordata/Lime Trees in planters with ornamental planting **Indicative Only**

-  Platanus x hispanica London Plane **Indicative Only**
-  Acer campestre Field maple **Indicative Only**

-  Feature MS shrubs in raised planters underplanted with herbaceous species and grasses
-  Proposed Multi Stem Small Trees in raised planters **Indicative Only**

-  Raised planters and roof terrace planting
-  Raised planters and screen planting Hedge species or grasses

3.0

The Landscape Strategy | 3.6 Planting Palette

This palette is intended to provide attractive and robust planting to the roof gardens. The planting is to be tolerant of a variety of conditions, and to provide seasonal colour to these gardens.

A colour combination of soft pastel colours, including pinks and yellows is proposed to the flowering plants, making reference to the colours of iced biscuits.

Plants to be selected from:

Ground cover/Medium Height

<i>Anthemis punctata cupaniana</i>	3L	5/m ²
<i>Erygium 'Neptune's Gold'</i>	3L	6/m ²
<i>Festuca casblue</i>	3L	5/m ²
<i>Lynchis corinaria</i>	3L	6/m ²
<i>Miscanthus 'Starlight'</i>	5L	3/m ²
<i>Heliotrichum sempervirens</i>	3L	5/m ²
<i>Phlomis russeliana</i>	3L	5/m ²
<i>Stachys byzantina</i>	3L	5/m ²
<i>Sesleria autumnalis</i>	3L	5/m ²

Feature Plants

<i>Anemone 'Queen Charlotte'</i>	5L	4/m ²
<i>Gaura 'Whirling Butterflies'</i>	5L	4/m ²
<i>Kniphobia 'Bees Lemon'</i>	5L	4/m ²
<i>Penstemon 'Pensham Laura'</i>	5L	4/m ²
<i>Salvia 'Neon'</i>	5L	4/m ²
<i>Sisyrinchium striatum</i>	5L	6/m ²

Multi stem Feature Trees/.Shrubs

<i>Amelanchier lamarckii</i>	3.4m MS
<i>Betula 'Jacquemontii'</i>	4.5m MS



3.0 The Landscape Strategy | 3.7 Amenity Space and Play Strategy

With respect to the provision of open space in new residential developments within the centre of Reading Plan Policy states;

Sites and Detailed Policies Document Adopted
October 2012 (Revised January 2015)
Reading Borough Council

5.6.1 DM10: Private and Communal Outdoor Open Space

'c/ Development in central Reading will not always be expected to comply with the standards set for flats (outside the centre of Reading.) Open space is nonetheless required, unless exceptional circumstances prevail, to accommodate modest sitting out areas and clothes drying facilities.'

8.1.2 DM16 Provision of Open Space

8.1.12 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 ...

The assessment of public amenity spaces that exists in the area, in combination with the amenity space that is to be provided to the communal roof terrace is considered to therefore adequately provide for the amenity space requirements of a development in this central location.



 Communal Residential Gardens = 1115sqm

 Potential for Public Amenity Space at GL
Indicative Only

 Private Terraces = 634sqm

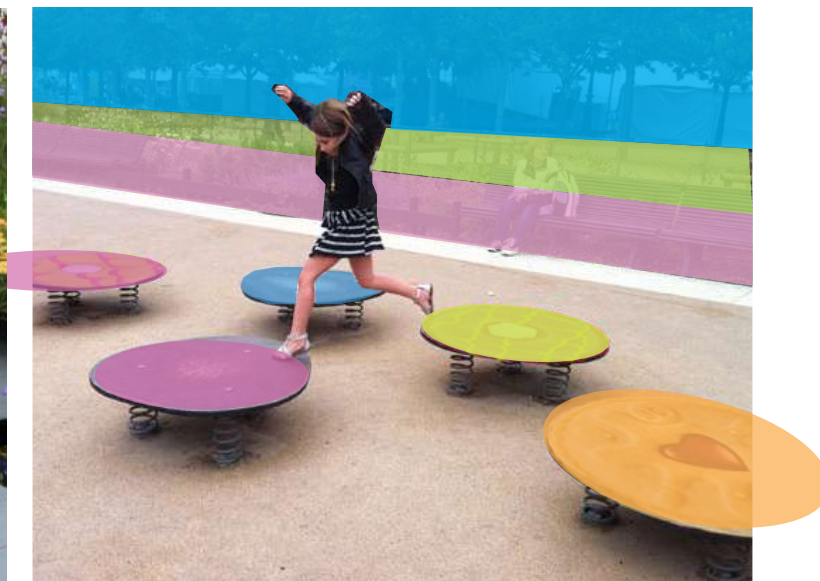
3.0 The Landscape Strategy | 3.7 Amenity Space and Play Images

The inspiration for provision of play equipment to incidentai and playful space to the residential amenity roof terrace will be taken from 'biscuits' to reflect the significance of Huntley and Palmer Biscuits to Reading. This theme creates opportunities for providing colourful and dynamic play equipment and spaces which reinforce a distinct sense of place in the communal roof gardens.

Wafer Biscuits



Iced Biscuits



3.0

The Landscape Strategy | 3.8 Surface Materials Strategy

It is proposed that a safety wet pour surface is used across the amenity terrace area to provide a simple surface which could be laid in a variety of colours and patterns to reflect a palette of 'iced biscuits'.

A composite decking board is proposed to the private terraces.

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.

The hard landscape materials palette selected to upgrade the site interfaces with the existing streets - Oxford Road and St Mary's Butts - could be selected to reflect the surface and building materials found throughout the historic heart of Reading, and in the immediate vicinity. That is, brindle and red clay pavers with granite kerb edges. The Hosier Street Area Outline Development Framework also recommends use of a similar palette in developing proposals for the regeneration to the south.

The hard landscape materials palette that could be selected to upgrade Queen's Walk and Dusseldorf Way could be selected to reflect the surface and building materials found throughout the historic heart of Reading, and in the immediate vicinity, and to also make visual reference to 'seed drills' to connect the site with the historic significance of Suttons Seeds to Reading. Slimmer pavements could be used with a wider range of colours to help lift the quality and character of these streets. Colours could include brindle and brown buff laid in distinctive patterns across the direction of travel through these areas.

Different sized units and textures could be used to establish a clear hierarchy of public and private space, and routes throughout the scheme.

Opportunities for introducing pattern to reflect the distinctive architecture of the surrounding Victorian and Edwardian shopping streets could be explored.



Oxford Road and St Marys Butts **For Illustrative Purposes Only**
High Quality Natural Clay Pavements
Colours blue, multi brindled, red 200x100x85mm
Dragfaced chamfered supplied by Weinerberger UK or similar approved



Queens Walk and Dusseldorf Way **For Illustrative Purposes Only**
High Quality Natural Clay Pavements
Colours brindle, brown buff 200x50x65mm
Tumbled 'Supraton' supplied by Weinerberger UK or similar approved



Wet Pour Safety Surface
With Areas of Artificial Grass
Or similar approved



Millboard Enhanced Grain Decking Boards
Golden Oak 176x3600x32mm with 4mm gaps.
Supplied by Millboard or similar approved

3.0 The Landscape Strategy | 3.8 Surface Materials Inspiration

The inspiration for the selection of surface materials for the wider public realm shown as illustrative on these pages, could be taken from references to the historic architectural materials of the area, seed drills referencing Sutton's Seeds, and the colours of iced biscuits. The inspiration for the amenity roof terrace surfaces will be taken from the colours of 'iced biscuits, and the hexagon motif.

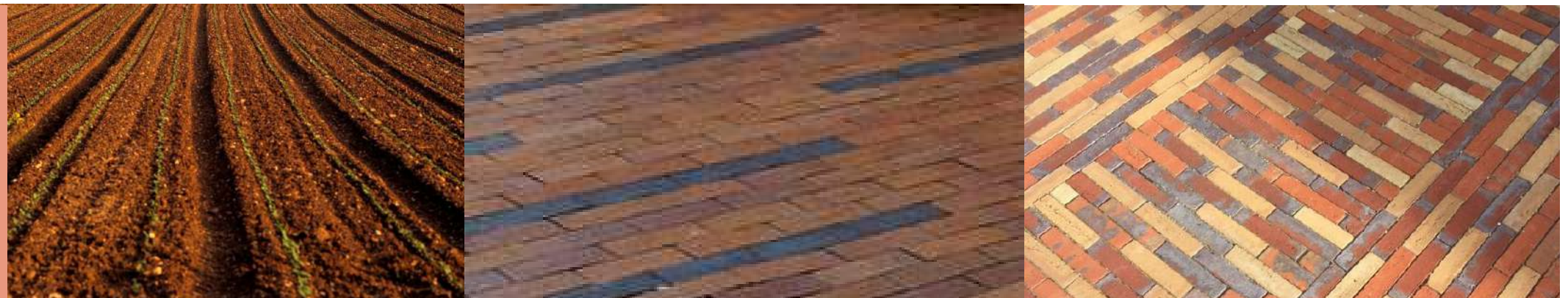
Oxford Road
and
St Mary's Butts

Historic Architecture
Indicative Only



Queen's Walk
and
Dusseldorf Way

Suttons Seeds
Seed Drills
Indicative Only



Residential Roof Terrace

Huntley and Palmer
Iced Biscuits

