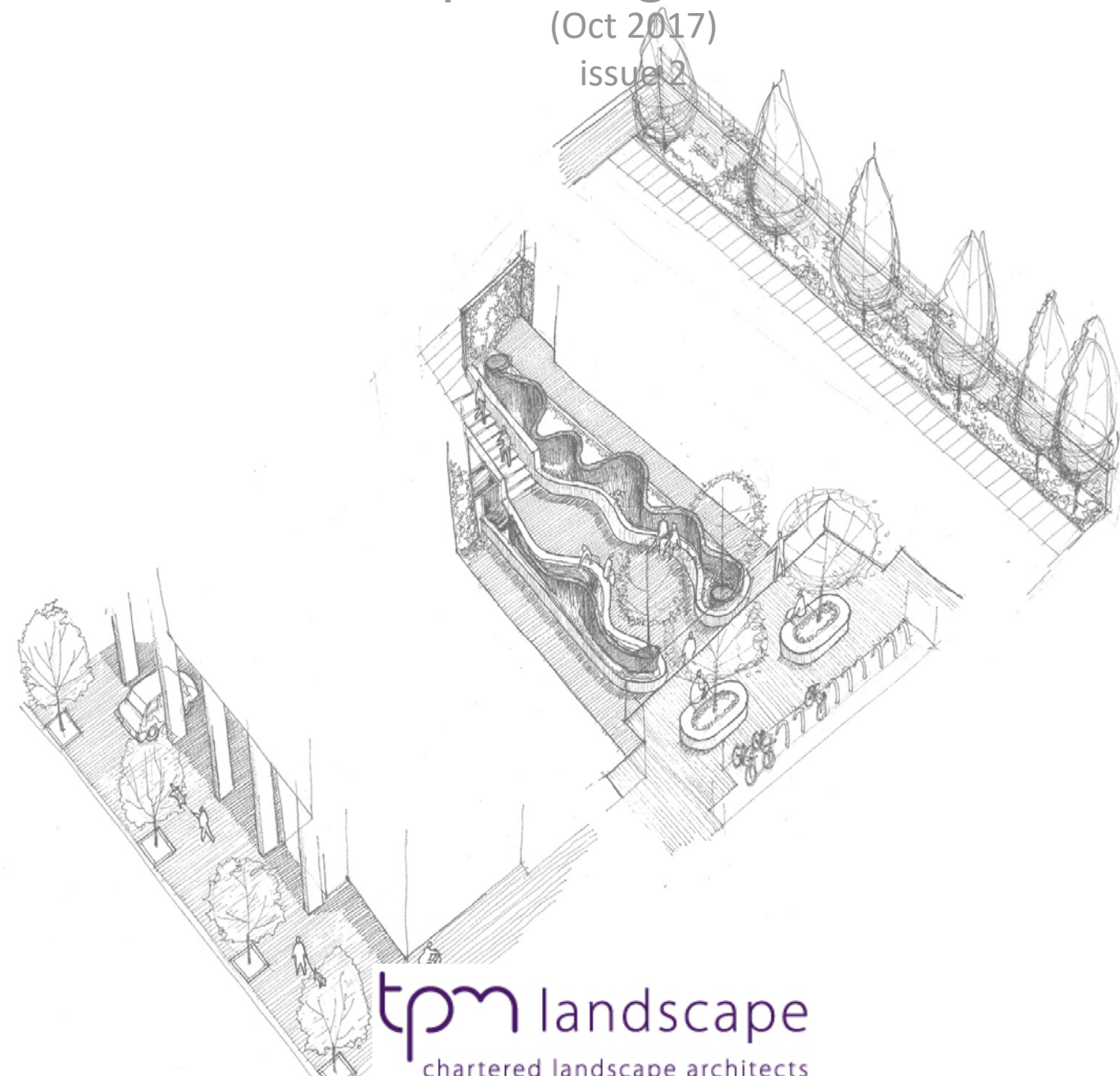


40 Silver Street Reading

Landscape Design Sketch Book

(Oct 2017)

issue 2



tpm landscape
chartered landscape architects



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 street-scape 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

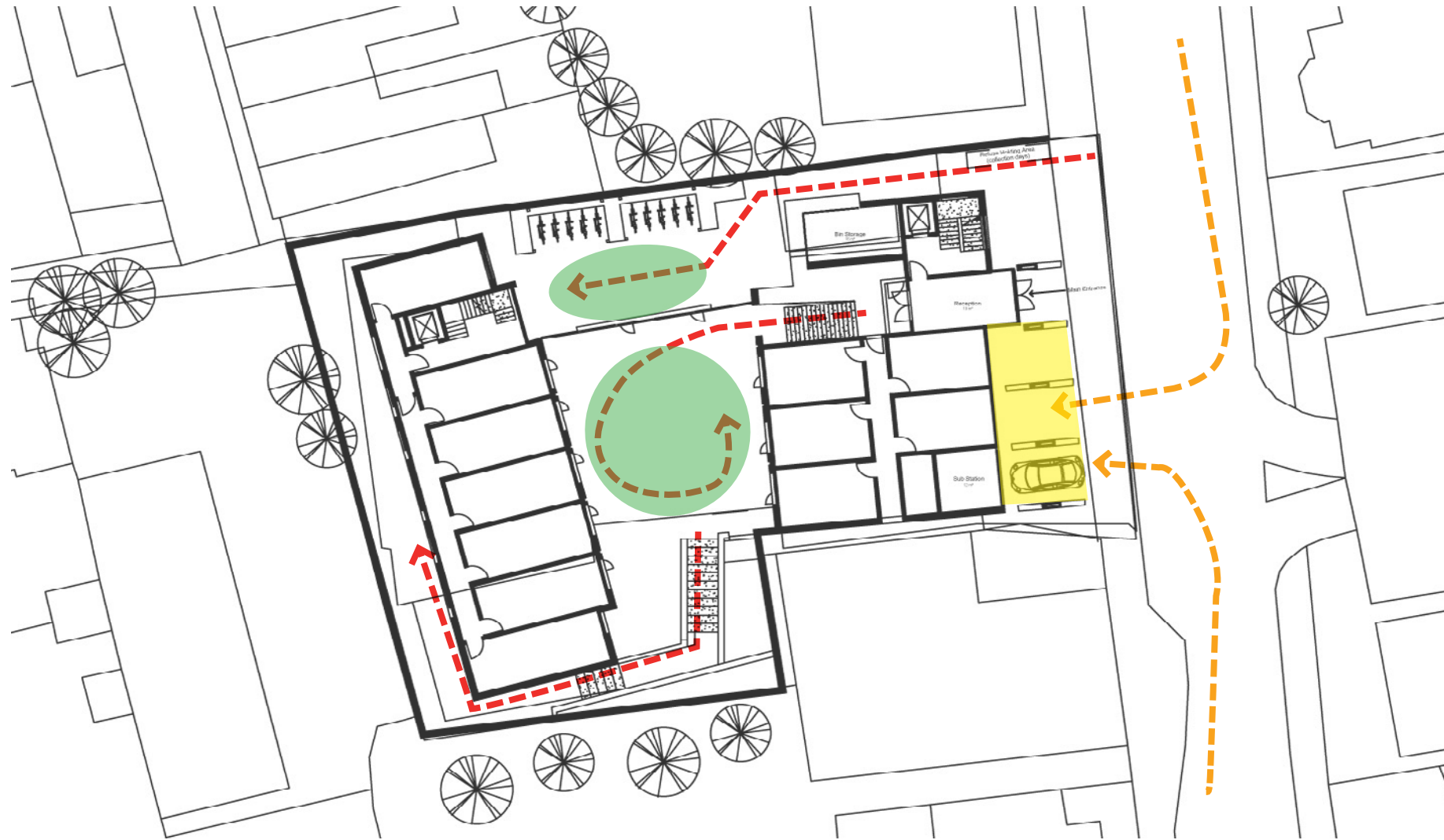
Existing buildings either side of the proposal site front directly onto the pavement with the current building on the proposal site set back from these by several metres. Properties border the site to the north, south and west with Silver St lying broadly due east. Land use around the site is predominantly 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 for both vehicular and pedestrian users. Three parking spaces are shown beneath an overhanging section of the proposed building. Space along the side of the building provides access to the upper courtyard and bicycle storage.

Two amenity areas are created within the proposed development. One at street level accessed from the front of the building and a lower courtyard areas accessed from the lower ground floor. Stairs from this level connect up to the ground floor level and rear of the building.

The proposal site is within easy walking distance of the city centre.



Vehicular movement routes around ground level



Pedestrian access around the building blocks and access into the building at ground level

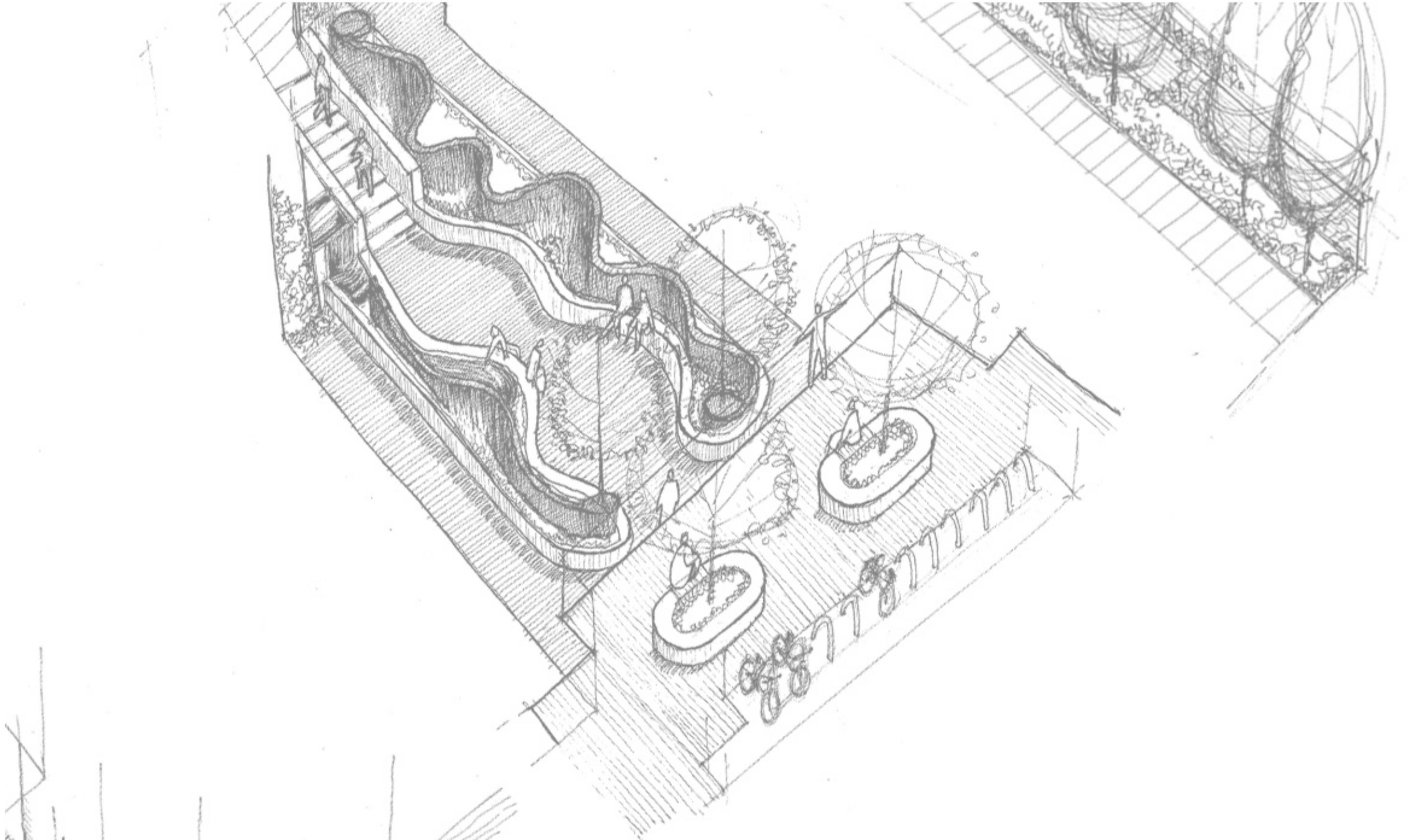


Amenity areas



Parking spaces

DESIGN DEVELOPMENT







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

Within the development itself the ground floor external areas connect around the building and allow access both to cycle storage and to the rear of the proposed property. Access via stairs to the lower courtyard is also possible.

A small recreation courtyard overlooks the main level -1 courtyard with planters and seating.



Surface

The proposed surface material for the front of house and recreational courtyard is a clay brick laid in a herringbone pattern over parking areas and with other laying patterns in the courtyard areas. The material is chosen to match that proposed for the sister development across the road at 70 Silver Street which will also present some new hard landscape areas to the street.

Other areas around the building will be in a matching concrete flag.



Furniture

The recreational courtyard area will include covered cycle stands that will be Sheffield hoops under a bespoke shelter.

2 planters with integrated seating will sit within the courtyard space which overlooks the larger amenity courtyard below at level -1. A glass balustrade will allow views over the space below.



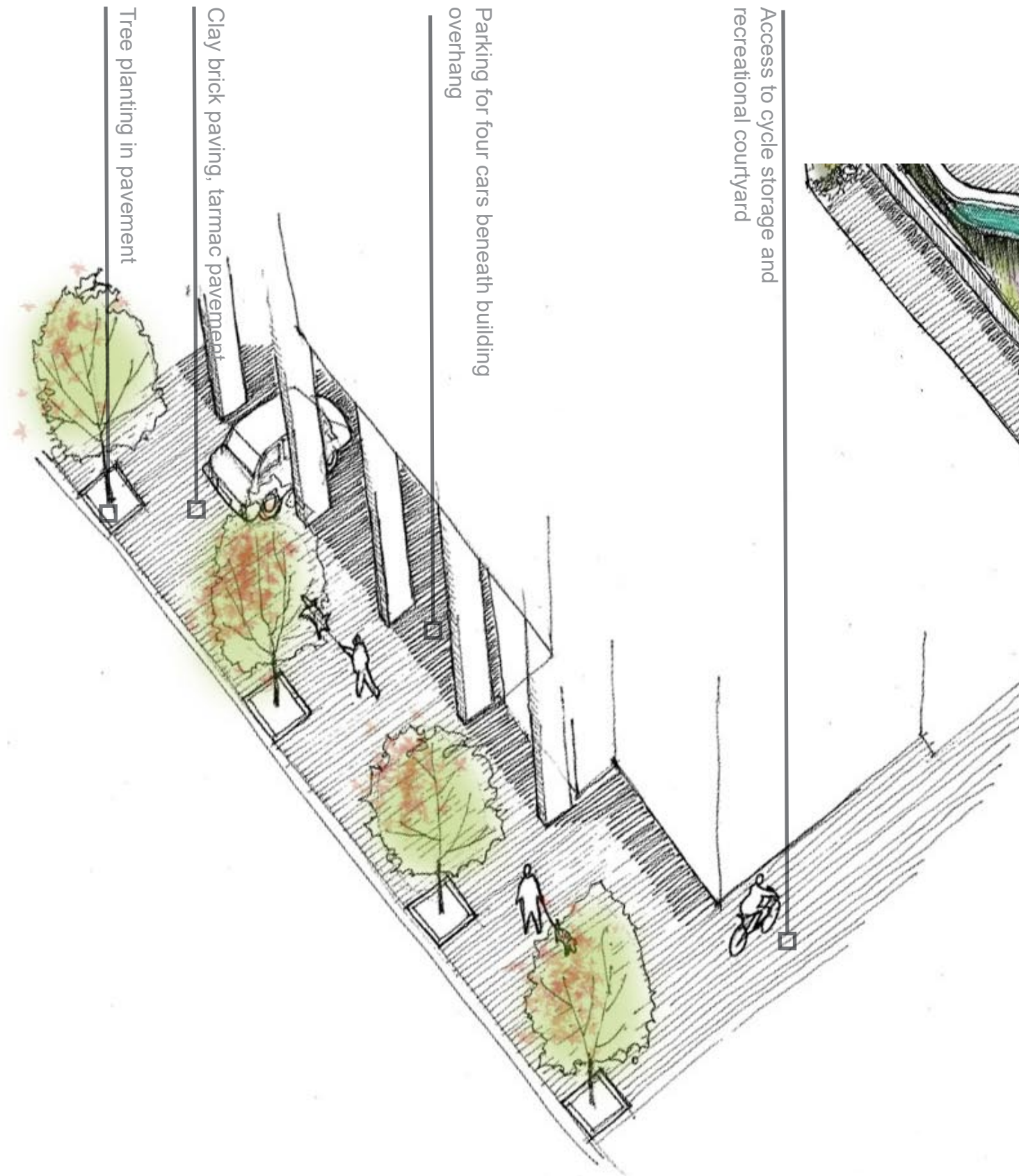
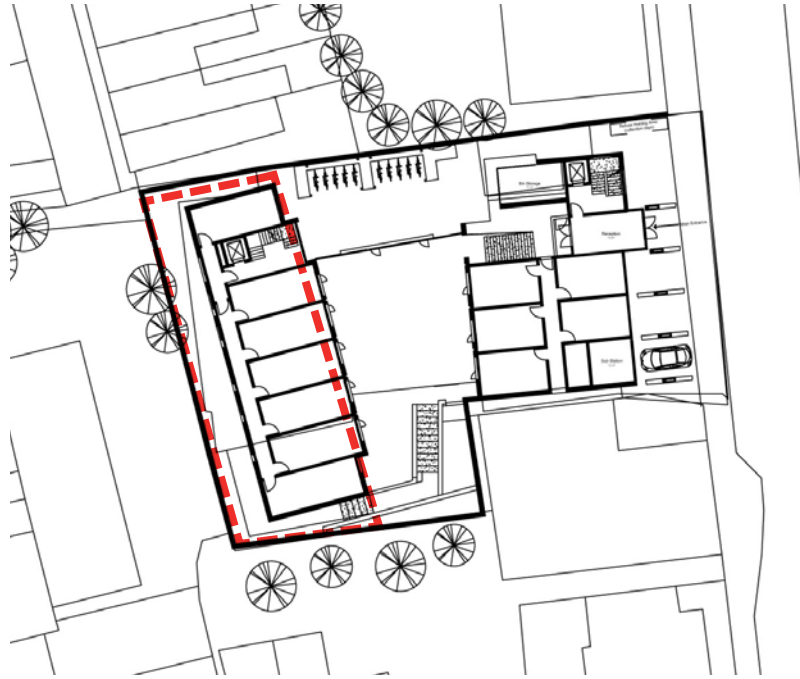
Planting

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

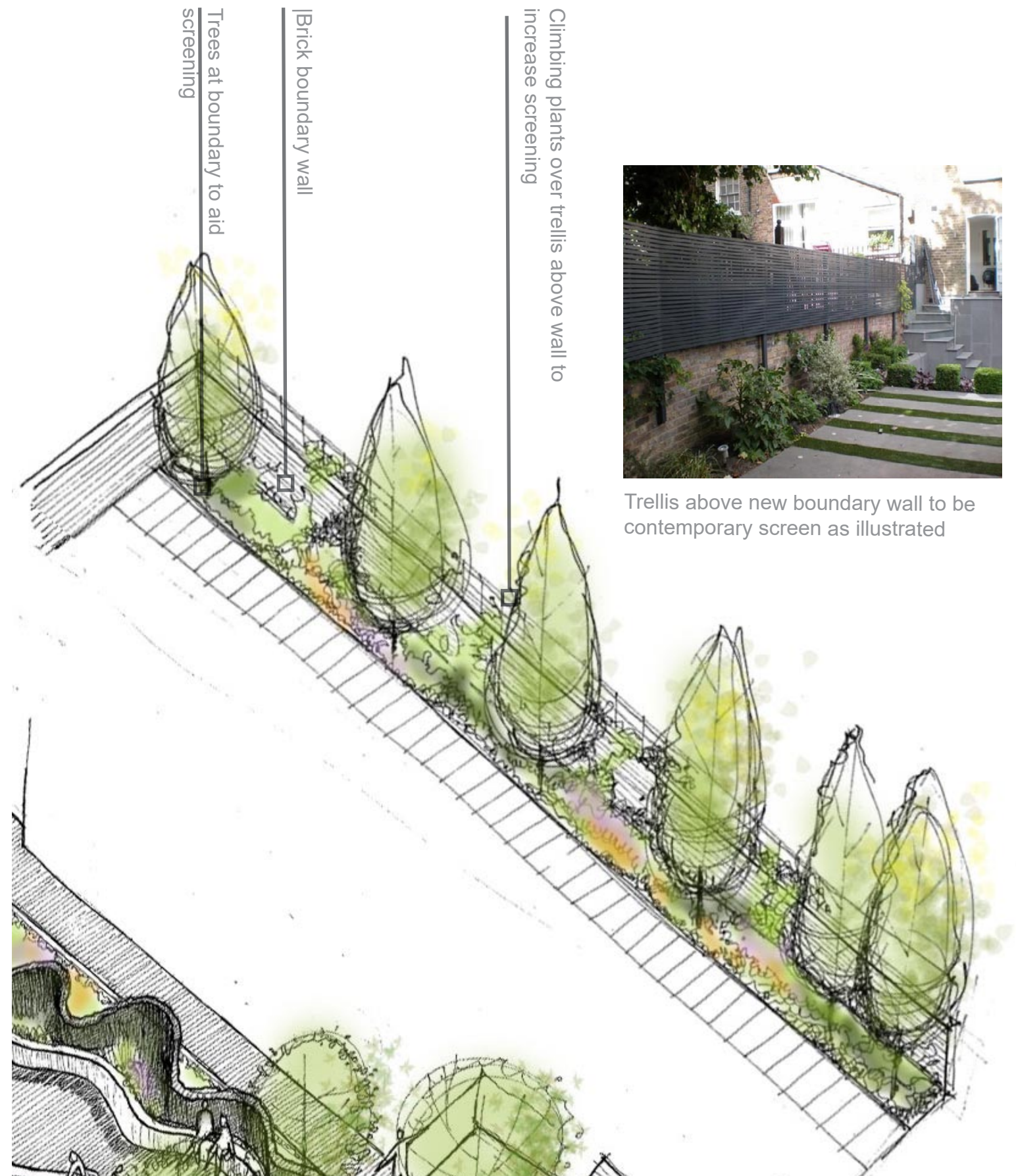
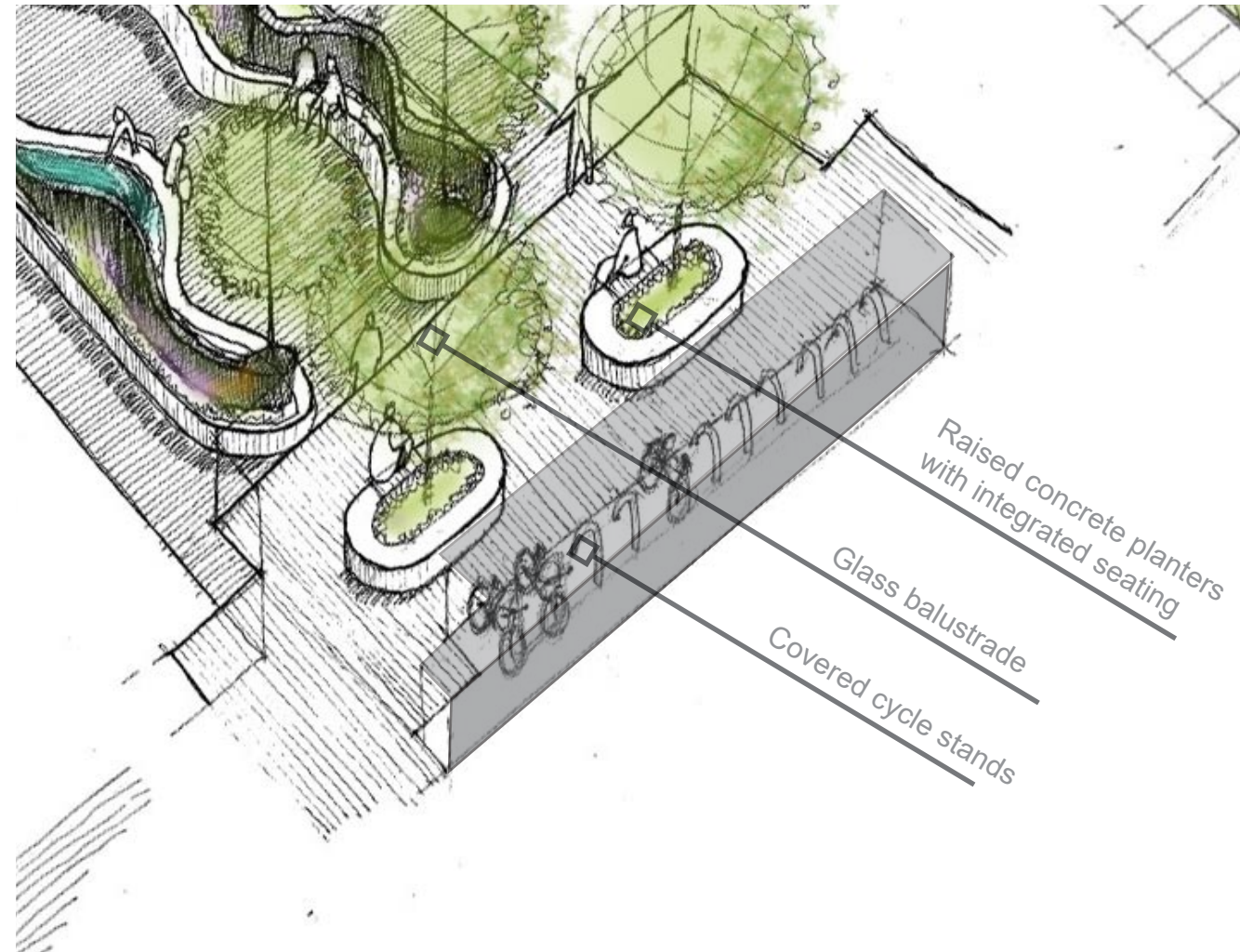
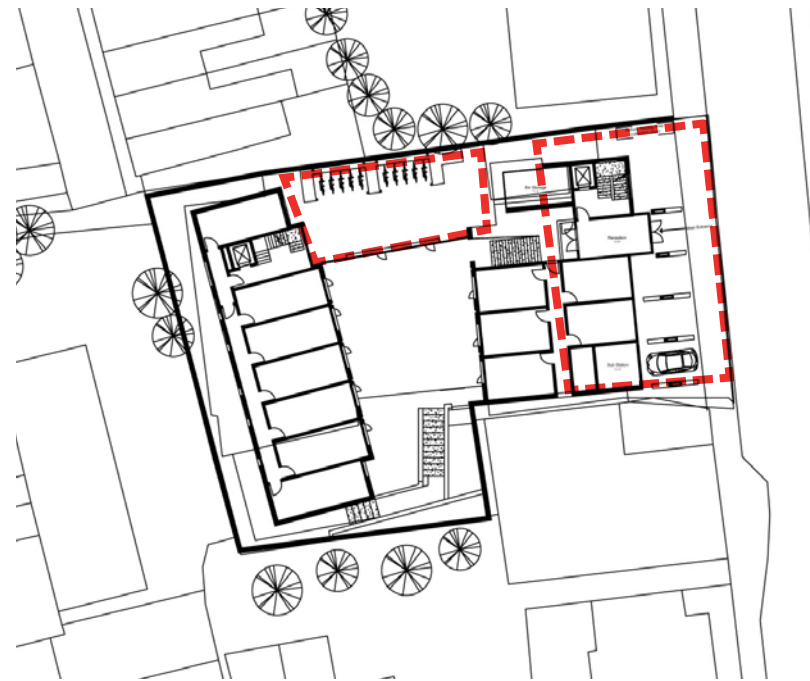
Climbing plants will be used to cover walls and pergolas and to enclose the amenity areas and screen retaining walls.

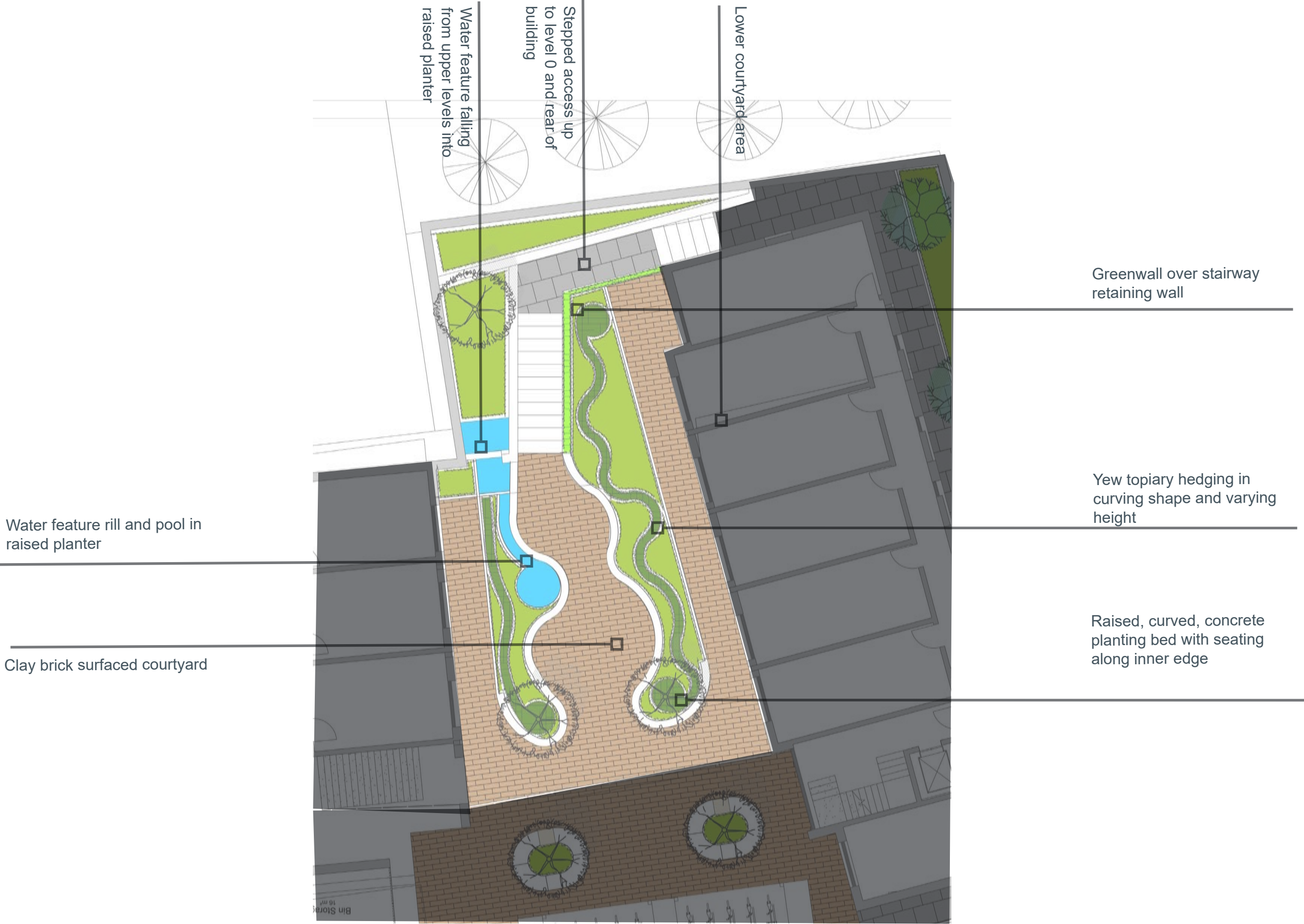
Planting elsewhere will be a combination of species suitable for semi shade to provide colour and variety through the year.

LOCATION MAP



LOCATION MAP







Seating

Seating is incorporated into the sinuous run of the raised planter, either directly onto the concrete surface or through timber slats sitting above this..

Furniture and Features

Other furniture elements include the water pool set into the planter and the water falls down over the retaining wall to the stairway. This would be faced with a stone material to create gentle movement and sound.

Planting

The main structure planting is formed through the use of yew hedging running around the central courtyard space, within the raised planters and forming a visual screen for residential apartments surrounding this.

Elsewhere planting will be chosen to suit the more shady conditions in this sunken garden creating a lush and green space for relaxing in.

Surface

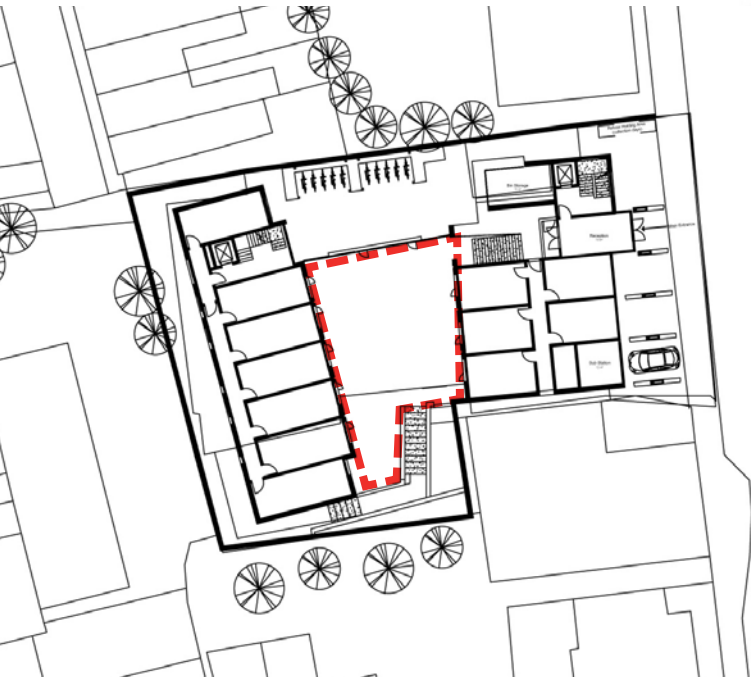
Surfacing will be in a quality clay brick pavior to match the materials used at level 0

Design Intent

The lower courtyard area is designed to offer usable outdoor recreational space for all residents while maintaining some privacy for those residents with units overlooking the courtyard space at this level. This is achieved through the use of a sinuous line of raised planter and yew hedging forming a visual screen and dividing the courtyard so as to create a central space with seating which is contained and does not face towards the surrounding apartments. A water feature falls from the higher level of the stairway down into the raised planter and ultimately into a small circular pool next to the seating areas. A green wall faces the other retaining wall supporting the stairway.



LOCATION MAP



Water feature falling from upper level down into raised planter

Water pool in raised planter

Integrated seating on raised planter

Raised planters with yew hedging

Level 0 courtyard



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.

