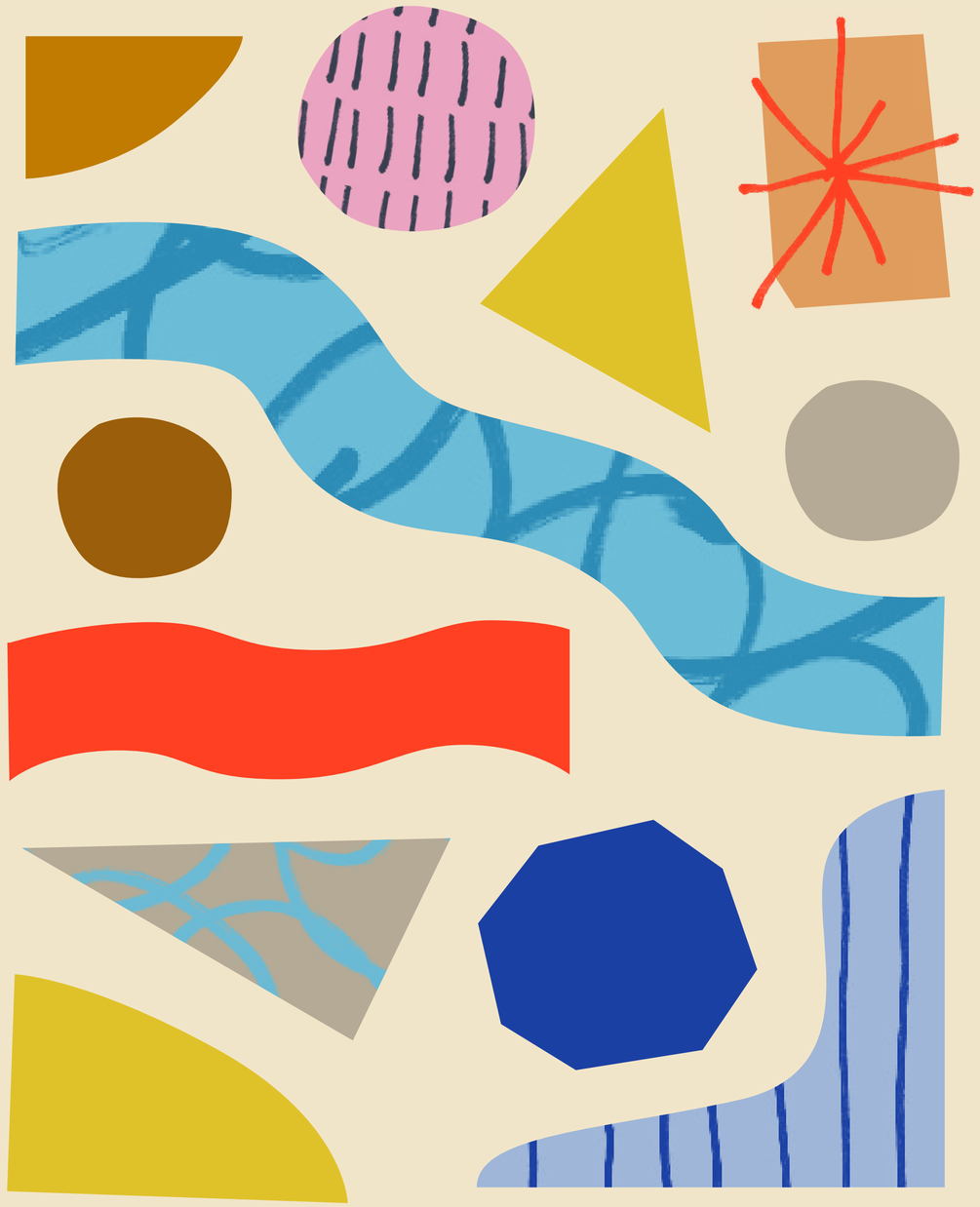
TheOracle

Public Realm Design



6. Landscape Proposals

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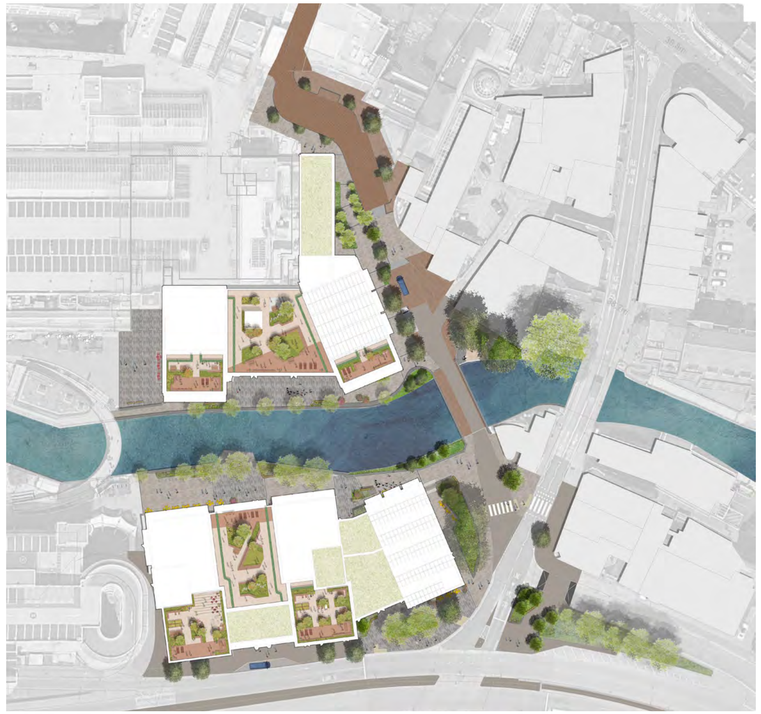
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Introduction

This chapter of the DAS has been prepared by LDA Design to describe the updated landscape proposals for the Oracle Reading, which was previously submitted in December 2022. Since that submission, the scheme has been amended, as noted in previous chapters. We have been appointed by Hammerson to undertake the design in collaboration with Arcadis architects and other specialist consultants.

Changes since the 2022 submission are mainly in relation to the architecture, however the landscape and public realm has been adapted and developed to sit with the new scheme. In the public realm, the re-alignment of both buildings north and south of the river has lead to a review of the design facing the IDR, the waterfront, and small parts of Yield Hall Place. Roof top amenity spaces for residents has also been adjusted to sit with the new building arrangement.

Areas that haven't changed include the Pocket Park, and parts of Yield Hall Place, and have therefore not been included in detail as part of this chapter, refer to previously submitted Landscape Statement for further detail.

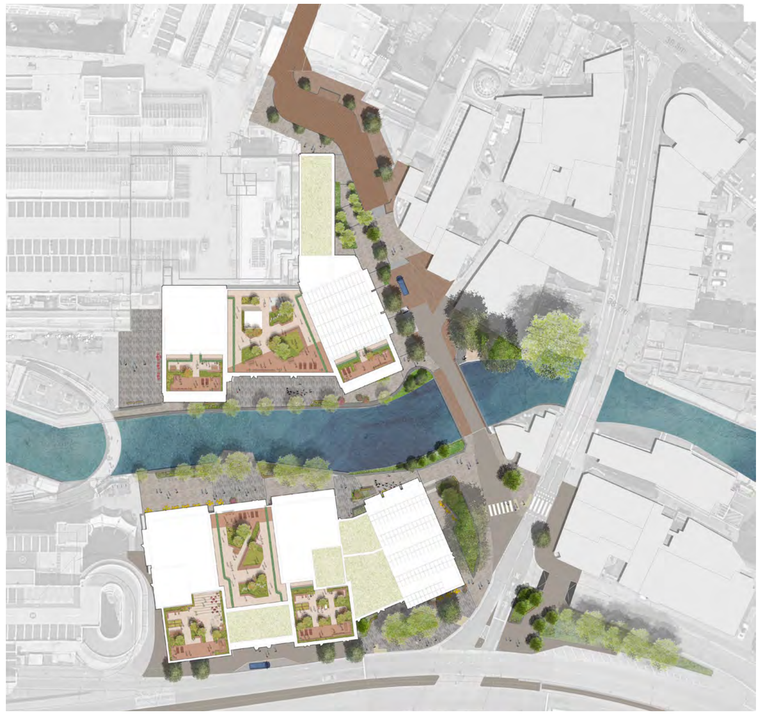


Planning Application: December 2022



Updated Architectural Scheme: February 2024

SCHEME COMPARISON:



Planning Application: December 2022



Updated Architectural Scheme: February 2024

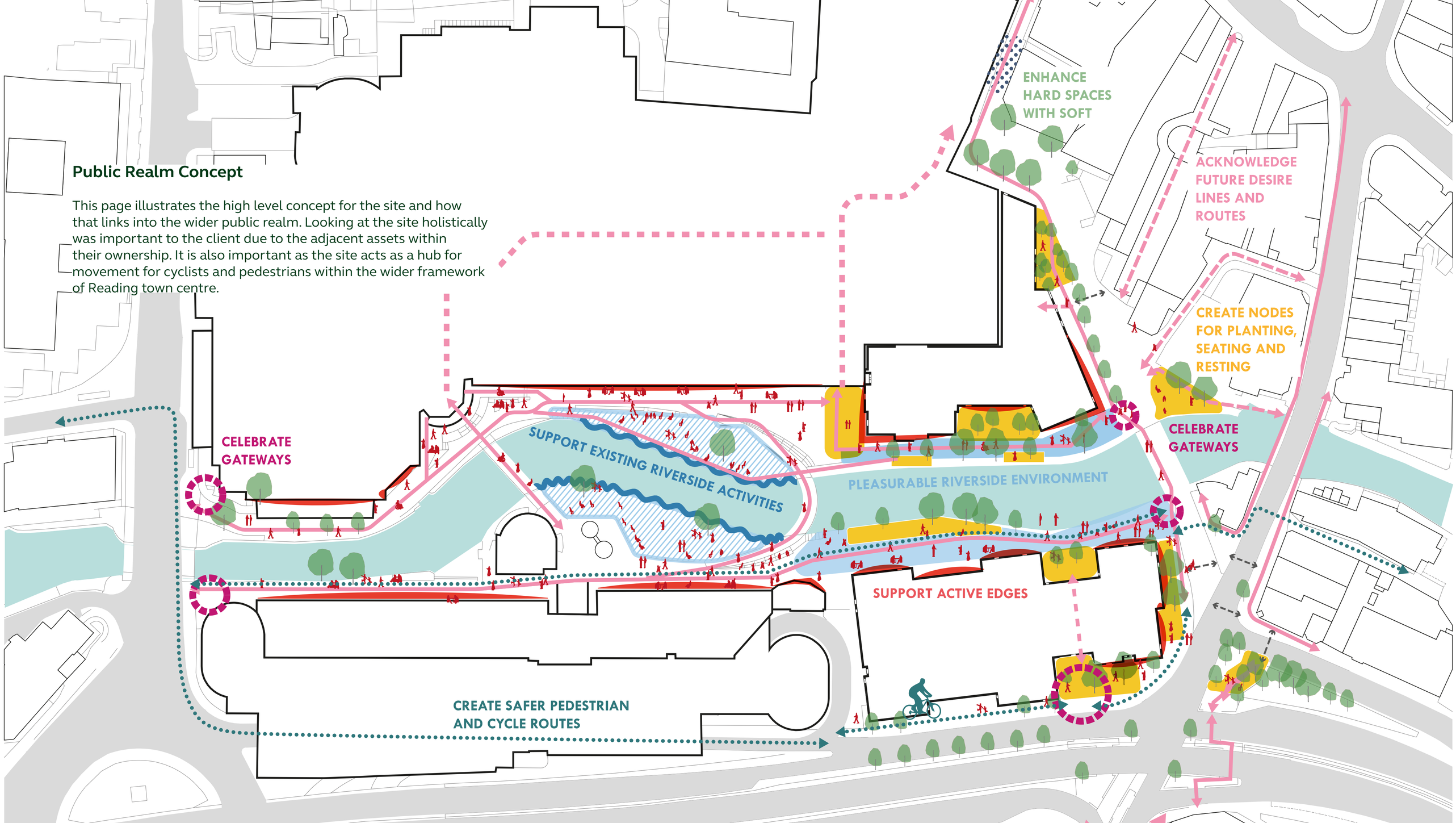
1. Larger lobby/ public realm arrival interface
2. Realignment of building to ‘southern gateway’
3. Rotation of eastern edge: existing tree removal
4. Removal of building overhang

Key landscape implications

- Two London Plane trees to east of YHP2, facing Yield Hall Place to be removed due to amendment to building facade alignment
- Wider space created on riverfront for co-working spill out (northern side of the river)
- Opportunity for landscape geometry to align better to buildings
- Removal of cantilever platform on south edge of river - comment from planners/ client feedback/ cost risk
- Larger space formed on southern edge of YHP2 facing IDR, allowing a more substantial arrival space for residential lobby
- Small adjustments to planter arrangement in ‘Woodland Walkway’ with adjustment of egress/ access to building
- Amenity terraces have been re-arranged to fit to proposed roof layout but design intent, look and feel remains the same
- Larger space created facing IDR for narrow planted edge

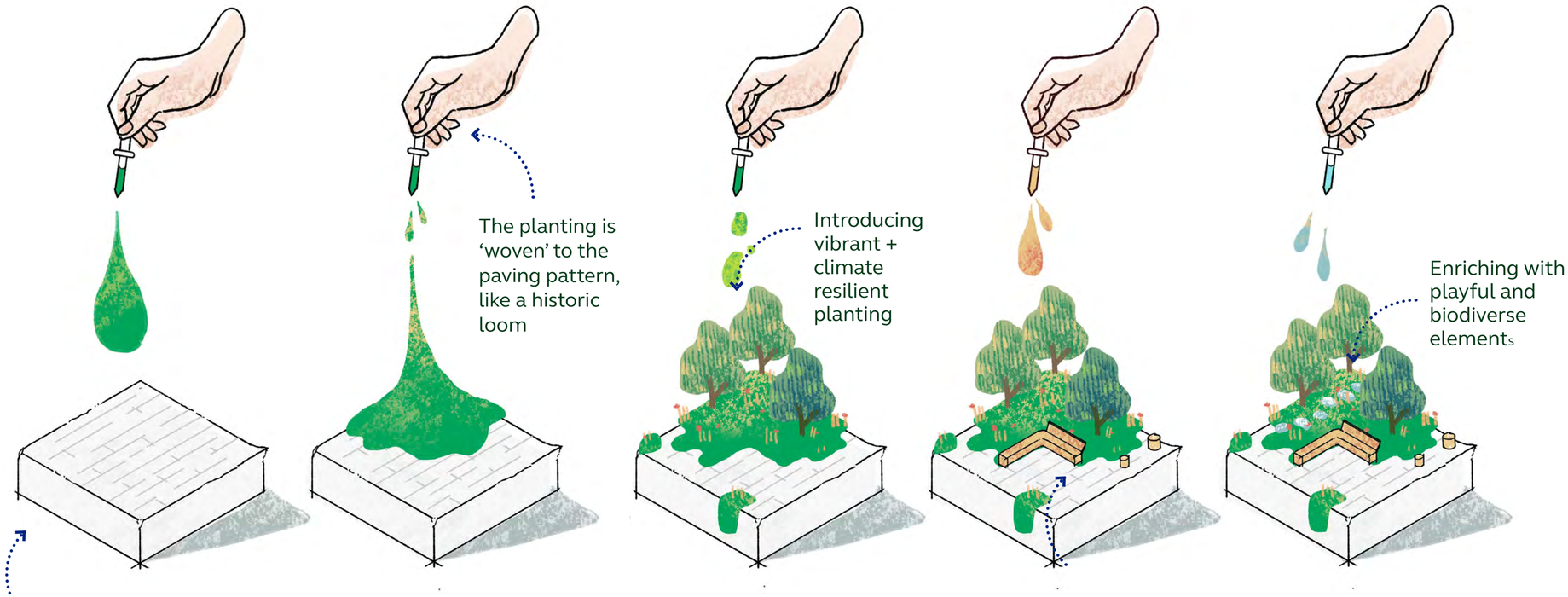
Public Realm Concept

This page illustrates the high level concept for the site and how that links into the wider public realm. Looking at the site holistically was important to the client due to the adjacent assets within their ownership. It is also important as the site acts as a hub for movement for cyclists and pedestrians within the wider framework of Reading town centre.



Early on the design team developed the concept of layering, and in this case it has been related to the concept of dyeing, as per the original use of the oracle workhouse.

This is a design metaphor, but is useful in this case as it helps to illustrate that with only a few ingredients the landscape helps support a vibrant and successful scheme. This narrative is still relevant to the updated scheme.



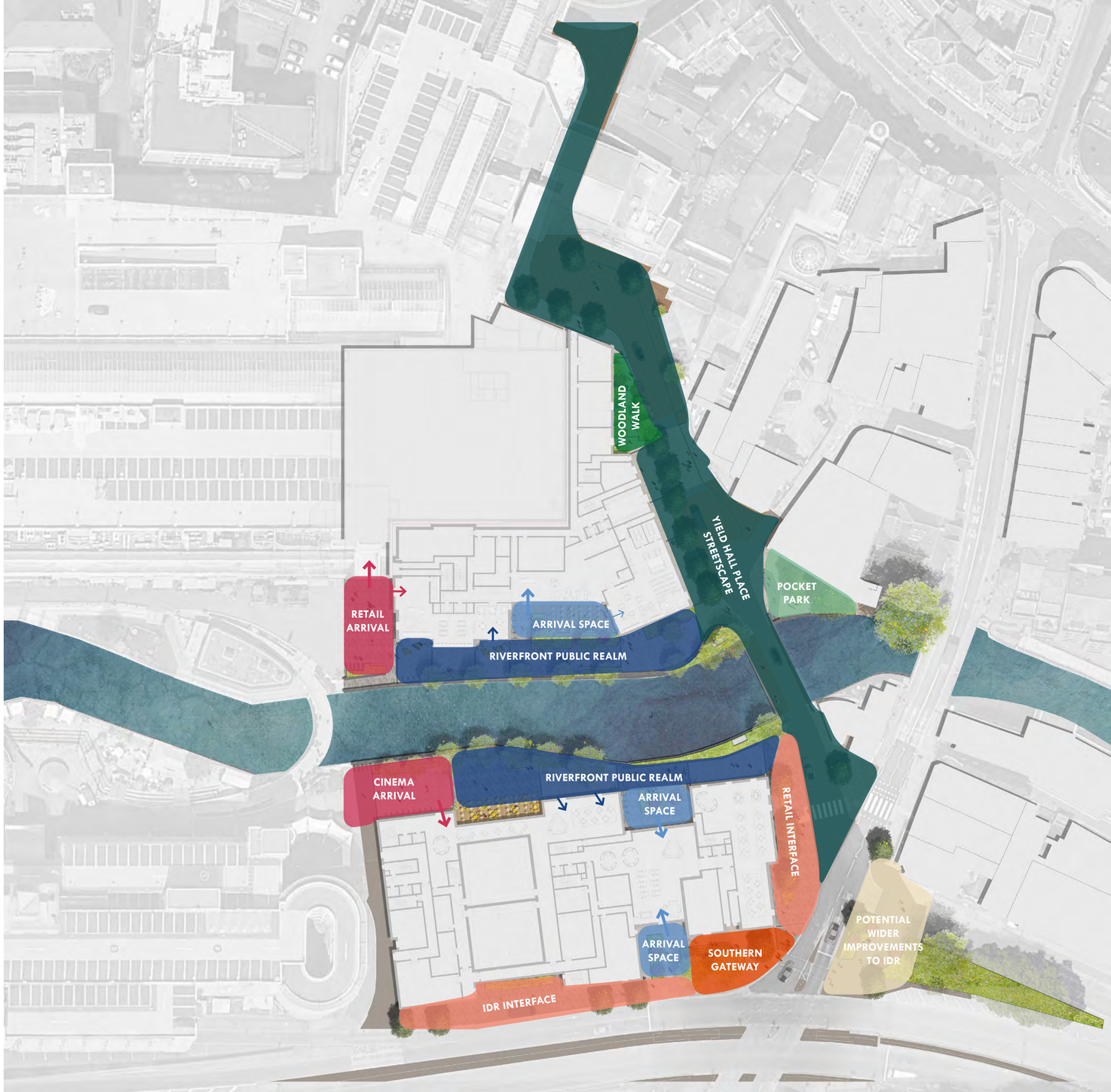
6.2 PROPOSED CHARACTER AREAS

Character Areas

Currently, the site lacks distinction in terms of zoning and a strong sense of character. This scheme aims to establish character areas creating a more legible and attractive public realm environment.

Some parts of the public realm are directly influenced by the adjacent building use, such as the arrival spaces at main entrances to the shopping centre, cinema or residential lobbies. These spaces are seen as spaces to encourage people to meet and linger.

Elsewhere, more transitional spaces are required, but with opportunities for interventions such as the ‘Woodland Walkway’ or the enhanced streetscape environments, to Yield Hall Place and the IDR interface. Further detail on these areas can be found in the later pages of this document.



6.3 PUBLIC REALM DESIGN PROPOSAL

Illustrative Masterplan

The landscape and public realm is enhanced across the riverside as well as Yield Hall Place and the IDR/ London Street interface. Improvements to Yield Hall Place include softening with street trees, incorporating raised planters and benches, as well as an enhanced paving scheme. The ‘Pocket Park’ on the bank of the river intends to open up a currently unused public space, allowing users to sit on terraces and connect with the River Kennet.

Along the riverfront, various interventions create a more harmonious and tranquil riverside environment, with planting, seating and a contemporary paving scheme. Active frontages allow for alfresco dining and provide spaces to rest, meet and relax.

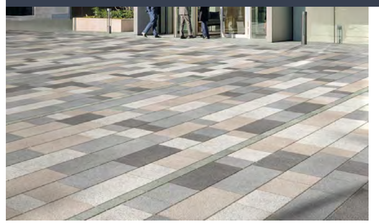
Around the southern edge of Yield Hall Place 02, the public realm is greatly enhanced, by carving out a larger area of quality public realm. The ‘Southern Gateway’ is a new public space, with planters and trees forming pleasant spaces to sit or meet. Playful elements such as the incidental play route through the planter, as well as seating edges help to animate and activate the space creating a much enhanced gateway space for pedestrians arriving from the south of Reading, whilst providing a desirable place for residents to use as an extension to the internal lobby space.



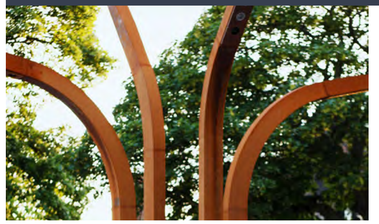
1. Co- working spill out space with overhead structure
2. Planted edge with seating nooks (flush edge to planters along riverside)
3. Lobby arrival space with seating and planters for gathering/ meeting
4. Woodland Walk
5. Geometry inspired by weaving concept
6. Pocket Park
7. IDR proposed trees and planter
8. Planter with resting points and benches creating buffer to retail edge from carriageway
9. Retail spill-out
10. Planting to IDR interface
11. ‘Welcome mat’ paving pattern accentuating new mall entrance/
12. Sculptural lighting element mirrored each side of the river
13. Playful route through planting



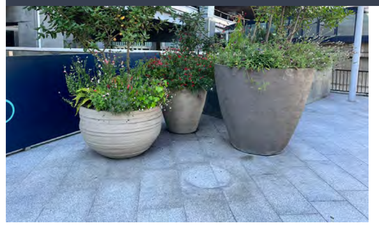
1. Welcome mat paving



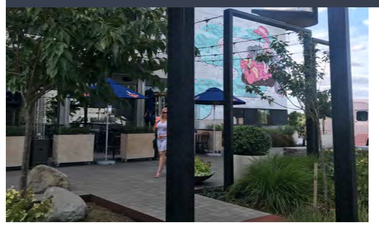
2. Sculptural lighting feature



3. Retail Interface

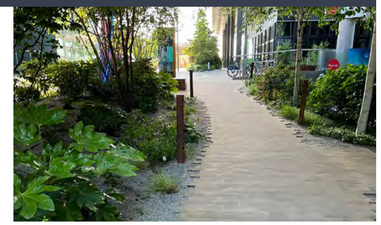


4. External co-Working

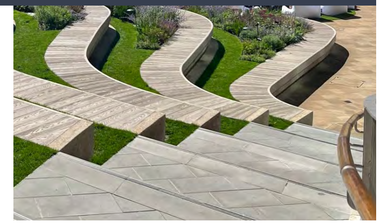




5. Woodland Walk



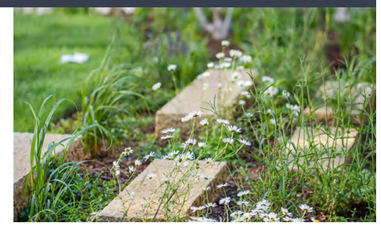
6. Pocket Park



7. Planted edge



8. Playful moment



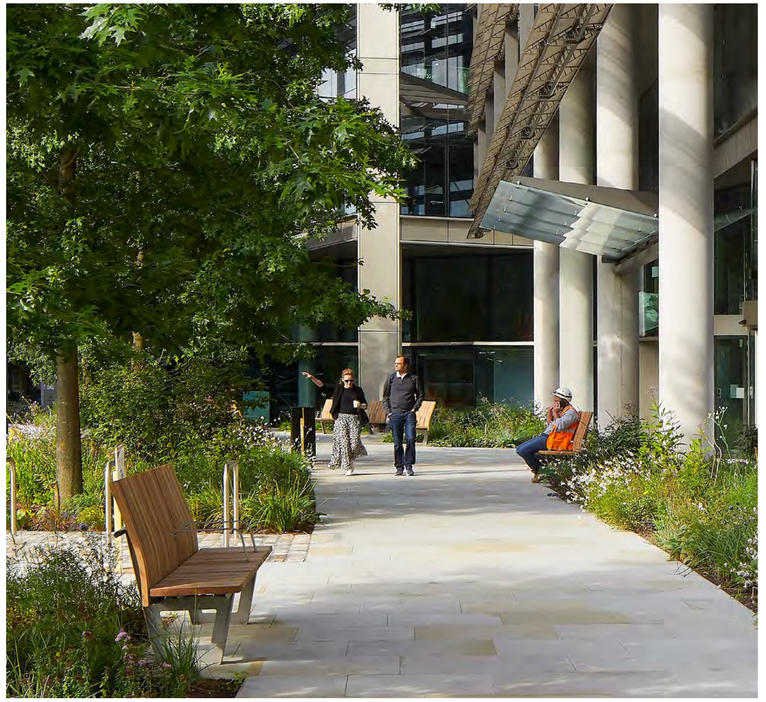
Geometry

Overall, the landscape geometry is simple with clean lines responding to a concept of weaving looms which formed part of the sites heritage. Planting is used to bring a sense of vitality and calmness to the site, softening the massing and framing spaces for activation or movement.

On the riverfront, at grade planters are carefully created around existing trees, providing pockets for seating and relaxing away from the main thoroughfare. Intermittent breaks in the planting allow users to get up closer to the river. Benches vary in arrangement enabling individual and group gathering.

Along the building facade, large pots are proposed to soften retail spill out spaces, and entice people to sit amongst them for al-fresco dining.



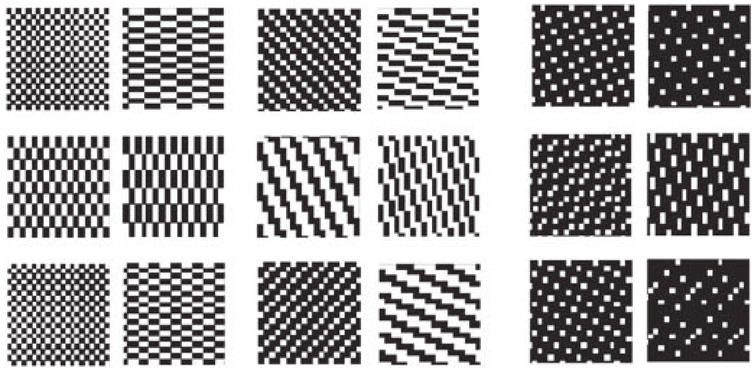






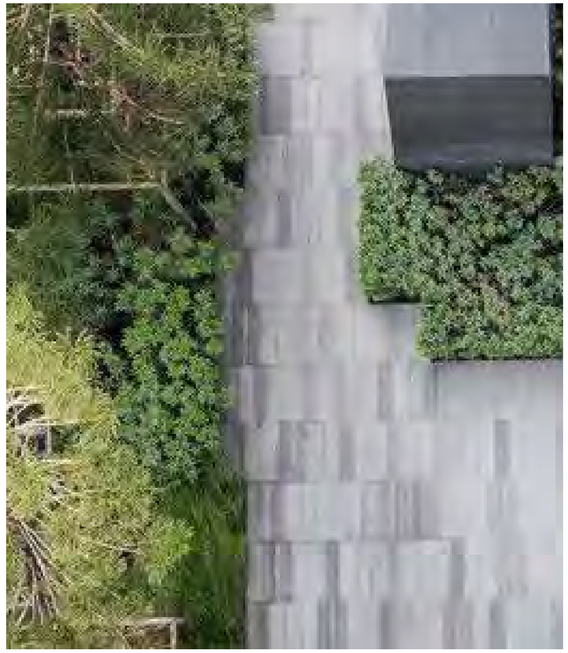
In responding to the sites history and heritage, we intend to reflect weaving patterns within the paving scheme. The sites strong history with cloth making in workhouses, as well as the current retail use makes this narrative strong. The bond of the paving pattern will change, accentuating spaces to walk through and places to dwell. This will add a subtle variety and textural interest as users move through the site. Arrival nodes, such as in front of the new retail entrance and cinema will be elevated with a more embellished pattern, celebrating the arrival like a welcome mat.

Working with the architects, we imagine some of the paving extending into the buildings, seamlessly blending the inside/ outside environment for publicly accessible spaces.



Weaving Patterns

Reference Images



Subtle paving pattern, with paving bond oriented to align with a focal point, or direction of pedestrian movement



Paving patterns in different orientations indicate the boundary of place seamlessly



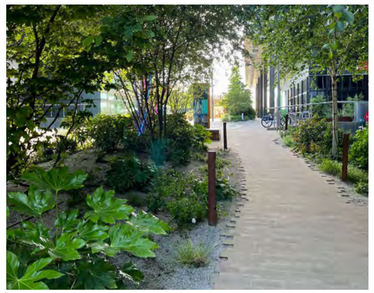


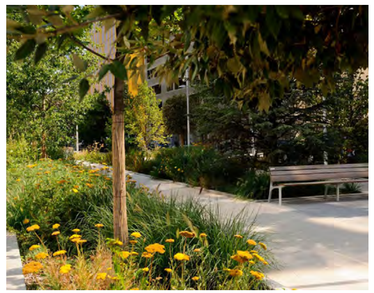
With various paver sizes, finishings, and tones to make the space looks sophisticated and tie into architectural look

Yield Hall Place

Enhancements to Yield Hall place include extensive tree planting and improvements to the pedestrian experience.

Moving south from the Minster Street entrance, the first improvement is the removal of the gate, replaced by more permeable bollards. This helps change the sense of entering a service yard, into a more pedestrian priority zone. As the underpass is reached, an artistic lighting installation will enliven and activate the underside of this area. Through playful lighting, this strengthens the pedestrian experience, safety and links between Reading centre and the Oracle area.





Above:
Woodland Walkway,
Paddington, London

Below:
AAUPC, Patrick Chavannes -
Boulogne Cours Seguin

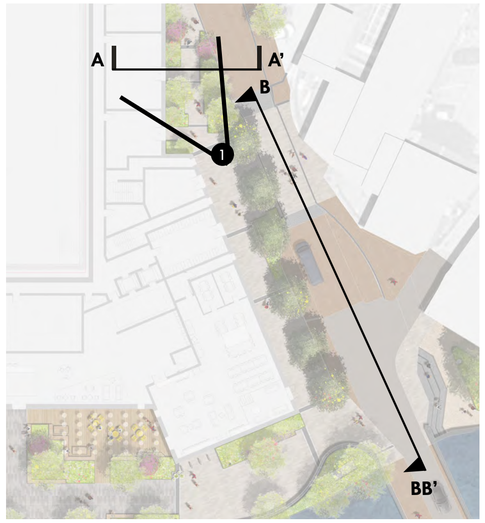


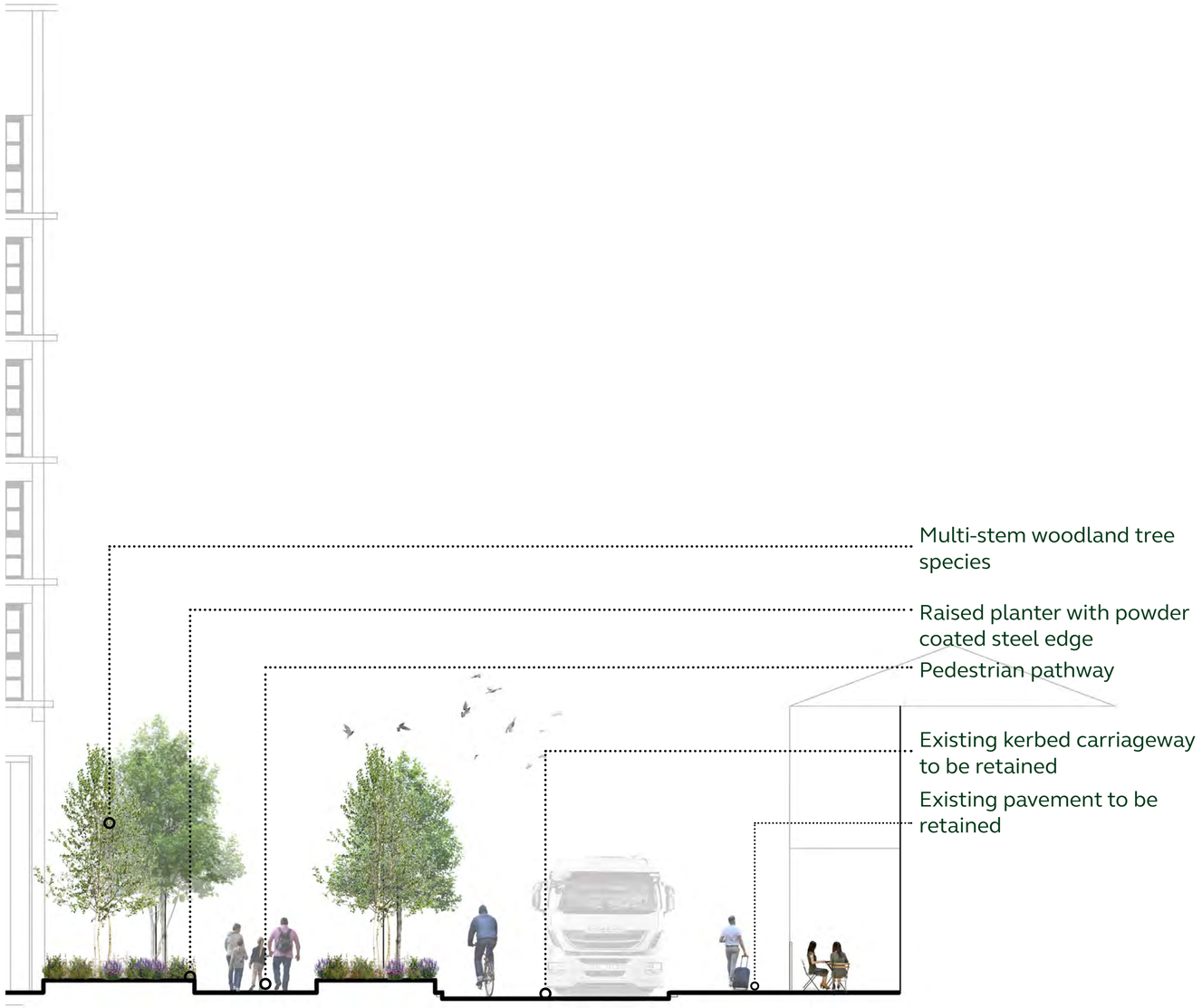
- Existing gate to be replaced with line of bollards for greater permeability for cyclists and pedestrians
- Underpass are to have interactive light installation to roof level
- Kerb re-aligned to enable street trees to be planted (subject to existing utilities)
- Proposed street trees to make service area more attractive
- Woodland Walkway creating mini oasis with cluster of native woodland species & smaller multi-stem trees
- Re-paving of western side of Yield Hall Place tying into new building levels
- Pedestrian crossing paving linking riverside towards town centre via shopping arcade
- Existing loading bay retained
- Proposed street trees
- Riverfront ‘pocket park’ created with terraced seating and planting

Woodland Walk

A key feature of the public realm improvements to Yield Hall Place is the ‘woodland walkway’, a zone where pedestrians are guided between low raised planters for approximately 18 metres. Either side of the footpath, planters create the sense of walking through a woodland, with multi-stem birch trees and mostly native understory planting. The planting establishes a feeling of intimacy and playfulness in the otherwise urban streetscape environment.

This less formal planting zone provides further opportunity for habitat creation and biodiversity, whilst adding amenity interest to Yield Hall place, helping to soften the massing with closely planted trees to form a more familiar human scale.





Section AA’



Elevation BB’

Woodland Walk View 01

Herbaceous and seasonal planting beds creating a planted walkway experience

A copse of trees with varying forms and heights providing seanonal iterest and creating a delightful moment along Yield Hall Place

Re-paving of western side of Yield Hall Place

Proposed street trees with mixture of species and forms

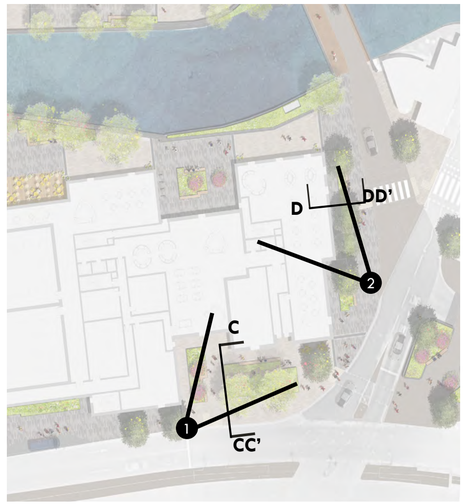


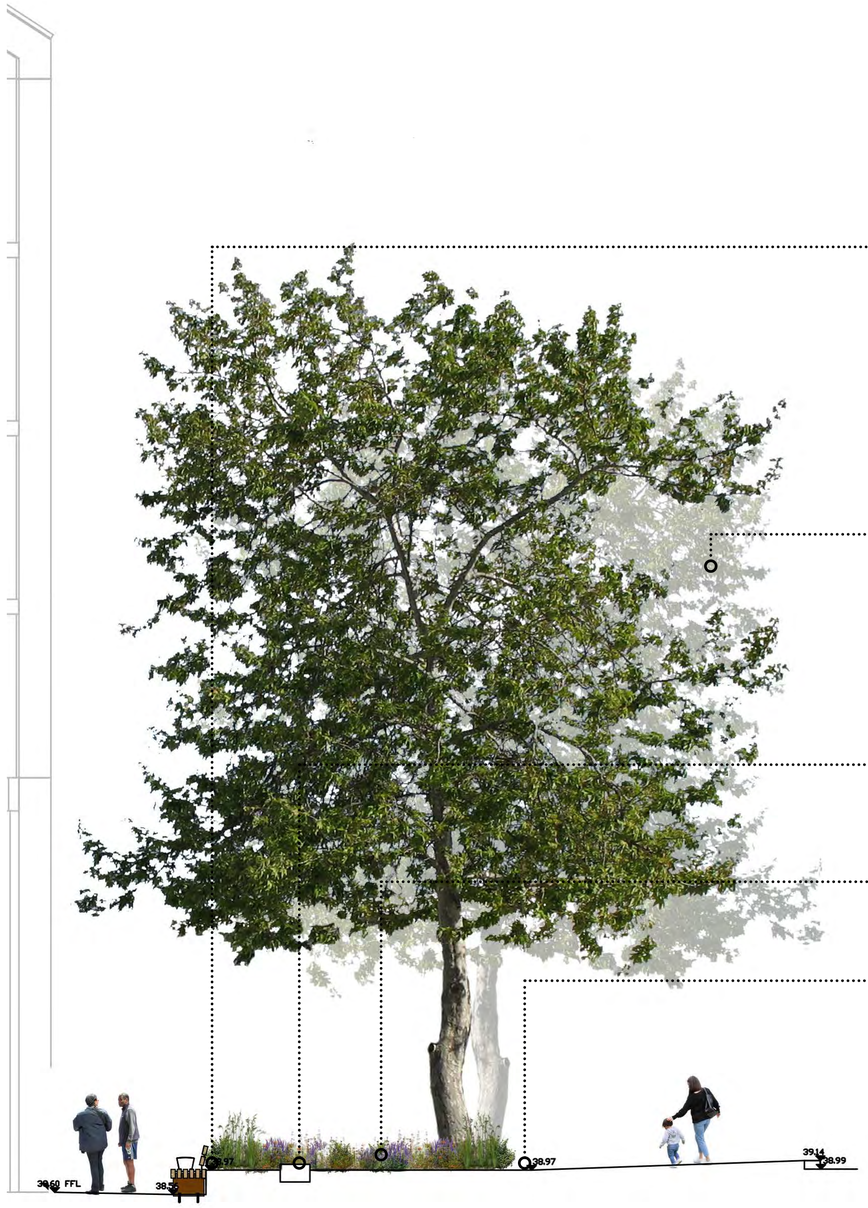
Southern Gateway

This area will be greatly enhanced by opening up the pavement into a usable entrance space into the main lobby entrance to the residential units. Two large existing London Plane trees will be retained and protected within a large planter which in turn divides the space between the main shared route (along the kerb edge) and the pedestrian zone.

A smaller planter in the corner of the building helps frame and guide people into the entrance lobby, opening up to an additional pedestrian route that hugs the building and allows people to enter the retail unit to the SE of the block.







Raised steel planter edge and timber bench with backrests and armrests

Existing London Plane tree to be retained

Incidental play route through planter - stepping stones

Herbaceous planting

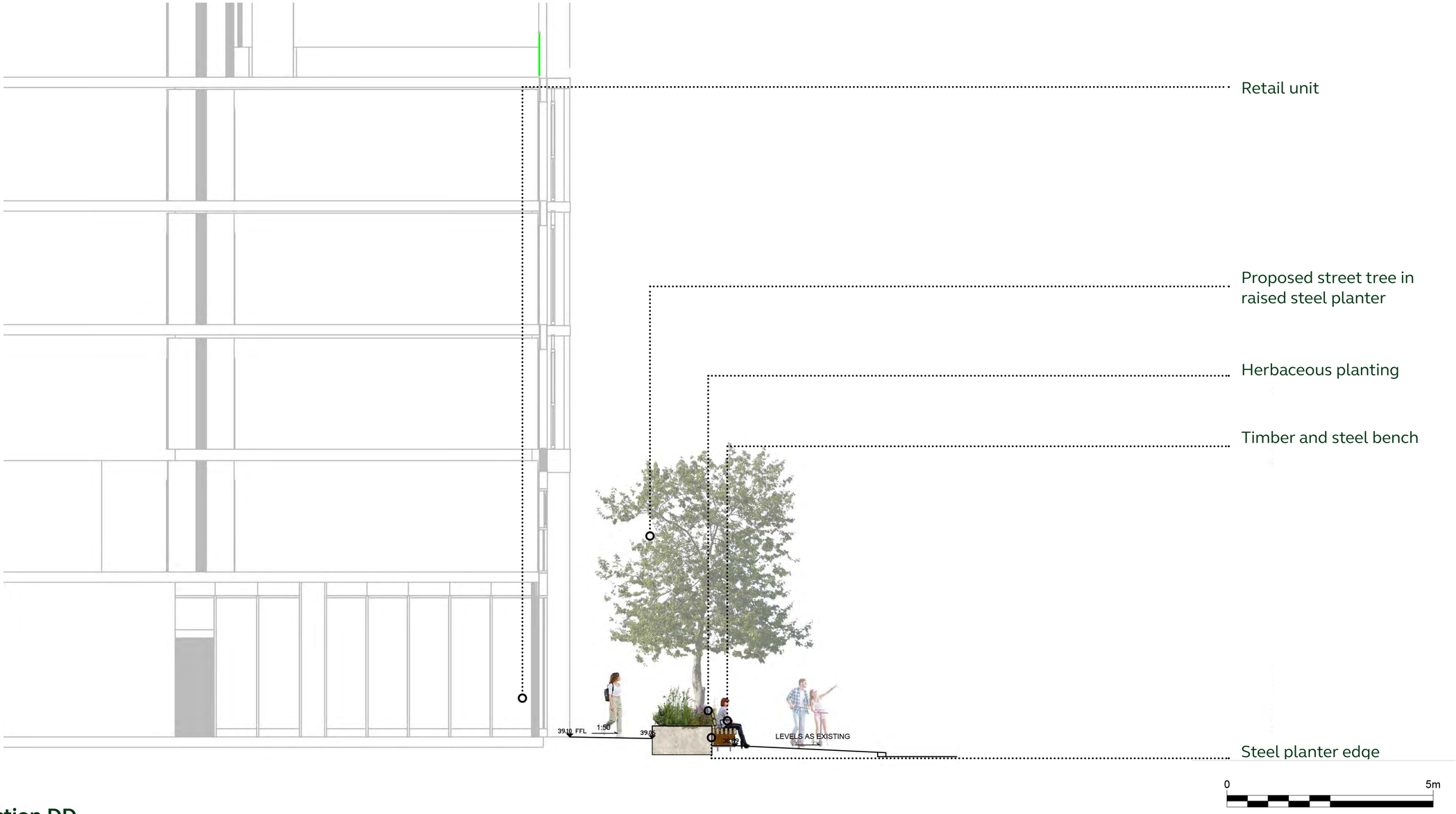
Flush steel planter edge

0 5m

Section CC

Southern Gateway View 01




Retail unit
Proposed street tree in raised steel planter
Herbaceous planting
Timber and steel bench
Steel planter edge
39.10 FFL
1:50
39.05
LEVELS AS EXISTING
0
5m

Section DD

Southern Gateway View 02

Potential spill out zone for retail

3.5m shared footway/ cycle way

Herbaceous planting underneath new trees

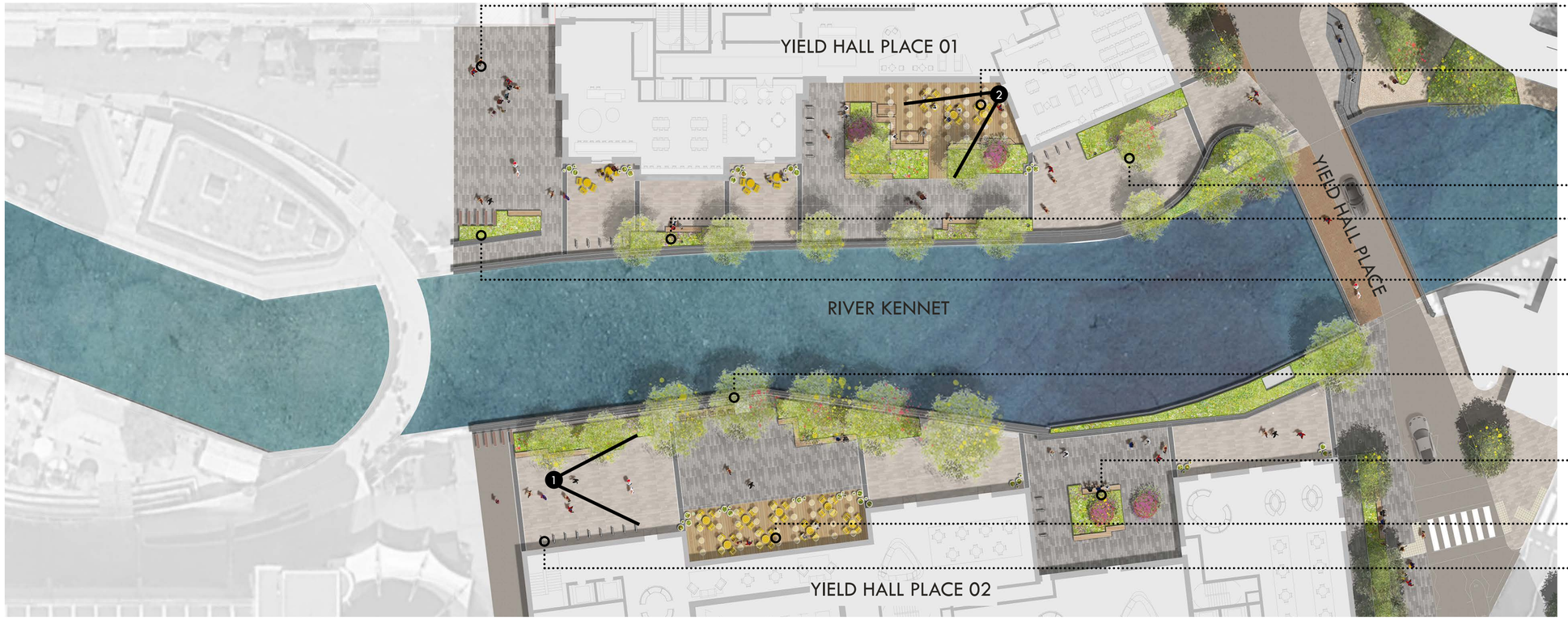
Raised planter with seating for dwelling and meeting at entrance to the rivers



Riverfront Public Realm

As the major asset of the scheme, the riverfront space provides the opportunity to create a vibrant public realm. Acting as a shared cycle route to the south side, the clear route is retained. Where appropriate various proposed planters create a much enhanced space, allowing users to sit under the existing trees, and appreciate the river more. At the same time, ground floor uses become better connected with the public realm with spill out spaces and entrance lobbies creating active frontages.

The paving scheme helps define the hierarchy of space, with main entrances and meeting points, (i.e. around the cinema and shopping entrances) highlighted with an elevated paving scheme, acting as mini squares. These spaces help break up the otherwise linear form of the site, allowing it to become more usable and desirable for residents and visitors, rather than a purely transitional space.



Waterfront Public Ream View 01

At grade herbaceous planting creating vibrant riverside environment

Lime trees retained along riverfront

High leaning table with seating overlooking river

Intermittent seating opportunities

Mini ‘squares’ or entrances to building accentuated with paving pattern and breaking up linear form of waterfront

Cinema and retial spill out space

Open thoroughfare retained for emergency access and shared cycle/ footway

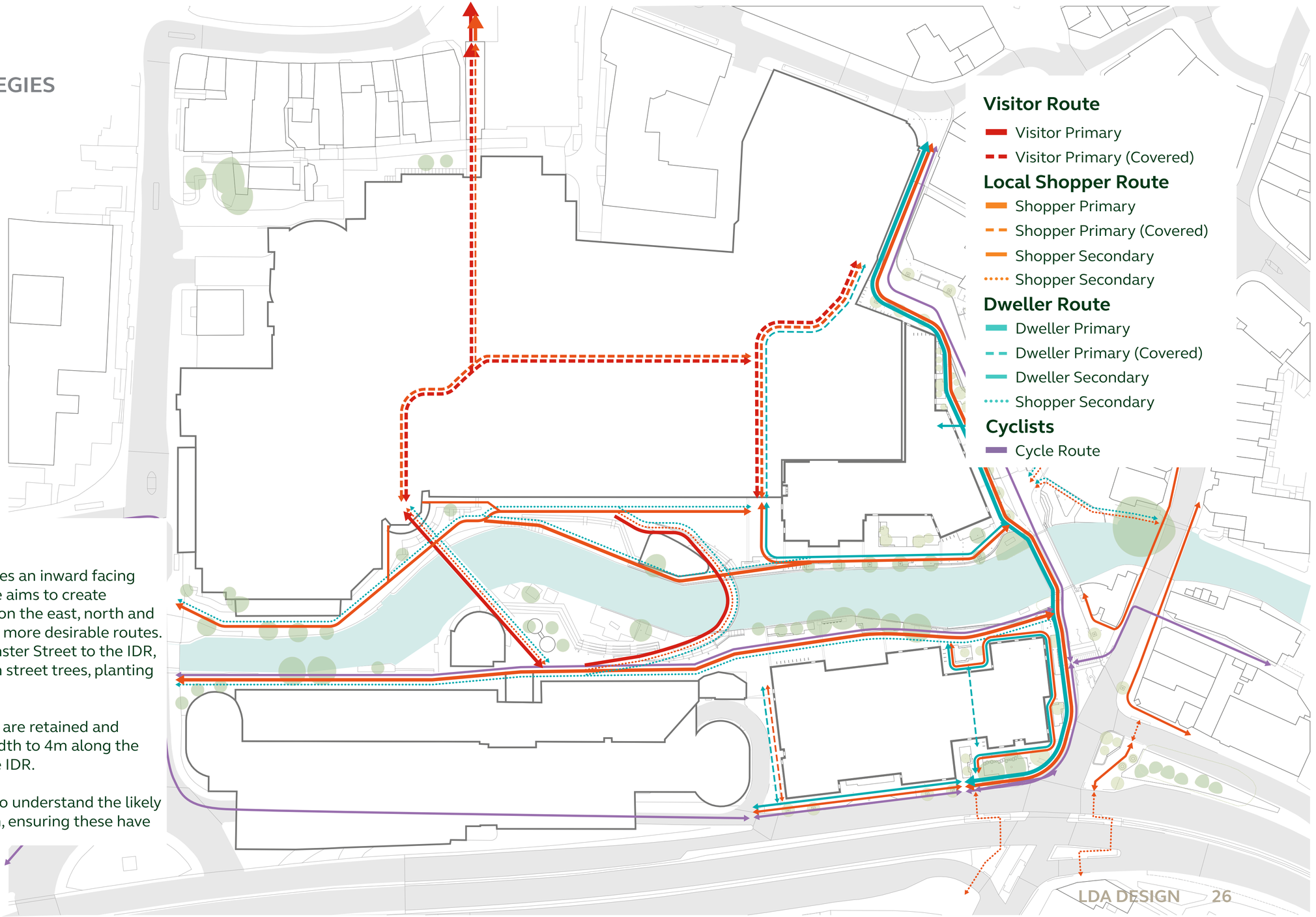
Cycle stands



Co-Working Spill Out Space View 02



6.4 PUBLIC REALM STRATEGIES



Access and Movement

The current layout of the Oracle creates an inward facing space along the riverside. This scheme aims to create stronger connections for pedestrians on the east, north and south of the site by creating safer and more desirable routes. Yield Hall Place is enhanced from Minster Street to the IDR, creating a more welcoming route with street trees, planting and seating along the way.

Existing shared routes and cycle ways are retained and enhanced by increasing the overall width to 4m along the whole of the southern interface of the IDR.

Routes have been reviewed in detail, to understand the likely paths different user groups may taken, ensuring these have been designed for.

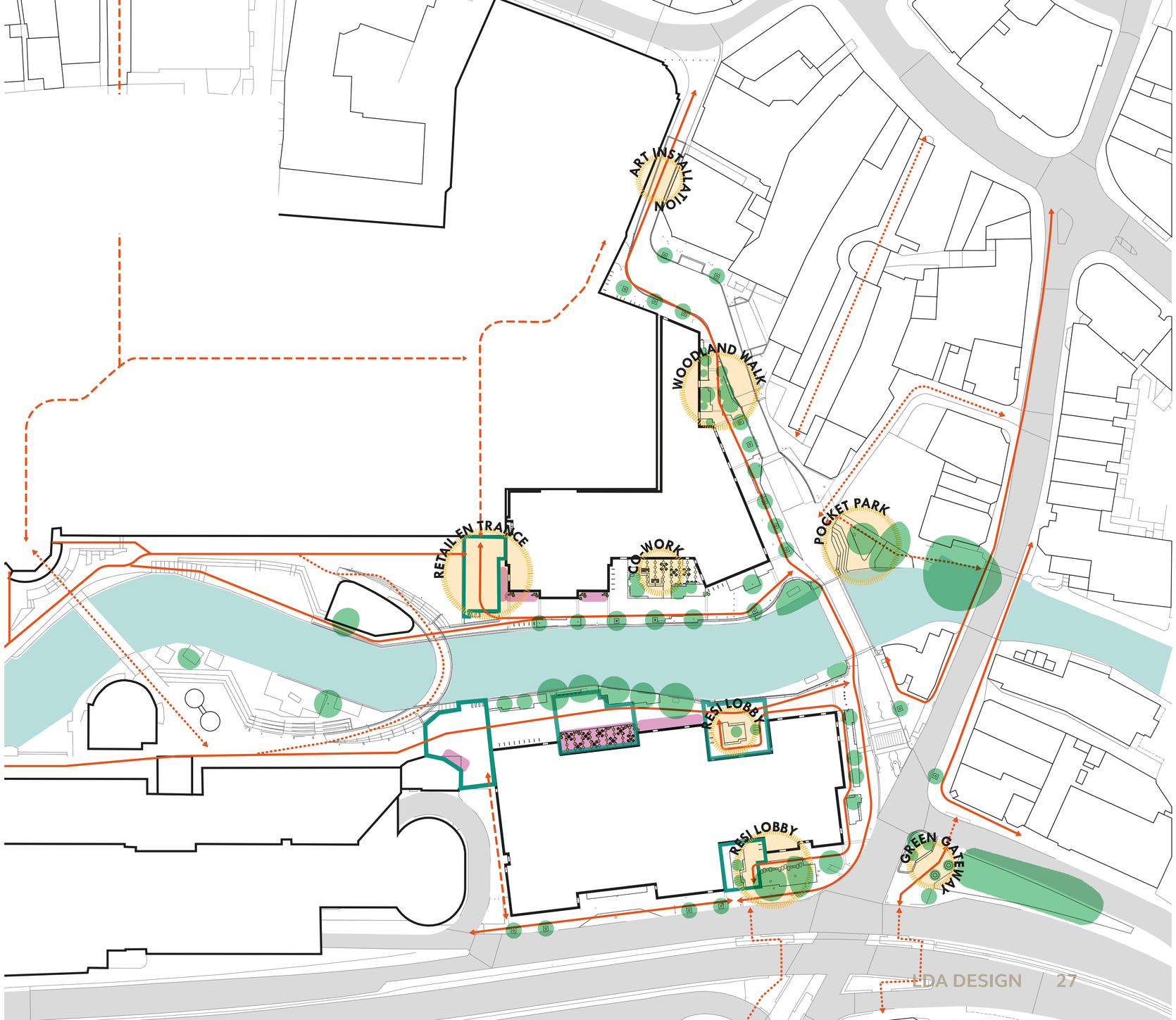
Activation

- Activity Nodes
- F&B Spill Out Space
- Flexible ‘Squares’
- Threshold Improvement
- Routes

Activation and Public Realm Enhancements

As previously mentioned, a series of active nodes are proposed throughout the site. These are formed in various ways, some are more transitional spaces and some encourage dwelling and lingering. Each node has a character that users could define, from the woodland walkway, the pocket park, or one of the ‘welcome spaces’ to the cinema or residential lobbies.

There are further improvements that could be made to the wider public realm, such as crossing points to the IDR and the applicant remains open to this as part of on-going discussions within the planning process.





Platinus x hispanica - London Plane



Betula jacquemontii- Himalayan Birch



Tilia x europaea - Lime



Salix Alba - White Willow

Tree Retention and Removal Plan

Retaining and protected existing trees has been a focus in the scheme. On the riverfront, there are avenues of existing lime trees which add to a pleasant public realm environment at semi-mature heights.

Where tree retention has not been possible, a large number of proposed trees helps to mitigate the loss. Along Yield Hall Place an avenue of street trees softens and frames the edge of the Oracle site, creating a continuous canopy leading into the town centre from the south.

Key

Proposed trees (public realm)	48
Individual trees to be retained	13
Tree to be removed	5
Existing trees outside of red line boundary	

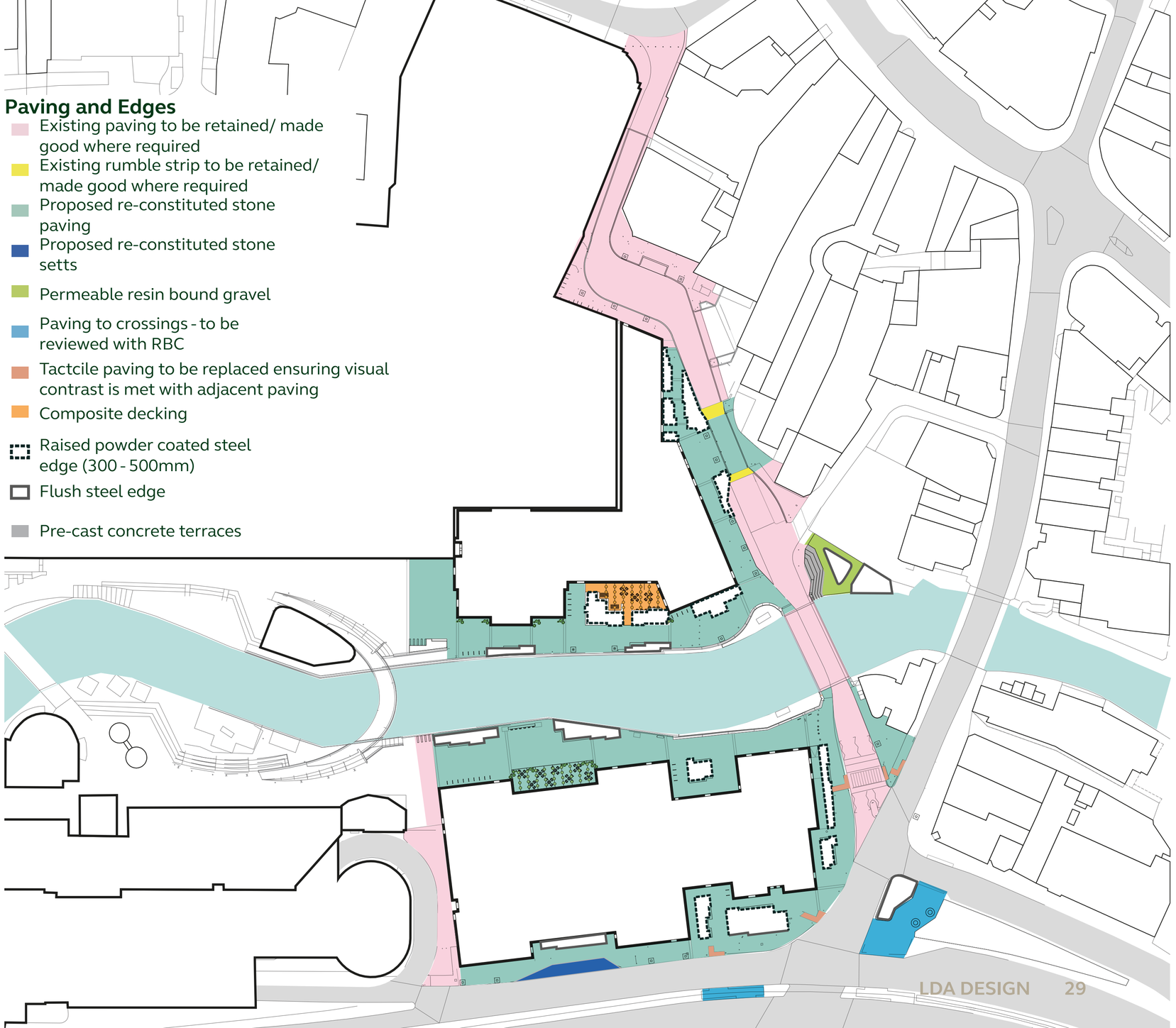
Hard Landscape Materials

Various materials have been selected across the site to enhance the pedestrian experience. Re-paving of the riverfront will complement the residential and retail experience by anchoring the new buildings within a contemporary landscape that responds to the aesthetic of the architecture as well as the future of the Oracle.

Throughout the site, some of the paving will be retained, mostly on Yield Hall place, however the southern most portion of this road that is currently asphalt will be paved to establish a more formal entrance from the south. Paving of this area will enhance the look and feel of the route for pedestrians, further strengthening pedestrian and cycle movement from the south to the town centre.

Where required, permeable paving such as resin bound gravel is proposed to protect existing trees, whilst supporting newly proposed ones.

A variety of edge types are proposed to form planters and seating edges.



Palette

Paving



TYPE Reconstituted stone paving
LOCATION Yield Hall Place, IDR interface, riverfront
SPECIFICATION Modal range by Marshalls or equivalent



Reconstituted stone paving setts
Yield Hall Place carriageway, drop-off
Modal range by Marshalls or equivalent



TYPE Permeable resin bound gravel
LOCATION Riverfront pocket park
SPECIFICATION Warm toned ‘Barley Butter’



Existing paving to be retained
Yield Hall Place carriageway & service yard
n/a



Decking
To co-working spill out space
Terrafina, porcelain decking

Edges



TYPE Raised steel edge
LOCATION Raised planters - TBC
SPECIFICATION Powder coated



Flush metal edge
Low planters
n/a



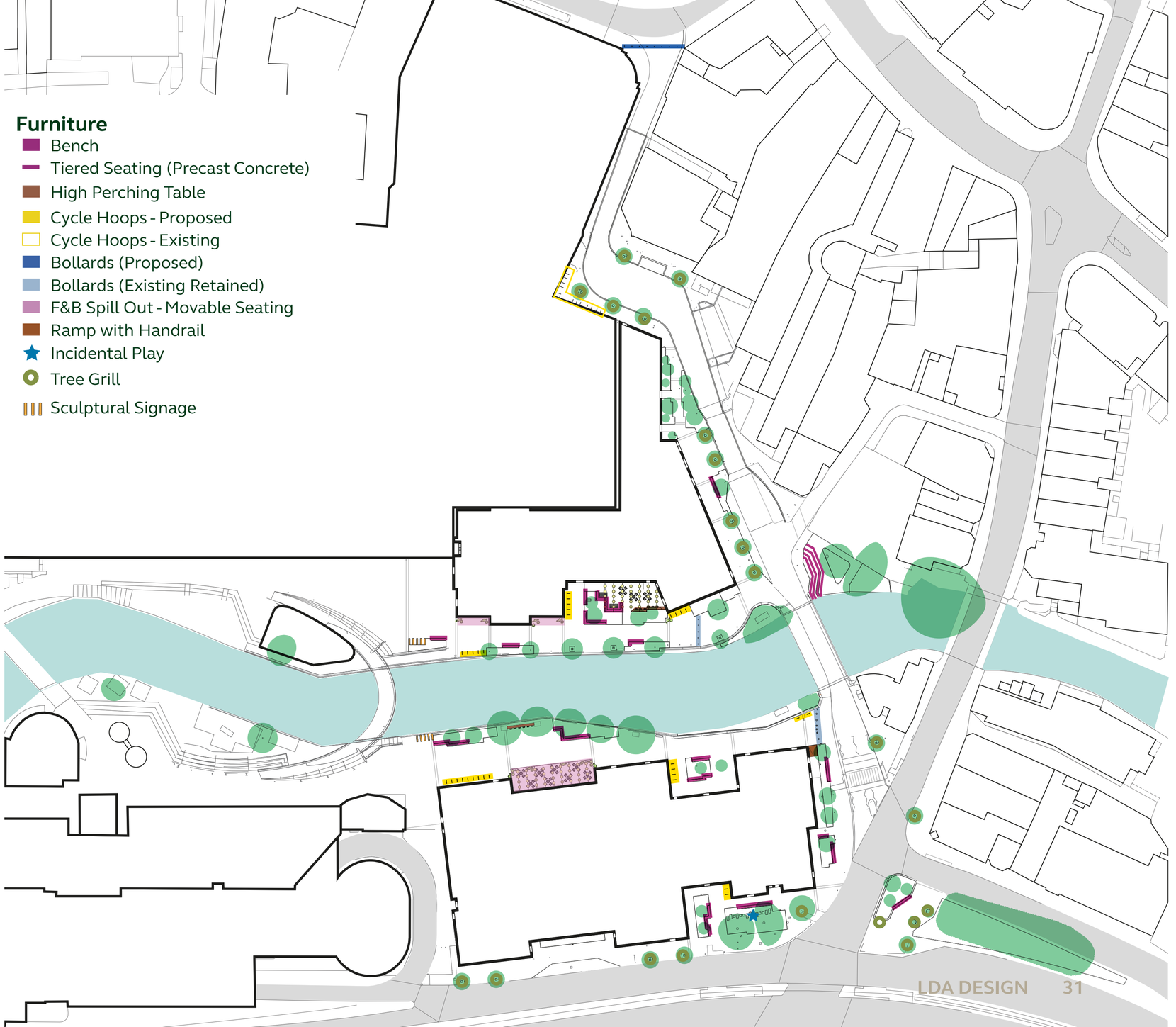
Precast concrete edge & terrace
Pocket Park terrace
Acid etch

Furniture Strategy

Furniture has been strategically placed to ensure activation and comfort for users. A variety of seating opportunities is provided throughout the public realm, with more clustered in areas people are likely to gather. Seating types include timber benches, informal terraces and sculptural concrete seating walls. Seating has been placed adjacent to planters, to create calm and relaxing spaces for people to rest at the side of main thoroughfares.

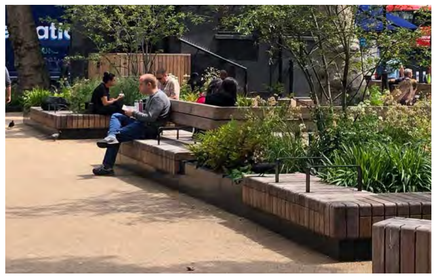
A number of existing cycle stands have been retained, and where they are removed they have been replaced in the same number across the site. Sheffield cycle hoops will be used with tapping rails on the end units to ensure they don't become a hazard.

Bollards have been reviewed and are retained on site at the mouths of the riverside. The scheme also proposes to replace the gate barrier at the northern end of Yield Hall Place to increase permeability and strengthen the links between Reading centre and the south.



Palette

Seating



TYPE Timber seating with back/arm rests
LOCATION To edges of planters
SPECIFICATION ‘Rough and Ready’ by Streetscape



Precast concrete terrace
Pocket Park
Acid etch

Furniture



Cycle hoops
As shown
Stainless steel ‘Sheffield’ to match existing



Perching table with high chairs
Southern riverfront, facing river
Timber and powder-coated metal frame



TYPE Bollards
LOCATION Minster street/ Yield Hall Place interface
SPECIFICATION Stainless steel



Tree grills
To new street trees within pavement
Subtle change in paving with permeable surface dressing



Large plant pots
Riverfront public realm
Atelier Vierkant or re-instate existing

Miscellaneous



TYPE Understory art/ lighting installation
LOCATION Yield Hall Place underpass
SPECIFICATION Lighting designer to be appointed



Incidental play zone
Southern gateway planter
Natural Stone



Tables and chairs
Cafés/ Restaurants spill out spaces
TBC

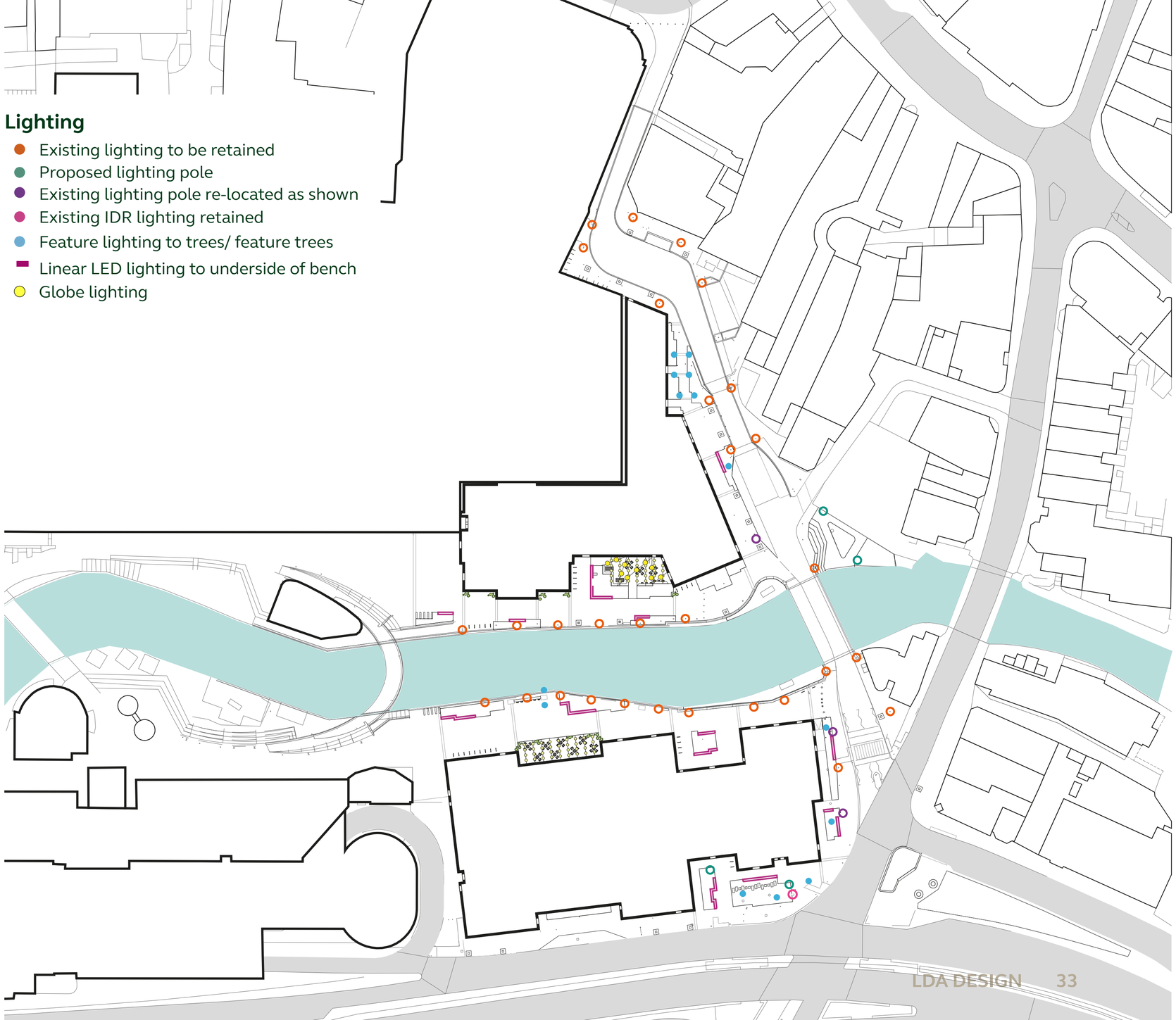


Sculptural signage/lighting/ wayfinding element
To western end of application site
TBC - Bespoke element to be designed

Lighting Strategy

This strategy has been developed without input from a lighting designer. The intention is for the existing street lighting to be retained throughout Yield Hall Place and the riverside. Where clashes occur, the existing lights will be re-located to a more suitable location.

Further studies of lighting will be undertaken with a lighting consultant to ensure lux levels are sufficient throughout the scheme. In parallel, the lighting will be reviewed against any adverse impacts to local wildlife..



Tree Species

Establishing a public realm with trees for ecological and amenity value is the key aim for the site. As shown in this diagram, the trees have been categorised based on aesthetic qualities.

A variety of forms, scales and species have been selected to create interest from season to season. Feature trees are selected based on their striking form or colour as seasons turn. These trees help to orient people walking around site, acting as markers or meeting points.

Smaller more ornamental and multi-stem woodland species have been selected to bring down the canopy layer, creating more intimate spaces.

The street trees have been selected based on their robustness and form, making them well suited to streetscape environments, lining the edges of Yield Hall Place and the IDR.



Tree Cells



SUPPLIER DeepRoot
TYPE Silva Cells
SPECIFICATION 1200m depth, allow 30m3 per tree

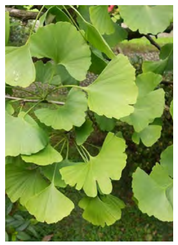
Street Trees




TYPE Acer campestre ‘streetwise’ - Field Maple
LOCATION Yield Hall Place, IDR interface

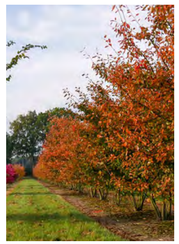
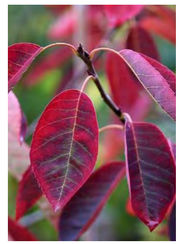



Ulmus ‘New Horizon’ - Resistant Elm
Yield Hall Place, IDR interface

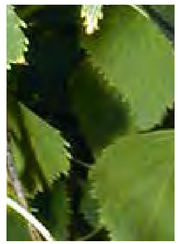
Ginkgo biloba - Maidenhair Tree
Yield Hall Place, IDR interface

Ornamental

Amelanchier lamarckii- June berry
Planters

Woodland walkway

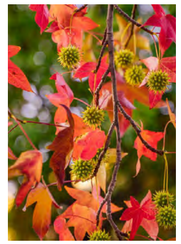



Betula pendula - Silver Birth
Yield Hall Place




Betula Nigra - river Birch
Yield Hall Place

Feature

Liquidambar styraciflua - Sweetgum
Key Marker Points




Gleditsia triacanthos ‘Sunburst’
Pocket Park

Planting

Various palettes for planting have been created to provide vibrancy and interest as you move through the public realm. Where people are more likely to gather and dwell more striking and vibrant species will be selected based on colour, texture and ability to move, for example mixing flowing perennials with grasses. These is also greater reason to have a slightly higher maintenance regime in areas of high footfall, ensuring planting areas are kept looking their best.

More low maintenance species will be proposed in areas that are seen as more transitional spaces, around the IDR and highways.

Special planted areas such as woodland understory planting in the ‘woodland walkway’ and riverfront under storey in the Pocket Park will be selected based on the distinctive habitat they will create, with native and shade tolerant species where appropriate.



Pot Planting



SUPPLIER TBC
TYPE Mixture of evergreens, grasses and herbaceous plants

Public Realm Planting Mix

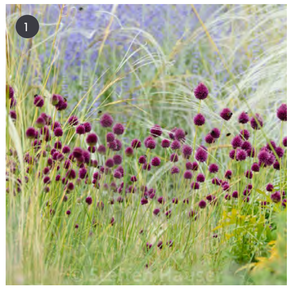
Using mixes of herbaceous planting throughout the riverfront and public realm adds interest and delight.

Planters will be filled with a mix of grasses, perennials and evergreen species. Some species are more structural providing a canvas for some of the more vibrant species. A contrast between spiky grasses with colourful perennial flower heads creates movement and texture in a dynamic planting mix that aims to delight. As flower heads recede, the seed heads will remain alongside the rich colours of grasses, bringing interest into the winter months.

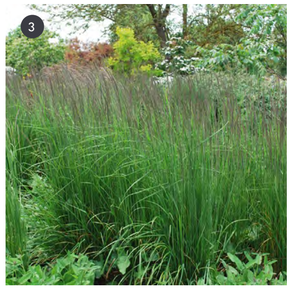
Colours have been inspired by the heritage of the site, with the shades of the purple as a nod to the dyeing process from which the Oracle first got it's name.

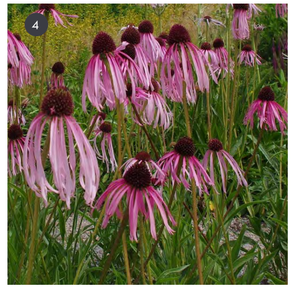
Bees and pollinators will be attracted to the flowers, enhancing biodiversity and supporting existing ecology.

As the vibrant pops of summer flowers recede, seed heads and rich browns of the grasses will come through, bringing interest into the winter months. Some of these species are self seeding, which ensures planting beds are fairly robust and low maintenance























1. Allium sphaerocephalon - Ornamental Onion
2. Anemanthele lessoniana - Pheasant's Tail Grass
3. Calamagrostis x acutiflora 'Karl Foerster' - Feather Reed
4. Echinacea pallida - pale purple coneflower
5. Eragrostis spectabilis - Purple Love Grass
6. Helictotrichon sempervierns - Blue Oat Grass
7. Molinia caerulea - Purple Moor-grass
8. Perovskia abrotanoides
9. Phlomis tuberosa - Sage-leaf Mullein
10. Salvia verticillata - Whorled Clary 'Purple Rain'
11. Sarcococca hookeriana - Sweet Box

Woodland Understory and Riverfront Pocket Park

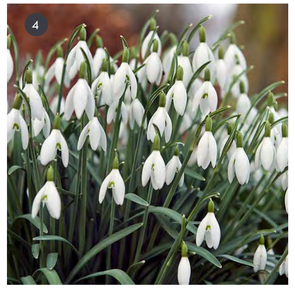
These species have been selected as they are suitable for the understory habitat, where we have clusters of trees, or under existing trees such as in the Pocket Park.

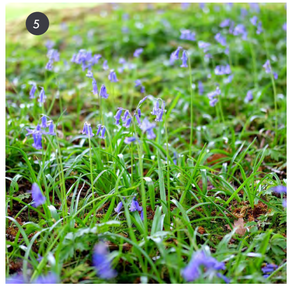
Layers of shrubs, bulbs, wild flowers and perennials create an interesting variety of species in otherwise fairly shady conditions. Using native species helps benefit ecology as well as mirroring the conditions of more natural habitats.























1. Ajuga reptans - Carpet Bugle
2. Anemone nemorosa - Wood Anemone
3. Digitalis purpurea - Foxglove
4. Galanthus nivalis - Snow Drop
5. Hyacinthoides non-scripta - English Bluebell
6. Leucanthemum vulgare - Oxeye Daisy
7. Primula vulgaris - Primrose
8. Rosa canina - Dog Rose
9. Rubus frutocosus - Bramble
10. Silene dioica - Red Campion
11. Stachy officinalis - Wood Betony



Biodiversity Enhancements

- Hibernaculum
- Bat Boxes
- Bird Boxes
- Green Roofs

Ecological Strategy

Throughout the design, various measures have been proposed to encourage a healthy and biodiverse wildlife community, that works well with the retail and residential user groups.

Using native flowering species in the planting allows pollinators to flourish, as well as providing food for other invertebrates.

Bird and bat boxes will be incorporated into architectural facades, whilst the biodiverse green roof system on Yield Hall Place 2 will add another layer of opportunity for habitat creation. Providing biodiverse green roofs helps to support rare bird species as well as insects.

We have worked with ecologists to understand the opportunities for habitat creation around the site. A number of insect hotels are proposed, these will help further support and encourage the creation of micro habitats within the centre of Reading.

6.5 RESIDENTIAL ROOF TERRACES

1. Main Roof Terrace
2. Smaller Residential Roof Terrace
3. Green Roof (Inaccessible)

Generous roof spaces between the two residential blocks allow for a variety of characters and uses to be established at different levels. Both YHP 01 and 02 have a larger, main shared residential roof terrace that make the most of views across the River Kennet. They also have the most visibility from above. These larger spaces lend themselves to have luscious planters, various seating areas and small raised lawns, with a variety of active and passive uses scattered throughout.

The smaller terraces are optimised by using a modular and rectangular design language that has been modified. These spaces allow for individual and group activities, ranging from dining, gathering and relaxing. Some of the smaller roofs also have growing spaces.



1. Pedestal Decking - Porcelain
2. Raised Steel Planter
3. Timber L Shaped Bench
4. Timber Picnic Table
5. Small Individual Table
6. High Level Tables and Bar Stools - for laptop working and informal sitting
7. Timber Reclining Chairs
8. Miscellaneous Seating
9. Flexible Active Space
10. Raised Lawn Area
11. Private Amenity Space for Apartments




Defensible planted edge to create buffer from units facing podium: 500mm powder coated steel planter edge
Reclining seats overlooking river
Small individual tables
Tiered timber seating steps
Raised steel planter with herbaceous, drought tolerant species
Flexible play/ active space

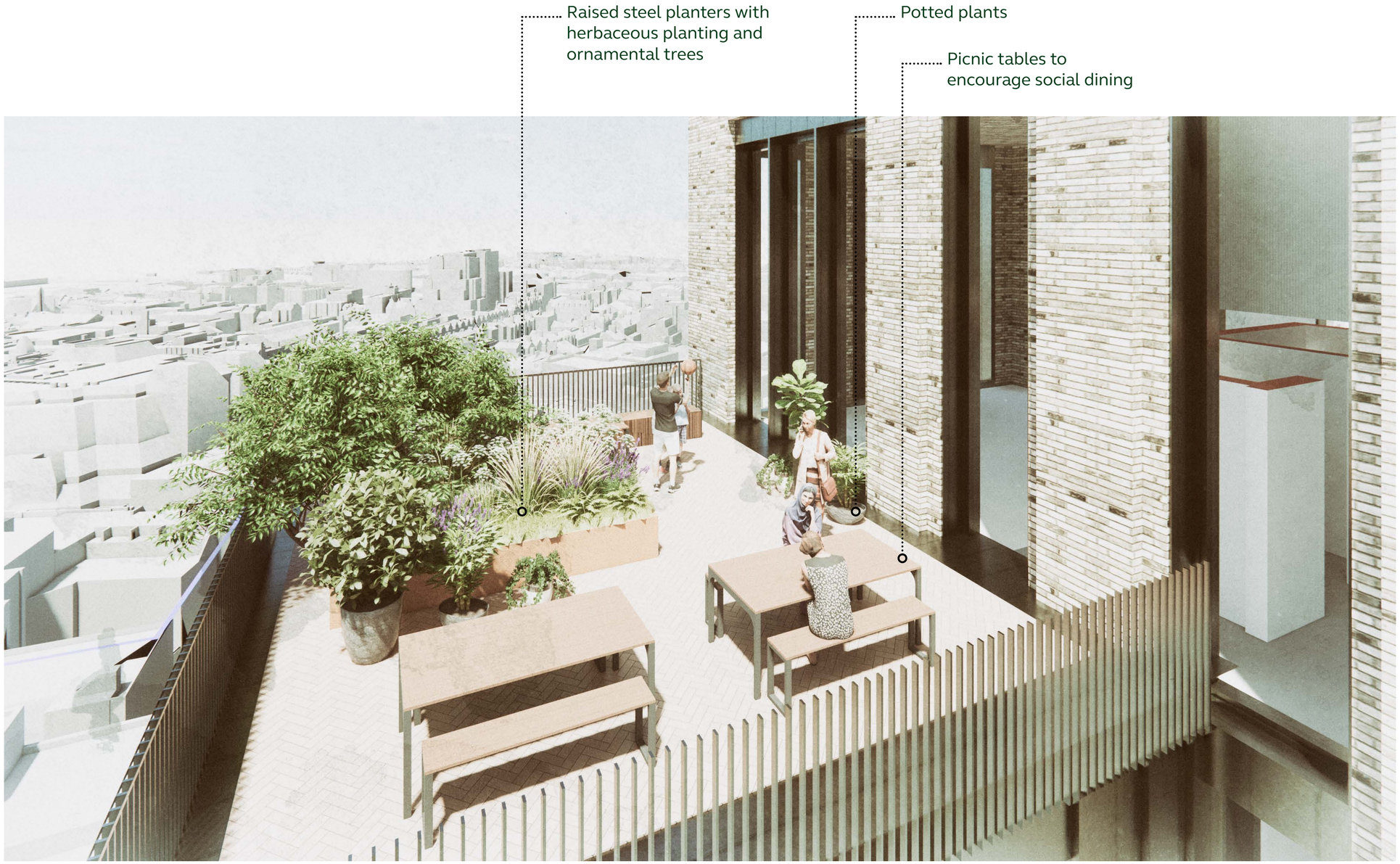

Raised lawn area
Tiered timber seating steps
Raised steel planter with herbaceous, drought tolerant species

Long table overlooking riverside

Individual tables and chairs

Raised steel planters with herbaceous planting and ornamental trees




Raised steel planters with herbaceous planting and ornamental trees
Potted plants
Picnic tables to encourage social dining

1. Pedestal Decking - Porcelain
2. Raised Steel Planter
3. Timber L Shaped Bench
4. Timber Picnic Table
5. Small Individual Table
6. High Level Tables and Bar Stools - for laptop working and informal sitting
7. Timber Reclining Chairs
8. Miscellaneous Seating
9. Plant Requirements/ Ventilation
10. Raised Lawn Area
11. Private Amenity Space for Apartments
12. Biodiverse Green Roof
13. Community Growing Space
14. Pergola Structure with Movable Furniture Underneath



Defensible planted edge to create buffer from units facing podium: 500mm powder coated steel planter edge

Tiered timber seating steps

Miscellaneous seating elements

Reclining seats south facing



Pergola structure with globe lights

Raised powder coated steel planter

L shaped timber modular benches

Balustrade to Architects detail: offset to allow for facade maintenance



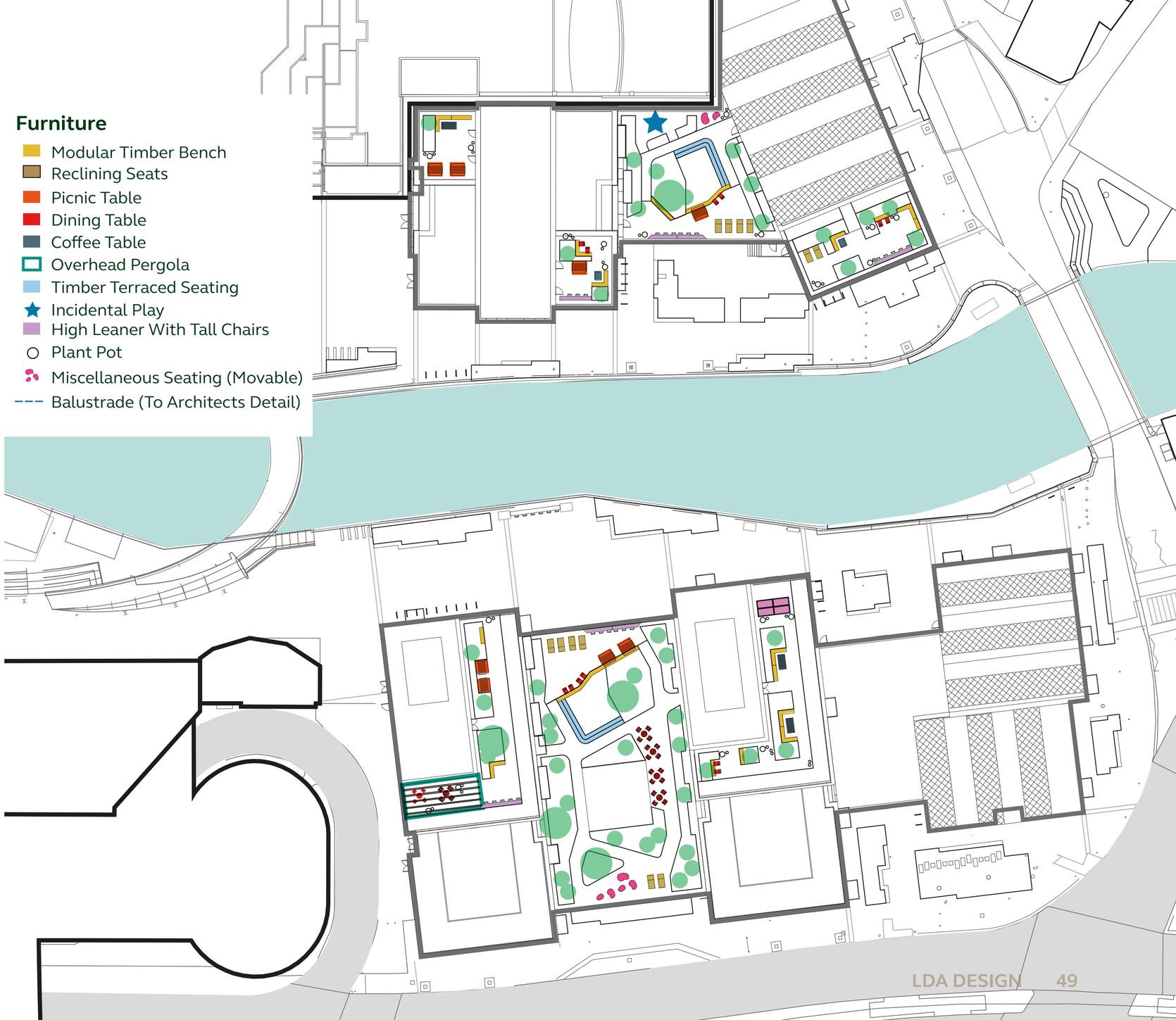
Furniture Strategy

Many types of furniture are present on the amenity roof terraces, owing to the variety of uses that they offer. Various types of tables include; picnic, 2 person dining, coffee and high leaning tables allow for many different uses at varying degrees of formality. Similarly many types of seating are used to create space for groups/gatherings or individual quiet time.

More miscellaneous furniture pieces may be brought in, flowing out of some of internal residential amenity spaces such as bean bags or sun chairs.

Each of the larger terraces has an incidental play feature, incase children are present, this may be formed of stepping stones or playful features that are accessible within the planters.

Informal spaces for children to play include the lawn area and incidental play spaces with the planters of both of the larger terraces. These will form of small pieces of play apparatus integrated into the design subtly.



Palette

Paving



TYPE Tile paving
LOCATION Pedestal paving to main routes and walkways
SPECIFICATION Marshalls or equal approved



Podium paving support
To ‘sun deck’ on each terrace
Kinley RAAFT pedestals or equal



Decking
To ‘sun deck’ on each terrace
Terrafina, porcelain decking

Edges



TYPE Planter edges with integrated seating
SPECIFICATION Raaft by Kinley steel planter or equal

Lighting



To light footways of each roof terrace
Low level lighting (TBC)

Furniture



TYPE Sunbathing chair
SPECIFICATION MMCite, Rivage or equal



Flexible furniture
MMCite, Manta or equal



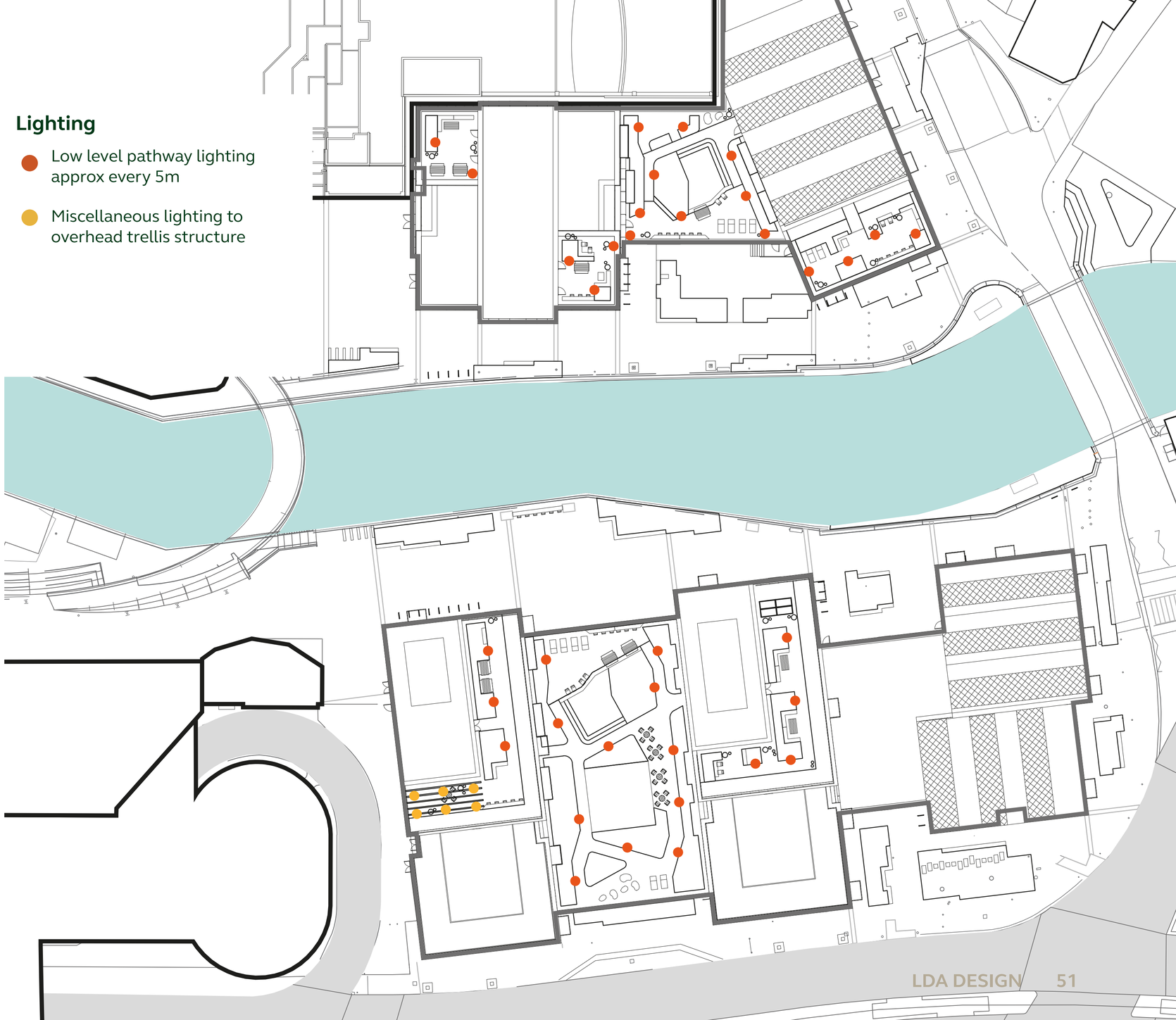
Timber high leaner with high stalls
High tables/ stalls for working/ informal leaning - Vestre or equal

Lighting Strategy

The lighting strategy for the roof terraces is indicative and further input will be sought from a lighting designer. The strategy is to maintain suitable lighting levels using low level bollard style lighting, or lighting units within the raised planter edges. This will create an ambient wash of light across the main pathways, reducing glare into peoples homes.

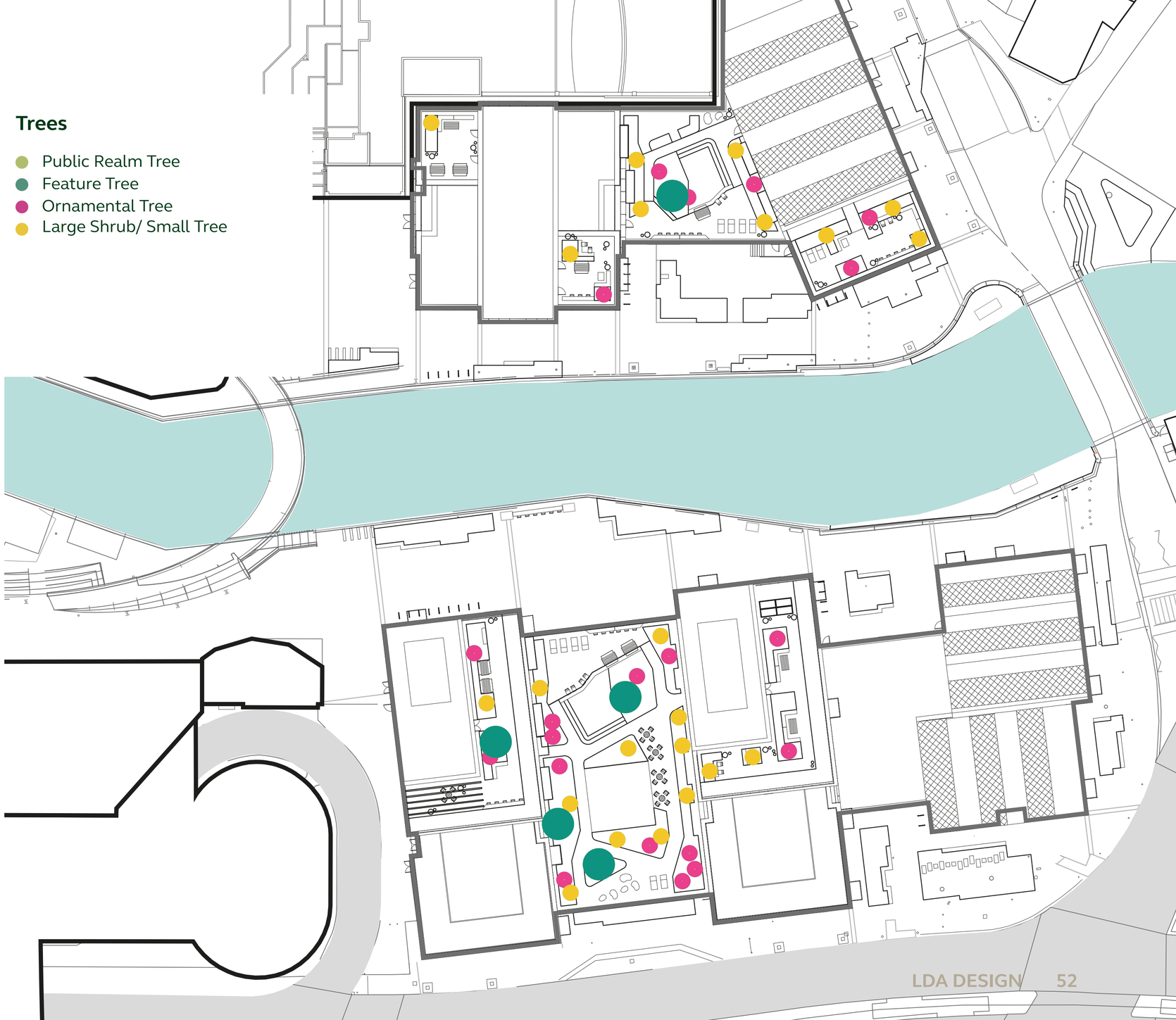
Some more miscellaneous lighting may be introduced onto the amenity roof terraces where the internal amenity space spills out, such as hanging globe lights or festoon lights.

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Tree Species

Tree species have been carefully selected to ensure they are suitable for the roof terrace environment. None of the trees will grow very large due to soil volume, however they will add to the overall look of a mini oasis in the heart of Reading. Slightly larger feature trees will create verticality, whilst smaller more ornamental trees add layer, colour and texture. Some larger shrubs will be selected to give impact and depth to the planters.



Feature Trees




TYPE Styphnolobium-japonicum-’regent’
LOCATION Larger amenity roof terraces

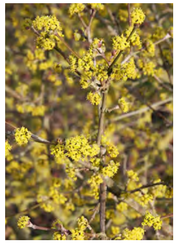
Ornamental




TYPE Carpinus japonica - Japanese hornbeam
LOCATION All terraces




Cladrastis kentukea- Kentucky yellow-wood
All terraces

Cornus mas - Cornelian Cherry
All terraces

Large Shrubs




TYPE Amelanchier grandiflora
LOCATION All terraces

Planting

Tree species have been carefully selected to ensure they are suitable for the roof terrace environment. None of the trees will grow very large due to soil volume, however they will add to the overall look of a mini oasis in the heart of Reading. Slightly larger feature trees will create verticality, whilst smaller more ornamental trees add layer, colour and texture. Some larger shrubs will be selected to give impact and depth to the planters.

