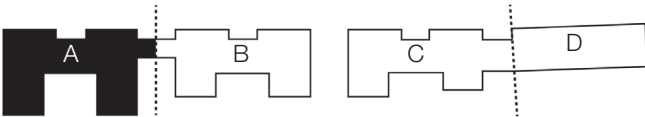


5.26 Appearance Proposal

Typical Bay Study

- ① Light Grey Multi Brick - Stretcher and Stack Bond
- ② Dark Grey Multi Brick - Stretcher Bond
- ③ Red Multi Brick - Stretcher and Stack Bond
- ④ Buff Multi Brick - Stretcher and Stack Bond
- ⑤ Flat Metal Cladding System - Aluminium PPC - Dark Grey Colour
- ⑥ Flat Metal Cladding System - Aluminium PPC - Colour to Match Brick Stock (Red/ Buff/ Light Grey)
- ⑦ Metal Framed Openable Windows - Aluminium PPC - Dark Grey Colour
- ⑧ Metal Window Reveals - Aluminium PPC - Dark Grey Colour
- ⑨ Metal Decorative Shroud - Aluminium PPC - Dark Grey Colour
- ⑩ Metal Decorative Shroud - Silver Colour
- ⑪ Metal Louvre System - Aluminium PPC - Dark Grey Colour
- ⑫ Metal Balustrades - Flat Plate Steel Bar PPC - Dark Grey Colour
- ⑬ Metal Brise Soleil - Aluminium PPC - Dark Grey Colour
- ⑭ Stick System Aluminium Curtain Walling with Aluminium PPC Finish - Dark Grey Colour. Includes Back Painted Glass Spandrels in Grey Colour. Includes Louvres in Colour Dark Grey Where Shown on Elevations.
- ⑮ Glass Balustrade
- ⑯ Metal Louvre System - Light Grey Colour
- ⑰ Metal Flashing - Dark Grey Colour
- ⑱ Metal Framed Window with Integrated Glass Balcony Door
- ⑲ Glass Sliding Entrance Door
- ⑳ Metal Bar Screen + Gate - Dark Grey Colour
- ㉑ Metal Framed Windows with Metal Reveals - Aluminium PPC - Dark Grey Colour
- ㉒ Lightweight open-sided Metal Canopy Structure Connecting the Blocks across the Pocket Park
- ㉓ Flat Metal Cladding System with Integrated Localised Microlouvre - Aluminium PPC Dark Grey Colour

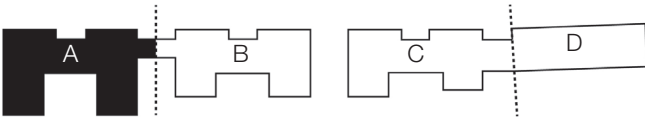


5.27 Appearance Proposal Roof Terrace

At roof level residents have access to both co working and lounge spaces. An external terrace surrounds the spaces and affords external amenity space, taking advantage of extensive views over Kings Meadow to the River Thames. Areas of the roof level not accessible by residents are utilised for solar panels.

- ① Amenity Space
- ② Circulation Core
- ③ External Terrace
- ④ Solar Photo Voltaic Array
- ⑤ Balcony

Internal layouts shown indicatively



5.28 Appearance Proposal Roof Terrace Bay Study

- 1

Light Grey Multi Brick - Stretcher and Stack Bond
- 2

Dark Grey Multi Brick - Stretcher Bond
- 3

Red Multi Brick - Stretcher and Stack Bond
- 4

Buff Multi Brick - Stretcher and Stack Bond
- 5

Flat Metal Cladding System - Aluminium PPC - Dark Grey Colour
- 6

Flat Metal Cladding System - Aluminium PPC - Colour to Match Brick Stock (Red/ Buff/ Light Grey)
- 7

Metal Framed Openable Windows - Aluminium PPC - Dark Grey Colour
- 8

Metal Window Reveals - Aluminium PPC - Dark Grey Colour
- 9

Metal Decorative Shroud - Aluminium PPC - Dark Grey Colour
- 10

Metal Decorative Shroud - Silver Colour
- 11

Metal Louvre System - Aluminium PPC - Dark Grey Colour
- 12

Metal Balustrades - Flat Plate Steel Bar PPC - Dark Grey Colour
- 13

Metal Brise Soleil - Aluminium PPC - Dark Grey Colour
- 14

Stick System Aluminium Curtain Walling with Aluminium PPC Finish - Dark Grey Colour. Includes Back Painted Glass Spandrels in Grey Colour. Includes Louvres in Colour Dark Grey Where Shown on Elevations.
- 15

Glass Balustrade
- 16

Metal Louvre System - Light Grey Colour
- 17

Metal Flashing - Dark Grey Colour
- 18

Metal Framed Window with Integrated Glass Balcony Door
- 19

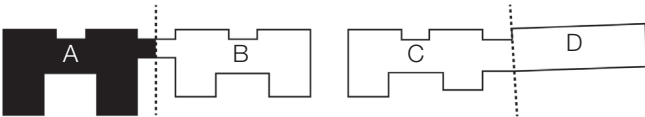
Glass Sliding Entrance Door
- 20

Metal Bar Screen + Gate - Dark Grey Colour
- 21

Metal Framed Windows with Metal Reveals - Aluminium PPC - Dark Grey Colour
- 22

Lightweight open-sided Metal Canopy Structure Connecting the Blocks across the Pocket Park
- 23

Flat Metal Cladding System with Integrated Localised Microlouvre - Aluminium PPC Dark Grey Colour







External lighting shown indicatively.





LANDSCAPE

6.1 Landscape Design

Key Landscape Principles

The following chapter provides details on the landscape proposals for the site. This statement should be read alongside the detailed landscape general arrangement plans which have been formally submitted as part of this planning application. Additional discussion and support has been provided by Reading Borough Council highways and parks teams to help tie the scheme into Kings Meadow. Suggested works to Kings Meadow are to be developed with Reading Borough Council.

The landscape proposals have a great opportunity to create a strong green infrastructure both within the site and around the proposed built development. To achieve this, the majority of the existing trees on the north-western and south-western corners have been retained, and the creation of a 'Green Street' with a focus on good pedestrian / cycle access will create an attractive street scene and enhance access into Kings Meadow and surrounding spaces.

Amenity terraces have been proposed to the rear of the building for principal users. These spaces have been designed with flexible outdoor seating surrounded by greenery to allow users to explore and enjoy the outdoor spaces.

- ① Green street with proposed hedges and multistem trees.
- ② Creating a sense of arrival at main entrances
- ③ Attractive planting to building frontages
- ④ Garden Courtyard
- ⑤ Flexible Outdoor Spaces



6.2 Landscape Strategy Site Plan

- 1 Grand Lawn
- 2 Garden Courtyard
- 3 Pocket Park
- 4 Service Area
- 5 Parking Areas
- 6 Green Street
- 7 Proposed Pedestrian / Cycle Route
- 8 Retained Existing Trees



6.3 Main Frontage

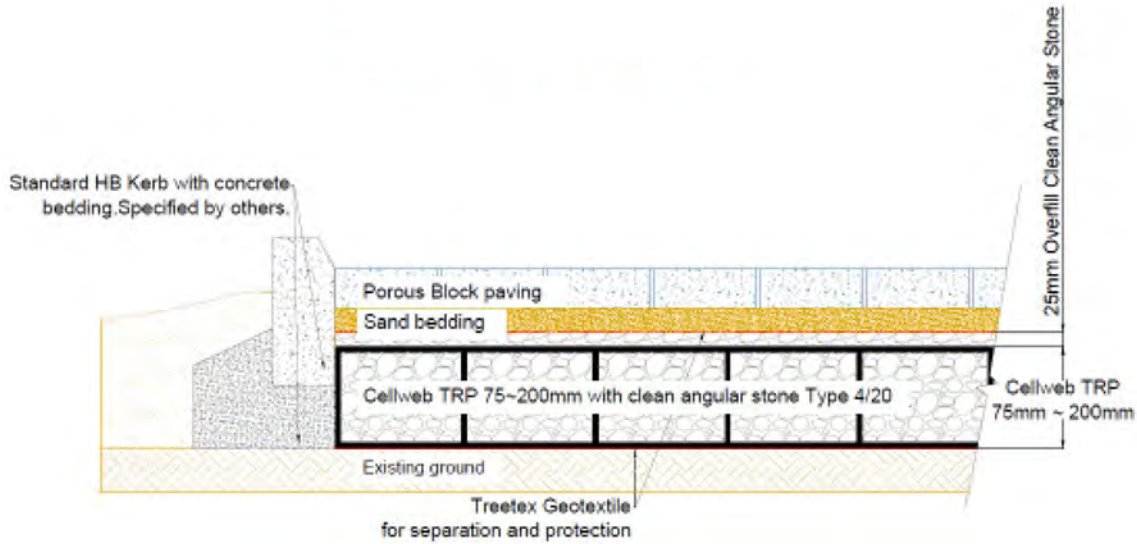


The landscape proposals will make a significant enhancement to the boundary of the site.

- Working in harmony with the new architecture, the proposals will look to raise the quality of the street, making it safer, greener and accessible.
- Proposed hedges will provide screening and privacy to private patios whilst ensuring a good level of security and natural surveillance.
- Proposed multistem shrubs planted along the green street will soften the built form and provide a human scale to the street.
- Existing trees under Tree Protection Orders will be retained as detailed on the submitted Tree Removal and Retention Plan

- (A) Proposed pedestrian cycle route
- (B) Attractive planting to frontages
- (C) Permeable no-dig paving around root protection areas to existing retained trees

- 1 Existing Trees Retained
- 2 Pedestrian / Cycle Route
- 3 Key Entrances
- 4 No-Dig Permeable Paving
- 5 Cycle Parking
- 6 Multistem Shrubs (Clear Stem 2m)
- 7 Defensible Hedge



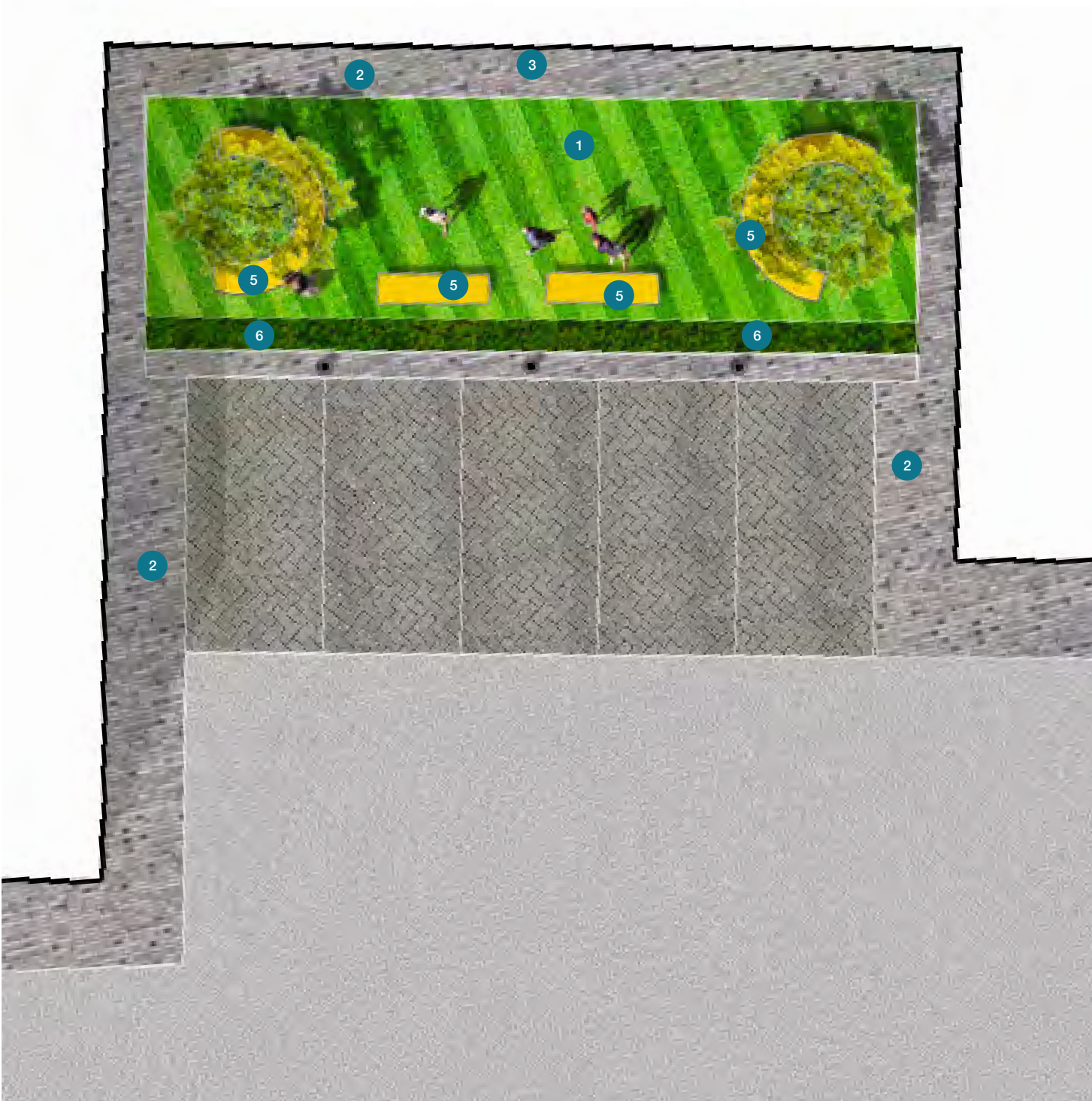
6.4 Garden Courtyard

The garden courtyard within the development provides valuable amenity spaces for principal users.

- The proposals could include a variety of seating opportunities to encourage the use of the outdoor spaces by different groups of users.
- The proposed lawn maximises the southern aspect of this courtyard space and enables flexible use whether it is used as an outdoor barbecue space or as a kick about area for children.
- The lawn and proposed trees have been positioned to create a lush, outdoor space that helps to provide a human scale, make the best use of the southern aspect whilst softening the space from the rear access road with buffer planting comprising of proposed hedge.
- Levels across the space are gently sloped creating a step free access to the building whilst complying with Building Regulations.

- (A) Proposed Species-Rich Planting Palette
- (B) Attractive and Functional Amenity Spaces

- 1 Proposed Lawn
- 2 Pedestrian Route
- 3 Key Entrances
- 4 Proposed Trees (Clear Stem 2m)
- 5 Proposed Seating
- 6 Defensible Hedge



6.5 The Pocket Park

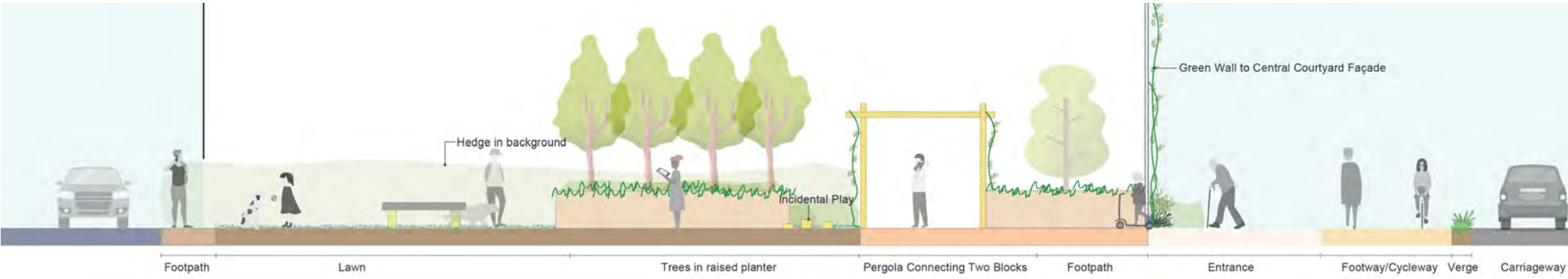
The Pocket Park creates a green heart between the two buildings and provides a visual link to Kings Meadow on the opposite side of Napier Road. It remains as a private courtyard for the residents of the development.

The gated entrance points are flanked by an architectural portal with a stainless steel wire mesh system for climbers creating a lush entrance with glimpse views into the park within.

- The proposals include an incidental play area for young children set amongst lush planting beds.
- A variety of seating opportunities have also been provided to cater to different user types to encourage the use of the outdoor spaces.
- A lawn has been proposed to maximise the south facing aspect of the park and provide a flexible outdoor space that can be used as a gathering space for barbecues etc. or as a kick about space .
- The proposed trees have been strategically spaced to aid as a wind break between the two buildings and also help to provide a human scale to the park.
- Defensible hedges are provided along the building edges as a privacy buffer for ground floor apartments and also allows for maintenance access along the sides.

- (A) Play along the way
- (B) Gated access to pocket park
- (C) Outdoor amenity spaces

- 1 Proposed Ornamental Planting
- 2 Proposed Pedestrian / Cycle Route (Napier Road)
- 3 Key Entrances (Gated Access)
- 4 Proposed Seating
- 5 Proposed Climber Trellis
- 6 Proposed Lawn
- 7 Proposed Trees (Clear Stem 2m)
- 8 Defensible Hedge
- 9 Proposed Play
- 10 Rear Access and Pedestrian Routes
- 11 Maintenance Access



Illustrative section

6.6 Site-Wide Furniture Strategy

The furniture has been carefully selected across the proposed development to achieve the following design criteria:

- To provide a simple, co-ordinated palette of furniture which is long lasting and requires limited maintenance;
- The use of hardwood timber for seating elements ensuring the surface is pleasant to sit on and not cold to touch;
- The use of powder coating to finish steel elements to increase the life span of the furniture;
- Seating has been positioned at logical and convenient locations, where people would feel comfortable to sit and relax;
- The specification of each seating element has been selected to ensure it provides for different needs, abilities and ages, providing back and arm rests in some locations but simple benches and stools in others; and
- Seating has been distributed to provide a range of environments to encourage external activities such as sitting individually or in groups for socialising.

- 1

B1:Greengate Seat; timber slats and galvanised powder coated steel legs
- 2

Green Gate Litter Bin, mild steel hot dipped galvanised
- 3

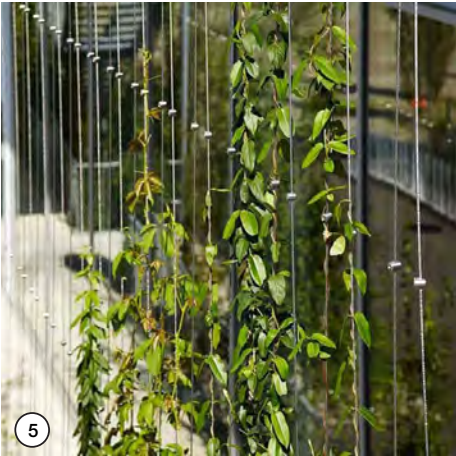
B2: Circular Seat; timber slats and galvanised powder coated steel legs,
- 4

CS: Cycle Hoop, 1100x770mmx Dia 48mm, mild steel hot dipped galvanised, root fixed.
- 5

CL: Stainless Steel Climber System
- 6

Stainless Steel Bollard
- 7

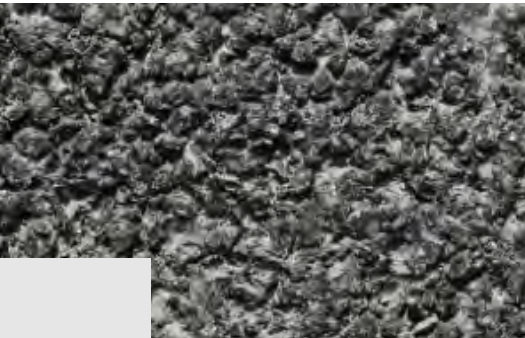
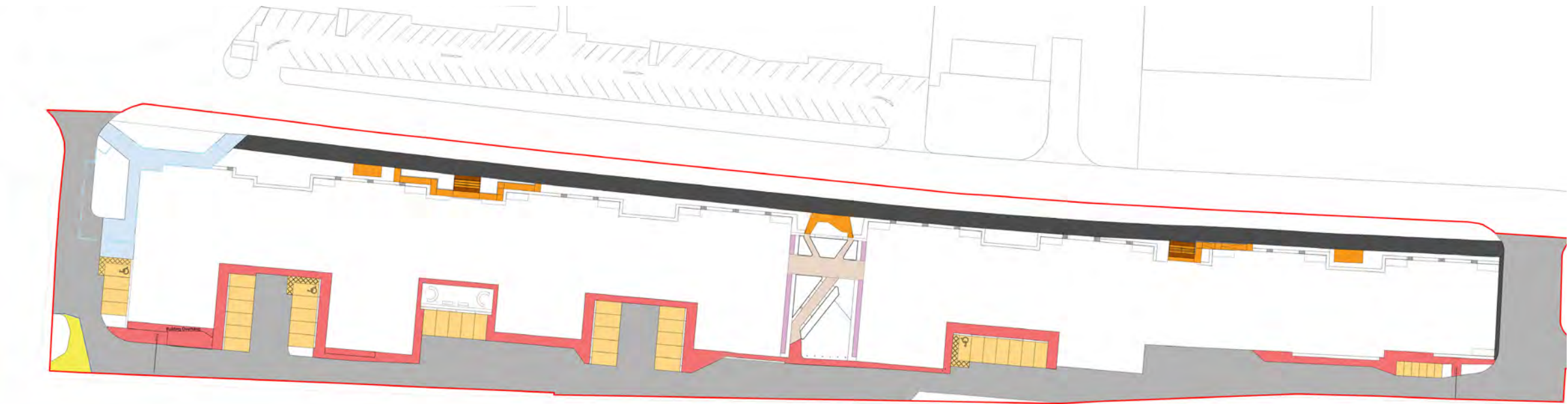
Automatic Car Park Barrier



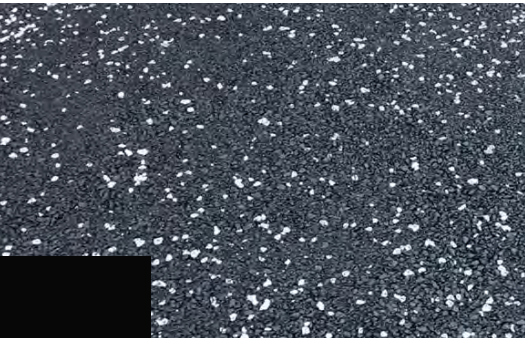
6.7 Hard Landscape Strategy

The hard landscape strategy diagram seeks to achieve the following design criteria:

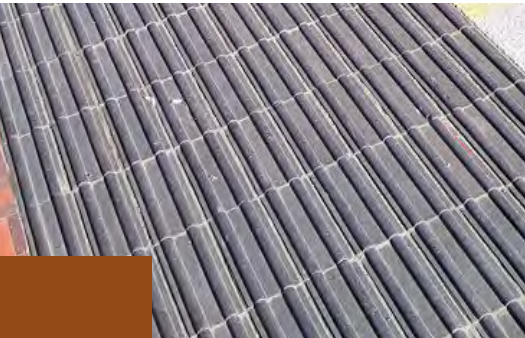
- The materials are hard wearing, fit for purpose and can be readily replaced and maintained if required.
- There is a hierarchy of materials across the proposed development, ensuring there is a clear definition between primary and secondary spaces.
- The paving materials have been co-ordinated to ensure they harmonise with each other and the surrounding architecture.
- Ensuring materials meet the required British Standards such as tolerance in surface deviation, non-slip qualities and vehicle loading
- Materials will be robust, hard wearing with limited porosity and colour fast. Materials will consider reasonable means of cleaning and maintenance using standard cleaning products.



P1 - Road; Black bituminous material



P2 - Footpaths
Black bituminous material with Limestone Chippings
(In accordance with highway requirements)



P3 - Main entrances;
Tactile paving; Colour; Charcoal Grey



P4 - Proposed Block Paving Artificial stone product;
Colour: Light Buff; Size: 200x100x80mm;
Laying Pattern: Herringbone bond

Hard Landscape	
	P1 - Access Roads Black bituminous material
	P2 -Footpaths/ Shared Surfaces Black bituminous material with Limestone Chippings
	P3 -Main Entrances Tactile paving
	P4 - Block paving; Artificial stone product, Colour: Light Buff; Size: 200x100x80mm; Laying Pattern: Herringbone bond
	P5 - Permeable block paving, 200x100x80mm, Colour: Light and Mid Grey, Laying Pattern: Herringbone bond
	P6 - Permeable block paving; 200x100x80mm, Colour: Dark Grey, Laying Pattern: Herringbone bond
	P7 -Maintenance Access Textured Flag paving, Colour: Buff, Laying Pattern: Stack bond
	P8 -Pocket Park Pathway Resin bound gravel, Colour: Silver/Buff
	P9 -Main Entrances Block paving, 200x100x60mm, Colour: Light and Mid Grey, Laying Pattern: Stretcher bond
	P10 -Footpaths/ Shared Surfaces Permeable black bituminous material with Limestone Chippings to highways specific
	No Dig Area



P5 - Permeable block paving,
Size: 200x100x80mm,
Colour: Light Grey and Mid grey,
Laying Pattern: Herringbone bond
5plus



P6 - Block paving;
200x100x80mm,
Colour: Dark Grey,
Laying Pattern: Herringbone bond



P7 - Maintenance Access
Textured Flag paving;
Colour: Buff
Laying Pattern: Stack bond



P8 - Pocket Park Pathway
Resin bound gravel;
Colour; Silver/Buff



P9 - Block paving to Main Entrances;
Size: 200x100x60mm,
Colour: Light Grey and Mid Grey,
Laying Pattern: Stretcher bond

6.8 Biodiversity Strategy

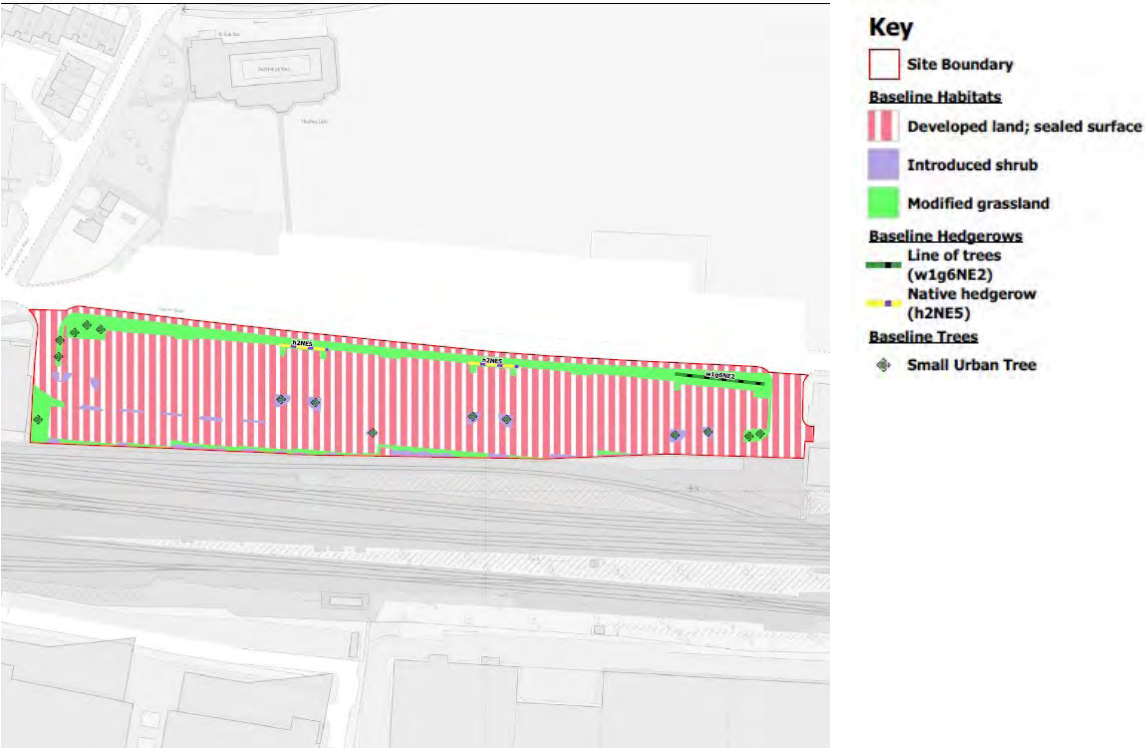
Following a review of the baseline ecology a set of proposals has been set out in the Biodiversity Net Gain report accompanying this application.

The approach to habitat creation has aimed to maximise biodiversity value within the proposals for green infrastructure. Biodiversity Net Gain has then been used to inform the habitat creation proposals for the scheme and to guide decisions around additional habitat provision.

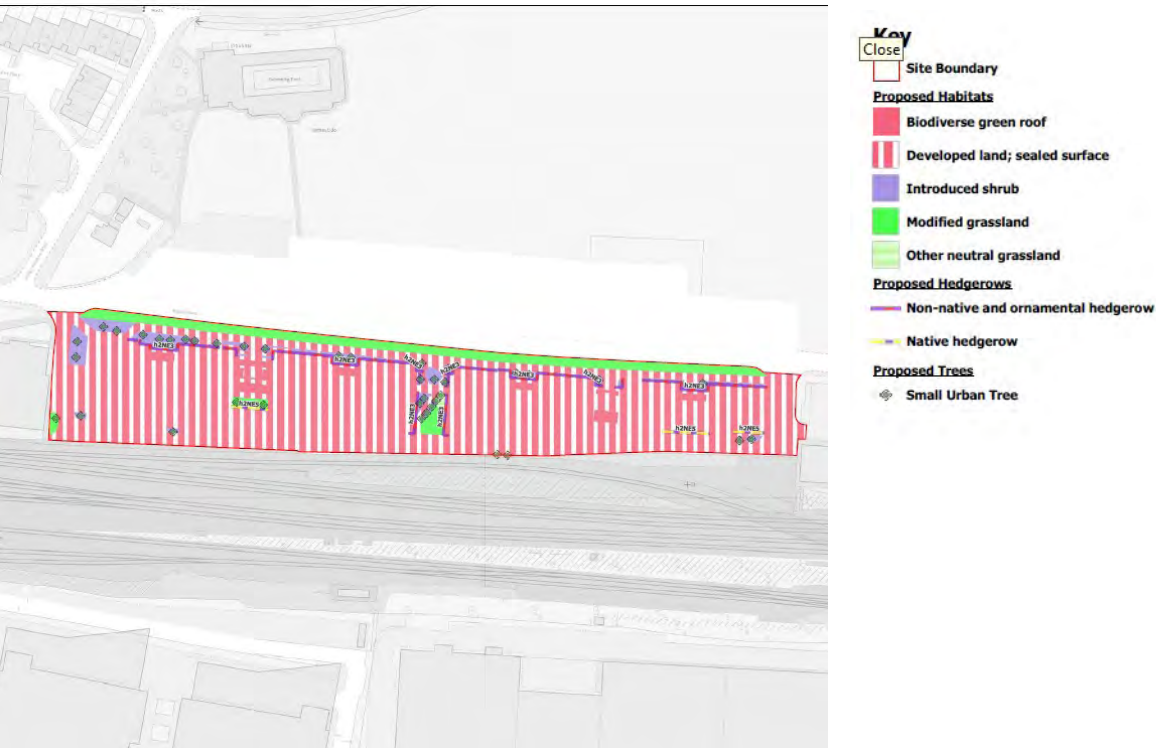
The results of the assessment demonstrate that the habitats proposed within the Landscape GA Plan will currently lead to a 51.84% gain of habitat units and 192.41% gain of hedgerow units. This includes as part of the landscape proposals the introduction of soft landscapes incorporating various grassland settings, differing planting mixes and biodiverse green roofs at various levels of the building.

The following extracts are included within the Biodiversity Net Gain Report accompanying this application.

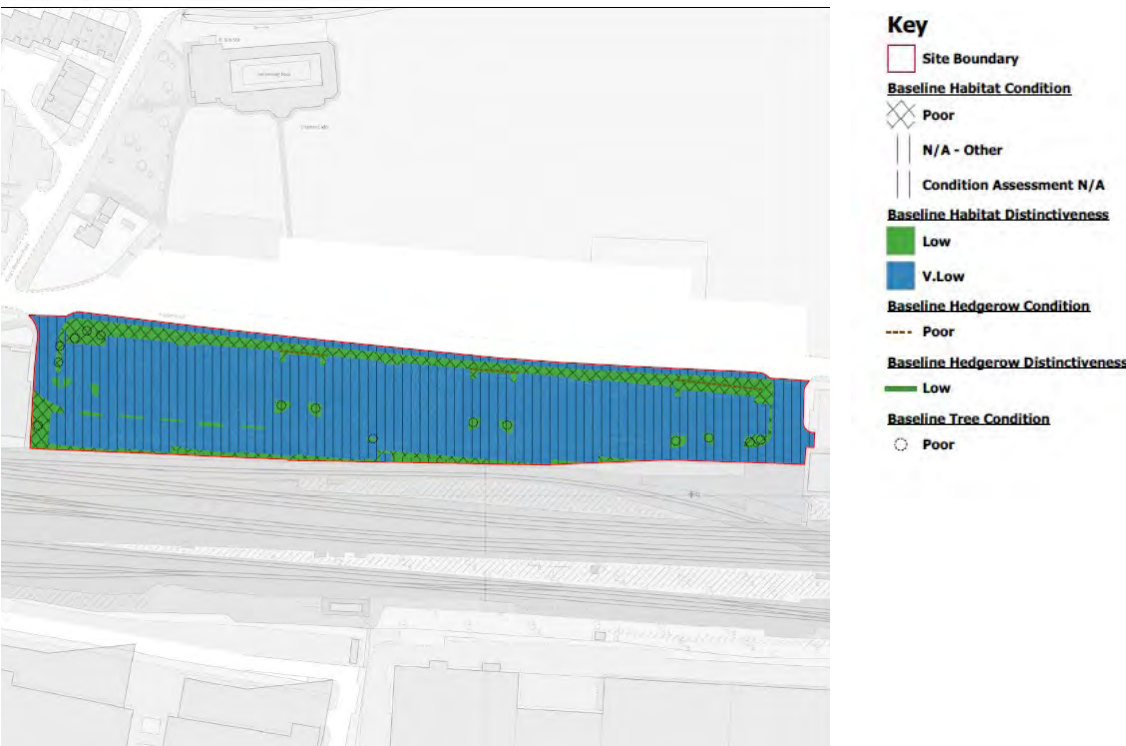
Baseline Habitats



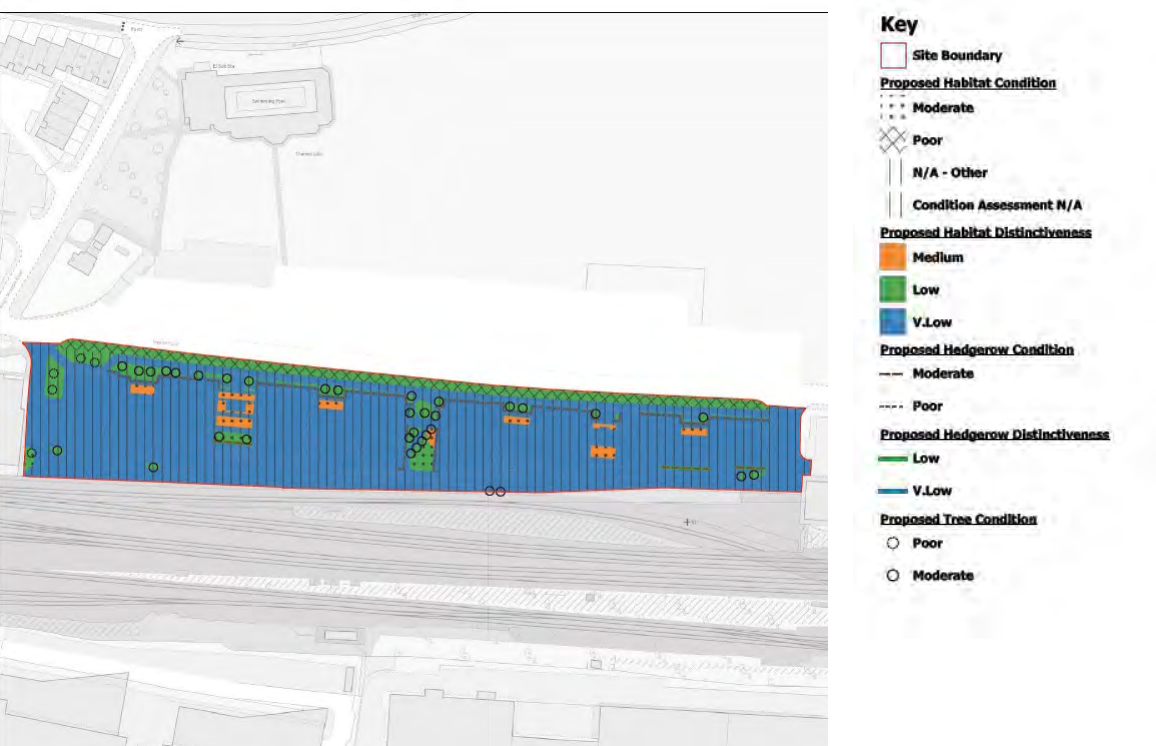
Proposed Habitats



Baseline Habitat Condition / Distinctiveness



Proposed Habitat Condition / Distinctiveness



6.9 Tree Strategy

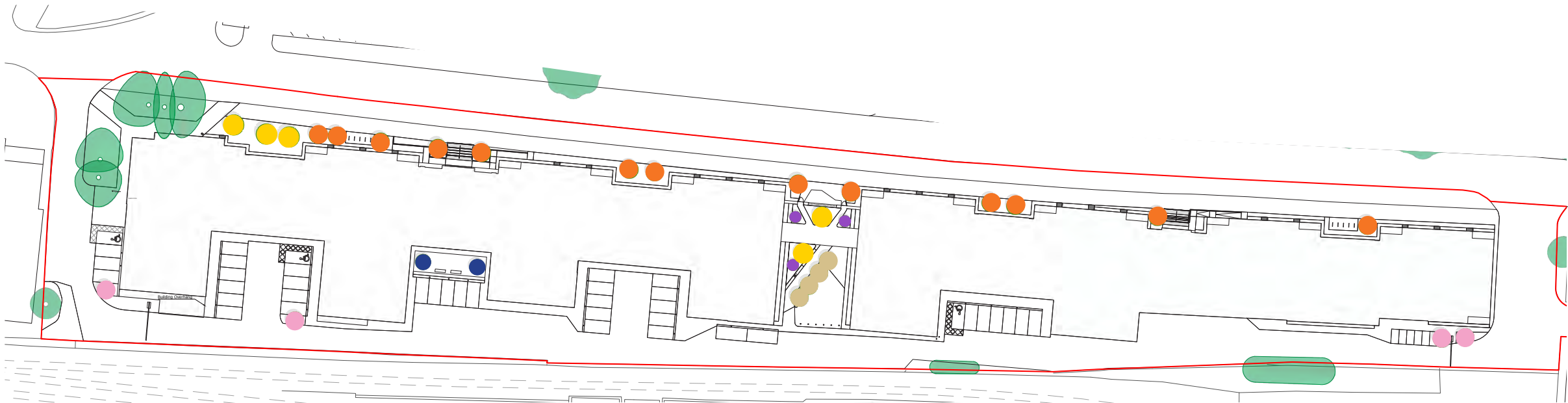
The tree species have been carefully selected for seasonal interest, wildlife value and visual amenity.

Along the frontage, in addition to the visual amenity provided by the existing and retained TPO trees, multistem Cornus Kousa trees and clear stem Amelanchier trees have been proposed. The clear stem Amelanchier trees, will facilitate adequate space for pedestrians and cyclists and provide an attractive visual rhythm along the frontage.

Within the pocket park, an avenue of Sorbus Aucuparia trees provide valuable visual amenity whilst creating a natural windbreak.

To the rear in garden courtyard, Liquidambar trees have been proposed to provide a pop of colour in the autumn.

Along the rear access road, Pyrus Chanticleer trees soften the architectural facade.



Existing Trees Retained

Aa'RH': Amelanchier arborea 'Robin Hill'; Clear Stem

Ar: Amelanchier rotundifolia; Multistem

Ck'C': Cornus kousa var. chinensis; Multistem

Ls 'LR': Liquidambar styraciflua 'Lane Roberts'; Clear Stem

Sa'SS': Sorbus aucuparia 'Sheerwater Seedling'

Pc'C': Pyrus calleryana 'Chanticleer'; Clear Stem



Amelanchier arborea 'Robin Hill'



Cornus kousa var. chinensis



Amelanchier rotundifolia



Pyrus Chanticleer

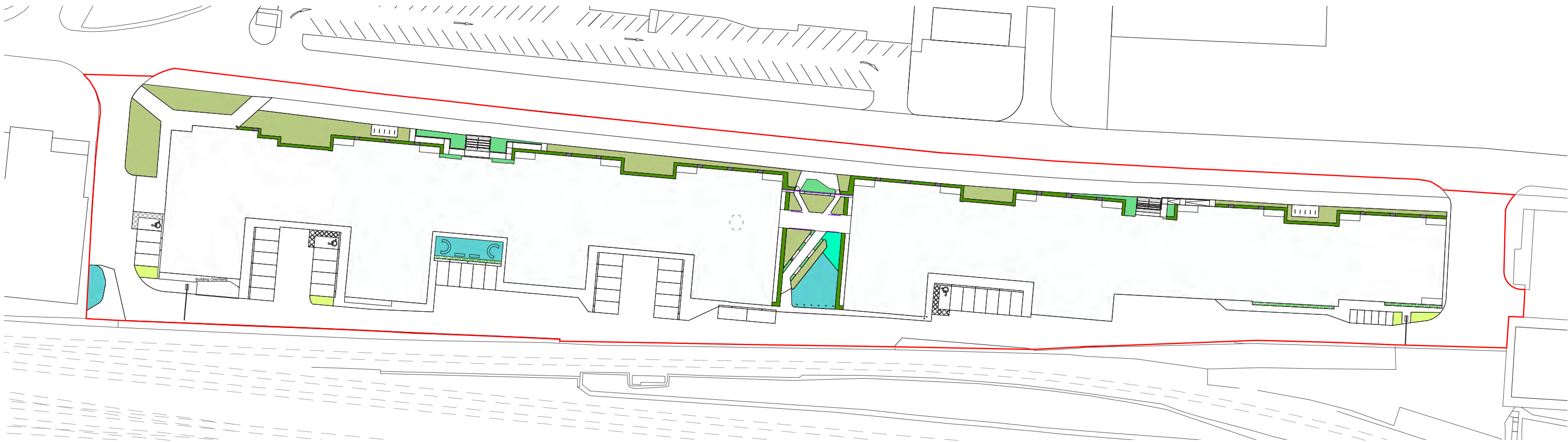


Liquidambar styraciflua



Sorbus aucuparia

6.10 Soft Landscape Strategy



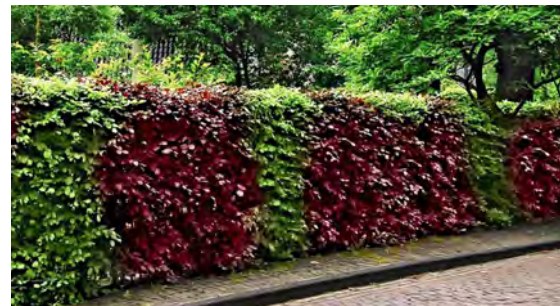
Emorsgate EL1 Lawn mixture



Hedge H1 - Evergreen hedge



Emorsgate EM3 general purpose meadow mix



Hedge H2 - Native mixed species hedge



Ornamental planting mix - Shade



Ornamental planting mix - Sunny



Ornamental planting mix - Planters

- Proposed Hedge H1 - : Single species hedge
- Proposed Hedge H2 - : Native mixed species hedge
- Emorsgate EL1 Flowering Lawn Mixture
- Emorsgate EM3 General Purpose Meadow Mix
- Proposed Ornamental Planting Mix 1 - Shade Mix
- Proposed Ornamental Planting Mix 2 - Sunny Mix
- Proposed Ornamental Planting Mix 3 - Planter Mix
- Climbers

6.11 Illustrative Concept Contextual Landscape Masterplan

Through the pre application process, discussions have been held around the potential to engage more positively with Kings Meadow by introducing a new pedestrian crossing over Napier Road and the opportunities to improve this edge of Kings Meadow that could then follow.

Proposed new street trees to Napier Road will soften the edge of the new development and encourage interaction between built edge and Kings Meadow creating an appropriate threshold between urban edge and Kings Meadow landscape.

A new crossing half way along Napier Road; in between the existing junction with Kings Meadow Road and the existing crossing at Luscinia View, will allow a better integration with Kings Meadow encouraging connectivity and creating an accessible route to Kings Meadow.

The opportunity to then create new linkages to the existing footpath network with better permeability and accessibility to the Lido and River Thames path is afforded making Kings Meadow much more accessible from Napier Road.

With a new connection made, the existing fragmented edge of car parking, changing facilities and play space can be improved.

The illustrative proposals which follow seek to create a more coherent edge to Napier Road which improves accessibility and connectivity introducing new soft and hard landscaped spaces to encourage usage of Kings Meadow.

It is anticipated that with further dialogue with the local authority that the aspirations of this connectivity can be developed to contribute more positively to the streetscape.

-  Building Main Entrance
-  Pedestrian / Cycle Route
-  New Crossing
-  Potential Improved Entrance Plaza
-  Existing Changing Facilities - Opportunity for Future Improvements
-  Existing Play Space - Opportunity for Future Improvements
-  Potential New Space
-  Potential New Planting & Gym Trail.
-  Potential New Foot / Cycle Paths Connecting Improved Areas



6.12 Illustrative Concept

Steps to creating a more coherent streetscape



Access to Thames Lido



Access to Tow Path



Better access to Play Pitches

- 1 Thames Lido
- 2 Existing Play Area
- 3 Existing Pavilion (Sports Changing Rooms)
- 4 Focal Corner - Existing Retained Trees

Site Wide Context

The key characteristics of the immediate context of Kings Meadow are informed by the main assets of Thames Lido, the River Thames footpath and playing fields.

Issues with the immediate context centre around the childrens’ play area and lack of connectivity with no defined routes between the Kings Meadow assets.



Improving access routes to Kings Meadow



Pedestrian/Cycle Priority Crossing

- 1 East-West Pedestrian Route
- 2 Pedestrian Cycle Route
- 3 Better Access to Play Area and Tow Path
- 4 Proposed Pedestrian/Cycle Crossing

Enhanced Connectivity

Creating a network of connectivity allowing better access across Napier Road would promote usage of Kings Meadow as a key open space, less defined by Napier Road.

A well planned network of paths connecting the assets of Kings Meadow with car parking and the Napier Road crossing would further improve accessibility.



Kings Meadow Entrance



Outdoor Gym



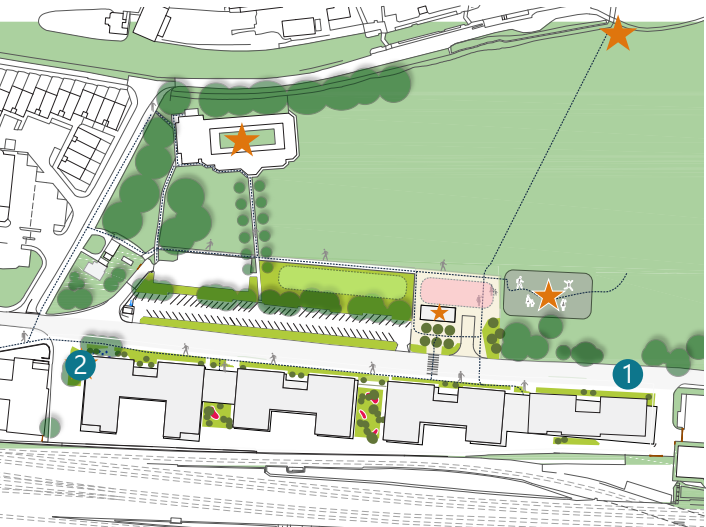
Activating Edges

- 1 Enhanced Kings Meadow Entrance
- 2 Potential Entrance Plaza
- 3 Potential Outdoor Gym Trail

Creating a Destination Space

By creating better accessibility, a network of spaces can be created providing a more coherent edge to Napier Road which improves the context of Kings Meadow.

Uses such as improved planting, outdoor gyms, improved play areas which can be created to more positively activate and animate Napier Road.



Green Street



Wildflower meadows to verges

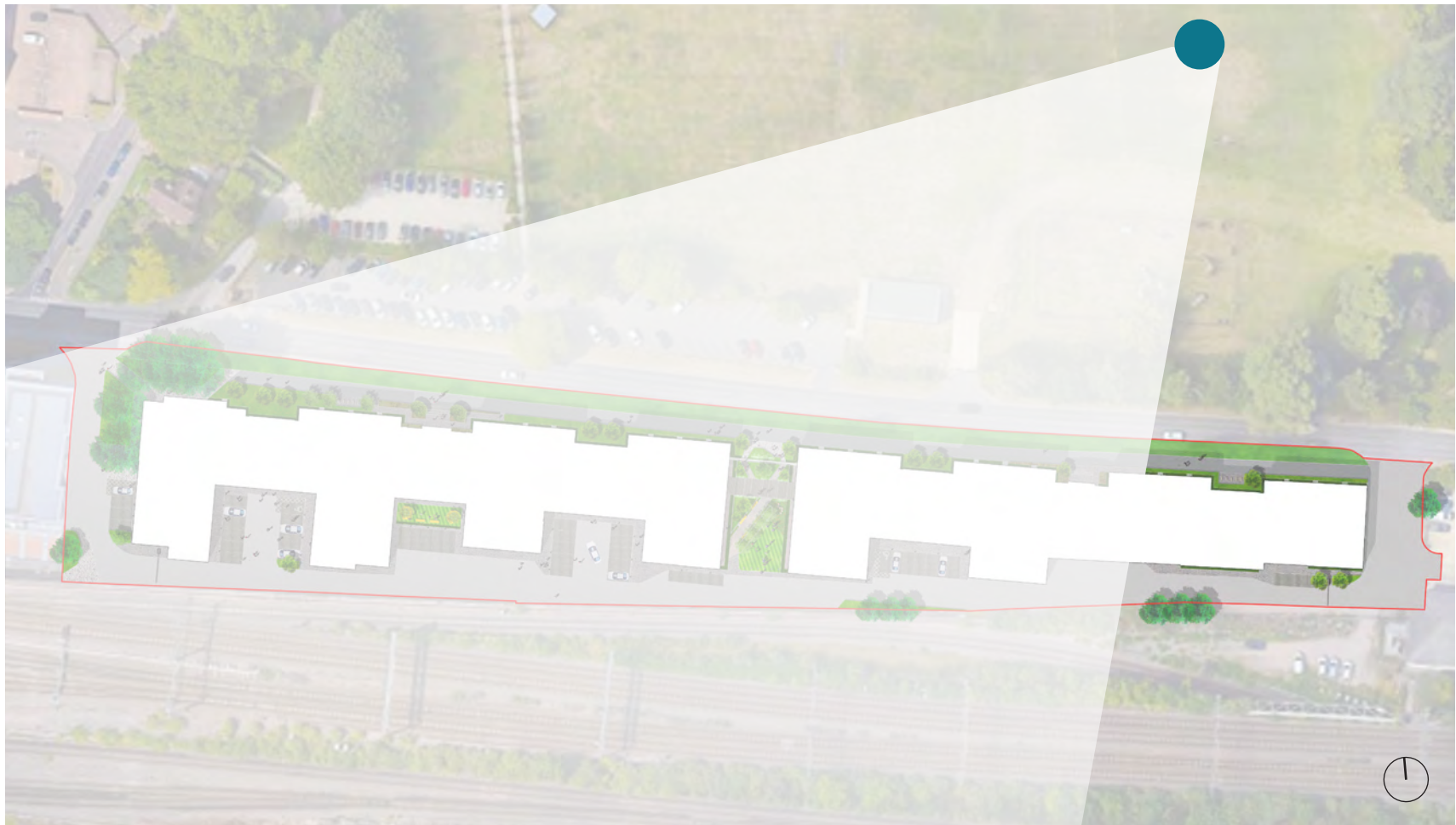
- 1 Green Street
- 2 Retained Trees

Greening the Street

In tandem with the landscape proposals for Napier Court, a strategy to improve the green strip along Napier Road to ‘green the street’ can be undertaken. Infrastructure can be incorporated to make the integration with Kings Meadow more successful.

6.13 Illustrative Concept Artists Impression

View Position



Artists impression of potential for improved edge of Kings Meadow with Napier Road.
Works to Kings Meadow are shown illustratively and do not form part of this detailed application.



ACCESS