



3258-MA-RP003 Planning Addendum, Play Strategy

Broad Street Mall, Reading

April 2025

REV	DATE	REASON	ISSUED BY
00	28.04.2025	FOR PLANNING	AW

Prepared by Macfarlane + Associates
3258-MA-RP003 Planning Addendum, Play Strategy

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Public Realm and Landscape Design

Illustrative Masterplan

The landscape masterplan delivers a new high quality space that celebrates the heritage of this urban quarter and reinforces its identity as an arts and culture destination.



Active frontages



Shared surface streets



Modular planters



Illustrative masterplan (not to scale)

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Play Strategy - Site Wide

Provision of play is an integral focus of the external spaces throughout the scheme. The play strategy for the scheme ensures that play space is well-distributed around the site for residents and public alike, with a versatile range of interesting equipment that cater to all ages and abilities.

Dusseldorf Way will feature incidental play-on-the-way so that children may create different paths and experience various levels of challenge in a series of spaces. This includes natural play elements, such as boulders, stepping stumps and fallen logs, and balancing equipment to offer multi-generational play-on-the-way.

Queens Walk will include an outdoor table tennis table for older individuals to enjoy along with a sensory panel and sensory planting.

Each of the private resident gardens at podium level will include some play elements to ensure that all residents have access to play space. Equipment within the resident's gardens is predominately suited for 0-4 years in the form of doorstep play, as this is close to front doors and away from the busy public realm.



Typical play in public realm



Typical doorstep play to resident's gardens



Illustrative masterplan (not to scale)

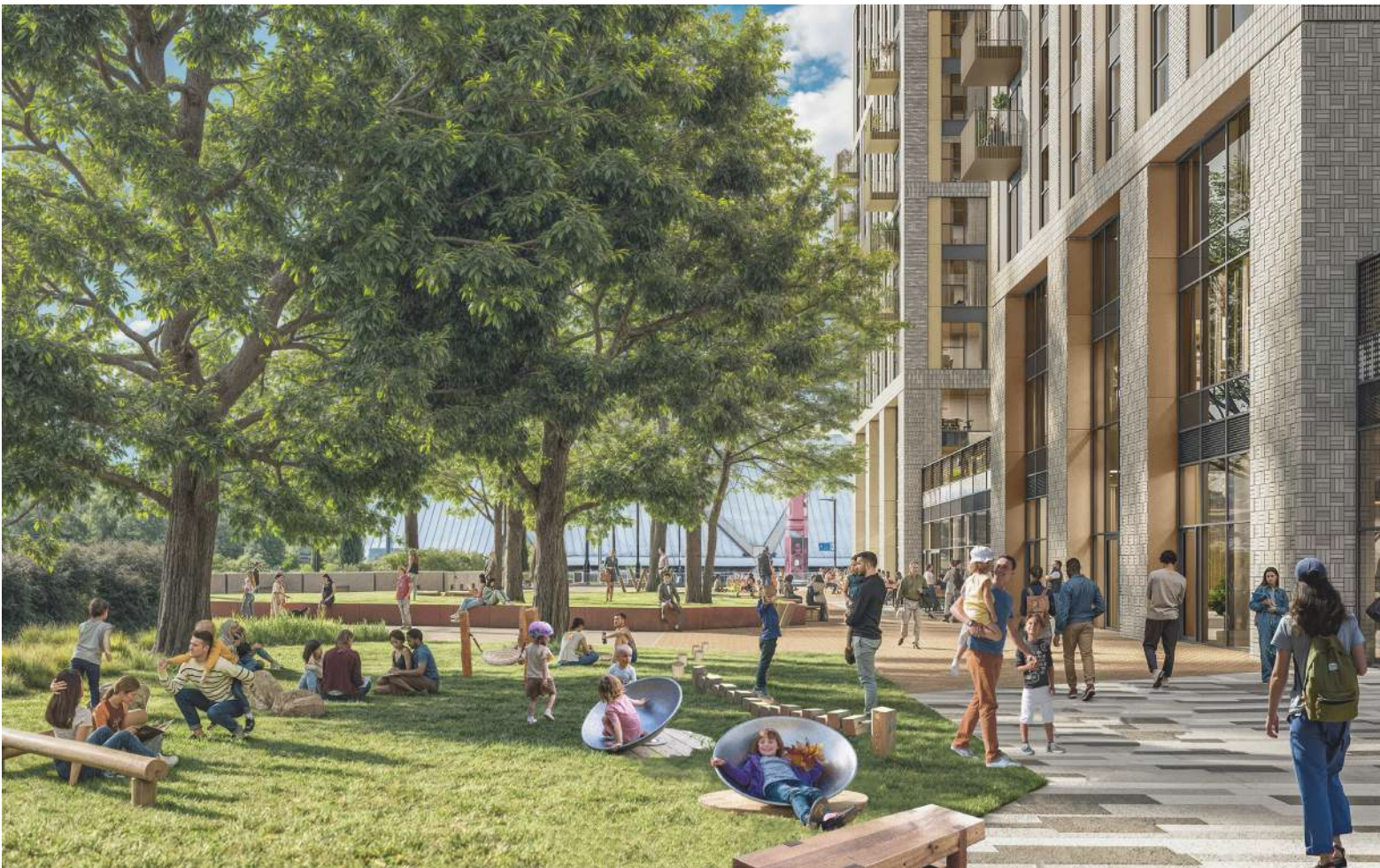
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Play Strategy - Dusseldorf Way

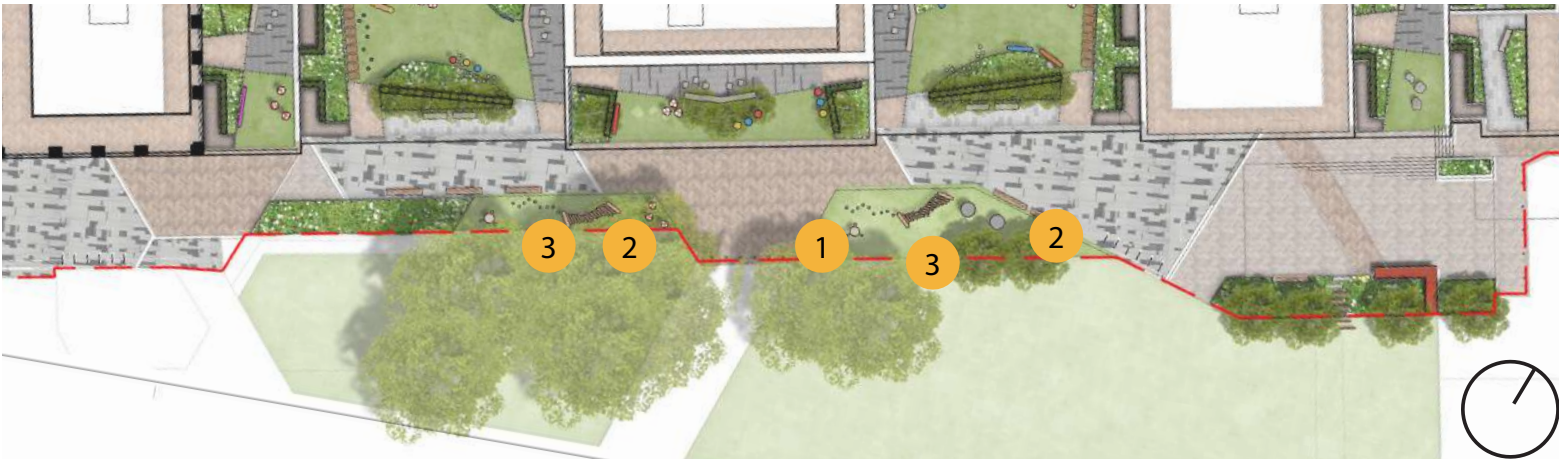
Play along Dusseldorf Way creates a playful route in front of the Mall. Proposed equipment is best-suited to ages 5-11 and offers come inclusive play elements to cater for all abilities.

Proposed equipment is to be timber materiality as this is in-keeping with the green edge to the site.

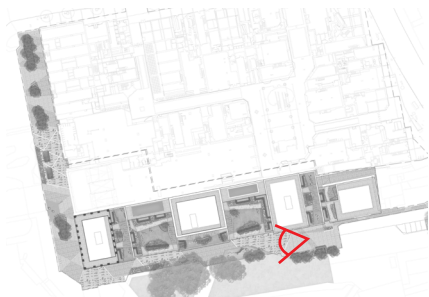
Location and design has given consideration to the potential future development of Minster Quarter masterplan.



Digital render



Illustrative masterplan, Dusseldorf Way (not to scale)



Location plan, NTS



Net swing (inclusive)



Wobble dish (inclusive)



Balance bridge

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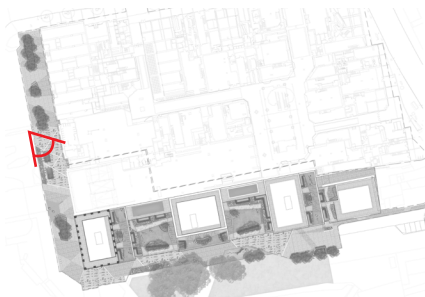
Play Strategy - Queens Walk

Play has been introduced to QueensWalk to encourage greater activation along this route. This would feature an outdoor table tennis table, suitable for ages 12+ in addition to in-ground square trampolines to create a playful route for younger ages.

By utilising Queens Walk to provide additional play within the public realm, the development includes for play that is suitable for all age groups.

Raised planters along Queens walk will include new tree planting and sensory plants to evoke the senses.

Location and design has given consideration to a potential future development of the HexBox.



Location plan, NTS



Digital render



Sensory planting



Wobble dish (inclusive)



Illustrative masterplan, Queens Walk (not to scale)



Outdoor table tennis

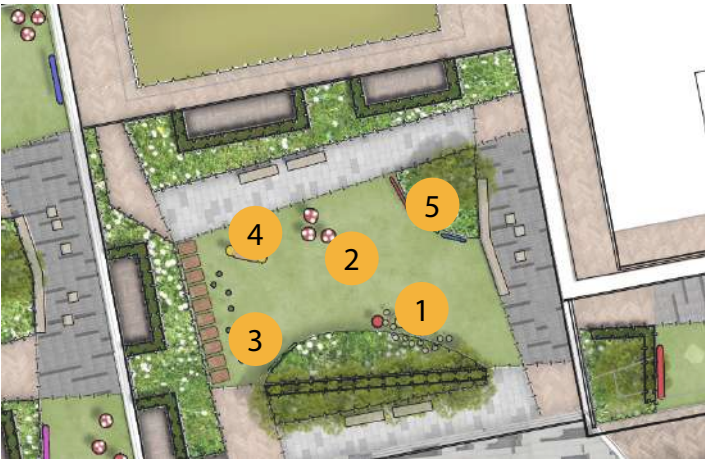
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Play Strategy - Resident's Amenity Gardens

The podium gardens are only accessible to residents and feature areas for seating and play space. The proposed play equipment is colourful, interactive and encourages play from an early age. The equipment would be suitable for 0-4 years (doorstep play) and is located close to front doors. All terraces provide some element of play to ensure that all residents have access to play space.



Digital render



Illustrative masterplan, podium terrace (not to scale)



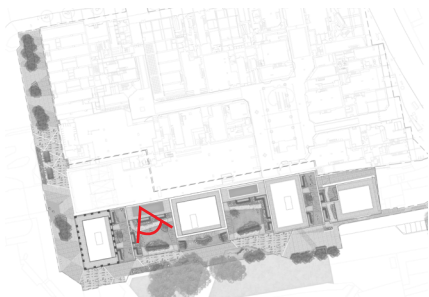
5
Sensory panel (inclusive)



4
Ride-on animals



3
Stepping posts



Location plan, NTS



1
Colourful seating



2
Mounding



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