

## Kennet Centre, Newbury

### Response to West Berkshire Council Ecologist Comments

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#### 1. INTRODUCTION

- 1.1 This note has been prepared by Ecological Planning & Research (EPR) for their client Lochailort, to respond to comments from Gareth Ryman, Principal Ecologist at West Berkshire Council, dated 27<sup>th</sup> April 2021.
- 1.2 Comments relate to four principal subjects, landscape design, breeding bird enhancements, green roof design/specification, and a draft list of planning conditions. Each subject is discussed in a separate section below. This response draws on information from the landscape architect and structural engineer.

#### 2. LANDSCAPE

##### Comment

*'One of things we've noticed is what we think are the gardens (as well the public open spaces) there is no grassed/vegetated areas (it's all paved) this really doesn't help with issues like urban heating, drainage and biodiversity as much as if these areas were at least partially vegetated (raised planters don't really help particularly from a drainage perspective there needs to be a connection between hard surfaces and green infrastructure such as tree pits and urban greens).'*

##### Response

- 2.1 It is not clear from the response whether the LPA ecologist has had sight of the Landscape Design Statement, which provides additional detail on the landscaping strategy. The Landscape Design Statement is included at **Appendix 1** for clarity.
- 2.2 The landscape architect makes the following points in response:

*'The ground level of the scheme is indeed quite hard. The scheme is a highly serviced, town centre site which will be subject to significant footfall so will need to be mainly hard surface. The brief also called for the ground floor spaces to be flexible, ie capable of supporting temporary uses and changes to the way that individual units use the space immediately outside their unit. We looked carefully at including grass areas (e.g. the western courtyard that forms part of Eagle Square) but as noted above, the need for a flexible hard wearing space drove the design.'*

*It should be noted that the trees at ground level will be established in tree pits which use a tree-cell system: these will ensure longevity and good growing conditions – including good drainage - for the trees.*

*We have also proposed permeable paving for the majority of the ground floor surfaces. Above ground floor we have proposed a whole range of roof terraces, split between biodiverse and communal amenity. These are designed to provide a wide range of habitats that reflect their location and use.*

2.3 In addition, the following points should be borne in mind:

- Overall, when compared to the current situation (buildings and hard standing with a single tree), the proposed ground floor landscaping, green elements of the communal gardens and terraces, biodiverse roofs and biosolar roofs provide a significant increase in biodiversity value within the site, which meets the biodiversity requirements of West Berkshire Core Strategy (July 2012) policies CS14 and CS17.
- Significant biodiversity enhancements will also be delivered through the soft landscape elements proposed on the upper levels, as summarised in Landscape Design Statement Section 6.5 (p.30). These include biosolar roofs, biodiverse roofs, and communal gardens and terraces, which will incorporate wildlife friendly planting.
- Numerous trees are proposed at street level (see Section 6 of the attached Landscape Design Statement). As noted in the comment above, these trees will be in tree pits which will aid drainage and create a connection between hard surfaces and green infrastructure.
- It is anticipated that a landscape condition will require further development of the strategy, in conjunction with the project ecologist, LPA Landscape Officer and LPA Biodiversity Officer.

### **3. BREEDING BIRD ENHANCEMENTS**

#### **Comment**

*‘The enhancements for breeding birds should target the following species particularly; swifts, house martins, black redstarts and other passerine birds.’*

#### **Response**

- 3.1 Section 5.7 of the EclA report includes specifications for enhancement bird boxes, which include Swift bricks and a Peregrine box. Both species were recorded flying overhead during surveys so are known to be present in the vicinity.
- 3.2 Wall mounted House Martin boxes can be included either under building eaves or, where eaves are not present, House Martin boxes with false eaves can be specified.

- 3.3 The proposals include two areas of biodiverse roof (without solar panels) adjacent to Cheap Street. Black Redstart habitat (i.e. more of a brown roof / gravel substrate with green elements) could be included in one of these roofs (or part of one) to provide Black Redstart habitat, along with appropriate boxes such as a Schwegler 2HW to provide nesting opportunities.
- 3.4 It is anticipated that breeding bird enhancements and box specification / location can form the basis of a planning condition.

## 4. GREEN ROOF

### Comment

*'The addition of water features/scrape ponds on the green roofs will also benefit biodiversity greatly. It is unclear the depth of the substrate of the proposed green roofs, details of this will be required at this stage as a deeper green roof substrate will require far less maintenance ongoing and offer far more value for biodiversity whilst also having the ability to absorb far more heat (provide more isolation) than a shallower one, but this deeper substrate will increase the maximum wet weight/load being placed on the roof and will require a proportional level in structural support for the building this has the potential to increase the costs of delivering the scheme thus these further details are required at this stage of the application process. These changes that we have proposed will further reduce the impacts on the designated sites through increasing water quality of water entering the Kennet catchment.'*

### Response

- 4.1 The proposals have been designed to accommodate a green roof substrate depth of up to 100mm in all areas apart from the roof of the existing multi storey car park. It is anticipated that this depth of substrate will enable the establishment of a biodiverse roof which incorporates wildflowers rather than only sedums.
- 4.2 The structure will be capable of supporting localised areas of deadwood, and localised areas of sand, gravel, and pebble build-up. These features will provide valuable variation and help to create habitats for invertebrates.
- 4.3 The multistorey car park is to be retained and modified to add an additional level and new roof, thereby reducing cost and improving sustainability through re-use of the structure rather than demolishing it and rebuilding it. Following investigations by the structural engineer, it has now been confirmed that the existing car park structure will not be sufficiently strong to accommodate a green roof in addition to solar panels. A green roof is therefore not deliverable on the new car park roof.

## 5. DRAFT PLANNING CONDITIONS

5.1 Comments on draft condition wording is included below.

*3. Isolux lighting plan showing the predicted levels of lighting as a pre commencement condition, the plans details/submission are to be subject to scrutiny by the LPA.*

5.2 The site lies in a well-lit urban setting and is currently well lit, including a large proportion of the roof. As noted in the EclA, in view of the well-lit and urban nature of the Site, the intention is to provide compensation for loss of bat roosts by installing bat boxes in Council owned land off-site, adjacent to the canal, which will be darker and closer to foraging areas and therefore more suitable for use by bats.

5.3 In addition to the canal-side bat boxes, on-Site boxes in the new builds are also proposed. Given the size and complexity of the Site and the well-lit nature of its surrounds, it would be more appropriate for the condition to ensure that the bat boxes are located in areas which are suitable for use by bats and where artificial lighting will not adversely impact the compensatory bat roosting features (and commuting routes to and from them)..

*7. Water discharged from the package sewage treatment plant to be subject to biannual water quality tests to be submitted to the LPA and Kennet Catchment partnership for the life time of the development, with remediation measures if background levels of nitrate, phosphate and biological oxygen demand are breached to be included in the LEMP for the site.*

5.4 The development will connect to the mains sewer and wastewater will be treated by a local wastewater treatment works rather than a package sewage treatment plant. This condition is therefore not relevant and should be deleted.

*9. Funding should be given to the Kennet catchment partnership to help minimise the potentially negative impacts of the development of the Kennet catchment and its designated sites.*

5.5 The potential for significant impacts on the River Kennet Site of Special Scientific Interest (SSSI) is considered in detail in section 4.10 *et seq* of the EclA report. In summary, a significant negative impact on the SSSI is considered unlikely for the following reasons:

- The Environment Agency Catchment Data Explorer shows that watercourses into which the WWTW discharges were both classified in 2019 as 'moderate' condition and not failing under the Water Framework Directive. Both dissolved oxygen and phosphate were classified as 'good' in 2019 for the Lower Kennet section of the waterbody. Whilst a direct comparison between the WFD classification and the SSSI condition assessment cannot be made, moderate status suggests that the waterbodies have improved since the most recent condition assessment by Natural England in 2008.

- The Environment Agency notes operational catchment measures, including measures to reduce phosphates, which are planned or will be completed to further improve the status of the relevant waterbodies.
- West Berkshire Core Strategy (July 2012) policy CS5, requires the Council to maintain an infrastructure delivery plan identifying the key water and wastewater infrastructure projects that are required to support the delivery of the Core Strategy.
- The Natural England Condition Statement for the SSSI states that further improvements to Great Bedwyn Sewage Treatment works have taken place since the 2008 condition assessment, and that these works are very likely to have improved phosphate levels in the river since that assessment.
- The timeline of compliance published by the European Commission Urban Waste Water website states that the STW has been compliant in its treatment works since 2012 and that phosphate removal is a factor in its treatment process.

5.6 In addition, Natural England has confirmed in a consultation response (6<sup>th</sup> May 2021 Natural England reference: 350488) that:

*‘The proposed development will not have significant adverse impacts on designated sites and has no objection.’*

5.7 The Environment Agency has also confirmed in a consultation response dated 30<sup>th</sup> June 2021 (EA reference: WA/2021/129147/02-L01) that they have no objection to the scheme.

5.8 In view of the above, a financial contribution to the Kennet Catchment Partnership to help minimise the potentially negative impacts of the development is not proportionate or necessary

*Document Prepared By: Chris Mungo BSc (Hons) MSc MCIEEM PIEMA*

*Document Dated: 18 November 2021*

## **Appendix 1**

### Landscape Design Statement

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# EAGLE QUARTER.

"FULL: PHASED REDEVELOPMENT OF THE KENNET CENTRE COMPRISING (I) PARTIAL DEMOLITION OF EXISTING BUILDING (II) FLEXIBLE-USE COMMERCIAL SPACE (III) HEADQUARTERS OFFICE BUILDING (IV) 402 DWELLINGS PLUS RESIDENTS' ANCILLARY FACILITIES (V) ACCESS, CAR PARKING AND CYCLE PARKING (VI) LANDSCAPING & OPEN SPACE (VII) SUSTAINABLE ENERGY INSTALLATIONS (VIII) ASSOCIATED WORKS"

## LANDSCAPE DESIGN STATEMENT

MARCH 2021

**LOCHAILORT**  
BUILDING COMMUNITIES



# ISSUE SHEET

JOB NAME: EAGLE QUARTER, NEWBURY  
JOB NUMBER: D2918  
CLIENT: LOCHAILORT NEWBURY LTD  
REPORT NUMBER: D2918-FAB-01-XX-PR-L-0001

REVISION	DATE	REVISION DETAILS	PREPARED BY	CHECKED BY	APPROVED BY
DRAFT	18.12.2021	DRAFT ISSUED FOR COMMENT	LJ	PB	
PL 01	12.02.2021	ISSUED FOR PLANNING	LJ	PB	
PL 02	16.02.2021	ISSUED FOR PLANNING	LJ	PB	
PL 03	19.02.2021	ISSUED FOR PLANNING	LJ	PB	
PL 04	03.03.2021	ISSUED FOR PLANNING	LJ	PB	
PL 05	13.08.2021	ISSUED FOR PLANNING	HG	PB	
PL 06	21.06.2022	ISSUED FOR PLANNING	HG	PB	



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PROJECT NUMBER: D2918  
VERSION: PL 06  
VERSION DATE: JUNE 2022  
COMMENT: ISSUED FOR PLANNING



SITE AERIAL PHOTOGRAPH

1.0

# INTRODUCTION

fabrik, Chartered Landscape Architects, have been appointed by Lochailort Newbury Ltd to produce a Landscape Design Statement to support a Planning Application for Eagle Quarter, in Newbury.

The following document shows the landscape strategy for Eagle Quarter. It builds upon the design parameters established in collaboration with the Client and Design Team.

This document should also be read in conjunction with the Design and Access Statement provided by Collado Collins Architects and supporting documents.

It should be read in conjunction with all the relevant project information and the following fabrik drawings:

- D2918-FAB-01-00-DR-L-1000 Illustrative Colour Masterplan - Ground Floor
- D2918-FAB-01-ZZ-DR-L-1000 Illustrative Colour Masterplan - Podiums and Roof Levels
- D2918-FAB-01-00-DR-L- 1200 Landscape General Arrangement Plan - Ground Floor
- D2918-FAB-01-01-DR-L-1201 Landscape General Arrangement Plan - Level 1
- D2918-FAB-01-02-DR-L-1202 Landscape General Arrangement Plan - Level 2
- D2918-FAB-01-03-DR-L-1203 Landscape General Arrangement Plan - Level 3
- D2918-FAB-01-05-DR-L-1205 Landscape General Arrangement Plan - Level 7/ 5 Office
- D2918-FAB-01-ZZ-DR-L-1208 Landscape General Arrangement Plan - Biodiverse Roofs

## EXISTING SITE AND CONTEXT

THE SITE HAS A DIRECT RELATIONSHIP WITH KEY STREETS AND SPACES IN THE HEART OF NEWBURY

### HISTORICAL CONTEXT

The site's pattern of historic development reads strongly today: Two ancient streets entered Newbury from the south and converged at the river crossing. These were connected east to west by Market Street and other narrower routes.

Once north of the river bridge, they converged into one main street. Civic buildings and the town's markets were gathered in this central quarter. (John Roque's Survey 1761)

The riverside wharves generated considerable commercial and community activity, which diversified through 14th and 15th centuries into a number of specialised crafts and industries, including cloth, textile dyeworks and later ironworking, including Plenty's Eagle Works, established in 1800 and in operation at the site until 1928.

The main streets retained prominence, as did the need for east-west connectivity between them. This resulted in a dense urban quarter and characteristic linear burghage plots, allowing for commercial activity in conjunction with a street frontage. (Ordnance Survey Plan 1888)

This pattern of historical development gives the site a highly distinctive context and a rational arrangement of streets and civic open spaces. Although the Kennet Centre enclosed this urban form in the 1970s, the connectivity to west, south and east has nonetheless been retained.

This summary is given in order to inform how the site and its context have shaped the landscape proposals. Detailed townscape analysis is provided by Collado Collins Architects and Montagu Evans' Townscape and Heritage Assessment.



JOHN ROQUE'S MAP (1761) AND OS SURVEY (1888)  
SHOWING NEWBURY AND THE RIVER KENNET

### KEY STREETS AND SPACES

The existing site has a direct relationship with existing civic open spaces - the Market Square, St Nicolas' Churchyard and the River Kennet - and with the key streets Bartholomew, Cheap Street and Market Street. These axes have shaped the site's urban form at the historic heart of Newbury.

Active street frontages and the communal and civic focus of Market Place, the Corn Exchange and Market Street to the south have created a rich and lively urban quarter and the site engages with this in every direction. Market Street connects the two axes, further increasing connectivity between key buildings and open spaces.

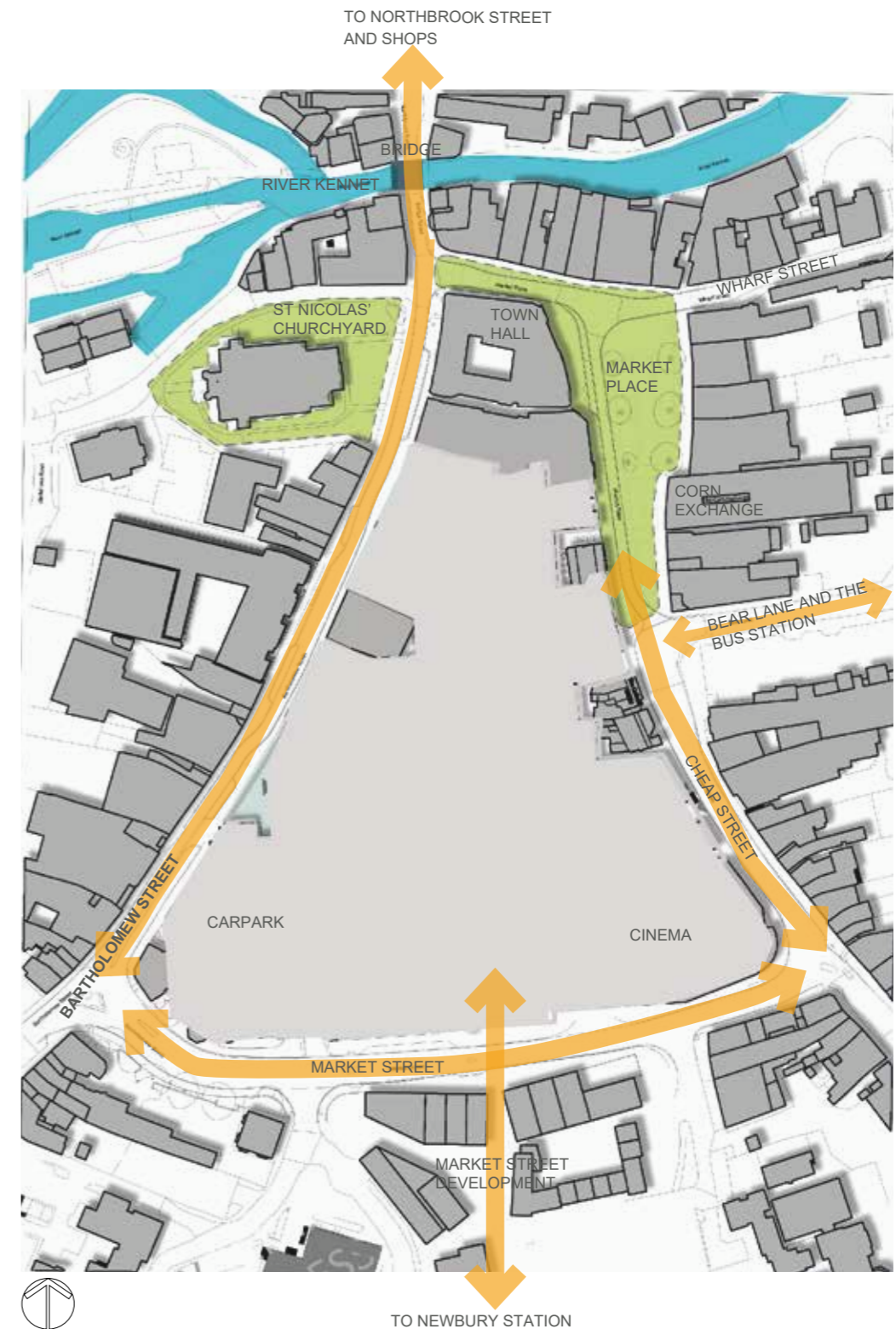
### EXISTING CONTEXT

To the south, the Railway Station also has a strategic location relative to the site. The development site on the south of Market Street may further strengthen this axis.

To the north, the river offers active frontages and footpath routes along both banks, with Northbrook Street as one main town centre high street heading north.



KEY BUILDINGS - TOWN HALL, ST NICOLAS' CHURCH -  
LOCATED NEAR THE RIVER CROSSING



EXISTING SITE AND CONTEXT

## 2.0

# EXISTING SITE AND CONTEXT

## BOUNDARY CHARACTERS AND CIRCULATION PATTERNS



1 View looking east from the point where Bridge Street meets Bartholomew Street to Market Place and Wharf Street beyond.



2 View looking south from St Nicolas Church, showing flush surfaces and passage into the site.



3 View looking south along Bartholomew St, showing the Newbury and the Bartholomew Street Care Home site to the west.



4 View looking north from the carpark up Bartholomew Street, showing traffic management for parking and servicing.



5 View looking east along Market Street towards the existing Kennet Centre and Cheap Street beyond.



6 View looking west along Market Street, showing the Market Street development site directly south of the Kennet Centre.



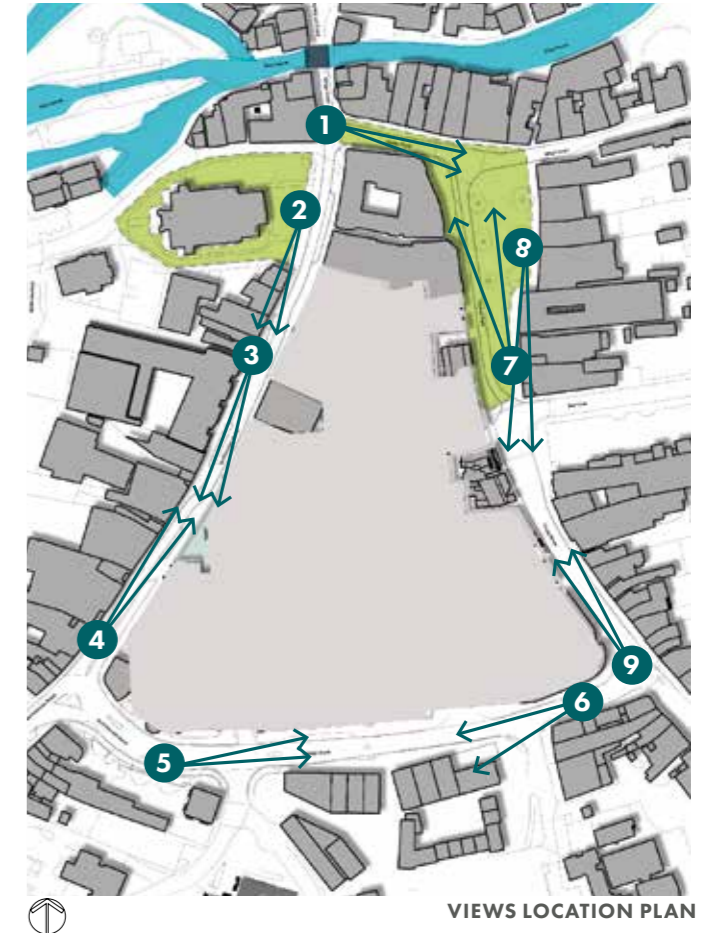
7 View looking north up Cheap Street to Market Place (pedestrian), showing the Corn Exchange and Town Hall.



8 View looking north up Cheap Street, to Market Place, showing the east site boundary and Catherine Wheel.



9 View looking north up Cheap Street, showing the site's east boundary and the gradual widening of the street into Market Place.



### MARKET STREET

This is a strategic east-west axis connecting two ancient routes, Bartholomew and Cheap Street. Today, another key north-south connection is from the Station across Market Street, meeting the south boundary of the site and opened up by the new development.

### BARTHOLOMEW STREET

This is the key route over the river. The section alongside the site is pedestrianised between 10am-5pm on weekdays, and has a shared surface with drop off bays (flush kerbs) for deliveries. Traffic is one way (north) from the carpark, up to Bridge Street with vehicular movement restricted by bollards, seating and cyclestands. Its wide pavements, sett paving and benches give a pedestrian character.

### CHEAP STREET

This is the route to market, with two-way traffic up to Bear Lane, where Market Place starts. Southbound traffic turns right along Market Street.

### MARKET PLACE

This key civic space widens out at the north of Cheap Street. It is pedestrian except for deliveries, markets and other events.

### 3.0

## LANDSCAPE OPPORTUNITIES

### LANDSCAPE BRIEF

The landscape brief calls for a spatial plan which engages with the townscape context, opening up new pedestrian routes to offer opportunities for mixed uses spilling out from ground floor commercial units, creating a vibrant and varied experience.

The extent of the external works has been defined by the architectural project and building footprint, as shown in the adjacent plan. The mix of uses at groundfloor range from larger scale offices and tech hub for start up to medium businesses to independent, workshops and artisan retailers, and receptions to residential properties. New developments at the Station, at Market Street and at Bartholomew Street are also shown, as these influence the opportunities for the public realm.

### REFLECTING A RICH HISTORY

The design approach considers the rich history of this site as a reference for defining identity and character within the new public realm. In particular the design looks at this history in terms of the urban grain patterns and the creative industries which have been active at the site through time.



**CIVIC OPEN SPACES ARE KEY TO NEWBURY'S TOWNSCAPE, VITALITY AND CONNECTIVITY**

### CREATING NEW LEGIBLE ROUTES AND A SEQUENCE OF NEW LINKED SPACES

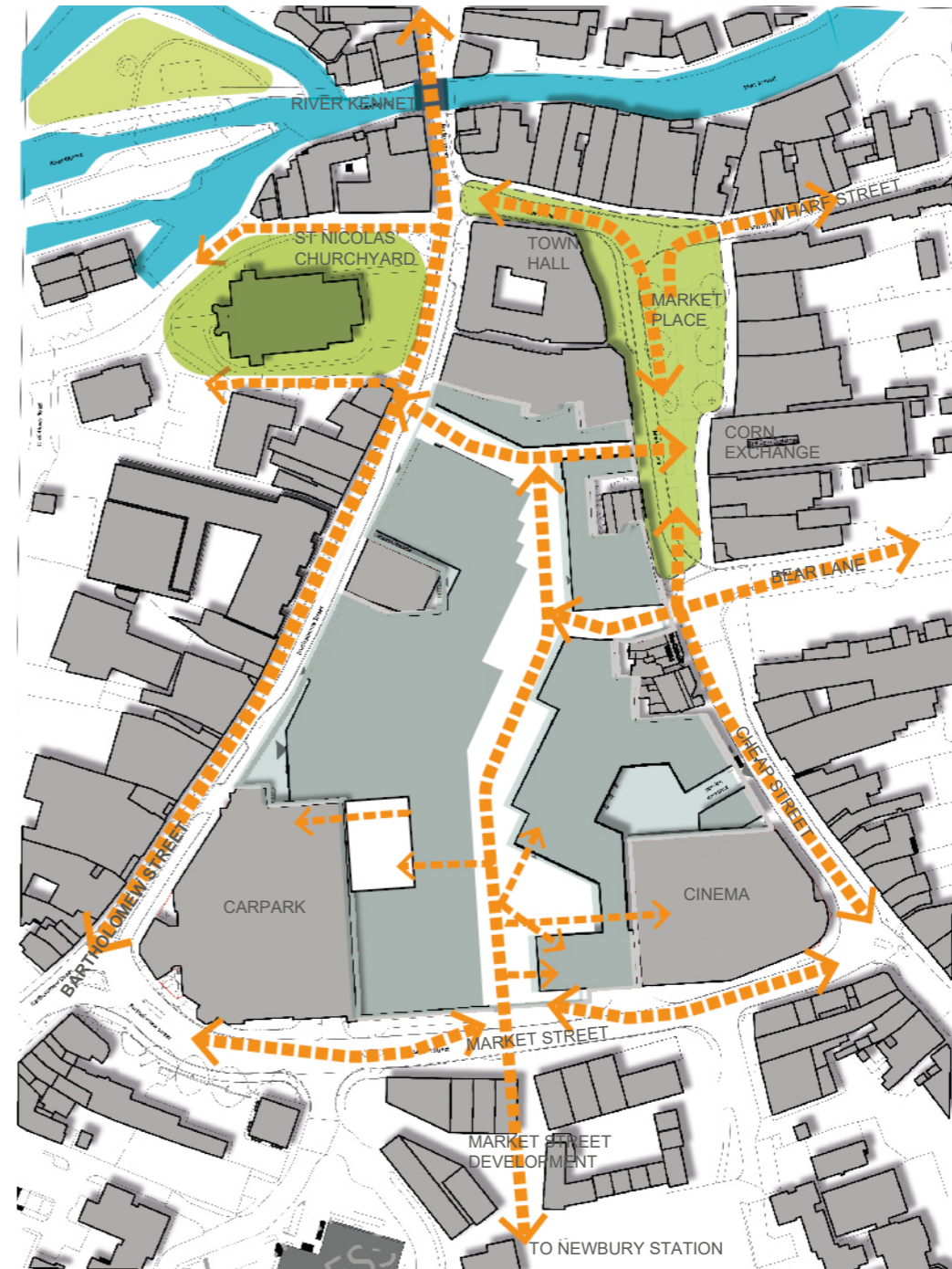
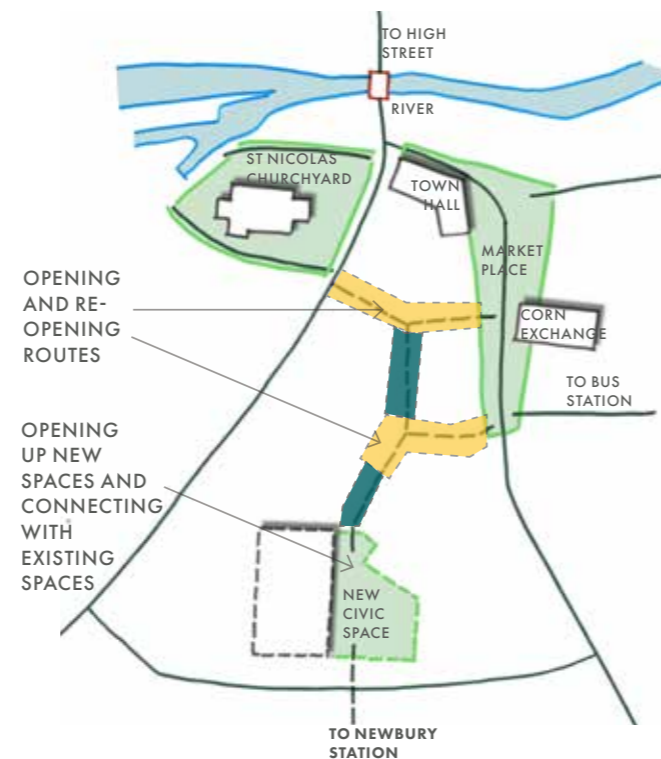
The central north - south pedestrian spine route is a key opportunity for project and will also allow for east-west connections both to Bartholomew Street and Cheap Street.

### ACTIVITY, FLEXIBILITY AND CREATIVE USE OF SPACE

The central north - south spine offers considerable potential for creating new spaces along it, widening into a new civic square and then into further smaller scale squares, widening and narrowing where these link. All have active frontages and offer direct pedestrian connections to existing spaces and buildings in the surrounding context.

A rich patterning of the groundplane offers potential for characterful pavement space, which has flexibility for a wide range of commercial, cultural and public realm uses.

Upper levels, including residential accommodation look out onto a range of spaces and include communal gardens, roof terraces and biodiverse roofs.



**LANDSCAPE OPPORTUNITIES**

### 3.1

## REOPENING THE SITE TO THE SKY

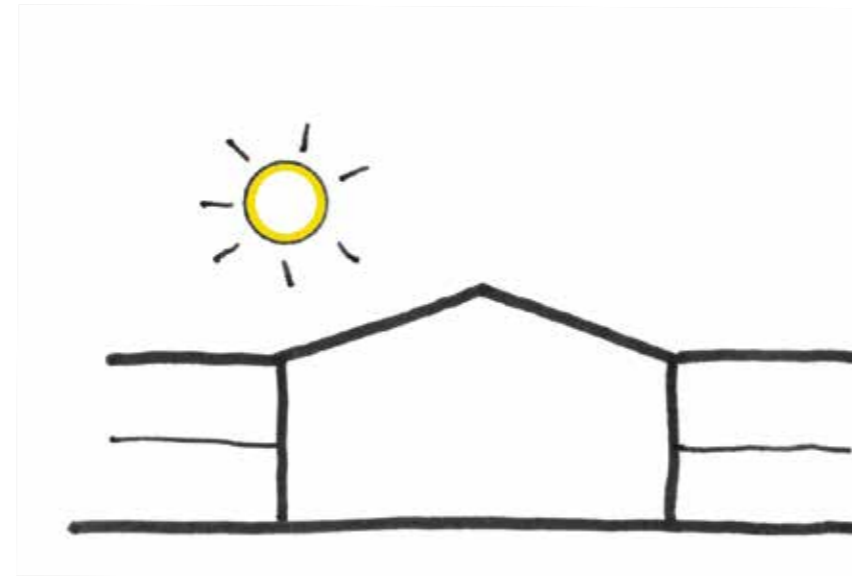
### THE KENNET CENTRE

The Kennet Centre development enclosed what was formerly a highly permeable urban quarter.

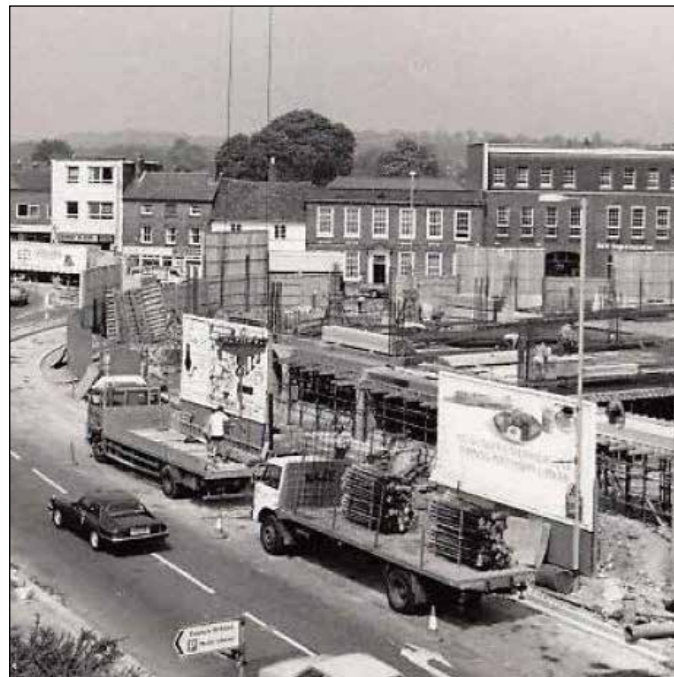
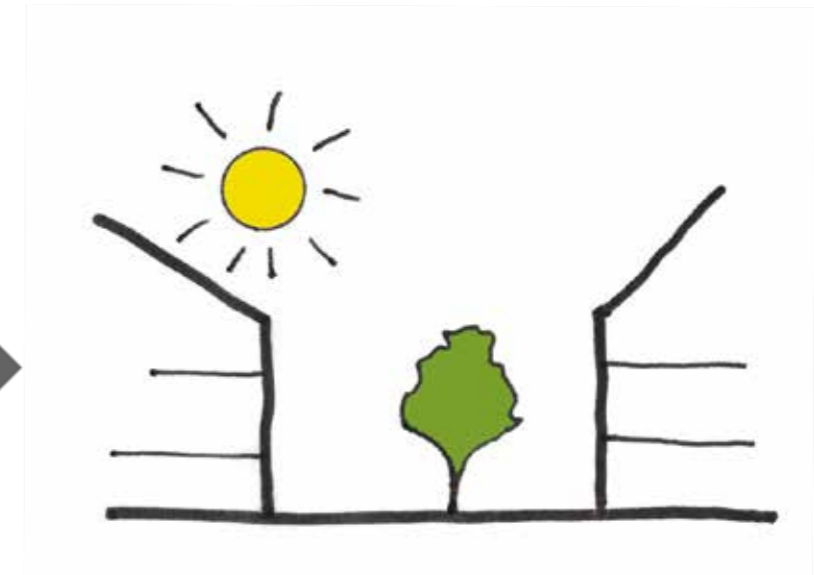
Reopening the site to the sky is a significant opportunity.

Prior to the Kennet Centre, numerous routes connected through the site to the Market Place, Town Hall and the Corn Exchange to the east and to Bartholomew Street, St Nicolas' Church and north to the Bridge. Cheap Street widened out for the Market Place, Market Street for the Cattle Market and Bartholomew Street led to the Bridge, the wharfs and riverside commercial areas.

Opening up the site to the sky offers considerable opportunities for connectivity and public realm, and also for introducing greening at ground, podium and roof levels, within the heart of the town.



**OPENING UP THE EXISTING BUILT FORM**



**BUILDING OF THE KENNET CENTRE, 1970S**



**EXISTING KENNET CENTRE**

## 3.4 REFLECTING HISTORY

**HISTORICALLY THE SITE HAS BEEN HOME TO SMALL AND LARGER SCALE INDUSTRIES, EXTENDING OVER AT LEAST 600 YEARS, INCLUDING CLOTH DYING, WEAVING AND MARINE IRON WORKS**

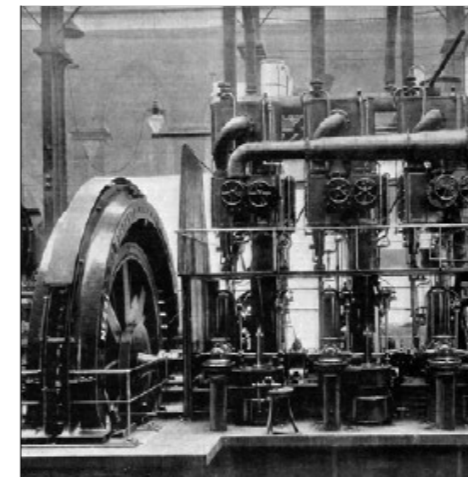
### CLOTH-MAKING

John Winchcombe (1465-1519) and his son John Winchcombe (1509-1533) were clothiers par excellence. Trade records show that their cloths were renowned across Europe including Antwerp, France, Germany and Italy. They funded the rebuilding at St Nicolas Church and are buried there. Their coat of arms can be seen on the trusses inside the church.

They manufactured twill-backed cloths called KERSEYS, which had a precise dimension of 1 yard x 16 yards and were dyed in rich tones using woad. Their records show vast orders of 25-30 tons of woad. There was a woad dyehouse on Cheape Street. The number of cloths traded by them is estimated to require approximately 30-50 looms, which is on a factory scale, unprecedented at that time. Its location is not known.



**KERSEY TWILL CLOTH -  
1 YARD WIDE X 16 YARDS LONG**



**MECHANISATION OF LOCAL  
INDUSTRY**

### IRONWORKS AND MARINE ENGINEERING

William Plenty's engineering company Eagle Ironworks, was established in 1800 at the site. Its first major innovation was a highly efficient iron plough, followed by bridges, canal sluices and then, in 1817 a Lifeboat, recommended for use by the Royal National Lifeboat Institution.

From the mid 1850s, the works specialised in marine engineering, fabricating steam engines and boilers for ships, exported across the world.

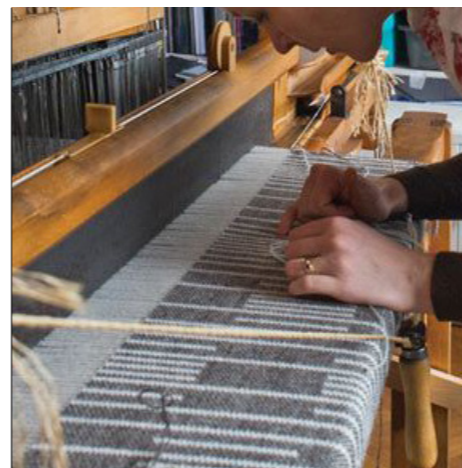
It adapted to marine diesel technology for power generators and winches, and launched a rotary pump in 1935. From 1955 Plenty's diversified into fluid processing technology, including pumps, filters and mixers. It was in operation on the site until 1928, when the works moved to Kings Road Newbury and subsequently to other divisions in Manchester and Glasgow.



**WOAD SEEDS**



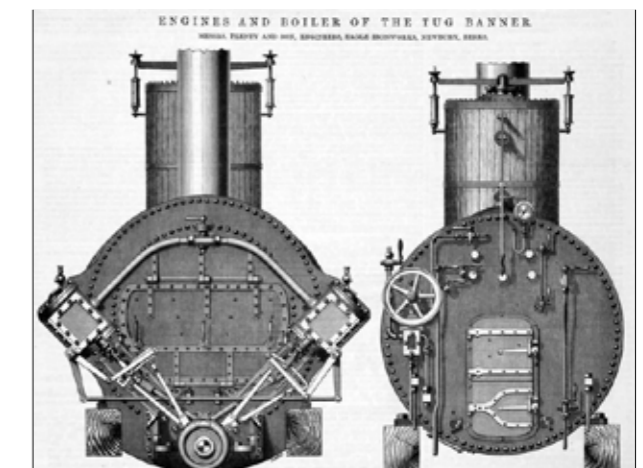
**DYING CLOTH ON CHEAP  
STREET**



**TWILL**

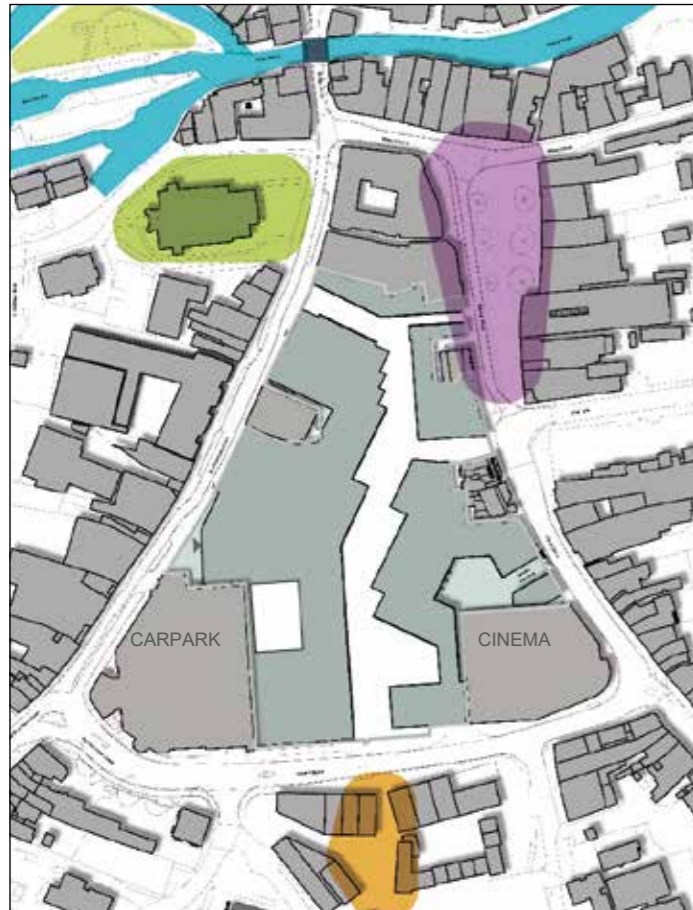


**EAGLE IRON WORKS**



## 3.2

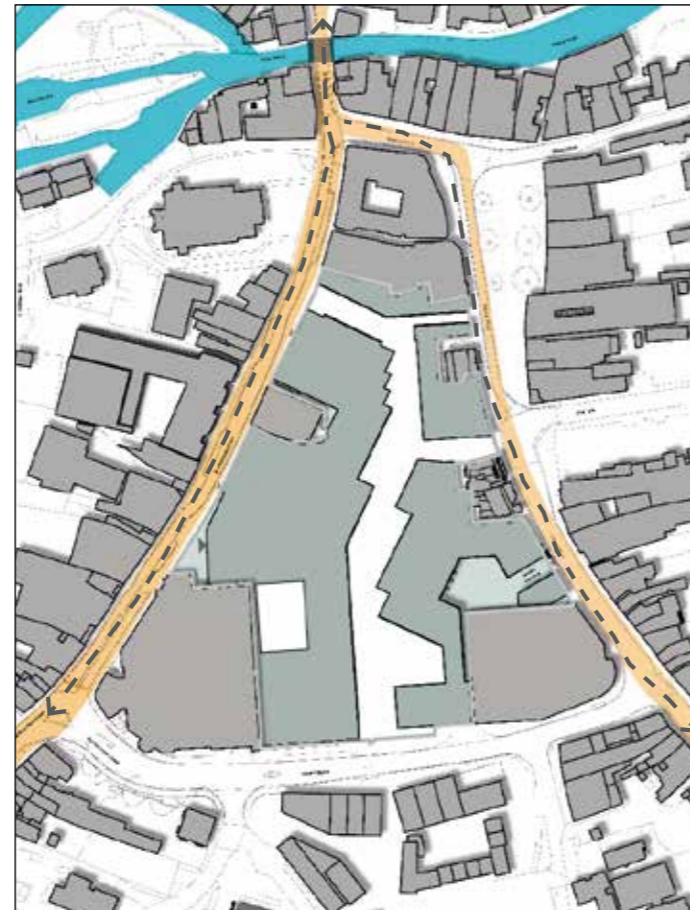
# CONNECTING THE SITE AND ITS CONTEXT



### SPATIAL CONTEXT

Existing key civic open spaces have a direct relationship to the site - Market Square, St Nicolas' Churchyard and the River.

To the south, the Railway Station also has a strategic location relative to the site. The development site on the south of Market Street may strengthen this axis.



### BARTHOLOMEW STREET AND CHEAP STREET, CONVERGE AT THE RIVER CROSSING

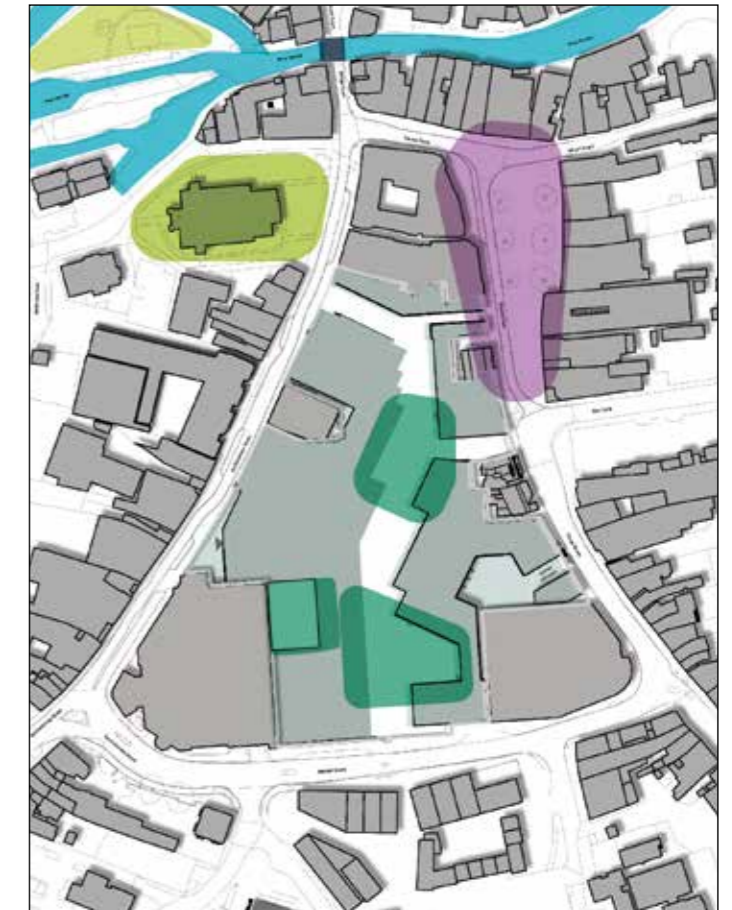
The two streets - Bartholomew and Cheap Street - have shaped the site's urban form, which is the historic heart of Newbury. Active frontages and the communal focus of Market Square and Market Street to the south have created a rich and lively urban quarter.



### SPATIAL CONNECTIVITY

Permeability with the context - both streets and open spaces - will be a key opportunity for the project.

A new sequence of spaces, with a variety of scales and characters, will offer connectivity with the existing context. Hierarchy in scale could include potential for a new civic open space at the south of the site.



### NEW PUBLIC SPACES

### 3.3

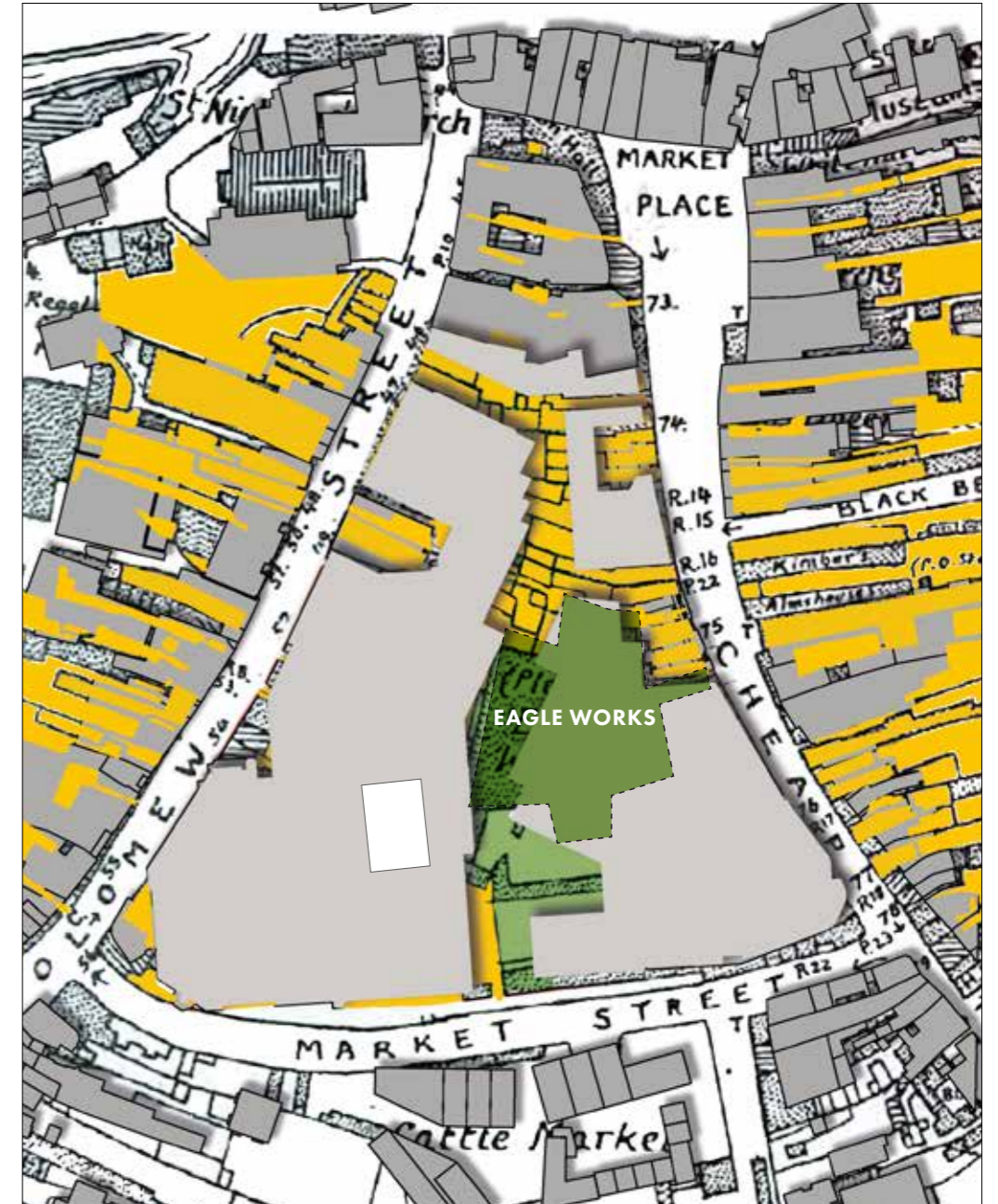
## REFLECTING THE URBAN GRAIN



ORDNANCE SURVEY MAP C. 1880  
SHOWING IN YELLOW THE WEST-  
EAST GRAIN, ORIGINATING WITH THE  
BURGAGE PLOT BOUNDARIES



AERIAL PHOTO C. 1970, SHOWING THE  
EAST-WEST GRAIN



THE PROPOSED SCHEME, OVERLAID WITH THE  
BURGAGE PLOT BOUNDARIES AND EAGLE WORKS

## 4.1

# LANDSCAPE CONCEPT - YARDS, PASSAGES AND THE SQUARE

CREATING A SERIES OF LINKED SPACES THAT WELCOME VISITORS AND INVITE EXPLORATION

### NEW SPACES

The new spaces have different scales and spatial characters.

The concept is to define these as three different types of spaces - Passages, Yards and Square.

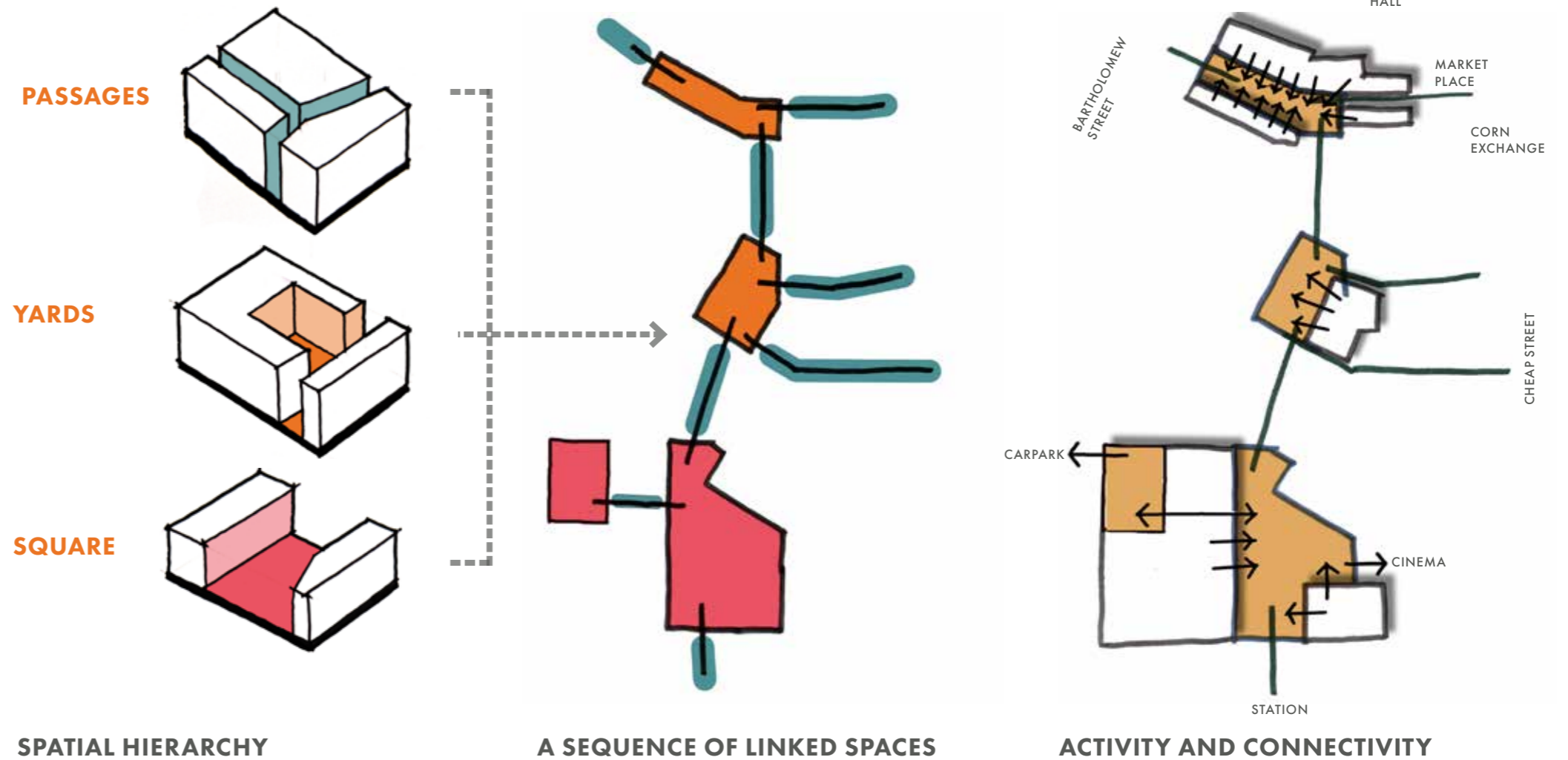
This typology will allow the design of each to develop its own character, with its own distinct groundplane texture and materials, creating legibility, interest and identity.

### A SEQUENCE OF LINKED SPACES

The spaces and connecting routes form a linked sequence, giving legibility and variety, also inviting visitors to explore.

### NEW ACTIVITY AND CONNECTIVITY

Groundfloor uses offer active frontage to the entire sequence of spaces. The range of uses including commercial, residential entrances, amenity and community facilities naturally creates a lively and varied pedestrian circulation pattern.



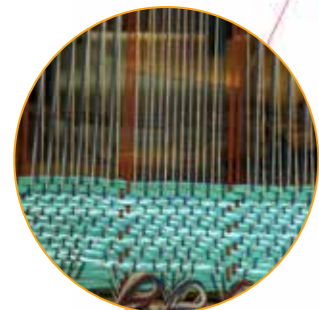
## 4.2

# LANDSCAPE CONCEPT - LAYERS OF HISTORY

CREATING A RICHLY TEXTURED GROUND PLANE THAT REFLECTS THE HISTORY OF THE SITE



BURGHAGE PLOTS



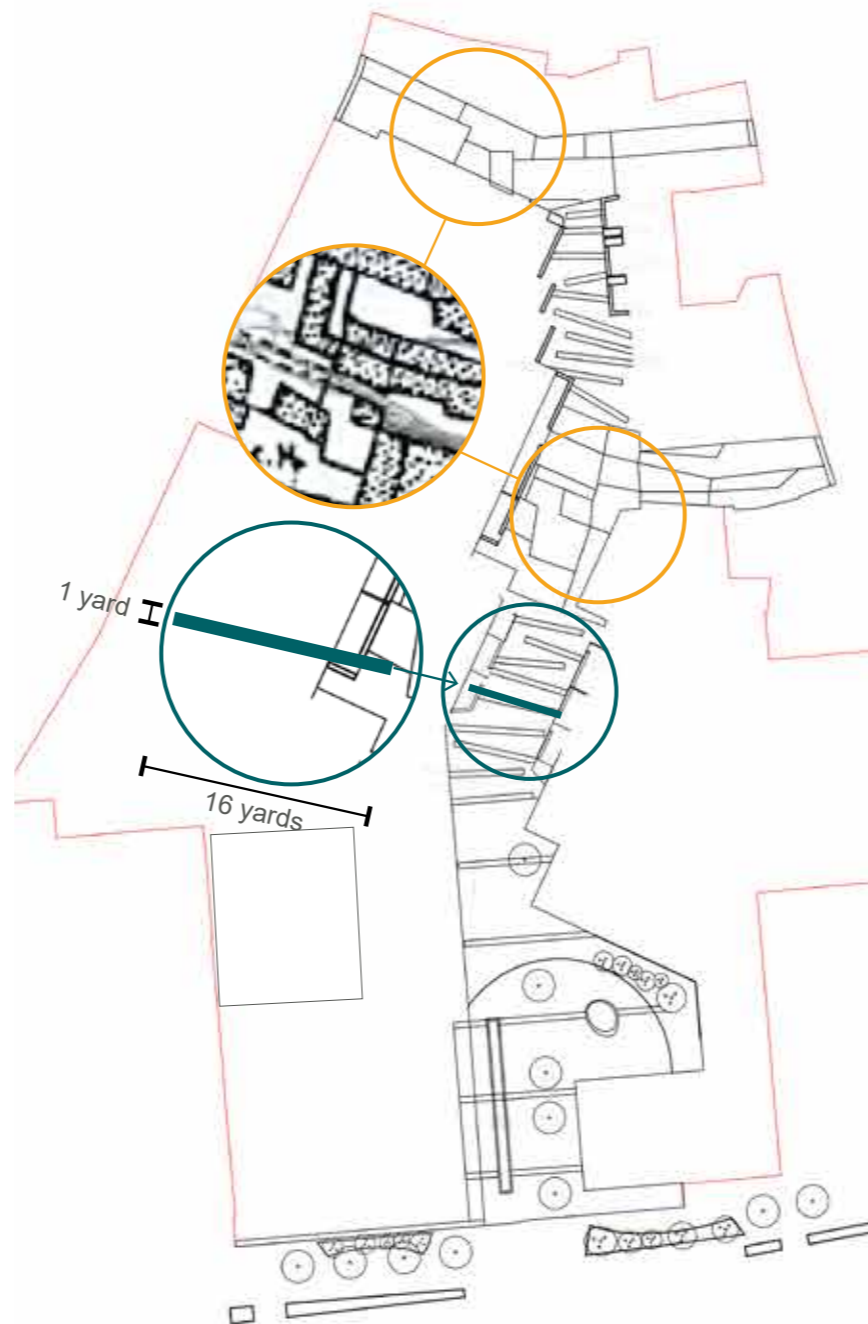
KERSEY CLOTH



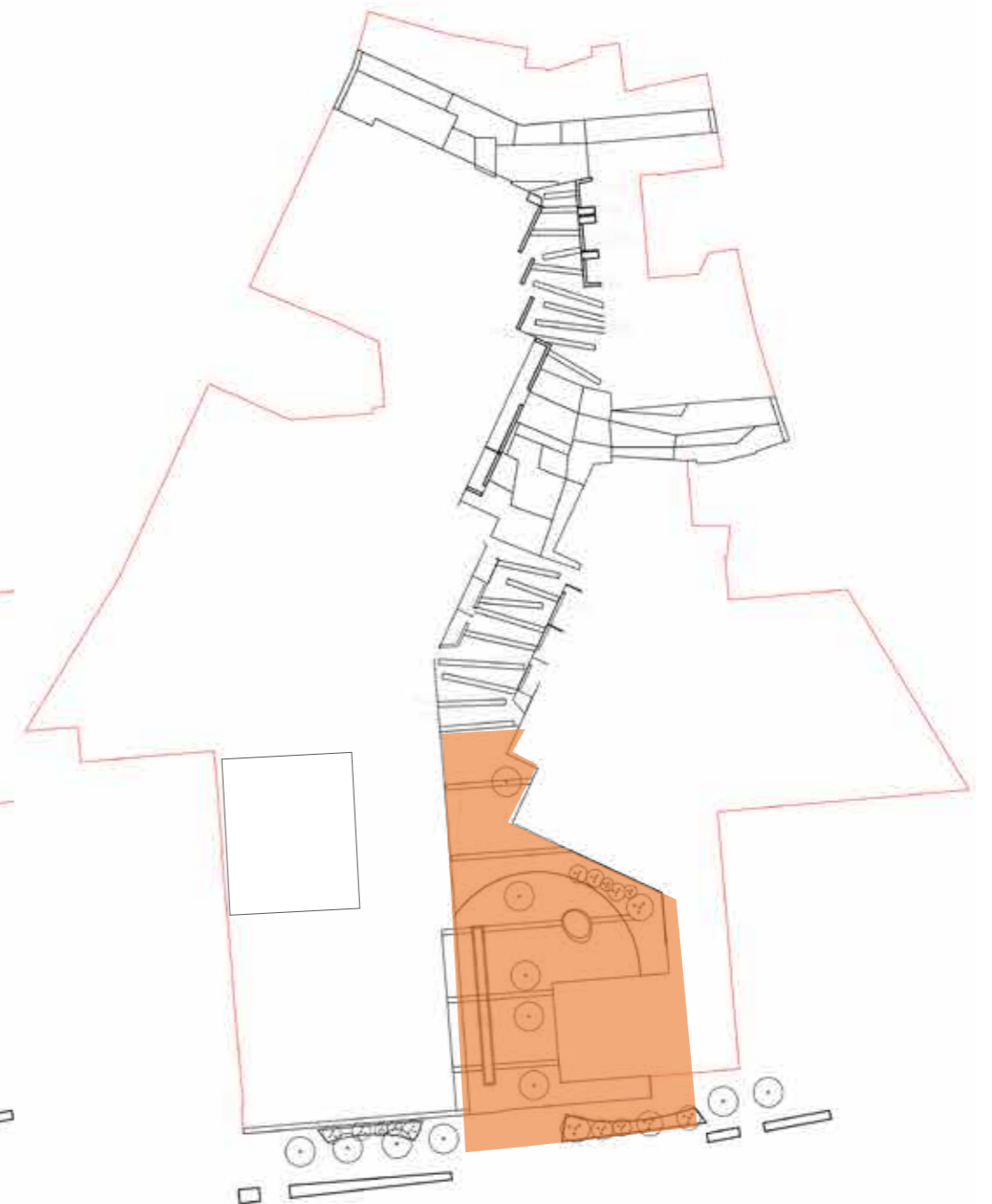
METALWORK & ENGINEERING



YARDS, PASSAGES AND THE SQUARE



THE YARDS AND PASSAGES ECHO THE BURGHAGE PLOTS AND THE KERSEY CLOTHS



EAGLE SQUARE CELEBRATES THE INNOVATIONS OF PLENTY'S IRONWORKS AND MATERIALITY OF METAL THROUGH PUBLIC ART, MUSIC AND PERFORMANCE

## 4.3

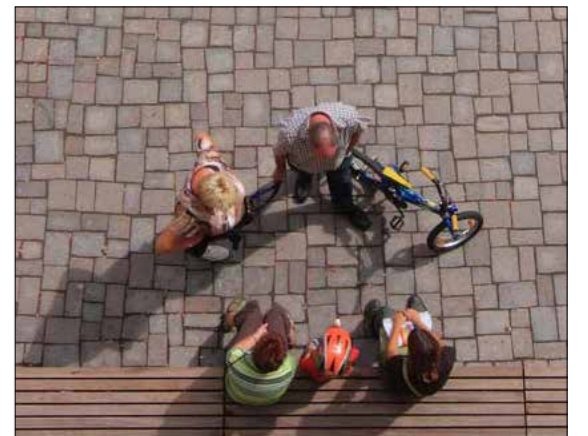
# LANDSCAPE CONCEPT - LAYERS OF HISTORY

CREATING A RICHLY TEXTURED GROUND PLANE THAT REFLECTS THE HISTORY OF THE SITE

## YARDS



## PASSAGES



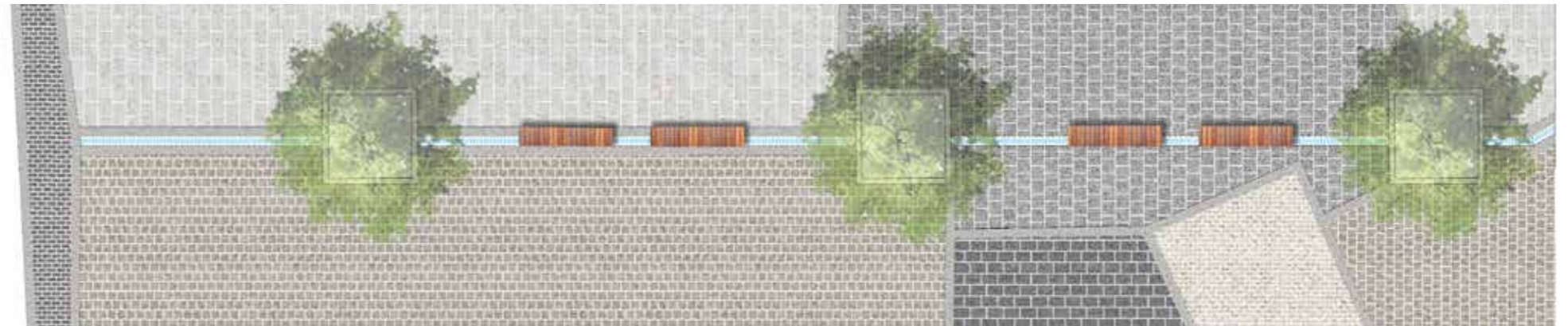
## EAGLE SQUARE



## 4.4

# LANDSCAPE CONCEPT - NEW SPACES WITH LAYERS OF HISTORY

### YARDS



SKETCH 1 - BURGAGE PLOTS EXPRESSED IN PAVING BANDS AND BONDS

### PASSAGES



SKETCH 2 - KERSEY CLOTH LENGTHS - EXPRESSED IN PAVING BANDS AND BONDS

### EAGLE SQUARE



INNOVATION IN INDUSTRY AND METALWORKING - EXPRESSED IN PUBLIC ART, SURFACES AND FURNITURE

# LANDSCAPE MASTERPLAN - GROUND FLOOR

## A SERIES OF LINKED SPACES - YARDS, PASSAGES AND THE SQUARE

The mix of uses and the development footprint create a lively and active streetscape with a varied narrowing and widening spatial form. The whole of this new route is called New Street.

## FLEXIBILITY AND ACTIVE USES

The design places an emphasis on active and creative use of space. Ground floor uses activate the pavement which is deliberately flexible to accommodate a wide variety of day to day, evening and larger active commercial and cultural uses.

## A UNIQUE IDENTITY BY REFLECTING LAYERS OF THE SITE'S HISTORY

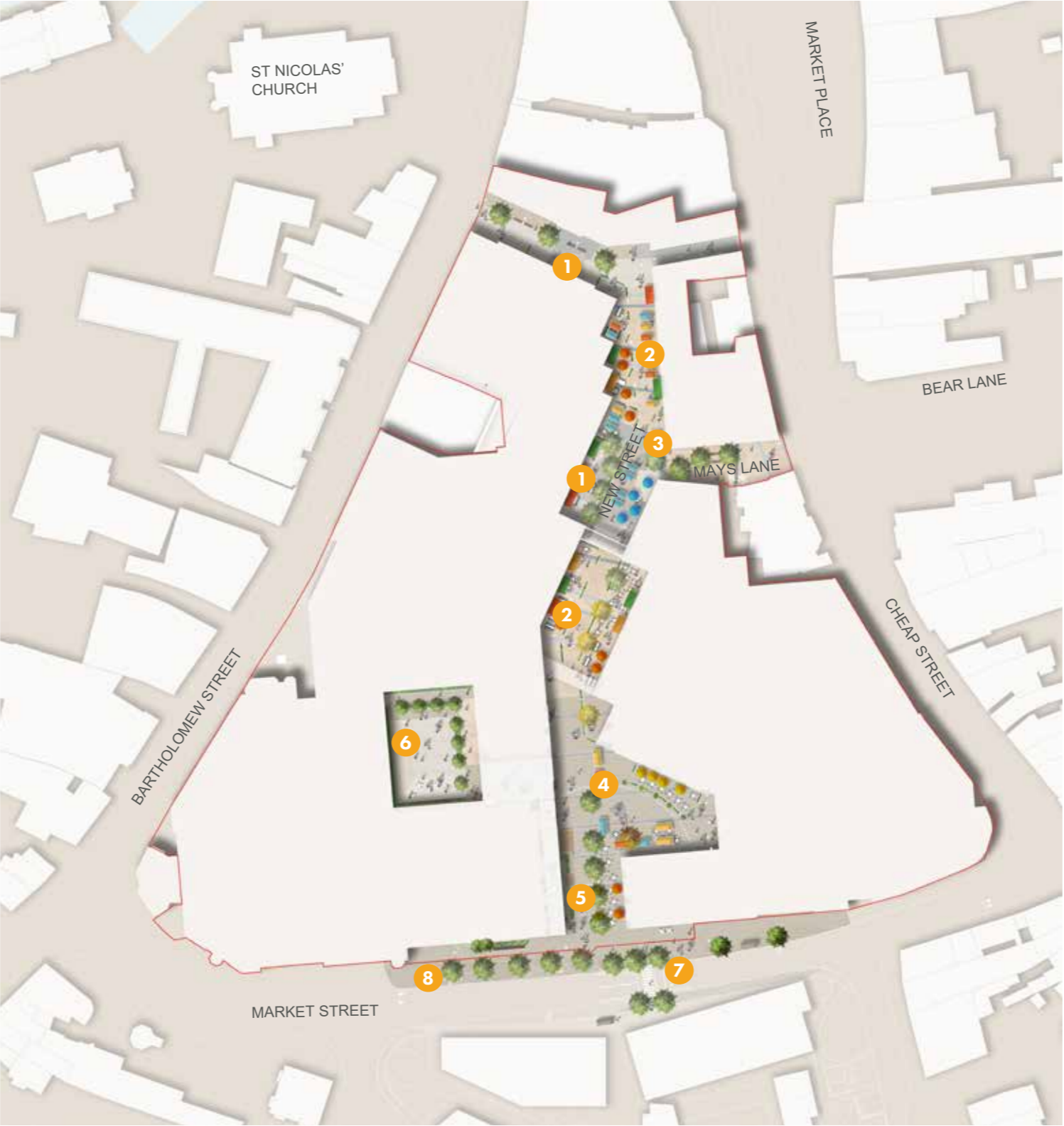
The exploration of historical grain and creative industries which have been located at the site over time, has formed the basis of designs for the paved surfaces. The burgage plot boundary lines and the dimension of the Newbury Kersey give Eagle Quarter unique identity, anchoring the development within its own context. The patterning runs across the ground in each space, allowing complete flexibility of uses by the commercial units. This offers a creative and unique character, a backdrop which sets the scene, and encourages lingering and exploration of the commercial businesses, amenity and community facilities in the quarter.

## NEW CIVIC SQUARE OPENING ONTO MARKET STREET

The new Square extends seamlessly across the whole paved surface between the buildings. The design invites people into the space, with new trees and planting drawing the eye in the space and spacious pavement in all areas for multiple events and activities. The square offers potential for public art to celebrate the site's history of innovation and creativity.

The square also includes a location for a performing arts space and is directly connected to a courtyard with events space and seating.

The public realm design along the south part of the site actively responds to the new development to the south and to the connection with Newbury Station which has been opened up.



ILLUSTRATIVE LANDSCAPE MASTERPLAN - GROUND FLOOR

## LEGEND

- 1 Plot thresholds and boundaries define the surface pattern in each yard
- 2 Activities spilling out from local independent and artisan commercial units. Groundplane paving design incorporates historical references to the unique Kersey cloth lengths.
- 3 Larger spaces give opportunities for planting
- 4 Eagle Square offers a new public space, with a civic scale and welcoming character. A music and performing arts space is located in the square.
- 5 Planting in the public realm, offering colour, seasonality and attractive seating places
- 6 Courtyard with open link to/from the square, offering a variety of seating, arts and activities
- 7 Link across Market Street
- 8 New street tree planting, through Eagle Quarter and where Eagle Square meets Market Street.

# 5.0

## LANDSCAPE MASTERPLAN - PODIUMS AND ROOFS

### TYPES OF AMENITY SPACES AT ROOF LEVELS

In line with the project aim - opening the site up to the sky - a number of roofs are proposed for communal and private use. These are at different heights - from 1st to 8th floors - and are distributed across the site plan as shown. Refer to the Key Plan Section 6.5 for a diagram of these.

### COMMUNAL ROOF GARDENS

The communal roof gardens provide shared space for residents. All spaces are accessible by all residents. Spaces at 1st, 2nd and 3rd floors are also designed to offer visual character, from flats looking onto them and circulation routes.

The proposals offer a variety of seating, and tables and to encourage sociable use of the communal spaces and a welcoming character to encourage individuals and groups to venture outdoors in every season. Some raised planters for growing food such as herbs, vegetables and berries, whilst the objective is to retain the character of a shared garden. Fitness equipment is included in places to encourage health and well-being, as a key role of outdoor space.

Roof terraces have been designed sensitively to maximise the opportunity for individuals enjoying quiet time and also groups. The proposals encourage sociable gatherings and community events, for example over-sized tables for dining in groups or parties and picnics for birthdays and meeting friends.

### BIODIVERSITY

Biodiversity value is a key opportunity, of particular relevance in the town centre. The design strategy integrates a range of planting types within the accessible communal roof gardens. Non-accessible biodiverse roofs are also proposed at various levels. Brown roof elements such as gravels, substrates and sands will be included to extend habitat value for birds, insects, and invertebrates. Target species and habitat types will be developed in collaboration with the Wildlife Trust.

### PRIVATE AMENITY SPACES

The proposals consider the need for privacy, as well as opportunities for shared use and socialising, recognising that outdoor spaces play a valuable role in community life.



### LEGEND

- 1 Large 1st floor podium garden, integrating groups of light-foliaged trees and specimen shrubs, with understorey of seasonal perennials and bulbs, with large communal terraces, seating and tables.
- 2 Spacious 2nd floor garden, incorporating active uses - for example raised gardening planters and exercise equipment, in addition to seating and tables.
- 3 West-facing 3rd floor roof terrace, incorporating relaxed seating alongside planting, and a flexible space sized to accommodate exercise classes or informal seating, with tables for working, socialising and dining.
- 4 South-facing roof terrace, accessible by the Offices, designed to provide informal social spaces, as well as functioning as one larger venue for social events.
- 5 Large 7th floor terrace offering pergola, seating and raised planters, with inbuilt seating alongside.
- 6 South-facing terrace at 8th floor with pergola, seating and spill out space from communal dining area.



ILLUSTRATIVE LANDSCAPE MASTERPLAN - PODIUMS AND ROOFS

## 5.3

# KEY CHARACTER AREAS

EACH OF THE AREAS IS ILLUSTRATED IN THE FOLLOWING PAGES



### MARKET STREET

The public realm design along the south part of the site actively responds to the new development to the south and to the connection with Newbury Station which has been opened up.



### EAGLE SQUARE

The new Square extends seamlessly across the whole paved surface between the buildings. The design invites people into the space, with new trees and planting and generous provision of pavement in all areas for multiple events and activities.



### COURTYARD

This is directly connected with Eagle Square by a pedestrian route and offers a range of informal and events uses.



### MIDDLE YARD AND MAYS LANE

These offer a lively and active streetscape with a narrowing and widening spatial form. Ground floor uses activate the pavement which is deliberately flexible to accommodate day to day, evening and larger active commercial and cultural uses.



### NORTH YARD AND PASSAGE

These pedestrian spaces have a rich pattern of pavement uses and a distinct scale reflecting the urban grain and site history. All the routes connect with existing public realm including Market Place, Cheap Street and Bartholomew Street.



### PODIUMS AND ROOF TERRACES

A wide variety of communal spaces are provided, including gardens and roof terraces.



### BIODIVERSE ROOFS

There is an important opportunity for biodiverse roof planting at various roof floors.



### BIOSOLAR ROOFS / PVS

The office building combines biodiverse planting with PVs; The carpark has proposed PVs on tinted glass..



CHARACTER AREAS DIAGRAM

6.0  
KEY AREAS  
6.1

NORTH YARD AND PASSAGE

CHARACTER AND USES

This former alley is transformed into a small open square - North Yard - which leads off Bartholomew Street.

Street trees draw the eye into the space, giving dappled light and space to sit. The main extent of the space is flexible for spill out commercial uses by the units along the frontages.

A unique identity is created within the yard, by reflecting the actual medieval plot boundaries within the paving layout.

This patterning gives a scale and texture, which sets the scene for the individual commercial and creative work units and for the pedestrian realm, away from vehicular streets. The crossover patterning also encourages pedestrian circulation, inviting people to explore at will.

LEGEND

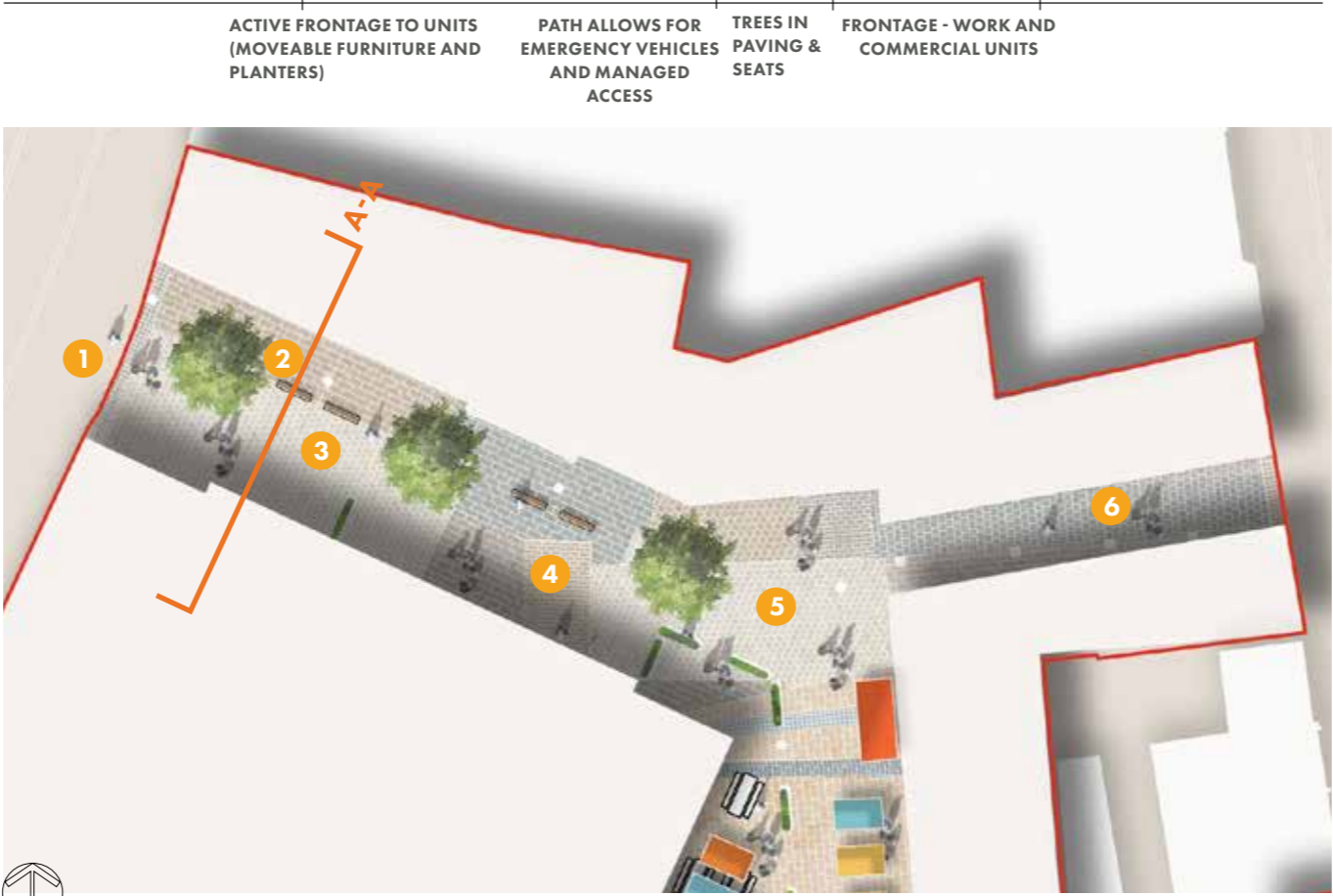
- 1 Open views into the Yard from Bartholomew Street
- 2 Street trees and seating welcome visitors, bringing urban greening into the site
- 3 Level surfaces give complete flexibility for use of the space
- 4 Unique character created by burgage plot patterning
- 5 Concrete slab paving with granite aggregate
- 6 Pedestrian link to Cheap Street and Market Place



LOCATION



SECTION A-A



PLAN



## 6.2

# MIDDLE YARD AND MAYS LANE

### CHARACTER AND USES

The street widens out to form a small square - Middle Yard - where active frontages offer a lively range of day to day, evening and special events uses. The character is wholly pedestrian, with setts paving and space to linger, explore and socialise.

Street trees offer human scale and shade, lending themselves to pavement cafes and shop stalls.

The flexible design of the hard surfaces allows for moveable furniture to suit the commercial uses. Fixed seating combined with raised planters offers seating in the public realm for times when shops and restaurants are not open and these are clustered near to the community health facility building.



SECTION B-B

ACTIVE FRONTAGE TO UNITS (MOVEABLE FURNITURE AND PLANTERS)    TREES IN PAVING    FOOTPATH ALLOWING FOR EMERGENCY VEHICLES/ MANAGED ACCESS    ACTIVE FRONTAGE TO UNITS (MOVEABLE FURNITURE AND PLANTERS)



LOCATION



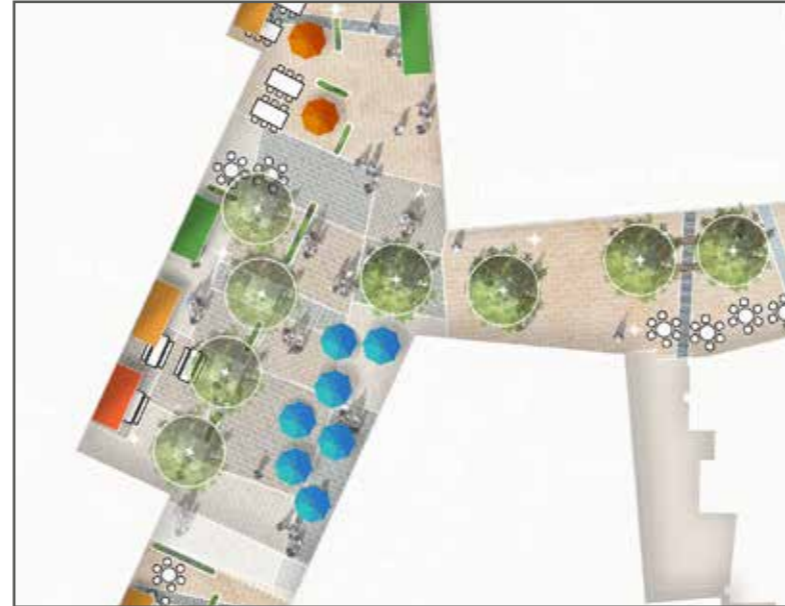
PLAN

## 6.2

# FLEXIBILITY AND CREATIVE USE OF SPACE



MARKET - FOOD / BOOK FESTIVAL



MARKETS/ CAFE /SHOPS WEEKDAYS



MARKET - FOOD / BOOK FESTIVAL



NIGHT

## 6.3

# EAGLE SQUARE

The development creates a completely new public space, with a vibrant, sociable and inclusive character. Each building engages with the square, adding activity to it, and gaining entrance character and spill out space. The design sets the scene for a wide range of uses, for residents and visitors to enjoy both by day and evening.

The spatial design sets up a visual connection from Market Street into the centre of the square, using planting and trees, to create a stunning space in all seasons. Planting and seats are located to invite people into the space. Each residential and commercial building has a well-defined entrance. Trees, planting and paved surfaces combine to create a pedestrian character, and lighting benefits evening uses.

Eagle Square has a centre space, creating a natural meeting point, supporting commercial and active uses in the square and also a starting point for exploring those in the yards and passages of Eagle Quarter.

A bandstand for music performance is located at the centre of the square. There is also potential for public art to celebrate the innovations and materiality of Plenty's Eagle Ironworks, which gives it name to the Square: The design incorporates an arc-shaped band of paving inscribed with maps and artwork, defining the central area of the square.

The main space is open and flexible, allowing for each building to gain from and benefit the life of Eagle Square. Larger scale events - such as music and food festivals, art and book markets, concerts and civic events - can locate stalls and temporary seating in the large paved area. Smaller scale activities - including day-to-day spill out tables and chairs, pavement cafes and meeting friends - are able to enjoy a wide variety of seating in sunny and shady spots. An additional courtyard space - links directly with the main square, offering further variety in seating, events and performance uses.

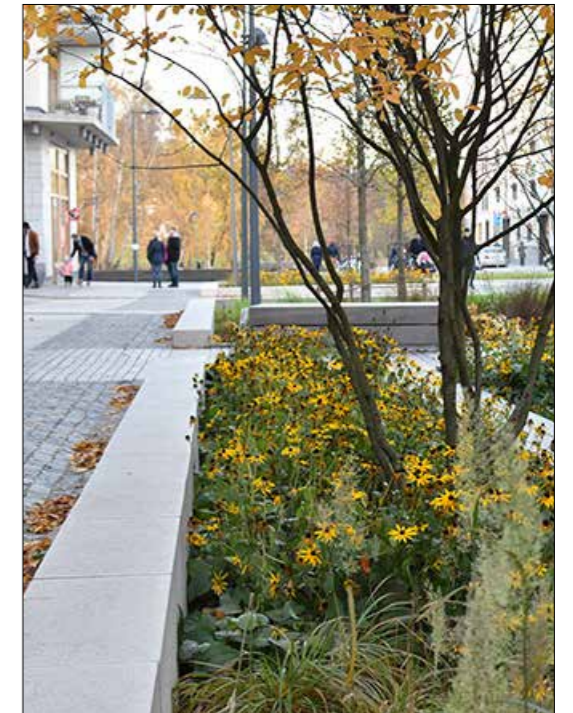
Trees and other planting benefit the microclimate, encouraging use of the south-facing space. The design includes large raised planters, giving visual delight through all seasons of the year, and street trees with light foliage and seasonal colours. Moveable seating and tables will be able to benefit from dappled canopy overhead and the attractive foliage and flowers in the planters nearby, creating a welcoming character in a town centre.

### LEGEND

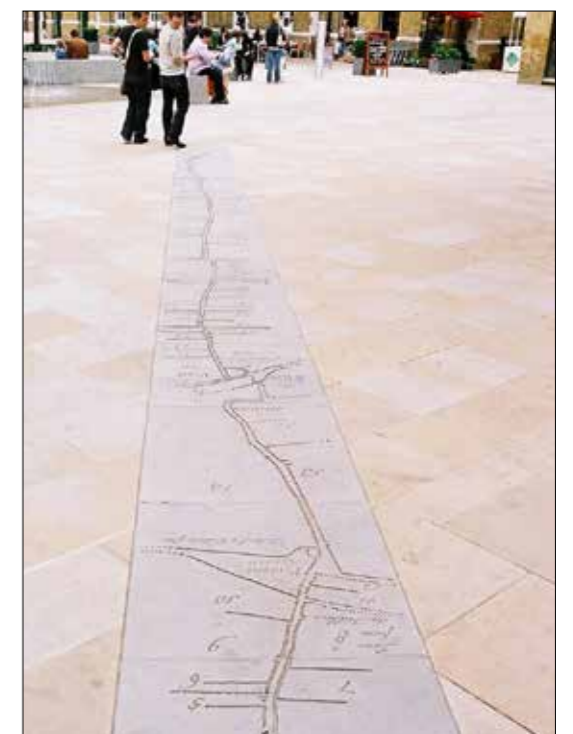
- 1 New pedestrian crossing at Market Street into the square
- 2 Spectacular planting draws the eye into the square - perennials with indigo colours inspired by kersey dyes
- 3 Wide footpaths welcome visitors into the square and create a busy civic space for activities, with clear viewlines to entrances and frontages
- 4 Arc paving band with artwork inscription celebrating Eagle Works and Newbury's history
- 5 Bandstand for music / performance art space
- 6 Planting in the public realm, offering colour, seasonality and attractive seating places
- 7 Courtyard with open link to/from the square, offering a variety of seating, arts and activities



ILLUSTRATIVE LANDSCAPE PLAN



VIBRANT PLANTING - INVITING INTO THE SQUARE



ARTWORK PRECEDENT - DUKE OF YORK'S SQUARE, CHELSEA

6.3  
EAGLE SQUARE



SECTION C-C

BUILDING FRONTAGE	PLANTING & SEATING WALL	CLEAR EMERGENCY ACCESS ROUTE	BANDSTAND AND PAVEMENT SPILL-OUT SPACE FOR TABLES/CHAIRS	OPEN SPACE FOR EVENTS AND COMMERCIAL ACTIVITIES	CINEMA BUILDING FRONTAGE
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LOCATION



TREES AND LARGE PLANTERS BRING VIBRANT SEASONAL PLANTING INTO THE PUBLIC REALM, INVITING PEOPLE INTO THE SPACE

## 6.3

# FLEXIBILITY AND CREATIVE USE OF SPACE - DAY



EAGLE SQUARE AND MARKET STREET



SECTION D-D

MUSIC PERFORMANCE SPACE / MARKET / FOOD FESTIVAL



PERFORMANCE SPACES /  
MUSIC AND THEATRE



## 6.3

# FLEXIBILITY AND CREATIVE USE OF SPACE - NIGHT



EAGLE SQUARE AND COURTYARD



MUSIC PERFORMANCE IN THE SQUARE



SOCIALISING BEFORE A FILM



6.4  
MARKET STREET



PLAN

LOCATION



LEGEND

- 1 New crossing to provide pedestrian connection from the south, incorporating tactile paving as required
- 2 Concrete slab paving with granite aggregate to pavements
- 3 Concrete sett paving to loading bays
- 4 New street trees
- 5 Clear viewlines into the new square



6.5

# PODIUM AND ROOF GARDENS

TYPES OF ROOFS AT EAGLE QUARTER

In line with the project aim - opening the site up to the sky - a number of roofs are proposed for communal and private use and also for planting and habitat creation. These are at different heights - from 1st to 10th floors - and are distributed across the site plan as shown. The proposals for the roofscape offer a wide range of communal amenity uses.

Biodiversity value is a key opportunity, of particular relevance in the town centre. The design strategy integrates a range of planting types on both accessible and non-accessible roofs.

COMMUNAL ROOF GARDENS

The communal roof gardens provide shared space for residents. All spaces are accessible by all residents. Spaces at 1st, 2nd and 3rd floors are also designed to offer visual character, from flats looking onto them and adjacent circulation routes.

The design proposals offer variety of seating, tables and to encourage sociable use of communal spaces and a welcoming character to encourage individuals and groups outdoors in every season. Some doorstep incidental play is integrated for small children, whilst the objective is to retain the character of a shared garden, given that equipped play space is available within 500m walk in Victoria Park. Fitness equipment is included in places to encourage health and well-being, as a key role of outdoor space.

Roof terraces have been designed sensitively to maximise the opportunity for views across the townscape and providing connectivity between indoor and outdoor spaces. The proposals aim to encourage sociable gatherings and community events, including for example over-sized tables for dining in groups or parties or picnics for birthdays and the like.

BIODIVERSE ROOFS

Biodiverse designed green roofs are proposed at various roof levels of the development. Brown roof elements such as gravels, substrates and sands will be included to extend habitat value for birds, insects, and invertebrates. Target species and habitat types will be developed in collaboration with the Wildlife Trust.

PRIVATE AMENITY SPACES

The proposals consider the need for privacy, as well as opportunities for shared use and socialising, where outdoor spaces play a valuable role in community life.

LEGEND

- PRIVATE PATIOS
- SHARED COMMUNAL GARDENS
- SHARED ROOF TERRACES
- ROOF TERRACE - FOR OFFICES
- BIODIVERSE ROOFS

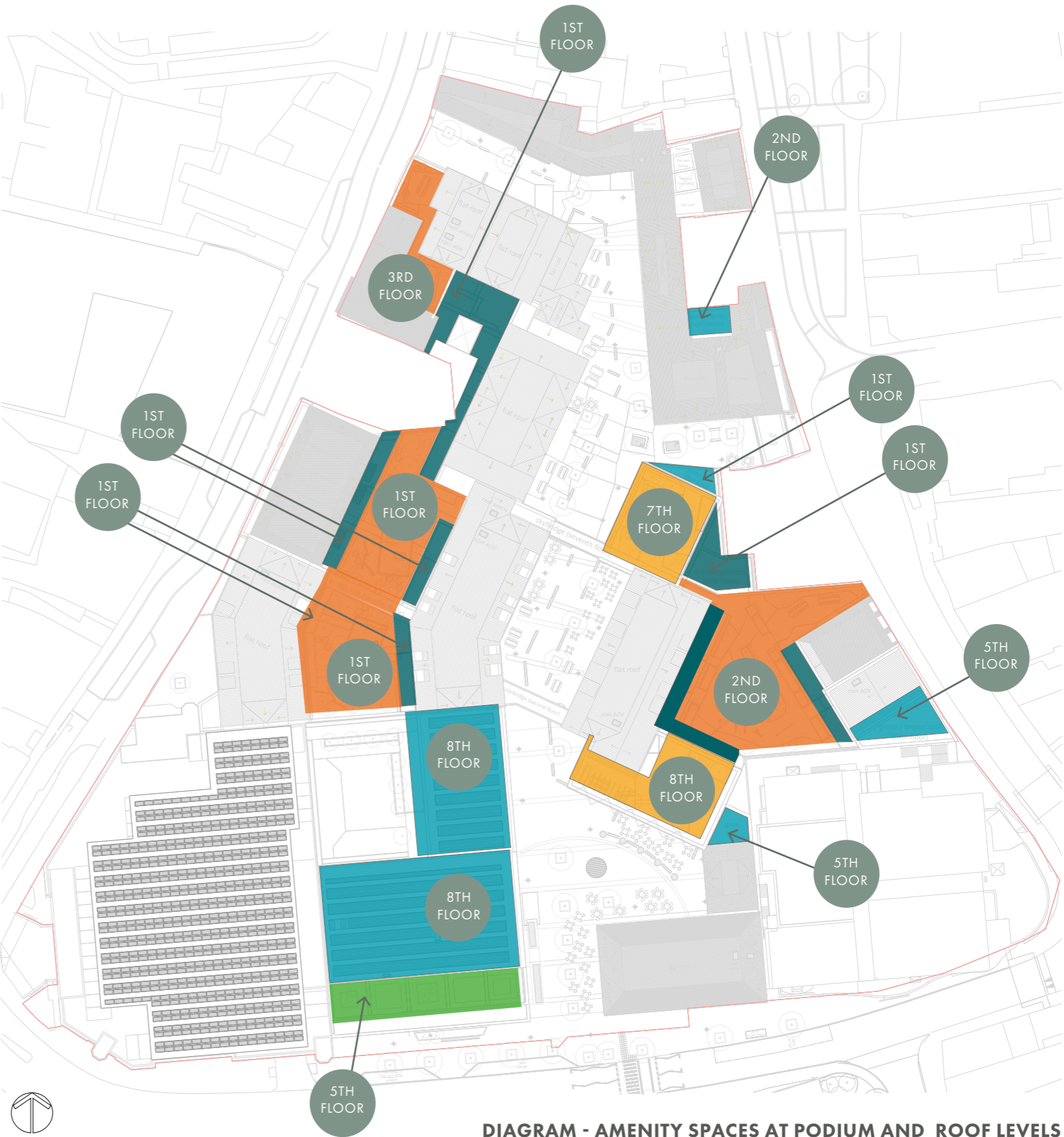


DIAGRAM - AMENITY SPACES AT PODIUM AND ROOF LEVELS

# PODIUM AND ROOF GARDENS

## SHARED COMMUNAL GARDENS - 1ST AND 3RD FLOORS

### LANDSCAPE PROPOSALS

The podium garden has a dynamic linear spatial character, and the design accentuates this by bringing the garden up to the flats and private spaces, allowing these to fully engage with the green space, offering sociable, health and well-being benefits. Two large communal patio terraces are 'laid out' within the centre of the garden, connected with inter-secting paths, encouraging social interaction, offering access from all entrances and allowing for walks around the garden. This layout looks leafy and interesting in views from flats above.

Planting will have an informal woodland edge character, with multi-stemmed trees, shrubs and shade-loving groundlayer, ferns and bulbs, offering rich visual and seasonal interest and habitat value. A variety of seating and tables, allow for individual recreational use and for socialising, including large communal tables and benches.

The 3rd floor terrace takes full advantage of the west-facing aspect, offering a sun-deck, with long longer benches and leafy foliage from mixed planting behind. A large open area can be used for yoga/exercise classes and communal tables and dining.

### LEGEND

- 1 Large terraces with seating and tables
- 2 Leafy woodland edge planting with finely textured foliage and seasonal colour and wildlife value.
- 3 Connecting footpaths, encouraging social interaction and enjoyment of the garden.
- 4 Bridge overhead
- 5 3rd floor terrace with long lounge benches and raised planters
- 6 Space for yoga/exercise classes and tables for work/dining.



LOCATION



## PODIUM AND ROOF GARDENS

### SHARED COMMUNAL GARDEN - 2ND FLOOR

#### LANDSCAPE PROPOSALS

Spacious and light, this 2nd floor garden has a lively sociable character, integrating a variety of active uses within a well-planted garden setting. Different surfaces and planters shape smaller informal areas within the main area to encourage uses and a friendly welcoming character.

Taking advantage of the sunny conditions, raised gardening planters are located with benches alongside, to encourage both gardening and shared enjoyment of the outdoors.

Exercise equipment is located in the south part with privacy and also a clear outlook over the whole space, offering chance to enjoy physical activity outdoors.

An informal bound surface defines smaller gathering spaces within the whole garden, and this extends as a sports surface. A central terrace has bench seating and tables, set alongside pockets of raised planters, giving an ideal communal social character for use by day or evening.

#### LEGEND

- 1 Raised gardening planters with integrated seats.
- 2 Exercise equipment within zone of sports surface.
- 3 Picnic tables, benches and seating.
- 4 Mixed tree and shrub planting in raised planters
- 5 Block paving to footpaths
- 6 Deck paving in larger units.



#### LOCATION



## 6.5

# PODIUM AND ROOF GARDENS

## SHARED COMMUNAL GARDENS - 7TH AND 8TH FLOORS

### LANDSCAPE PROPOSALS

These two spaces have an open bright aspect.

The Level 7 and 8 terraces have pergolas with large communal tables and benches beneath them and climbing plants including evergreen and scented, flowering species such as jasmine and roses. Raised food-growing planters are provided at the terrace, with integrated seating to each side, to create a shared activity and encourage use for urban rooftop gardening, such as kitchen herbs and fruits. This may motivate residents to use the outdoor amenity and offer well-being and sociable aspects. The seating also gives views across the town in different directions.

The terrace at level 7 adjoins the sky bridge between Block A and B.

### LEGEND

- 1 Pergola with scented, flowering plants
- 2 Raised planters for food growing and kitchen herbs, with integrated seating.
- 3 A variety of seating, benches and communal tables, for socialising and/or dining.
- 4 Paviments with contrast areas to define spaces within the main terrace.
- 5 Link over the Sky Bridge



### LOCATION



6.5

# ROOF TERRACE

ROOF TERRACE ONTO EAGLE SQUARE - 5TH FLOOR (OFFICE)

LANDSCAPE PROPOSALS

The terrace takes its spatial character from the architecture, which frames views and creates a south-facing aspect with attractive long views.

Planting is concentrated into three large raised planters of materials to match the architectural detailing. These integrate seating which faces in various directions to create social opportunities, whilst retaining a uniform setting out.

The planters are uniform, allowing for a verdant mixed planting style, with specimen shrubs and herbaceous perennials almost spilling out to create a leafy and stunning seasonal display. This is important, as a backdrop for office uses, which might be day to day individuals or groups enjoying winter-flowering scented shrubs during a work break or meeting. The layout also works for events such as parties, with a natural point for a reception and bar and space for larger groups to gather.

LEGEND

- 1 Raised planters with integrated seating and mixed planting.
- 2 Contrasting paving to define smaller and larger spaces within the whole.
- 3 Opportunity for combined biodiverse and solar roofs - Refer to following page.



LOCATION



# PODIUM AND ROOF GARDENS

- BIODIVERSE GREEN ROOFS - 1ST, 2ND AND 5TH FLOORS
- BIOSOLAR ROOFS - OFFICE ROOF
- PHOTOVOLTAICS - CARPARK ROOF

## ECOLOGICAL VALUE

Biodiverse designed green roofs are proposed at 4th and 5th levels on the east side of the development. Brown roof elements such as gravels, substrates and sands will be included to extend habitat value for birds, insects, and invertebrates. Target species and habitat types will be developed in collaboration with the Wildlife Trust.

Photovoltaics are proposed on the roof of the existing carpark: Refer to the Energy Strategy for further information.

## LEGEND

- 1 Deadwood can be placed to provide habitat for invertebrates and improve the ecological value of the roof
- 2 Plant species provide valuable food sources for pollinators in urban areas and can include bulbs and flowering species with extended flowering periods through the year.
- 3 Diversity including different types of planting and substrates with various grade sizes and materials can be combined to create a wide variety of habitats
- 4 Combined biodiverse and photovoltaic roofs
- 5 Photovoltaics on the roof of the existing carpark.



LOCATION



## 7.0

# HARD MATERIALS STRATEGY - OVERVIEW

Hard surfacing is an important element of the development. This aspect of the design has been considered from the outset to ensure:

- **Functionality** - That all required pedestrian movement and vehicular parking and servicing functions can be efficiently provided with materials that are suitable, durable, appropriately sized and set out.
- **Identity** - That a character is established for the site, with a design that encourages legibility and simplicity. The palette has been kept as simple and uncluttered as possible to allow the planting to have an engaging spatial presence in each area.
- **Experience** - That users experiences of walking and moving through the spaces around the building and in the park are safe and welcoming, within a comfortable attractive environment.
- **Inclusive design** - That the proposals offer an inclusive environment throughout all the public realm and associated spaces.
- **Maintenance** - That all areas can be efficiently maintained to continue a high quality appearance and that if replacement is required, then replacement materials can be readily sourced, and replaced.
- **Permeability** - Hard surfaces can be provided where appropriate to integrate sustainable drainage
- **Environmental quality** - All materials specifications will be reviewed in line with Green Specification data.
- **Integration** - That the development is appropriate to its wider landscape context including the site wide masterplan.

The following pages set out sketches for the hard materials strategy for each area and indicative materials.

## YARDS



## PASSAGES

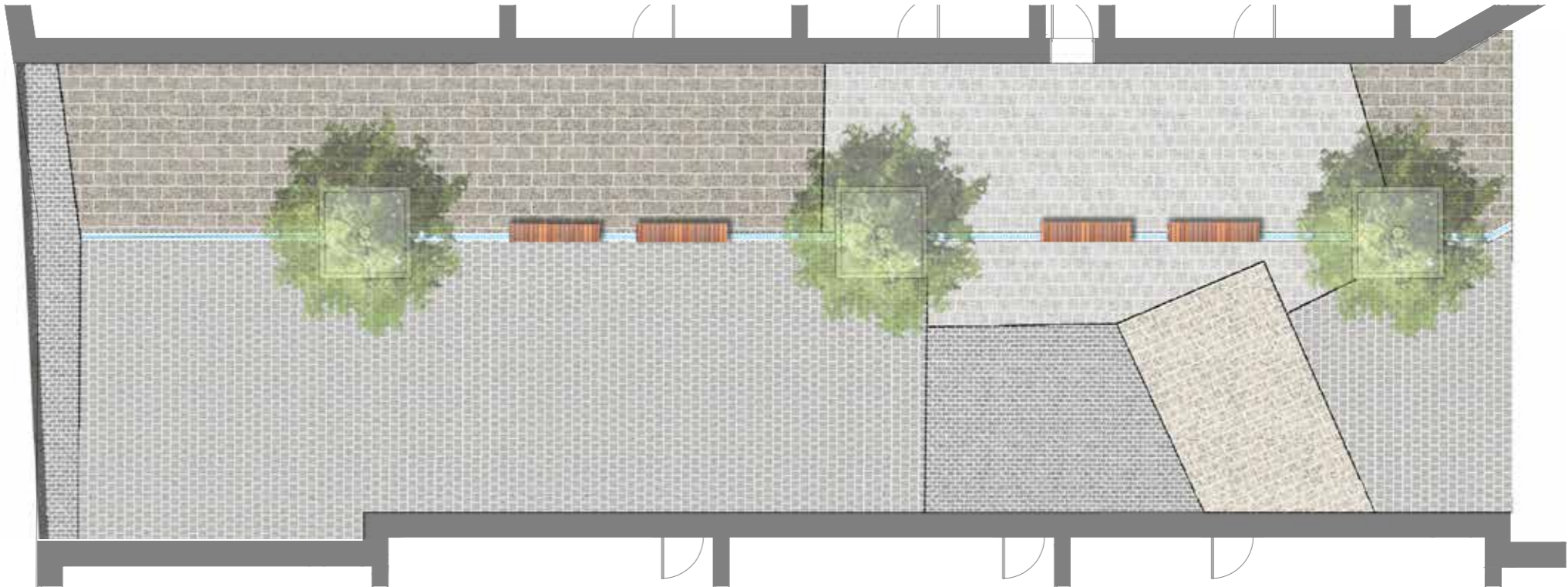
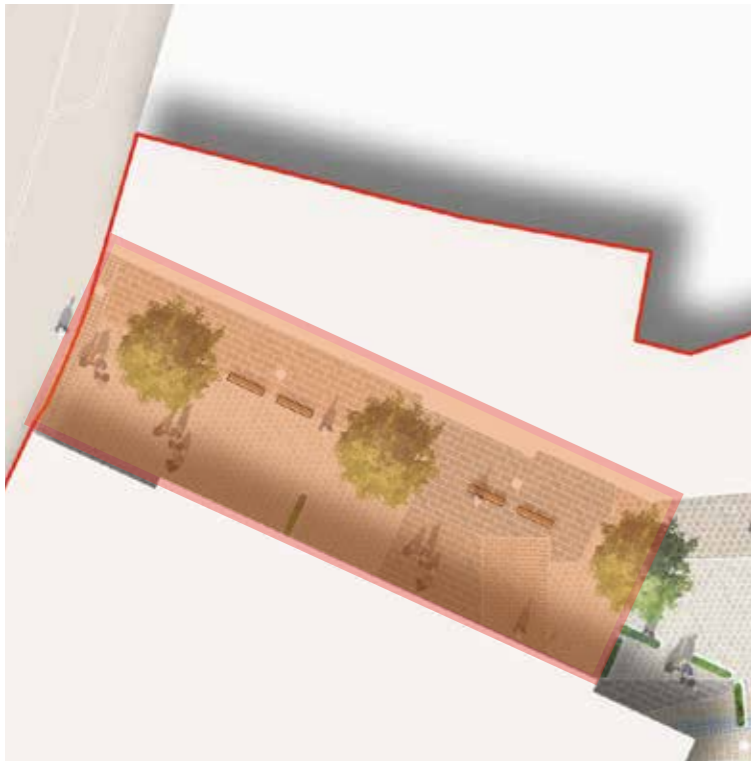


## EAGLE SQUARE



7.1  
HARD MATERIALS STRATEGY

YARDS



SKETCH 01 - METAL EDGE AND BONDS



SKETCH 02 - PAVING BANDS AND BONDS

7.1

# HARD MATERIALS STRATEGY

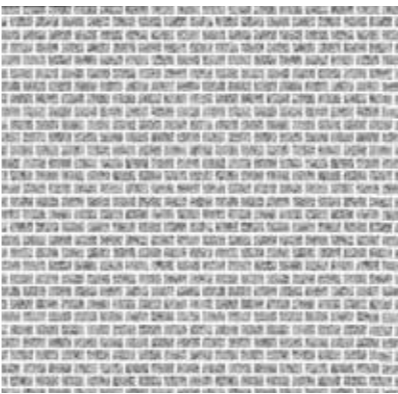
YARDS



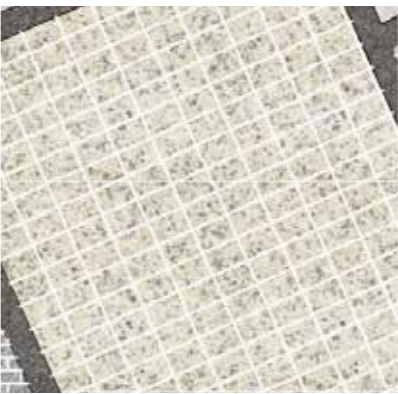
STRETCHER BOND  
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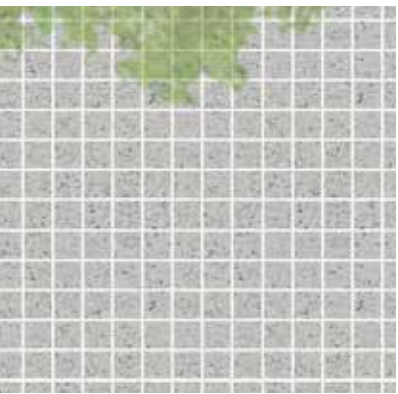
STRETCHER BOND  
BLOCK SIZE: 300X300MM



STRETCHER BOND  
BLOCK SIZE: 200X100MM



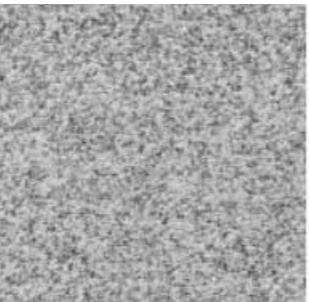
ANGLE65- STACK BOND  
BLOCK SIZE: 300X200MM



STACK BOND  
BLOCK SIZE: 200X200MM



GRANITE - DARK GREY



GRANITE - MID GREY



GRANITE - SILVER GREY



GRANITE - LIGHT



GRANITE - ANTHRACITE



GRANITE - GREY

TEXTURED CONCRETE BLOCK PERMEABLE PAVING

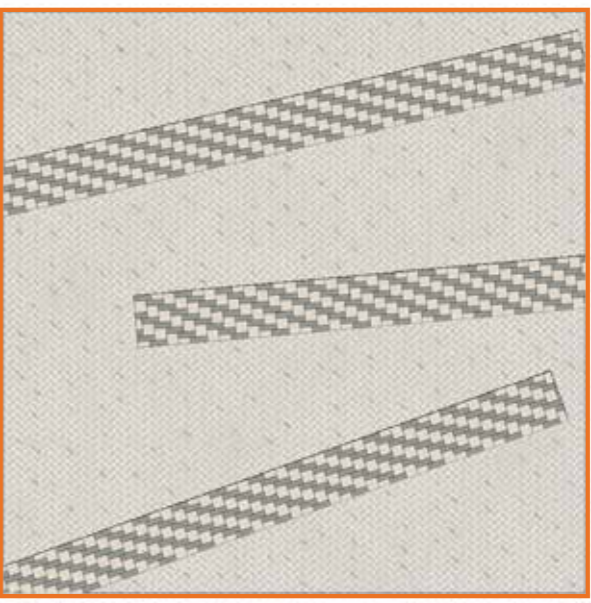
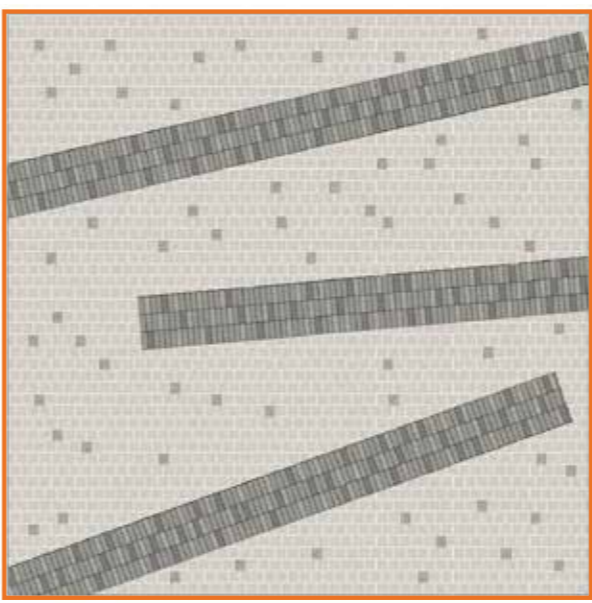
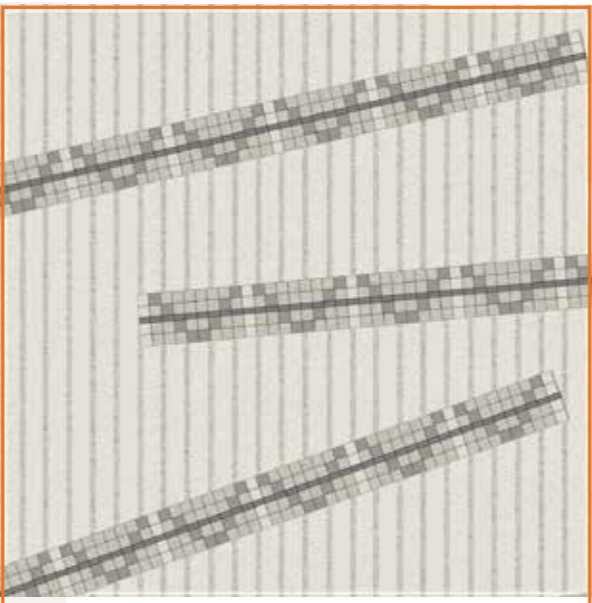


PRECEDENTS

7.1

# HARD MATERIALS STRATEGY

PASSAGES



SKETCHES - KERSEY CLOTH PAVING - SHOWN WITH SURROUNDING PAVING



SKETCHES - KERSEY CLOTH LENGTHS - EXPRESSED IN PAVING BANDS AND BONDS



GRANITE - LIGHT



SMOOTH GRANITE - OATMEAL



TEXTURED GRANITE - OATMEAL



SMOOTH GRANITE - MID GREY



GRANITE - SILVER GREY

TEXTURED FLAG AND CONCRETE BLOCK PERMEABLE PAVING

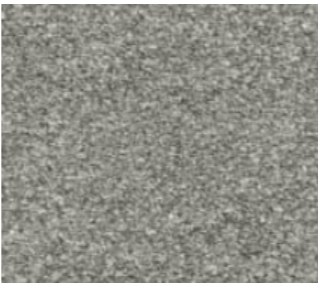
7.1

# HARD MATERIALS STRATEGY

SQUARE



ARC OF NATURAL STONE INCORPORATING  
SITE SPECIFIC DETAILS - PRECEDENT: DUKE  
OF YORK'S SQUARE, CHELSEA



GRANITE - MID GREY



TEXTURED GRANITE - SILVER GREY

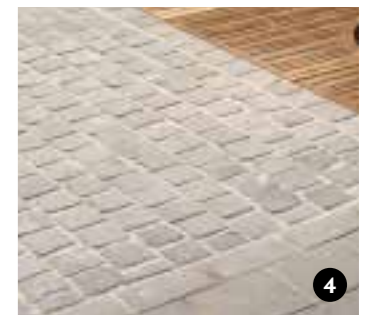


GRANITE - WARM AND COOL TONES COMBINED

NATURAL STONE FLAG PAVING AND SETT PAVING

## 7.1 HARD MATERIALS STRATEGY

### MARKET STREET



#### LEGEND

- 1 Concrete pavers in linear bands to match new paving in Market Street
- 2 Granite pavers to continue materials and paving design of Eagle Square, as it meets Market Street
- 3 Setts paving within vehicular drop off bays
- 4 Granite setts as required for continuity with Eagle Square paving design and thresholds to buildings.
- 5 Tactile paving at crossings as required
- 6 Setts banding as required for continuity with Eagle Square and thresholds to buildings on Market Street.

7.1

# HARD MATERIALS STRATEGY

COMMUNAL GARDENS - PODIUM AND ROOF LEVELS

Hard surfacing for the communal podium garden and roof terraces will encourage the amenity uses of each space, including:

- Footpaths and spaces for seating in flag and smaller unit paving.
- Terraces in flag and clay/block paving
- Areas of porcelain paving as required by use and build ups
- Zones of resin bound gravel where use favours a cohesive bound surface.
- Exercise areas with smooth surface as required for impact absorbing standards.

The detailed design and specification will take in consideration the criteria applied to the groundfloor, including functionality, legibility, maintenance, sustainable drainage and green specification standards.

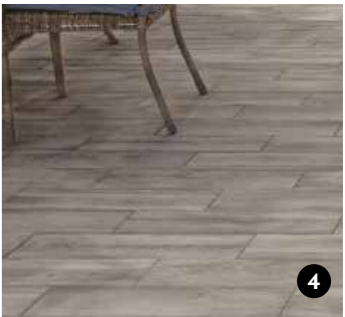
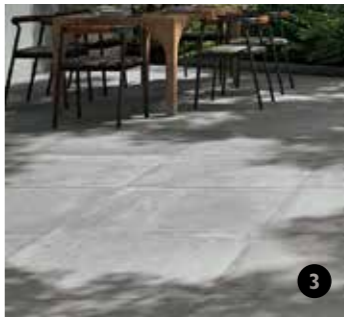
All materials will be reviewed for suitability in regard to inclusive design This will include their slip resistant qualities.

Build ups are to be coordinated with the engineering and architectural proposals.

- Unit paving will be mounted on pedestals, as a height and slope adjustable system, forming part of the roof specification.
- All roof garden hard surfaces are permeable where water lands, then drained/piped down.
- Raised planters will have steel edges to achieve specified depths for soil, coordinated with the design and specification of the roof and hard landscape.
- Unit paving will be mounted on pedestals as required, as a height and slope adjustable system, forming part of the roof

LEGEND

- 1 Permeable concrete pavers in linear bands
- 2 Permeable concrete large unit pavers in bands, varied widths
- 3 Porcelain pavers, large units, natural warm grey
- 4 Porcelain pavers, mid grey, in bands
- 5 Concrete strip paving to seating terraces
- 6 Concrete block paving, natural finish
- 7 Sports impact absorbing surface,in non-primary, teal or aqua
- 8 Permeable resin bound gravel in neutral aggregate finish.



# PLANTING STRATEGY - YARDS, PASSAGES AND SQUARE

## DESIGN OBJECTIVES

Tree planting forms an integral part of the landscape proposals and will play a key role in defining the character of the public realm within Eagle Quarter.

A number of different criteria have been taken into account in these proposals:

- 1 Species of suitable size, form and vigour for this location, and with life-spans which will allow them to contribute to the landscape framework well into the future. Species which can mature without the need for significant pruning.
- 2 Species which suit the local growing conditions and will be able to thrive here, in well-sized treepits with sufficient soil substrate and aeration.
- 3 Establishing a range of species across the palette, including species relevant to the local landscape, which offer biodiversity value, for example flowering and/or berry-producing trees.
- 4 Species which offer resilience to climate change, can withstand weather fluctuations and also offer benefits to the microclimate within the public realm: light foliage giving dappled shade for pedestrians, with a mitigating effect upon particulates in the air and upon urban heat island effect.

## PLANT STOCK AND PLANTING

It is anticipated that street trees would be procured as semi-mature stock at 25-30cm girth and courtyard trees at extra heavy 18-20cm girth. All trees will be underground guyed and provided with aeration and irrigation fixtures.

## TREE STRATEGY

The following key tree types are proposed, suited to their location and role within the public realm:

### STREET TREES

These are feature trees providing definition to the streetscape along Market Street, leading into the Eagle Square and through the Yards. They have distinctive colours and textures, including vibrant seasonal change. Street trees will be native species where suitable, with high clear stem and tolerant of growing in urban conditions, drought resistant and pollution tolerant.

### TREE GROUPS

These are multi-stemmed trees planted in groups within large raised planters, allowing for good soil health and mixed underplanting.

### SMALL COURTYARD TREES

Trees for the courtyard will be small to medium species, with an upright habit, relatively small crown and a light leaf drop. Species with characterful foliage, colour and blossom will include early spring-flowering trees.

## LEGEND

-  STREET TREES
-  SMALL STREET TREES
-  TREE GROUPS
-  SMALL COURTYARD TREES



## 7.2

# TREE STRATEGY



Tilia cordata 'Winter Orange'



Carpinus betulus



Alnus glutinosa



Betula nigra multistemmed



Prunus mackii 'Amber Beauty'



Amelanchier alnifolia



Viburnum x burkwoodii  
'Charles Lamont'



Sorbus spp multistemmed



Cornus mas



Prunus serrula 'Tibetica'



Cercidiphyllum japonicum  
'Boyd's Dwarf'

## 7.2

# PLANTING STRATEGY - YARDS, PASSAGES AND SQUARE

## GROWING CONDITIONS

The planting design responds to the specific site conditions. These include sunny, south-facing dry conditions and also partial shade and shelter created both by buildings and tree canopies. Planting will be in large planters, allowing ample growing substrate for growth and soil health.

## THE ROLE OF THE PLANTING

**CHARACTER** - The planting will enrich the public realm environment in the line of vision, adding to the sensory character, with colours, winter-flowering and scented species. This will extend the seasonal interest so that there will be changes in through the year, encouraging use and enjoyment of the Square.

**BIODIVERSITY** - The planting palette includes evergreen low-growing shrubs, perennials, grasses and bulbs with extended seasonal values, e.g. nectar-producing plants throughout the year.

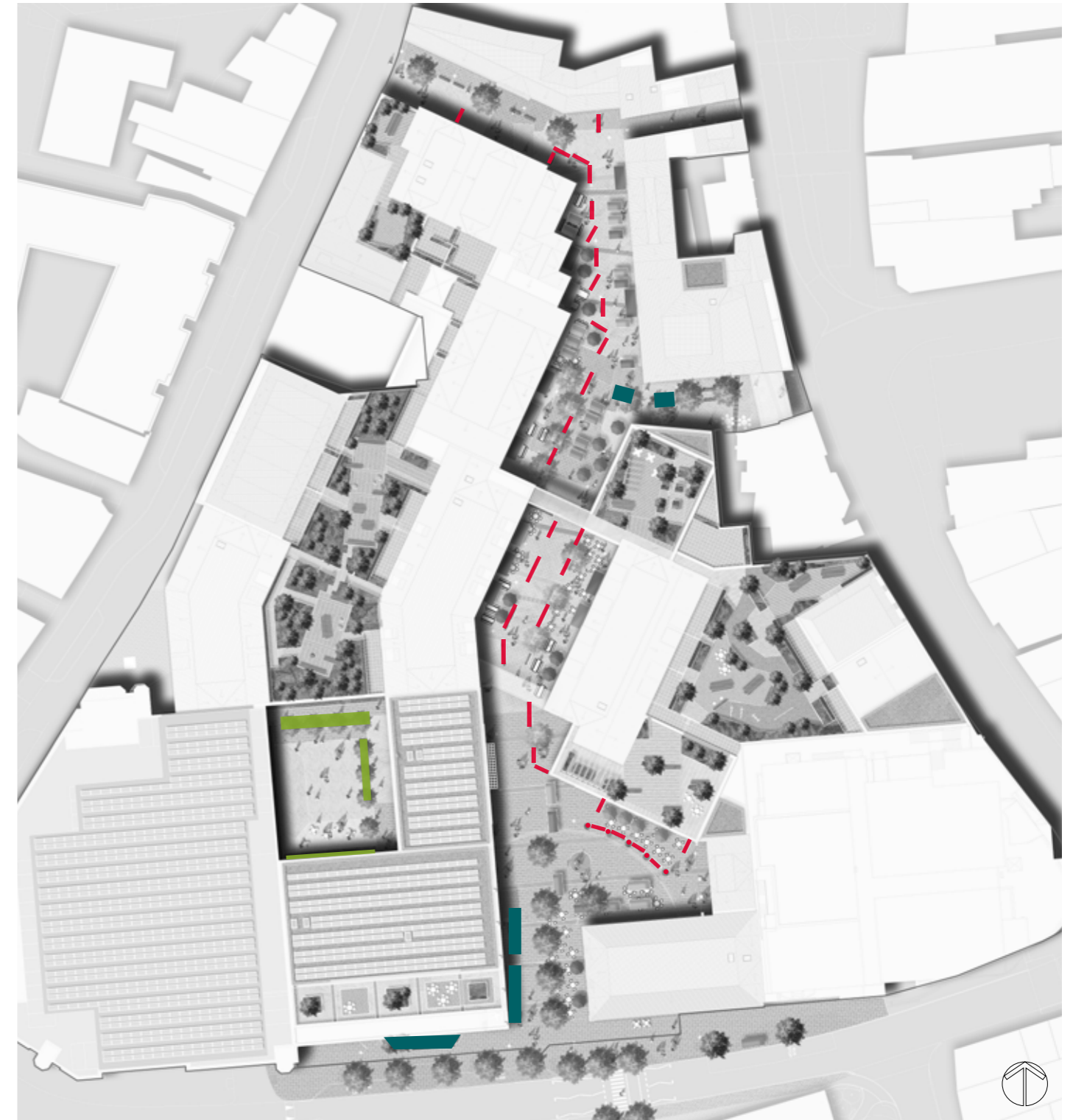
**AIR + MICROCLIMATE** - The layered vegetation including deciduous and evergreen foliage has potential to benefit microclimate and air quality, also taking into account resilience for climate change.

## PLANT STOCK AND PLANTING

It is anticipated that plant stock would be procured at appropriate sizes and densities to provide for establishment and coverage within the season of planting.

## LEGEND

- PLANT MIX 1 - RAISED PLANTERS
- PLANT MIX 2 - COURTYARD
- MOVEABLE PLANTERS



## 7.2

# SHRUBS, HERBACEOUS AND BULBS



Sarcococca digna 'Purple Stem'



Cornus sibirica 'Midwinter Fire'



Deschampsia flexuosa 'Gold Tau'



Salvia x sylvestris 'Mainacht'



Iris sibirica 'Tropic Night'



Rudbeckia and Achillea spp



Lonicera purpusii 'Winter Beauty'



Luzula nivea



Epimedium versicolor 'Sulpureum'



Dryopteris affinis



Vlnca minor 'La Grave'



Parthenocissus quinquefolia



Rosa Noaschnee



Anemanthele lessoniana



Verbena officinalis grandiflora



Achillea millefolium 'Feuerland'



Phlomis russeliana



Tulips

## 7.2

# PLANTING STRATEGY - PODIUMS AND ROOF GARDENS

## GROWING CONDITIONS

The planting design responds to the specific site conditions:

- Sunny, south-facing dry conditions at Levels 2, 3, 5, 8 and 10
- Partial shade and shelter at Level 1.

Tree planting forms an integral part of the landscape proposals and will play a key role in defining the character of the gardens.

A number of different criteria have been taken into account in these proposals:

- 1 Species of suitable size, form and vigour for this location, and with lifespans which will allow them to contribute to the landscape framework well into the future. Species which can mature without the need for significant pruning.
- 2 Species which suit the local growing conditions and will be able to thrive here, in well-sized treepits with sufficient soil substrate and aeration.
- 3 Establishing a range of species across the palette, including species relevant to the local landscape, which offer biodiversity value, for example flowering and/or berry-producing trees.
- 4 Species which offer resilience to climate change, can withstand weather fluctuations and also offer benefits to the microclimate within the public realm: light foliage giving dappled shade for pedestrians, with a mitigating effect upon particulates in the air and upon urban heat island effect.

## PLANT STOCK AND PLANTING

It is anticipated that trees would be procured as extra heavy 18-20cm girth and at 3.0-3.5m ht multi-stems . All trees will be underground guyed and provided with aeration and irrigation fixtures.

## TREE STRATEGY

The following key tree types are proposed, suited to their location and role within the communal podium and roof gardens:

### TREE GROUPS

These are planted in groups within large raised planters, allowing for good soil health and mixed underplanting.

### PODIUM GARDEN TREES

Trees for communal gardens at podium roof levels will be small to medium species, with an upright habit, relatively small crown and a light leaf drop. Species with characterful foliage, colour and blossom will include early spring-flowering trees and also scented species such as Cercidiphyllum.

### SMALL ROOF TERRACE TREES

Small trees including multi-stemmed specimens and large shrubs will be included to contribute to biodiversity, provide dappled shade and bring seasonal and sensory interest to the roof terraces.

## LEGEND

- TREE GROUPS
- PODIUM GARDEN TREES
- SMALL ROOF TERRACE TREES



## 7.2

# TREE STRATEGY



Alnus laciniata



Malus 'Evereste'



Crataegus laevigata



Cercidiphyllum japonicum  
'Boyd's Dwarf'



Malus domestica



Acer palmatum 'Coral Bark'



Prunus serrula 'Tibetica'



Viburnum x burkwoodii  
'Charles Lamont'



Tamarix tetrandia



Cornus mas

## 7.2

# PLANTING STRATEGY - PODIUMS AND ROOF GARDENS

## GROWING CONDITIONS

The planting design responds to the specific site conditions:

- Sunny, south-facing dry conditions at Levels 2, 3, 5 and 8
- Partial shade and shelter at Level 1 and 7, created both by buildings and tree canopies.

## THE ROLE OF THE PLANTING

**CHARACTER** - The planting will enrich the gardens, adding to their sensory character, with colourful, winter-flowering and scented species. This will extend the seasonal interest, offering changes through the year, encouraging use and enjoyment of the gardens and terraces.





**BIODIVERSITY** - The planting palette includes evergreen low-growing shrubs, perennials, grasses and bulbs with extended seasonal values, e.g. nectar-producing plants throughout the year.

**AIR + MICROCLIMATE** - The layered vegetation including deciduous and evergreen foliage has potential to benefit microclimate and air quality, also taking into account resilience for climate change.

## PLANT STOCK AND PLANTING

It is anticipated that plant stock would be procured at appropriate sizes and densities to provide for establishment and coverage within the season of planting.

## LEGEND

-  MIX 1 - PODIUMS LEVEL 1 - SEMI SHADE
-  MIX 2 - PODIUM LEVEL 2 - BRIGHT
-  MIX 3 - LEVEL 3 - BRIGHT
-  MIX 4 - LEVELS 8 AND 10 - BRIGHT



## 7.2

# SHRUBS, HERBACEOUS AND BULBS



*Cornus sibirica* 'Midwinter Fire'



*Sarcococca hookeriana* 'Digna'



*Viburnum x burkwoodii* 'Charles Lamont'



Hawthorn and beech hedges



*Cornus mas*



*Geranium phaeum*



*Deschampsia flexuosa* 'Gold Tau'



*Luzula sylvatica*



*Rosa Noaschnee*



*Dryopteris affinis*



*Iris sibirica*



Red Currants



*Clematis* 'Niobe'



*Sedum* 'Brilliant'



*Pinus mugo* 'Mops'



*Hemerocallis lilioasphodelus*



*Pennisetum thunbergii* 'Red Buttons'



*Aster frikartii* 'Monch'

## 7.2

# PLANTING STRATEGY - BIODIVERSE ROOFS

### ECOLOGICAL VALUE

- 1 Deadwood can be placed to provide habitat for invertebrates and improve the ecological value of the roof
- 2 Plant species provide valuable food sources for pollinators in urban areas and can include bulbs and flowering species with extended flowering periods through the year.
- 3 Diversity including different types of planting and substrates with various grade sizes and materials can be combined to create a wide variety of habitats
- 4 Areas of different planting to offer diversity in habitats
- 5 Planting can be effective in combination with photovoltaic panels: where planting can moderate temperature, offer insulative value, mitigate against UV effect on roof materials and slow down rainwater flow.
- 6 Planting as sedum pre-grown blanket, in combination with photovoltaic panels.



## 7.3

# SITE FURNITURE STRATEGY - GROUND FLOOR

The street furniture palette forms an important part of the public realm, inviting access and uses in each of different spaces.

Selection has taken into account a similar range of criteria applied to hard materials, including identity, inclusive design and practicalities of maintenance. All materials specifications will be reviewed in line with Green Specification data and robustness, with the aim of providing excellent functionality throughout the civic setting.

- 1 Tree grilles flush with paving ensure clear desire lines and good growing conditions for trees.
- 2 Raised planters with seating edges and provide a robust yet permeable edge between building frontage and the vehicular access zone.
- 3 Timber benches integrated with raised planters offer seating alongside communal facilities
- 4 Free standing benches in the yards
- 5 Moveable planters will be set out in various alignments to suit the commercial uses of the units. Planting will offer colour to the street scene, as well as providing an informal separation between pedestrian and emergency access zones.
- 6 Moveable tables, seating and stalls of various types to suit commercial uses.



PLAN



TREE GRILLES FLUSH WITH PAVING



RAISED PLANTERS WITH SEATING EDGES



BENCHES - WITH RAISED PLANTERS



BENCHES - FREE-STANDING



PLANTER



PLANTER



MOVEABLE SEATING



MOVEABLE TABLES AND SEATING

## 7.3

# SITE FURNITURE STRATEGY - PODIUMS AND ROOFS

Site furniture for the communal gardens provides for the different uses of each space.

The podium gardens incorporate a variety of seating types to encourage social interaction and enjoyment of outdoors.

Various levels offer raised garden planters. Levels 7 and 8 offer pergolas with climbing plants and communal picnic tables.

- 1 Seating - free standing.
- 2 Seating - integrated within raised planter walls
- 3 Raised planters with metal edges to heights which allow for suitable depths of soil for small trees, multi-stemmed specimen shrubs and mixed planting.
- 4 Lightweight metal pergola with planting overhead
- 5 Raised gardening planters to different heights to allow for access by all including wheelchair height and children.
- 6 A variety of communal tables, picnics benches, and free-standing tables and chairs.
- 7 Exercise equipment selected to offer opportunities for physical activity outdoors, in locations where over-looking and ease of use can be accommodated. Including balance beams, pull-up bars, cycles and trainers.
- 8 A circular wave balance disc offers inclusive sensory fun for all ages. Balance logs offer an informal route through planting.
- 9 Smooth boulders offers informal seating.



SEATING - FREESTANDING / BOULDERS



RAISED PLANTERS WITH SEATING EDGES



RAISED PLANTERS



PERGOLA WITH FLOWERING CLIMBERS



RAISED GARDENING PLANTER



COMMUNAL TABLES



EXERCISE EQUIPMENT



BALANCE DISC / SMOOTH BOULDERS

7.4

# LIGHTING STRATEGY

## GROUND FLOOR

The integration of lighting into the public realm is an important element of the project.

The diagram shows indicative lighting positions. Example images on the right show lighting types that incorporate a hierarchy of lighting to provide safe and legible routes and spaces.

Column lighting provides a clear safe path. There will be a specific column (5m ht) in the Square for definition at the scale of the large space.

Street lamp columns at 3M will define the yards and passages, giving a contrasting character to the Square.

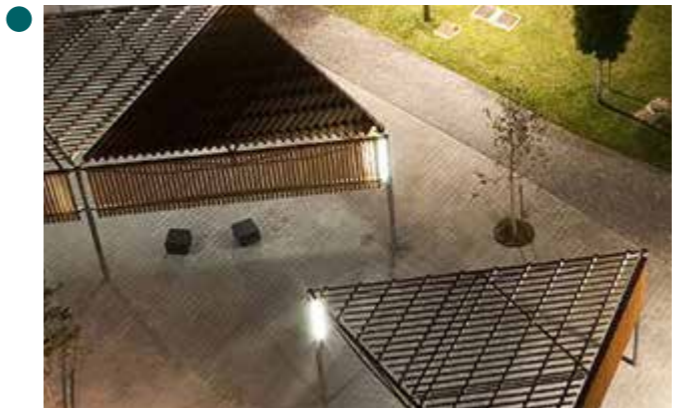
The courtyard and the yards offer potential for feature lighting, with groups of floating lights or columns to highlight communal areas and activity zones, for example in conjunction with music and performance art.

Uplighters to trees and linear LED lighting accentuate the character of the planting features and furniture.

The lighting proposals and locations shown on this drawing are indicative. The detailed design will be based upon the Lighting consultant's drawing and specifications and informed by consultation with Secure By Design.

### LEGEND

- COLUMN POLE LAMPS 5M
- COLUMN POLE LAMPS 3M
- FEATURE COLUMN LAMPS
- TREE UPLIGHTERS
- LED STRIP LIGHTS
- CATENARY FESTOON LIGHTS



7.4

# LIGHTING STRATEGY

## PODIUMS AND ROOF GARDENS

The integration of lighting into the communal gardens is an important element of the design. Priority is placed on lighting pavement surfaces to appropriate levels and with contrast and colour ranges which achieve an inclusive and accessible design.

The diagram shows indicative lighting positions.

Example images show the lighting types that incorporate a hierarchy of lighting to provide safe and legible routes.

The column lighting will provide a clear safe path and will incorporate suitable reflectors to direct light, avoiding lightspill and achieving privacy for residents and an appropriate level of lighting for residents using the gardens in evenings to feel safe and comfortable.

Bollard lighting is proposed to delineate a route where the column lighting is not suitable.

Uplighters to trees and linear LEDs to seating adds to the welcoming character and sets the scene to encourage use.

Festoon lighting is provided for example where pergolas and built structure allows, to offer attractive setting for amenity spaces during evenings.

The lighting proposals and locations shown on this drawing are indicative. Detailed design will refer to the Lighting consultant's drawing and specifications and informed by consultation with Secure By Design.

### LEGEND

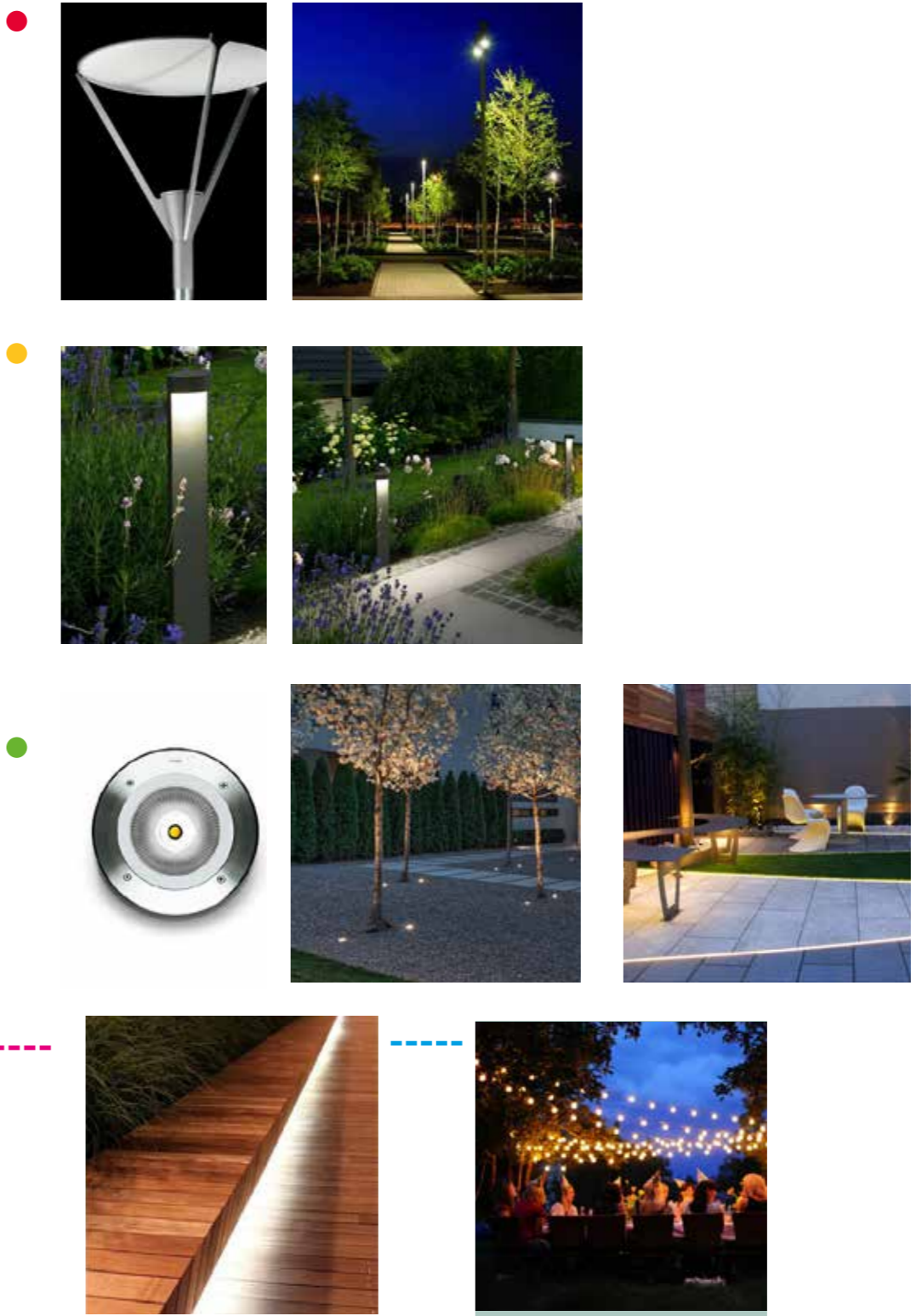
● COLUMN POLE LAMPS 3M

● BOLLARD LIGHTING

● TREE UPLIGHTERS

---- LED STRIP LIGHTS

---- CATENARY FESTOON LIGHTS



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