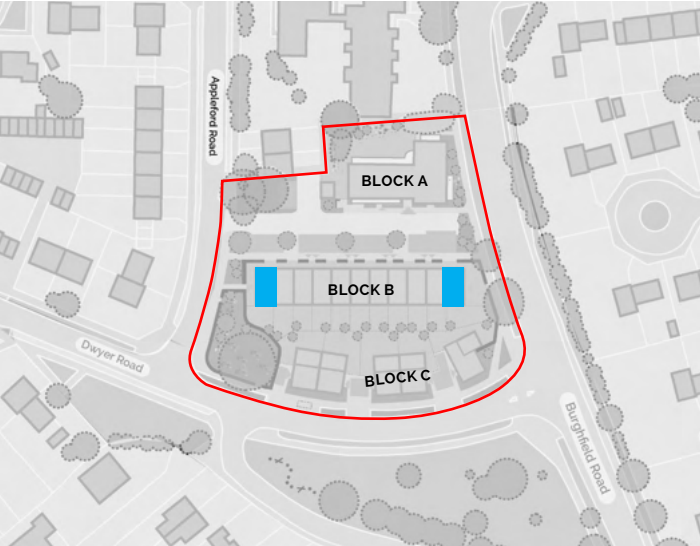


4.5 Types of Affordable Homes

Block B

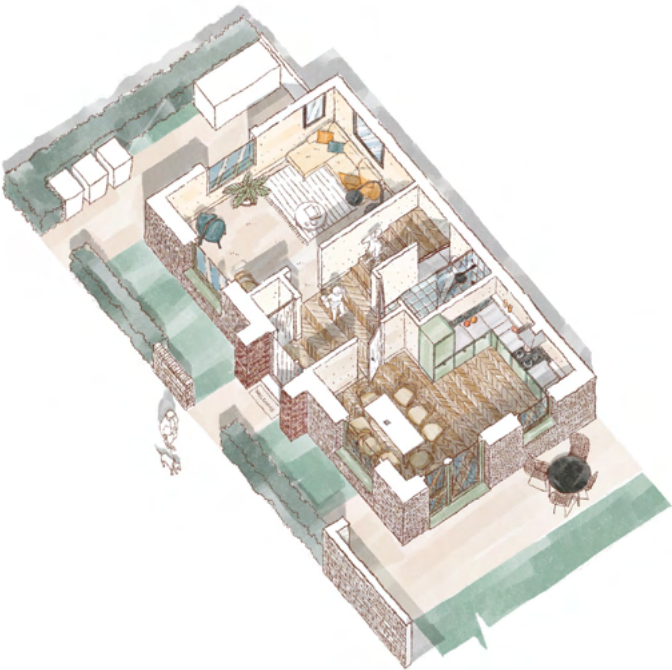
- A 3 storey terraced home, with biosolar flat roof forms a 'bookend' to the terrace
- Simple built form with no recesses to improve thermal efficiency
- Side entrance creates activity on additional streets
- Separate living and dining provide flexible habitable space for larger families
- Generous Living Room Width (+3.2m)
- All bedrooms designed as double/twin rooms for flexibility.
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility cupboards house ASHP system, MVHR and washing machine
- Front gardens designed to create green streets, and screen space for refuse stores from the pedestrian environment.
- Rear gardens provide private amenity space and bike storage



Building Location

4 Bed 8 Person House - Type A Total GIA - 143m² (NDSS 130m²)

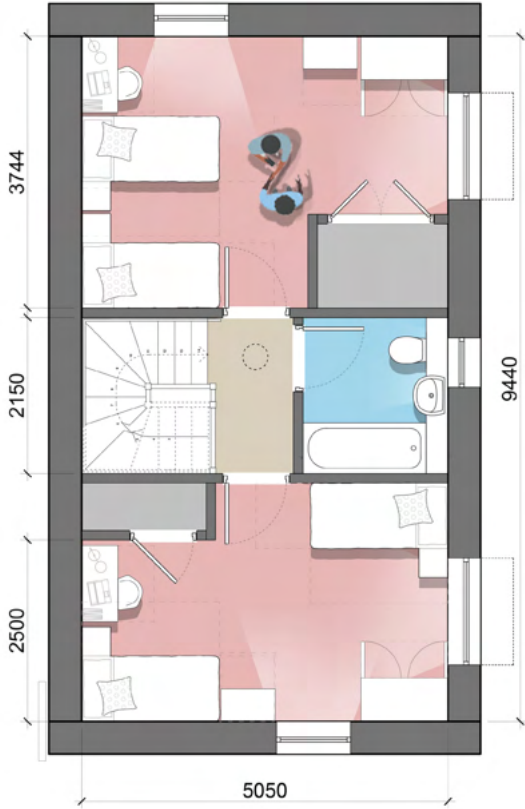
Room	Area/Quantity
Living Room	16.6 sqm
Kitchen / Dining	17.5 sqm
Bedroom 1	16.4 sqm
Bedroom 2	16.6 sqm
Bedroom 3	16.4 sqm
Bedroom 4	16.1 sqm
Bath/Shower room	x3
Storage	3.9 sqm
Total Area	143 sqm



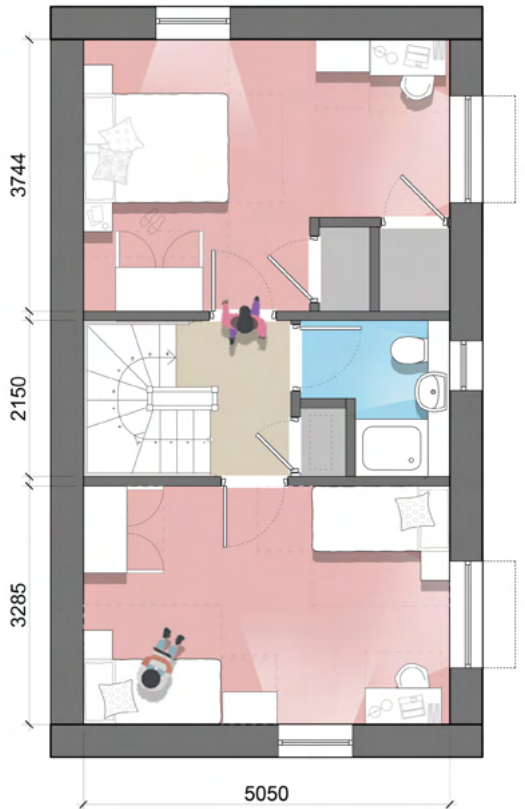
Ground Floor Axo Sketch



Ground Floor



First Floor



Second Floor

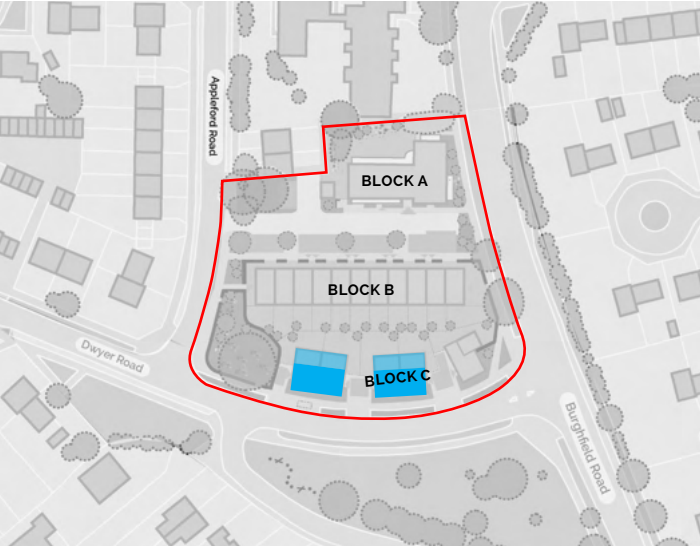


View from Burghfield Road, looking northwest towards Dwyer Road

4.5 Types of Affordable Homes

Block C

- A 3 storey semi detached home, with biosolar flat roof and rear ground floor 'extension'
- Simple built form is designed to maximise distances and privacy between neighbours, and create generous living accommodation at ground floor
- Side entrances create a private approach from on-plot driveways, separate from the public footway
- Separate living and dining provide flexible habitable space for larger families
- Generous Living Room Width (+3.2m)
- All bedrooms designed as double/twin rooms for flexibility.
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility rooms off the kitchen house the ASHP system, MVHR and washing machine
- Rear gardens provide private amenity space, bike and refuse storage



Building Location

4 Bed 8 Person House - Type B Total GIA - 150.8m² (NDSS 130m²)

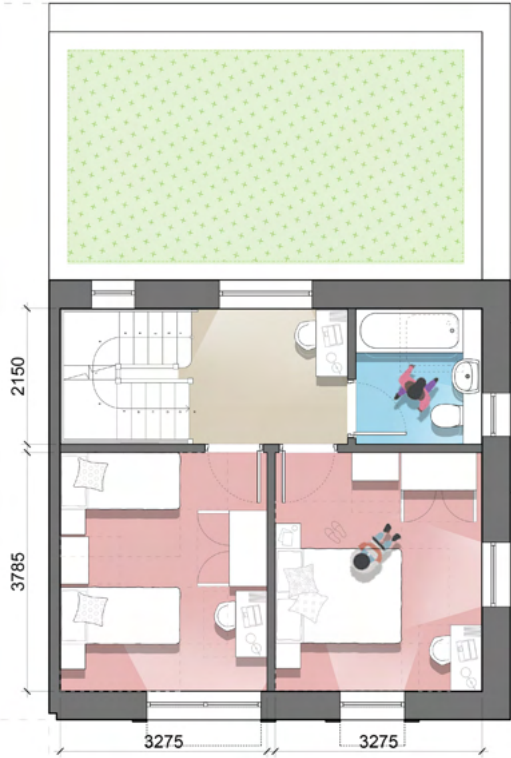
Room	Area/Quantity
Living Room	25.3 sqm
Kitchen / Dining	18.7 sqm
Bedroom 1	12.4 sqm
Bedroom 2	12.4 sqm
Bedroom 3	12.4 sqm
Bedroom 4	12.4 sqm
Bath/Shower room	x3
Storage	6.7 sqm
Total Area	150.8 sqm



Ground Floor Axo Sketch



Ground Floor



First Floor



Second Floor

4.5 Types of Affordable Homes

Block C

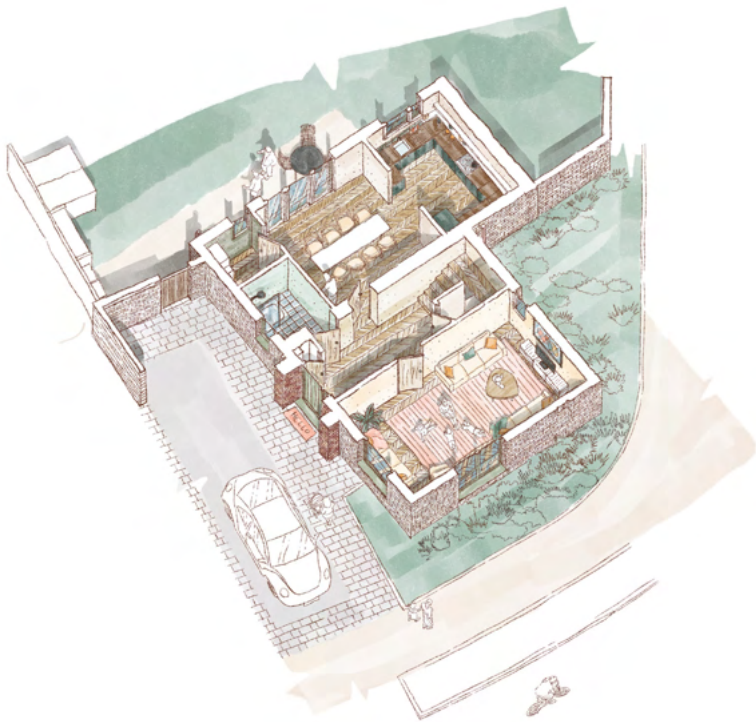
- A 3 storey detached home, with biosolar flat roof and rear ground floor 'extension'
- Simple built form is designed to maximise distances and privacy between neighbours, and create generous living accommodation at ground floor
- Side entrance creates a private approach from on-plot driveways, separate from the public footway
- Separate living and dining provide flexible habitable space for larger families
- Generous Living Room Width (+3.2m)
- All bedrooms designed as double/twin rooms for flexibility.
- Family homes all providing family bath and additional shower/bathroom
- Glazing size and position tested to provide balance of daylight and overheating
- Utility rooms off the kitchen house the ASHP system, MVHR and washing machine
- Rear gardens provide private amenity space, bike and refuse storage



Building Location

5 Bed 10 Person House - Type A Total GIA - 172.5m²

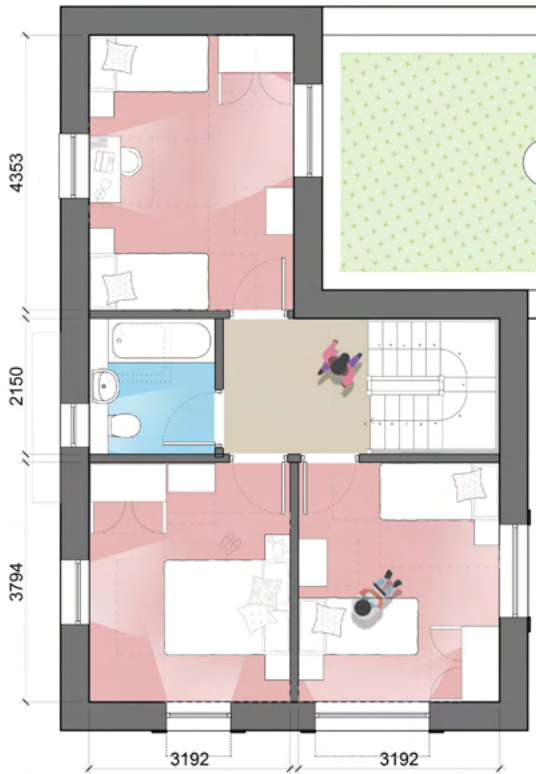
Room	Area/Quantity
Living Room	25.0 sqm
Kitchen / Dining	28.5 sqm
Bedroom 1	12.1 sqm
Bedroom 2	12.1 sqm
Bedroom 3	4.2 sqm
Bedroom 4	12.1 sqm
Bedroom 5	12.1 sqm
Bath/Shower room	x3
Storage	6.7 sqm
Total Area	172.5 sqm



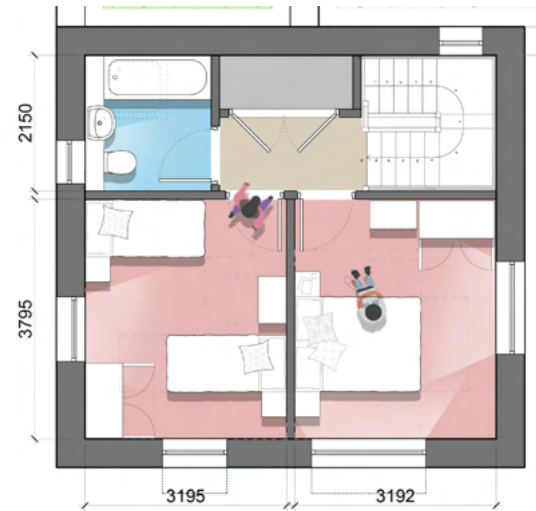
Ground Floor Axo Sketch



Ground Floor



First Floor

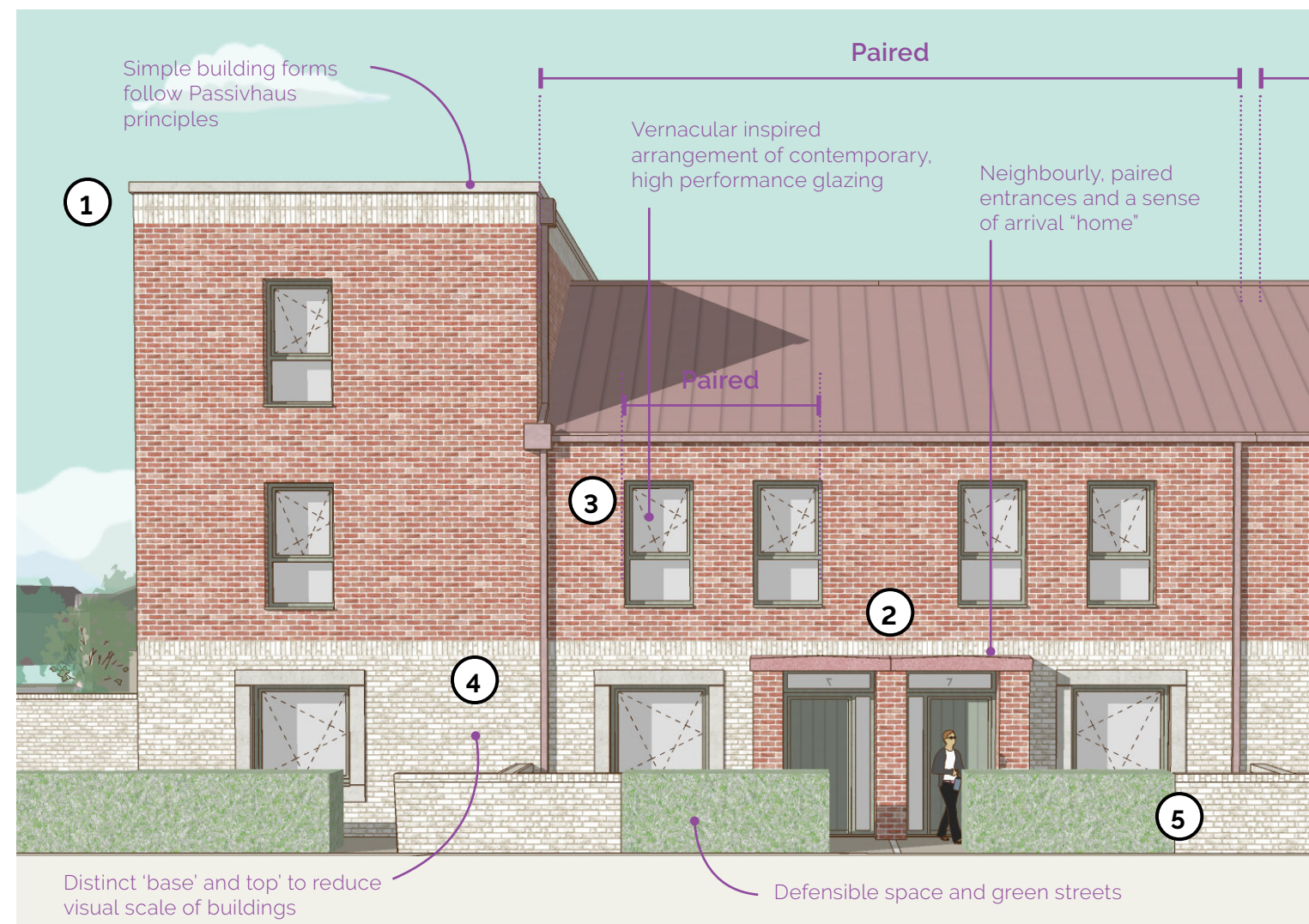


Second Floor

4.6 Appearance

Architectural Appearance

- The homes are designed to balance inspiration from the **local Reading architectural character**, as well as being informed by **modern performance requirements** and Passivhaus principles
- All homes and apartments have a **shared architectural language**, to create a sense of a 'family' of buildings for this new community
- All buildings will be **faced in brick**, inspired by Reading's rich history of brick making and brick homes across the town.
- Simple building forms, avoiding complex recess and projections ensure the homes will be **highly thermally efficient** and constructible
- A mixture of **flat & pitched roofs**, reflect the variation of heights and shapes in the local context, and **reducing the massing** of the buildings
- The roof forms also create opportunity for PVs and green roofs to support **sustainability and biodiversity targets**
- Key local characteristics, such as green front gardens, distinct bases & "tops" and consideration of the arrival home help to generate the **domestic feel** of the existing surrounding homes.

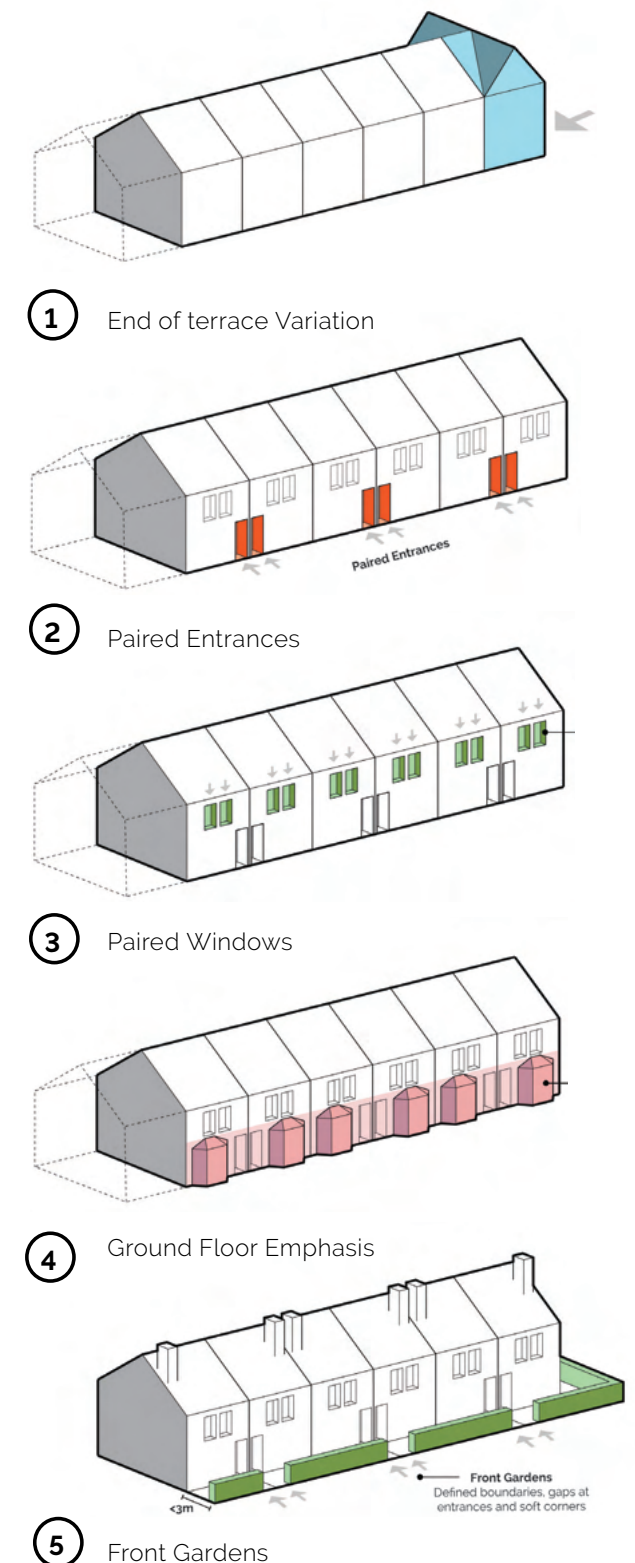


Elevation Example, Block B Extract



Reading Context Inspiration

Local Placemaking Characteristics



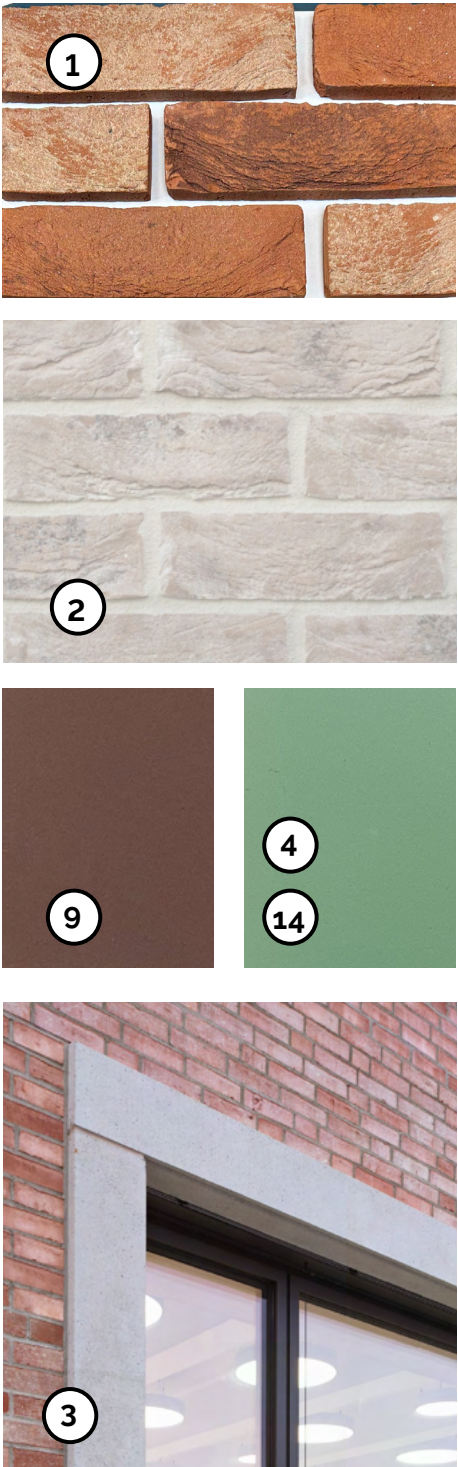
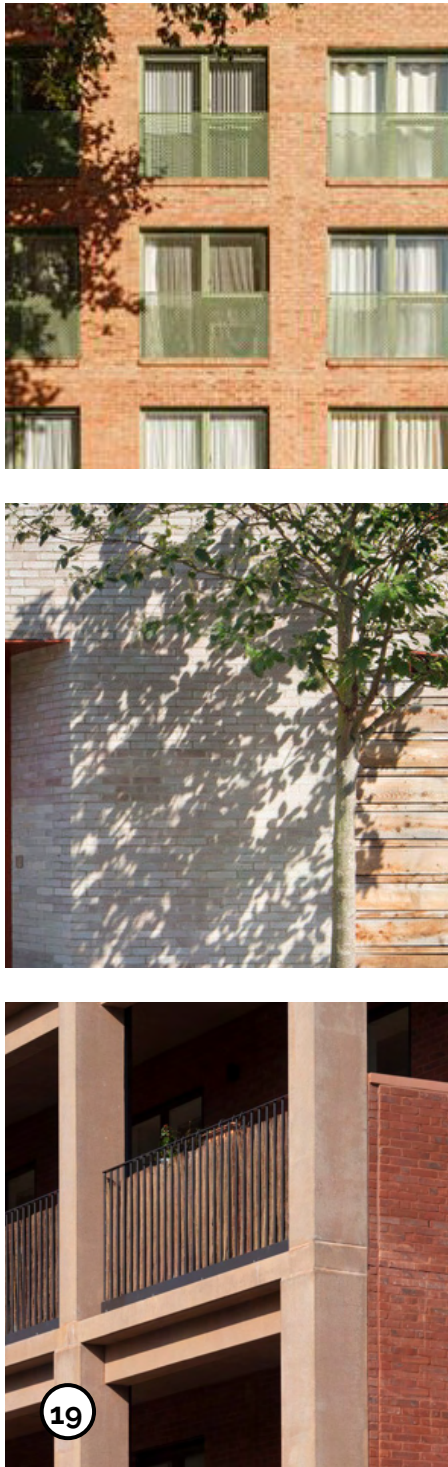
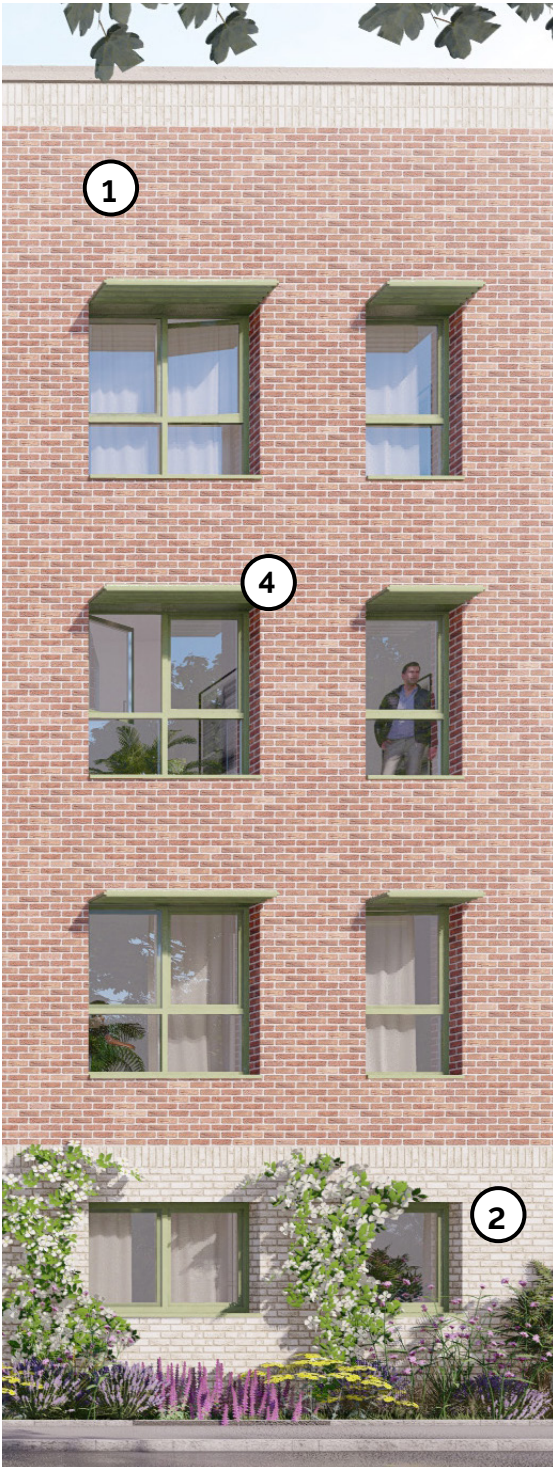
4.6 Appearance

External Materials Palette

- The materials have been selected to create a soft, domestic architecture that ties into the existing colourways of the Reading vernacular
- A soft red, multi-stock brick (1) is use as the primary facing material, with a light grey mortar.
- A contrasting light silver grey brick (2) is used to define a distinct ground floor datum to the buildings, and give character to the “top” parapets, inspired by the prevalence of grey brick in Reading's Victorian terraces.
- Complementary but contrasting roof and window frame colours (4) create a visual heirarchy, introducing variation and relief on brick facades.
- Bespoke, pigmented pre-cast concrete for deck and balcony (19) design of the apartment buildings ensures these structural elements are high architctural quality, but crate variation and relief across the simple brick facade.
- Pre-cast window surrounds (3) and copings contrast the primary brick work to create highlights and interest on the elevation
- The submitted planning drawings (DR Series 250 GA Elevations and DR 600 Detail Sections & Elevations) include a full schedule and guide to proposed external materials palette.



Part Elevations - Block A

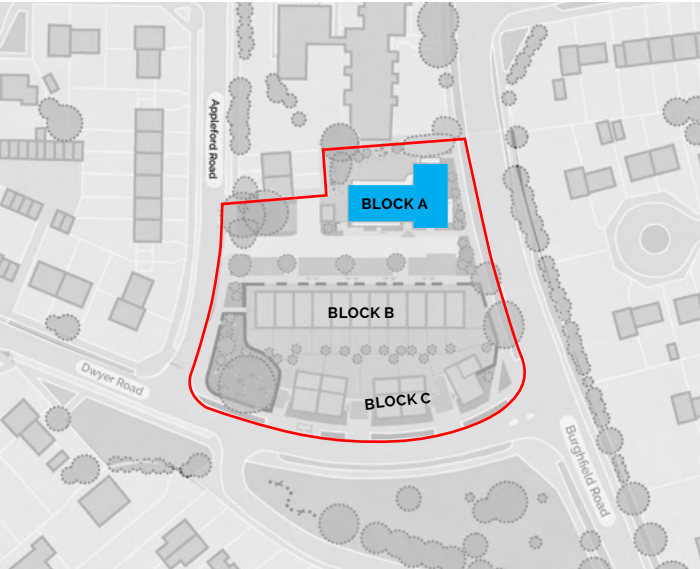


Material Samples and Precedents

4.6 Appearance

Block A

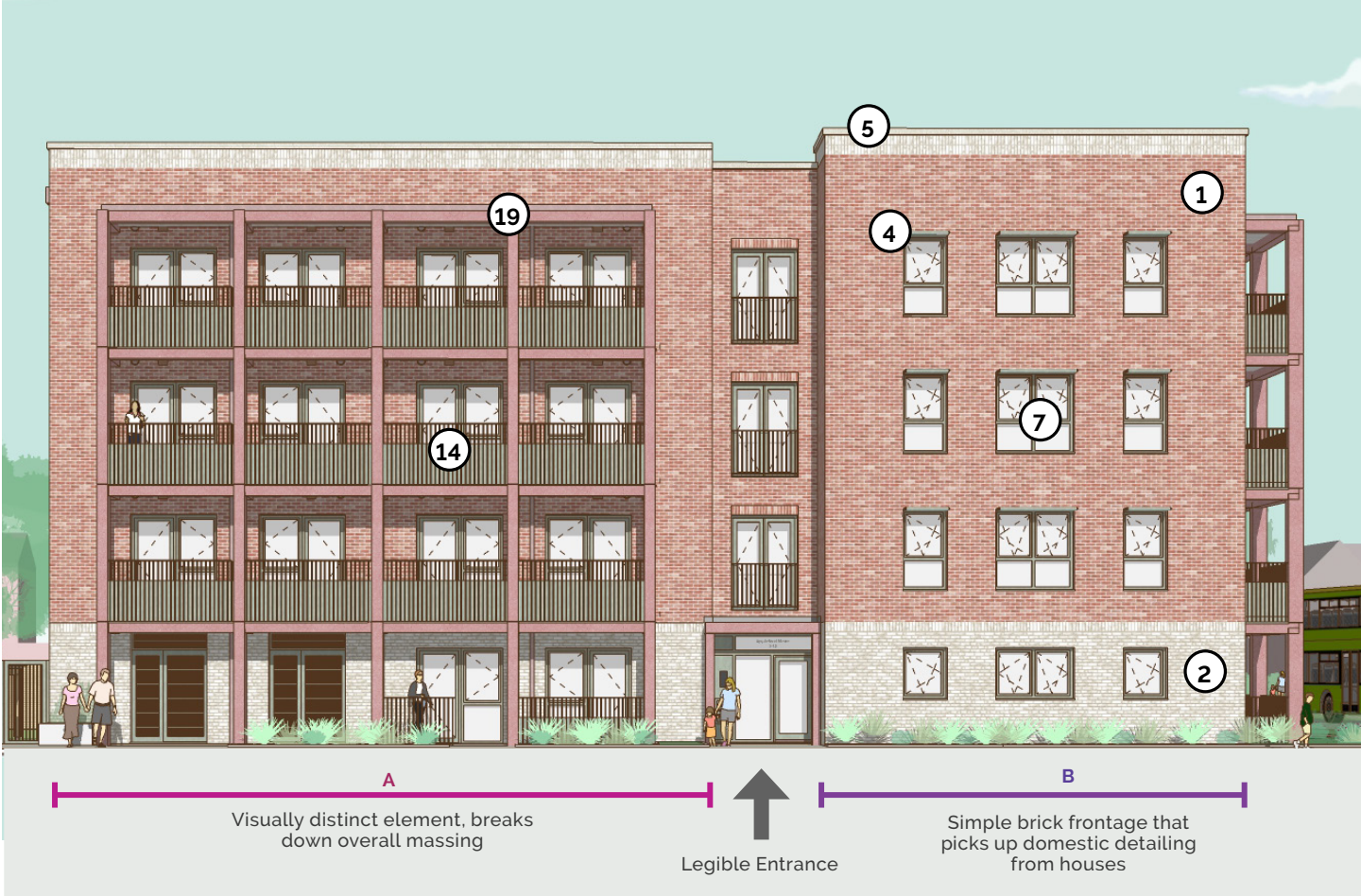
- A mid-rise apartment building sharing architectural detailing and language with the houses
- Pre-cast deck and balcony structures provides amenity but creates variation across the simple brick form
- A single communal entrance is highlighted at ground level with a sheltered canopy, and at upper levels with a distinct window type & subtle break in the parapet
- The ground floor 'datum' of secondary brickwork is slightly raised, relative to the scale of the building and to align with the pre-cast structural detailing.
- Partially screened balustrading provides privacy for residents, while allowing light in and views out.
- Pigmented concrete and secondary colours of glazing and balustrading compliment and contrast the simple brick facade



Building Location

Element	Colour / Specification / Material	Ref.
Primary Facing Brickwork and Mortar	Brick Type 1 - Red multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	1
Secondary Facing Brickwork and Mortar	Brick Type 2 - Light grey multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	2
Stone Clad Window Surround	Pre-cast stone surround to windows head, jambs and cills. Colour: natural white	3
Solar Shade Canopy	PPC Metal canopy, Colour: RAL 6021 (Pale Green) to match windows	4
Reconstituted Stone Coping	150mm thick Portland colour coping to match GRC cladding and window surrounds.	5
Private Entrance Porch / Canopy	Double Leaf of projecting brick reveal (primary brick) with pigmented pre-cast canopy	6
Windows and Terrace/ Balcony Doors;	Aluminium Composite, Colour: RAL 6021 (Pale Green)	7
Private Entrance Doors	Aluminium Flush Panel Doors (SBD, PAS24) with glazed sidelight and/ or fanlight. Colour: to match building window frames.	8
Roof - Metal Standing Seam	Vertical metal standing seam in subtle red/brown colour	9
Rainwater Goods	All goods to be aluminium, colour to match metal standing seam roof	10
Solar PV Panels	Integrated clip on system to attached to metal roof seam OR Biosolar system on flat roofs.	11
Signage	Zone for bespoke building signage	12
Balcony Solid Balustrade / Spandrel Panels	PPC metal railings. Colour: RAL 6021 (Pale Green) to match window frames. Flat bar railings and top rail, with imperforate panel behind.	14
Pre-cast Concrete Frame	Load bearing pre-cast balcony and access deck structure. Pigmented pale terracotta, final colour TBC	19

Building Materials palette (extract)



Block A - South Elevation (NTS)



Material Samples



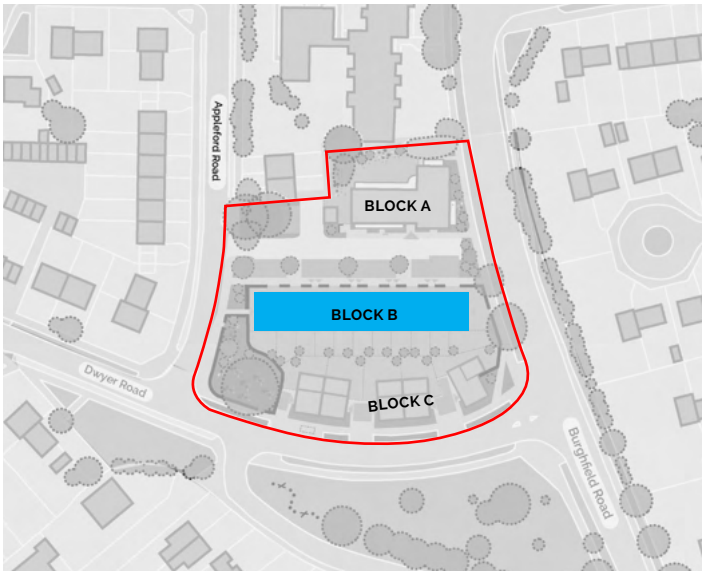
CGI

4.6 Appearance

Block B

- Sharing the architectural language of the flat block, but at a domestic scale
- Visual emphasis to ground floor through use of a secondary light grey brick, and expressive paired entrance canopies
- The simple form of 3 storey homes with flat roofs, providing sedum planting and PVs, is thermally efficient and simple to construct.
- Parapet detailing to the final storey in the secondary brick creates interest and breaks down scale of the upper floor.
- Simple pitched roof forms in metal standing seam compliment the reddish brick tones.
- The ground floor datum extends to landscape boundary treatments, with light grey brick walls to screen refuse stores.

Element	Colour / Specification / Material	Ref.
Primary Facing Brickwork and Mortar	Brick Type 1 – Red multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	1
Secondary Facing Brickwork and Mortar	Brick Type 2 - Light grey multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	2
Stone Clad Window Surround	Pre-cast stone surround to windows head, jambs and cills. Colour: natural white	3
Solar Shade Canopy	PPC Metal canopy, Colour: RAL 6021 (Pale Green) to match windows	4
Reconstituted Stone Coping	150mm thick Portland colour coping to match GRC cladding and window surrounds.	5
Private Entrance Porch / Canopy	Double Leaf of projecting brick reveal (primary brick) with pigmented pre-cast canopy	6
Windows and Terrace/ Balcony Doors:	Aluminium Composite, Colour: RAL 6021 (Pale Green)	7
Private Entrance Doors	Aluminium Flush Panel Doors (SBD, PAS24) with glazed sidelight and/ or fanlight. Colour: to match building window frames.	8
Roof - Metal Standing Seam	Vertical metal standing seam in subtle red/brown colour	9
Rainwater Goods	All goods to be aluminium, colour to match metal standing seam roof	10
Solar PV Panels	Integrated clip on system to attached to metal roof seam OR Biosolar system on flat roofs.	11
Signage	Zone for bespoke building signage	12
Balcony Solid Balustrade / Spandrel Panels	PPC metal railings. Colour: RAL 6021 (Pale Green) to match window frames. Flat bar railings and top rail, with imperforate panel behind.	14
Pre-cast Concrete Frame	Load bearing pre-cast balcony and access deck structure. Pigmented pale terracotta, final colour TBC	19



Building Location

Building Materials palette (extract)



Block B - North Elevation (NTS)



Material Samples

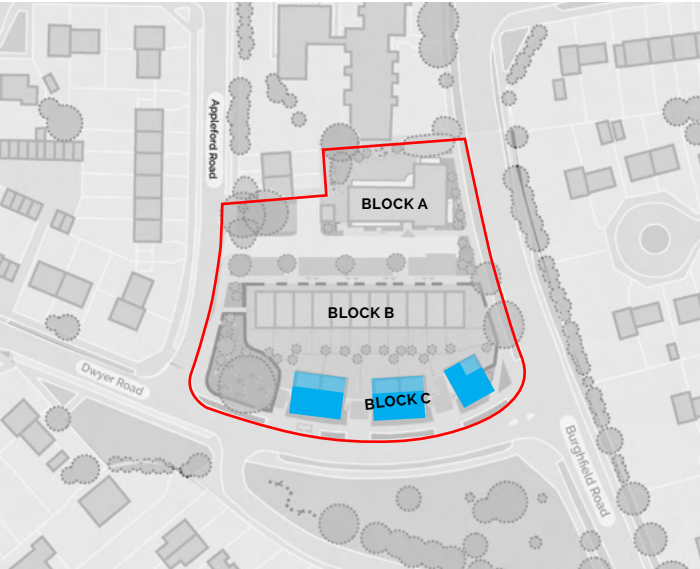


CGI

4.6 Appearance

Block C

- Repeating architectural detailing, applied to flat roofed semi-detached and a single detached home
- Simple, well order facades with 'handed' arrangement expressing pairs of homes
- Detached home designed as a variant of the semi's, so they are read as a group of the same home type.
- Pre-cast window surrounds to first floor create a familiar architectural heirarchy of the 'piano noble'
- Internal plan arrangement and glazing encourages views out across open aspects, and minimises overlooking to neighbours
- Glazing, slightly raised internal FFL and generous planted buffer arranged to create privacy for habitable rooms at ground floor level
- Side entry creates privacy at the front door, while space for bespoke signage reinforces legibility of individual homes in the street



Building Location

Element	Colour / Specification / Material	Ref.
Primary Facing Brickwork and Mortar	Brick Type 1 – Red multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	1
Secondary Facing Brickwork and Mortar	Brick Type 2 - Light grey multi facing brick, with light grey mortar and bucket handle joints. Stretcher bond with key details laid in soldier course.	2
Stone Clad Window Surround	Pre-cast stone surround to windows head, jambs and cills. Colour: natural white	3
Solar Shade Canopy	PPC Metal canopy, Colour: RAL 6021 (Pale Green) to match windows	4
Reconstituted Stone Coping	150mm thick Portland colour coping to match GRC cladding and window surrounds.	5
Private Entrance Porch / Canopy	Double Leaf of projecting brick reveal (primary brick) with pigmented pre-cast canopy	6
Windows and Terrace/ Balcony Doors;	Aluminium Composite, Colour: RAL 6021 (Pale Green)	7
Private Entrance Doors	Aluminium Flush Panel Doors (SBD, PAS24) with glazed sidelight and/ or fanlight. Colour: to match building window frames.	8
Roof - Metal Standing Seam	Vertical metal standing seam in subtle red/brown colour	9
Rainwater Goods	All goods to be aluminium, colour to match metal standing seam roof	10
Solar PV Panels	Integrated clip on system to attached to metal roof seam OR Biosolar system on flat roofs.	11
Signage	Zone for bespoke building signage	12
Balcony Solid Balustrade / Spandrel Panels	PPC metal railings. Colour: RAL 6021 (Pale Green) to match window frames. Flat bar railings and top rail, with imperforate panel behind.	14
Pre-cast Concrete Frame	Load bearing pre-cast balcony and access deck structure. Pigmented pale terracotta, final colour TBC	19

Building Materials palette (extract)



Block C - South Elevation (NTS)



Material Samples

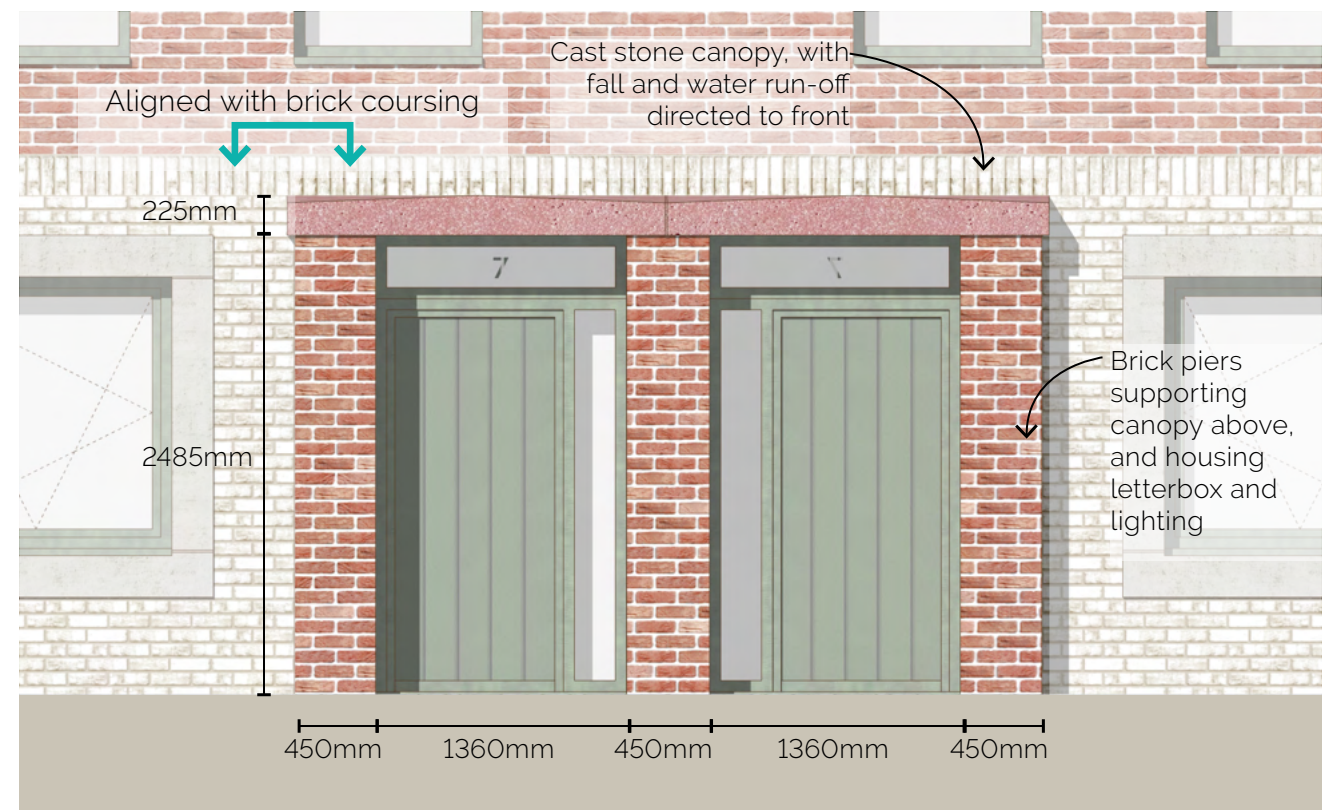


CGI

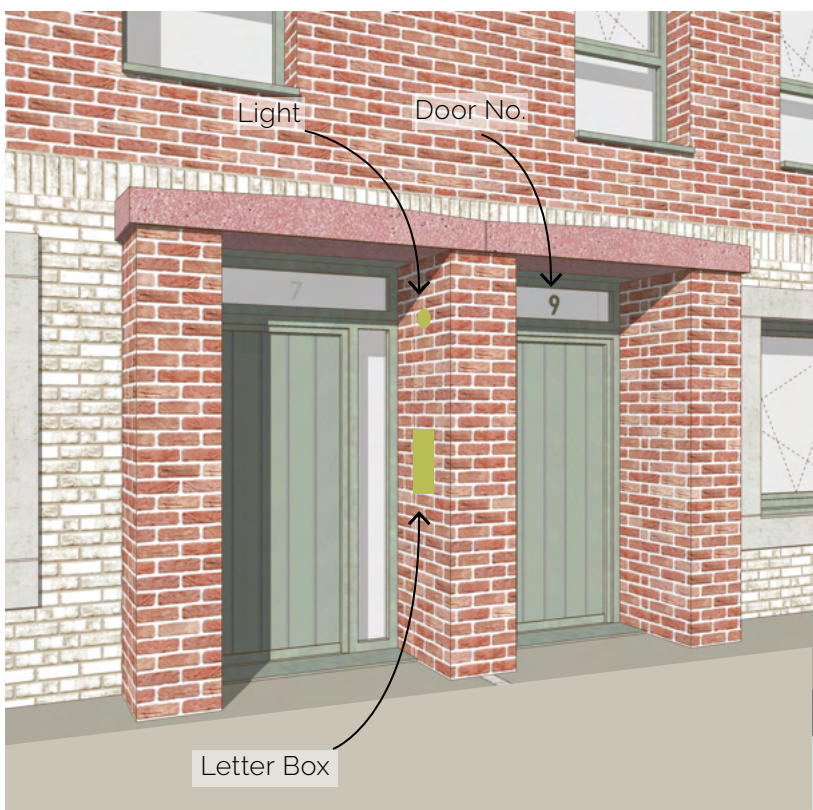
4.6 Appearance

Key Details - Entrance Canopy

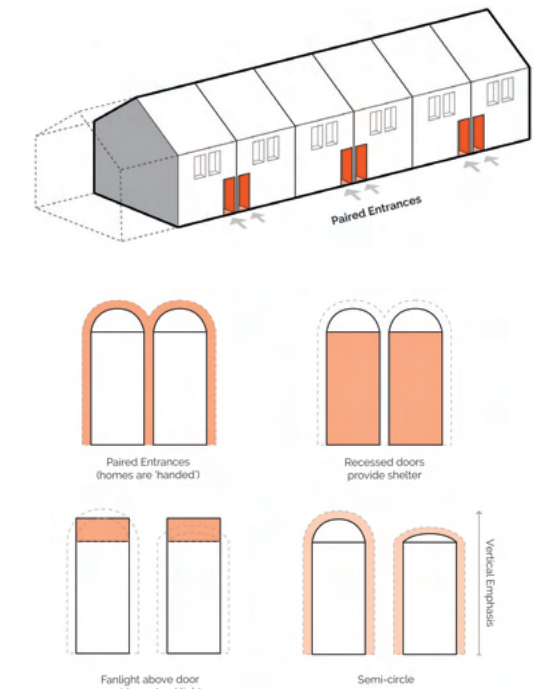
- A door surround and canopy define each home entrance
- The canopies are paired along terraced homes to reinforce local character elements; e.g. ground floor emphasis, paired entrances
- The brick piers and cast stone canopy are designed as a self supporting structure, thermally broken to improve the homes' thermal efficiency
- The canopy is intended to be coursed into external wall brickwork, and is designed to match brick dimensions for neatness of detailing
- Lights, post boxes and door number incorporated into the canopy design for each home
- Each resident has the same care and attention to detail at the point of arriving home



Elevation



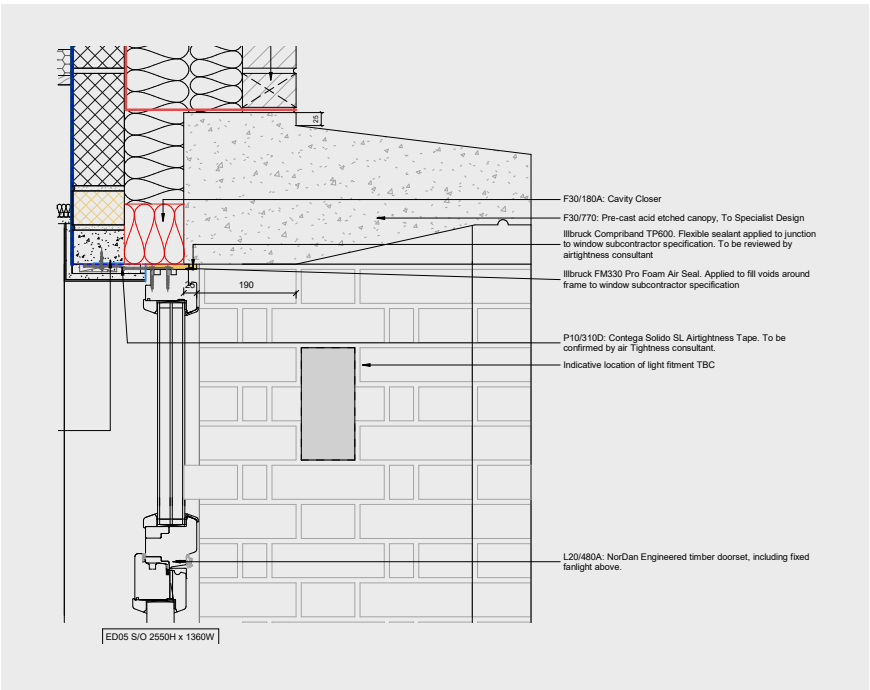
Oblique View



Local Character Analysis



Example CGI



Detail Section Example (Wensley Road)