

SQUIRE & PARTNERS



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Eaton Court, Reading

Design and Access Statement

Squire and Partners LLP on Behalf of Venta PropCo 1 Limited
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Document History

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1.0 Introduction

This document contains drawings and supporting information for the proposal for the redevelopment of Eaton Court, Oxford Road, Reading, RG1 7FU.

1.1 Executive Summary

Squire and Partners LLP have been appointed by Venta PropCo 1 Ltd. to develop proposals for the application site.

The existing building at Eaton Court comprises of two building blocks. The south wing, adjacent to the Grade II listed Mannson House building, is a pitched roof two storey building fronting onto Oxford Road. The north wing is a three storey building facing onto Eaton Place. There is also a large two storey car park to the rear of the site. The existing building is occupied mainly by B1 office uses.

The proposed scheme is a residential scheme comprised of 3 buildings with a landscaped central garden at ground floor. This includes two low-rise buildings: of between ground + 2 and ground + 4 storeys fronting Oxford Road, and a building of between ground + 2 and ground + 5 storeys fronting Eaton Place. A third building consists of ground + 6 storeys set back to the north west of the site. The scheme will deliver 120 residential units.



Existing Building - frontage onto Oxford Road



Existing View from Oxford Road at Junction with Adjacent Listed Building

1.2 Consultant Design Team

Architect:

Squire and Partners LLP
248 Ferndale Road, London SW9 8FR
Tel: 020 7278 5555

Planning Consultant:

Montagu Evans LLP
70 St Mary Axe, London, EC3A 8BE
Tel: 020 7312 7520

Structural Engineer:

Morph Structures
221-222 Shoreditch High Street, London, E1 6PJ
Tel: 020 3978 7301

Services Engineer:

Chapman BDSP
40 Gracechurch Street, EC3V 0BT
Tel: 020 7618 4800

Highways Consultant:

Caneparo Associates
21 Little Portland St, London W1W 8BT
Tel: 020 3617 8200

Daylight & Sunlight Consultant:

Point 2 Surveyors
3rd Floor, 17 Slingsby Place, London WC2E 9AB
Tel: 020 7759 0187

Arboricultural Consultant:

DPA Arboricultural Consultants
73 Park Road, Staines upon Thames TW19 7NT
Tel: 07525006070

Landscape Consultant:

Aspect Landscape Planning
South Court, Hardwick Business Park, Noral Way, Banbury,
Oxfordshire OX16 2AF
Tel: 01295 276066

We also propose to landscape the defensible space around private apartment terraces, and add additional greenery and new trees. This will remove the existing unsightly car park, and provide a more animated and attractive frontage onto Oxford Road.

This also provides a more rational and calmer setting for the existing Mannson House.

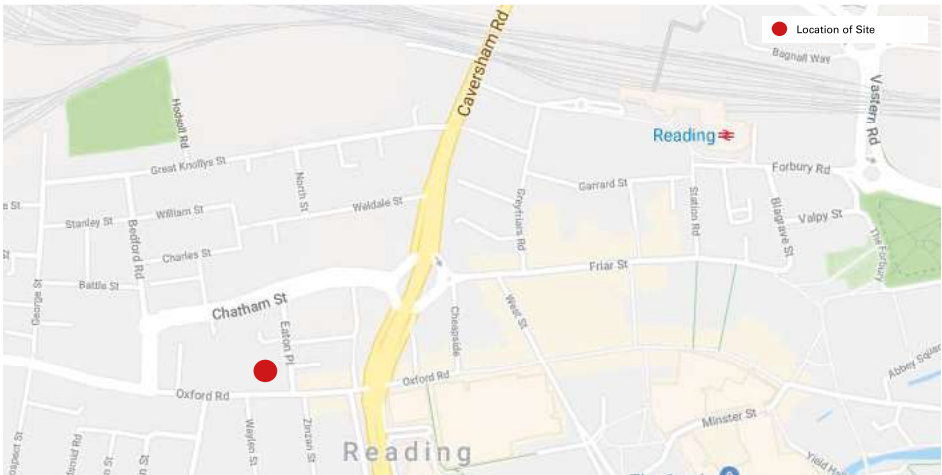
We propose ground and between two and three upper floors facing Oxford Road, with a setback top floor above. The main entrance to the development will be set back from the front line of Building 1. This will create a landscaped entrance square that adds to the sense of place, as well as providing a calm and sensitive space directly adjacent to Mannson House.

Along Eaton Place we propose a second residential building comprising of ground and two to five upper floors. This building shall rise to six storeys when set back from Eaton Place. To the rear of the site we are proposing a taller building of ground and six upper floors.

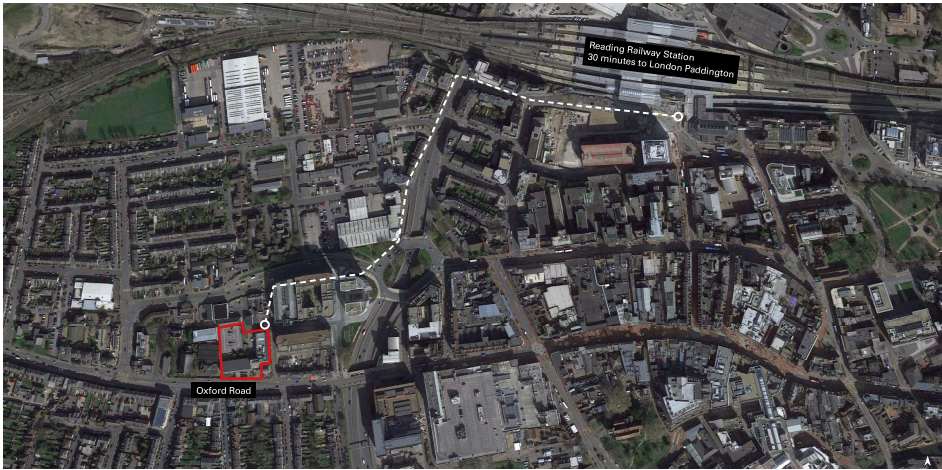
We intend to remove the existing rear car park and place the proposed car parking (which has been greatly reduced in number) and a central communal garden at ground floor level. The three proposed buildings will be centred around the garden which will provide shared amenity space, and act as the heart of the development, as well as offering an attractive outlook for the residents and from the public realm.

The scheme will be far more sustainable and have greater ecological value than the existing building, please refer to the Energy & Sustainability Statement for further details.

Vehicular access shall remain at the rear of the site, from Eaton Place. In total we are proposing 120 residential units with 6 blue badge car parking spaces for residents. Refer to Section 6.1.



Location Plan



Aerial Location Plan

Squire & Partners

3.0 Site Analysis

3.1 Site Location

The site is situated to the west of Reading town centre. Eaton Court fronts onto Oxford Road, one of the main transport routes into Reading town centre. The site is less than a 10 minute walk to Reading Railway Station.

The existing property is an office use building that lies within a mixed use area, with surrounding uses including residential, secondary retail, car parking and offices.

The site is immediately adjacent to a listed building, as detailed in section 2.10.



Reading Station Square



Reading Town Hall Square



Forbury Square



Queen Victoria Street



Broad Street



Broad Street

3.2 Broader Site Context

Reading is considered the Thames Valley's principal town, being located 45 miles west of Central London with excellent road and rail connectivity with the capital.

Reading Railway Station provides services into London Paddington in less than 30 minutes. The arrival of Crossrail means passengers can travel into central London without the need to change at London Paddington, therefore providing direct links to the City and West End.

The University of Reading is approximately a 10 minute drive from the site and is home to 17,000 students from 150 countries.