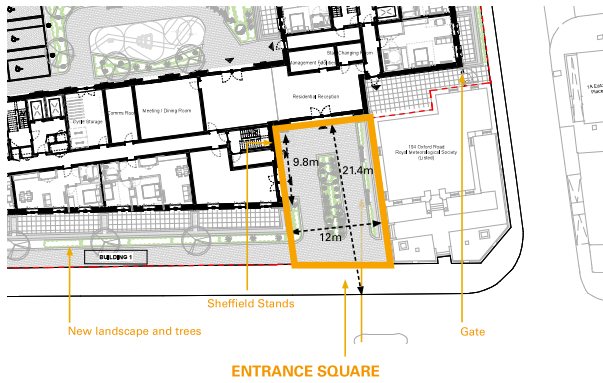




Leaflets were posted to 3417 addresses inviting them to the public consultation event.



- 4.8 Public Consultation and Meetings with Reading Council**
- Comments made by the public at public exhibition meeting on 24.09.2019:
1. Render cladding to the flank wall facing the rear of Mannson House deemed inappropriate
Render cladding replaced by brick wall with windows
 2. Would like to see metal balustrade
Glass balustrades replaced by metal balustrades
- A member of the CAG noted:
1. Would like the front building reduce in height
Top floor set back further to reduce visibility from street
 2. Would like to see fenestration changes from bottom to top
Glass balustrades replaced by metal balustrades
 3. Wants recessed top floor windows but noted it is a personal preference



Proposed Ground Floor Plan
Relationship of Mannson House / Proposed Scheme junction

5.1 Land Use and Quantum of Proposals

The currently proposed scheme's Building 1 residential entrance square is a result of the massing development on Building 1 & Building 2 following previously raised comments. The square has been proposed as a design solution to create massing separation to the listed building, as well as to provide a sensitively designed space directly adjacent to Mannson House.

The revised entrance square's 12 metre separation width to the listed building more than achieves the purpose of separated massing legibility, whilst still providing a very generous courtyard space to demarcate a clear entrance to Building 1. Furthermore, the slightly deeper setback from the public offers transitory relief from the road traffic, providing a sense of privacy for the residents.



Proposed Ground Floor



Proposed First Floor



Proposed Fifth Floor



Proposed sixth Floor

Squire & Partners

5.2 Apartment Mix

Buildings 1 and 2 will provide a range of studio to 3 bed units.
Building 3 will provide 1 to 3 bed units.

The objective is for 1 bed and 2 bed units to provide the majority of the residential accommodation.

The scheme will provide 120 new homes.

Unit Mix		
Bedrooms	Total	Percentage
Studio	10	8%
1 Bed	57	48%
2 Bed	47	39%
3 Bed	6	5%
Sub total	120	

Key:

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



Proposed Second Floor



Proposed Third Floor



Proposed Fourth Floor

Squire & Partners

5.2 Apartment Mix



Proposed Dual Aspect Apartments at Ground Floor



Proposed Dual Aspect Apartments on First & Second Floors

5.3 Dual Aspect Units

During the development of the design we have been encouraged to maximise the percentage of dual aspect units, with particular emphasis on maximising the number of north facing units which are dual aspect.

The scheme provides a very high quality living environment for all future residents. For example, a high percentage of the units will be dual aspect (38%), and the latest design improvements mean single aspect units facing north will number only 13 of 120.

In response to overheating concerns, dual aspect apartments will have an increased provision of ventilation with a packaged refrigerant module through MVHR units.

Refer to CBDSP Energy Statement for more information on overheating.

PROPOSED SCHEME

TOTAL DUAL ASPECT UNITS 45 = 38% DUAL ASPECT

NORTH FACING SINGLE ASPECT: 13 = 11%

Building 1 = 8 (7%)

Building 2 = 5 (4%)



Proposed Dual Aspect Apartments on Third Floor



Proposed Dual Aspect Apartments on Fourth Floor



Proposed Dual Aspect Apartments on Fifth Floor



Proposed Dual Aspect Apartments on Sixth Floor

5.3 Dual Aspect Units

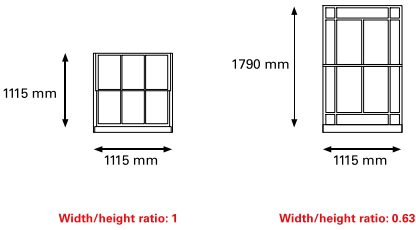
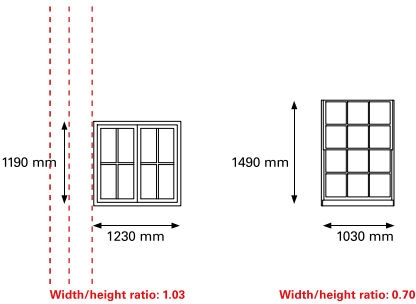
5.4 Facade Character and Development

5.4.1 Design Objectives

The key criteria for the design of the proposed scheme were as follows:

- Creating a clearly and distinctly residential development which delivers benchmark communal and private amenity spaces.
- Developing a sustainable facade design which responds directly to orientation and other environmental factors.
- Developing building frontage that responds positively to the Reading / Oxford Road streetscape and public realm.
- Developing designs for the facades across all buildings which follow a common design theme.

We were keen that the design took inspiration from the nature of the adjacent, surrounding streetscape. With this aim, a series of studies of local building characteristics was undertaken to define each element of the proposed facade design.





Previous building which originally sat on the site, now demolished. Photograph taken prior to 1960s

5.4.2 Facade Proportion Study

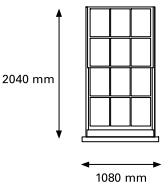
We have reviewed the fenestration of the neighbouring listed Mannson House, and other buildings in the immediate area and have used these proportions to inform our façade design.

The fenestration of the existing building which originally sat on the site has also inspired the design of the proposed façade, with the two window bay grouping and also a smaller upper floor window being utilized in the proposed design.



Window proportions of Royal Meteorological Society
Sash windows and central portico

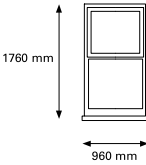
5.4.2 Facade Proportion Study



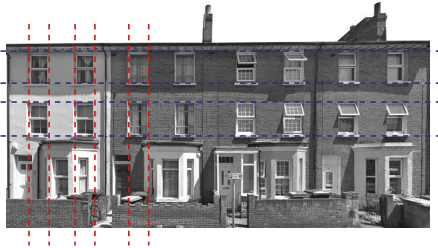
Width/height ratio: 0.53



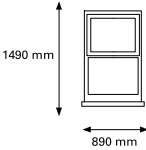
Window proportions of residential terraces - 104A - 100 Oxford Rd



Width/height ratio: 0.55



Window proportions of residential terraces - 9 Carey Street (Conservation Area)



Width/height ratio: 0.59