



Proposed view of Holy Trinity Church, looking from Oxford Road West Side



Existing view looking towards Mannson House from Corner of Oxford Road and Eaton Place



Originally submitted view looking view towards Mannson House from Corner of Oxford Road and Eaton Place



Proposed view looking view towards Mannson House from Corner of Oxford Road and Eaton Place



Existing view looking looking south toward The Butler Pub



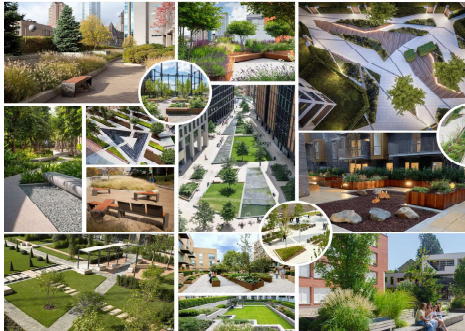
Previously submitted view looking south toward The Butler Pub



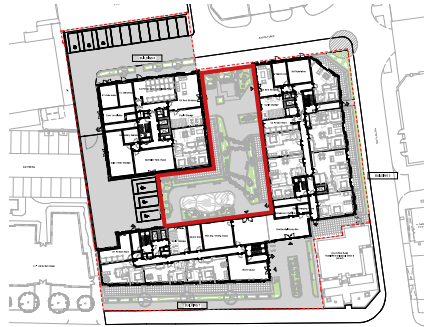
Proposed view looking south toward The Butler Pub



Aspect Landscape Planning Proposed Landscaping Plan



Landscape Architect initial concept: Central courtyard garden for all residents



LANDSCAPE GARDEN: 705 Sqm

Central garden at ground floor

5.7 Landscape and Amenity Space

5.7.1 The central idea of the landscape scheme is to provide a well-sized communal garden space for all residents and to act as the heart of the development. This will be provided at ground floor between Buildings 1, 2 and 3. Private terraces to ground level apartments will have low level red brick defensible planters with ornamental hedges as per Aspect Landscape's proposal. Seating areas will form gathering spaces to the north between Building 2 and 3 reception spaces, and adjacent to low-level planting along the paved pathway through the garden. Pergolas with scented climbers will bridge over the top of this path, defining the route between the reception areas to Building 1 and Buildings 2 and 3. This also further adds to the richness of the planting which will provide an inviting space for residents to visit and pass through. A playspace to the south will also add vibrancy to the garden with brightly coloured rubber paving and climbing equipment children living in the development. Seating opposite the playspace will allow for suitable supervision.

Communal terraces at Levels 3 and 5 of Building 2 will be additional to the central garden at ground floor. These spaces will supplement area lost from the central garden as part of changes to the podium and massing in response to Reading Borough Council comments on the previously submitted scheme.

The central garden and communal terraces will also be supplementary to individual external balconies and private terraces at upper levels. 55 sq. m of play space will be provided in the central garden at ground floor.

A total of 1,724 sq. m amenity space is provided in combination of ground floor landscape in the central garden and upper communal terraces (811.8 sq. m), and external balconies in combination with upper private terraces (912.3 sq. m). This equates 5.97 sq. m per habitable room.

* 1.5m depth able to accommodate furniture



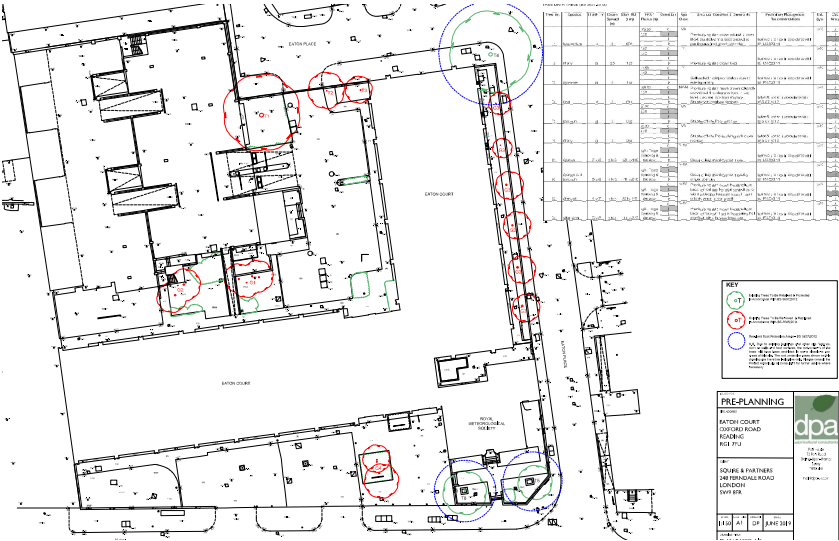
Lime T4 at time of original tree survey (2019)



Lime T4 after Council pruning works (2020)

4.7.2 Natural environment and ecology

The lime tree to the northeast of site will be retained following discussions with Reading Borough Council. The footprint of Building 2 incorporates a chamfer to this corner that allows space for the tree here.



Trees within Site boundary proposed, Large Lime tree (T4) to Northeast Corner of Site retained



Proposed landscaping at ground floor, with retained Large Lime tree to Northeast corner of Site and newly planted trees to central garden and along Eaton Place and Oxford Road



Surface water will be collected through building roofs and at Ground Floor. Attenuation tank located under central garden at Ground Floor

5.8 Energy and Sustainability in Design

The aim is to meet the energy and carbon targets set out in Reading's local planning guidance. Overall, the strategy will achieve an improvement of approximately 64% over Part L 2021 in the site wide carbon dioxide emissions. This can be achieved by the strategies below:

5.8.1 Environmental Measures

1. Passive design

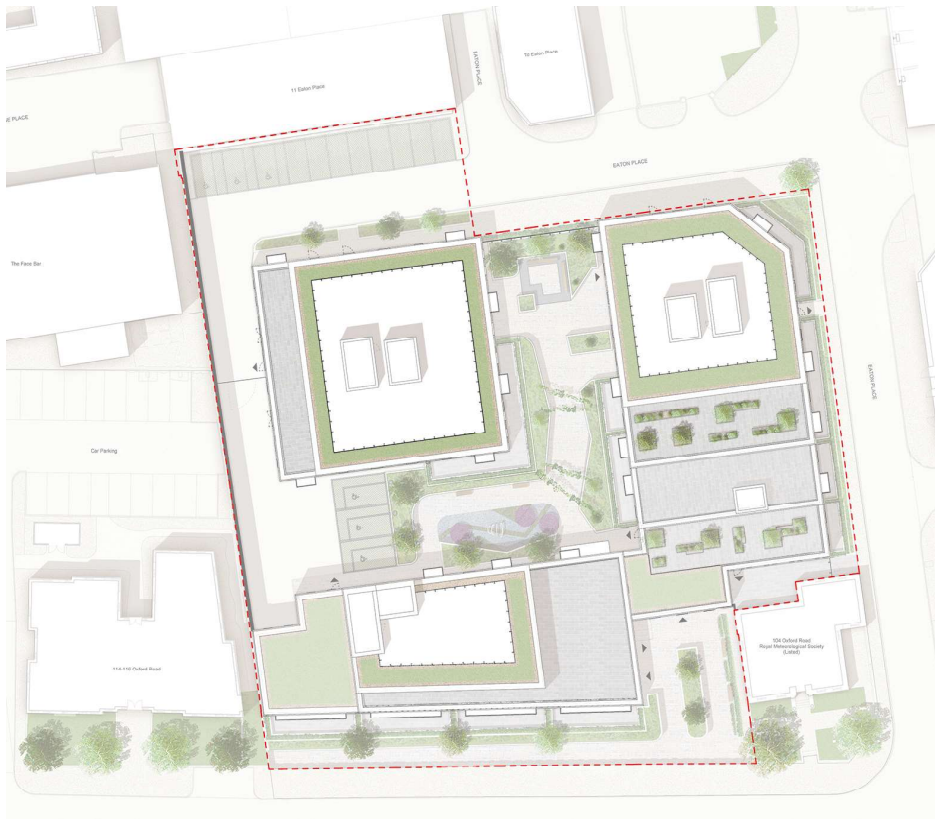
An efficient building envelope will be designed to above building regulations standards. The wall to glazing ratio will be optimised to achieve a balance between daylight, overheating and heat loss. Windows will be carefully oriented. Dual aspect units will be designed, where possible, to allow natural ventilation and air movement.

2. Centralised Energy System

For this scale of development, a site-wide Air Source Heat Pump community heating system is a viable strategy. There is no existing or foreseeable decentralised energy network in the vicinity of the site. However, the provision of community heating within the development will make it future-ready to connect to a district network.

3. Building System

The development will have low energy lighting and heating controls for efficient energy use. Wherever possible, the system efficiencies will meet or exceed buildings regulations.



Roof plan

5.8.2 Sustainable Design and Construction Measures

All the building elements will aim where possible and cost effective to achieve the highest feasible rating on the BRE Green Guide to Specification, and sourced from manufacturers who employ environmental management systems such as ISO 14001 or BES 6001.

Sustainable urban drainage system will be incorporated to reduce surface water run-off as much as possible. The site is located within Flood zone 1 thus appropriate mitigation measures including an attenuation tank will be incorporated.

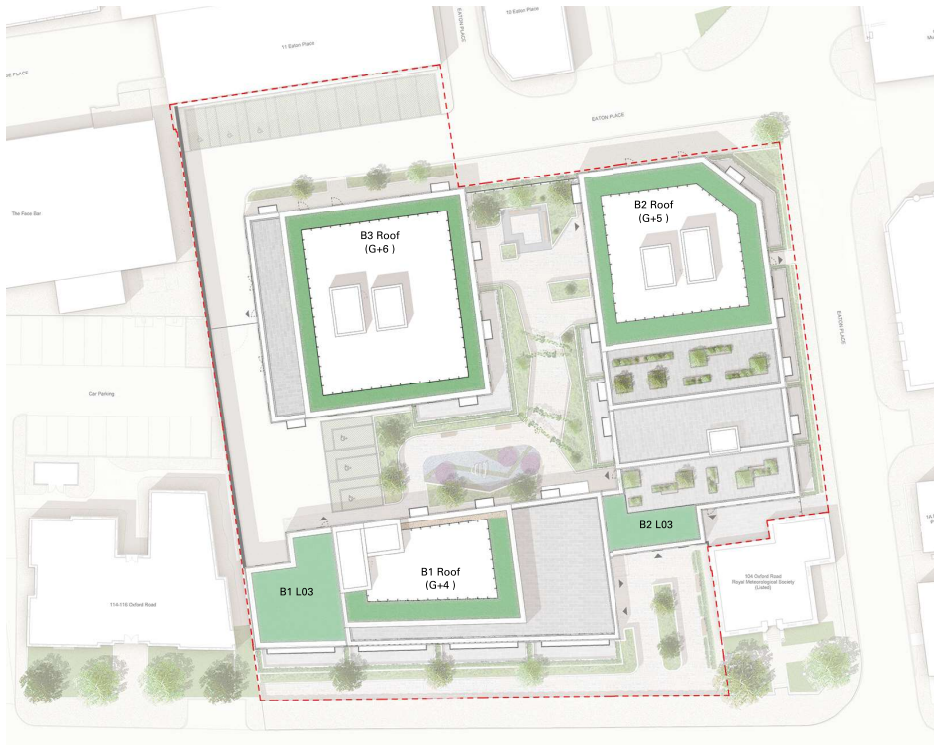
During construction, the site will be managed in such a way that the environmental impact is minimised. Contractors will register with the Considerate Constructors scheme and follow best practice. The occupiers of the completed residential units will be provided with information to allow them to use the environmental features of their homes to maximum potential.

At the time of construction, site waste will be monitored through a Site Waste Management Plan. There will be procedures and commitments to minimise waste generated on site and to sort, reuse and recycle construction waste.

Finally, the development will comply with Building Regulations Part E, providing a good level of sound insulation between the development and the surrounding buildings. The proposed scheme will also incorporate landscaping at the central garden at Ground floor level. There will also be planting outside of Ground floor frontage along Oxford Road, and Eaton Place, as well as to upper communal terraces at Levels 3 and 5 of Building 2. This landscaping will include a number of plant species that will add value to the biodiversity of the scheme.



chapmanbdsp Environmental Design Approach



Roof Plan indicating location of green roofs

Apart from energy efficient design, the following measures will be provided to further enhance sustainability of the scheme:

1. Rainwater harvesting

Subject to the viability of collection, demand efficiencies and site area, rainwater harvesting system will be provided for the purpose of supplying non-potable demands such as irrigation and wash-down. The harvesting system will be sized and designed in accordance with BS-EN-16941 during the following design stages.

2. Centralised heating system

Site's communal network will be fed by an ASHP low carbon centralised system. The provision of community heating within the development will make it future-ready to connect to a district network. The aim will be to reduce the regulated carbon emissions of the development through passive measures and clean technologies (ASHP) before any renewables are considered. A feasibility study carried out by CBDSP concluded that the provision of PV panels on the roofs is not feasible as most roof areas are being used as outdoor residential amenity spaces or for ASHP plant. The proposed renewables will be sized to meet Reading council's sustainability targets.

3. Green roofs are provided to the perimeters at the top level of all buildings. Dedicated green roof spaces are also provided at Level 3 to the west side in Building 1 and south of the private terrace in Building 2, as shown in diagram to the left.
4. The attenuation tank will be provided under the central garden between Buildings 2 and 3.

