

8.6 Standards in Dwellings and Disabled Housing

8.6.1 Standards in Dwellings

All flats should be suitable for all purchasers/occupiers, regardless of changes in personal ability or circumstances.

The measures to achieve this are based on:

- British Standards

The flats are capable of being developed to meet BS8300:2018.

- National Housing Standards, Wheelchair Homes design guide

- Approved Document Part M: M4(2)

Standard 1

Approach widths to all entrances are minimum 900 mm wide. The access route to the front door is level and the threshold flush.

Standard 2

Ground Level approaches to entrances will have gradients not exceeding 1:20.

Standard 3

The entrance to the Apartment buildings from site is both flush with dedicated lift to serve all upper levels.

Standard 4

Level thresholds and suitable illumination will be provided in detail design to suit the Standard.

Standard 5

All lift cars will have minimum dimensions of 1100 x 1400mm. All lifts are fully wheelchair accessible.

Standard 6

The width of internal doorways and hallways will comply with the standard set out, and 300 mm will be provided to the leading edge of all doors into flats and all doors within flats.

Standard 7

All habitable rooms have been provided with adequate wheelchair turning space.

Standard 8

All habitable rooms are accessible by lift within the residential buildings.

Standard 9

Provision for future adaptations such as handrails will be addressed in detail design.

Standard 10

Final bathroom layouts will be addressed in detail design.

Standard 11

Operation of windows will be addressed in detail design.

Standard 12

Location of switches, sockets, ventilation, and service controls will be addressed in detail design.

Standard 13

External tactile pavers as required will be provided.

National Housing Design Standards

National Housing Design Guidelines have been incorporated in the scheme. The principle aspects of the guide will be continually monitored through the detailed design stage to maintain compliance and best practise.

8.6.2 Disabled Housing Standards

All of the flats are being developed to meet these standards as detailed in the previous section, while 10% of the apartments can be upgraded and adapted to M4(3) Wheelchair Accessible Standards:

Additional consideration will be taken to ensure that the flats could be adapted to be suitable for wheelchair users. This will include:

- Refuse stores located as conveniently as possible. If necessary, refuse collection will be organised by the management company.

- Ironmongery will be addressed in detail design.

- Post collection will be located as conveniently as possible. If necessary, it can be organised by the management company.

- Most of the rooms in the development generally have good daylighting.

- Dwellings for wheelchair users will be addressed during detail design.

- Knockout panels will be provided between main bathrooms and bedrooms during detail design.

8.7 Vehicle Access and Servicing

The scheme has been prepared in liaison with Transport Consultant Caneparo Associates. Detailed report has been prepared by the Transport consultant and is submitted under separate cover as part of this application.

Parking/Cycle Storage

Parking for cars and bicycles is provided in line with the standards of the Reading Local Plan unless BREEAM/Code for Sustainable Homes requirements are more onerous. The parking provisions made for each of the individual buildings are set out in Section 6.1.1.

Parking is provided at Ground Floor level which is accessed from Eaton Place to the North of the site. Cycle storage is provided in dedicated spaces within each building at ground level.

It is proposed that the site will be served via a curbside loading bay accessed from Eaton Place to the North of the site. Electrical plant rooms are located adjacent to the service bay to the north side of Buildings 2 and 3. UKPN substations with dedicated 24 hours access are provided at Eaton Place to the Northeast corner of Building 2 and the Northwest corner of Building 3.

Refuse Storage and Collection

The scheme contains a three dedicated refuse stores in each building at ground floor. The store in Building 3 is located directly off of Eaton Place and has holding area for the storage and collection of refuse and recycling. Refuse and recycling will be transported to the collection point from this location. All stores have been designed in line with Reading Borough's requirements. The Building 3 store and holding area and can be directly accessed via Eaton Place during the time agreed by the council and building management. Compactors may be considered to reduce the amount of storage at a detailed design stage.

A total of 15 no. of 1,100 ltr eurobins will be provided for all residential apartments. This includes 4x1,100 ltr eurobins to Building 1, 6x1,100 ltr eurobins to Building 2 and 5x1,100 ltr eurobins to Building 3. Storage for 12 additional bins will be provided in the holding area within the Building 3 refuse store.

8.8 Safety and Security

Secured by Design

Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures in new development. The scheme will adopt Secured by Design principles in order to create safe and secure places for users and residents. As part of the design process consultation with the, Metropolitan Police Architectural Liaison Officer, will be integral to the design process and will continue to do so as the project develops into the detailed design phases.

Access control, CCTV, intruder detection, lighting, staffing should all be considered and designed together, in an 'integrated security' approach, rather than put together separately and

installed piecemeal. A holistic approach makes for better, leaner, more cost effective, more user-friendly security.

The 6 core principles of Secured by Design and how they relate to the scheme are outlined as follows:

1. Integrated approach

The layout of the proposals provides a clear definition and legibility between public and private space ensuring there are no conflicts between security requirements and uses. The main entrance to all the buildings will be staffed and overlooked by a full time concierge with access to CCTV to monitor potential intruders. Access control systems will be provided to all buildings. Full access control systems will also secure the entrance gate to the west of the site, providing access to vehicles and residents on foot. This will also be monitored by the concierge services and building management. Pedestrian and vehicular movement will be restricted by the loading bay entrance gate which will be designed to secure the development from intruders.

2. Environmental quality and sense of ownership

The main residential entrance is from Oxford Road. Buildings 2 and 3 will also have dedicated entrances and reception spaces to the north of the site. These can be accessed via the central garden. The main reception will be staffed and maintained to a very high standard ensuring that external areas managed effectively, providing a safe and pleasant public realm around the new buildings.

3. Natural Surveillance

The private residential terraces, combined with the main reception at ground floor along Oxford Road and Eaton Place and 24hr concierge facilities will provide natural surveillance of the site to the external realm. This will also be supplemented by CCTV as required and to maintain access control to service areas and access to car parking.

4. Access and footpaths

Places that promote a sense of ownership, respect, territorial responsibility and community. The extended facilities for residential users on site , mainly the residents' garden will form a sense of community and cultivate good neighbourly security awareness.

5. Open Space Provision and Management

Places that include necessary, well-designed security features. The Site will remain in private ownership and as such will

be managed during the hours of darkness by the residential concierge facility.

6. Lighting

Good lighting is considered to be appropriate to the location and level of human activity. It will create a reduced risk of crime and a sense of safety at all times. It is envisaged that the employment of CCTV and lighting incorporated discretely into the soffit at ground floor level should help to mitigate any threats. CCTV will also be employed to control and maintain access to the central garden and parking facilities, both outside and within the access controlled gates.

A good level of management and maintenance will discourage crime in the area. The operational management and security procedures carried out by concierge staff will consider the safety and security of the development.

9.1 Existing and Proposed Area and Accommodation Schedules

9.1.1 Area and Accommodation Schedule - Existing

Building South (2 Existing Floors) + Building North (3 Existing Floors)

	Levels	GEA		GIA	
		sqm	sq.ft.	sqm	sq.ft.
	Ground Floor	1,544	16,620	1,460	15,715
	First Floor	1,480	15,931	1,393	14,994
	Second Floor	748	8,051	697	7,503
	TOTAL	3,772	40,602	3,550	38,212

Multi-storey Car Park + Surface Parking Area

	Levels	GEA		GIA	
		sqm	sq.ft.	sqm	sq.ft.
	Ground Floor Undercroft and Landscape	2,075	22,335		
	First Floor	1,155	12,432		

Notes
Areas are approximate only and subject to change through further survey information. Areas are based on S+P revised existing survey plans to align with topographical survey.

9.1.2 Area and Accommodation Schedule - Proposed

Resi Plant and Amenities					
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			545	5,863	625 6,730
Sub total			545	5,863	625 6,730

Residential Lobbies					
Market Residential Lobbies			GEA		
Floor	NIA		GIA		GEA
	m ²	sq ft	m ²	sq ft	m ² sq ft
Ground Floor			764	8,227	838 9,021
First Floor			0	0	0 0
Sub total			764	8,227	838 9,021

	sq m	sq ft
^Ground Floor Total GEA	1463	15751
^Ground Floor Total GIA	1309	14090

^ Plant area + amenities + GF Resi + GF lobbies + GF Cores

AREA CHECK (= SUMMARY FIGURES)		
	sq m	sq ft
^TOTAL GEA	11,862	127,681
^TOTAL GIA	10,403	111,977
TOTAL NIA	7,136	76,811

^GF Total + L01 Lobbies + All resi above ground
Plant & Amenity and Resi Lobbies not included in Total NIA

Residential									
Building 1 (G+4)									
Floor	NIA		GIA		GEA		Apts		%
	m ²	sq ft	m ²	sq ft	m ²	sq ft			
Ground Floor	158	1,695	168	1,806	193	2,075	3	-	
First Floor	436	4,688	571	6,148	671	7,223	7	76%	
Second Floor	436	4,688	571	6,148	671	7,223	7	76%	
Third Floor	318	3,421	449	4,833	526	5,662	6	71%	
Fourth Floor	177	1,903	238	2,562	274	2,949	2	74%	
Fifth Floor									
Sixth Floor									
Subtotal	1,523	16,396	1,997	21,497	2,283	24,572	25		

Residential									
Building 2 (G+5)									
Floor	NIA		GIA		GEA		Apts		%
	m ²	sq ft	m ²	sq ft	m ²	sq ft			
Ground Floor	392	4,216	416	4,481	468	5,041	6	-	
First Floor	643	6,919	827	8,898	1,055	11,356	11	78%	
Second Floor	643	6,919	827	8,898	1,026	11,044	11	78%	
Third Floor	496	5,342	660	7,100	798	8,590	9	75%	
Fourth Floor	416	4,478	521	5,609	570	6,135	6	80%	
Fifth Floor	287	3,084	383	4,119	489	5,264	5	75%	
Sixth Floor									
Subtotal	2,876	30,959	3,633	39,106	4,406	47,429	48		

Residential									
Building 3 (G+6)									
Floor	NIA		GIA		GEA		Apts		%
	m ²	sq ft	m ²	sq ft	m ²	sq ft			
Ground Floor	83	888	86	923	100	1,082	1	-	
First Floor	457	4,916	579	6,229	618	6,652	8	79%	
Second Floor	457	4,916	579	6,229	618	6,652	8	79%	
Third Floor	457	4,916	579	6,229	618	6,652	8	79%	
Fourth Floor	457	4,916	579	6,229	618	6,652	8	79%	
Fifth Floor	457	4,916	579	6,229	618	6,652	8	79%	
Sixth Floor	370	3,988	486	5,215	519	5,587	6	70%	
Subtotal	2,737	29,467	3,464	37,285	3,709	39,929	47		

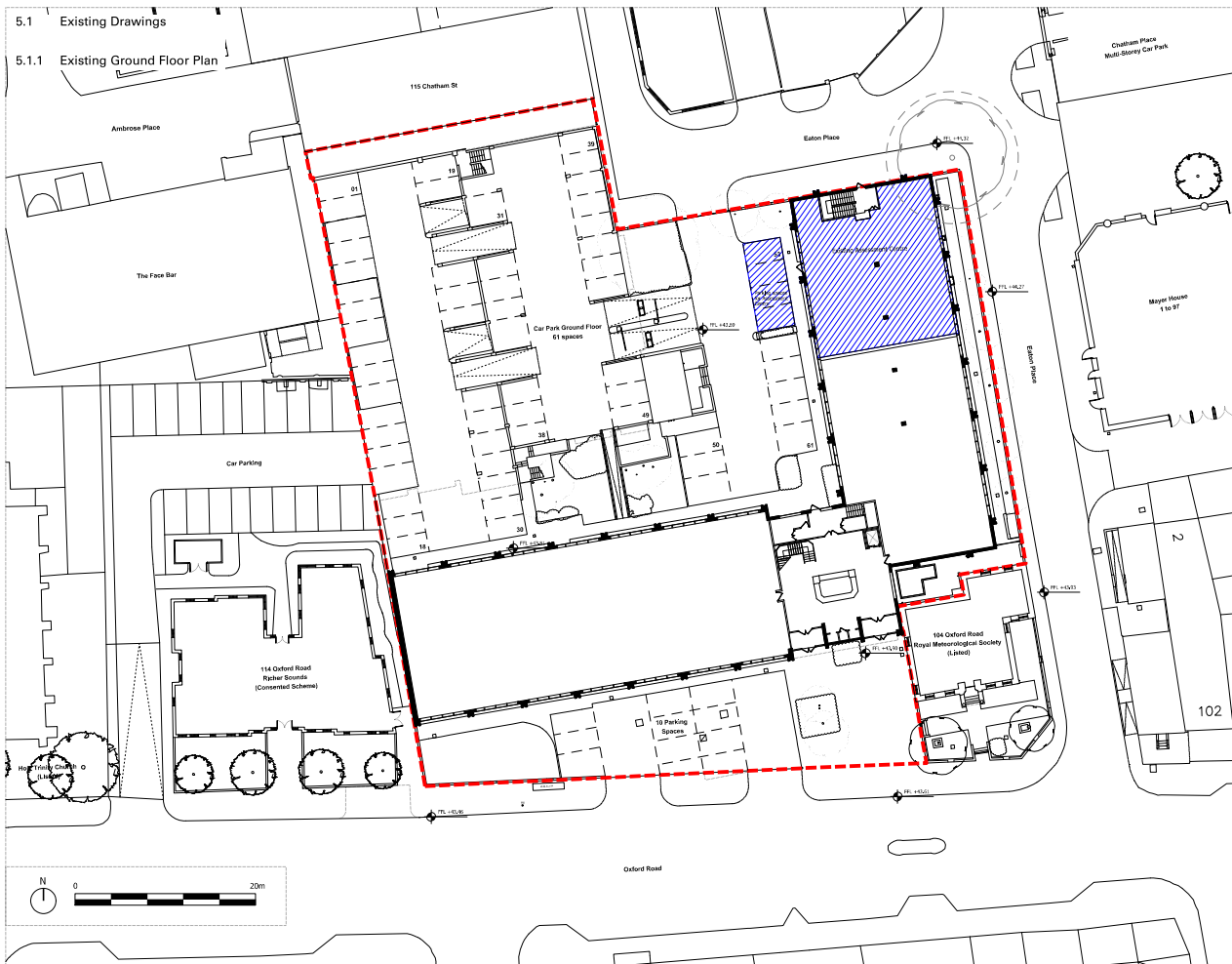
Apartment Mix					
	Building 1	Building 2	Building 3	Total	%
Studio	1	9	0	10	6.3%
1 Bed	13	22	22	57	47.5%
2 Bed	8	15	24	47	39.2%
3 Bed	3	2	1	6	5.0%
Sub total	25	46	47	118	
Dual aspect	5	15	25	45	38%
Single aspect	20	31	22	73	62%
North Facing Single Aspect	5	5	0	10	11%

TOTAL RESIDENTIAL (Buildings 1, 2 & 3) entrance lobbies					
TOTAL NIA	TOTAL GIA	TOTAL GEA	Apts		
m ² sq ft	m ² sq ft	m ² sq ft			
7,136 76,811	9,094 97,887	10,389 111,930	120		

- General Notes:
- All areas are measured according to RICS measurement standards.
 - Areas are approximate only and subject to change through planning, design and development of the proposal.
 - Roof external plant enclosures are excluded from area measurements as they are considered open to the elements.
 - Undercroft car park area is included in the GEA and GIA.
 - Retail amenities are included in retail GEA and GIA but excluded from NIA.
 - Inset balconies are included in GEA but excluded in GIA, according to R11B.
 - To be read in conjunction with individual Block area schedule sets for further area breakdowns.

5.1 Existing Drawings

5.1.1 Existing Ground Floor Plan



NOTES:
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**EXISTING ASSESSMENT
CENTRE**

Issued for Planning 25/02/18 RB A
Issued for Planning 07/11/18 G4 -
SQUIRE & PARTNERS ARCHITECTS

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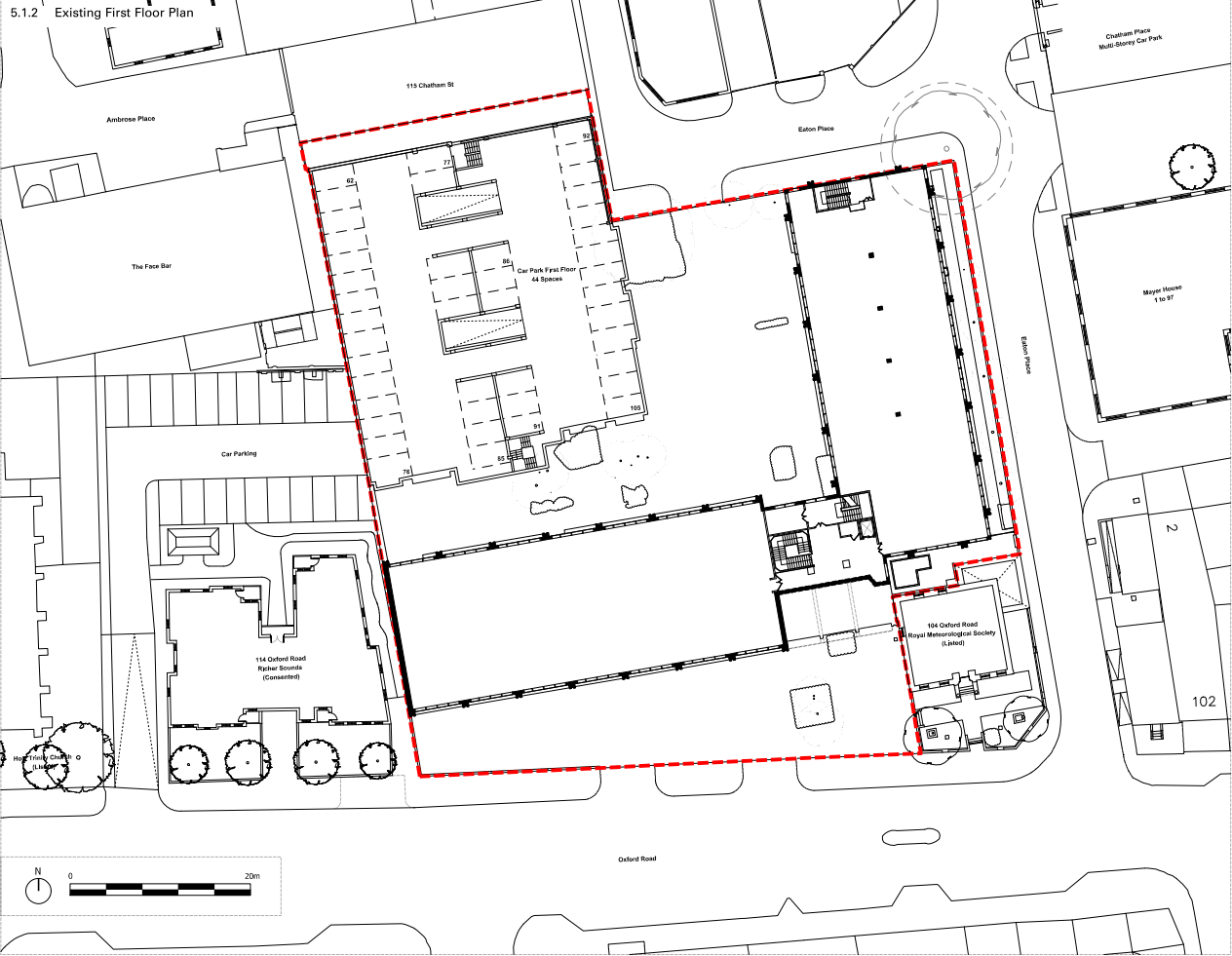
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Project
17110 - Eaton Court
Reading, Berkshire
RG1 7PU
Drawing
Existing Ground Floor Plan

Drawn	Date	Check
JKL	02/02/2018	[Signature]
JKL	02/02/2018	[Signature]

Job Number: 17110
Drawing Number: JA12_P_00_001
Revision: A

5.1.2 Existing First Floor Plan



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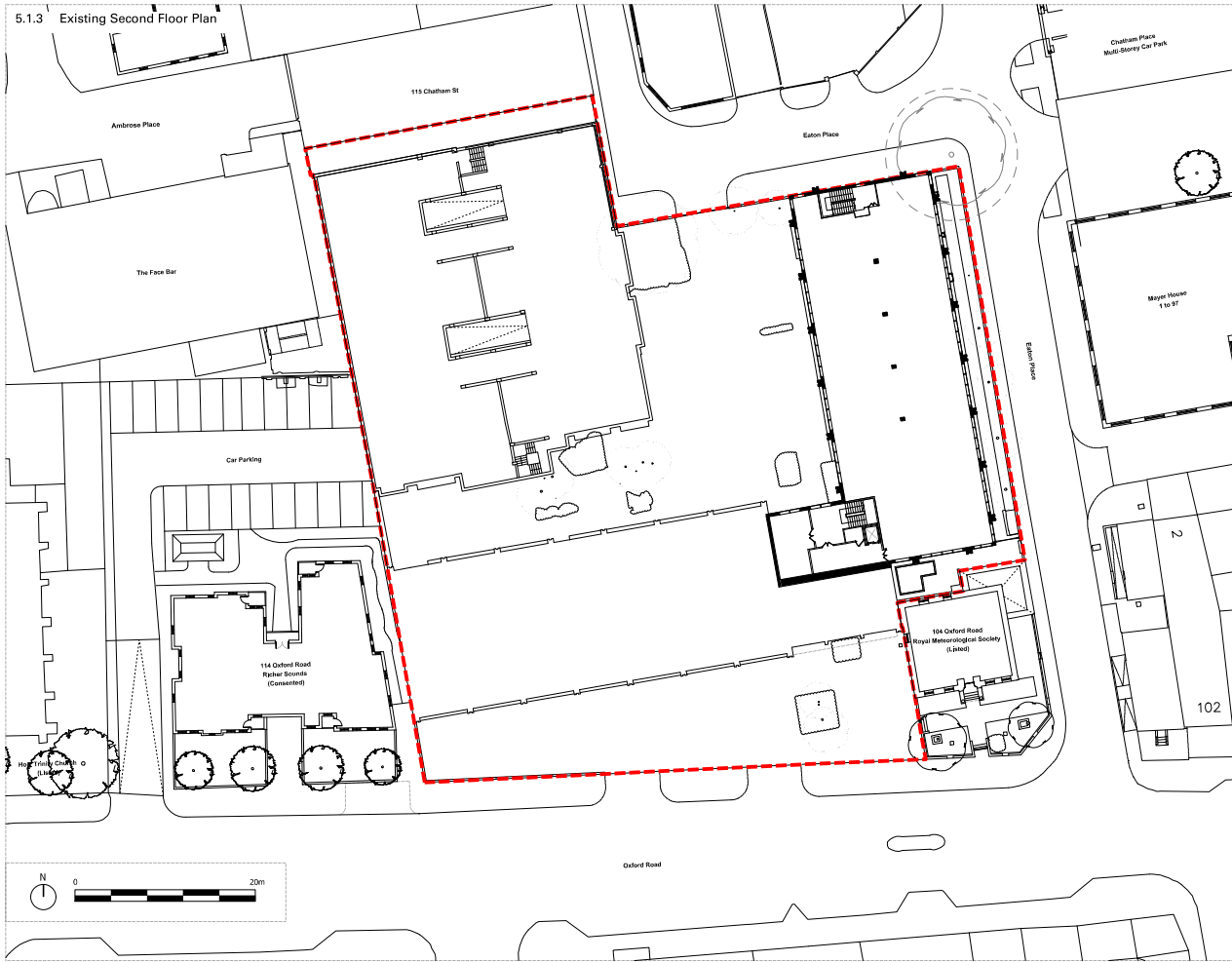
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Drawing
Existing First Floor Plan

Drawn	Check	Issue
JKL	02/02/2018	11/02/2018
JKL	02/02/2018	11/02/2018
17110	JKL	17110

5.1.3 Existing Second Floor Plan



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Project
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Drawing
Existing Second Floor Plan

Drawn	Check	Print
JKL	02/02/2018	11/02/2018
JKL	02/02/2018	11/02/2018
17110	JA12_P_02_001	-

5.2.1 Demolition Ground Floor Plan



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LEGEND
FULL DEMOLITION
SOFT-STRIP / LANDSCAPE
DEMOLITION

Issued For Planning 25/04/2019

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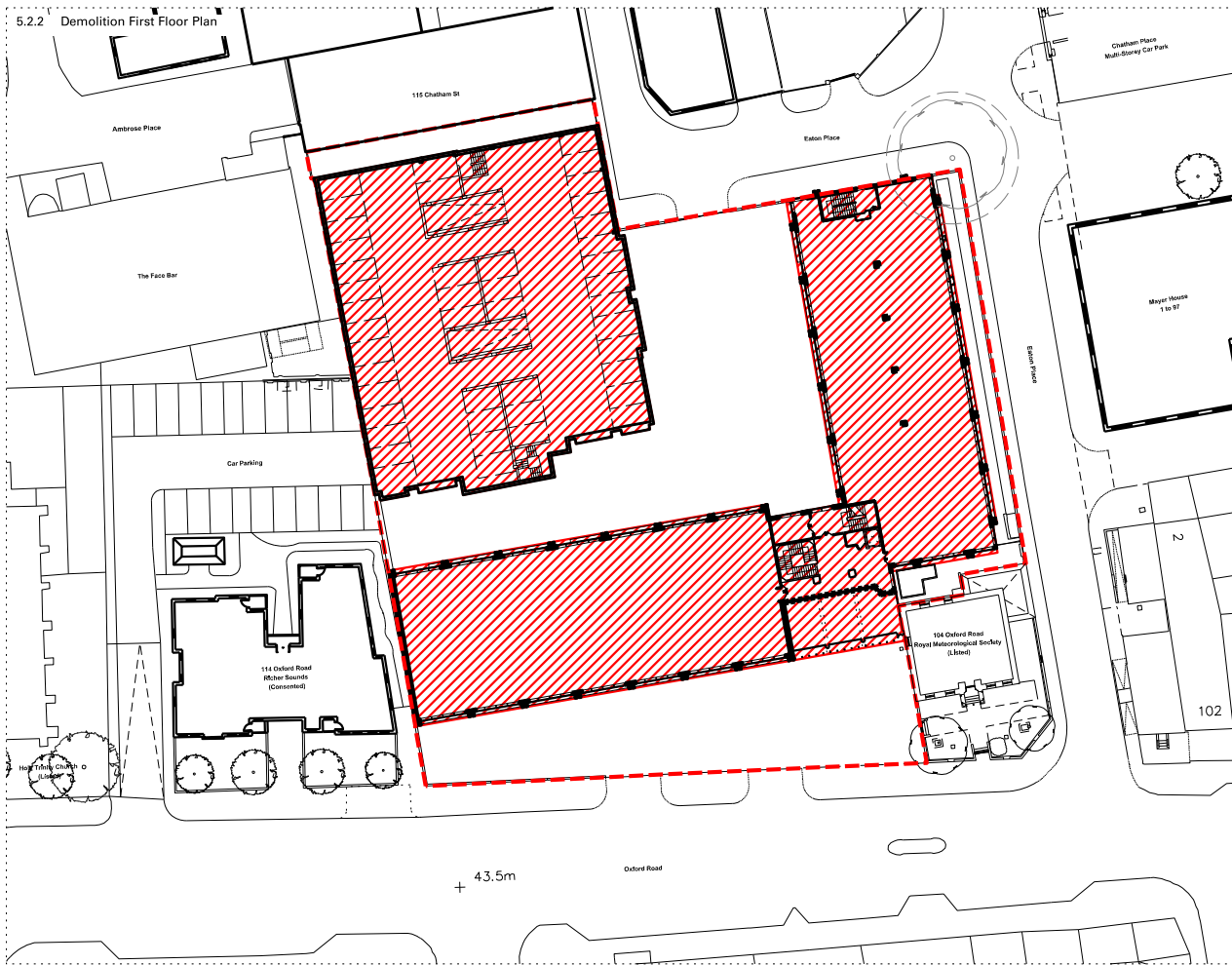
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Project
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Existing Building
Ground Floor Plan
Demolition

Rev	Date	By	Check
PP	17/04/2019	RB	RB
17110	JC20_P_00_001	-	-

5.2.2 Demolition First Floor Plan



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LEGEND

 FULL DEMOLITION

Issued For Planning 25/04/198
Scale: 1:500

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Building
Existing Building
First Floor Plan
Demolition

PP 17/04/2019

17110 JC20_P_01_001