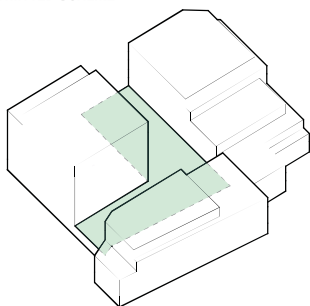
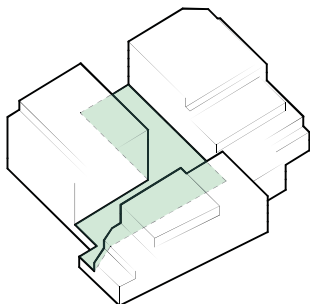


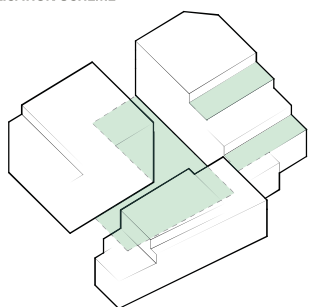
ORIGINALLY SUBMITTED SCHEME



APRIL 2022 UPDATED SCHEME



PROPOSED APPLICATION SCHEME



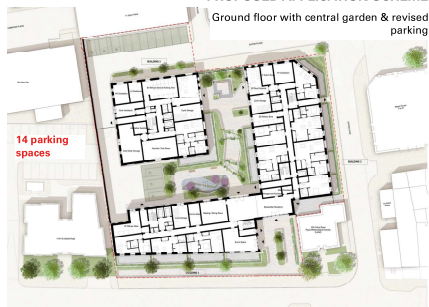
ORIGINALLY SUBMITTED SCHEME



ORIGINALLY SUBMITTED SCHEME



PROPOSED APPLICATION SCHEME



4.1 Omission of Podium & Relocation of Landscape Amenity Space

The podium deck had previously not been well received by RBC. This was viewed as a barrier between the scheme and Eaton Place. This keeps the scheme separate from the ongoing development of a neighbourhood streetscape. In removing the podium level and bringing the central garden down to ground level the scheme is opened up visually to the surrounding area. This has been further enhanced by the inclusion of receptions to the corners of Buildings 2 and 3. Parking has also now been reduced allowing for more dedicated space for the central garden. As part of the rationalisation of the massing of Building 2 communal terraces have been introduced at Levels 3 and 5. This will provide areas for all residents that will have seating and planters with views to the south.

The addition of apartments at ground level in Buildings 2 and 3 has further activated the central garden space. There will be a rich mix of planting, both to the communal area as well as to low-level defensible brick planters surrounding private terraces. Glazing and double doors to reception spaces at the north of Buildings 2 and 3 will also add key activation points within the space creating a route between all buildings which will further enliven the area. Seating areas to the north and south of the garden provide additional activation points. These points will create axes of activity that will enliven the central garden and create a sense of community within the development. A playspace to the south with soft rubber paving and play equipment will also be a main point of activity in the garden.

Parking numbers were also reduced to 14 by removing the previously proposed undercroft which housed 42 spaces. Following discussions with Reading Borough Council it was agreed that a reduction in the number of parking spaces in favour of maximising space allotted to the central garden would be of greatest benefit to the scheme.

The site boundary wall to the 114-116 Oxford Road development on the west side has been reduced from the previously agreed upon height of 2.8m to 2m.



4.1 Omission of Podium & Relocation of Landscape Amenity Space

Central garden and private terraces at ground floor showing key activation points and routes for residents access

Key:

Communal space

Private terraces

Key activation points

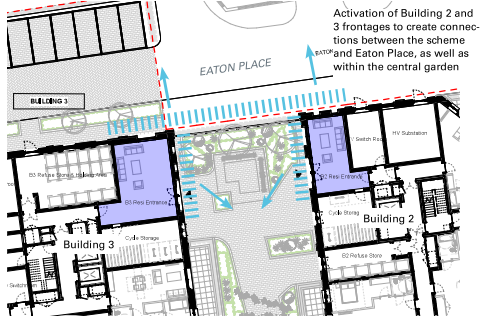
Residents access through central garden and out to Eaton Place



Building 2 Level 3 Communal Terrace



Building 2 Level 5 Communal Terrace



Building 2 and 3 residential reception spaces

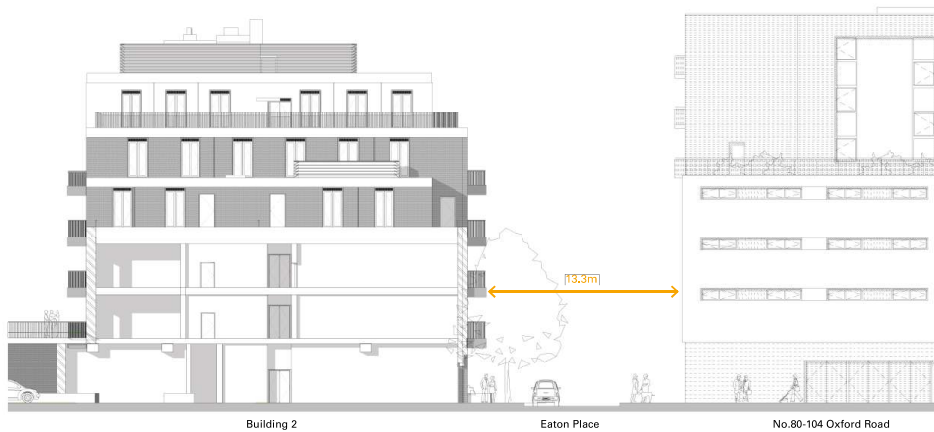
Activation of Building 2 and 3 frontages to create connections between the scheme and Eaton Place, as well as within the central garden

4.1 Omission of Podium & Relocation of Landscape Amenity Space

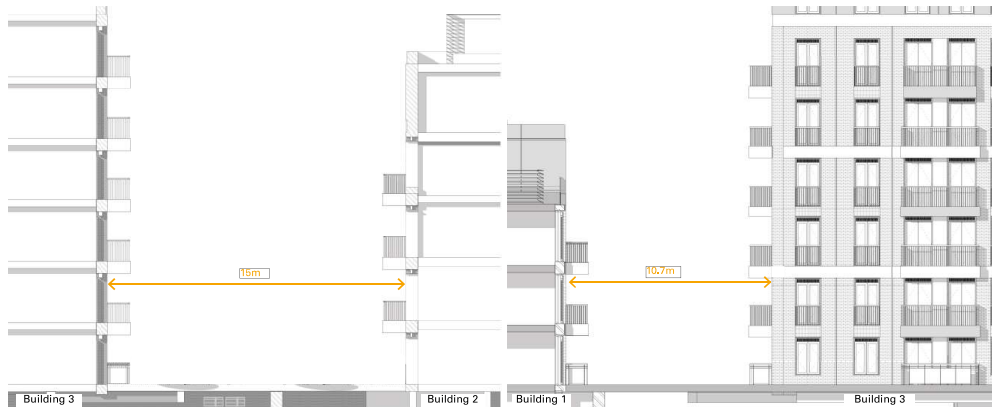
The addition of residential receptions to the north side of Buildings 2 and 3 at Ground Floor creates key activation points, both within the central garden and between the site and the developing neighbourhood at Eaton Place. This enlivens the the frontage which further adds to visual connection between the scheme and Eaton Place.



Proposed Central Garden View looking Northwest towards Building 3



Section through Building 2 and neighbouring development - Originally submitted scheme



Central Garden View - Section AA (Looking North) - Originally submitted scheme

Central Garden View - Section BB (Looking West) - Originally submitted scheme



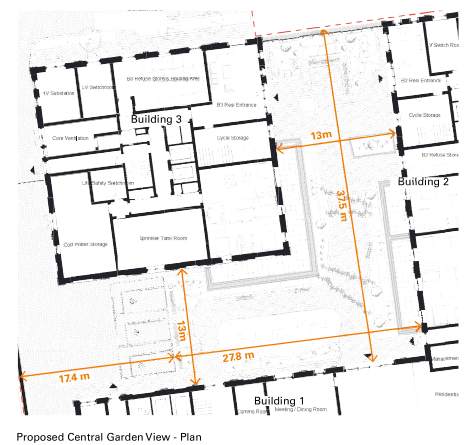
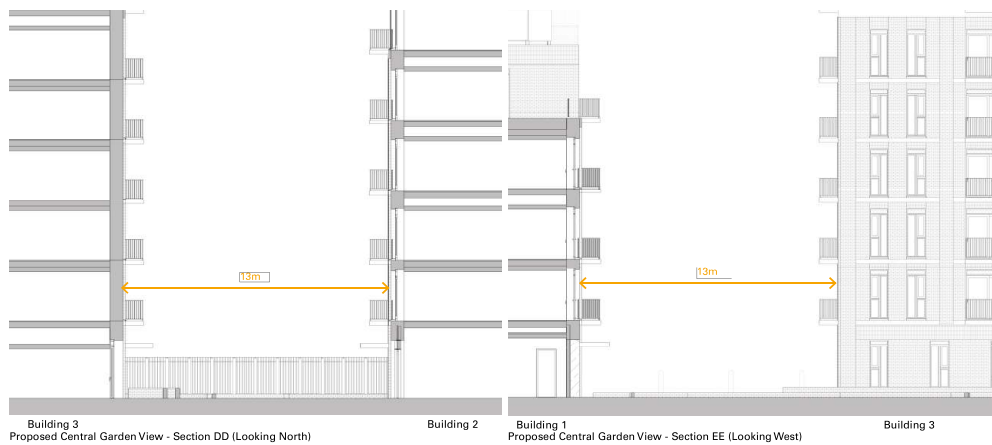
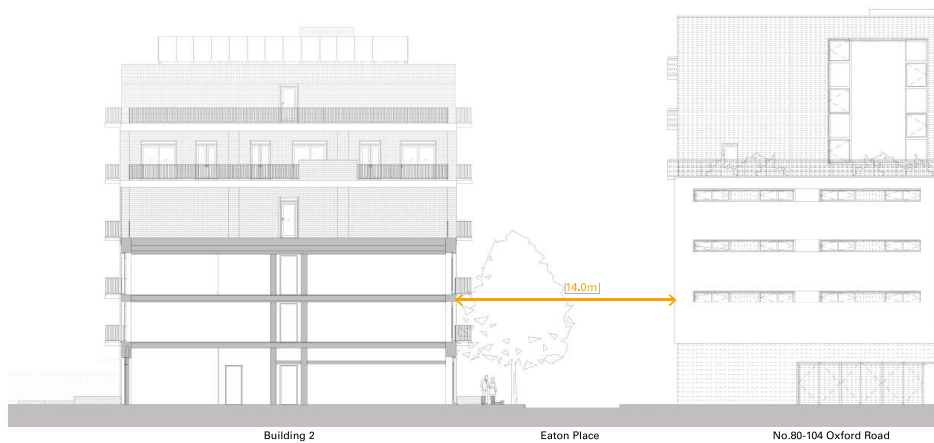
Central Garden View - Plan - Originally submitted scheme

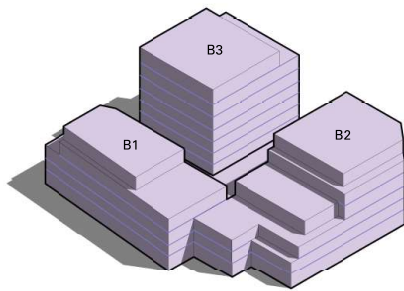
4.2 Distances Between Buildings

The distance between Buildings 1 and 3 has been increased from 10m to 13m following comments which expressed concerns about privacy and overlooking. The 10m distance was viewed as a pinchpoint which allowed for direct lines of sight between adjacent balconies and apartments that would significantly affect the privacy of residents. Balconies have been inset as much as possible in order to further create a sense of distance between adjacent buildings across the central garden.

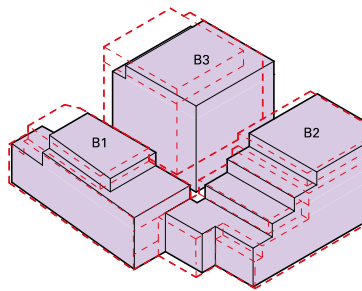
The distance between Buildings 2 and 3 has been amended to 13m to match the distance between Buildings 1 and 3, thus providing a more consistent space to both axes of the central garden.

Building 2 has been also been narrowed as part of the design. The east facade was moved westward by 1m, thereby increasing the distance to the adjacent Mayer House building on the other side of Eaton Place from 13m to 14m. This further addresses concerns about privacy and overlooking between adjacent buildings.

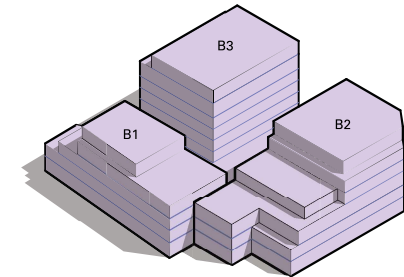




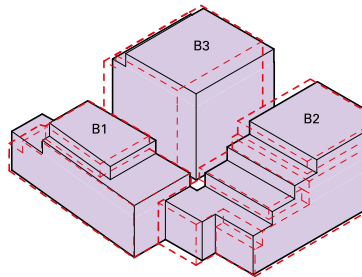
Massing from Originally Submitted Scheme



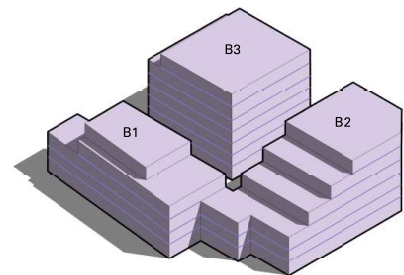
Proposed massing with Originally Submitted Scheme overlayed in red



Massing from April 2022 Updated Scheme



Proposed massing with April 2022 Updated Scheme overlayed in red



Massing from Current Proposed scheme

4.3 Massing

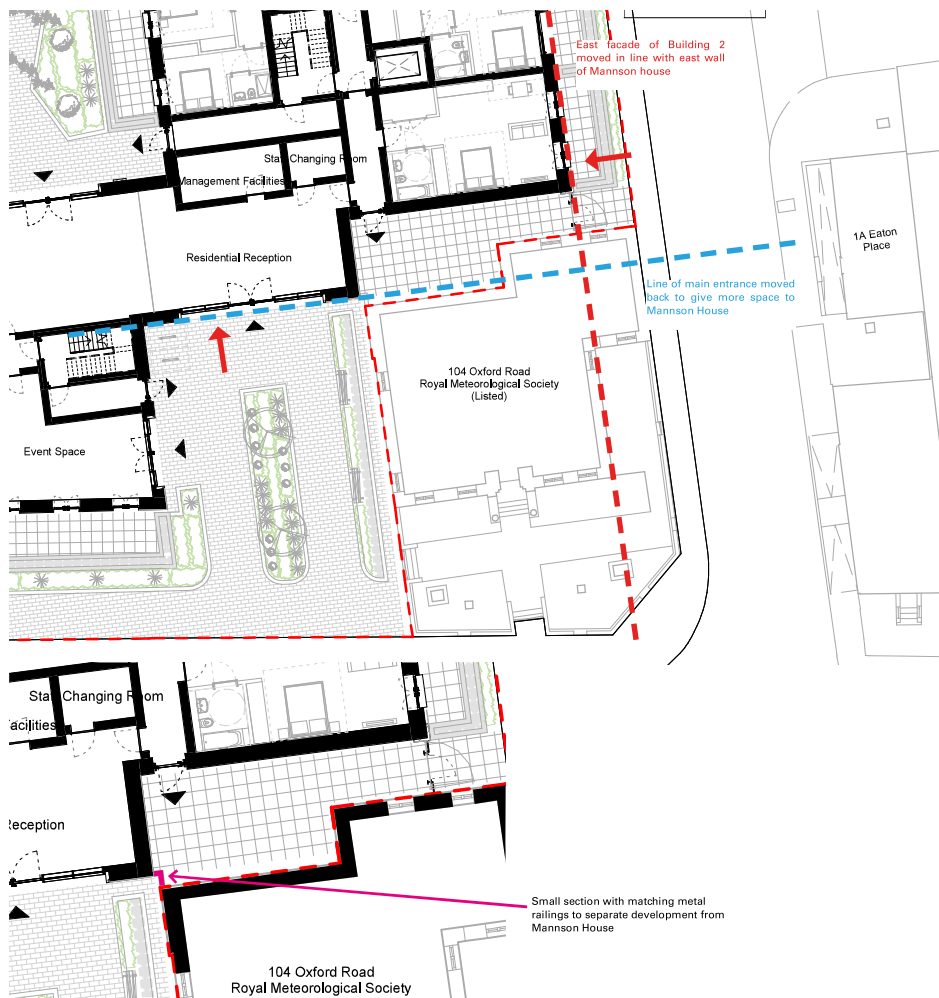
4.3.1 The proposed scheme has revised the massing to all buildings in order to provide a more considered design language to the elevations. This also allows for a regular erosion of buildings, particularly from Buildings 1 and 2 with respect to Mannson House.

The frontage of Building 1 was redesigned to rationalise the facade into 5 bays of 3 windows across. This resulted in a change to the massing between to the west side of the building to maintain the same setting out between each bay. The step in the massing at Level 3 has also been removed in order to further simplify the rhythm of the main elevation. This is key in the move to design a more harmonious facade that more sensitively sits alongside the listed Mannson House building. The move from 9 bays in the previously submitted proposal to the current 5 bays also reflects the positioning of internal party walls to apartments. Ground floor retail units in the previous scheme have now been removed in favour of apartments which track up from ground to level 3.

In the originally submitted scheme the massing of Building 2 had a series of steps on the second, third and fifth floors which led to a lack of harmony in the overall form. One key updates to the scheme was the rationalisation of these steps to regular intervals on the south elevation which created a more harmonious erosion of form down to Mannson House. This was also defined by the regular division of the West elevation into 5 bays defined by brick piers to ground level. These piers also provided a depth and definition to the facades of all three buildings which further enhance the richness of the design and brickwork details. The footprint of Building 2 has also been reduced. As well as reducing the overall massing within the site this was also a product of moves to address the following points:

- to further create a sensitive design and position of the building with respect to Mannson House. The eastern line of Building 2 was brought westwards to approximately align with the main flank wall of Mannson House.
- the western line of the building was brought westwards in order to maximise the width of the central garden and distance between Buildings 2 and 3.

As the tallest building in the scheme Building 3 has been reduced by a further storey from 8 to 7 (G+6) in response to councillor and officer comments regarding height. The upper terrace at Level 6 has also been moved from the North elevation to the West elevation. In this location, the terrace will prevent the potential for undue overlooking to the development at 114-116 Oxford Road as it sits at the top storey. However, consideration has also been given to overlooking at lower levels where the line of site into the neighbouring development will be more direct. As a result of this and consultation with the owners of 114-116 Oxford Road projecting balconies at Levels 1 to 5 have been removed on the west elevation.



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4.3.2 Relationship with Mannson House

Existing Relationship

Under Reading Borough Council Core Strategy Policy CS33 'Protection and Enhancement of the Historic Environment' the proposed design should seek to preserve or enhance the setting of Mannson House, a grade II listed building immediately adjacent to the site.

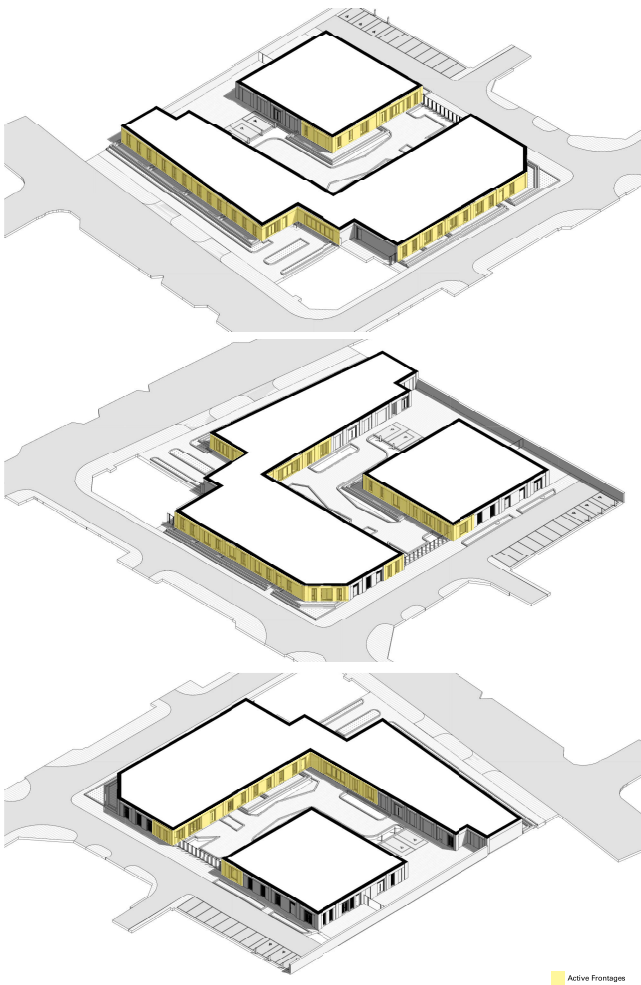
The existing building is located close to Mannson House, and we consider that this harms the setting of the listed building rather than preserving it. Both the existing building materiality and fenestration are inconsistent with Mannson House.

Proposed Relationship

As part of a considered push towards sensitively responding to Mannson House, two of the key changes at ground floor involve moving the proposed line of the building away from the listed building. This included:

1. Moving the line of Building 1 at the main reception northward to increase the space to Mannson House (refer to blue dashed line in diagram to the left)
2. Moving the line of Building 2 westward to create a considered alignment with the flank wall of Mannson House (refer to red dashed line in diagram to the left)

These changes aim not only to show a more integrated approach in the design with respect to Mannson House, but it will also increase the space to the taller Mayer House development on the other side of Eaton Place and allow for a larger entrance square off of Oxford Road.



4.4 Activation of Frontage

As part of the removal of the podium and the increase in the number of apartments at ground floor there has been a significant addition in the activation of frontages - particularly to Buildings 2 and 3.

This was a key aspect in the development of the design from the previously submitted scheme as we seek to address concerns about the site turning its back on the surrounding neighbourhood. The apartments and its terraces along the main elevations on Oxford Road and Eaton Place (West) will aid in creating a more lively streetscape for the developing neighbourhood. This will be further enhanced by low level decorative hedges to brick defensible planters surrounding the private terraces which will add to richness of the space along the public highway.

The private terraces and reception spaces will also provide further active frontage to add to the feeling of community and congregation within the central garden. The key points of activation will also form axes within the garden that will promote the use and enjoyment of the space.



Proposed Building 1 active frontage



Proposed Building 2 active frontage



Proposed Building 2 & 3 active frontage



Proposed South Elevation Bay study

4.5 Facade Detailing and Materiality

4.5.1 The proposed scheme looks to establish a facade rhythm to all buildings which is influenced by the Georgian style of Mannson House, which is one of the more distinctive and handsome buildings along this section of Oxford Road. The nature of residential use presents an opportunity to restore a more domestic facade articulation – which is more harmonious to the setting of the listed building.

We also proposed a separate new building from the listed building, to allow the listed building to stand independently, as the original design intent, to be read as an individual building.

Upper levels to each building to have a light brick as opposed to the metal rainscreen cladding specified in the previously submitted scheme. This material responds more sensitively to the brickwork of the adjacent listed buildings - in particular Mannson House - as well as integrating in a more cohesive manner with the red brick and light brick and soldier courses and precast spandrel bands at the lower levels.

Glass balustrades to be amended to mild steel anthracite to all balconies and terraces. This will match the palette of the fenestration and external ironmongery. This is a considered move to retain characteristics that more closely align with the Georgian style. Recent changes to fire regulations have also effectively removed the possibility of using glass balustrades as standard laminates in the interlayer contain a small proportion of flammable material.

Light brick soldier courses have been included in a band at the top of ground and top floor levels to each building. Soldier course details have also been included to the head of window fenestration at Buildings 2 and 3, and to the north elevation of Building 1. The main elevation of Building 1 on Oxford Road will retain a slightly different aesthetic as the prime illustration of the regular and understated Georgian style of the design. This will be divided into four bays with a vertical recessed brick detail. A fifth bay will sit back beyond the rear line of Mannson House to provide a generous entrance square. This will have a large glazed entrance with double doors to match the dark grey anthracite palette used throughout the scheme. The line of light brick soldier course to the top of the ground floor will also provide a further sense of importance to the main entrance and façade by creating a banding which separates the ground floor from the upper levels across the main elevation on to Oxford Road.