

CARTERS SITE
97A-117 CAVERSHAM ROAD
READING

Design Addendum
For Bellway Homes,
Thames Valley

DECEMBER 2022



Introduction

Following submission of the Detailed Town Planning Application, we received a number of minor comments in relation to the design and have prepared some minor changes in order to address those concerns.

The diagram on the following page and the table below summarise the amendments, which are then shown visually though this document.

Officers are broadly happy with the proposals, however the main concern related to stand-off distances between blocks and the impact on amenity as a consequence, specifically window to window and ensuring adequate defensive planting street level.

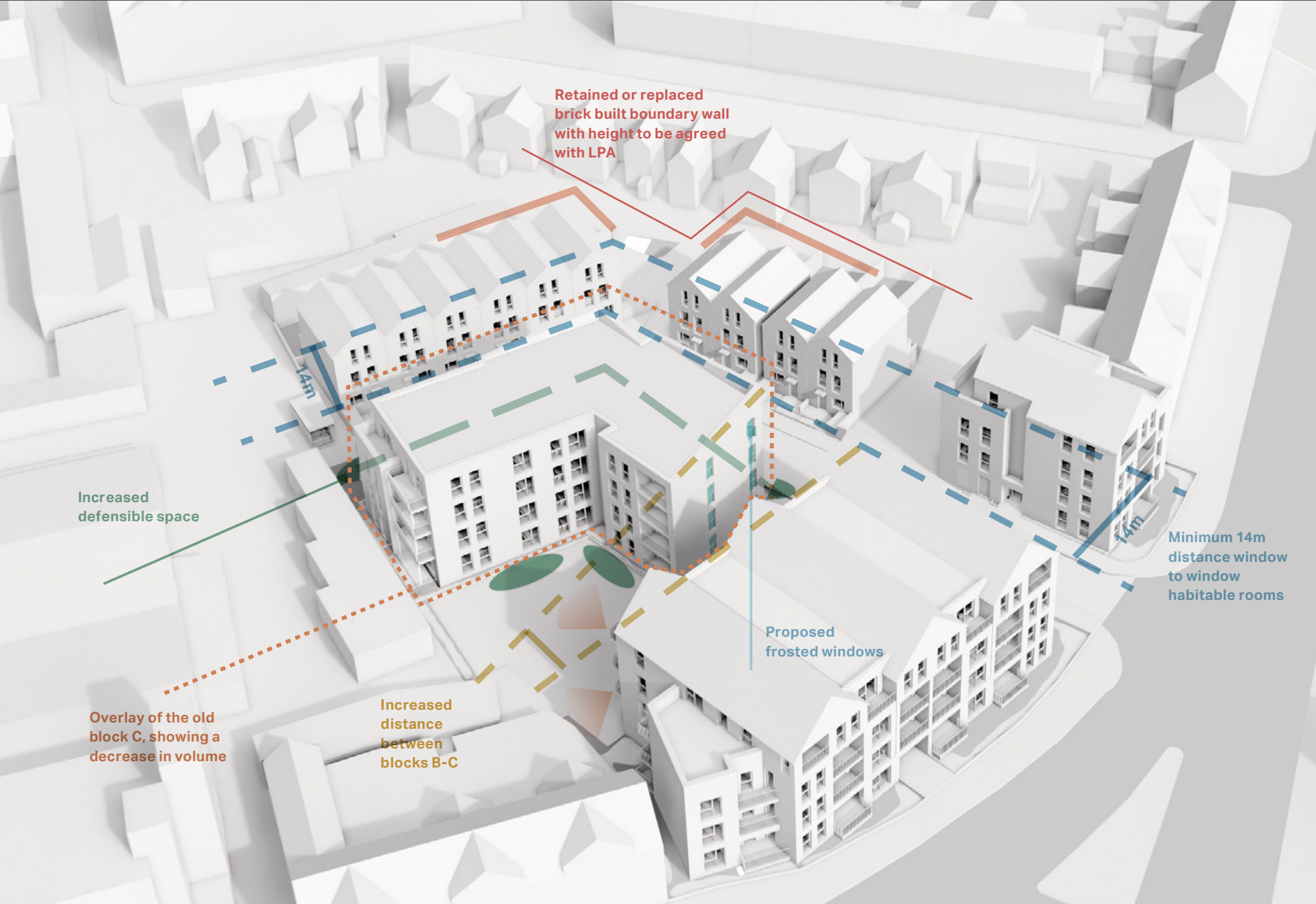
To resolve this, the principal changes relate to block C. These are seeking to reduce the footprint and dominance of this block, amongst the other proposed buildings, and in doing so gently ease the relationship between it and its surroundings through wider streets and open spaces.

Finally, the houses which back onto the northern boundary have been considered further. Neighbours have been concerned about the loss of the existing boundary wall which is an important edge to a number of gardens. We are now committed to either keeping or replacing that length of wall (subject to structural stability), to a height to be agreed with the LPA in order to protect their privacy and amenity.

The final changes relate to the distribution and mix of affordable homes, to ensure they are more evenly distributed across each tenure.

DESIGN REVIEW RESPONSE		
Item	Comment	Response
Affordable Housing Typologies	30% provision of affordable across all typologies – ie including the houses	30% affordable and revised distribution for a more even split cross tenure, including rental family houses
Overlooking CB	Flank windows C too close to windows B	We have replanned C in this area (and for the point below). Windows in Block C on this gable are secondary and whilst they have been kept they are now frosted/obscured, providing light without loss of privacy Gap between B and C marginally increased as well
'Is block C too big'	Possible concern about scale/volume of C	We have removed 2no. habitable rooms from each floor to reduce the footprint and volume – see illustrative drawing attached CR-RMA-ZZ-ZZ-DR-A-326_P0
Relationship between new and existing houses*-+	Overbearing/loss of privacy	We have identified a section of the existing wall to be retained or replaced (subject to structural stability) on the ground floor plan
Distances between block C and townhouses	Noted this is small (11m) – “usually we are looking at around 14-15m as an acceptable distance between blocks, so this does appear quite tight on this site”	We have amended block C (reduced in plan) in order that we achieve the 14m between C and the 6 house terrace, and 13.5-14 between C and the 4 house terrace. With the latter we have no opposing windows within this distance – ie all windows are in excess of 14.0m
Block C ground floor terraces	Lack of defensible planting/protection	All ground floor dwellings improved with more defensive planting whilst respecting the highways tracking
Single aspect units	Note particularly in B – “is there any rearrangement which could improve this?”	We have 70% which we feel is a positive proposal.

Summary Visual showing main changes proposed to the scheme in response to Planner feedback

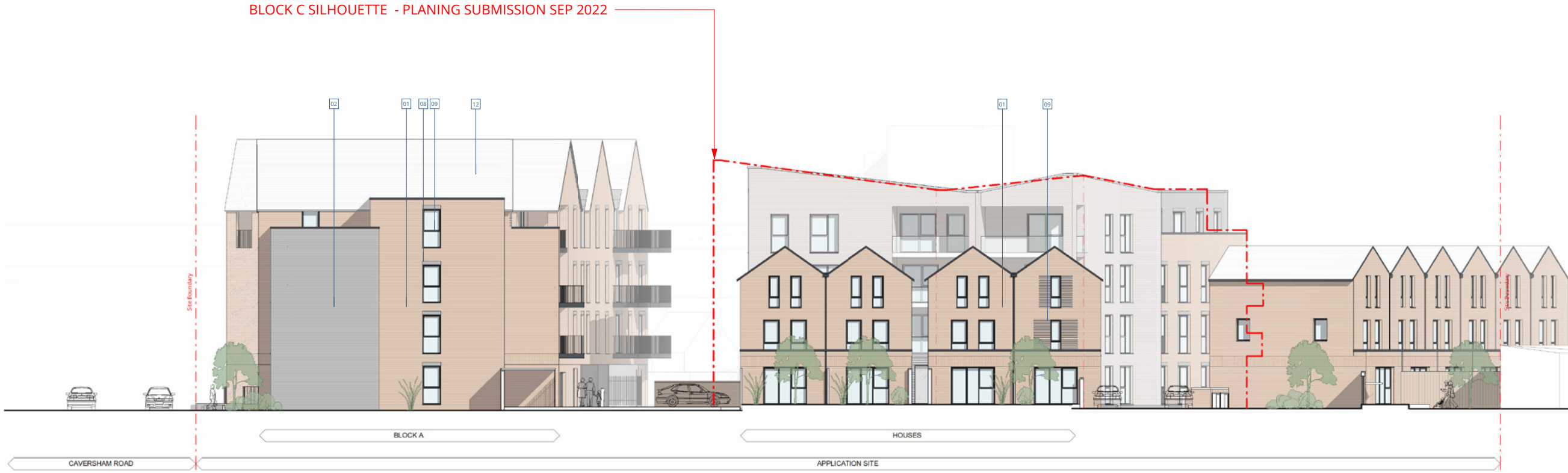




D1 North Elevation B and Houses

BLOCK C SILHOUETTE - PLANING SUBMISSION SEP 2022

BLOCK C SILHOUETTE - PLANING SUBMISSION SEP 2022



BLOCK C SILHOUETTE - PLANING SUBMISSION SEP 2022

D2 North of Blocks B,C & Houses



BLOCK C SILHOUETTE - PLANING SUBMISSION SEP 2022

BLOCK C SILHOUETTE - PLANING SUBMISSION SEP 2022



D3 East of BlockC & Houses



Illustrative drawings showing the changes to block C. The red outline illustrates the Submission scheme, in plan and elevation, to show the reduction made to enhance the separation distances, and reduce the overall scale of this block.



A view looking west along the new street into the heart of the site towards the Central Block (block C) and the houses beyond. The sculpted light brickwork form sits in the centre of the site providing a relief and contrast against the other buildings that have a more traditional detailing treatment relating to the local context. The new street is a shared surface leading residents through the site shared by vehicles, bicycles and pedestrians.

The Central Block (Block C)

Updated view illustrating how we have reduced the footprint and volume of Block C. Specifically by setting in the footprint on all sides, through the reduction a couple of Habitable Rooms per floor.

Comparison with the Submission scheme (below) shows the increased openness – notable that beyond, more of the terrace of houses are now visible.



Submission Scheme

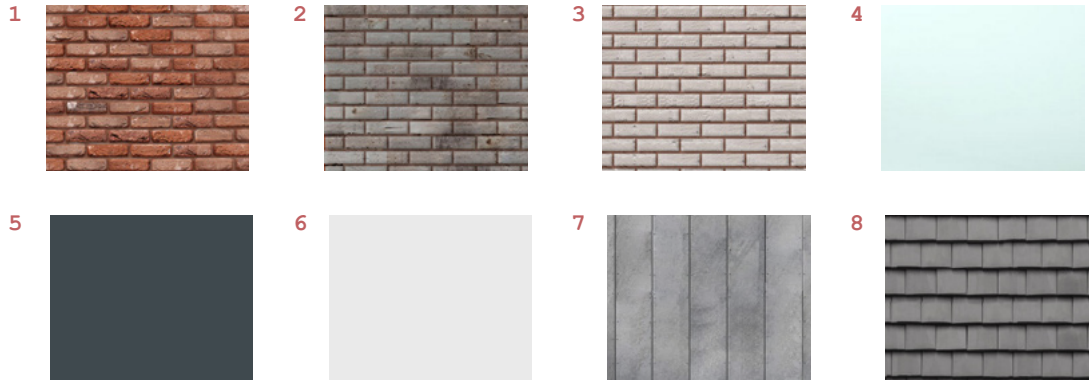


FORM INSPIRATION

A sculpted roofline in a light grey brickwork provides a feature form in the centre of the site and a contrast to the pitched gables ends of the red brick buildings that form the edges of the site.



As the sculpted block turns the corner within the site, the form and character change to provide a street character using the red brick and grey detailing.



- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Metal 01: Dark grey
- 5. Metal 02: Light grey
- 6. Grey Metal cladding
- 7. Glass balustrade
- 8. Roof tiles

MATERIAL PALETTE



The sculpted central block has a strong rhythm of openings in a grid format, in stretcher bond brickwork. Minimal detailing provides a modern treatment and contrast to the red brick buildings. The entrance to this block is highlighted with flush contrasting striped brickwork which echoes the detailing across the rest of the scheme.



Elevation to a new street
Block C



A view into the new street. The terraced houses have a similar repeating pattern as the existing roads nearby. The view is terminated as the road turns south - again typical of the surrounding area. The palette mixes the red and grey bricks found in the local area.

The Terraces (Houses)

Updated view illustrating the open space on the western side of the site, faced by the 6-house terrace. This shows a comparison with a similar view of this space from the submission.

The view demonstrates that the space between the houses, left, and block C, right, has increased to 14.0m, widening the street and enhancing the privacy between these homes. This results in a more generous green space, and greater ground floor defensive planting to protect ground floor windows.



Submission Scheme



FORM INSPIRATION



The tall gables are inspired by the houses in the local context.



The front doors sit in a prominent location addressing the street.



Elevation to a new street.
Family Houses



- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Metal 01: Dark grey
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MATERIAL PALETTE



New frontage to Caversham Road.
Four storeys with a strong rhythm of
gable forms inspired by the nearby
streetscene. Patterning the inset
balconies and the projecting bays of
windows adds a distinctive patterning
with modelling and shadowing enhancing
the interest. The use of a contrasting
red and grey brick captures the
palette nearby, but simplified in a
fresh new way

The Caversham Road frontage
(Blocks A and B)

The minor amendments to the scheme as a whole do not alter this street frontage. Officers confirmed support for the form and character.

Internal adjustments to the layouts do not impact the design of this frontage. Included for completeness.

Architectural Detailing

- 1. Brick 01: Red facing Brickwork in 'Standard Stretcher Bond
- 2. Brick 02: Grey facing Brickwork in 'Standard Stretcher Bond
- 3. Brick 03: Light Grey facing Brickwork in 'Standard Stretcher
- 4. Alternating red ad grey flush striped brickwork in stretcher bond
- 5. Triple stacked, flush solider course banding
- 6. Contrasting flush brick patterning
- 7. Flush contrasting soldier course brickwork at window head
- 8. Splayed brick parapet



DETAILING PALETTE

THE CAVERSHAM ROAD FRONTAGE
(BLOCKS A AND B)



THE TERRACES
(HOUSES)



THE CENTRAL BLOCK (BLOCK C)



RM_A



RM A 320C, Highgate Studios, 53 -79 Highgate Road,
London NW5 1TL_020 7284 1414 _rmaarchitects.co.uk
RM Architects Ltd, Registered in England and Wales
Company N° 8403992 _RIBA Chartered Practice 592088

For any query please contact c.tapp@rmaarchitects.co.uk