



Aerial View of the Site from the west, 1920



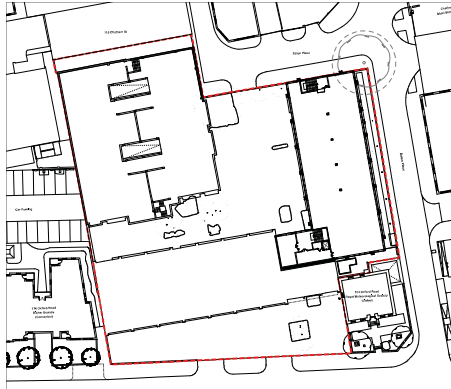
Aerial View of the Site from the south, 2018



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



Aerial View of the Site from the west, 2003



Existing Eaton Court building

3.8.4 Site Planning History

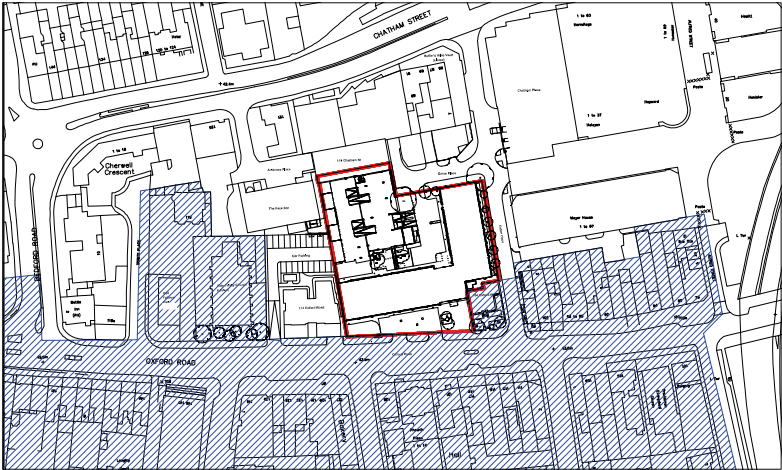
Below are the relevant planning permissions concerning the project site:

- (a) Planning permission dated 30 December 1987 (reference 87/TP/0951) for internal alterations to refurbish for Use Class B1).
- (b) Planning permission dated 8 January 1988 (reference 87/TP/0982) for erection of a two storey and three storey L shaped block for use under Class B1 and associated car park.
- (c) Planning permission dated 8 January 1988 (reference 87/TP/0983) for erection of a two storey and three storey L shaped block for use under Class B1 and associated car park.

There are other minor planning permissions which are mainly historic or of less importance.



Aerial Map of Conservation Area
Referenced from Reading Borough Council, Russell Street / Castle Hill Conservation Area (31/10/2005)



Adjacent Russell Hill / Castle Hill Conservation Area

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3.9 Conservation Area

The site does not lie in any Conservation Area but is adjacent to a Conservation Area. To the south of the site across Oxford Road lies the Russell Street / Castle Hill Conservation Area.

By the 18th century the area had established itself as an up-market residential suburb to the main town. Today the Conservation Area retains many of its late 18th and 19th century residential buildings, with the best examples lying along Castle Hill (historic route westwards out of the medieval town centre). Modern development has impinged in some locations, most notably on the eastern edge of the Conservation Area, facing the IDR.

Residential suburbs to the north of Castle Hill are more urban in character, with continuous terraces of predominantly early-to late 19th century red brick two/three storey houses. Oxford Road is more varied with more commercial uses and better quality listed terraces located to the west, between Russell Street and Prospect Street.

The character of the conservation area is predominantly residential with shops and offices/flats above focused along Oxford Road. Oxford Road is a major route into and out of Reading. The predominant material is red brick, made locally, and clay tiles and slate used for roofing.

The Council's Conservation Area Appraisal (April 2004) defines the Oxford Road part of the Conservation Area as being within Character Area 4. The appraisal states that negative features of the character area include traffic along Oxford Road and poor pedestrian links across the main road.

The Site is located to the north of the Conservation Area on the opposite side of Oxford Road. It does not feature in any of the views identified in the Council's Conservation Area Appraisal.



Oxford Road: retail buildings with offices or flats above



Clifton Street : multi-coloured brickwork terraced houses



Goldsmid Road: Reading Hebrew Congregation



Baker Street: Terrace house in red brick



Russell Street



Castle Hill: principal street with Georgian buildings



Yeomanry House



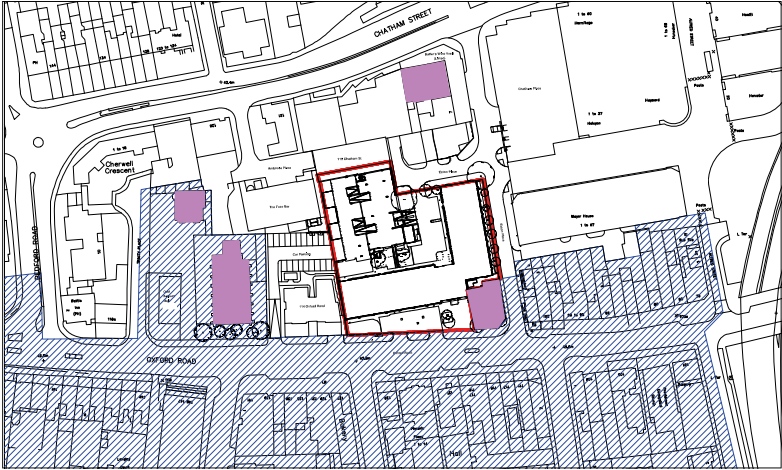
Waylen Street



Castle Crescent: late 19th century semi-detached houses



Aerial Map with Listed Buildings



Listed Buildings

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3.10 Listed Buildings

There are some Heritage Assets within the vicinity of the Site and these are described below:

1. Mannson House (List entry Number: 1113549)

Location: 104 Oxford Road, Reading
Grade: II

Mannson House is an early 19th Century 2 storey red brick Georgian property with small moulded stucco cornice, hipped slate roof, and central portico with arched fanlight to 6 panelled front door. Occupied by the Royal Meteorological Society and located on the south eastern boundary of the Site.

The setting of the property has altered over time. The original property, known as Bath Lodge, formerly included landscaped private gardens that extended to the rear and a vacant plot adjacent to the west. Post war development in the 1960s, saw the adjacent vacant plot and land to the rear of the property make way for a warehouse development. The properties to the west, formerly known as Trinity Villas, were also cleared to make way for a wallpaper warehouse. The warehouses were subsequently replaced by the existing offices and car park that form the Site in the 1970s/80s.

2. Church of the Holy Trinity (List entry Number: 1113550)

Location: Oxford Road, Reading
Grade: II

This C of E church was built to the designs of a local architect (Edward Garbett) in 1826, with improvements made by a local builder (John Billing) in 1845. The building is orientated north-south and is brick built with stone facing to the principal elevation fronting Oxford Road. It is located c. 40m to the west of the Site with No.114 Oxford Road (formerly occupied by Richer Sounds) located in between the two plots.

The original setting of the church to the immediate west and north west remains relatively intact, however the setting has changed notably to the east with former residential properties (known as Hulme Villas) replaced by retail and warehouse development (No. 114 Oxford Road) in the late 1950s/early 1960s. It has also changed to the north east where a vacant plot, which was first occupied by builders yard in the early 1900s, was redeveloped in the 1980s/90s and includes an existing night club building.



1. Mannson House - South Elevation



1. Mannson House - East Elevation



1. Mannson House - North Elevation



1. Mannson House - West Elevation



2. Church of the Holy Trinity



3. 118 Oxford Road



4. Butler's Wine Vaults

3. 118 Oxford Road (List entry Number: 1113551)

Location: 118, Oxford Road
Grade: II

This property was built in circa 1845 by John Billing. It is an Ashlar 2 1/2 storey villa with slate roof and extruded chimneys. Prominent features include 2 storey angled bays flanking present (modern) entrance and with gables above having 2 light windows to attic. There is also a gabled porch to west.

4. Butler's Wine Vaults (List entry Number: 1113435)

Location: 85-91 Chatham Street
Grade: II

The property was established as a public house in 1830 and the list description states that the present 2 storey 'pub front' may date from this period. The brick built building is of 2 storeys with a slate roof. The list description notes that a 6 sided central moulded panel with the traditional Old Reading Abbey sign (restored) located on the pub front is of considerable importance. The pub is located just to the north east of the Site.

The setting of the pub has changed considerably since it was originally part of a former terrace of houses that lined Chatham Street in the 19th century. These terraced houses were largely removed when Chatham Street was widened to form a dual carriageway as part of works associate with one of the major junctions of the Reading IDR in the 1960s/70s.

The recently completed Chatham Place development is a prominent modern feature to the east. The surrounding urban realm and pedestrian environment is of poor quality.



Existing Site Context

Key:
3 Number of storeys

3.11 Emerging Context

3.11.1 Recently Constructed Schemes Adjacent to Site

Immediately to the east of the site, Chatham Place Phase 1 & 2 deliver a total of 491 apartments, ground floor retail, car parking, public and private amenity space. The tallest residential building of the development (City Tower) is 19 storeys high.

3.11.1.1 05/00849/FUL Chatham Place Phase 1

Construction completed in 2009

Detailed planning application for phase 1 comprising a mixed use development of 50,289sqm including 307 residential units, 591 space multi- storey car park, ancillary parking, a community use, flexible mixed uses at ground floor (A1-A5 and D2).

Max Height: 11 storeys
No of units and mix: 307:161 x 1b (53%), 146 x 2b (47%)
Car Parking: 831 spaces

3.11.1.2 120293 Chatham Place Phase 2

Construction completed in 2016

Detailed planning application for phase 2 of the Chatham Place redevelopment comprising one nine storey and one nineteen storey building to accommodate a total of 184 residential units and ground floor retail uses (use classes A1, A2 or A3), together with basement car parking, public and private amenity space, public realm works and landscaping and alterations to existing vehicular access.

Max Height: 19 storeys
Density: 245 units per hectare
No of units and mix: 184: 85 x 1b(46%), 92 x 2b (50%), 7 x 3b (4%)
Car Parking: 94 spaces



Chatham Place Phase 1 (7 Storeys)



Chatham Place Phase 1 (7 Storeys)



Chatham Place Phase 2 (9 Storeys)

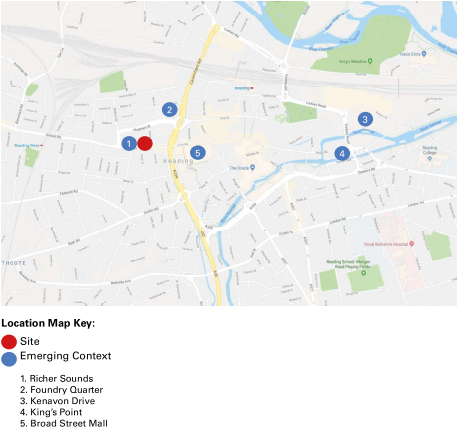


Chatham Place Phase 2: City Tower (19 Storeys)



Chatham Place Multi-storey Carpark (9 Storeys)

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3.2.1 114-116 Oxford Road (5 storeys)



3.2.2 Foundry Quarter (12 storeys)



3.2.3 Kenavon Drive (11 storeys)

3.12 Consented & Constructed Schemes and Future Applications

Below are a list of the more significant consented and constructed schemes within the immediate context of the site.

3.12.1 150721 Richer Sounds, by KEEN Partnership (114-116 Oxford Road)

Status: Completed

Building providing 16 residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8/ nil use).

Max Height: 5 storeys

Density: 111 units per hectare

No of units and mix: 16: 2 x 1b (13%), 13 x 2b (81%), 1 x 3b (6%)

Car Parking: 18 spaces

3.12.2 210349 115 Chatham Street, by DHA Architecture

Application Status: Approved subject to conditions

Demolition of existing buildings and erection of a 3-5 storey building to provide 54 residential units (Class C3). Provision of private and communal external amenity areas, car and cycle parking and refuse storage.

Max Height: 5 storeys

Density: 550 units per hectare

No of units and mix: 54 (38 private, 16 affordable):

Private: 20 x 1b (53%), 18 x 2b (47%)

Affordable: 6 x 1b (38%), 8 x 2b (50%), 2 x 3b (13%)

Car Parking: 17 spaces

3.12.3 170326 Foundry Quarter, by AWW

Status: Under Construction

Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between 5-12 storeys in height, providing 427 residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works.

Max Height: 12 storeys

Density: 325 units per hectare

No of units and mix: 427: 233x1b, 182x2b, 12x3b

Car Parking: 124 spaces



3.2.4 Kings Point (18 storeys)



3.2.5 Broad Street Mall (26 storeys)

3.12.4 170509 Kenavon Drive, by PRP Architects (Huntley Wharf)

Status: Completed

Max Height: 11 storeys
 Density: 273 units per hectare
 No of units and mix:
 Total 765 units: 320 x 1b (42%), 409 x 2b (53%), 36 x 3b (5%)
 Car Parking: 359 spaces

3.12.5 King's Point, by Assael

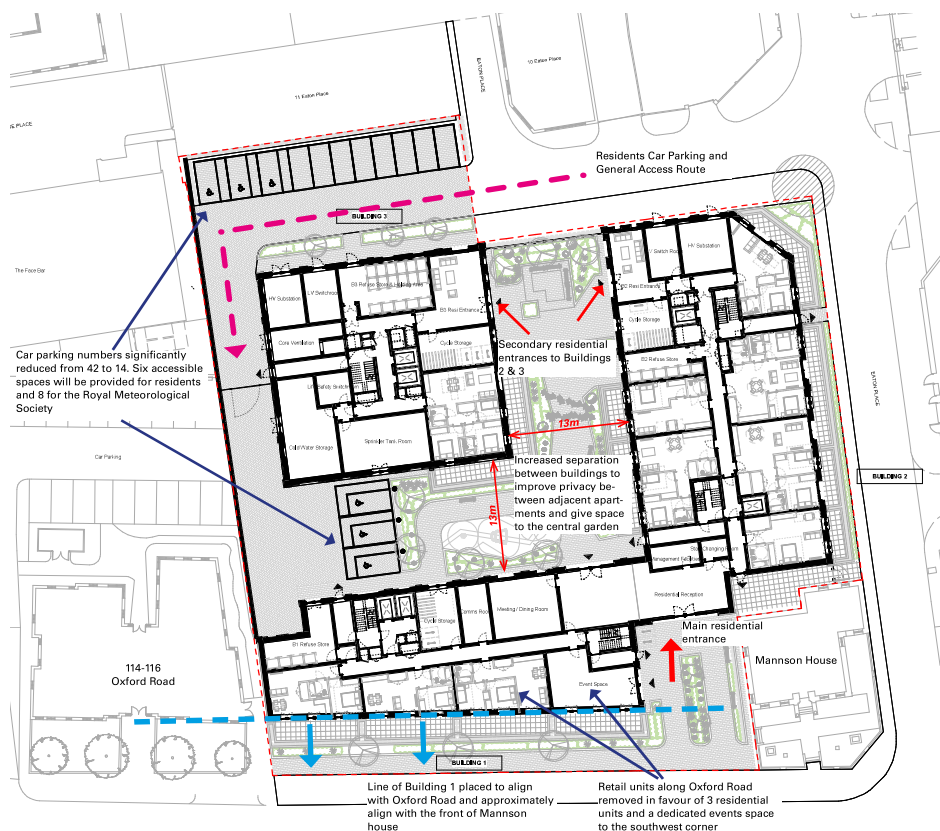
Status: Completed

Max Height: 18 storeys
 Density: 109 units per hectare
 No of units and mix: 109 units: 43 x 1b, 53 x 2b, 13 x 3b
 Car Parking: 27 spaces

3.12.6 182137 Broad Street Mall, by Corstorphine + Wright Architects

Application Status: Consented

Max Height: 26 storeys (+129m AOD)
 Density: 265 units per hectare
 No of units and mix:
 493 units: 214 x 1b (44%), 253 x 2b (51%), 26 x 3b (5%)
 Car Parking: 24 existing spaces retained; loss of 60 existing spaces



Key Updates to the Scheme

4.0 Design Development

This section illustrates how the design has been amended to incorporate comments received from planning officers, the design review panel and the local community during the pre-application process and and since having submitted the current planning application.

The site faces onto Oxford Road to the South and is bounded on the west side and partially the north side by existing developments. To the west it faces the site of a newly built residential development at 114-116 Oxford Road. To the north is 10 Eaton Place and a consented scheme at 115 Chatham Street.

A linear building was proposed to the south of the site, along Oxford Road to maintain the continuity of streetscape. The front building line is aligned with Mannson House. On ground level we propose the removal of the existing, unsightly surface car parking. We also propose to add landscaping in the location of the former car park area. This will enhance and animate the Oxford Road frontage.

The tallest of three proposed buildings will be set back from Oxford Road and Eaton Place and located closer to Chatham Street at the north west of site to minimise its visibility from the surrounding streets.

Three buildings are located around shared communal gardens at ground floor level. This shall provide an attractively landscaped shared amenity space at the heart of the development.

The main entrances to the development are located on ground floor along Oxford Road and Eaton Place. The entrance to the parking at ground level will be to the northwest of the site on Eaton Place.