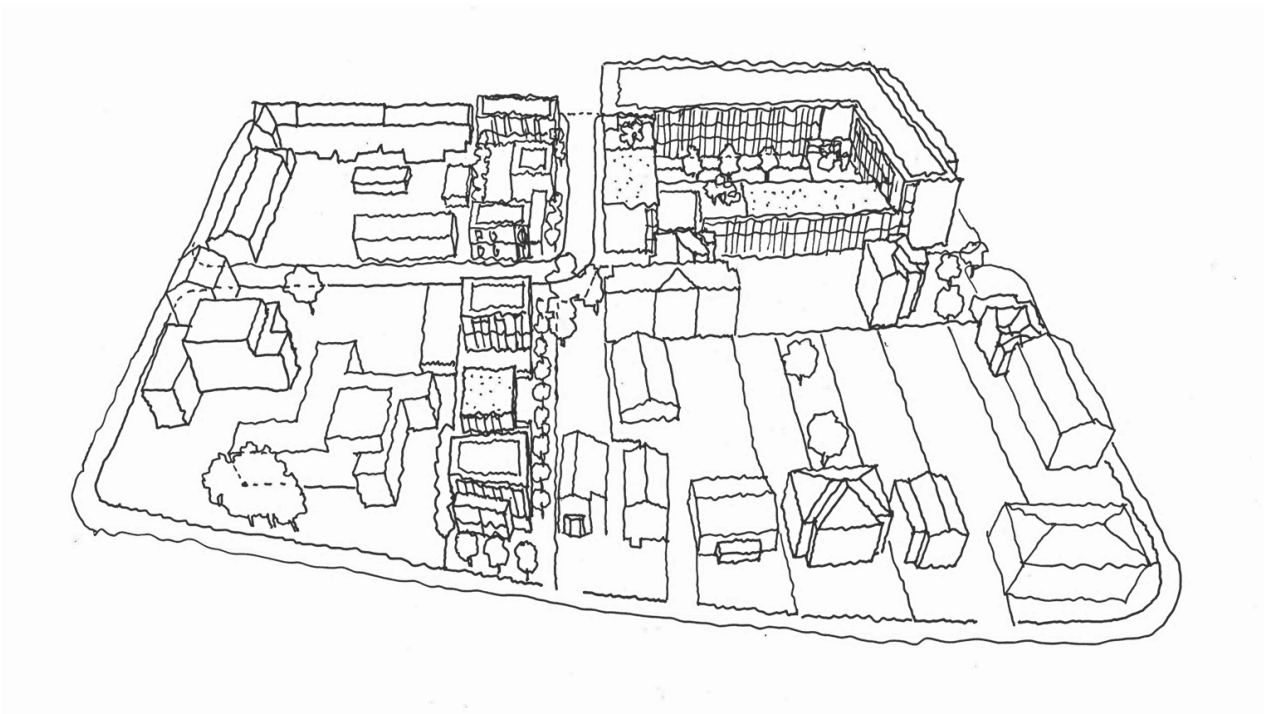


Battle Street

Design and Access Statement

September 2022



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- **1.0 Introduction**
- 1.1 Overview
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- 1.3 The Need
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1.0 Introduction

1.1 Overview

This Design and Access Statement accompanies a planning application submitted on behalf of Reading Borough Council. The redevelopment of the site will result in the clearance and taking up of existing hard standing and structures from the site; erection of seven buildings, up to four storeys in height, containing 49 affordable dwellings (Class C3 use), 13 supported living flats (Class C2 residential institution use), and older persons day centre (Class E(f)); and associated roadways, car parking, open space and other infrastructure.

The structure of this Design and Access Statement begins with a description and analysis of the site and its context followed by an explanation of the proposals and how they respond to the site and its immediate context. The final section on Access explains how the site will be accessed by pedestrians, bicycles and vehicles and how the proposals will enable inclusive access for occupants.

The proposals have been presented at pre-application meetings with planning officers, design review panel, council members and public consultation. Feedback has been gathered from all meetings and events have been recorded and responded to throughout the design development.

Outline Proposals

The Application seeks full planning permission to provide a mix of the following accommodation.

- 35 place Old Person Day Centre (Class E (f))
- 29No 1 bed Sheltered Flats (Class C3, Cat 1)
- 18No 1, 2 & 3 bed General Need Flats (Class C3, Cat 1&3)
- 13No 1 bed Supported Living Flats (Class C2, Cat 1&3)
- 2No 3 bed Family Houses (Class C3, Cat 1)

- **62No Dwellings in total**



Existing Aerial View looking North

1.0 Introduction

1.2 Key Principles

Below is a summary of the key principles that have helped inform the design. Further details on each element are described in greater detail in the report.

The Need

Existing outdated Sheltered, Supporting Living and Old Person's Day Centre will be relocated from other sites around Reading onto one site close to the centre of Reading as well as much needed affordable family housing.

Consultation

Regular consultation meetings with Council Members, Planning Officers Reading Design Review and Public Consultation has also ensured that the proposal responds to the wider needs within Reading.

Central Location

Battle Street is a 10-minute walk to the with the town centre. Good local transport connections with a 24-hour bus service on Oxford Road and Reading West train station is a 5-minute walk . The central courtyard on the main block is dedicated for use for the Old Person Day Centre Good local amenities, Shops, Schools, Doctors, Dentists, Parks etc. are all within easy walking Distance.

Conservation Area

The immediate site has no listed building in it, but the southern part of the site facing onto Oxford Road is within a Conservation area. Careful consideration has been given to the proposals particularly fronting onto Oxford Road.

Scale and Massing

The scale aims to act as a transition between the predominantly taller development of the city centre to the East and the low-rise residential development to the West. The proposed form is based on the development of a perimeter courtyard block to provide development that address the street frontages of Battle Street and Bedford Road. Stepping down in scale in the mews and again on the Southern boundary in order to maximise light into the courtyard, creating external roof terraces and minimising impact on adjacent houses and flats.

Orientation

The site is not adversely affected by overshadowing. The predominate boundaries face North onto Battle Street and East onto Bedford Road. There is potential to orientate flats south to maximise solar gain without being overlooked.

Overlooking Mitigation Strategy

The proposed layout has been developed to ensure that it does not negatively impact on the existing residents living in the surrounding area. The distance between the proposed and the existing buildings as well as the locations of windows has been carefully considered to prevent overlooking into any existing properties. Careful consideration to massing means that there is no increased overshadowing to existing residents.

Movement

The site layout has been designed to improve and extend vehicular and pedestrian routes both within the site and connecting to the wider area.

Layout

Main Block (Block A)

Each user group is accessed by its own core with lifts and stairs. All flats are single aspect and orientated North, East, South and West. The amount of glazing and solar shading is dependent on the orientation to optimise daylight and heat gain and to minimise heat loss.

Mews General Needs/Supported Living Flats (Blocks B, C, D, E & F)

2-3 storey dual-aspect 1 bed flats have their own entrances from the mews and passageway with access from the 1st floor flat via a private stair. Kitchens face onto the mews and Living/dining rooms face onto private gardens

Appearance

Historically dwellings in Reading have been built predominately with red bricks and more expensive buildings have silver grey at the front and entrances. To reflect this, we are using red bricks with grey bricks for the prominent ground floor elements and entrances.

Landscape

Create Low level planting along the boundary edges to provide defensive space between public and private spaces. Private gardens will be provided to the family houses, one/two storey flats and ground floor supported living flats. Balconies to the General Needs Flats facing onto Bedford Road and Oxford Road. Accessible roof terraces and green roofs for use by Sheltered flat residents. A central courtyard is dedicated for use for the Old Person Day Centre

Sustainability

Reading Borough Council have declared a climate emergency. The proposal has been designed to achieve Zero Carbon in use using Passivhaus principles incorporating features such as air source heat pumps, PV panels, increased insulation and triple glazed windows. The approach to sustainability is not limited to energy performance, the integration of cycle stores for every dwelling along with improved cycle and pedestrian routes supports active lifestyles and reduces reliance on car use. Easily accessible recycling facilities are intended to encourage waste recycling, whilst enhanced tree planting and vegetation will help improve air quality, health and wellbeing.

1.0 Introduction

1.3 The Need

Reading Borough Council plans to deliver vital adult social care and affordable housing for the people of Reading. As part of this RBC carried out studies on their existing provisions within Reading to see if some of these would benefit being amalgamated to a central location in Reading.

Focus House - Mental Health Supported Living

The existing building is no longer considered optimum for the needs of the residents due to its layout including narrow corridors, stairs and level changes. The shared bathrooms and lack of independent facilities inhibits the service's ability to offer service users the opportunities to re-establish the skills required to move on into general needs accommodation. In addition to lack of suitability the building condition needs improvement.

The Maples - Old Persons Day Centre

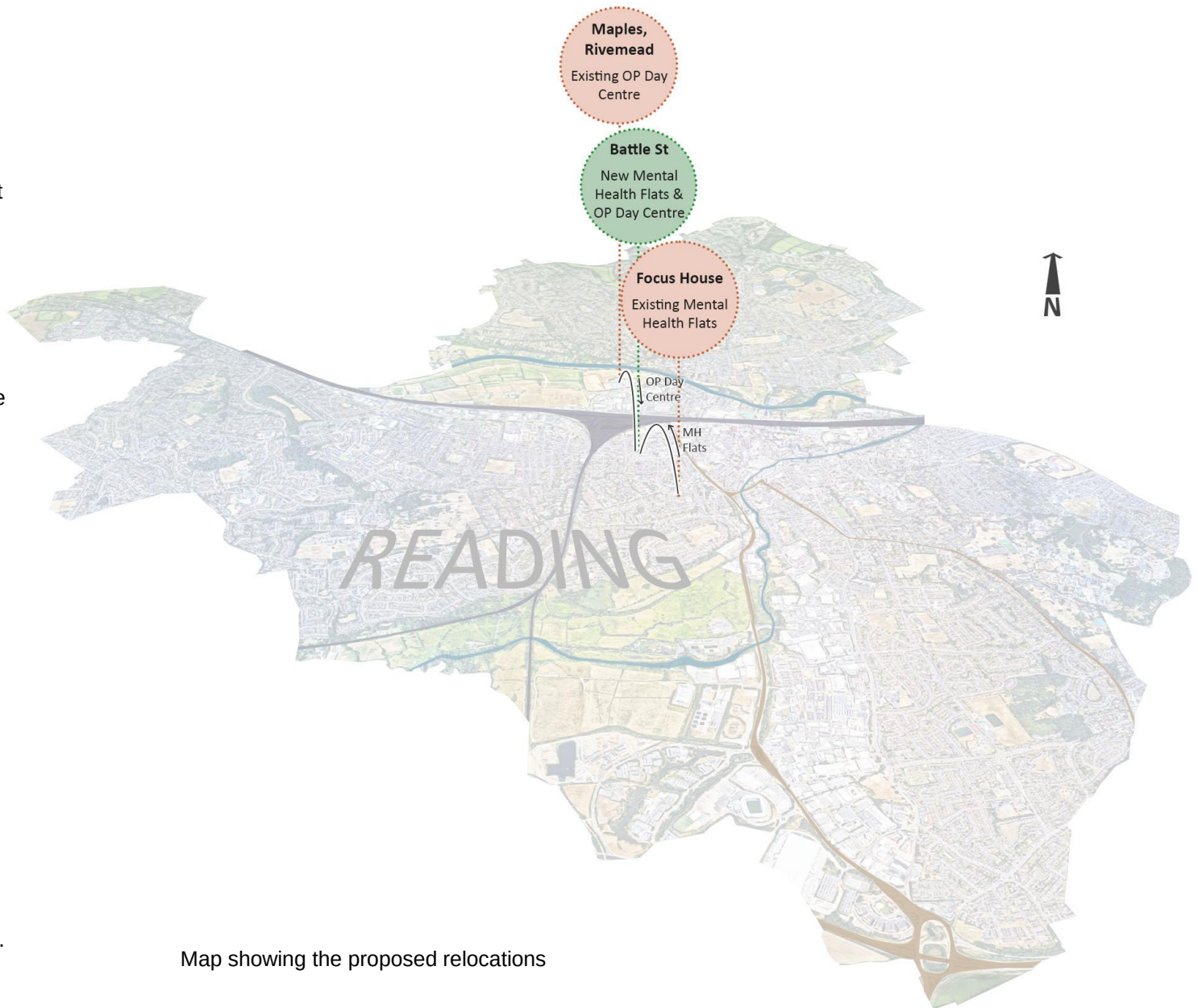
The existing service needs to be re-located due to the redevelopment of the Rivermead Leisure facilities.

Sheltered Flats, Suitability

There are three existing blocks of sheltered housing flats which do not meet the needs of all older people. Two of the blocks are far from local services and amenities and all three do not have the facility to install lifts and as such are unsuitable for those who are frail, have mobility issues or who are disabled. The service ambition is to re-provide new homes for older people within modern facilities that meet the needs of existing tenants and new tenants including those who wish to downsize from family sized homes.

Shaping the Services

Reading Borough Council carried out Public consultations in terms of shaping the future services in relation to Service users, carers, families, staff, partner organisations and anyone with an interest in these services were encouraged to engage in the consultations (carried out Nov/Dec 2018). The key findings have been used to identify and shape their brief.



Map showing the proposed relocations

1.0 Introduction

1.4 Consultation

Consultation with Local Authority

During the design process proposals were submitted to the local authority planning team for comment and discussion, this was followed by further meetings and submissions amended each time to reflect the comments and suggestions of the local authority planning team. This helped us to arrive at an agreed submission in principle.

Design Review Panel

During the pre-app process, the design was presented to Reading Borough Council Design Review Panel on the 24th February 2022. This was a positive process with some valuable comment provided on the design. Some key design aspects relating to massing and articulation were raised that we have incorporated into the final design.

Public consultation

A Public Consultation event was held at the local Primary School, Civitas Academy on 26-27th May 2022. Reading Borough Council arranged letter dropping prior to the event outlining the proposals and details of the Public Consultation to all the local residents. Also, residents from Focus House and The Maples were invited to come review the proposals. Over the two days the event was attended by local residents and County Councillors. There were also comments received by the online portal. All comments were recorded and some key concerns raised were.

- Concern of the lack of proposed Car parking on the site.
- Concern from a resident on the Ground Floor Flat at Alison Court that the 3-storey block on Oxford road would block out light from her lounge.
- Concern of the Passageway width onto Oxford Road.
- 3-storey block on Oxford Road needs to respond better to the conservation area.
- Some residents would prefer the site to be used for recreational/community use not residential.
- Concern over how the courtyard is used and potential overlooking from the roof terraces.
- Concern how the development will address antisocial behavior in the area.

Refer to Public Consultation Public Consultations Comments Tracker for details.



Photo from Public Consultation

- **2.0 The Site and Context**
- 2.1 Site Context
- 2.2 Central Location
- 2.3 Site History
- 2.4 Site Photos
- 2.5 Surrounding Building Heights
- 2.6 Surrounding Building Materials
- 2.7 Surrounding Building Roof Types
- 2.8 Conservation Area
- 2.9 Site Analysis

2.0 Site & Context

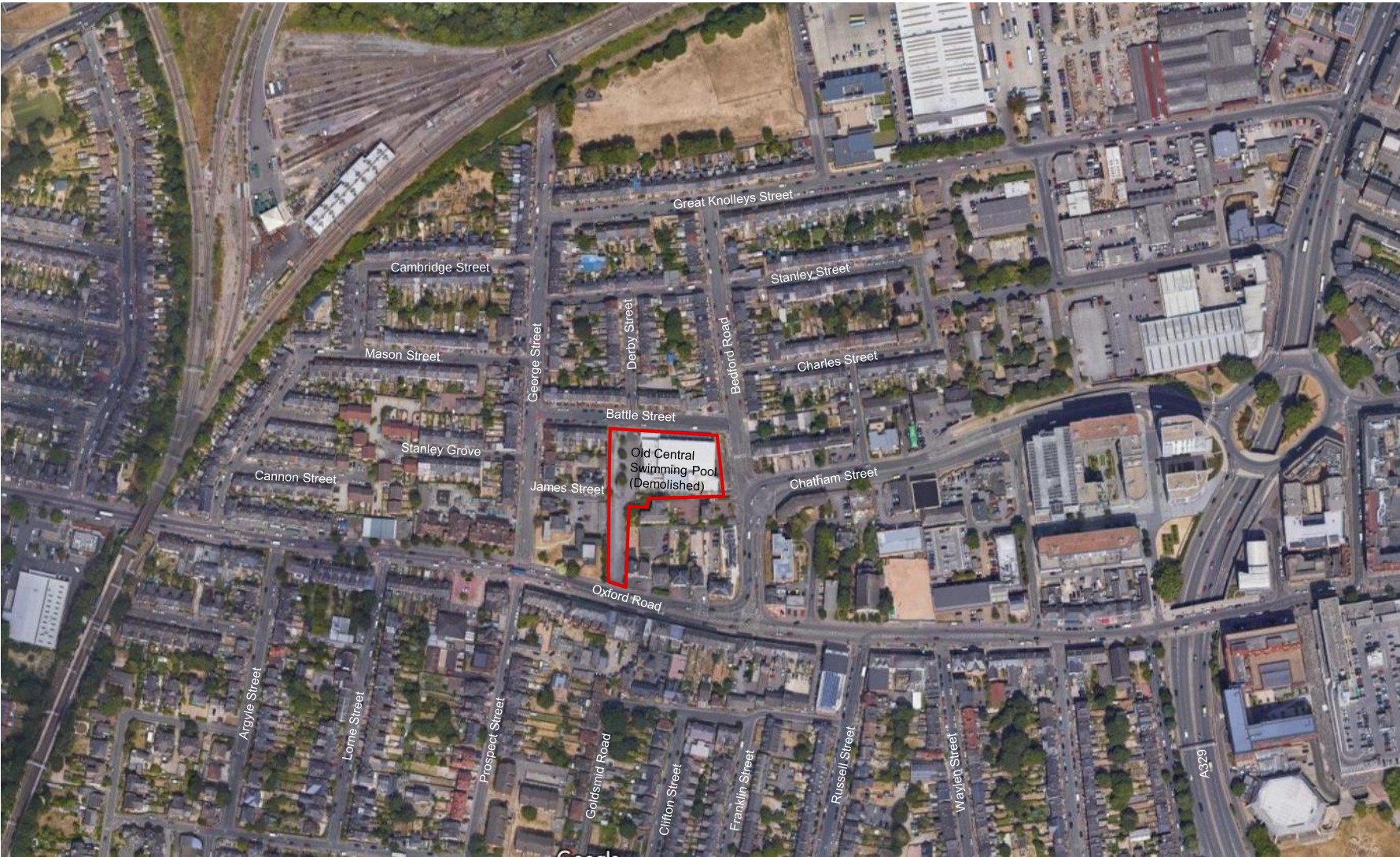
2.1 Site Context

The old central swimming pool site off Battle Street is located in RG1, west of Reading town centre and is less than 10mins walk. The site is situated between Reading West train station (around 500m South-West of the site) and Reading Central Station (around 1000m East of the site) and there is a 24-hour bus service that runs along Oxford Road so the site benefits having good access to public transport.

The site area is 0.55Ha and is a brownfield site which previously accommodated the old central swimming pool which was demolished in 2018. The existing pool car park is being used as a pay and display car park managed by Reading Borough Council. The site is freehold owned by Reading Borough Council and has been allocated for residential development.

The Surrounding residential streets Battle Street, Bedford Road, George Steet and James Street consist of predominantly 2/3-storey Victorian terraced houses.

Oxford Road is one of the main roads that lead West towards Oxford and consists of predominantly 3-4-storey Georgian terraced houses some with retail units at ground floor, many of which are listed and within a conservation area.



Aerial View

2.0 Site and Context

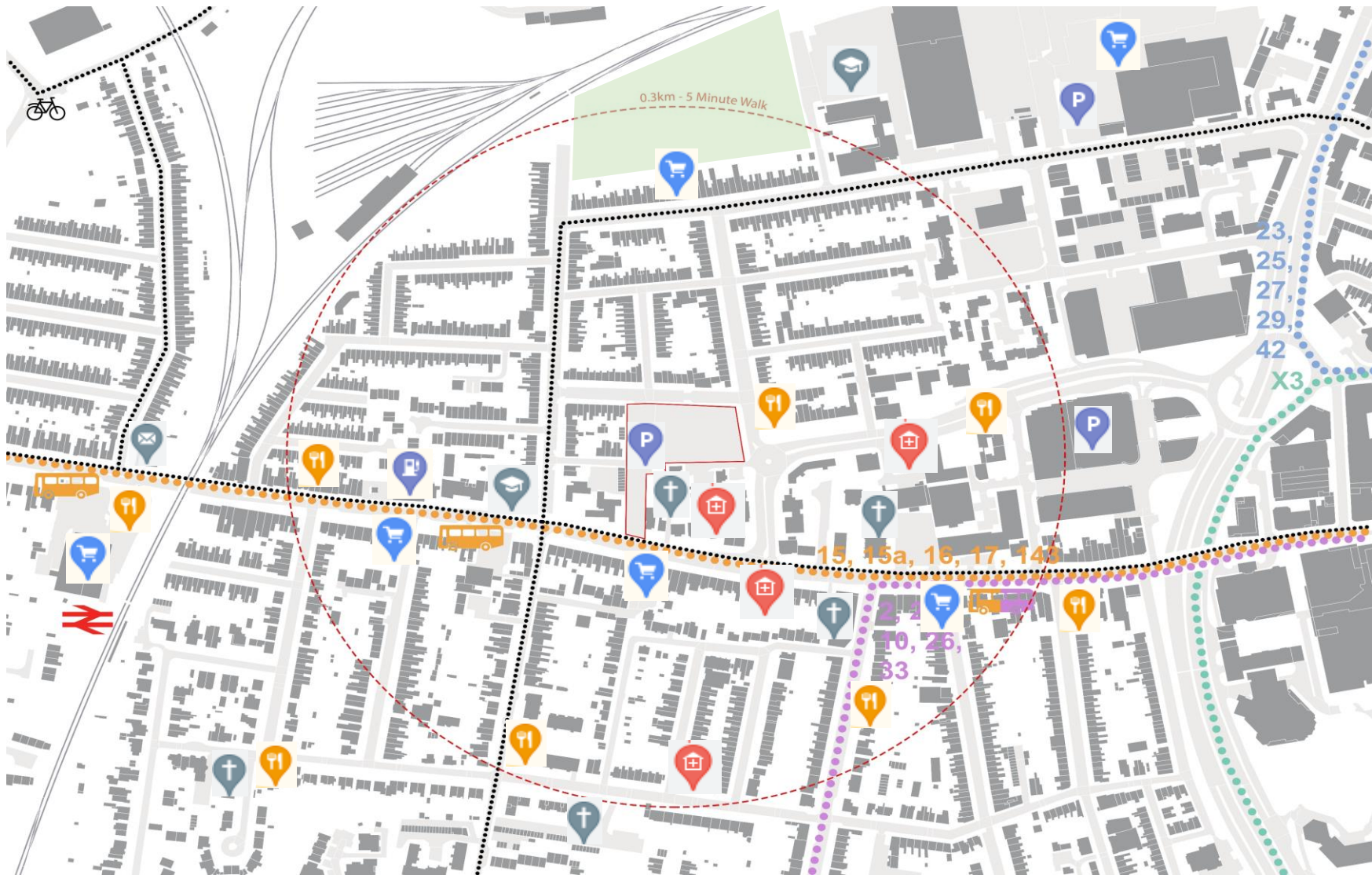
2.2 Central Location

Suitability of Battle Street

The Council identified the Battle Street site as giving key benefits to meet their aims.

- A central location within a 10 minute walk to Reading town centre
- Shops, Restaurants, Post Office, Dentists, Doctors and other local amenities are all a short walk away along Oxford Road.
- Reading West train Station is less than 10 minute walk.
- 24 hour bus routes along Oxford Road.
- Transport links will support all people who live, attend services or work on the site to access it easily via walking or by using public transport.
- Victoria Park is a 5 minute walk.
- Co-locating the Older Persons Day Opportunities with sheltered housing flats, allows for a hub approach to be taken to support older people and for the services to be mutually beneficial.
- A central location is a priority for the supported living flats to enable the service users to access the town centre
- Access public transport and medical and health facilities easily.
- The introduction of additional general need family houses and flats would provide much needed homes for people on the housing register and allow for the development of a mixed and sustainable community on the site.

Refer to Transport Statement for further details.

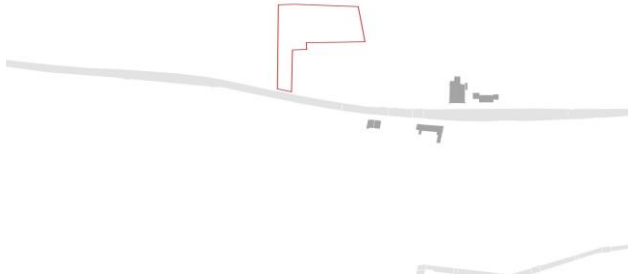


Local Amenity Plan

	Train Station		Shops		Doctors/Dentist		Restaurant/Public House
	Bus Stop		School		Post Office		Petrol Station
	Bus Routes		Car Parking		Church		Public Open Space
	Cycle Route						

2.0 Site & Context

2.3 Site History



1813

Up until the early 19th Century, the site was part of Battle Farm, an area of open agricultural land, fields and market gardens. The farm took its name from Battle Abbey in Hastings so called by William the Conqueror built an Abbey on land claimed on the battle site in Hastings.



1840

During the start of the 1800s, housing for the town's wealthier residents began to be developed along Oxford Road and the fields within the area. 1840 also marked the arrival of the railway to Reading.



1890

Throughout the latter part of the 19th Century, construction of housing increased, filling available space in the area and beyond the Reading West railway bridge. The site was occupied by the Victoria Nursery.



1960

Continued development of area. The Bedford Road Nursery found on the site is reduced post war



1990

During the 1990's, the site was occupied by Reading Central Swimming Pool which was built in 1966.



2020

In January 2018 the pool was demolished, leaving just the car park.

2.0 Site & Context

2.4 Site Photos



A. Chatham St (West)



B. Battle St (West)



C. Battle St (East)



D. Battle St (South)



E. On Site (North)



F. On Site (South West)



G. On Site (North West)



H. On Site (Looking at James St)



2.0 Site & Context

2.4 Site Photos (Continued)



A. On Site (South)



B. Edge of Site (South)



C. Oxford Rd (East)



D. Oxford Rd (West)



E. Oxford Road (North)



F. Bedford Rd (North)



G. Battle St (East)

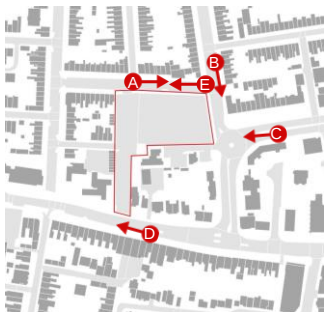


H. James St (East)



2.0 Site & Context

2.5 Surrounding Building Heights



Battle Street, Bedford Road & James Street

Consists generally 2.5-3 storey Victorian terraced housing

Chatham Street

- 2-3 storey Victorian terraced housing
- 3-4 storey 1980-1990 pitched roof flats

Oxford Road

- 3-3.5 storey Georgian terrace housing with retail on the Ground Floor (Southern side)
- 3-3.5 storey Georgian detached 'villa' housing (North-East side)
- 4 storey 1970's flat roof flats to Alison Court (North-West side)



A. Battle Street (East)



B. Bedford Road (South)



C. Chatham Street (West)



D. Oxford Road (West)



E. Battle Street (West)

2.0 Site & Context

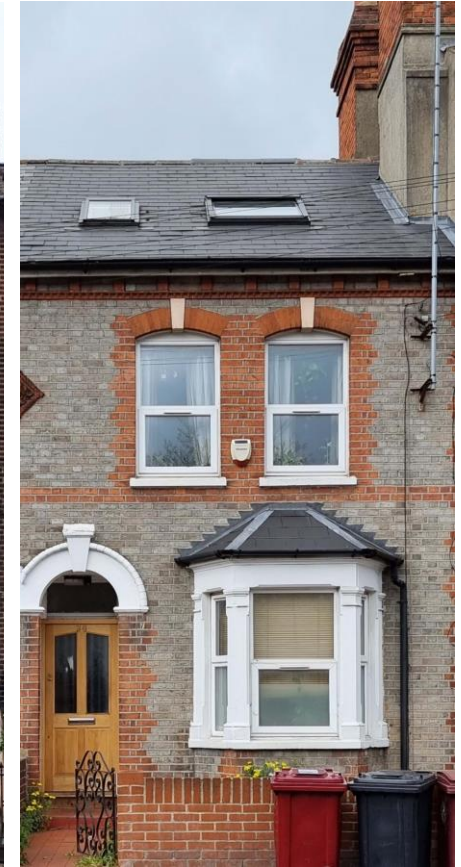
2.6 Surrounding Building Materials



- Red Brick
- Painted Brick
- Grey Brick
- Cream Brick
- Blue/Grey Brick
- Rendered Finish
- Stone
- Painted Stone
- Concrete
- Steel Cladding
- Flint



A – Oxford Rd Listed Townhouses – Red Brick



B – George St Listed Terrace Houses – Grey and Red Brick

Existing Materials

Generally Red and painted brickwork is the predominant material in the surrounding area.

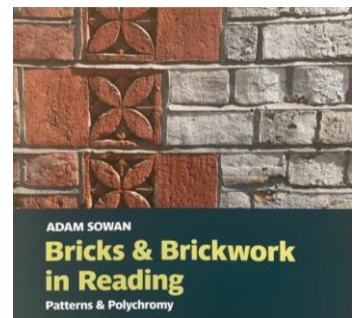
Reading red brick and Silver Bricks

Red bricks have their unique colour due to ingredients local to Reading geology, like iron-oxide in the clay, which give the strong red brick colour. Historically the majority of dwellings and other buildings in Reading have been built with red bricks. More expensive dwellings have silver grey at fronts and entrances and more elaborate brick detailing with red bricks to the sides and backs.

Development Materials

The geology of the area has clay on top of chalk, so we are looking to material strategy could reflect this and sit the red bricks above the silver grey bricks. We are going to use red bricks for dwellings; Sheltered flats, Family houses, Supported living and general needs flats and use silver grey for ground floor elements, entrances and day care services.

Refer to Heritage Statement for further details.



2.0 Site & Context

2.7 Surrounding Building Roof Types



Pitched, parapet and flat roofs along Oxford Street-Limited visibility of pitched roofs



Pitched roofs along Battle Street – Pitched roofs expressed

Existing Roof Types

The predominant roof type in the surrounding area is pitched slate roofs to the Victorian terrace houses on Battle Street, Bedford Road and James Street and pitched slate roofs behind parapets on Oxford Road.

Development Roof Types

To maximise the area of photovoltaic panels and provide terrace amenity spaces for sheltered living flats the we are utilising flat roofs, terrace roofs and green roofs behind parapet walls or barriers. The family houses on Battle street will have pitched roofs with fibre cement slates so will look similar to the existing adjacent terraced houses.

2.0 Site & Context

2.8 Conservation Area

The immediate site has no listed buildings or buildings of townscape merit situated on it, however the southern part of the site sits within the 2019 revision of the Russell Street/Castle Hill Conservation Area Appraisal. The below extract is from the Appraisal and describes the historical and conservational significance of the surrounding context.

The Conservation Area is a microcosm of Reading's residential building styles in a concentrated area. Within its boundaries, housing spans both wealthy and more modest examples from the 18th century to the 20th century. It encompasses a range of Georgian villas, terraces and artisan housing. The long Victorian era is evident in the development of substantial Victorian single-family terraces and the later polychrome patterned two-up, two-down terraces. Arts and Crafts influences appear in the area's large Victorian and Edwardian villas.

According to Historic England, there are a number of key listed buildings along the Oxford Road. Below outlines those within the immediate area of the proposed site and their defining features:

- A. **120 and 122 Oxford Road** (North side) Grade II. Pair of houses, 2 storeys plus semi basement, circa 1830–40, plain red brick with central pediment, arched windows to central bays, hipped slate roof.
- B. **171 to 177 Oxford Road**, Grade II. Terrace of 4 houses, 3 storeys plus semi basement, early 19th century, steps to principal storey, red brick, slate roofs, ridge chimneys, original railings to two.
- C. **Oxford Road Community School**. 1880-83 and 1894, Grade II. A complete and homogenous group of buildings, 1.5 to 3 storeys plus tower, set behind wall and railings of the period. Red brick, moulded decorative drip moulds and string courses, part tile hung. Steeply pitched tiled roofs with decorative ridge tiles.
- D. **Church of the Holy Trinity**, Church of England. Built 1826 to the design of Edward Garbett (local man). West front owes its present appearance to the 1845 improvement by John Billing (local architect/builder). Plain brick building oriented north-south, stone fable end capped by octagonal belfry with spirelet corbelled out at apex.

Refer to Heritage statement for further details.



A. 120 & 122 Oxford Road



B. 171, 173, 175 & 177 Oxford Road



C. Oxford Road Community School



D. Church of the Holy Trinity

-  Conservation Area
-  Listed Buildings
-  Buildings of Townscape Merit
-  Site for Improvement

2.0 Site & Context

2.9 Site Analysis

Key features and aspects of the existing site are illustrated on the Site Analysis Plan opposite. These key features are described below along with a short description of how the design responds to these existing aspects of the site and its context.

Topography

The site is relatively flat with a 400mm – 800mm fall across the site. We have utilized the existing ground levels where possible to minimize cut and fill, but are to raising up the ground floor level to the 4 storey block that faces onto Bedford Road so residents' balconies are above street level.

Existing Trees

The site currently has 6 existing trees in the car park. The arboricultural report states these are of low quality in a fair or dead state with the exception of one Hornbeam of moderate quality in fair state. (see separate aboricultural report) We will be removing all the trees and replace with more trees that will enhance the public realm and private spaces. (see separate landscape proposals)

Orientation

The site is not adversely affected by overshadowing. The predominate boundaries face North onto Battle Street and East onto Bedford Road. There is potential to orientate flats south to maximise solar gain without being overlooked. There are limited options to face West due to the existing terraced houses on Battle Street and James Street and also Alison Court and garages.



Site Analysis

2.0 Site & Context

2.9 Site Analysis (Continued)

Views

Due to the built-up nature of the area, views into the site are limited and only short distance views from the immediate context are possible.

Battle Street and Bedford Road

Both Battle Street and Bedford Road are wide roads and the distance from the existing terraced houses windows to the proposed windows are 17-20m so the impact from overlooking will be no different than currently experienced on these streets. The new frontage will follow the existing street grain

Bedford Road Flats

The 4 storey blocks of flats located to the Southern boundary have windows that overlook the site but are non-habitable bathrooms and staircases so overlooking should not be an issue. There is a kitchen that overlooks to site and we have pulled back part of the 2 storey building to create a courtyard to minimise any overlooking.

James Street & Alison Court

The scale, location and orientation of the new flats has been arranged to minimise any overlooking.

Pedestrian Access

The existing car park provides a pedestrian link form Battle Street to Oxford Road and RBC have asked that the pedestrian link is retained with the new development to allow good pedestrian permeability through the site. There are currently metal railings separating access from the car park to James Street and we are removing these to create a link through the development to James Street. The site where the old swimming pool has been demolished is currently secure with solid hoarding.

Vehicular Access

The site is in a residential area and currently there is a 68 space pay and display car park accessed from Battle Street. There are currently metal railings separating access from the car park to James Street and we are removing these to create a one way for vehicular, refuse and fire tender access through the development from Battle Street to James Street. There is permit parking along Battle Street and James Street



Site Analysis

- **3.0 Proposal**
- 3.1 Design Evolution
- 3.2 Design Proposal
- 3.3 Scale
- 3.4 Massing
- 3.5 Overlooking Mitigation Strategy
- 3.6 Frontages
- 3.7 Movement Strategy
- 3.8 Car Parking & Cycle Storage
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- 3.10 Emergency Vehicle access
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- 3.12 Area Schedule
- 3.13 Appearance

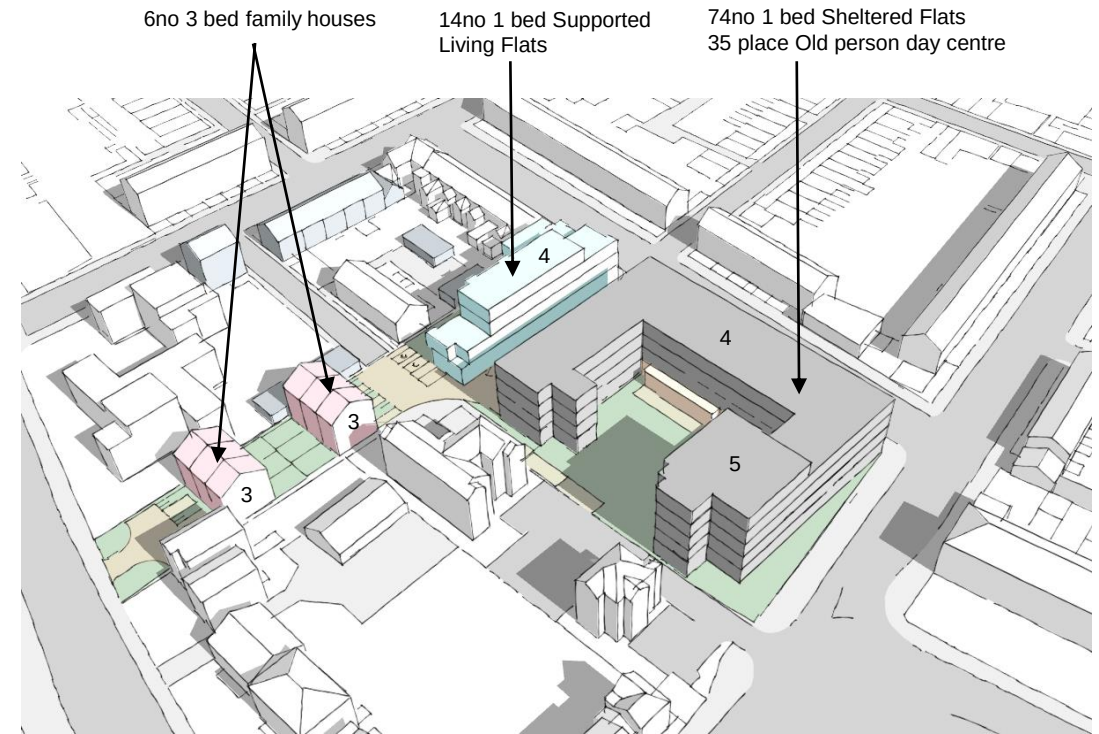
3.0 Proposal

3.1 Design Evolution

This section describes the layout of the new development, firstly outlining the design evolution that has taken place during the design and pre-application consultation process, then describing the layout of the current submitted proposal.

At the early stages of the design process proposals were submitted to the Local Authority planning team for comment and discussion. This was followed by several further meetings and submissions of the proposal amended each time to reflect the comments and suggestions of the Local Authority planning team. This enabled us to arrive at a proposal for the site that was agreed in principle with the Local Authority.

On the following pages we illustrate previous versions of the scheme so that the progression to the current design can be understood.



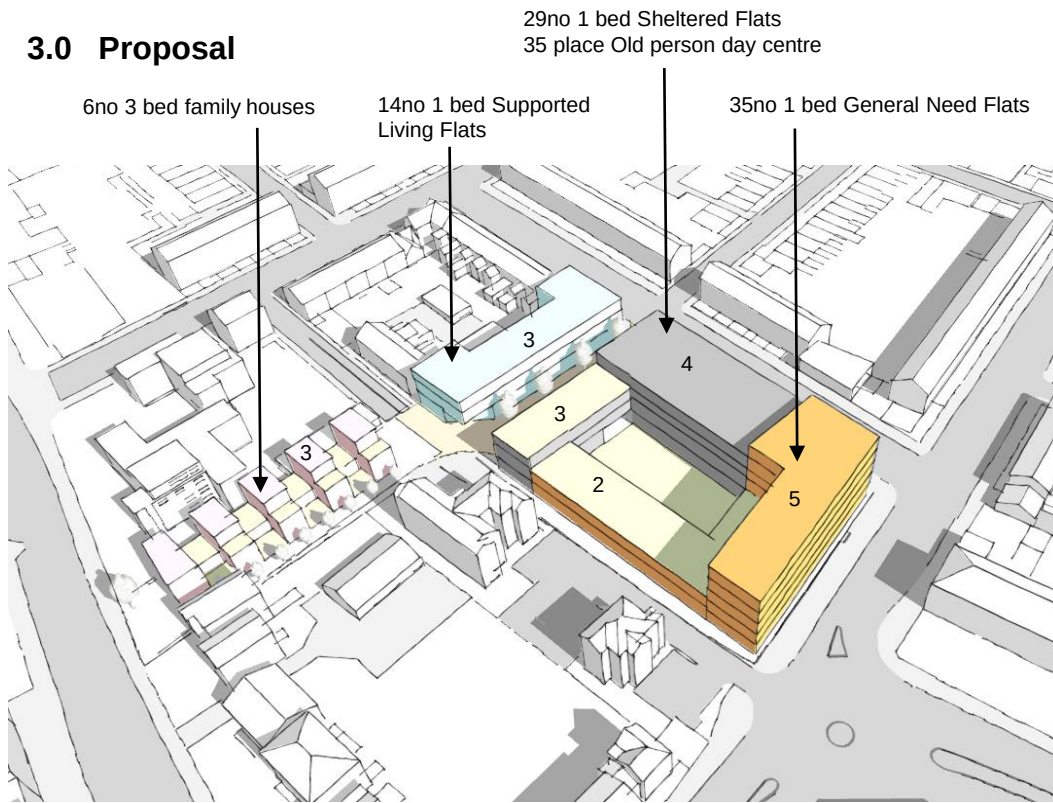
Version 1 - Viability Study

A viability study was undertaken in August 2020 to test the site. Our initial brief for flat numbers were based on an expired 2003 planning application which had a total of 89 dwellings. The viability study produced the following numbers.

- 74no 1 bed Sheltered Flats
- 14no 1 bed Supported Living Flats
- 6no 3 bed Family Houses
- 35 person Old Person Day Centre
- **94no Total Dwellings (Dwellings per Ha = 170)**

We separated the use types into different blocks with a sheltered flats occupying a 4-5 storey U shaped block with the day centre on part of the ground floor. The supported living flats were 3-4 stories positioned to complete the terraced block on Battle Street and James Street. The family houses were 3 storey terraced blocks

3.0 Proposal

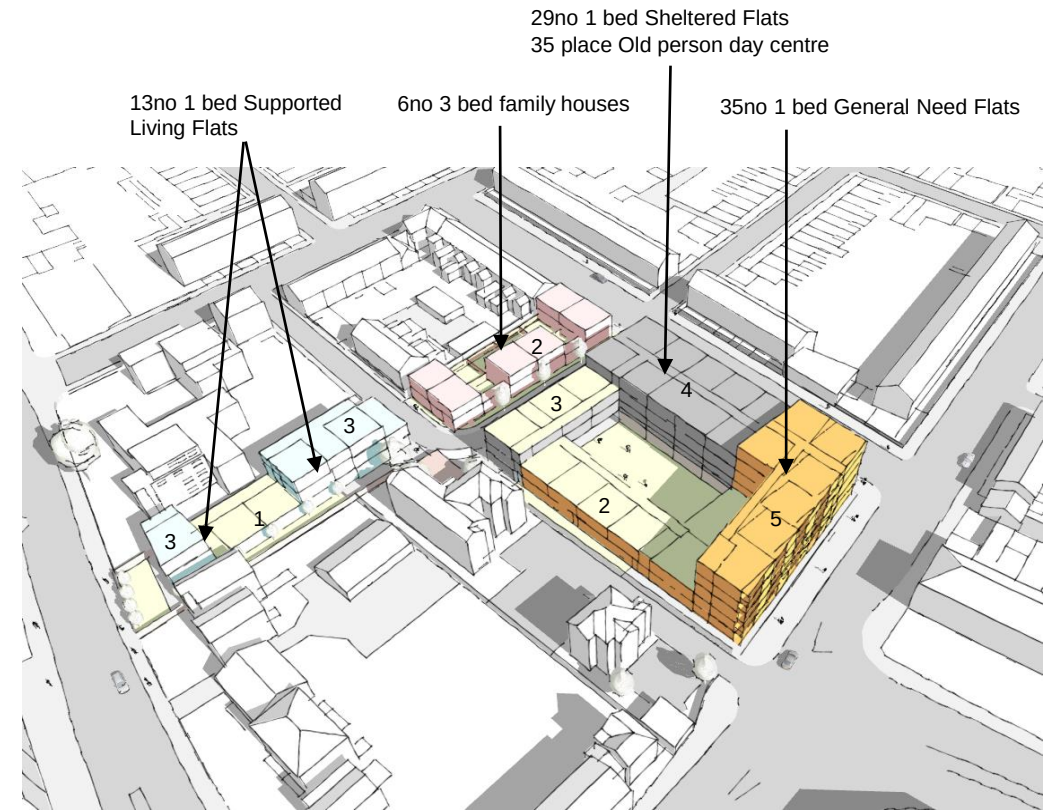


Version 2

RBC asked to include provision for General Needs flats into the design with separate access from the Sheltered Flats. We proposed making the General Needs flats facing onto Bedford Road with their own access and balconies facing onto the road. We looked at stepping the scale of the main block to create external roof terraces on each floor for Sheltered flats and to create a central courtyard for the old persons day centre. We reduced the supported living flats to 3 storey and rearrange the 6 bed houses to individual units with pedestrian access onto Oxford Road.

- 29no 1 bed Sheltered Flats
- 14no 1 bed Supported Living Flats
- 35no 1 bed General Needs Flats
- 6no 3 bed Family Houses
- 35 person Old Person Day Centre

- **84 Dwellings in Total (Dwellings per Ha 153)**



Version 3

After a pre app meeting there was concern with the massing particularly adjacent to Alison Court and the Terrace houses along Battle Street and James Street. To try and reduce mass we looked at swapping the family houses and supported living flats around so 2 storey houses are adjacent to the terrace houses and 3 storey supporting living are adjacent to the 3-4 storeys on Oxford Road.

- 29no 1 bed Sheltered Flats
- 13no 1 bed Supported Living Flats
- 35no 1 bed General Needs Flats
- 6no 3 bed Family Houses
- 35 person Old Person Day Centre

- **83 Dwellings in Total (Dwellings per Ha 151)**

3.0 Proposal

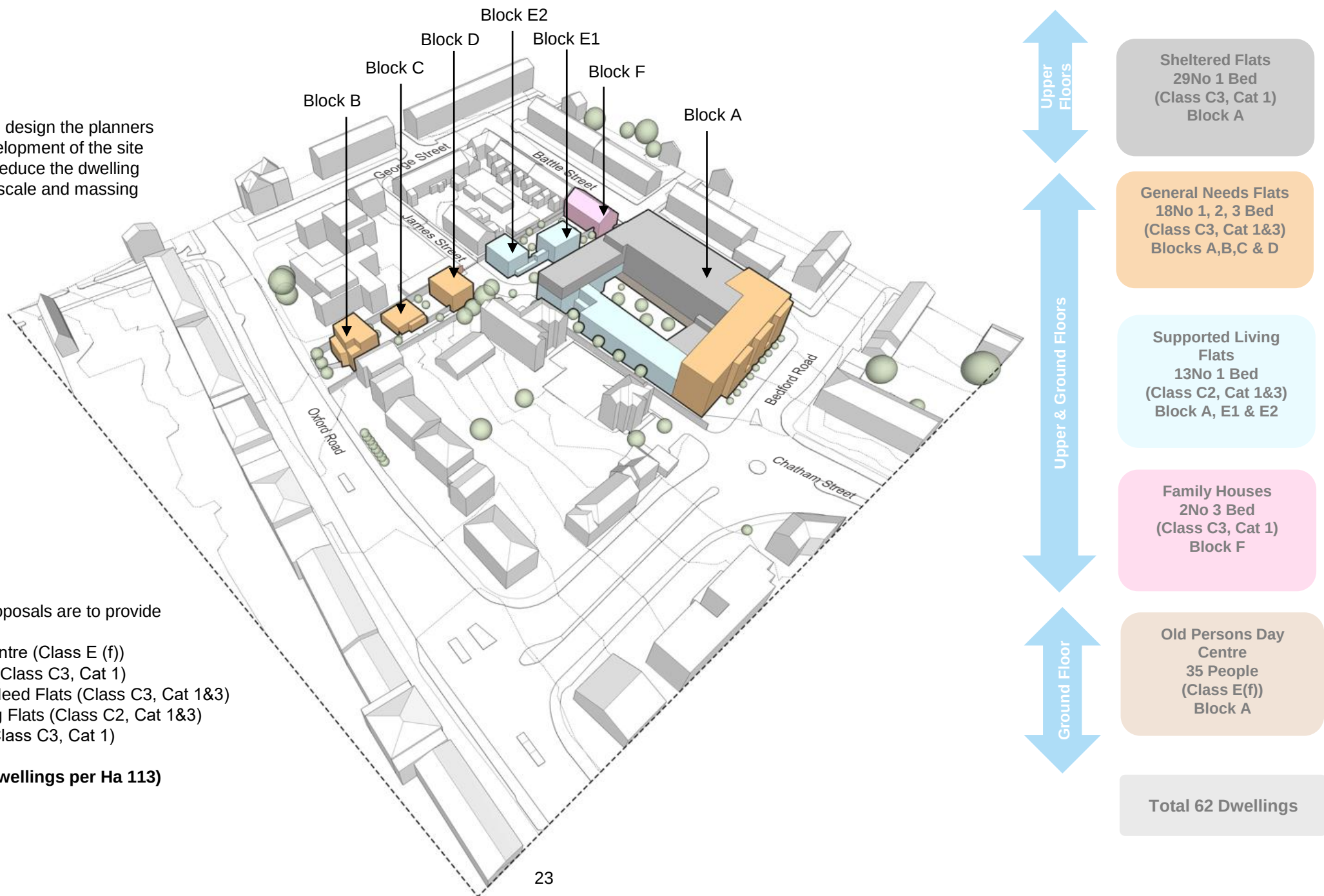
3.2 Design Proposal

Following the progression of the design the planners still had concern about overdevelopment of the site and it was agreed with RBC to reduce the dwelling numbers in order to reduce the scale and massing on the site.

Accommodation

The revised accommodation proposals are to provide

- 35 place Old Person Day Centre (Class E (f))
- 29No 1 bed Sheltered Flats (Class C3, Cat 1)
- 18No 1, 2 & 3 bed General Need Flats (Class C3, Cat 1&3)
- 13No 1 bed Supported Living Flats (Class C2, Cat 1&3)
- 2No 3 bed Family Houses (Class C3, Cat 1)
- **62No Dwellings in Total (Dwellings per Ha 113)**



3.0 Proposal

3.3 Scale

The scale aims to act as a transition between predominantly taller development of the city centre to the East and the low-rise residential development to the West. The taller block on Battle Street and Bedford Road addresses the city-centre scale whilst stepping down to 2 storeys as a transition to the terraced houses on Battle Street

Battle Street & Bedford Road

The existing terrace houses on Battle street and Bedford Road are 2-3 storeys high and we are showing 4 storeys facing onto these roads as the roads are quite wide so the impact is reduced. We are stepping down to a 2 storey house adjacent to the existing 2 storey terrace on Battle Street.

Bedford Road Flats

Bedford Road flats are 4 storeys, but to we are showing 2 storey flats facing the Southern boundary to minimise impact on the flats and maximise light into the courtyard.

James Street & Mews

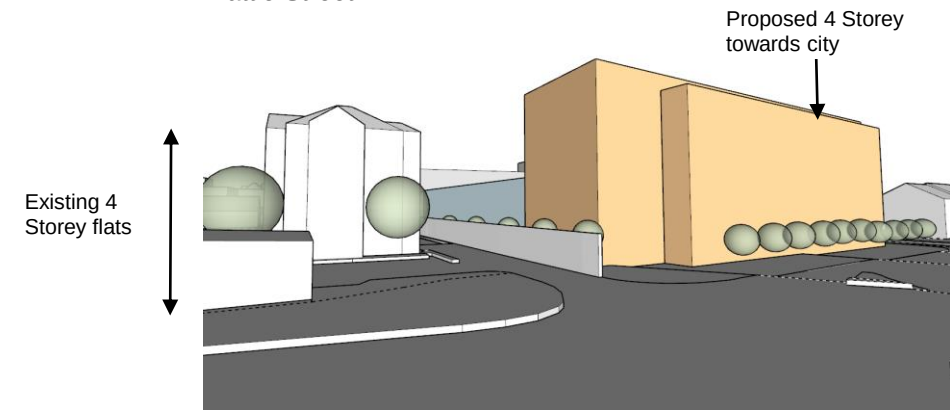
We are showing 2 storey flats adjacent to the 2 storey terraced houses on James Street and in the Mews.

Oxford Road

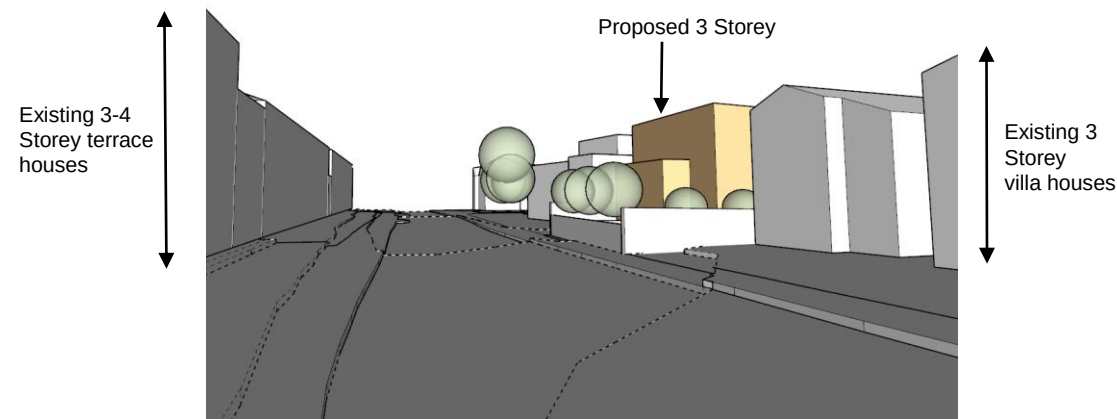
We are showing a 3 storey block facing onto Oxford Road to reflect the existing scale.



Battle Street



Bedford Road



Oxford Road

3.0 Proposal

3.4 Massing

Massing

The approach to massing was developed through detailed pre-app discussions with the RBC planning team including the investigation of multiple layouts and approaches to building form.

Block A

A perimeter courtyard block that address the street frontages of Battle Street and Bedford Road, which steps down in scale in the mews and again on the Southern boundary in order to maximise light into the courtyard, create external roof terraces and minimise impact on adjacent houses and flats.

Blocks B, C, D, E1,E2, & F

Smaller 1,2 & 3 storey blocks adjacent to Battle Street, James Street and Oxford Road continuing the street grain and frontages.

To maximise the area Photovoltaics and provide external terraces on the roof we are proposing flat roofs apart from the pitched roof to the housing adjacent to the Battle Street Terraced housing.

Accommodation

General Needs Flats.

General needs flats in the main block were reduced to 4 storeys and changed to 2-3 bed flats to accommodate more families.

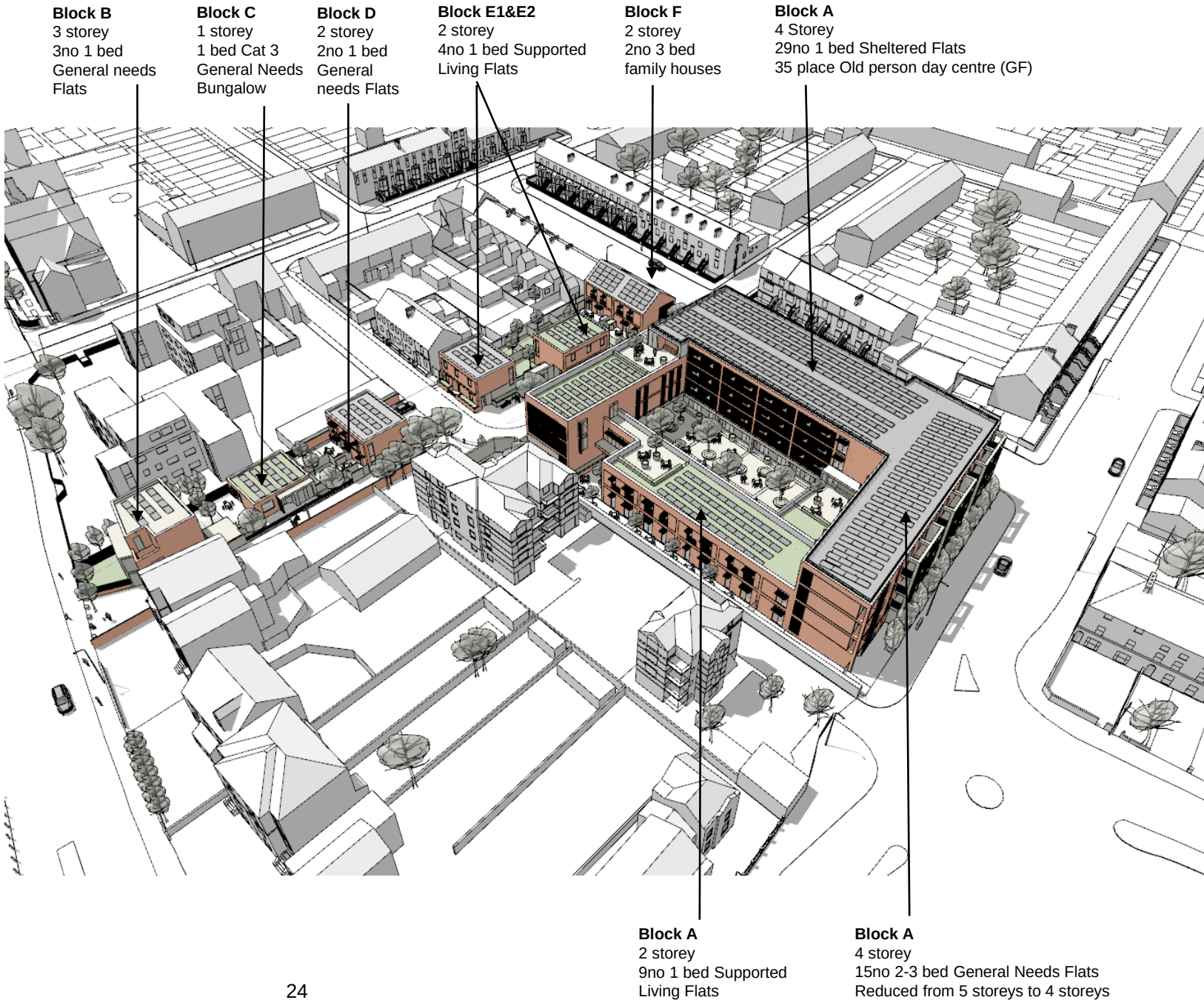
Supported living flats by Alison court were substituted with 1,2 & 3 storey 1 bed General Needs flats.

Supported Living Flats

The supported Living flats were relocated to the Southern wing on the main block and cut back part of the elevation closest to the existing 4 storey flats off Bedford Road and introduced step down flats in the mews.

Family Houses

We added a pitched roof to the family Houses so more in keeping with the existing terraced houses on Battle Street.



3.0 Proposal

3.5 Overlooking Mitigation Strategy

The proposed layout has been developed and refined to ensure that it does not negatively impact on the existing residents living within the surrounding area. The distance between the proposed and the existing buildings as well as the locations of windows has been carefully considered to prevent overlooking into any existing property.

Battle Street

The new elevations onto Battle Street are set back with the existing terrace building line so the impact of overlooking is no greater than exists already. There is a stonemason office window that is 17.5m away from the new habitable room.

Bedford Road

The building opposite the General Need flat balcony is a restaurant on the Ground Floor with a bedroom on the 1st floor but the distance is over 20m so in line with policy for distance between habitable spaces.

Bedford Road Flats

The existing north facing windows to the 4 storey flats closest to Bedford Road is a bathroom and stairwell so not habitable rooms. The north facing windows to the 4 storey flats furthest from Bedford Road are Kitchen windows and we have cut back the elevations so there aren't habitable spaces facing each other. The existing west facing windows to the 4 storey flats furthest from Bedford Road are bedroom and living room windows so we have positioned the stairs opposite so there aren't habitable spaces facing each other.

Alison Court

The east facing windows to Alison Court has Living Room windows that face onto the new blank elevations closest to Oxford Road so there is no overlooking.

James Street

There is a small east facing window that is 3m away from a blank wall of the new elevation but this window is part of the bedroom which has the main window facing onto James Street so no risk of overlooking



3.0 Proposal

3.7 Movement Strategy

The site layout has been designed to improve and extend vehicular and pedestrian routes both within the site and connecting to the wider area.

Vehicular Access

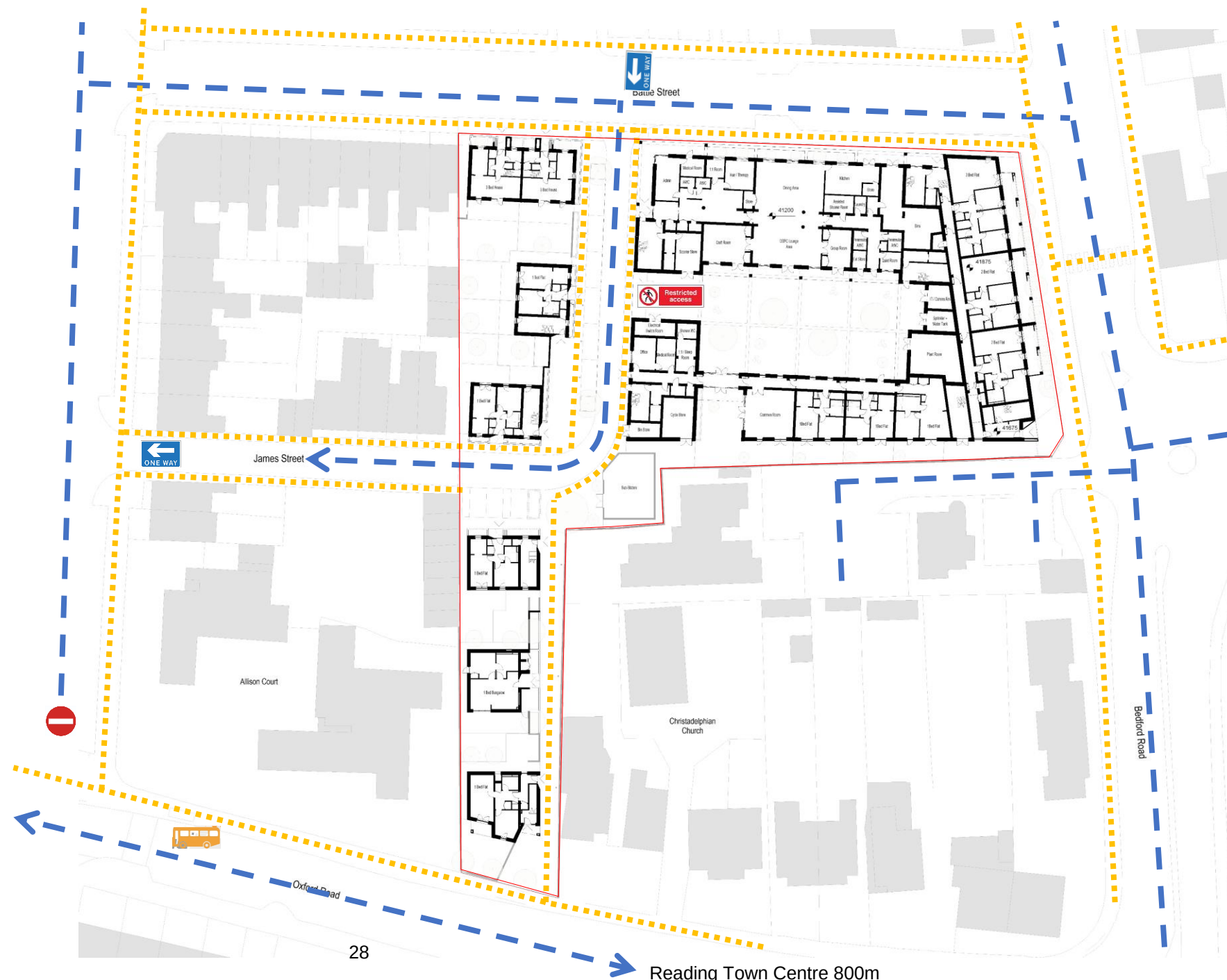
We are improving permeability through the site by removing the dead-end road on James Street and providing a new one-way vehicular mews access between Battle Street and James Street for use for access, deliveries, maintenance and refuse collection.

Pedestrian Access

We are improving the pedestrian links through the site providing access from Battle Street, James Street through to Oxford Road for both residents on the development and the wider community. The central courtyard will have restricted access for the day centre.

Bus Stop

There is a bus stop outside Alison Court on Oxford Road which provides a 24 hour bus service.



-  Vehicular Access
-  Pedestrian Access
-  Bus Stop

3.0 Proposal

3.8 Car Parking & Cycle Storage

Car Parking

There will be 9 new car parking spaces allocated as below

- 2 family houses = 2 spaces (1 space each)
- Wheelchair Accessible flat = 1 accessible space
- Older Person Day Centre = 3 spaces
- Supported Living Mental Health Flats = 3 spaces

All spaces will have Electric charging points.

2no existing permit parking spaces on Battle street will be

converted to a drop off zone for the day centre minibuses.

2no existing 2 hour parking spaces on Battle street will be converted to a 'car club' zone. 4 existing permit parking spaces will be removed to provide the day care drop off point and the mews entrance, but 3 new spaces will be provided on Battle Street and 1 on James Street to replace these.

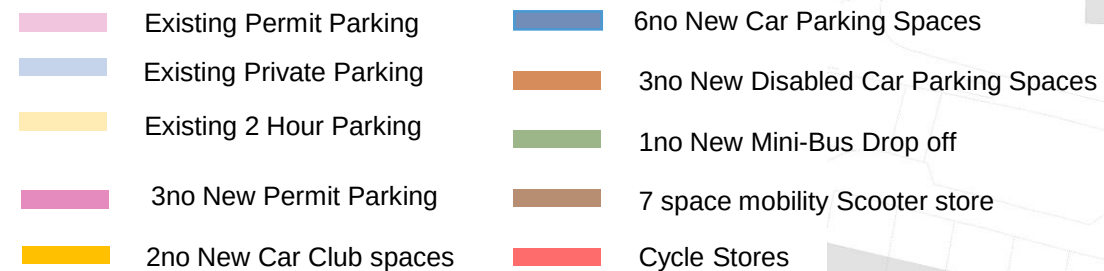
The site is in an air quality management area and reduced car parking is in line RBC's low carbon sustainability policy, encouraging use of public transport links and walking.

Bicycle and Mobility Scooter

A secure cycle store is provided for all residents and staff in the main block and is accessible from the mews. 32 spaces will be provided on a two-tier system based on 1 per 2 dwellings.

Individual cycle stores will be provided in the private gardens to the family houses and the 2-3 storey flats.

A secure mobility scooter store for 7 scooters is provided for sheltered residents and the Old person day centre.



3.0 Proposal

3.9 Refuse Collection

The main block General needs flats, sheltered flats and the old person day centre will have a centralised bin store with a chute system to enable residents to dispose of their rubbish from each floor. The chute system can cater for general waste, recycling and food waste to assist with recycling. The bin store is large enough to contain additional bins should they be required. The bin store is accessible from Battle Street which can be accessed by the refuse collection provider. The local service provider will need to ensure there are adequate collections to minimise rubbish overflowing.

For the family houses, general needs flats and supported living flats on the mews there will be smaller lockable bin stores. This will allow refuse collection from the remainder of the development.

Bin Stores

 Refuse collection stopping points



3.0 Proposal

3.10 Emergency Vehicle Access

A fire risk assessment has been undertaken and fire access routes have been reviewed with HCC fire safety review group. The mews has been tracked for the appropriate fire appliance to ensure the route and width is compliant with Royal Berkshire fire and rescue service. There are adequate number of existing fire hydrants within 90m of the development. Dry risers are being provided to key stair cores to assist firefighting on the upper floors. Different user groups have their own separate stair cores and include evacuation lifts.



3.0 Proposal

3.11 Internal Layout

Courtyard Block (Block A)

Each user group is accessed by its own core with lifts and stairs. The Old person day centre, sheltered and supported living flats are accessed from the Mews. The general needs flats are accessed from Battle Street and Bedford Road. There is a centralised bin store with bin chutes for use by Sheltered and General Needs flats. Internal corridors lead to the front entrances to the flats. Corridors to general needs and supported living have windows that overlook the courtyard.

The flats are single aspect and orientated North, East, South and West. The amount of glazing and solar shading is dependent on the orientation to optimise daylight and heat gain and to minimise heat loss. Living rooms and bedrooms all have external windows or doors with access to a balcony. The kitchen is open plan with the living room and located to the rear of the flat. Bathrooms and storage are located off the entrance corridor.

General Needs/Supported Living Flats (Blocks B,D,E1 & E2)

2-3 storey dual-aspect 1 bed flats have their own entrances from the mews/passageway with the 1st floor flat accessed via a private stair. Kitchens face onto the mews and Living/dining rooms face onto private gardens

CAT 3 General Needs Bungalow (Block C)

Single storey, 1 bed flat for wheelchair users. The Kitchen faces the public route, Living/dining room and bedroom face onto private gardens.

Family Houses (Block F)

The front entrance is onto Battle Street with kitchen, living/dining room, WC and study on the ground floor with 3 bedrooms, bathroom and ensuite on the first floor.

Refer to Drawings for further details



3.0 Proposal

Flat areas comparison to Nationally described space standards (NDSS)
Minimum gross internal floor area (GIFA)

3.11 Area Schedule

Refer to Schedule of dwelling sizes for further details

Bedrooms	Bed Spaces	Min GIFA – m2 (NDSS)	Min-Max GIFA – m2 (Proposed)	User Group	Number of Flats/Houses	Bed Spaces	Area - m2
1 Bed	1 Person	50	48-53	Supported Living Flats (Class C2, Cat 1)	12	12	611
1 Bed	2 Person	50	51-59	General Needs Flats (Class C3, Cat 1)	5	10	273
			53	Sheltered Flats (Class C3, Cat 1)	29	58	1537
1 Bed (Cat 3)	2 Person	65	62	General Needs Flats (Class C3, Cat 3)	1	2	62
			68	Supported Living Flats (Class C2, Cat 1)	1	1	68
2 Bed	4 Person	70	77-81	General Needs Flats (Class C3, Cat 1)	8	32	631
3 Bed	6 Person	95	105	General Needs Flats (Class C3, Cat 1)	4	24	420
			112	General Needs Houses (Class C3, Cat 1)	2	12	224
				Total Units	62	151	3826

Accommodation

The proposals are to provide

-
- 35 place Old Person Day Centre (Class E (f))
- 29No 1 bed Sheltered Flats (Class C3, Cat 1)
- 18No 1, 2 & 3 bed General Need Flats (Class C3, Cat 1&3)
- 13No 1 bed Supported Living Flats (Class C2, Cat 1&3)
- 2No 3 bed Family Houses (Class C3, Cat 1)
- 62No Dwellings in Total (Dwellings per Ha 113)

Old Persons Day Centre		35 People	512
Shared Plant			199
Circulation			2388
Total GIFA			6925

3.0 Proposal

3.13 Appearance

Brick

Historically dwellings in Reading have been built predominately with reading red bricks and more expensive buildings have silver grey at the front and entrances with cheaper red bricks to the sides and backs. To reflect this we are using red bricks for the Sheltered, Supported Living, General needs flats and Family houses and grey bricks for the prominent ground floor elements and entrances. This reflects the geology of the area with iron oxide used in red bricks sitting above the chalk used in grey bricks.

Fibre Cement Cladding

Fibre cement cladding is proposed to the top floor of the Sheltered Flats facing onto Battle Street to lighten the mass to this elevation.

Windows

We are using triple glazed composite windows with timber core and grey polyester powder coated aluminium external frames. A limited palette of sizes are proposed depending on the different rooms and orientation. Solar shading will be provided, and the amount of glazing and shading is dependent on the orientation to optimise daylight and heat gain and to minimise heat loss. All windows will be able to open inwards to be able to be cleaned from the inside.

Balconies

We are providing balconies to the General Needs Flats facing onto Bedford Road and Oxford Road as part of their amenity space. Juliet balconies are proposed to bedrooms and living areas to all upper floor flats.

Roof

We are predominantly using shallow pitch single ply membrane roofs to maximise the area of Photovoltaic panels. We are also providing accessible roof terraces and green roofs on 1st, 2nd and 3rd floors for use by Sheltered flat residents. Fibre cement slates will be to the pitched roof to the family houses to match the adjacent slates on the terraced housing.



Precedent Building Red and Grey Bricks Used to break down mass



Precedent Building loggia and general needs amenity space



Precedent Passageway and Mews housing

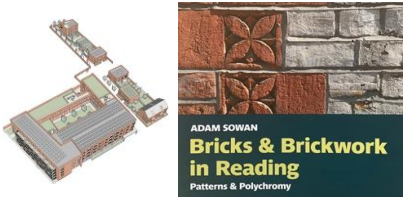
Precedent Low walls and railings



Precedent Building balconies and set back top floor Cladding Panels



Precedent General needs balconies



Building Axo

Metal Railings

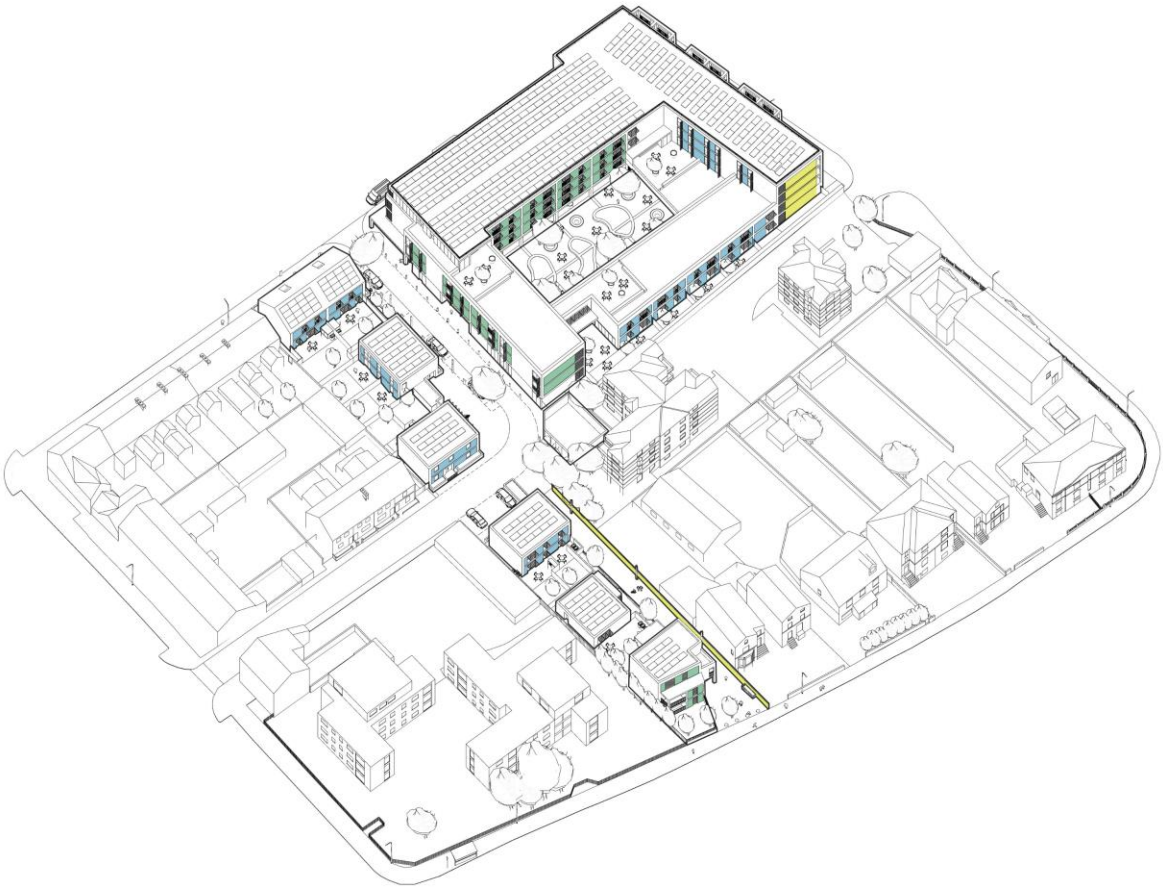
3.0 Proposal

3.13 Appearance (Continued)

Brick Bonds

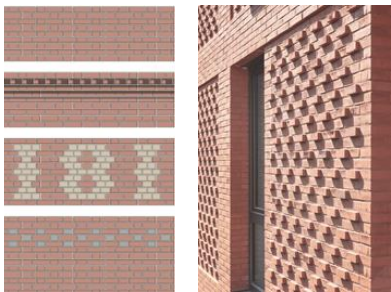
Throughout the neighbouring Georgian and Victorian terraced houses, Flemish bond has been used on the exterior facades. Though most of the scheme will contain regular stretcher bond, our intention is to reference the surrounding historical context by implementing Flemish bond in certain areas of the development. As shown opposite, some elevations will contain bays of slightly recessed Flemish bond, with key elevations at upper levels containing bays of recessed Flemish bond with protruding headers that sit flush with the main stretcher facade, giving depth through texture and shadow.

There is also opportunity to provide areas of decorative brickwork or local artwork. For instance, the passageway wall is intended to illustrate the historical and cultural context of the area through patterned brickwork designed in collaboration with local artists.



Axonometric – Areas using alternative brick bonds/decorative brickwork

-  Flemish Bond
-  Flemish Bond with protruding headers
-  Artwork Opportunity /Decorative Brickwork



From top left: Brick study of local area; Apartment Building, SMAQ; Moor's Nook, Coffey Architects



Oxford Road north elevation – brick study

- **4.0 Landscape**
- 4.1 Surrounding Landscape
- 4.2 Landscape Master Plan

4.0 Landscape

4.1 Surrounding Landscape

Victoria Park and Allotments

Victoria Park is a 5 minute walk away from Battle street and features a MUGA, childrens playground and open space. There is also an allotment adjacent to Victoria Park.

Connections

The site benefits from close proximity to cycle routes to Reading Town Centre and 24 hour bus service along Oxford Road. The improved pedestrian links through the site will help encourage use.



Existing Trees



Proposed Trees



Existing Public Green Amenity Space



Proposed Green Edges, Courtyard, Gardens and Green Roofs



Existing Cycle Routes



Bus stops



4.0 Landscape

4.2 Landscape Masterplan

Mews

The proposal creates a one-way mews linking Battle Steet and James Street. This will allow for delivery, refuse collection & fire tender access to the development. There will be 9 car parking spaces, 3 of which will be accessible. There is a proposed public pedestrian link to Oxford Road.

Boundary Edges

Low level Planting along the boundary edges are proposed to provide defensive space between public and private spaces.

Private Gardens

Private gardens will be provided to the family houses, two storey flats and ground floor supported living flats. 6ft walls or fences will be provided to separate from public areas.

Balconies

We are providing balconies to the General Needs Flats facing onto Bedford Road and Oxford Road as part of their amenity space. Juliet balconies are proposed to bedrooms and living areas to all other upper floor flats.

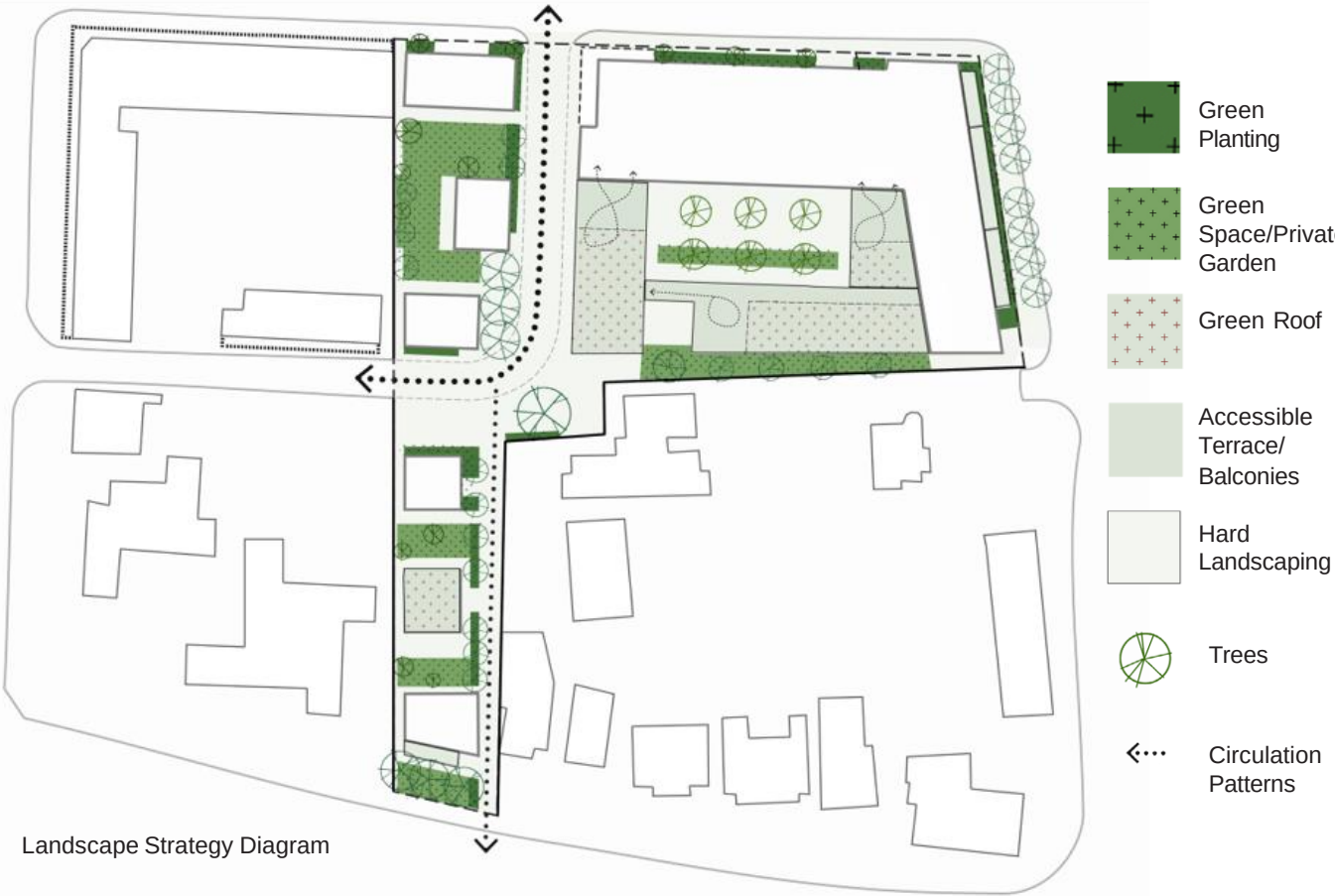
Roof Terraces

We are providing accessible roof terraces and green roofs on 1st, 2nd and 3rd floors for use by Sheltered flat residents as communal amenity spaces.

Courtyard

The central courtyard on the main block is dedicated for use for the Old Person Day Centre and access will be restricted by secure access gate.

Refer to Landscape Principles and Landscape Architects drawings for further details



Landscape Strategy Diagram



Rooftop garden planters and borders



Courtyard trees



Courtyard Low Level Planting



Green Roof 38



Planting along building/boundary edges



Shared external green spaces

- **5.0 Strategy**
- 5.1 Environmental Strategy
- 5.2 Building Impact Study
- 5.3 Accessibility Strategy
- 5.4 Designing Out Crime
- 5.5 Building Services and Maintenance
- 5.6 Building For Life

5.0 Strategies

5.1 Environmental Strategy

Sustainable Design

We are designing to Passivhaus principles with a minimum 35% improvement in the dwelling emission rate in 2013 building regulations. This will reduce energy demand with high levels of insulation, air-tight construction, triple glazed windows and Air source heat pumps for heating, cooling, ventilation and hot water. We are designing an all-electric solution to enable net zero in use/ operation. Optimization of fenestration and external shading to reduce overheating and maintain daylight levels. EV charging points will be provided for each car parking space. Designed for long life using robust materials and fit for the future with one size fits all plan to allow changes for users with different requirements.

Green Roofs

We are providing green roofs to visible roofs to help reduce urban warming, Increase biodiversity, control water run-off and provide visual amenity space

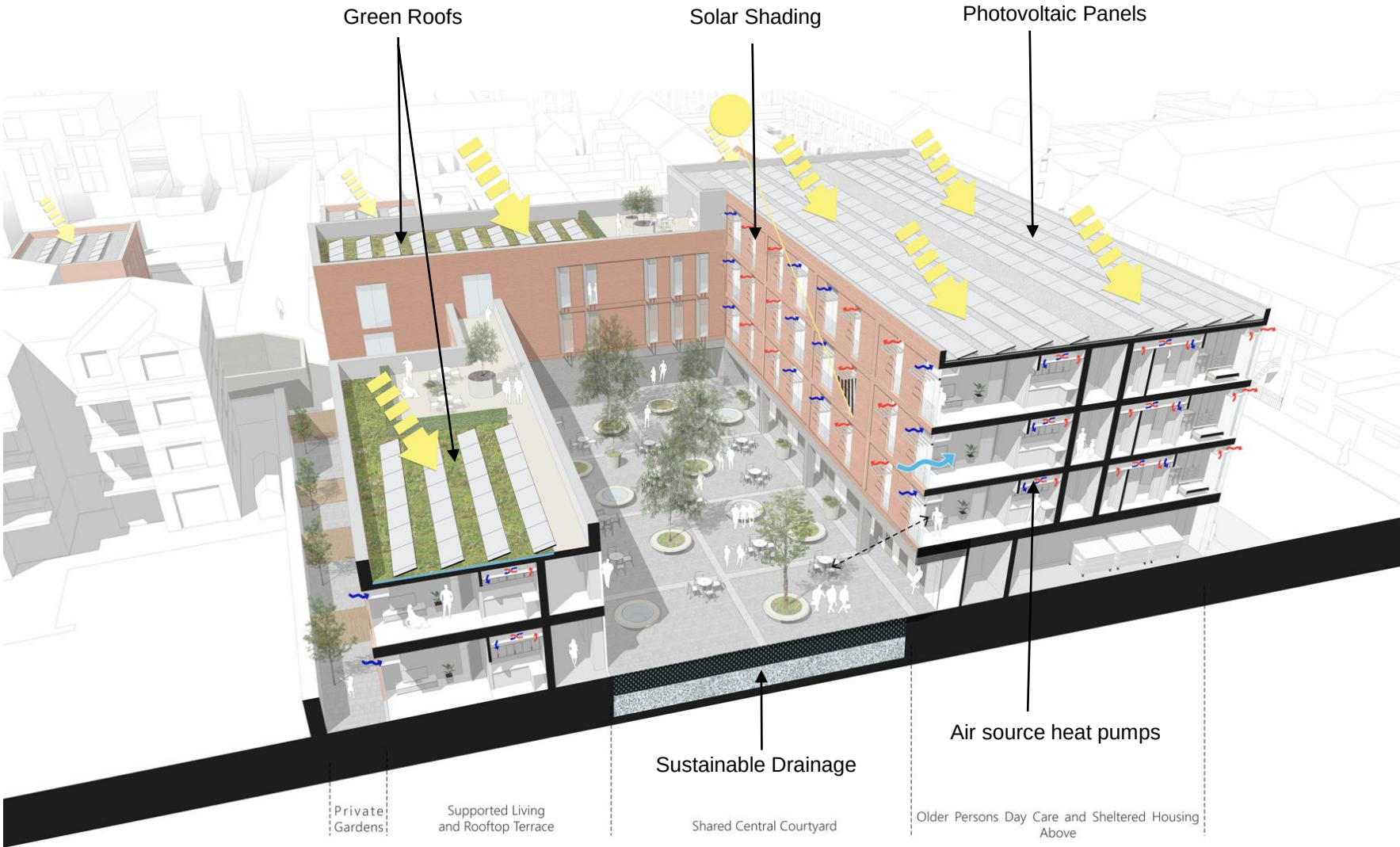
Sustainable Drainage

Green roofs, planting and permeable paving will help to control water run-off. Sustainable urban drainage will be provided in the courtyard and under the mews which stores water underground and releasing in a controlled rate into the sewer system. Water conservation by water efficient fittings. The area is within the lowest level of flood risk (zone 1)

Waste Management

Storage will be provided for recycling waste in centralised bin stores and utilizing bin chutes.

Refer to Sustainability and Energy Efficiency Statement for further details.



5.0 Strategies

5.2 Building Impact Study

Daylight, Sunlight Impact Assessment

The proposed scheme has been carefully designed to provide future occupants with adequate daylight and sunlight levels throughout the year, with attention to not impact negatively on the natural daylight received by the neighbouring buildings. A Daylight, Sunlight and Overshadowing Assessment has been prepared and submitted as part of the application. This assessment demonstrates that the impact of the proposed development on the existing properties is negligible.

Refer to Daylight, Sunlight report for further details.



5.0 Strategies

5.3 Accessibility Strategy

The development is designed to be safe and accessible for all. All flats will be fit for purpose for the intended users and provide accessible and adaptable accommodation for everyone. The proposed street network, public realm and site access points have been carefully considered to provide accessible, welcoming, safe, robust and legible routes across the site and to the front door.

Approach to the Site

The main vehicle and pedestrian approach to the site is along Battle Street with further pedestrian access from Oxford Road and James Street increasing permeability through the site.

Vehicle and Pedestrian Access

The proposal creates a one-way mews linking Battle Street and James Street. This will allow for delivery, refuse collection & fire tender access to the development. There will be 9 car parking spaces and 3 will be for disabled users. 1.2m wide pedestrian paths are proposed either side of road and are designed to be a shared surface with contrasting surface material to define them from the road and to minimise raised kerbs and increase level access. A proposed external lighting plan has been included as part of the planning submission.

Access from the Street

All entrances to the ground floor flats, old person day centre and supported Living flats in the mews will be level access directly from a level footpath. There will be level access from both Battle Street and Bedford Road. There will be no external ramps or steps. Street lighting throughout the site will ensure a safe approach for all residents to their front door. A secure mobility scooter store for scooters is provided for Sheltered residents and the Old Person Day Centre. A secure cycle store for 32 is provided for residents and staff and accessible from the mews. Individual cycle stores will be provided for the family houses and 2-3 storey flats.

Internal Circulation

1.5m wide corridors are provided to all flat circulation spaces and 1.8m wide corridors to the Old person day centre to allow wheelchairs to turn around and allow easier buggy access. All corridor doors will be on hold open devices to allow unrestricted access. All stairs clear widths will be 1100mm and all primary stair cores will have fire evacuation lifts for ease of access to all floors.

Inside the Flats

All the flats have been designed to meet the minimum requirements of the Nationally Described Space Standards (NDSS). To ensure ease of access and future adaptability to meet the changing needs and mobility requirements of residents, the principles have been followed;

- Limit circulation areas in favour of maximising habitable room sizes and make them 1500mm wide for wheelchair access.
- All Flats have level bathroom with level access shower off the main hallway.
- All flats have a variety of storage solutions, to meet minimum areas in the NDSS.
- Doors to all habitable rooms, WCs, and bathrooms have a minimum of 775mm clear opening width
- All wheelchair accessible dwellings are accessed at ground floor and have been designed to be part M4, category 3 and exceed NDSS.
- All habitable rooms have been designed to ensure adequate free space around furniture is provided to allow easier movement.

Communal Areas

All the communal areas will be accessible including all roof terraces for use by Sheltered flat residents. Disabled WC's are located adjacent to communal areas.

Refer to Access Strategy for further details.

5.0 Strategies

5.4 Designing Out Crime

Safety and security are of great importance and the principles of 'Secured by Design' have been incorporated into the design.

The process of developing the design has been guided in part by the Secured by Design principles that seek to achieve natural surveillance in active neighbourhoods through the design of the layout, the mix of dwelling types and connections to established movement networks.

Routes through and around the site are well defined, overlooked and busy. The continuity and enclosure that contributes to the character of the development also assists in reducing crime and the fear of crime.

The followings measures have been incorporated into the design to help ensure the safety and security of all residents:

- Rear access routes to provide access to gardens, cycle stores and bin stores, have been carefully designed to ensure that they are as short as possible and only have a single point of entry. Only residents and Reading Borough Council staff will be able to access these routes via secure entry gates.
- The courtyard space has been designed to provide a range of facilities that are visually and physically connected and overlook one another and are intended for use by the old person day centre. The courtyard will be secure by fences and access via access control gates.
- The communal entrances to the flats have been designed to include an 'airlock' entry system to provide two means of defence before entering communal corridors.
- The flats have stair and lift cores to access the upper floor flats. Residents would only have access to the lobbies that provide access to their own front door.
- Lighting to communal areas would be provided both internally and externally. External lighting would also be located at all of the front doors, including the communal entrance doors.
- The intention is to design out vulnerable spaces to avoid recesses where possible. Consideration will be given to the installation of appropriate CCTV in certain areas.

- The proposed landscaping has been carefully considered, with a combination of low level planting to be maintained at 1m or less and tree canopies to be at least 2.4m from the ground, in order to maintain clear sight lines and natural surveillance.
- Perimeter treatment along the mews, including planting and bollards have been intentionally selected to prevent vehicles encroaching onto pavements.

The principles of the security features are listed below:

- Communal doors will have proper certification and be tested with the preferred locking system. Lighting for car park will meet BS5489:
- Rear gardens will be secured with fencing defining the private space:
- Defensible space around the ground floor dwellings will have hedges and planting:
- PAS24 doors to all accessible doors.
- Laminated glazing BSEN356 level P1A:
- All bin and bike stores to be secure and follow SBD guidance.

5.0 Strategies

5.5 Building Services and Maintenance

The building services and maintenance have been considered at planning stage to ensure they are incorporated successfully within the design proposal, without impacting on the day-to-day life, safety and security of residents. The following design features have been incorporated:

- **All Electric**
 - An all-electric solution is to be provided to avoid the need for Gas boilers.
- **Ventilation, heating and hot water**

The strategy for ventilation is mixed mode. Each flat will be provided with mechanical supply and extract heat recovery ventilation (MVHR) via a combined heating and hot water heat pump/MVHR unit and openable windows for additional natural ventilation in warmer weather. Users/occupants will be provided with a wall mounted controller. Remote access to the controller via a smart phone app is also available.

Communal areas will utilize separate MVHR units.

The flats and landlord areas have been assessed using CIBSE TM 59 and 52 respectively using 2030 weather data. The individual MVHR/heat pumps are also capable of providing cooling during excessive hot weather.
- **Metering strategy**

Each flat will be separately metered with energy end of use. Landlord areas will be sub metered in accordance Building Regulations Part L/CIBSE TM34
- **Electrical Substation**

There is an existing substation on the site but does not have capacity for the new development, so there will a new electrical substation adjacent to the existing.
- **Sprinkler System**

A sprinkler system is proposed to the whole development with exception of the family houses to provide life and asset protection.
- **Rainwater Outlets**

Rainwater outlets on the main block will be internalised and maintained from the roof. The smaller blocks down pipes and hoppers are located on rear elevations.

- **Lighting**

Lighting to the entrances and rear gardens will be low energy with carefully selected luminaires
- **Dry Risers**

Dry riser inlet will be integrated within the primary entrances to blocks 3 storeys and over.
- **Door Access**

Intercom and door fob access systems will be integrated throughout the communal circulation to the flats. Only residents and Reading Borough Council staff will have access to the main entrance lobby and core, and residents will only have fob access to the lobby servicing their home.
- **Communal Bin Store**

A centralised bin store and chute system will be provided to enable residents from upper floor flats to dispose of their own rubbish from each floor and will be able to segregate recycling from general waste.
- **Risers**

Lockable risers cupboards are located on to each floor in the corridors for maintenance.
- **Windows**

All windows are designed to meet Part K of the building regulations and all flat windows will be able to be cleaned internally. Communal windows where internal opening is not possible will be able to be cleaned via pole system.
- **Balconies**

Private balconies all have a minimum of 1300mm high handrails.
- **Roof Terraces**

Accessible roof terraces will be provided to each floor for the sheltered flat residents to use. There will also be green roofs and Photovoltaic panels. Easy access is provided from each floor with water taps for maintenance and watering with a minimum 1100mm parapet.
- **Photovoltaics**

Arrays of photovoltaics will be provided on all roofs. Roof access hatches and water taps will be provided for maintenance with a minimum 900mm handrail. Where a handrail is not possible a fall restraint system will be provided.

5.0 Strategies

5.6 Building for Life

Building for Life 12 is a national standard for well designed homes and neighbourhoods This section demonstrates how this proposal meets the twelve Building for Life (2015) criteria of what new housing developments should be: attractive, functional and sustainable places.

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Improved pedestrian and vehicular routes both within the site and connecting to the wider area.

2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas or cafes?

Development is adjacent to Oxford Road local shops, schools and medical facilities. Reading town centre is only a 10 minute walk. Victoria Park is only a 5 minute walk.

3. Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

Adjacent Oxford Road has a 24 hour bus route and Reading West train station is 5 minutes walk.

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Provides a mix of 1, 2 & 3 bedroom flats and houses all of which are affordable There is a mix of Sheltered, Supported living and General needs flats meeting the housing need in the immediate area.

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Utilizes traditional brick terrace typology, identified throughout Reading. The proposed buildings are simple yet of high quality design, with a carefully considered materials palette

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Proposed buildings are situated to prevent any increased overshadowing of the existing spaces. Natural, biodiverse habitats are encouraged through the proposal of soft landscaped gardens and green roofs, hedges and planting.

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Creates a new street frontage along Battle Street and Bedford Road and infill a gap along Oxford Road. The buildings are set back from the boundary in line with the existing terraced housing to enable trees and planting defensible space. Corners are emphasised with windows.

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Front entrances clearly facing existing and proposed streets, with integrated signage and lighting. Existing pedestrian routes through the site have been enhanced to retain legibility within the neighbourhood context.

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The newly proposed mews creates a one-way vehicular access through the site and reduces speeds through the use of changes in direction and a shared surface street that does not prioritise vehicles over pedestrians and cyclists.

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

The site is in an air quality management area and reduced car parking is in line with RBC's low carbon sustainability policy, encouraging use of public transport links and walking.

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

There is clear definition between public and private realms, with clear boundary treatments. The flats are situated to ensure that public spaces are overlooked. The houses and flats along the mews have private amenity space to the front rear garden to the back, with access via a secure private access route.

12. External storage and amenity space

Refuse/recycling and cycle stores are integrated within the back gardens of each of the mews flats and accessed via a secure private access route. Within the main block there is a centralised bin store with chutes to enable residents to dispose of their rubbish from their floor. There is also a central cycle and scooter store. General Needs flats have their own balconies, Sheltered flats have access to roof terraces on each floor and the Old persons day centre and supported living have access to their own amenity space on the ground floor.

- **6.0 Conclusion**

6.0 Conclusion

The design proposal submitted for this planning application represents a major component of the overall regeneration for the Battle Street site. The scheme will provide much needed adult social care and affordable housing for families and over 55's, together with an old person's day centre, a better integrated site within the surrounding urban fabric as well as improving the physical environment and facilities for both the new and existing residents.

Collaborative Design Process

Regular consultation meetings with Council Members, Planning Officers, Reading Design Review and a public consultation has ensured that the proposal responds to the wider needs within Reading.

Respecting Existing Neighbours

The proposed layout has been developed and refined to ensure that it does not negatively impact on the existing residents living in the surrounding area. The distance between the proposed and the existing buildings as well as the locations of windows has been carefully considered to prevent overlooking into any existing property. Careful consideration to massing means that there is no increased overshadowing to existing homes and flats.

High Quality Social Care and Affordable Housing

The scheme will provide 62 flats, split between adult social care accommodation and affordable housing for families and over 55's, together with an old person's day centre. These have been designed to provide well proportioned living spaces with lots of natural daylight and generous private amenity space, meeting both National Described Space Standards and policy requirements.

The existing outdated Sheltered, Supporting Living and Old Person's Day Centre will be relocated from other sites around Reading onto one site close to the centre of Reading. In addition, much needed affordable family housing is being provided.

- 35 place Old Person Day Centre (Class E (f))
- 29No 1 bed Sheltered Flats (Class C3, Cat 1)
- 18No 1, 2 & 3 bed General Need Flats (Class C3, Cat 1&3)
- 13No 1 bed Supported Living Flats (Class C2, Cat 1&3)
- 2No 3 bed Family Houses (Class C3, Cat 1)

- **62No Dwellings in total**

Sustainable Living

Reading Borough Council have declared a climate emergency and the Battle Street proposal is an opportunity to demonstrate the type of sustainable development that could be delivered in Reading. The proposal has been designed to achieve Zero Carbon in use, using Passivhaus principles incorporating features such as air source heat pumps, PV panels, increased wall thickness allowing for increased insulation and triple glazed windows. The approach to sustainability is not limited to energy performance, the integration of cycle stores for every dwelling along with improved cycle and pedestrian routes supports active lifestyles and reduces reliance on car use. Easily accessible recycling facilities are intended to encourage waste recycling, whilst enhanced tree planting and vegetation will help improve air quality, health and wellbeing.