STATION HILL
READING

AMENDMENTS TO RMA REF: 201537/REM PLOT E

OCTOBER 2021

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INTRODUCTION

This document sets out proposed changes to the approved drawings of planning permission ref: 20153/ REM. These changes reflect detailed design development following that approval and include:

- Minor alterations to a small part of the ground floor, where it is proposed to replacing commercial space with amenity space ancillary to the residential use.
- Changes to the facade to provide louvres for ventilation of the amenity spaces.

The document is set out as follows:

1. Supporting Statement

2. Plans

3. Elevation - Plot E Friars Walk

CONTENTS

1

SUPPORTING STATEMENT

Supporting Statement

Outline planning consent 201532/VAR approved the parameters for Plot E. This requires 'mixed uses including retail and residential' on the ground floor. It also requried an 'active frontage' along Friars Walk which includes shop fronts, office and residential entrances.
A Reserved Matters Application (Ref: 201537/REM) was approved setting out the detailed layouts and approach at the ground floor. This included a series of commercial units integrated into the residential amenity uses.
This propoal relates to a small proportion of the commercial units at ground floor (units E05 and E06), which are now proposed as highly active and visually engaging residential amenity spaces and minor changes to the layout of Unit E07 are also proposed now this use is confirmed to be a café.
The changes reflect the changing role of retail and blurring of uses/ functions in spaces. We also consider it essential that the residential use integrates into the community and public realm with visible connections to create a vibrant and invlusive community that the masterplan seeks to achieve.

The overaching aim is to create an active and welcoming mixed use development that engages with the street. Given recent changes in the retail market it is critical to reduce the risk of these spaces becoming vacant and that the impact of vacancy on the perception of the development is eliminated. Re-designating now, rather than 'waiting to see' will ensure that the transformation of Station Hill is perceived positively from the day the development is opened. It will ensure that this important frontage is activated with a vibrant and visually engaging ancillary residential use that will benefit the wider masterplan.

This document illustrates the design implications in relation to:
- Site and building organisation.
- Design of the façades.
- Activation of the public realm.

Site and building organisation

It is proposed that a small proportion of the ground floor commercial (126sqm of a total of 1557sqm across Plot E and F) is converted from commercial units to active ancillary residential space. The main entrance space includes the key residential amenity offer in the development. Each of the two new re-designated spaces will be directly accessible from the entrance lobby.

The space to the south of the Lobby (E05/E06 highlighted green in fig 1), is proposed to be used as a resident/guest gym and social games room, accessed from the residential lobby. The large glazed facade along Friars Walk (highlighted in orange in figure 2), will ensure these are visually active and engaging spaces that relate to and complement the public realm.

The spaces will be integrated with the lobby to create a cohesive, curated and visually coherent amenity that integrates the residential community into the public realm/ ground floor and meet the demand of residents in a post COVID environment.

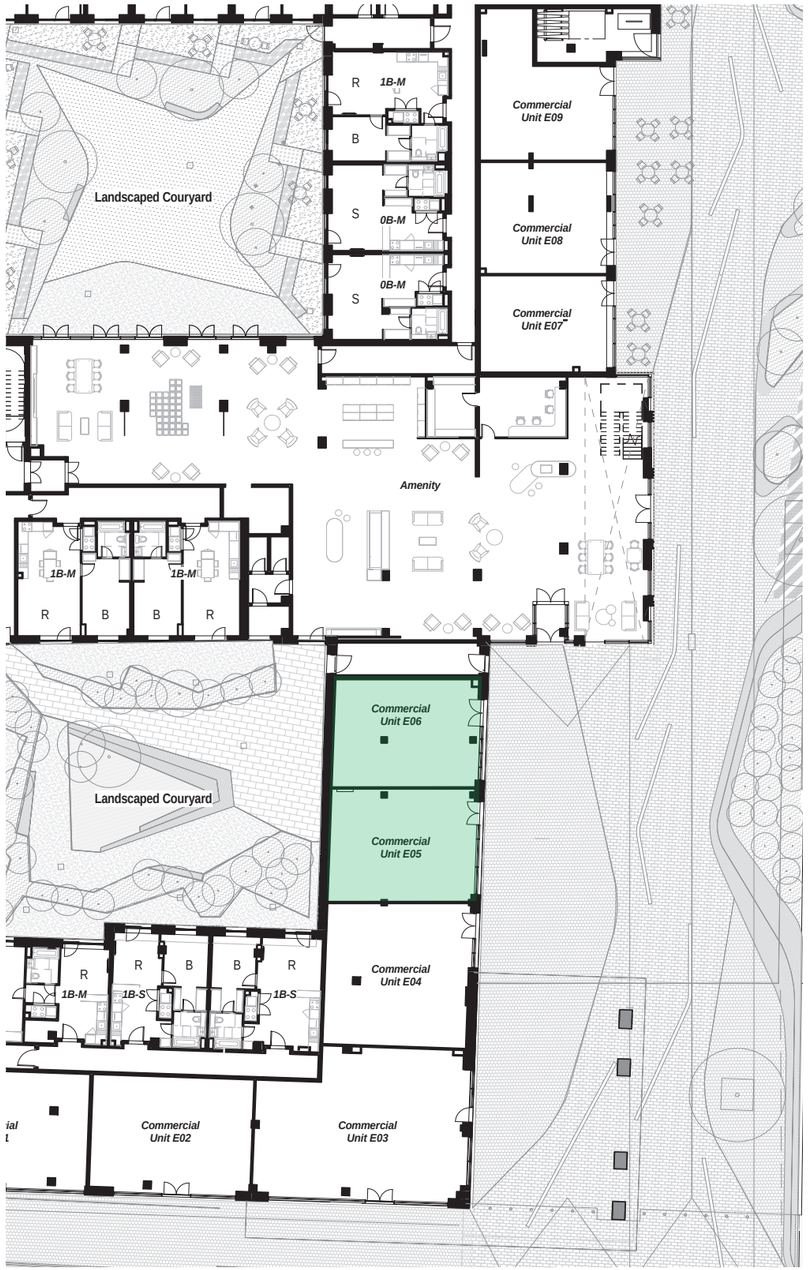


Figure1: Extract of Ground Floor Plan As Approved

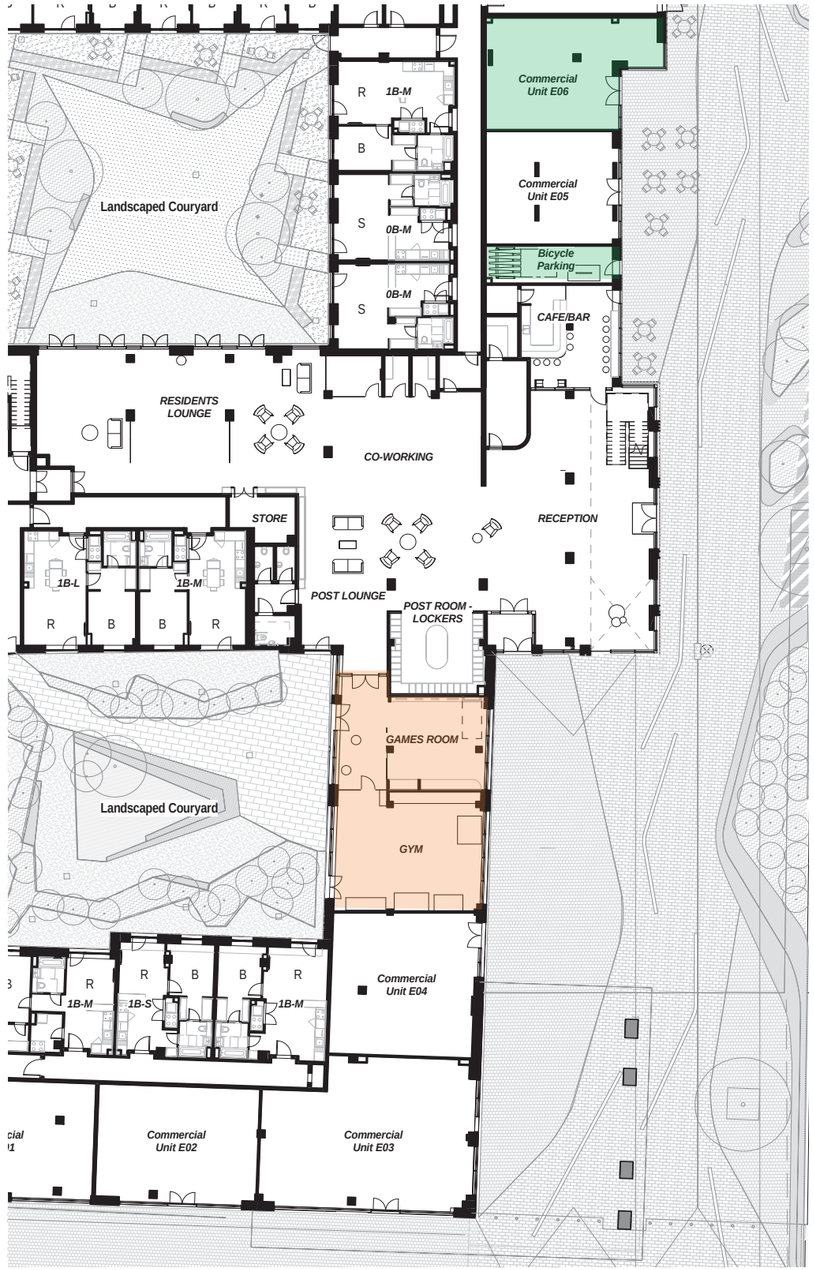


Figure 2: Extract of Ground Floor Plan As Proposed

Supporting Statement Continued...

In addition to the re-designation of these spaces, it is proposed to move the commercial cycle store from further north along Friars Walk to sit adjacent to the café. (highlighted in green in Figure 2 on page 4) This allows for the formation of an enlarged and more attractive commercial unit (E09 highlight in green in Figure 2 on page 4) at a prominent location closer to the link bridge over Garrard Street and provides an improved layout to the commerical units shared cycle parking. This will ensure the prominent Unit E09 has a more active frontage onto Friars Walk and relates better with the public realm and intended outside seating.

Design of the façades
It is not proposed to change the façades in any material way. Except for removal the doors to the units E05 and E06, the overall arrangement and design of the façades remains as previously proposed, with extensive glazed frontage set within the brick facade.

Activation of the public realm
It is envisaged that the spaces outside both units along Friars Walk will continue to be used as previously envisioned, with the area outside the 'café' space used as a seating area and the space in front of the gym/games area as the pathway to one of the main residential entrance. As the tenants for the units E01-E04 are brought forward, it is anticipated that they will add to the curated and active sensibility along this run of Friars Walk.



CGI Friars Walk as approved



CGI Friars Walk as proposed

Supporting Statement Continued...

Agents Evaluation

The Proposal
The units adjacent to the central/lobby residential amenity at Block E are proposed for additional amenity use by residents. These have detailed design to provide additional activated residential amenity uses (gym space and a games room) within these publicly visible areas, with access off the central reception/lobby for the overall scheme. Whilst not changing the visual activation at ground floor to the wider public perception – and at the same time providing more amenity provision to residential users above.

The Statement
The statement by retained advisors, Distrkt and Allsop, has been prepared based on their knowledge of the development and involvement in the scheme since inception. Incorporating their professional input and expertise of commercial, retail and residential sectors, rental drivers, understanding of community, planning and design, their collective viewpoint is that the proposed uses for active frontage will be enhanced over and above the way traditional commercial units might have done.

The statement provides independent advice on why increasing the amenity space by slightly reducing the retail space is a benefit to the long terms success of Station Hill for all those that live, work and play, and how the added amenity space will assist in the creation of a vibrant new district for Reading.

Michael Webb, Distrkt – Retail / Food and Beverage specialist advisor

Reduction in commercial - Market Trend
Already evident pre-pandemic, compounded by the pandemic, and envisaged for the foreseeable future, this commercial sector for smaller style units has seen a considerable shrinking of demand, with many new independent businesses having been recently stripped of their cash-flow due to the Pandemic, and now struggling to secure longer term finance/investment in the retail sector with uncertainty in the longer term market.

Reducing/fusing uses – adaption in the sector - efficiency
The strategy to reduce/focus volume of the commercial offering whilst retaining street scene activation, is important not only for the residential community above (who require additional amenity), but also impact the wider social and economic sustainability offering within the surrounding streets . It is also important to appreciate that through weakening of demand, and ability for business to successfully operate – an amalgamation/fusing of uses that has become the trend with operators providing multifaceted/uses 'under `one roof'/unit. This efficiency has seen the sector adapt and shrink, with examples such as coffee offer to have a grocery store within, a bike shop providing a café, or deli use will have a wine bar. This is therefore reducing the requirement on the overall volume of commercial units in the market, whilst providing the same overall retail and F&B offer to Station Hill and wider community. This is a far more financially efficient and sustainable approach for operators, with knock on impact of keeping the street scene active – also noting providing less space mitigates cannibalising less of the surrounding commercial on neighbouring streets.



CGI Friars Walk - Active frontage as approved



CGI Friars Walk - Active frontage as proposed

Supporting Statement Continued...

Agents Evaluation

Lesley Roberts, Allsops – Built to Rent, Operational Advisor

Prior to the lock-down, communal space in BTR developments was largely used for socialising and leisure activity and considered a 'perk' of occupation. However, since the advent of a Covid-19 and the subsequent UK lock-down, the up-weighting of access to and use of communal space in built to rent developments has grown significantly, and is considered an essential element of the proposition.

In the early stages of the lock-down, requirement for working spaces and well-being break away areas came about due to need, sometimes critical need. As we transversed 18 months of lock-down and restrictions eased, use of areas for co-working and socialising became driven more by desire and preference as there was a realisation of the added benefit of a greater balance and blurring between work and life and the use of these spaces. In many circumstances we have seen life changing effects on occupant's mental health and well-being from having break away space; providing the ability to meet, socialise and form communities through the using of these communal facilities. Understanding the critical nature for co-working, socialising, health and well-being; in a post lock-down world we now consider it essential to increase capacity for this type of activity within a BTR scheme.

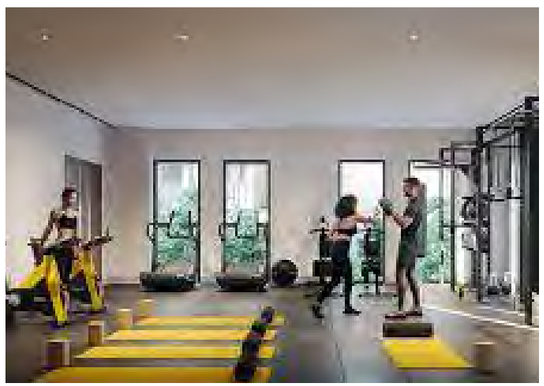
Visual permeability from street frontage in to the development for any BTR development is highly valued. Providing visual access from the street in to the development and vice versa stimulates a symbiotic energy and a buzz as those looking in and those looking out create a dynamic that by definition creates an active frontage.

Summary - Statement
The phase 1 scheme, as well as in the context of the wider offering at Station Hill, to remain in long term demand/ success as a community, the vibrancy, accessibility and natural security provided in promoting and enabling a more diverse offer at ground floor, with the inclusion of additional activated amenity space is crucial to a long term success – for both commercial and residential occupiers of the estate itself, but also the general community using this key arterial pedestrianised route through Reading.

The proposed units to be changed to additional amenity are relatively small in terms of the balance of remaining commercial offer, albeit will provide a virtual visible commercial activation, and in our opinion will enhance 24/7 visible vibrancy with the additional communal gym/lounge space in use at all hours by residents, which we also consider this to add more vibrancy to the 24/7 street scene and activation of the commercial uses elsewhere along Friar's Walk.



View of main entrance to Block E with indicative proposals for use, layout and design.



01 Indicate image of the residents gym



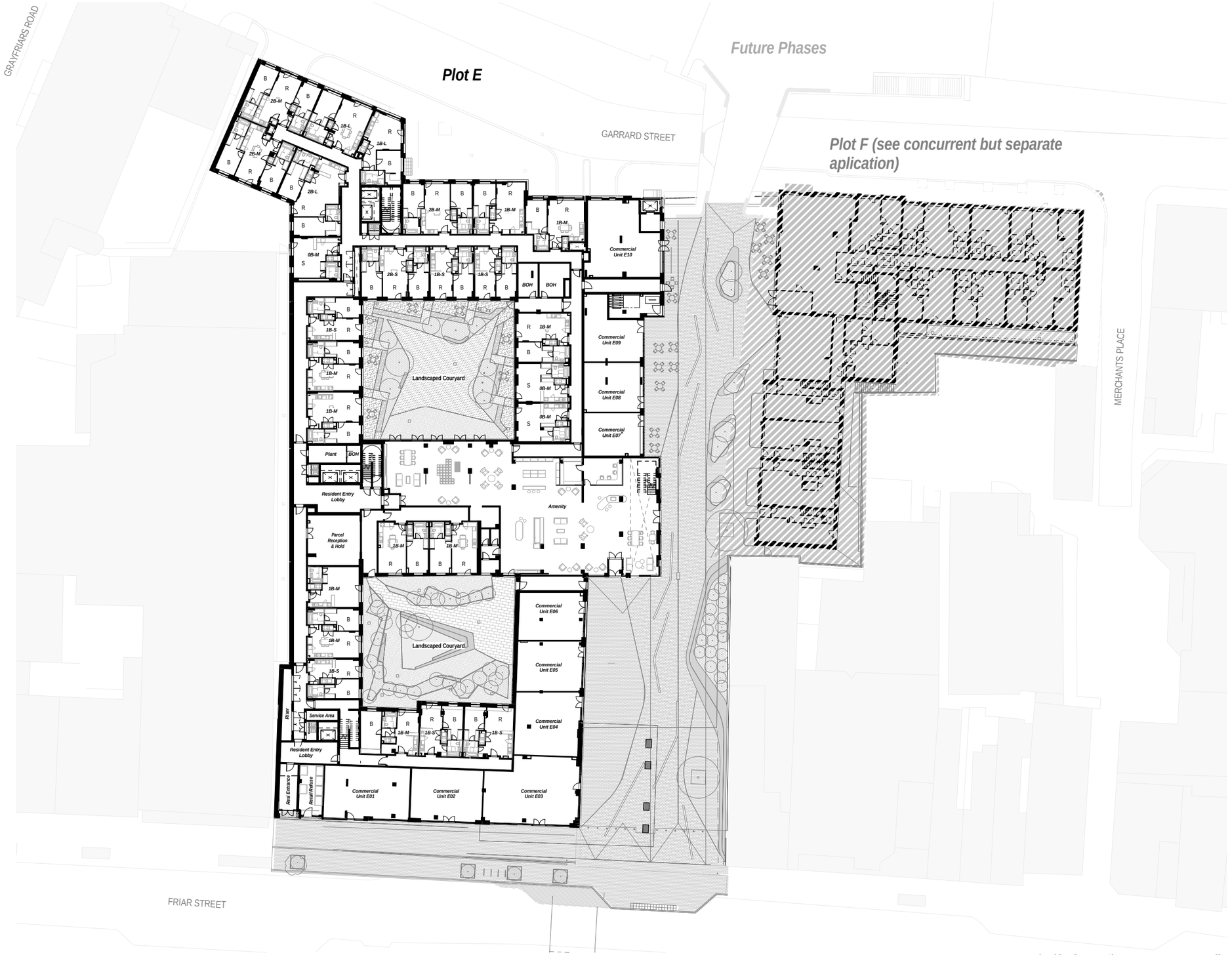
02 Indicate image of the residents games room

2

PLANS

SUMMARY OF CHANGES

At ground floor the 3no. Commercial units layouts are to be adjusted to become amenity spaces located within the residential development. Internal partition lines and adjustments to the facade have been made to accommodate the proposed changes to the layouts.



1 **Block E - Ground Floor Level**
1 : 250

0 2.5m 5m 10m 25m
Scale 1:250

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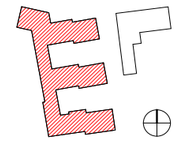
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Note:
'Commercial' refers to Flexible Office/Retail/Community and Leisure (E, Sui Generis, F.1 and F.2) Use Class

APPROVED

REV No.	DATE	DESCRIPTION	DWN	CHK
P50P50	2021-0528	NMA 03 Submission		
P52	2021-0222	Block E Amenity Units changed to Commercial Use		
P51	2021-0210	Updated to respond to RBC commens		
P50	2020-0930	Issued for Planning		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master LLP

CallisonRTKL - UK Ltd.

25 Farringdon Street, 10th Floor
London EC4A 4AB

T:+44(0)20 7306 0404

SHEET IDENTIFICATION

TITLE

Plot E - Ground Floor Level (45.7 AOD)

STATUS

PLANNING

PROJECT NUMBER		
050-170073	DATE DRAWN:	**09/27/18**
	SCALE @ A1:	**As indicated**
	DRAWN BY:	**AM**
	CHECKED BY:	**AR**

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
A	130-003-	P50P50

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Scale 1:250

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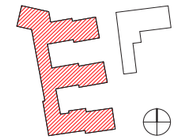
PROPOSED

Summary of Changes

01
2no. commercial to become residential amenity spaces with gym and social spaces.

REV No.	DATE	DESCRIPTION	DWN	CHK
P54	2021-1025	NMA 04 Submission	AR	
P53	2021-0528	NMA 03 Submission	AR	
P52	2021-0222	Block E Amenity Units changed to Commercial Use	AR	
P51	2021-0210	Updated to respond to RBC comments	CL	
P50	2020-0930	Issued for Planning	CL	

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		DRAWN BY:	AM
		CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
A	130-003	P54

27/10/2021 11:17:39

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2

ELEVATION - PLOT E FRIARS WALK

SUMMARY OF CHANGES

At ground floor, minor adjustments are made to the façades to reflect the change of use.

At first floor louvres have been added to a limited run of the elevation to meet the detailed requirements of the ventilation strategy.



1 **Site - Friars Walk East Elevation Plot E**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

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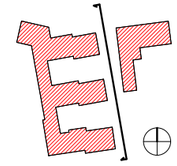
APPROVED

Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-XXX X	NMA 04 Submission	AR	
P51	2021-0528	NMA 03 Submission	AR	
P50	2020-0930	Issued for Planning	AR	

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Site - Friars Walk East Elevation Plot E

STATUS

PLANNING

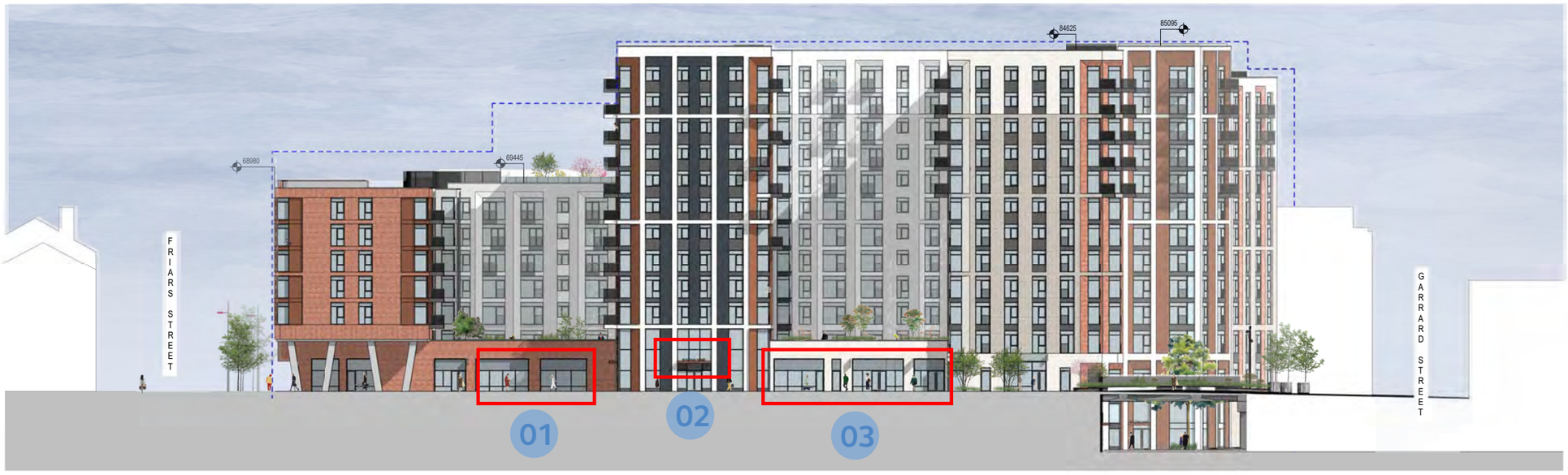
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PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-003	P52

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1 **Site - Friars Walk East Elevation Plot E**
1 : 250

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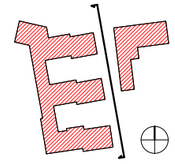
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Building Parameter

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REV No.	DATE	DESCRIPTION	DWN	CHK
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P51	2021-0528	NMA 03 Submission	AR	
P50	2020-0930	Issued for Planning	AR	

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TITLE

Site - Friars Walk East Elevation Plot E

STATUS

PLANNING

PROJECT NUMBER		DATE DRAWN:	10/03/15
050-170073		SCALE @ A1:	1 : 250
		DRAWN BY:	TP
		CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-003	P52

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Scale 1:250

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PROPOSED

Summary of Changes

01
1no. door removed and curtain wall adjusted to align with internal layouts.

02
Louvres added to the facade.

03
Bicycle parking entrance moved and adjustments made to curtain wall setting to align with internal layout adjustments.



1 **Block E - East Elevation**
1 : 250



2 **Block E - West Elevation**
1 : 250

0 2.5m 5m 10m 25m

Scale 1:250

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Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Concrete coping
27	Back Painted Glass

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2020-0930	Issued for Planning		

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SHEET IDENTIFICATION

TITLE

Plot E Elevations - East and West

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN	
050-170073	SCALE @ A1:	09/24/19 1 : 250
	DRAWN BY:	Author
	CHECKED BY:	Checker

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SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-102	P50

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1 **Block E - East Elevation**
1 : 250



2 **Block E - West Elevation**
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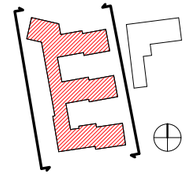
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Materials Schedule

Note Number	Note Text
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03	*Aluminium window*
04	*Build up of roofing system*
05	
06	*Stone coloured cladding panel*
07	*Aluminium coping*
08	*Metal railing balustrade*
09	*Extruded metal frame around window openings*
10	*Metal frame louvre*
11	*Metal cladding panel*
12	*Glass balustrade*
13	*Aluminium curtain wall*
14	*Aluminium spandrel panel*
15	*Aluminium window sills*
16	*Brickwork soldier course*
17	*Brickwork soffit*
18	*Perforated plant screen*
19	*Metal cladding to soffit*
20	*Aluminium corner window*
21	*Metal cladding to columns*
23	*Metal railing balcony*
24	*Metal/ Timber Pergola*
25	*Canopy with signage above*
26	*Aluminum Cladding Panel*
27	*Back Painted Glass*

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P52	2021-1025	NMA 04 Submission	AR	
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P50	2020-0930	Issued for Planning	CL	

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050-170073	DATE DRAWN:	**09/24/18**
	SCALE @ A1:	**1 : 250**
	DRAWN BY:	**Author**
	CHECKED BY:	**Checker**

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-102	P52

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Scale 1:250

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1 : 250



1 **Block E - West Elevation**
1 : 250

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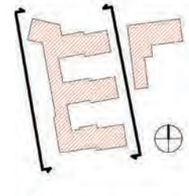
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Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
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07	Aluminium coping
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KEY PLAN



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London EC4A 4AB
T: +44(0)20 7306 0404

SHEET IDENTIFICATION
TITLE
Plot E Elevations - East and West

STATUS
PLANNING

PROJECT NUMBER	DATE DRAWN	02/04/21
050-170073	SCALE @ A1	1 : 250
	DRAWN BY	CL
	CHECKED BY	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-102S	P50

09/02/2021 12:31:54

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0 2.5m 5m 10m 25m
Scale 1:250

BIM 360://CRTKL-EXE/UK-050-170073-Station Hill -South Site-Reading/SHR-CRL-SB-ZZ-M3-A-000001-ShowFile-SB-Optimisation.rvt 09/02/2021 12:31:54

APPROVED



2 **Block E - East Elevation**
1 : 250



1 **Block E - West Elevation**
1 : 250

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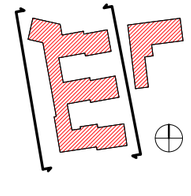
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Materials Schedule

Note Number	Note Text
01	Aluminium external door
03	Aluminium window
04	Build up of roofing system
05	
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
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11	Metal cladding panel
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14	Aluminium spandrel panel
15	Aluminium window sills
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17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminum Cladding Panel
27	Back Painted Glass

REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-1025	NMA 04 Submission	AR	
P51	2021-0528	NMA 03 Submission	AR	
P50	2021-0210	Issued for Planning	CL	

KEY PLAN



PROPOSED

Summary of Changes

01
1no. door removed and curtain wall adjusted to align with internal layouts.

02
Louvres added to the facade.

03
Bicycle parking entrance moved and adjustments made to curtain wall setting to align with internal layout adjustments.

0 2.5m 5m 10m 25m

Scale 1:250

BIM 360://CRTKL-EMEUK-050-170073-Station Hill -South Site-Reading/SHR-CRL-MA-ZZ-M3-A-000001-SheetFile-SB-Optimisation.rvt 28/10/2021 12:00:21

PROJECT

Station Hill, Reading

CLIENT

SH Reading Master LLP

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050-170073	SCALE @ A1:	1 : 250
	DRAWN BY:	CL
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-102S	P52

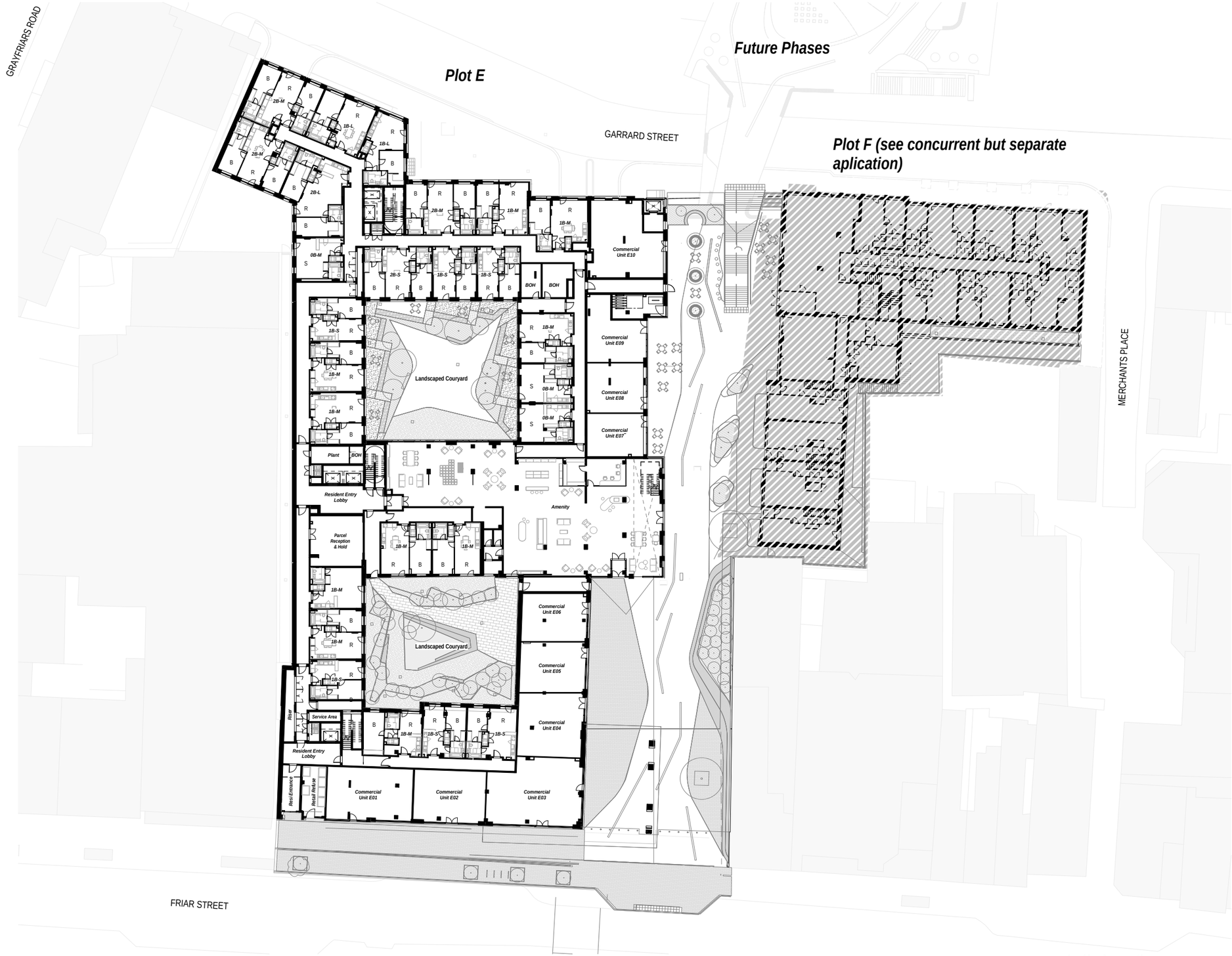
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APPENDIX A

SUMMARY OF CHANGES

Layouts showing chnages to the as approved plans with the steps (no Phase 2 bridge link)



1 **Block E - Ground Floor Level**
1 : 250

0 2.5m 5m 10m 25m
Scale 1:250

N

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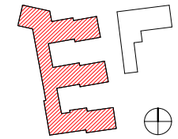
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REV No.	DATE	DESCRIPTION	DWN	CHK
P52	2021-0528	NMA 03 Submission		
P51	2021-0222	Block E Amenity Units changed to Commercial Use		
P50	2021-0210	Issued for Planning		

KEY PLAN



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SHEET IDENTIFICATION
TITLE
Plot E - Ground Floor Level (45.7 AOD)

STATUS
PLANNING

PROJECT NUMBER	050-170073
DATE DRAWN:	02/04/21
SCALE @ A1:	1 : 250
DRAWN BY:	CL
CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
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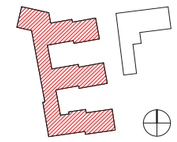
PROPOSED

Summary of Changes

01
2no. commercial to become residential amenity spaces with gym and social spaces.

REV No.	DATE	DESCRIPTION	DWN	CHK
PS3	2021-1025	NMA 04 Submission	AR	
PS2	2021-0526	NMA 03 Submission	AR	
PS1	2021-0222	Block E Amenity Units changed to Commercial Use	AR	
P50	2021-0210	Issued for Planning	CL	

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SHEET IDENTIFICATION

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STATUS

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050-170073	SCALE @ A1:	1 : 250
	DRAWN BY:	CL
	CHECKED BY:	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	GF	PL

ROLE	NUMBER	REVISION
A	130-003S	P53

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Scale 1:250

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27/10/2021 11:20:39

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1 Site - Friars Walk East Elevation Plot E
1 : 250

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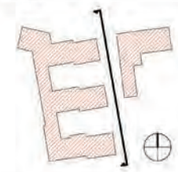
Notes and material designations are typical for similar conditions unless otherwise indicated.

Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
P50	2021-0210	Issued for Planning		

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TITLE

Site - Friars Walk East Elevation Plot E

STATUS

PLANNING

PROJECT NUMBER	DATE DRAWN	02/04/21
050-170073	SCALE @ A1	1 : 250
	DRAWN BY	CL
	CHECKED BY	AR

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE
SHR	CRL	SB	ZZ	PL

ROLE	NUMBER	REVISION
A	200-003S	P50

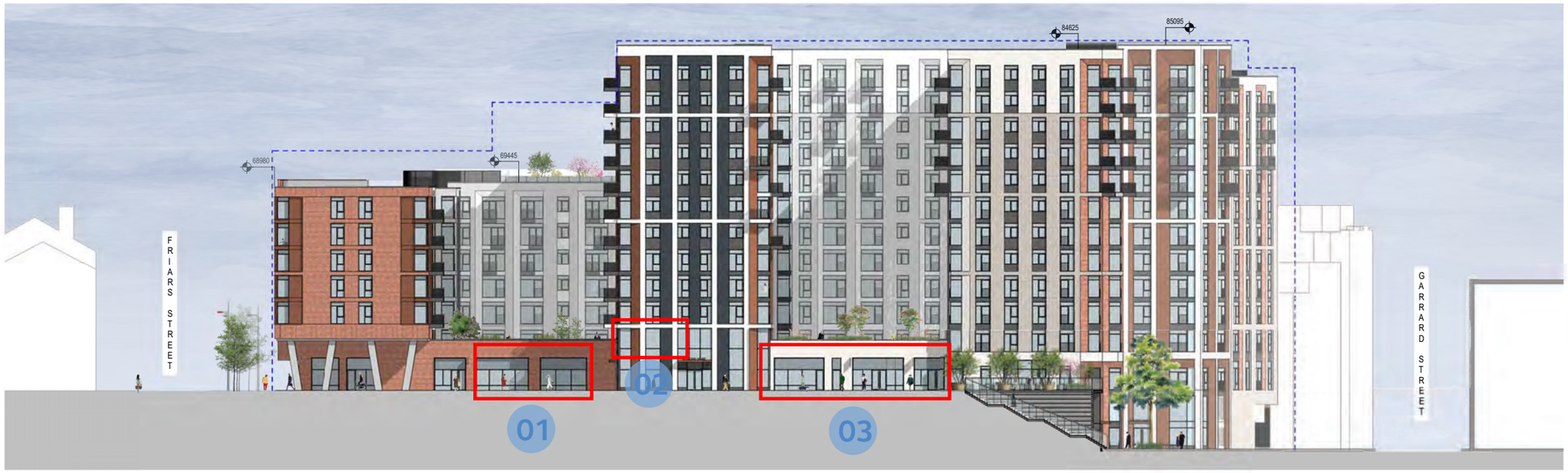
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Scale 1:250

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1 **Site - Friars Walk East Elevation Plot E**
1 : 250

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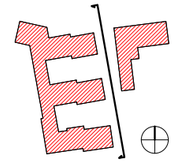
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Building Parameter

Retail frontages are indicative only.

REV No.	DATE	DESCRIPTION	DWN	CHK
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P51	2021-0528	NMA 03 Submission	AR	
P50	2021-0210	Issued for Planning	AR	

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SHR -	CRL -	SB -	ZZ -	PL

ROLE	NUMBER	REVISION
A -	200-003S-	P52

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21/10/2021 14:39:24

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Scale 1:250

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PROPOSED

Summary of Changes

01
1no. door removed and curtain wall adjusted to align with internal layouts.

02
Louvres added to the facade.

03
Bicycle parking entrance moved and adjustments made to curtain wall setting to align with internal layout adjustments.



2 **Block E - East Elevation**
1 : 250



1 **Block E - West Elevation**
1 : 250

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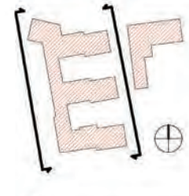
Notes and material designations are typical for similar conditions unless otherwise indicated.

Materials Schedule

Note Number	Note Text
01	Aluminium external door
02	Brickwork horizontal course
03	Aluminium window
04	Build up of roofing system
05	Angled projecting metal panel
06	Stone coloured cladding panel
07	Aluminium coping
08	Metal railing balustrade
09	Extruded metal frame around window openings
10	Metal frame louvre
11	Metal cladding panel
12	Glass balustrade
13	Aluminium curtain wall
14	Aluminium spandrel panel
15	Aluminium window sills
16	Brickwork soldier course
17	Brickwork soffit
18	Perforated plant screen
19	Metal cladding to soffit
20	Aluminium corner window
21	Metal cladding to columns
22	Render system
23	Metal railing balcony
24	Metal Timber Pergola
25	Canopy with signage above
26	Aluminium Cladding Panel
27	Back Painted Glass

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0 2.5m 5m 10m 25m
Scale 1:250

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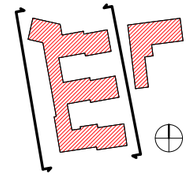
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28/10/2021 12:00:21

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