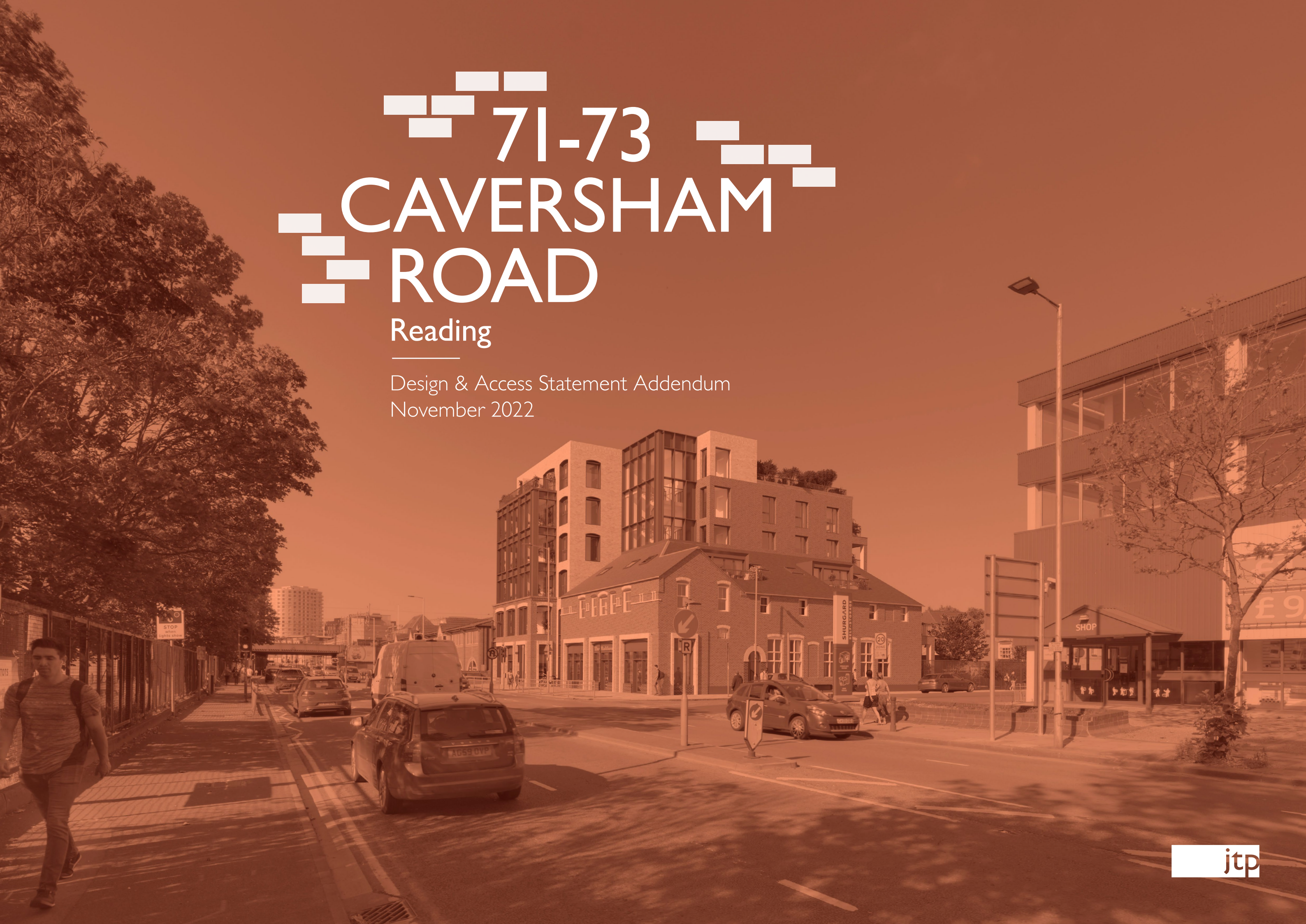


71-73 CAVERSHAM ROAD

Reading

Design & Access Statement Addendum
November 2022





EXECUTIVE SUMMARY

This Addendum document has been prepared on behalf of S2 Caversham Ltd in order to describe the changes proposed to the proposed redevelopment of the Site at 71-73 Caversham Road, Reading, RG1 8JA. (hereafter referred to as the Scheme). The scheme has been informed by engagement with Reading Borough Council , Reading's Design Council, local residents and interest groups.

A planning application is currently active under application reference 220922.

EXECUTIVE SUMMARY

01. ELEVATION DESIGN CHANGES

02. MATERIALITY

03. UNIT 202

04. AFFORDABLE TENURE LOCATION

05. REVISED SERVICING AND REFUSE STRATEGY

PROJECT CODE	01662B
CREATED BY	MM
CHECKED BY	DEC
ISSUE TYPE	FINAL
ISSUED ON	20TH NOVEMBER 2022

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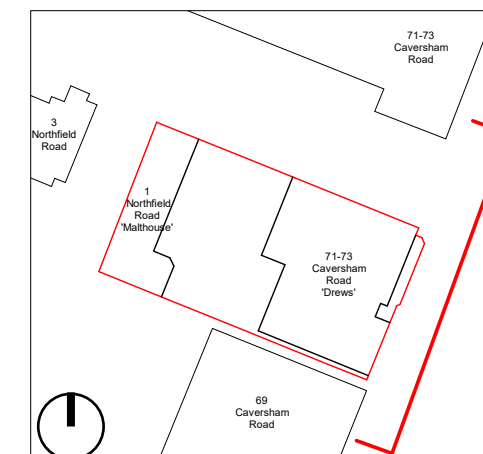
01 CAVERSHAM ROAD ELEVATION

DRP Key Design Comments

1. The mixed material approach was questioned by the panel. The introduction of ' materials throughout the tower building should be reconsidered with a simpler pallet used.
2. The visualisations did not properly describe the differences between the retained brickwork and new brick.. These differences should make a significant contribution to how the detailing of the final building will be designed.
3. Bolder design, increasing the height if necessary to achieve more sustainable design and construction goals

DRP Design Responses

1. The material strategy has been developed over an extensive pre-planning period and with a thorough consultation process. However, the design explored various options in consultation with Reading Borough council to simplify the material palette. The revised scheme has removed the use of buff brick and replace this with red brick.
2. A CGI has its limitations, but the need for distinction between new and old is fully recognised. A detailed study on contrast and compliment will be undertaken at technical detailing stages to clarify brick colour tones and bonds. The materials on the elevations and 3D views shown on the following pages have been updated to show difference between the existing and new brick. Please refer to pages 12 and 13 for more information the proposed brick.
3. The design team do not feel it is appropriate to go taller considering the planning history on the site and consultation process.

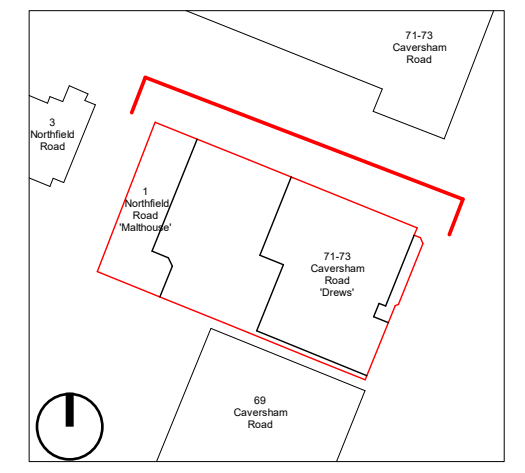


Submitted east elevation



Revised east elevation

NORTHFIELD ROAD ELEVATION



Submitted north elevation



Revised north elevation

01
WEST COURTYARD ELEVATION



Submitted west courtyard elevation



Revised west courtyard elevation

01

SOUTH ELEVATION



Submitted south elevation



Revised south elevation

01

CAVERSHAM ROAD STREET ELEVATION



NORTHFIELD ROAD STREET ELEVATION



Submitted Northfield Road elevation



Revised Northfield Road elevation

01
3D VIEW - CAVERSHAM ROAD



Submitted Scheme

Revised Scheme



Submitted Scheme

Revised Scheme

Proposed materiality

Red Brick

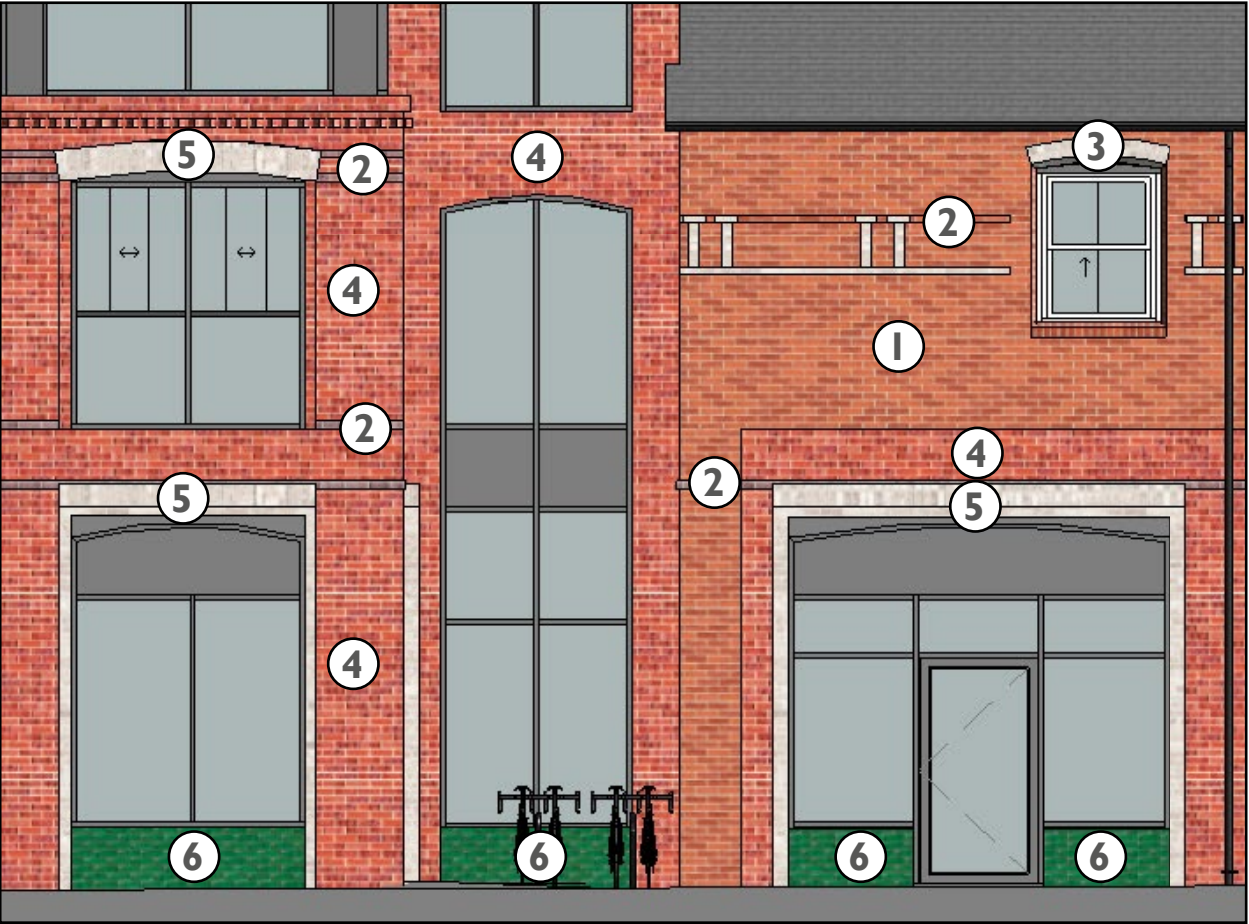
The former malthouse was built using an orange/red brick in English cross bond. The predominant material in the new extension is red brick. This brick is proposed to be darker than the existing one to provide a clear distinction between the retained and new elements. More detail on the brick choice will be provided at the detailed design stage, however the Wienerberger Chartham Multi brick would be a suitable choice. Common bond is proposed for the new brick as this reflects the new construction and provides a distinct contrast with the English cross bond used on the former malthouse.

Glazed brick

The existing building uses green glazed brick to frame the former entrance. The scheme proposes to use green glazed brick within the shop front design.

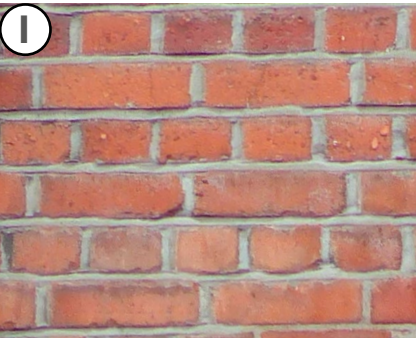
Buff Brick

The existing building utilises buff soldier course headers. The use of buff brick has been proposed to frame the new shop fronts to provide a visual link to the existing detailing.



Caversham Road bay detail extract

Existing materials to be retained



Orange/red brick in English cross bond



Blue brick banding



Arch buff soldier course headers

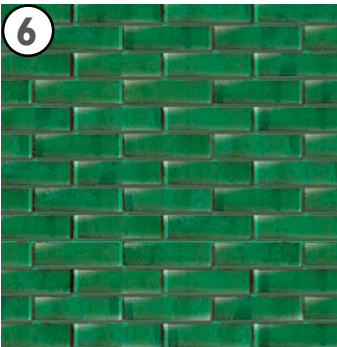
Proposed new materials



Red brick in common bond



Buff brick soldier course



Green glazed brick



Wienerberger Chartham Multi brick with a precedent image of the brick in use above at the Springfield Hospital in Tooting, London.



Existing green glazed brick used to frame a former entrance to the existing building



The 3D image opposite illustrates the set back between new extension and existing building.

New extension is set back from the existing 'Drews' building

New shop front

Comments from Reading Borough Council

- Skylights in bedrooms provide poor quality outlook

Response

- Bedroom one has been removed and replaced with a small study
- Bed one has a full height window looking out towards the terrace and an additional skylight
- All skylights have increased in size and reduced in height to provide good outlook.



Submitted second floor plan



Revised second floor plan

Uses

1-bed 2-person apartment

2-bed 3-person apartment



AFFORDABLE TENURE LOCATION

Four 1B2P shared ownership apartments are proposed on the first floor and shown in the diagram opposite.



Uses

1-bed 2-person Shared Ownership Apartment

Revised First floor plan

05

SUBMITTED SERVICING AND REFUSE STRATEGY

Comments from Reading Borough Council

- For 29 residential units, we would expect
 - 4 x 1100L domestic waste bins
 - 5-6 x 1100L recycling bins
 - 3 x 240L food waste bins
- All bins would need to be stored within 10m of the rear of the collection vehicle. Currently the bin furthest away exceed this.

Key

Residential refuse store

Commercial refuse store

Loading area

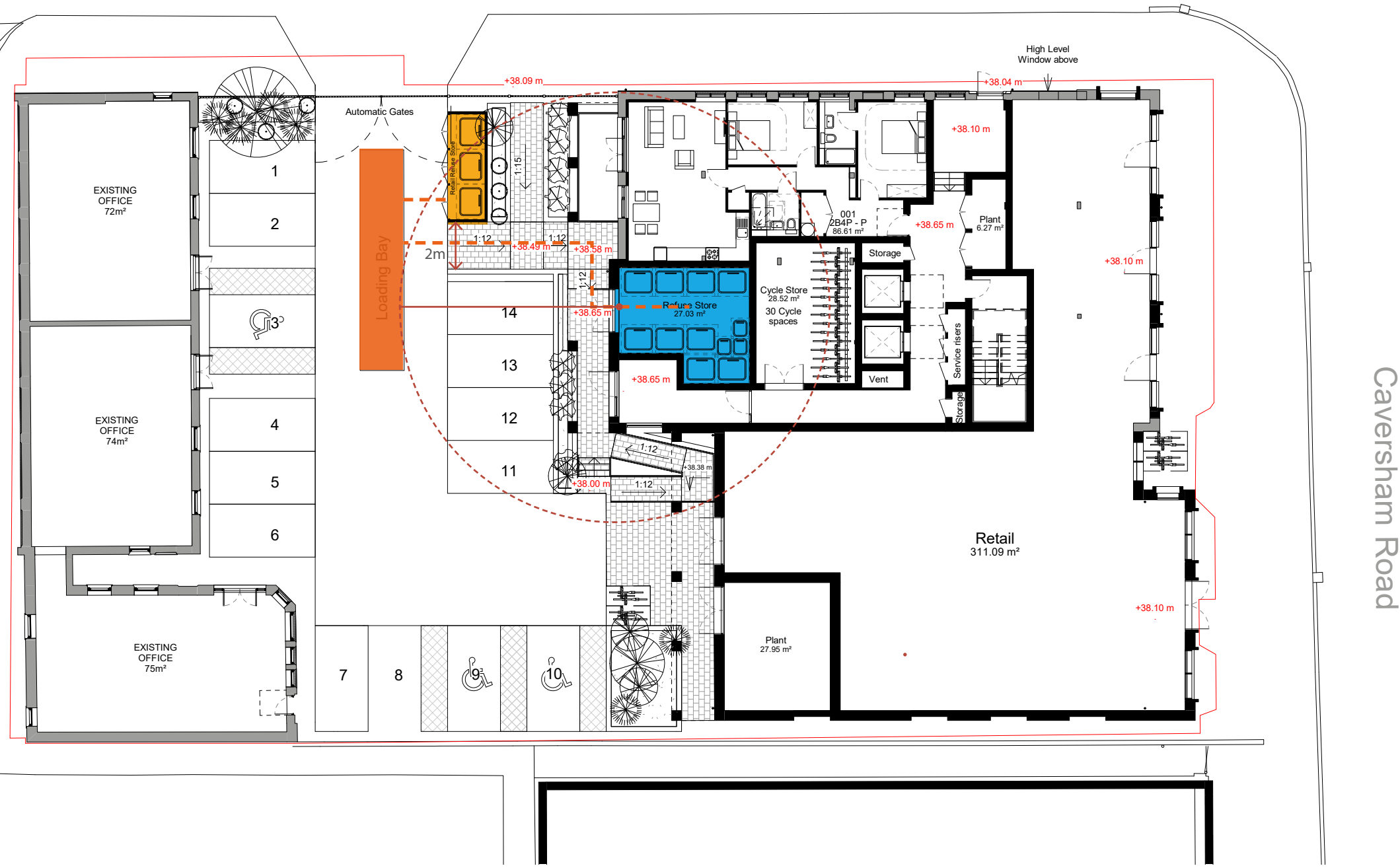
Refuse collection <10m



REVISED SERVICING AND REFUSE STRATEGY

Response

- A 2m, 1:12 ramp to provide direct access to parking court from bin store has been provided
- Retail bin store has been moved further north to allow space for the additional ramp.
- The residential bin store has increased in size to accommodate additional bins



Key

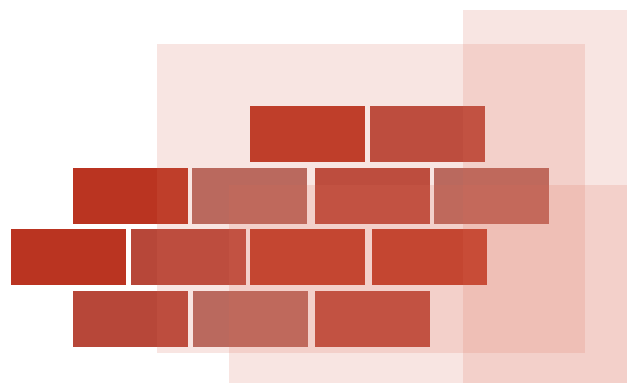
- Residential refuse store
- Commercial refuse store
- Loading area
- Refuse collection <10m
- 10m radius



SUMMARY

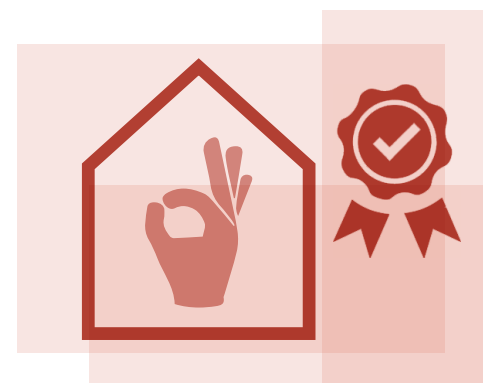
The scheme provides a total of 29 homes with good quality internal space standards and private amenity provision. The proposal comprises a mix of 1, 2 and 3 bedroom apartments.

The following benefits are associated with the scheme are shown on the next page.



MATERIAL RETENTION

Design of the proposed building is inspired by the existing building it replaces, particularly with regards to the use of materials and detailing.



HIGH QUALITY DESIGN

All residential units to meet Nationally Described Space Standards



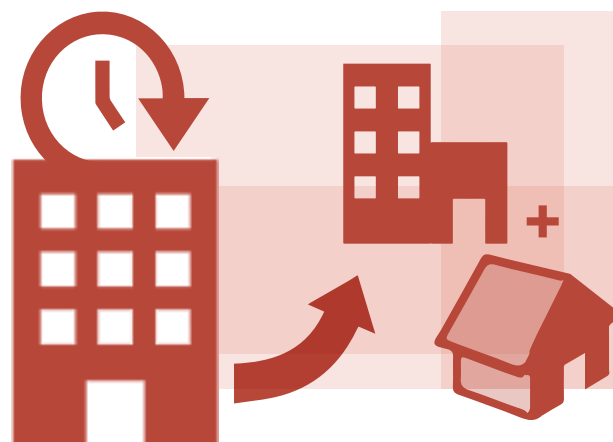
SHARED AMENITIES

All residents have access to south-facing shared podium gardens accessed from the main stair/ lift core also most flats have private amenity space such as balconies.



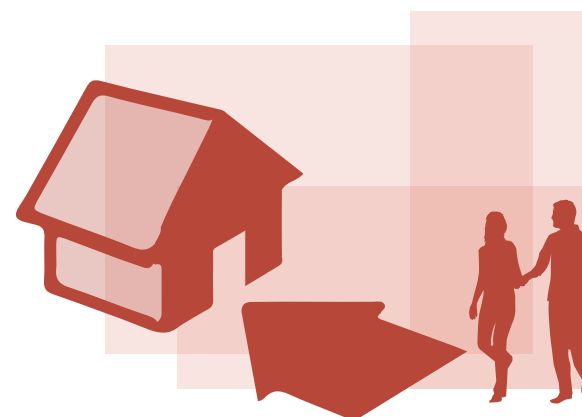
PROXIMITY TO NATURE

Incorporation of green roofs and green landscape within the scheme to assist biodiversity



RETAINING AND REPAIRING

Opportunity to secure the long term future of a locally listed asset with commercial and residential uses



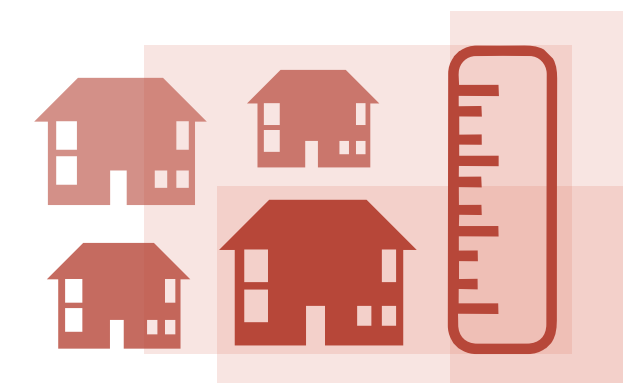
VIEWS AND VISTAS

Improved local views towards the Site



FRONTAGE ENHANCEMENT

Improve and enhance the ground floor frontage along Caversham Road



MAXIMISING MUCH NEEDED HOUSING

An opportunity to provide much needed housing to the area

