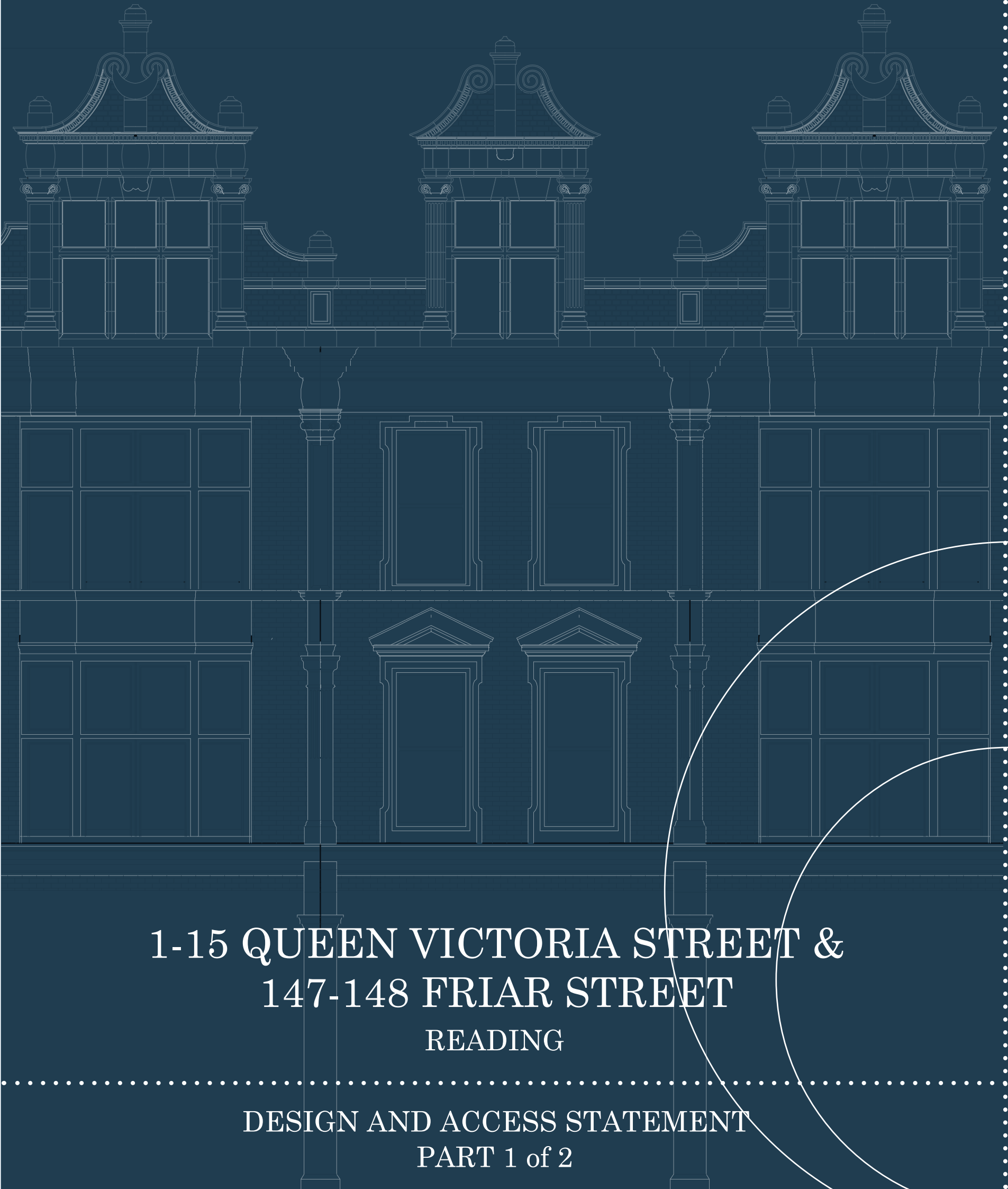




frost.

1-15 QUEEN VICTORIA STREET &
147-148 FRIAR STREET
READING

DESIGN AND ACCESS STATEMENT
PART 1 of 2

T

THACKERAY GROUP

CONTENTS

- 1.0 INTRODUCTION
 - Executive Summary
 - Project Timeline
 - Thackeray Estates

2.0 THE VISION

- Overview
- Strategic site
- Precedents

3.0 THE SITE

- Context
- History
- Historic Buildings
- Site Photos
- Appraisal
- Opportunities

4.0 THE PROPOSAL

- Design Approach
 - Remove
 - Restore
 - Create
 - Public Space
 - Connect
- Scale and Massing
- CGI's
- Retail Frontages
- Elevational Study
- Materiality
- No. 148 Alterations
- Plans

- Aparthotel
- Floor Areas
- COVID Recovery

5.0 LANDSCAPE

- Landscape Principles

6.0 FEEDBACK

- Pre-application Advice
- Consultee Responses

7.00 ACCESS AND MAINTENANCE

- Transport and Servicing
- Security and Estate Management
- External Lighting
- Accessibility

8.00 SUSTAINABILITY

- Sustainability
- BREEAM
- Energy
- M+E Principles
- Ecology
- SUDS

9.00 CONCLUSIONS

EXECUTIVE SUMMARY

Thackeray Estates are pleased to present proposals for 1-15 Queen Victoria Street and 147-148 Friar Street. The vision is to create a vibrant mixed use development in this key commercial town centre location while protecting one of the key heritage assets of Reading for future generations.

The proposed development seeks to provide 3308sqm of high quality retail space and aparthotel space for Reading whilst ensuring the long term future of an important listed asset. The proposals will provide a retail hub and market square to invigorate and compliment the existing highstreet.

The existing listed buildings will be renovated and extended to provide an aparthotel location that will attract visitors to Reading. This will be key to aid the post-COVID economic recovery and attract new businesses and independent retailers.

The proposed scheme of works is based on an understanding of the significance, character, historic development and surviving historic fabric of the grade II listed buildings on the site. The proposals have been designed to provide a new viable use for the site and its listed building that will be sensitive to the significance of the identified assets and also revive the currently underused heritage assets.

Extensive analysis and assessment of the Listed Buildings has been carried out, including full photographic survey and schedule of works, significance analysis and assessment by Heritage Consultants, the Heritage Collective. Overall, considerable enhancements to the Listed Buildings have been identified that can be summarised as:

- Preventing further deteriorating to the listed buildings, specifically 1-15 Queen Victoria Street and 148 Friar Street, which are currently in a deteriorating condition with the highly significant frontage at risk of collapse;
- Reviving the currently underused and predominantly vacant heritage assets;
- Reinstatement of appropriate and in-keeping shopfronts throughout the site;
- Removal of poor-quality additions to the rear of the buildings, many of which are currently abutted directly against the rear elevation of the listed buildings, to be replaced with a new extension and public market that provides a contemporary reference to the established historic architectural pattern, creating a more inviting and accessible space;
- Retention and restoration of key elements of heritage significance; and
- Opportunities to reinstate appropriate detailing which, internally, retain a higher degree of survival and plan form.

The scheme has been consulted with various stakeholders and it is considered these proposals present an opportunity to re-invigorate an area of Reading that is in need of regeneration and investment.

PROJECT TIMELINE

The application proposals supported by this document have been through a series of rigorous and detailed consultations that have shaped and refined the scheme. It is this collaborative approach that has enabled critical and informed discussions, challenging the design team at each stage to test and review every element. In bringing this project forward for planning approval following the consultation process, the applicant has demonstrated a willingness to listen and a commitment to deliver the scheme for the benefit of Reading.

The engagement with key stakeholders has been a very important and beneficial exercise, we have sought to integrate the comments at all stages including at times when slightly different to officers and will continue to adjust, where necessary the scheme.

The pre-application consultation was conducted in two stages with additional information supplied following initial presentations by the applicant team. Overall the reaction to the proposals was positive and officers commented that the pre-application proposals were well thought out and in particular the heritage led approach was welcomed. It was noted that detailed matters would be key to the consideration and assessment of the future planning application and that this would be addressed through full heritage assessments and management plan of the aparthotel operation. Some alterations were suggested by officers, such as material choices and detailed design of the extensions. All of the officers comments have been accommodated in the proposed scheme.

The following outlines the consultation process to date and projected timeline should a successful planning approval be achieved.

Consultation process to date;

- DEC 2019 - Presentation to senior planning management
- SEP 2020 - Presentation to Reading UK
- OCT 2020 - Pre-application submission to Reading Council
- OCT 2020 - Initial response received from Reading Council
- NOV 2020 - Additional supporting information submitted
- NOV 2020 - Pre-application submission presentation to Reading Council
- NOV 2020 - Pre-application response from Reading Council
- NOV 2020 - Presentation to CAAC (Conservation Area Advisory Committee)
- JAN 2021 - Public consultation and engagement
- FEB 2021 - Planning submission

Projected timeline;

- **MAY 2021 - Anticipated decision**
- **SEP 2021 - Anticipated start on site**

1.0 INTRODUCTION

THACKERAY ESTATES

THACKERAY ESTATES

The Thackeray Estate is a property development and investment company with a national portfolio of properties across various sectors including retail, office, care, residential and short-stay.

- Expertise with heritage assets
- Experienced in working with listed buildings. Currently 20no. Grade II and 1no. Grade II* listed buildings restored
- Portfolio comprises over 100 high-quality residential units, over 100 retail and restaurant units and over 400,000 sq. ft of office space.
- The majority of the floorspace held is in town centres including sites in London, Cardiff, Manchester, Nottingham, Leeds and Reading
- Current developments include three major town centre mixed-use schemes and a nursing home utilising a Grade II listed building
- There are continual improvements, refurbishment and in some cases extensions to other assets within the portfolio.
- All the schemes shown have included extensive public consultation and were approved with the first application.



Eastcheap Estate, The City



ONE Putney, Putney High St, London



Dover House, Waterloo, London



1-3 Werter Road, Putney, London



Old Brompton Road, Chelsea, London

1.0 INTRODUCTION

THACKERAY ESTATES

LISTED BUILDING CASE STUDIES

Eastcheap – Grade II and Grade II* office and retail transformation in the City of London including complete refurbishment and mansard roof extensions to the listed buildings. Completed and let in 2019.



Castle Club – Grade II – is a 33-bedroom nursing home comprising the sensitive restoration and development of a three-storey linked rear extension in the London Borough of Hammersmith & Fulham. Currently under construction.

1.0 INTRODUCTION

THACKERAY ESTATES

Thackeray are excited to be part of the continuing growth of Reading...



THACKERAY IN READING

- Significant property investment and acquisition
- 4 Years ongoing investment to date
- Financial commitment to the future
- Dedicated team working exclusively on Reading portfolio
- Expertise in place-making
- Experience in renovating listed buildings
- New and exciting tenants brought to Reading
- Vision for the site has developed over the last 3 years

FUTURE INVESTMENT STRATEGY

- Station Road - Works on site to create the first new Wendy's restaurant unit in the UK
- Queen Victoria Street - Significant investment to create new vibrant destination
- Friar Street - Masterplan to create new mixed use development

BUILDINGS OWNED IN READING

- 1 Station Road
- 2-4 Queen Victoria Street
- 1-15 Queen Victoria Street
- 138-141 Friar Street
- 142 Friar Street
- 144-145 Friar Street
- 146 Friar Street
- 147-148 Friar Street
- 149-150 Friar Street
- 156-158 Friar Street
- 70-72 Broad Street
- 200-202 Broad Street

2.0 THE VISION

OVERVIEW

This document is produced in support of the application to refurbish, renovate and restore 1-15 Queen Victoria Street and 147-148 Friar Street. The application seeks to create a destination location in the centre of Reading that can act as stimulus for growth in the post-COVID world, whilst providing a template for regeneration in one of the most important landmark locations in Reading's central retail district. The application will secure the future of the group of listed buildings and create a destination market square and retail hub.

CREATE A RETAIL EXPERIENCE

Drawing inspirations from other successful mixed-use developments in other major cities, such as Corn Exchange (Manchester), Market Hall (London) and Mercato Metropolitano (London), the vision is to create a destination development befitting Reading's emerging cultural and economic status.

The proposals include a retail offer comprising a market square together with new retail frontages to Queen Victoria Street and Friar Street.

This new retail hub will provide small units for independent start ups and pop-up eateries. The frontages of Queen Victoria Street and Friar Street will link directly through to the new market square behind.

RESTORE A LISTED ASSET

The listed buildings on both Queen Victoria Street and Friar Street have been neglected over time and a series of unsympathetic additions and alterations have caused significant harm.

Today the buildings are in serious need of repair and their existence relies on significant investment in the historic fabric. By putting the buildings back to use, this initial investment and ongoing maintenance can be secured, ensuring the buildings future.

PROVIDE CITY LIVING

It is acknowledged that town centres need to reinvent themselves to respond to the evolving demands of the market and societal changes.

Part of this evolution is the desire for city living and the convenience of having access to life experiences. Aparthotels are the latest variation on this theme offering the services of a hotel with the comfort of an apartment.

The upper floors of Queen Victoria Street and Friar Street offer a unique opportunity to create this accommodation in a heritage setting.



2.0 THE VISION

STRATEGIC SITE



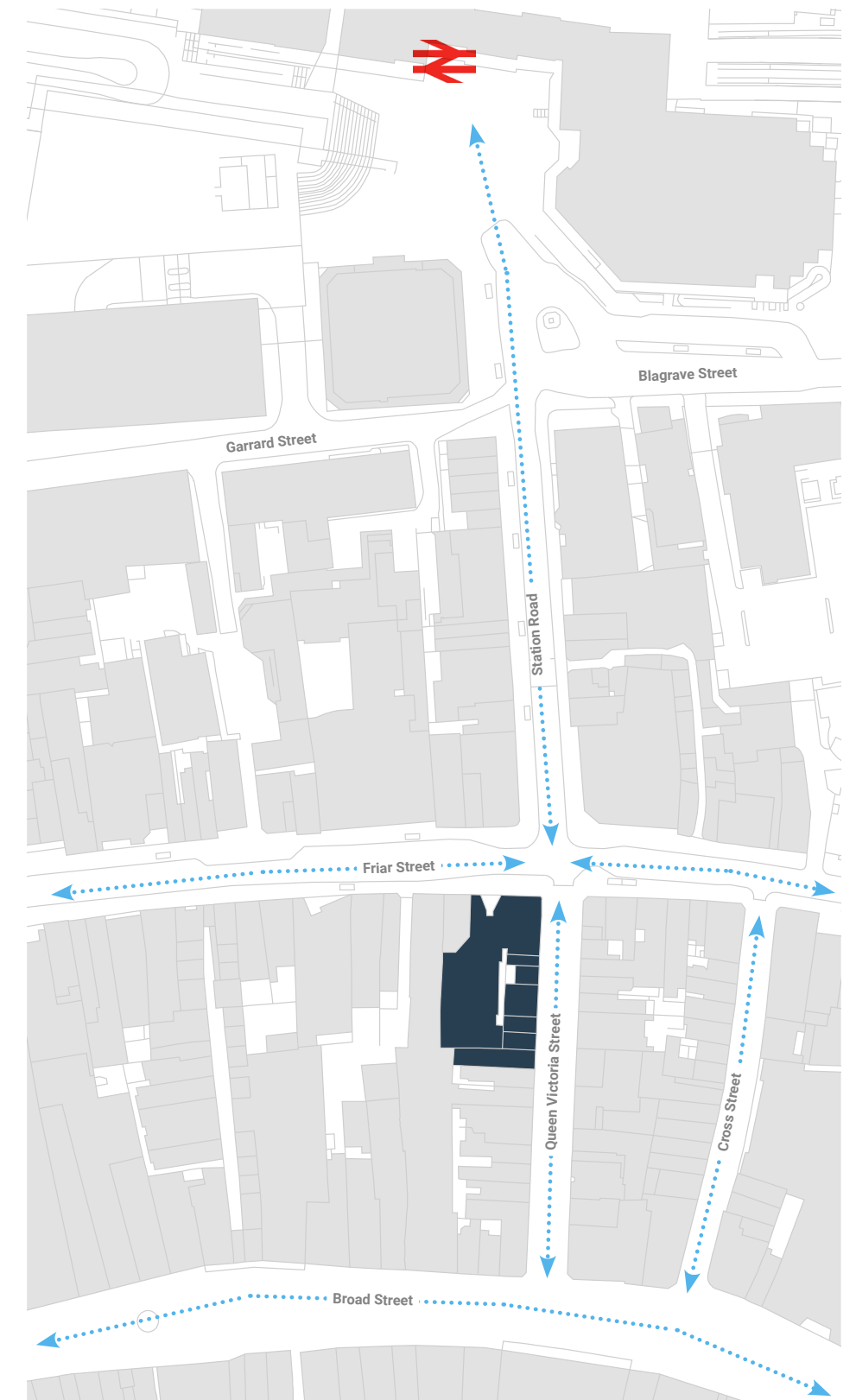
IMPORTANT TOWN CENTRE LOCATION

The site is located in Reading Town Centre central area at the key junction between Friar Street and Queen Victoria Street approximately a 3-minute walk (circa 200m) from Reading Railway Station. Accessed from Reading Railway Station the prominent corner site forms a gateway to Reading, leading to Broad Street and the further retail district. The ground floor retail units along Queen Victoria Street present an opportunity to encourage a uniform approach to shop front design and signage that will enhance the landmark site within Reading and the wider Thames Valley area.

- Queen Victoria Street is a primary pedestrianised retail street.
- Direct pedestrian access from Reading Train Station to Broad Street, the Oracle Shopping Centre and Reading Central Area.
- Ground floor uses predominantly commercial A1, A2 and A3.
- Upper floors of office, residential and commercial units.
- Friar Street is a primary bus route within the Town Centre.
- Ground floor uses predominantly commercial including A1, A3, A4 and some A5.
- Excellent public transport links make town centre a popular destination.
- Will become more popular when the Elizabeth Line opens.

STRATEGIC SITE OBJECTIVES

- Implement a shared vision with Reading Council Planning Department.
- Prominent Town centre location will be rejuvenated.
- High quality landmark scheme.
- Strengthen and improve the connectivity between railway station and main shopping area.
- Vibrant destination that will improve the visual appearance of the area and reduce anti-social behaviour.



2.0 THE VISION

PRECEDENTS

The following precedents inform the vision for the site, indicating the aspirations of the proposals and drawing on the ongoing success of many similar developments across the country. Key to the proposals is to capture the vibrancy and culture of Reading whilst celebrating the rich heritage of the listed building. These precedents demonstrate the quality of public spaces that can be achieved through careful planning and design.

HERITAGE RETAIL



MARKET SQUARE



APARTHOTEL



2.0 THE VISION

PRECEDENTS

HERITAGE RETAIL

Listed and heritage buildings offer the perfect backdrop for a retail destination. Consistent shopfronts and signage allow a brand identity. Independent shops and small businesses provide the diversity of the retail experience. Successfully implemented, a retail hub in a heritage setting can become the heart of a community.

Examples include:

- Victoria Quarter (Leeds)
- Coal Drops Yard (London)
- Corn Exchange (Manchester)
- Pavilion Road (London)

Generally developments should look to preserve and enhance the existing buildings. Careful repair and restoration works are needed to retain the original features. New interventions should be both sensitive and distinct with materials looking to complement the palette.

Extensions and alterations are also required to ensure developments meet modern day demands and financial viability thereby safeguarding the heritage asset.



2.0 THE VISION

PRECEDENTS

MARKET SQUARE

The principle of the market square is a collection of boutique retailers, independent food traders and artisans creating a vibrant lifestyle destination. A careful combination of partners ensure a successful public realm. Food outlets create the atmosphere with shops providing the diversity and the complete experience. The market square can become the heart of the community.

Examples include:

- Market Hall (Fulham, Victoria, West End)
- Eccleston Yard (London)
- Milsom Place (Bath)

Once established market squares offer a wide range of uses with events such as ;

- Farmers' markets,
- Sport screenings
- Street food
- Christmas market
- Outdoor exercise
- Live theatre



2.0 THE VISION

PRECEDENTS

APARTHOTEL

The Aparthotel is the perfect model for town centre accommodation. It offers the services of a hotel with the freedom and comfort of an apartment. It offers a lifestyle.

Its location in the heart of the town provides easy access to the local area and the chance to explore. The Aparthotel is intended for short term stays serving business travellers and tourists, and attracting both international and domestic customers.

Located in a listed building, the accommodation can be truly unique with customers feeling part of the history of the town.

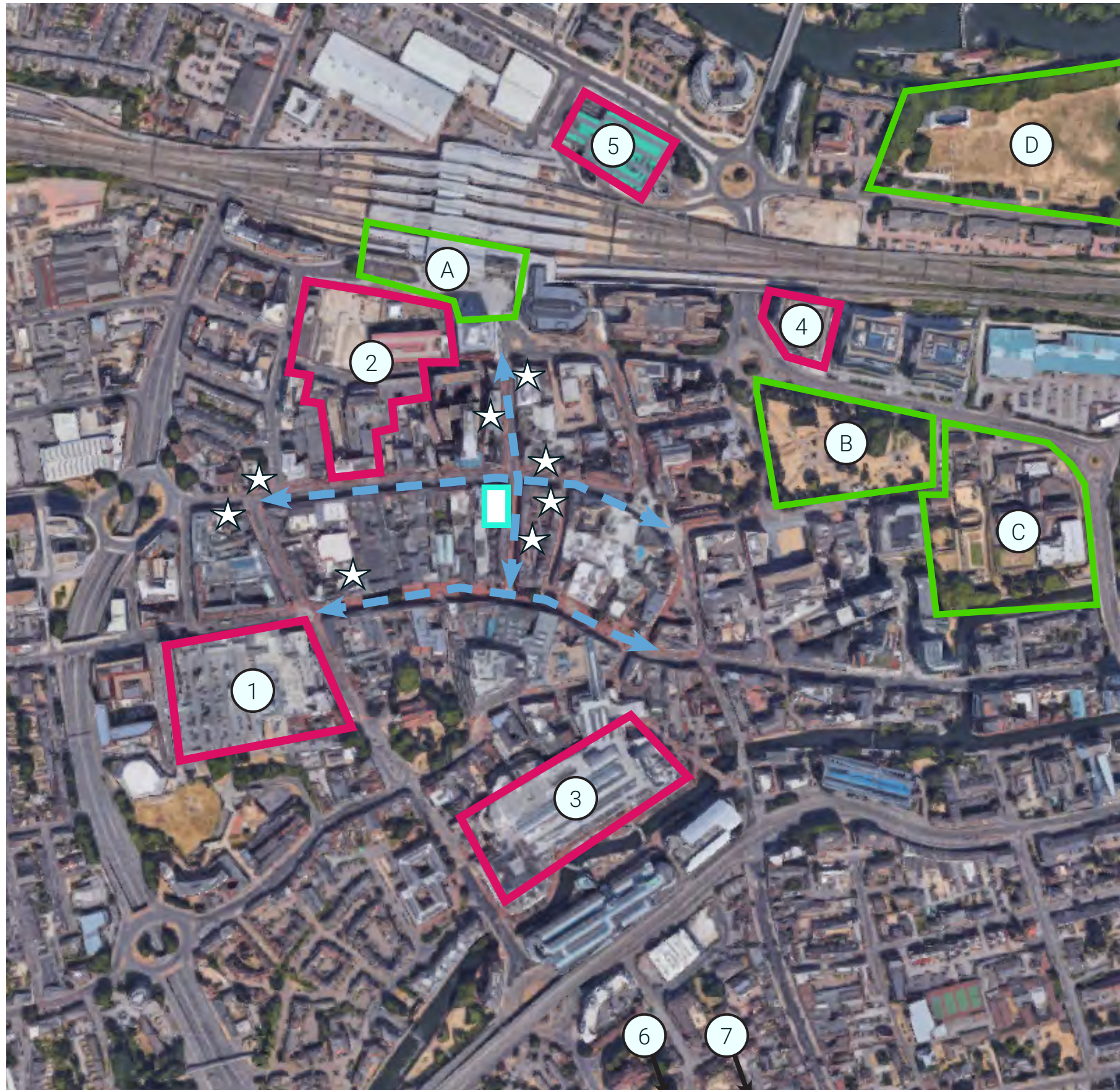
Examples of this type of accommodation are:

- Roomzzz Manchester (Manchester Corn Exchange)
- Native (London, Manchester, Glasgow)
- Adagio (Europe, Worldwide)



.....

A KEY TOWN CENTRE HUB



KEY

 **Proposed Site**

Local Amenity

A - Station District

B - Forbury Gardens

C - Abbey Quarter

D - King's Meadow

Major Sites

1 - Broad Street Mall

422 build-to-rent homes above and around the shopping centre.

2 - Station Hill

1,200 new homes

3 - Oracle Riverside

Major make-over in 2017 with new riverside amphitheatres and restaurants

4 - Forbury Place

600,000sqft office development

5 - Station Car Park

Outline planning application submitted 2020

6 - Thames Valley Science Park

£150m TV and film studio complex

7 - Blackhall Studios

Creating up to 3,000 jobs



Selected Listed Buildings

3.0 THE SITE

HISTORY

AUCTIONEERS, ESTATE AGENTS & FURNITURE...

The earliest Ordnance Survey large-scale mapping of 1879 shows that both sides of Friar Street were densely packed with properties, with long narrow plots fronting the streets and extending at the rear, often with yards or gardens, often served by narrow access lanes reflecting the burgage plots of the medieval town layout. The footprint of the present Site occupied part of a Gentlemen's Club, the Athenaeum, and two properties to the west, together with their rear gardens/yards and outbuildings.

The Charles E. Goad Ltd Fire Insurance Plan of 1895 provides details of the properties involved towards the end of the 19th century.

Comparison between the 1879 and 1895 plans show differences in the footprints of the properties west of the Athenaeum, suggesting that the current No. 147 Friar Street was built in this period which would accord with the 1880s date of the building. The Goad Fire Insurance Plan shows that the building was 3½-storeys in height with an iron and glass frontage to second floor level; this frontage was retained when the block was redeveloped at the beginning of the 20th century. The current frontage bears the date 1882 for a company of Auctioneers, Surveyors and Land & Estate Agents. However, this signage refers to the history of a later 20th century occupant (Nicholas Estate Agents) rather than to the early history of the building itself.

Properties in Friar Street and Broad Street were demolished at the end of the 19th century in order to create a new shopping thoroughfare linking Broad Street with the railway station. The new street, Queen Victoria Street, was completed in 1903. The work was one of a number of contemporary redevelopment schemes in the town which were sponsored by local Councillor and businessman, J.C. Fidler (of Fidler and Sons' Royal Berkshire Seed Stores). The street was flanked by matching 4-storey blocks with shops at ground level, constructed in yellow brick with terracotta façades and dressings. The design included corner plots at 148 and 150 Friar Street and Nos 24-28 and 35-38 Broad Street. The architect is uncertain: the Historic England List Entry names the possible architect as County Surveyor Joseph Morris, whilst Pevsner attributes the design to local architects S.Slingsby Stallwood and Charles Smith & Sons. The terracotta dressings were created by S & E Collier Ltd.

Text by Heritage Collective.



3.0 THE SITE

HISTORIC BUILDINGS

1-15 QUEEN VICTORIA STREET AND 148 FRIAR STREET

The terrace along Queen Victoria Street and around the northern corner with Friar Street is a building of considerable architectural quality, primarily deriving from the quality and form of its front elevation which includes brickwork, terracotta, decorative gables, granite pilasters and original windows.

While generally complete above ground floor, the modern shopfronts, signs and lights and double-height shopfront to no. 148 are all modern and detract from the significance of the terrace. Nonetheless, the terrace remains as a good example of an early 20th century commercial premises and this bestows a degree of historic (illustrative and associative) interest. The rear elevation of the building is of lesser value. The rear terrace is heavily altered, albeit no.15 Queen Victoria Street retains some of its original rear composition.

Internally, nos. 1-3 Queen Victoria Street and 148 Friar Street have been heavily altered with all partitions being late 20th century in date associated with the office use of the buildings. Elsewhere within the terrace, the basement and ground floors are equally heavily altered. There are elements of plan form, original room proportions and circulation to the upper floors in the form of party walls, original staircases (present within no. 5 and 9), chimney breasts and partitions, however they are still much altered. The presence of this fabric adds to the architectural and historic interest of the building.

147 FRIAR STREET

The significance of 147 Friar Street primarily relates to the architectural quality of the 1880s front elevation, particularly the double height colonnade shopfront and the 3no. segmental headed dormer windows that feature moulded coping between and modillion cornices. The building is a good example of a late 19th century commercial premises and this provides the structure with a degree of historic (illustrative and associative) interest. The modern shopfront, boarding over the fascias and the modern paint applied to the front elevation all detract from the original design intentions and significance.

Internally, the building has been heavily altered at various phases. The most notable phase appears to date to the 1930s when the rear stair and lift core were added and new internal partitions (curved to the first floor) were introduced. Where present, surviving elements of plan form present some degree of historic legibility within the building, but generally the interiors (now primarily open plan) should be able to accommodate change.

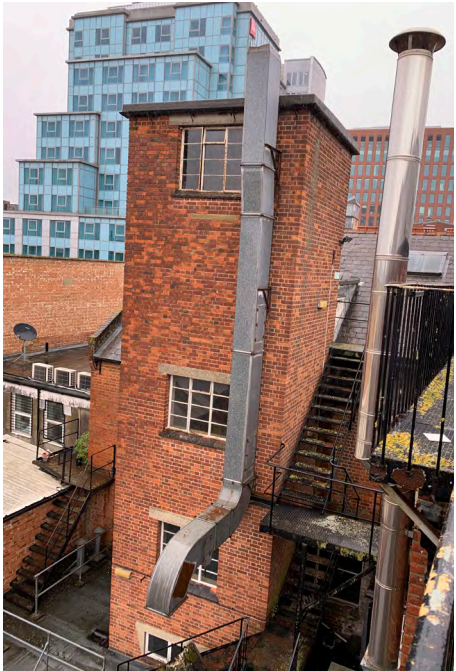
REAR BUILDINGS

To the rear of the building are a variety of extensions and additions. Elements of built form which are contemporary with the terrace (located to the rear of the southern portion of the terrace) have limited value while more recent built form possesses either neutral or negative role in the heritage values of the listed building.

Other rear extensions (for example the former cabinet factory) are of various date and poor quality. While some of these may date to the late 19th or early 20th century, they are of no particular heritage value in their own right.

The main rebuilding was in use as Burger King, but has been vacant and left to deteriorate for over 10 years. Since then it has been the subject to use by rough sleepers who have had to be evicted a number of times.

Text provided by Heritage Collective



3.0 THE SITE

HISTORIC BUILDINGS

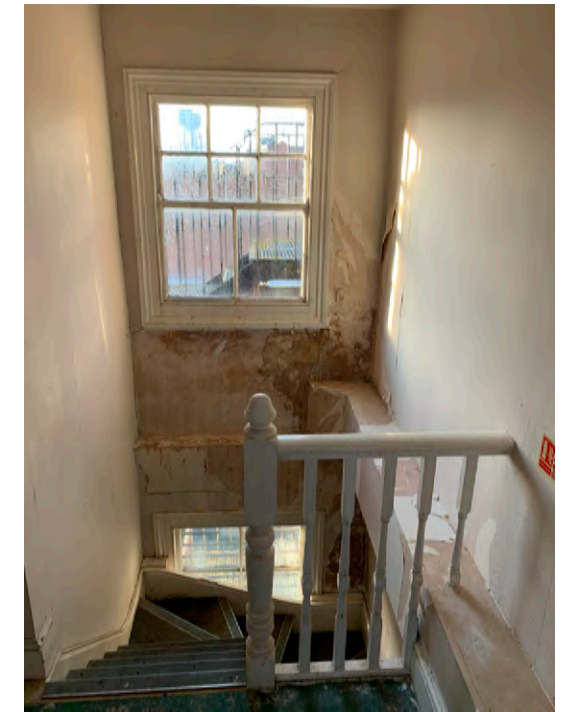
1-15 QUEEN VICTORIA STREET AND 148 FRIAR STREET

Extensive photographic and scheduling has been carried out to record the features and condition of the existing listed buildings. This exercise has ensured proposals have been informed by the existing fabric. Whilst there is little evidence of existing features such as fireplaces, there are areas of cornicing plan form that have been identified and retained.

Overall, the proposed development can be summarised as the comprehensive redevelopment of the site to provide a high quality commercial and visitor accommodation that will reinvigorate a series of currently underused heritage assets within Reading town centre.

While interventions to the listed buildings are required to facilitate this, the proposals are based on a thorough understanding of the historic development, character and significance of the grade II listed buildings. Through the design development phase, the project team has sought to minimise harm through good design and retention of historic fabric and maximise benefits. Advice received from the Council as part of the pre-application stage has fed into and informed the scheme as submitted.

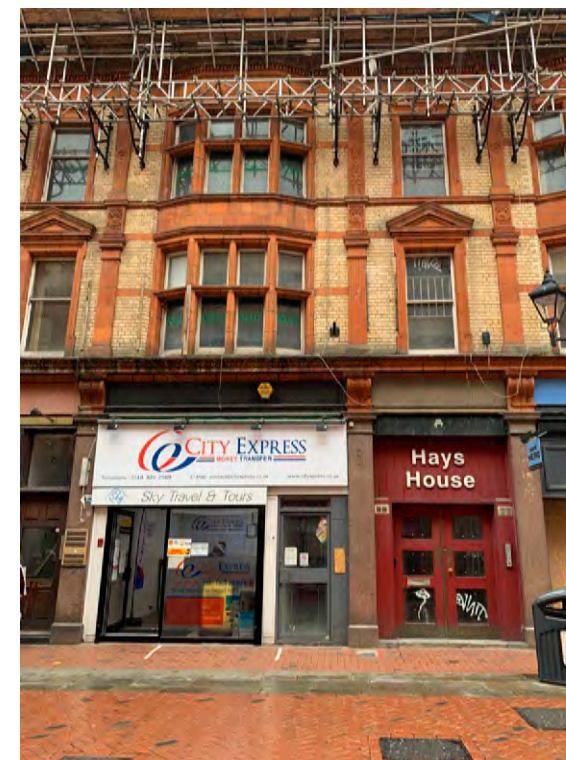
See Heritage Statement and Schedule of Works for further detail.



3.0 THE SITE

APPRAISAL

EXISTING PHOTOS - FRONT



3.0 THE SITE

APPRAISAL

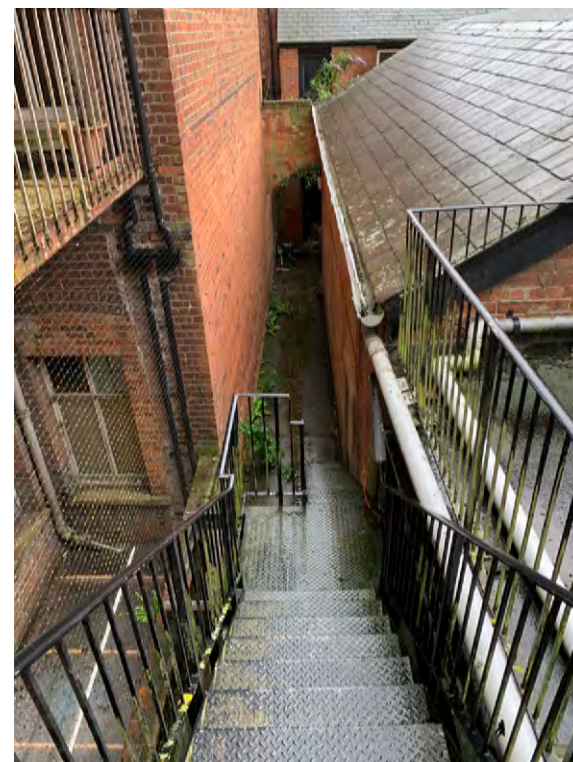
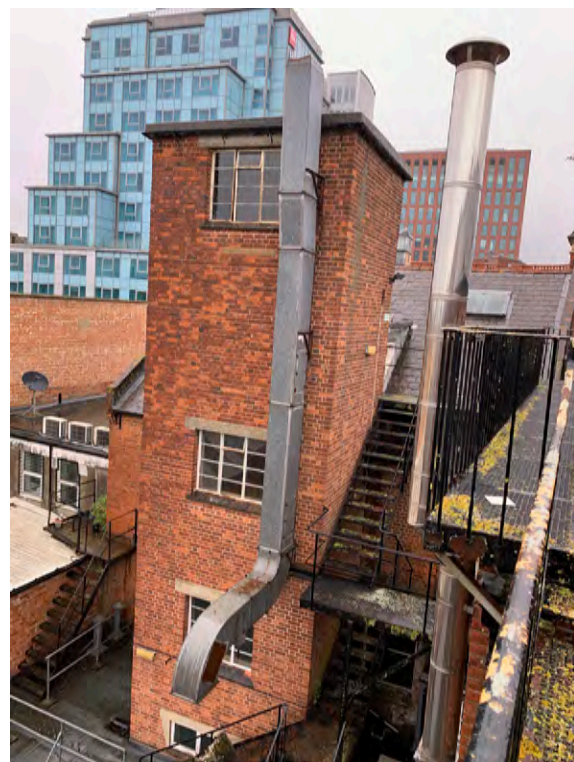
EXISTING PHOTOS - FRONT



3.0 THE SITE

APPRAISAL

EXISTING PHOTOS - REAR



3.0 THE SITE

APPRAISAL

POOR QUALITY BUILDING IN PROMINENT LOCATION

This corner plot forms one of the most important and prominent sites in the town centre. It sits on one of the main pedestrian routes from the railway station to the main central area and shopping districts as well as a primary bus route. The pedestrianisation of Queen Victoria Street has further emphasised the importance of this location within the overall retail offer of the town centre.

Although the site offers an active retail frontage, it currently fails to present as a destination due to the disparate nature of the shops and shopfronts. Poor quality signage and inconsistent glazing systems have created a confused appearance with no co-ordinated identity.

The buildings at 1-15 Queen Victoria Street, 147 Friar Street and 146 Friar Street present a varied collection of both high heritage significance and low quality structures in poor condition. The main buildings fronting onto Queen Victoria Street and Friar Street have important historical elevations with intricate original detailing. However, the building fabric is in urgent need of a complete overhaul and restoration.

The front elevation to 148 Friar Street has been significantly altered with inappropriate windows and timber panelling to the first floor.

To the rear of the buildings various extensions and additions have resulted in a very poor quality and chaotic group of one/two storey structures. These landlocked buildings offer no obvious use or value to the public and have been left to deteriorate and are now in a dangerous state.

The rear façades to the main blocks are much altered, which has reduced both their heritage value and architectural quality.



3.0 THE SITE OPPORTUNITIES

HERITAGE HUB

The site offers massive potential to be a destination, both as a retail hub as well as offering town centre visitor accommodation. This important heritage asset will be restored and revived, ensuring its future conservation.

New high quality shopfronts with consistent signage will ensure a cohesive façade and create a destination identity.

A new Market Square will make optimum use of the space to the rear providing its own destination and reinvigorating the retail experience. The Market Square will be connected to both Queen Victoria Street and Friar Street creating a retail hub and visibility on two main street frontages. Some retail units will have dual aspect providing further connectivity to the Market Square behind.

The upper floors provide the opportunity for urban visitor accommodation. By converting the listed building and extending where appropriate.



4.0 THE PROPOSAL

DESIGN APPROACH

REMOVE

- poor quality additions to be removed
- poor quality rear elevations with low amenity value
- landlocked rear with limited use to be cleared

RESTORE

- repair and restore listed asset
- clean and repair façades of terracotta dressings
- building retained for future generations
- new heritage shop fronts and signage setting the standard for the street

CREATE

- carefully designed extensions weaved into existing fabric
- high quality retail and aparthotel.
- existing rear facade of the listed buildings retained and exposed internally
- majority of the listed fabric to remain in place and on display
- new extensions to be contemporary response to the front elevations
- subservient to elaborate and decorative front facade

PUBLIC SPACE

- new market square to be a vibrant and intimate public space
- key destination with high quality retail and cafe spaces
- the outdoor space for daily use and for regular events such as farmers markets and screenings
- market square will offer significant public value to the area

CONNECT

- connect the main pedestrianised streets and the market square
- passing trade maximised for traders
- enable the currently underused and undervalued land to the rear of the listed buildings to become active
- part of the urban grain of town centre
- value and potential of the site unlocked

4.0 THE PROPOSAL

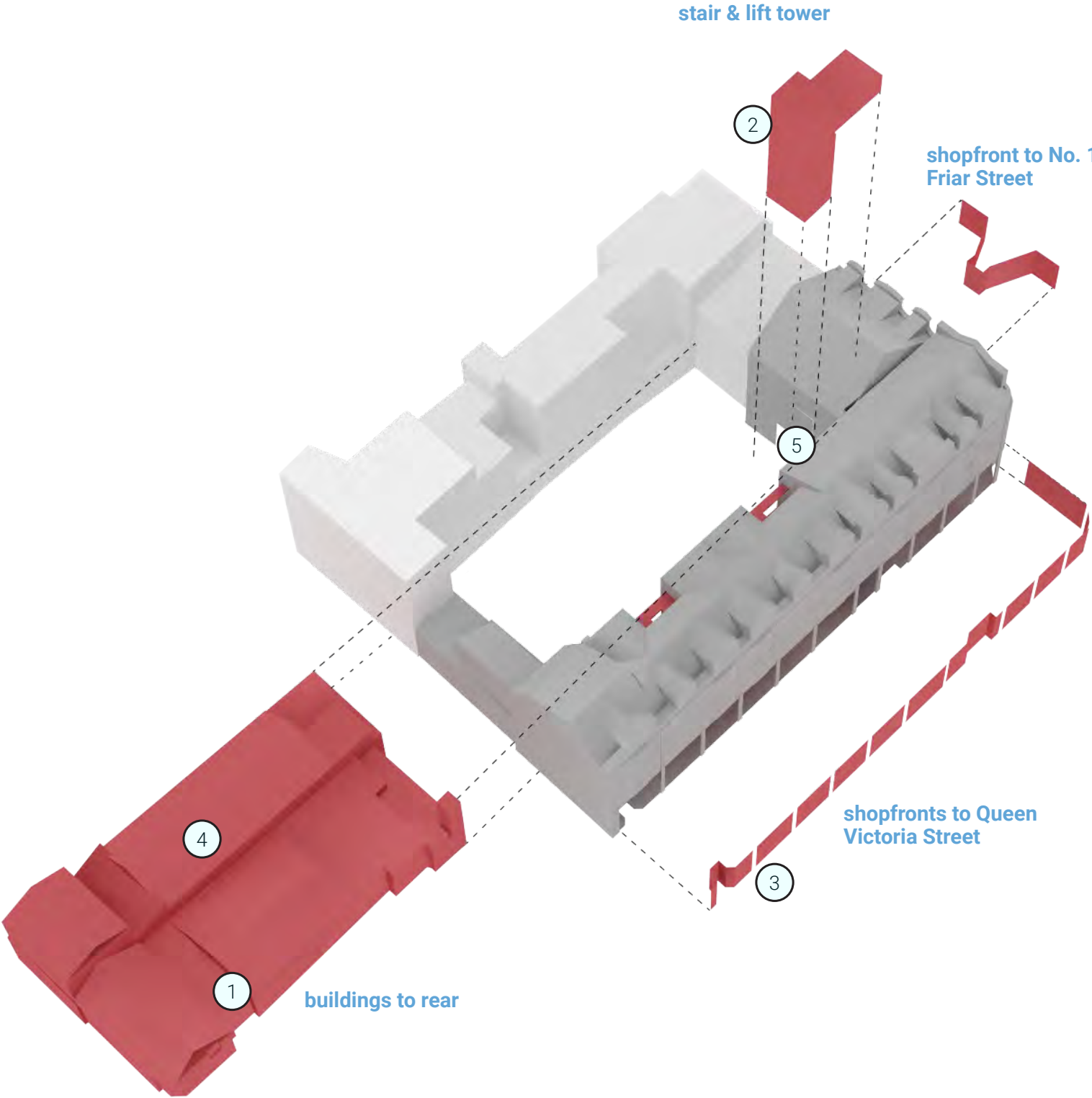
REMOVE

LOW VALUE IN POOR CONDITION

The dense building stock to the rear of the site has been assessed for the heritage and commercial value. Removal of poor-quality additions to the rear of the buildings is considered appropriate and fundamental to the proposal.

The structures are generally in poor condition and they are of low amenity value. They are currently vacant and are difficult to maintain in their present form. The configuration of the buildings lends itself only to uses that would be more appropriate away from the town centre location, such as storage or light industrial uses.

The clearance of these buildings will enable the re-use and restoration of the listed buildings which is fundamental to the wider proposals.



4.0 THE PROPOSAL

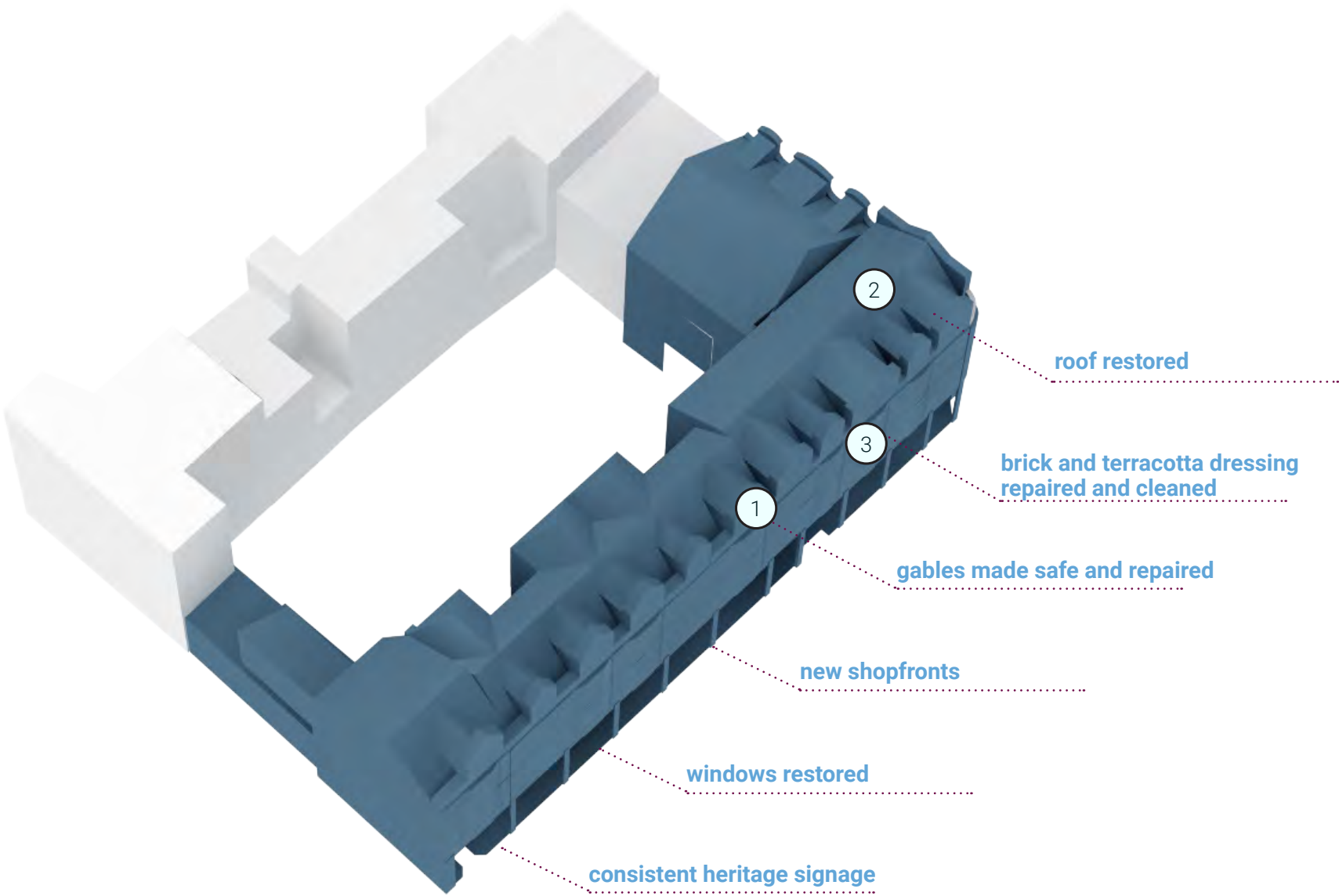
RESTORE

A LISTED ASSET REVIVED

Central to the proposals is the restoration and re-use of the listed buildings. The buildings are in a state of disrepair and continue to deteriorate as much of the upper floors remain vacant.

The careful and much needed restoration of the main façades, cleaning and repair of the elaborate terracotta and removal of scaffold supports will be carried out in meticulous fashion to ensure this building is retained for future generations.

It is considered that a series of well designed, appropriate shop fronts and signage can set a standard for the entirety of the street as has been seen in many towns with significant heritage assets.



4.0 THE PROPOSAL

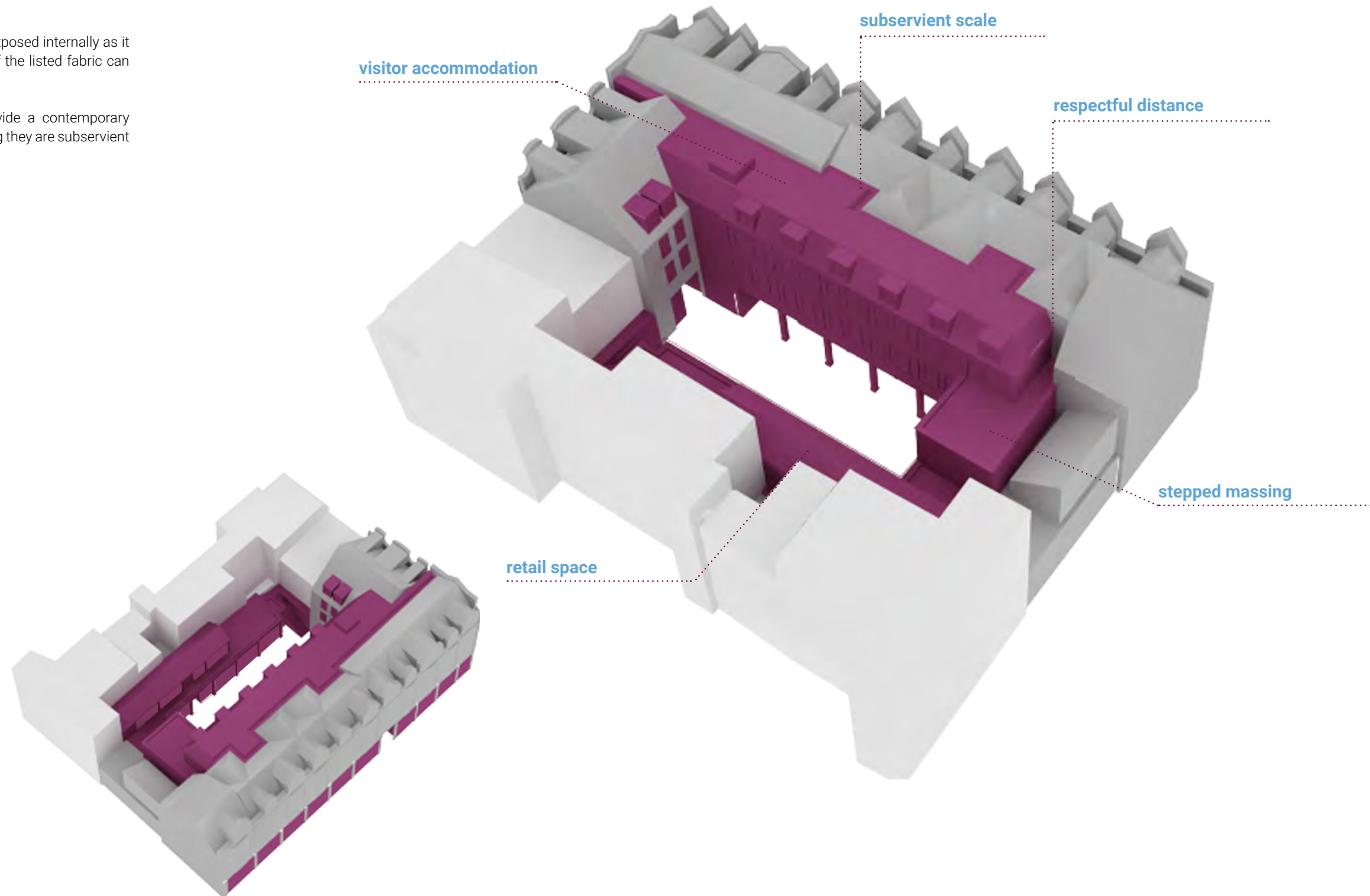
CREATE

CALM & CONTEMPORARY

The carefully designed extensions will be weaved into the existing fabric to provide high quality retail and visitor accommodation.

The existing rear facade of the listed buildings will be retained and exposed internally as it forms part of the internal circulation space. This way the majority of the listed fabric can remain in place and on display.

The envelope of the new extensions have been designed to provide a contemporary response to the design of the main front elevations, whilst still ensuring they are subservient by not competing with the elaborate and decorative front facade.



4.0 THE PROPOSAL

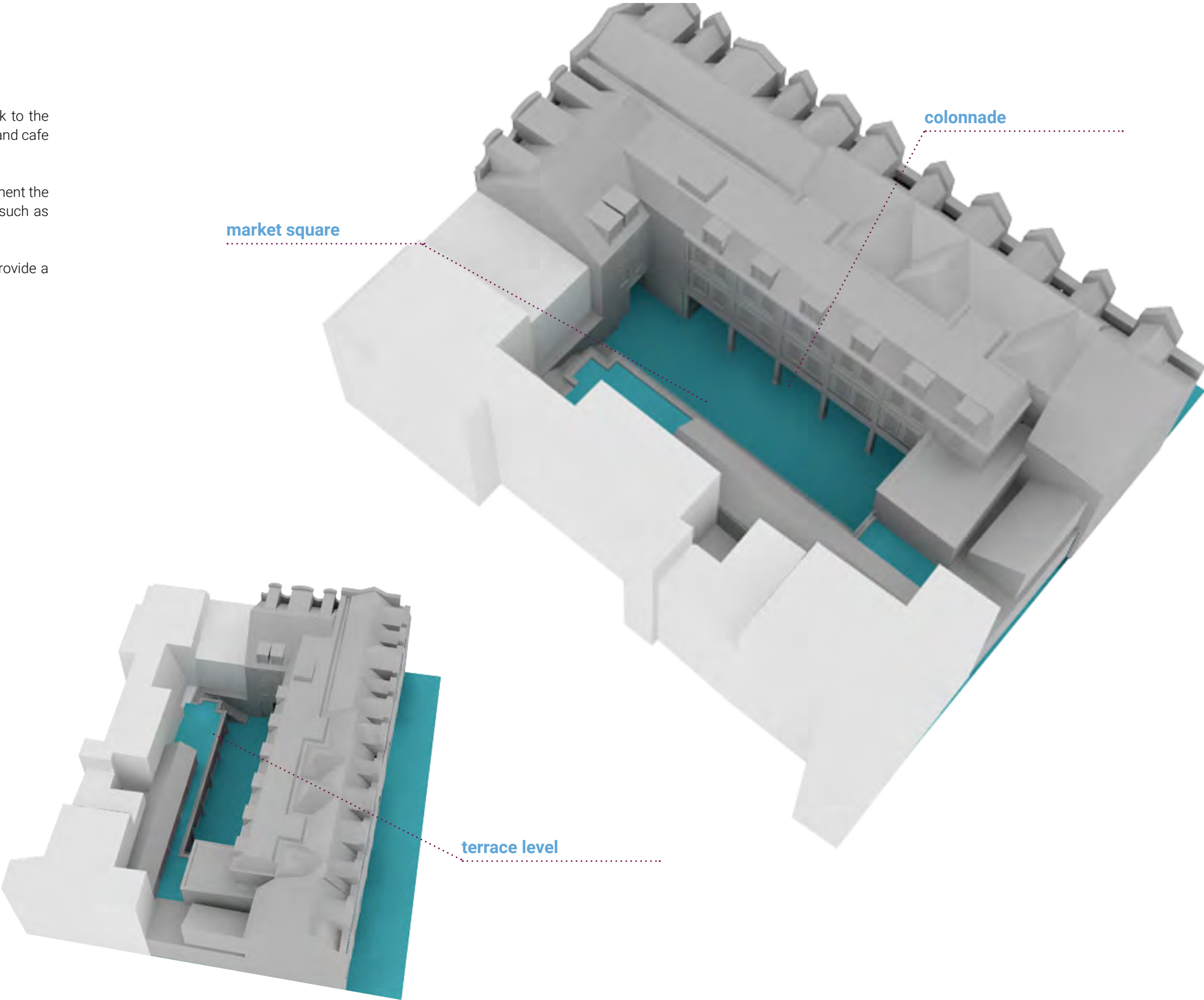
PUBLIC SPACE

EVENTS & GATHERINGS

The new market square will see a vibrant and intimate public space offered back to the town of Reading. The square will become a key destination with high quality retail and cafe spaces that will attract important tenants.

The outdoor space will benefit from high quality landscape design that will compliment the daily use by cafe and retail operators but will also be suitable for regular events such as local farmers markets and screening of sporting events.

The market square will be key to the economic success of the project and will provide a space of significant public value to the area.

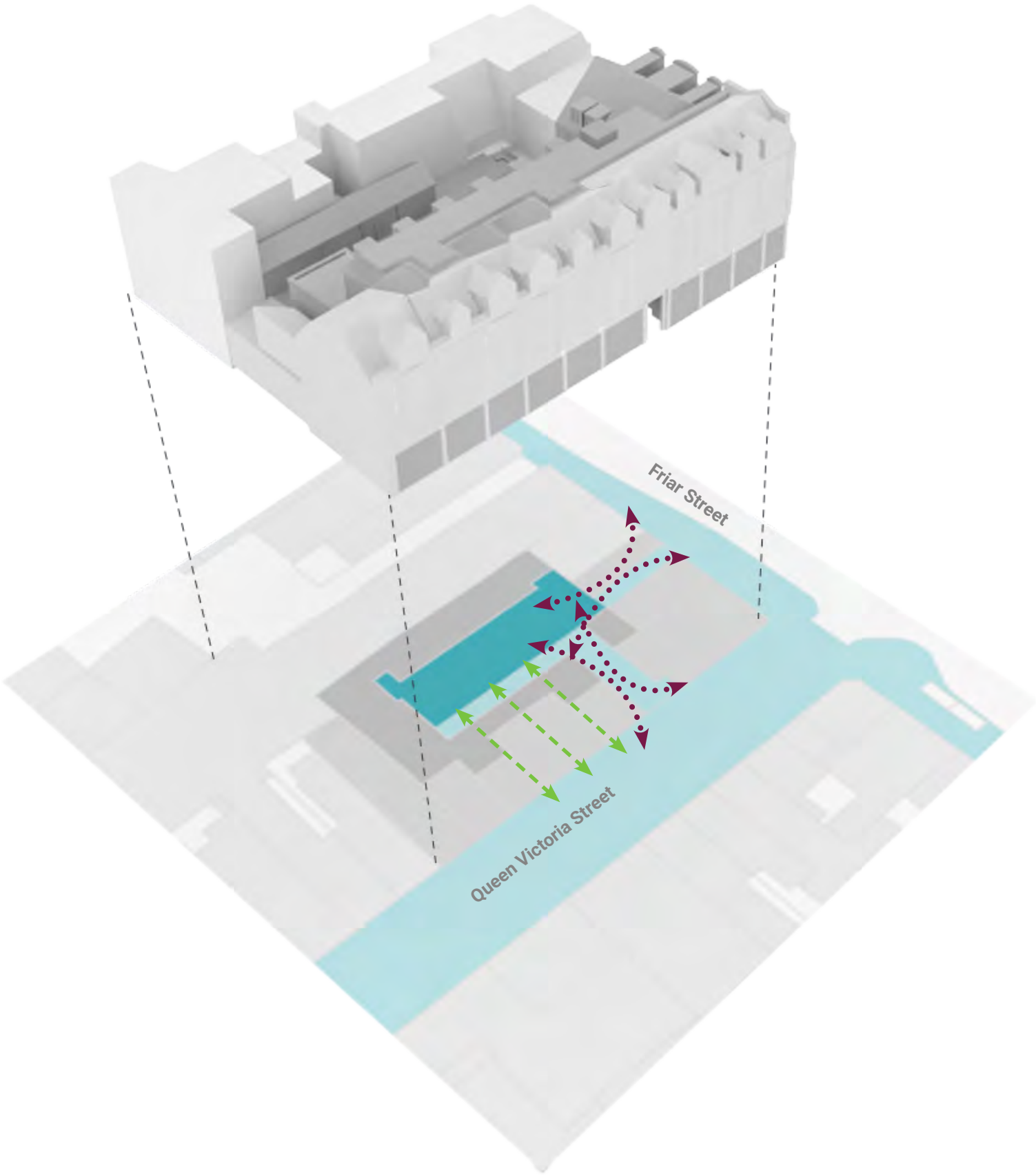


READING LINKS

Connecting the main pedestrianised streets and the market square will ensure that passing trade is maximised for the new retail tenants.

The new links will enable the currently underused and undervalued land to the rear of the listed buildings to become active and part of the urban grain of Reading.

By carefully opening up the routes through the buildings, the true value of the site is recognised and it is key to unlocking the full potential of the site as a whole.



4.0 THE PROPOSAL

SCALE & MASSING

RESPECTFUL



The proposed massing looks to provide the required additional space to enable the building to be converted into visitor accommodation.

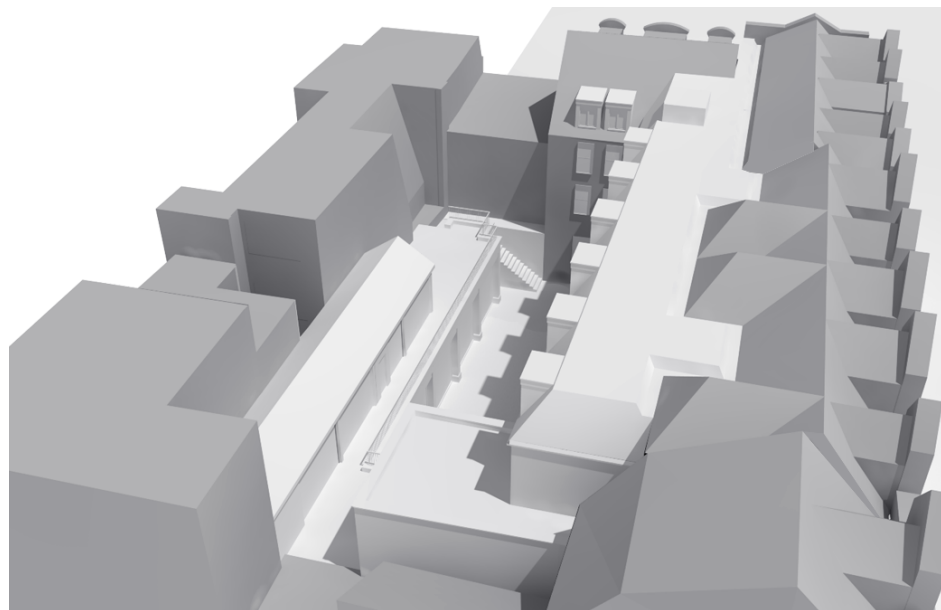
The main extension along the rear of the Queen Victoria Street buildings takes a respectful line with the proposed flat mansard roof at the level of the existing eaves. The existing roof form is therefore retained and can be read from its surroundings.

A sunken gutter provides the transition between the old and the new acting as a visual shadow gap.

The massing also looks to provide breathing space to the sensitive rear of No.15 Queen Victoria Street with the 2nd floor and mansard roof deliberately set away from this boundary.

The junction at the rear of No. 147 Friar Street is negotiated with a recessed glass vertical strip enclosing the stair and lift core. This allows the new extension to read as a separate element, further respecting the history of this group of buildings.

SUBSERVIENT

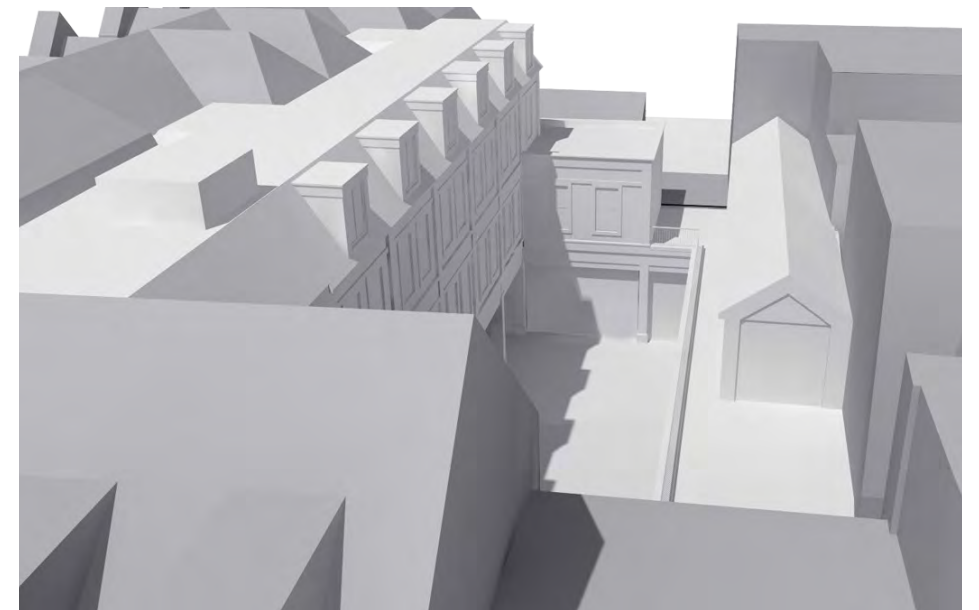


The extensions are therefore subservient in nature giving the existing buildings both separation and distance acknowledging their place in the historical hierarchy.

The new forms give prominence to the existing buildings and do not compete in scale or appearance.

The massing to the rear of the site follows this even further with a low slung part 1/part 2 storey element.

STEPPED



The existing buildings are 4 storey plus roof. The extensions to the rear have followed a stepped approach reducing from the existing eaves down to single storey at the back of the site.

The main extension is 3 storeys plus mansard roof and steps down to 2 storeys for the return at the southern end. A single storey element runs around to the back along the west boundary providing a terrace area. A small lightweight structure at 1st floor occupies some of the terrace.

The open area to the centre of the site ensures that the listed buildings and site as a whole retain a spacious feel with room to move around.

4.0 THE PROPOSAL

CGI'S







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