

An aerial photograph of an urban area, likely Reading, showing a mix of residential, commercial, and industrial buildings. A large, light-colored industrial building with a flat roof is highlighted with a green outline. The surrounding area includes various smaller buildings, parking lots, and streets. A river or canal is visible in the upper right portion of the image.

Reading Station Park

Design and Access Statement

September 2021

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Transport Consultant	Cole Easdon	
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INTRODUCTION

PROJECT DESCRIPTION

This Design & Access Statement has been prepared as part of the outline planning application for the development at Reading Station Park.

The **Design Documents** submitted with the outline planning application interact with each other at differing levels of fixity to control the further development and overall outcome of the redevelopment of Reading Station Park at a detailed level. They also, however, allow an appropriate level of design development to take place and for variation to be established.

Revisions have been made to this document following the original application. A broad summary of the changes are:

- Removal of flexibility of uses for plots A, B and C which are now residential development with ground floor activating uses.
- Revisions to the architectural design of the taller elements of the illustrative scheme.



THE DESIGN DOCUMENTS

DEVELOPMENT PARAMETER PLANS AND DEVELOPMENT PARAMETERS SCHEDULE.

These give an absolute level of information, quantified and quantifiable, to assess specific three dimensional and quantitative information. They establish the basic ‘rules’ of the proposed development and are submitted for planning approval.

DESIGN CODE

This is a set of specific rules and requirements to guide the physical development of the site. It incorporates not only items that shall happen (mandatory) but also items that are desired or advised (discretionary). The code is a set of illustrated design

rules and requirements which instruct the physical development of the site and will be used to guide the preparation, and assess the acceptability, of future Reserved Matters applications.

DESIGN & ACCESS STATEMENT (THIS DOCUMENT)

This sets out the illustrative design rationale for the proposals within the existing and future context of central Reading. The document establishes the aspiration and ambition of the scheme, the thinking behind those aspirations, and includes illustrative proposals that indicate one possible way, in which development could come forward in accordance with the Development Parameters and Design Code.

The Reading Station Park development may be built out over an extended period of time. The Design Documents will ensure that a high quality development can be delivered in a co-ordinated fashion but at the same time allows for design variety and departures from the illustrative scheme as necessary, either through regulatory change or changing market conditions.

