

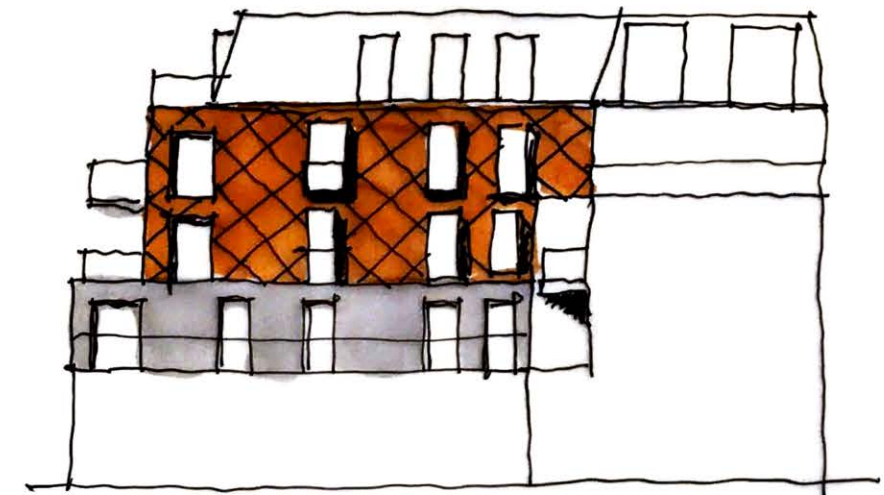
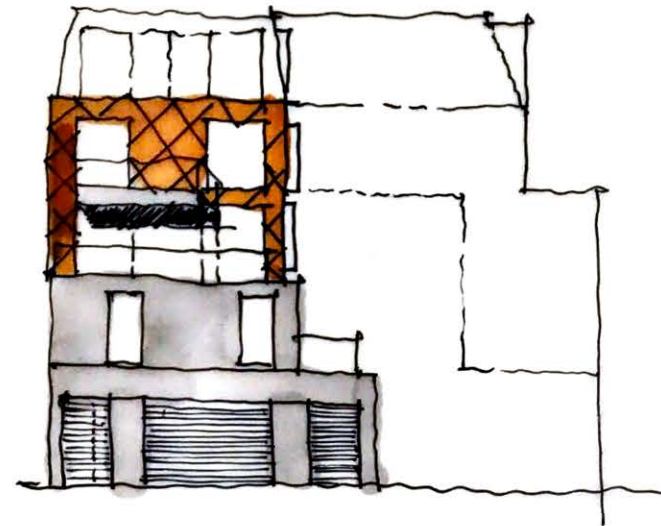
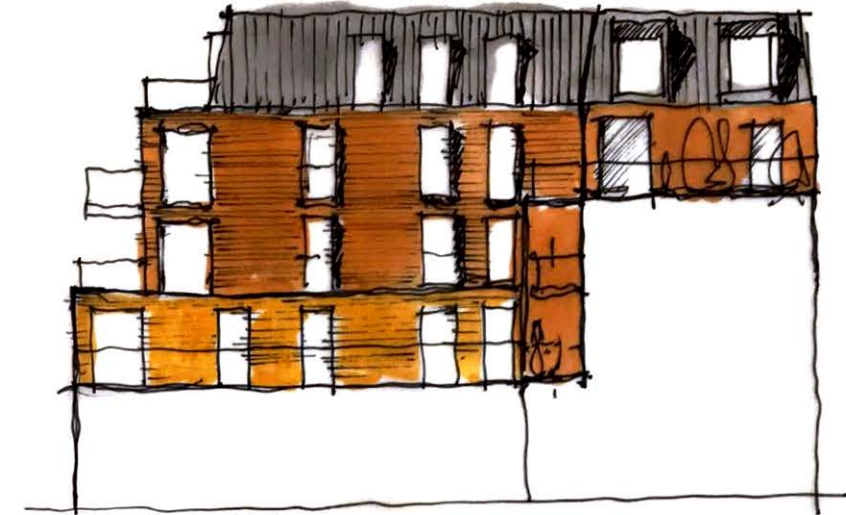
4.6

Design development: south building

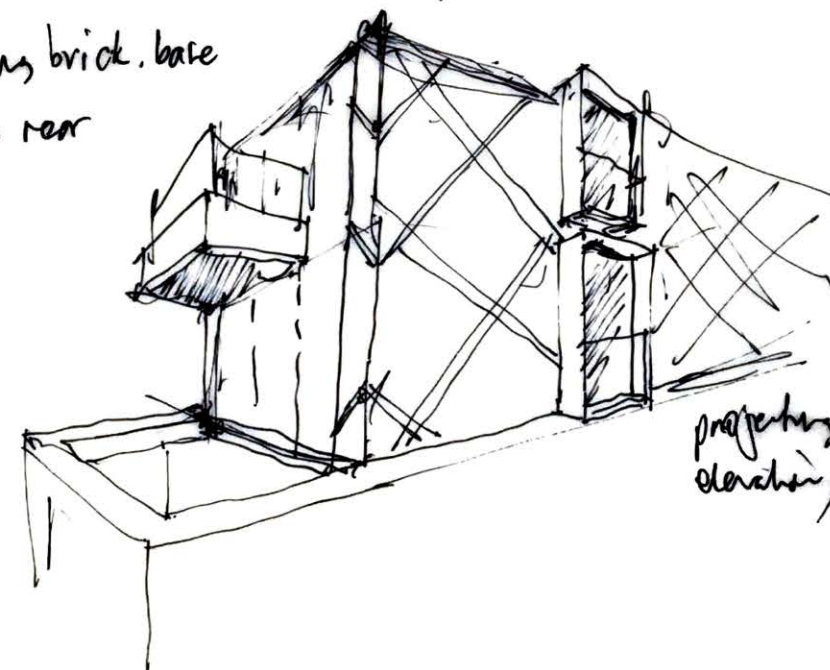
At ground floor, the South Building houses the back-of-house facilities for the development including cycle storage, recycling and plant rooms facing on to the service yard. The base of the building is envisaged as robust construction with solidity reflecting the hardness of the surrounding environment.

The middle floors incorporate masonry patterns that echo the chequerboard stonework of St. Mary's Church and are animated with projecting balconies and larger areas of glazing.

The mansard roof blends into the surrounding roofscape with contemporary dormer windows.



engineering brick, base
robust - to rear



oversized
pattern brick

projecting windows to side
elevation, assist overhanging/oblique



- Key**
- 1. Existing brick to be retained, repaired, and cleaned
 - 2. New brick, to match existing
 - 3. Reconstituted stone
 - 4. Granite
 - 5. Slate, to match existing
 - 6. Metal framed double glazed windows / doors
 - 7. Metal doors
 - 8. Metal dormer window shroud
 - 9. Metal curtain walling with obscured glass
 - 10. Frameless clear glass balustrade
 - 11. Metal parapet
 - 12. Metal balcony
 - 13. Decorative metalwork screen
 - 14. Fabric awning
 - 15. Signage
 - 16. Metal spandrel panel
 - 17. New timber windows, to match existing
 - 18. Bat box



Proposed west facade

View to site from Churchyard as existing



ler Pressure
coffee & tea

OPEN

View to site from Churchyard as proposed



4.7 Accommodation



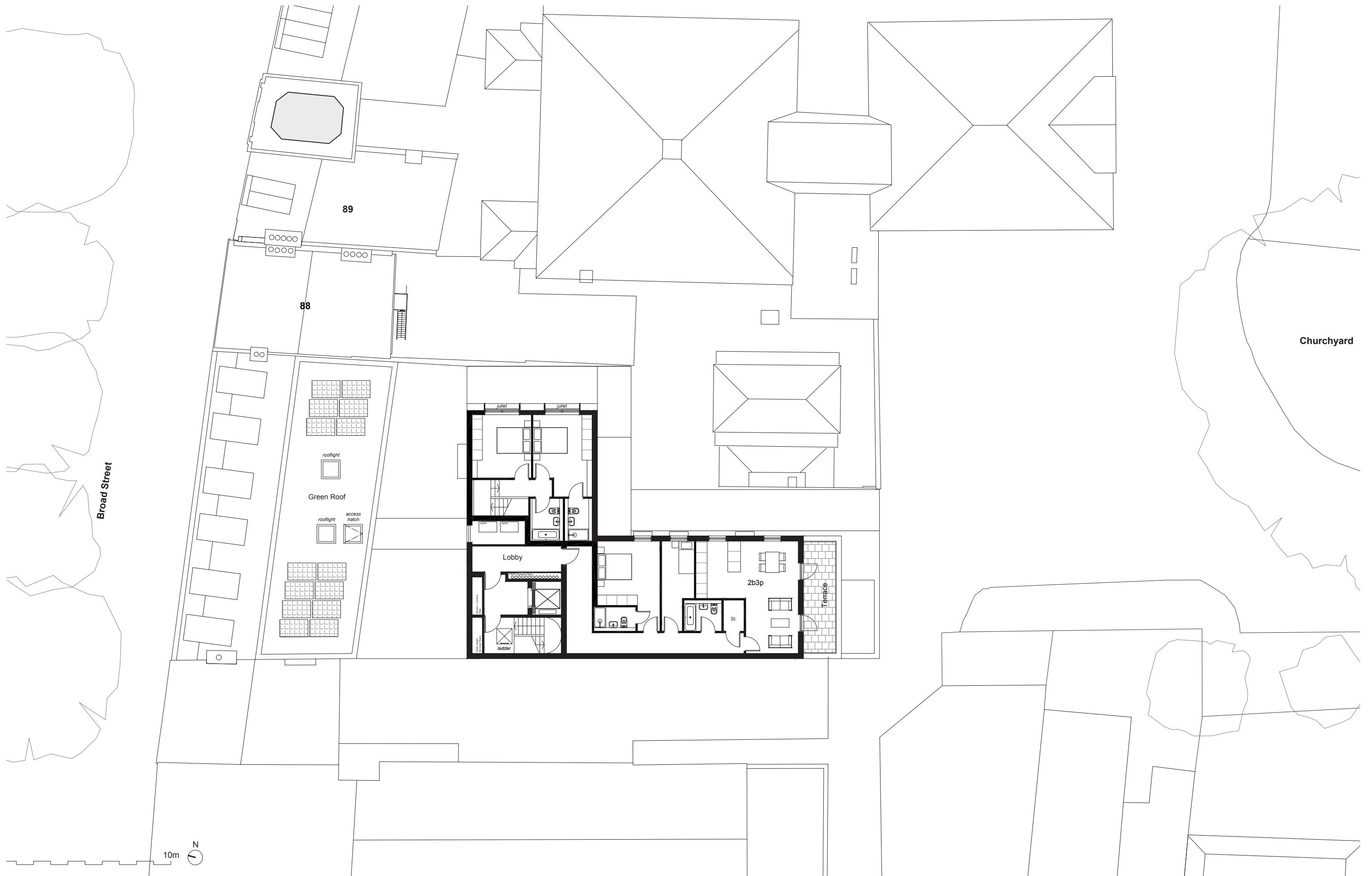


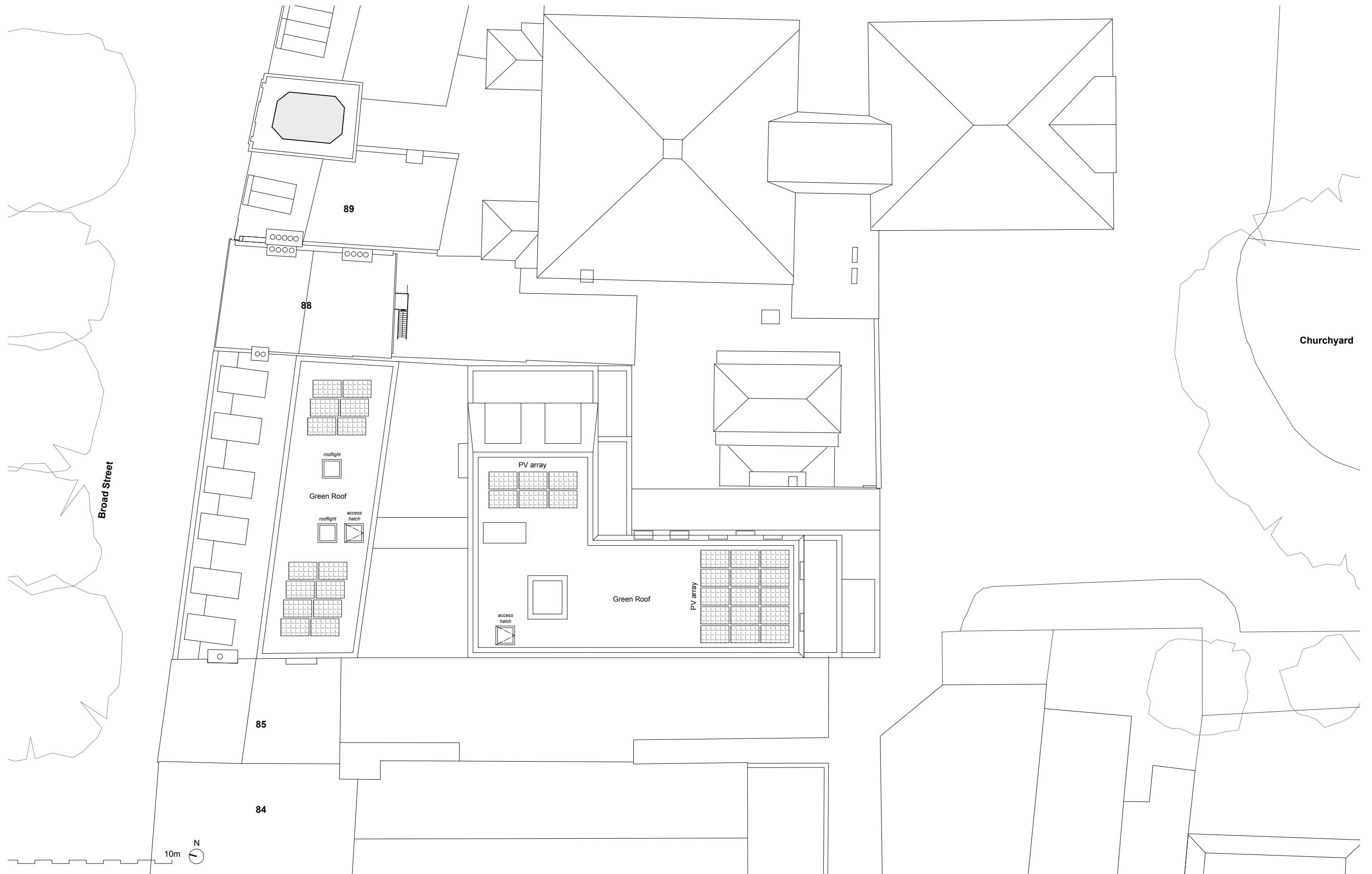
Proposed first floor plan





Proposed third floor plan





Proposed roof plan



4.8

Amenity

The scheme provides a rich variety of amenity space including: front gardens, secluded courtyards, expansive terraces, projecting balconies and juliet balconies.

Courtyard

Courtyard area provides 'front gardens' to the first floor homes and shared amenity to the residents

Terraces

Cascade of south facing, level access terraces with views to the Churchyard

Juliet balconies

Juliet balconies offer an additional connection to the outside

Projecting Balconies

Extension of the living space



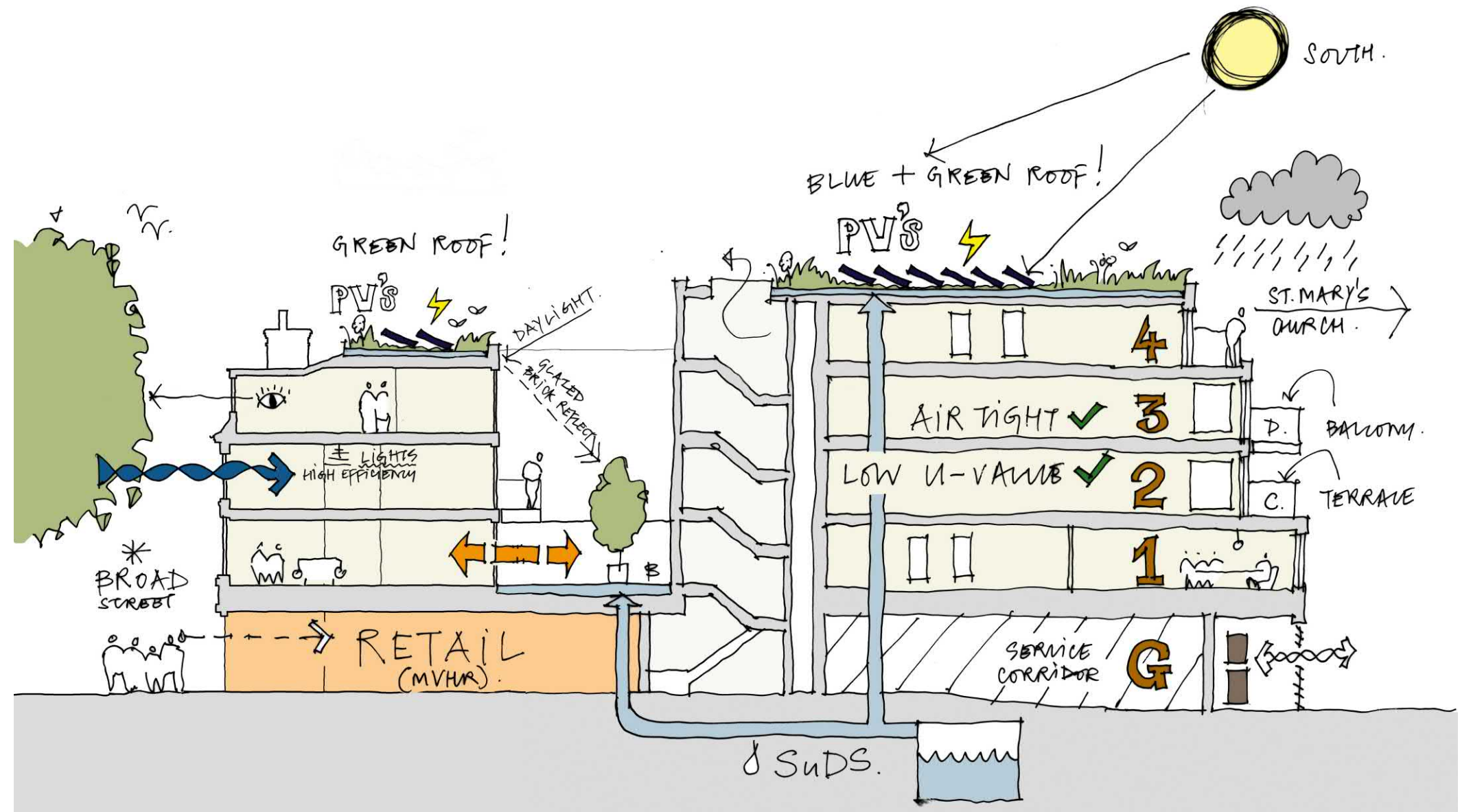
4.9

Energy and sustainability

The design includes a combination of 'passive' and 'active' measures towards creating a well insulated, air-tight building with appropriate and efficient building services.

In accordance with the energy hierarchy, the dwellings and commercial spaces shall be designed to **reduce energy** demands and **use energy efficiently**. To complete the energy hierarchy, onsite energy generation through renewable technologies is proposed in the form of photovoltaic panels on the flat roof of the available roof space.

The development shall aim to reflect greenfield run-off rates and volume. SuDS shall be incorporated using combined **green and blue roof** areas to **maximise ecological benefits**.



Environmental design sketch concept

4.10

Architectural detail and quality

Most historic buildings along Broad Street have lost their character at ground due to the competing requirements for signage and advertising.

Our proposal ensures the facade comes down to ground and the retail fascia is secondary to the rhythm of the elevation. The visuals on this page and overleaf illustrate the design intent.



Postcard of Broad Street from the early 20th C



Proposed Broad Street elevation

Fabric awnings

The facade design allows for recessing a retractable awning between the stonework

Signage

The signage strategy defines specific zones for retail signage in order to maintain the quality and appearance of the high street

Decorative metal panel

Bespoke metalwork panelling creates depth and a historical reference to the chequerboard stonework of Reading Minster



Rendering of new retail frontage and residential entrance along Broad Street

Stone piers

Reconstituted stone piers and a granite plinth provide robustness and longevity, echoing the material palette of the Independent Chapel

Decorative metal screen

The filigree screen creates depth and layering, and enables daylight to penetrate deep into the lobby whilst partially obscuring the residents post boxes

5.0

Access

5.1

Inclusive design

The entire development is fully accessible to all.

All residential units have been designed to accommodate the needs of all and comply with National Space Standards.

5.2

Secured by design

The scheme was reviewed with the Crime Prevention Design Advisor for Berkshire. The design team addressed all minor concerns raised during the earlier meeting and the CPDA fully supports the proposal.

6.0

Appendix

6.1

Areas schedule

All measurements approximate and shown in metres squared unless otherwise specified
Proposed NIA taken from AutoCad information with polyline overlays and must be treated as a best estimate

Level	Existing			Proposed Residential			Proposed Retail			Residential Unit Mix			
	GEA	GIA	NIA	GEA	GIA	NSA	GEA	GIA	NSA	Studio	1bed	2bed	3bed
Ground	.	443	.	206	189	.	375	357	308	.	.	.	.
1	.	224	.	458	416	358	.	.	.	1	2	1	1
2	.	214	.	438	398	339	.	.	.	1	2	2	.
3	.	0	.	410	357	302	.	.	.	.	.	4	.
4	.	0	.	196	176	130	.	.	.	.	.	1	.
Totals (sqm)	0	881	885	1,708	1,536	1,129	375	357	308	2	4	8	1
Totals (sqft)	0	9,483	9,525	18,382	16,533	12,152	4,036	3,843	3,315	13%	27%	53%	7%

Total Development GEA (sqm)	2,083	Total Units	15
Total Development GEA (sqft)	22,418		
Total Development GIA (sqm)	1,893		
Total Development G1A (sqft)	20,376		

Accommodation Schedule																
Revision: /																
Date: 15.09.2021.																
ROOM	STUDIO	1B2P	1B2P	2B4P	3B5P	STUDIO	1B2P	1B2P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B3P	ALL
	(1st floor)	(1st floor)	(1st floor)	(1st floor)	(1st floor)	(2nd floor)	(2nd floor)	(2nd floor)	(2nd floor)	(2nd floor)	(3rd floor)	(3rd floor)	(3rd-4th floor)	(3rd floor)	(4th floor)	FLATS
Living & Kitchen	19	26	27	28	41	19	26	30	28	38.6	27.3	28.5	34	39	29.7	
Bedroom	8.6	13	13	13.7	16	8.6	13	13	13.6	15.6	12.4	13.2	15	15	15.6	
Bedroom	/	/	/	13.5	14.5	/	/	/	13.5	13.9	12.2	11.5	12.7	14	8.6	
Bedroom	/	/	/	/	12	/	/	/	/	/	/	/	/	/	/	
Bathroom	3.5	5	5	4	4	3.5	5	4.6	3.8	3.9	3.5	3.5	3.9	3.5	3.5	
Ensuite	/	/	/	3.4	3	/	/	/	3.3	2.9	2.2	2.2	2.9	3	2.9	
WC	/	/	/	/	/	/	/	/	/	/	/	/	2.3	/	/	
Storage Space	2.5	1.5	1.5	2.5	3	2.7	1.5	1.5	2.5	2.5	2.5	2.5	5.3	2.5	2.2	
Amenity - private	0	14	11	7	13	0	5.6	5.6	6.7	12.5	0	0	11.4	7.7	12	
Amenity - shared																41
NOTES																
This schedule is to be read in conjunction with information from all the relevant consultants																
All areas are shown in square meters																

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