

It is considered that a more appropriate method for providing variation in the facades could be to include larger feature windows (in lieu of full height glazing/brickwork changes) with lintels, and sills (or alternative detailing). The chequered pattern of windows within the curved element, and the inset ground floor corner entrance are considered to have a more commercial feel and do not assist in handling the considerable massing of the building. An aligned window location, including traditional lintels and sills (or alternative detailing) would again be considered a more appropriate design for these windows, and add the desired variation to the built form. The long elevation to Great Knollys Street requires reconsideration and splitting up by careful architectural detailing.

The elevations have been further simplified with more traditional placement of windows, whilst considering the void to mass proportions, particularly to the curved feature where the checker-board window design and the diapering brickwork have been removed to continue the traditional approach.

The 2-storey recessed entrance has also been replaced with a simpler form.

The traditional form of the building and window placement is complemented by contemporary materials and architectural detailing. The high quality textured facing brick is contrasted with a smooth red feature brick used in the gauged arch headers and cills, as well as feature parapet banding. The top recessed floor has a white grey facing brick which assists in reinforcing its subservient nature as it is less visible from street views.

The contemporary details such as the rainwater goods, windows and entrances reinforce this as a new building. The windows are black clad aluminium over timber frames, using a sustainable source, whilst this window system allows frames to be low profile and contemporary in their appearance. The windows are set back recessed from the building façade by circa 250mm to further create a contemporary form in shadowing. The rainwater goods are aluminium boxed framed with square profile and are purposely designed and located on the façade as elegant architectural detailing.

It is acknowledged that the corner plot, and surrounding pattern of development (particularly the predominant shallow building lines from the back of the footway) limits the opportunities for substantive planting at the frontages of the site ... any application

should seek to maximise planting on the road frontages (as far as possible), to the rear (again, as far as residential amenities allow) ... every opportunity should be made to maximise on-site provision of shrubs and other biodiversity enhancements.

As noted previously, the streetscape will incorporate ornate feature railings and a hard and soft landscaping scheme which will include landscaped planters, shrub borders and quality surfaced material finishes into the building entrances. The rear gardens will also incorporate high quality landscaping. Further details of this will be supplied with the application submission.

Communal and private amenity space

Although there are no specific requirements for on-site communal and private amenity space within Central Reading, the current provision of approximately 130m2 (a quarter of a basketball court) does seem slightly low given a number of flats would not benefit from private amenity space ... it is recommended that the car-parking could be reduced more space to be given on-site for garden space ... The site is also within close proximity to Victoria Park (<400m) with relatively low barriers to entry ... as such, including the provision of the additional space on-site is strongly advised.

The space around the building has been reconsidered: the upper floor recessed apartments will benefit from additional space as a roof top terrace and the ground level amenity has been increased following discussions and requests to reduce parking levels. 13 spaces are now proposed and this allows additional communal south facing garden amenity to enhance the provision.

Sustainability

Every effort is recommended to include enough on-site improvements for lifelong building efficiency.

As the previous iteration, the fabric of the building and design have been considered in the redesign. The building’s external walls are 500mm thick, reinforcing fabric first. Further detailed matters are being explored with the appointed consultants and will be submitted with the Planning Application.

Privacy

The proposed scheme is built within close proximity to the rear of the flats at 33-41 Caversham Road, which includes rear facing balconies ... consideration should be given, particularly in relation to balconies closest to these flats, to ensure that privacy is protected in both directions.

This relationship has been carefully considered and is illustrated on page 33 (a photo of the neighbouring doors and windows is shown on page 6). In respect of the Regency terrace, which has since been converted to flats through the addition of external walkways to the rear elevation of the building, the relationships are generally oblique and/or separated by a considerable distance; side screens to the balconies reinforce this degree of privacy.

Standard of accommodation/
Environmental health matters

There is concern over flats with no ‘soft’ side which is a side with windows that could be opened without negatively impacting on the living conditions of residents in terms of noise, air quality, and dust from the road ... It may be possible though clever design to reduce the need for additional noise mitigation measures, for example, ensuring that noise sensitive rooms are located on the quieter façades and bathrooms, kitchens, hallways and cupboards etc on the noisiest facades.

The layout designs of the two apartments on each floor facing Caversham Road now have bedrooms with dual aspect so that they may benefit from natural ventilation from the west, protecting these rooms from the eastern side and traffic movements. The living rooms of the apartment directly on the corner curve have also been relocated so that their aspect with opening windows is more aligned to Great Knollys Street, a much quieter road. The central light well (illustrated overleaf) which provides the opportunity for natural ventilation, also creates an attractive internal atrium which has glass walls and glass roof to bring natural light into the core of the building. This benefits all residents accessed from the staircore.

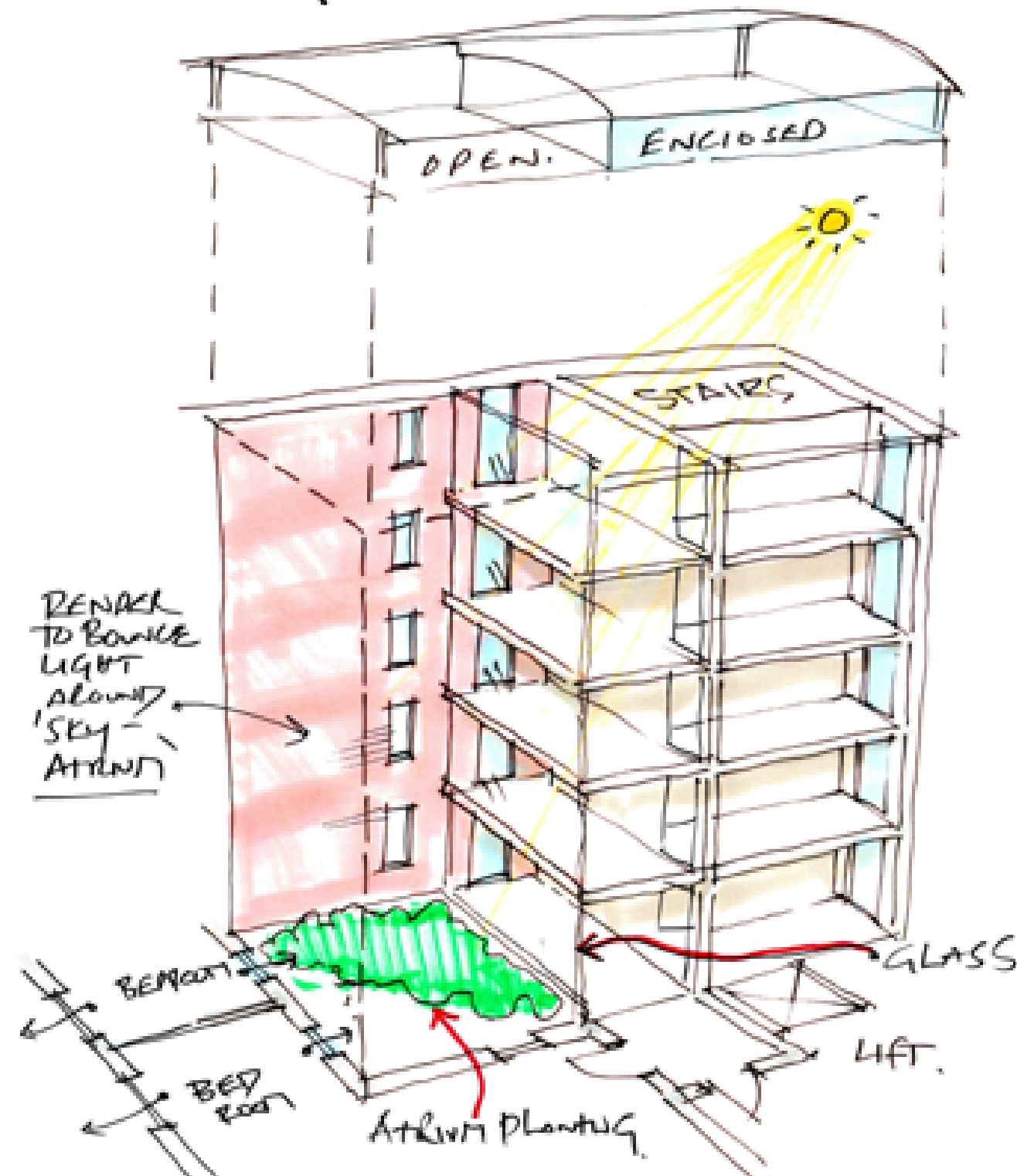
Transport matters

Submitted application material show only 18 parking spaces will be provided, this therefore falls below the Council’s Current

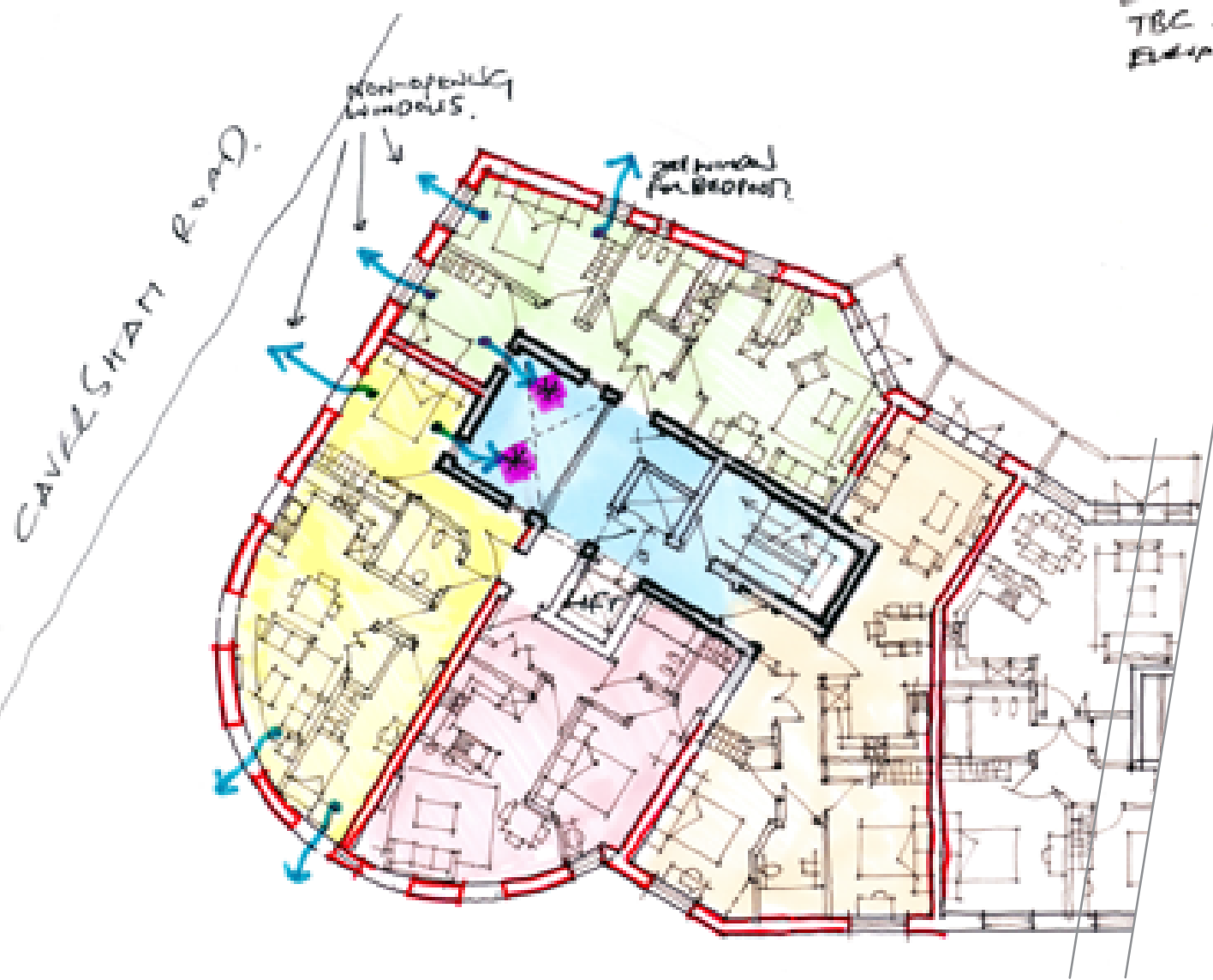
parking standards ... a lower provision could be considered due to the sites central location and the extensive parking restrictions in the vicinity ... To provide addition on-site tree cover, communal outdoor space, reduce impacts of the proposal in terms of additional traffic/environmental impacts, and due to the proximity of the site to major transport nodes. It is considered appropriate for minimal on-site parking to be provided with a focus on disabled parking bays, electric vehicle charging, or car club schemes.

Whilst we acknowledge the views of the panel, this should be balanced against the Council parking standards, which would require 43 spaces for this development. We therefore consider that the provision of 13 car parking spaces is an appropriate provision as this sits broadly in the middle range between having a car free development and a policy compliant development. We consider that the development should be able to offer future residents the opportunity for car parking on a limited basis to allow for individual circumstances, which is a typical design response for this type of development. The provision of an undercroft access is not having a significant impact upon the design quality and by reducing the extent of car parking from the initial scheme, this has allowed for an enhanced provision of usable private amenity space to the rear of the building.

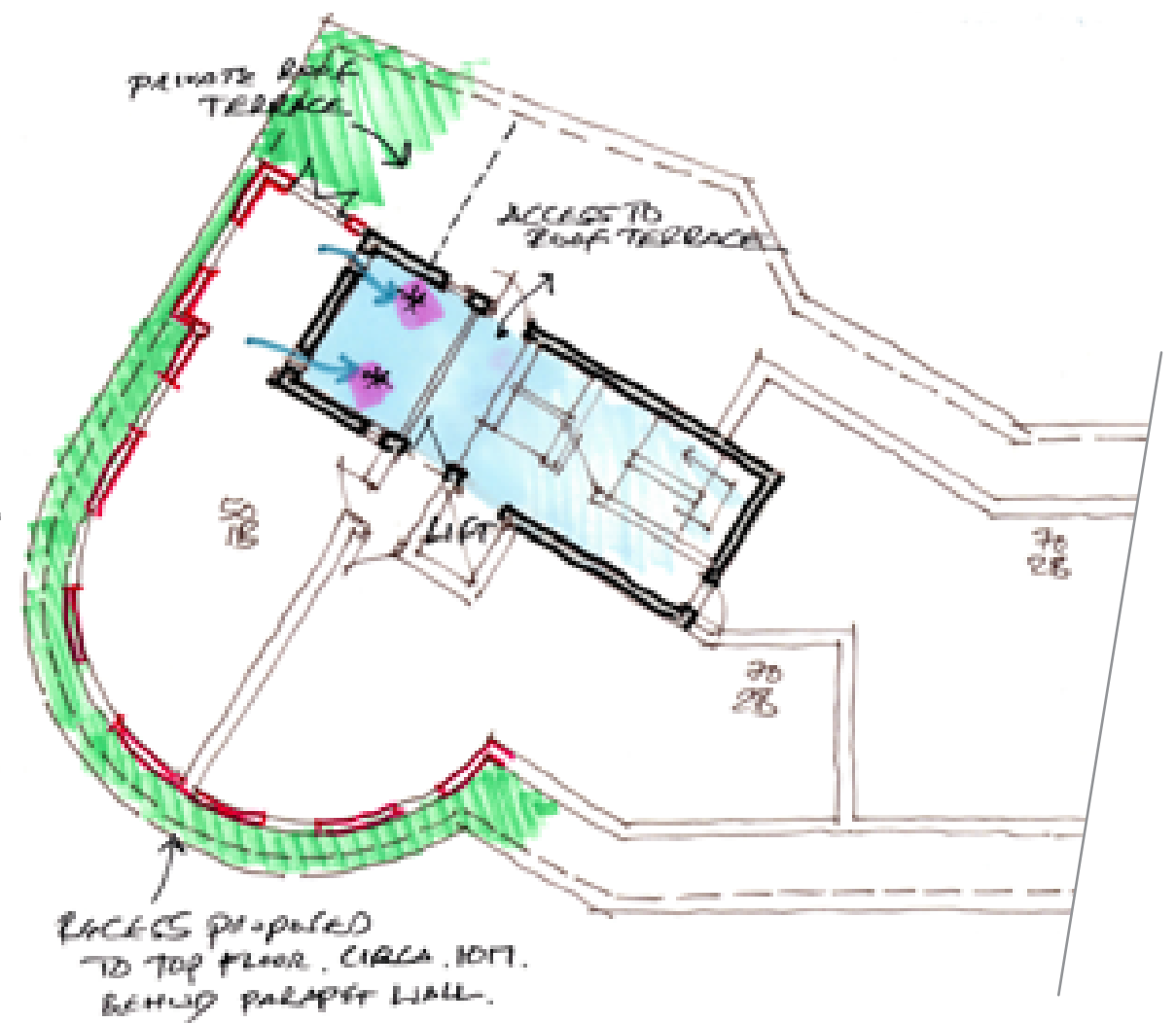
SKY ATRIUM & ATRIUM GARDEN.



* - opening windows INTO Sky ATRIUM - STAIRWELL.



Window positions
TBC by
Elevations



revised form, elevational detailing & materials



The previous applicant’s Pre-App did not detail the architectural design of the building, only providing limited information that could either suggest a traditional or more contemporary elevational approach through alternative roof designs.

The Local Authority had encouraged both options to be presented to the Design Review Panel for comment, however had suggested that a pitched form of roof with dormer windows would appear preferable to reflect the height and scale of adjoining buildings.

They had also advised that the earlier alterations to remove the cylindrical element, to avoid the building appearing overly commercial rather than residential, has been a positive move.

Having undertaken a detailed area context and site analysis and with the advice of the Local Authority in mind, we have considered and applied an appropriate scale, mass, form, townscape and elevational design to our proposals.

The work in the earlier chapters has illustrated how the building mass and form responds to the surrounding and immediate townscape, with its form stepping up in height from both Caversham Road and Great Knollys Street, respecting the adjacent existing buildings and providing a corner feature which in turn has an important role in addressing the 4th corner of the existing road intersection.

Caversham Road with its continuous build line and flush frontages creates a strong rhythm of residential development which responds to the urban townscape of the town centre on the opposite side of the street.

Great Knollys Street, by comparison, provides a more mixed and more informal street environment with a scaling up of building heights towards the road intersection.

The principle of the design is to balance these influences to create a building that sits comfortably into the street scene, whilst enhancing the area.

The public entrance: the traditional proportioned scale of descending window openings and up scaled entrance porticos reinforce where the public entrance points are. These porticos are symmetrically centred to a composition of windows, which further reinforces the appearance of individual houses rather than apartments.



Sensitive connection between old and new: the separation of the proposed building along Caversham Road has been further considered by way of the architectural detailing. By providing a more simple balance of window placement and just a brick finish, the building does not compete with the traditional terraces each side of the Caversham Road frontage. The simple parapet eaves line does not copy or replicate that of the adjacent terrace and the separation reinforces buildings of different eras.



Great Knollys Street: a continuation of the traditional form of window placement along this secondary route, and a change of brick colour to the top floor as well as its staggering further back from the main building façade reinforces a visual stepping down of the building form, whilst retaining the appearance of vertically split terraced houses.



Great Knollys Street (western end): the lower building height is a response to the adjacent Lion House development. A simply proportioned building façade with parapet eaves and vehicular drive-through access to a parking court avoids the fussiness of other buildings in the street.

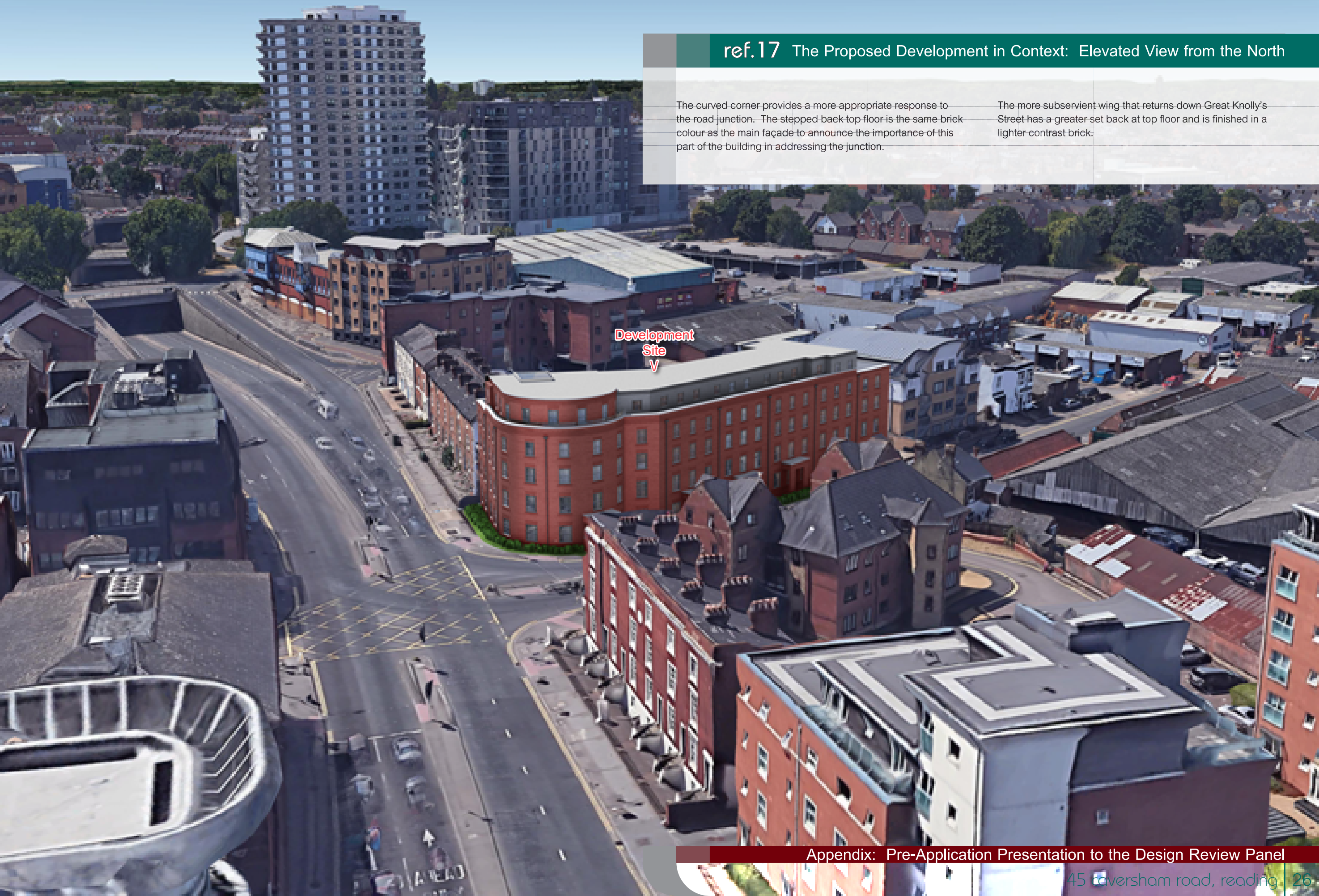


ref.16 The Proposed Development in Context: Viewed from the North

In line with Design Review Panel and Local Authority requests, the corner of the building which addresses the road junction now follows the curved alignment of the adjacent footway.

This allows the building to directly respond to this prominent corner location, whilst providing an attractive and well-proportioned building which does not compete, but sits comfortably into the street scene with the existing Regency buildings.





ref.17 The Proposed Development in Context: Elevated View from the North

The curved corner provides a more appropriate response to the road junction. The stepped back top floor is the same brick colour as the main façade to announce the importance of this part of the building in addressing the junction.

The more subservient wing that returns down Great Knolly's Street has a greater set back at top floor and is finished in a lighter contrast brick.

Development
Site
V

ref.18 The Proposed Development in Context: Viewed from the South

The Caversham Road frontage in particular requires a sensitive response to the adjacent Victorian terraces to the south and north with the proposed building providing a subservient adjoining wing which is lower in height.

The main façade of the building on Caversham Road responds to the traditional proportions, the rhythm and the material finishes of the Victorian properties to the south and north of the

Caversham Road elevation, illustrating elongated sash style window proportions.

A flat roof is proposed on this street frontage and corner of the building. To avoid competing with that of the terraced house to the south, a flat roof with parapet mirrors that on the adjacent traditional terrace to the north which is separated by the entrance to Great Knollys Street.



ref.19 The Proposed Development in Context: Elevated View from the South

The difference between the more traditional taller storey heights and that of these proposals means that although the

proposals include for an extra floor, the two buildings are not too dissimilar in building height.



The Great Knolly's Street elevation replicates the same elevational rhythm of the curved corner and Caversham Road frontages, reinforcing the appearance of terraces of houses.

The recessed top floor is partially hidden and obscured from the street below by way of being set back, and lighter contrast material colour.





ref.21 The Proposed Development in Context: Great Knollys Street

The brick colours, the descending building height and recessing back of the top floor behind a parapet wall creates the transition in height and building form in Great Knolly's Street.

The simplification of building design and materials allows the development to harmonise the approach onto this secondary route.



ref.22 Additional View from Caversham Road

The simplicity of building form through window proportions and material choices allows the proposals to sit comfortably with the existing older terraces. The separation and staggering back of the proposed building allows for a comfortable and appropriate relationship which does not deter from the original buildings attractive character.

The new and existing building typologies are purposely different, and therefore, the separation and alternative roof forms have been fully considered to respect the existing terrace's integrity.

Development
Site
V



Development
Site
V