

12.0 RENDER VIEW



View of the proposed building looking south east from Moultsford Mews.

13.0 CONCLUSION

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Stonegate Homes have sought to maximise the potential of this derelict site through extensive and positive engagement and high quality design development.

The neglected nature of the existing site has led to an increase in crime and has been a local eyesore within the West Reading area for over a decade..

The proposed scheme seeks to remedy existing site issues through a process of engagement which has included careful site analysis, testing and constructive engagement with council officers and neighbouring landowners.

This proposal develops the currently under utilised redundant site and responds sensitively to the context of the immediate area, specifically the Curzon Street and Oxford Road approaches.

The proposal provides a safe, legible pedestrian and cyclist focused access point from Curzon Street, leading to a private car parking court.

The scheme creates an active frontage to the corner of Moultsford Mews and the adjacent commercial units, improving both security and the public realm within the local area.

The residential dwellings are designed to comply with all aspects of the Reading Local Plan in terms of internal dwelling height, space standards, parking, cycle parking, private amenity and accessibility.

As such, the scheme proposal is considered to be wholly appropriate in planning and design terms and represents a significant improvement over the derelict site.



Sketch view of the proposed scheme looking south east from Moultsford Mews.



Sketch view of the proposed scheme looking east

