

8.01 Scale

The scheme proposes a 4 storey element to the north west addressing Curzon Street and a 5 storey element facing south addressing the Curzon Club and distant views form Oxford Road. The building steps up to a 6 storey block at the north west corner of the site..

The 4 storey element maintains a scale in keeping with the neighbouring three storey dwellings along Curzon Street, visually reducing the mass as seen from the street and approach.

The location of the taller element has several benefits to the site, including creation of a south facing sedum roofs at fourth and fifth floor level, and creating a central focus to the development with the tallest elements addressing the adjacent flat blocks of Moulford Mews to the north of the site.



Existing street elevation along the western site boundary.



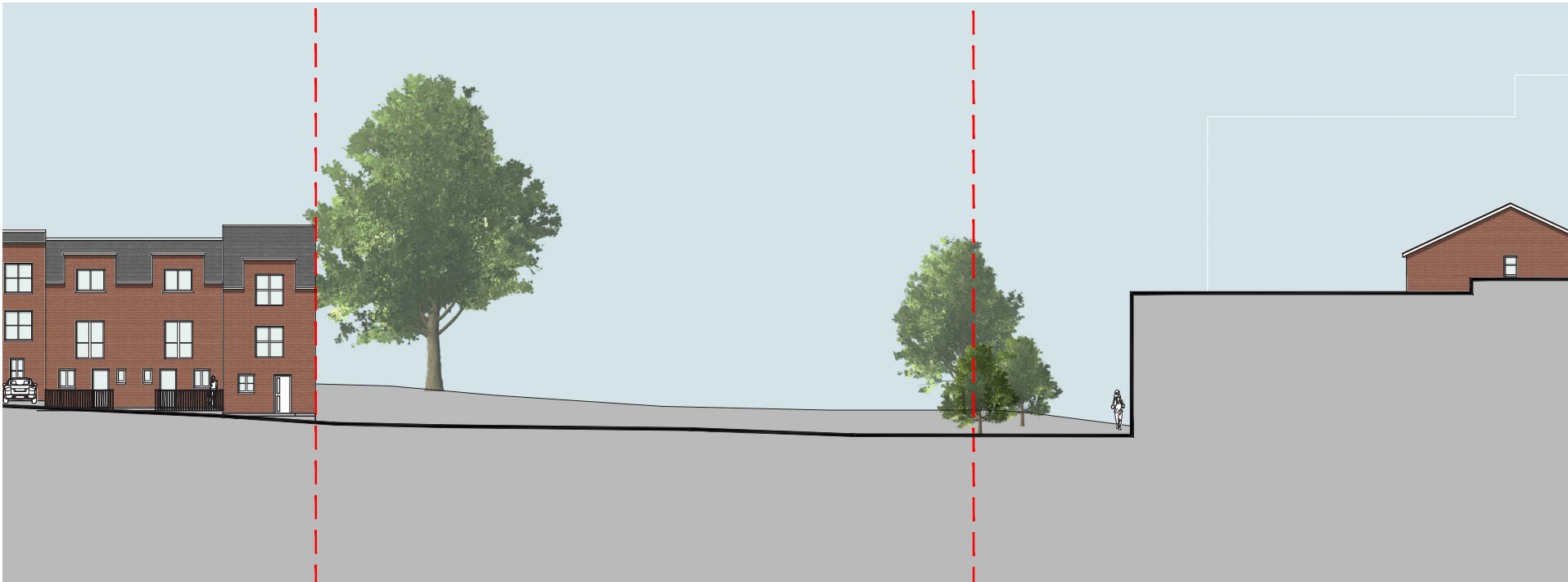
Proposed street elevation along the western site boundary.

8.01 Scale

The scale of the proposed building has been carefully composed to step away from boundaries addressing Curzon Street, Battle Place and the Curzon Club.

The massing of the proposed building is concentrated in the north west corner of the site, adjacent the existing flat blocks of Moulford Mews and the adjacent Tesco's.

The top floors are recessed and appear subordinate to the brick floors below. The addition of standing seam cladding help break up the rear elevation and reduce the buildings visual massing.



Existing street elevation along Curzon Street and Moulford Mews.



Proposed street elevation along Curzon Street and Moulford Mews.

8.02 AERIAL VIEW



Sketch view looking north east across the site

8.02 AERIAL VIEW



Sketch view looking south west across the site

9.0 LANDSCAPE AND AMENITY

9.01 Landscape Masterplan

The landscape strategy for the site has been devised to soften the building within its context whilst enabling the most efficient use of this important development site.

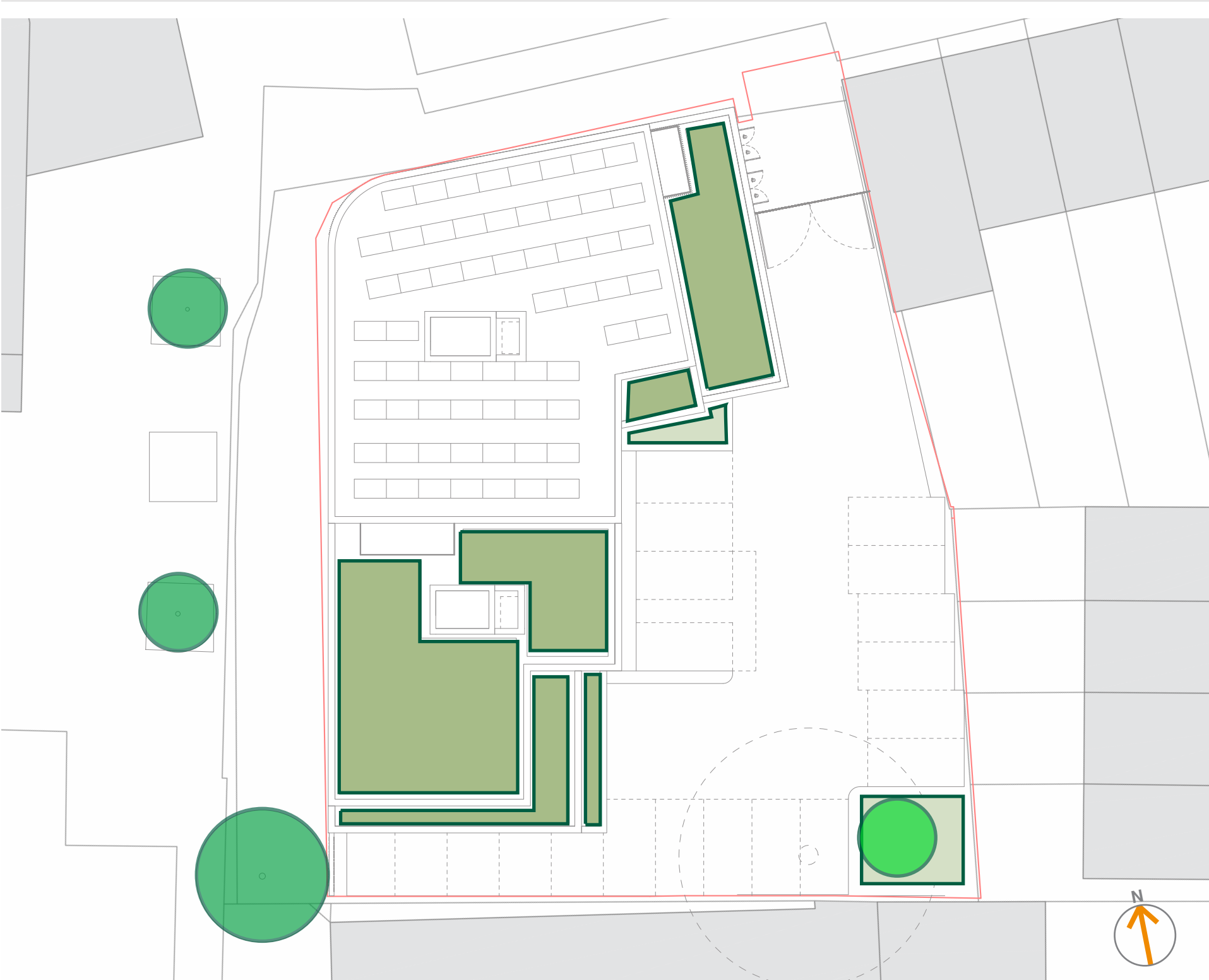
The existing Sycamore tree at the south east corner of the site is proposed to be removed and replaced with a smaller tree. The replacement tree will maintain the screening to adjacent properties whilst being of a more manageable scale. Following our virtual consultation, it was noted that several neighbours supported the removal of the existing tree due to loss of light and the level of maintenance required to keep gardens clear.

The London Plane tree located outside of the site boundaries at the south west corner of the site will be retained and pollarded so that it does not encroach on the development site. Please refer to the accompanying Arboricultural report for further information.

Low maintenance landscaping will be integrated into planters around the parking courtyard, softening the threshold between the proposed hardstanding and boundary treatments.

At rooftop level, a series of sedum roofs are proposed to assist with urban greening and reduce surface water run-off. The use of green roofs was heavily encouraged during the Pre-application discussions with Reading BC.

-  Existing Tree
-  Proposed Tree
-  Green sedum roof
-  Ground level planting



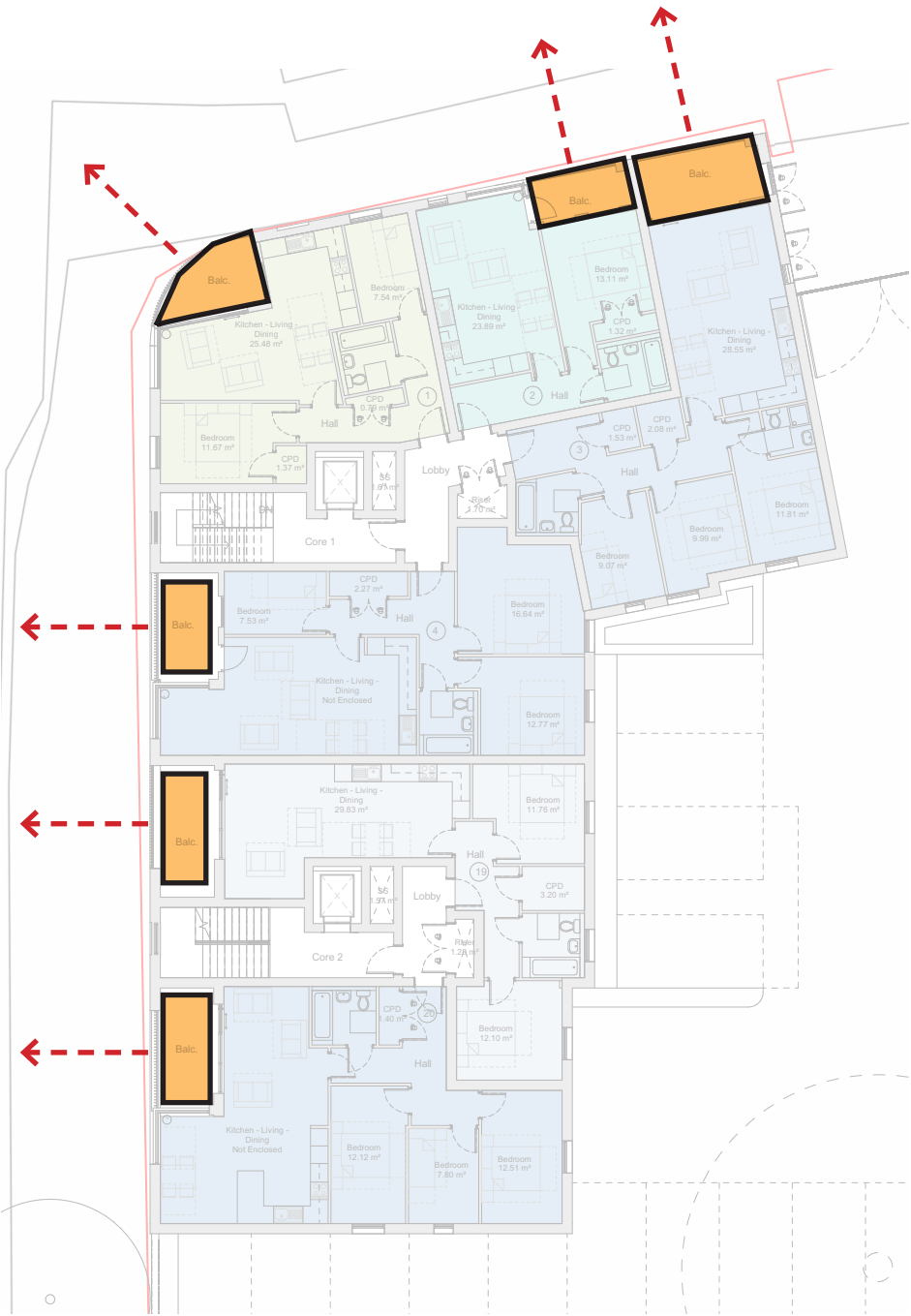
9.02 ON SITE AMENITY

9.02 On site amenity

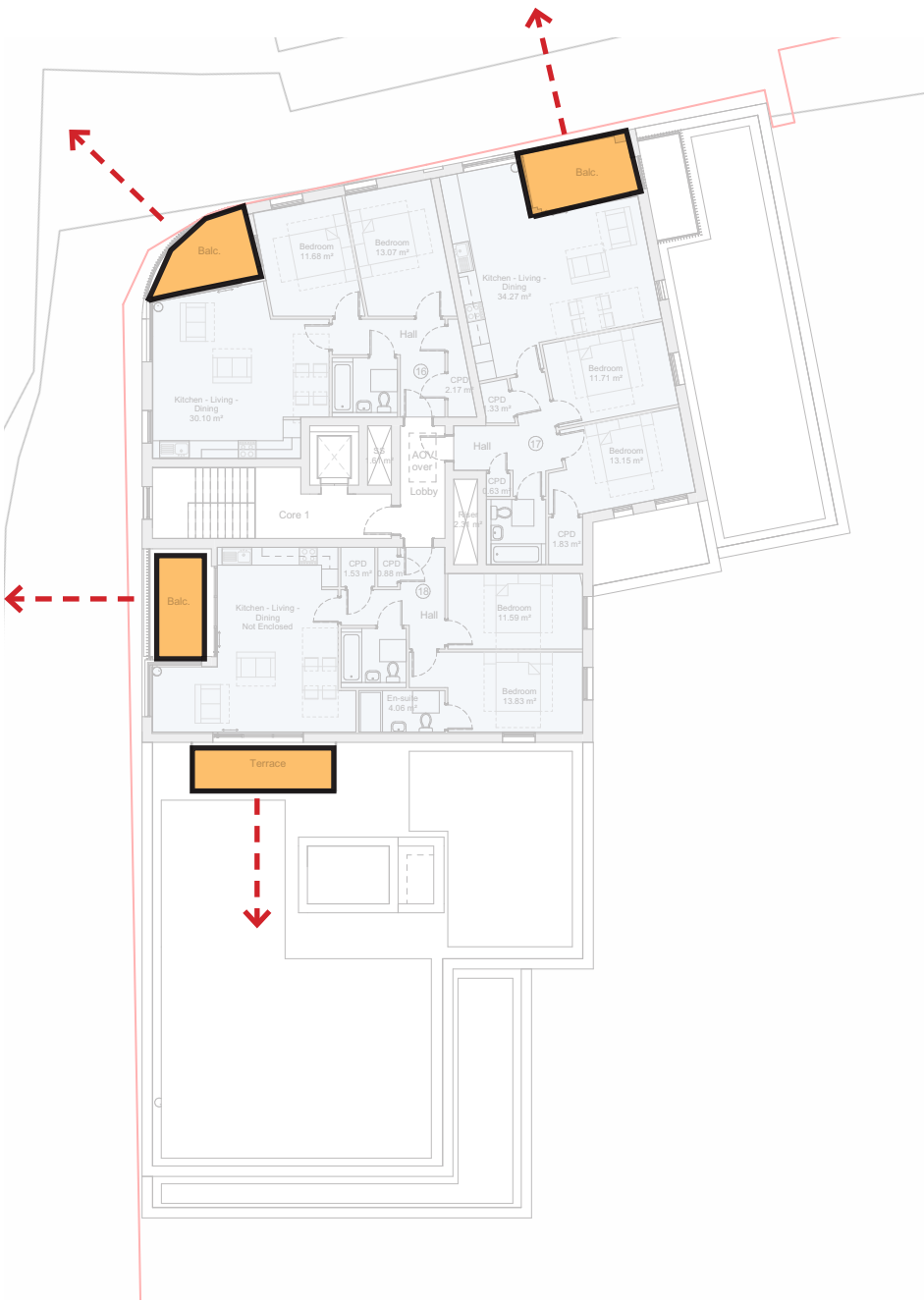
Each proposed dwelling has a private outdoor amenity space that meets nationally described space standards. The outdoor amenity spaces have been orientated towards the north and west to avoid possible overlooking of gardens to the east of the site.

Each private outdoor amenity space is accessed off of the primary living space by either glazed door or a set of Bi-fold doors. The spaces have been designed to be deep enough to allow a table and chairs.

The recessed balconies feature a bespoke metal balustrade and the internal faces of the balconies are clad in glazed bricks to reflect additional light into each dwelling.



First floor plan highlighting Balcony location and view aspect



Fifth floor plan highlighting Balcony location and view aspect