

Hermes Property Unit Trust

Reading Metropolitan

Design and Access Statement Addendum

Outline Planning Application

Reading Metropolitan

Design & Access Statement Addendum Rev I

JULY 2020
A11113GR002IP2

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1.1 EXECUTIVE SUMMARY

INTRODUCTION

This addendum document has been prepared by tp bennett to update the Outline Planning Application made on behalf of Hermes Property Unit Trust for ‘Reading Metropolitan’ – the comprehensive redevelopment of existing brownfield land in Central Reading, immediately north of Reading mainline Train Station. (Application Ref: 182252).

Following discussion with Reading Borough Council Planning officers and other Consultees, this document summarises revisions to the original application scheme made in response to their comments, as well as illustrating compliance with the newly adopted Local Plan and in particular Policies H5B, C, E & F.

It should be read in conjunction with the Design and Access Statement submitted with the original application and only updates this where the scheme has been adjusted. It also supports and accompanies the other amended planning application documentation.

The site is located in the centre of Reading, immediately adjacent to Reading mainline train station and on key vehicular, cycle and pedestrian routes. It is a key Town Centre key site, with the potential to act as a catalyst for the redevelopment of the immediate area. This is readily apparent, as since this application was submitted two adjacent land owners have come forward with proposals and applications for their sites.

The site is currently un-used and closed off, but nonetheless has the potential to create a positive contribution to the local urban environment, as well as creating a high- quality, high-density scheme on a brownfeld, town centre site. It is the first site you see on exiting the north side of the Station and enables a much larger North Station Square to be created, significantly enhancing the public realm.

The scheme proposes a viable and distinctive group of buildings that will create a landmark for this part of Reading, whilst stimulating development to the north of the station. It will add a new public square for the town with adjacent retail uses, providing a sense of place and a further level of permeability through to and from the railway station.

SUMMARY OF THE KEY REVISIONS TO THE SCHEME

The revisions to the application scheme are:

- Building A (the tower) has been reduced in height by 9m by removing 3 full residential floors.
- The relocation of the offices from Building A to Building C, and residential vice versa.
- Building C is reduced by one floor while a full set back floor is added to the office building to improve its coherency along the Avenue and its flexibility and efficiency.
- The footprint of Building C is simplified to the rear courtyard with a small increase in footprint.
- Residential Building B’s footprint at upper levels is marginally reduced.
- Maintaining the health facility and community space across the scheme, but adjusting their locations.
- Phase 1 basement layout has been revised, including a cycle/ service lift serving all floors and basement cycle facilities with access now from Middle Road.
- The Avenues cycle lanes have been widened in each direction together with improved cycle connections to Caversham Road.
- A Tiger crossing across the Avenue is now included, to align with the proposed development of Reading Station Park.

The introduction of a double height office entrance will increase the visibility to the Avenue, as well as providing clear office, residential and retail uses fronting North Station Square. The active frontage will be enhanced by the continuity and mix and life of office entrance, co-working space, retail and health club along the Avenue in the first phase.

KEY BENEFITS OF THE SCHEME

The Reading Metropolitan regeneration proposal will deliver a number of important improvements, including:

- Improving the image of Reading town centre by delivering a high quality mixed-use scheme on a currently under-utilised site. The site creates a poor perception of Reading upon arrival and exit from Reading Station and Caversham Road in particular.
- Incorporating new, lively pedestrian routes and spaces within the site to improve connectivity with the wider town, whilst knitting the development into the existing urban grain, movement patterns and infrastructure. This new public realm will create a space for people to meet, greet and linger, and complement the functions of the station in particular.
- Providing active frontages onto a new Avenue, running East/West across the site, as well as establishing the potential for new connections to the north of Reading and to the River Thames in particular.
- Improving the safety and perception of the northern station entrance by lining public routes with activity, encouraging passive surveillance and designing out antisocial behaviour.
- Delivering high quality office, residential, retail and leisure / community uses throughout the scheme, adding to the vitality of the town centre by providing accommodation for Reading and increasing activity in the town centre
- Providing parking to serve the proposed uses

REVISED SCHEME MASSING COMPARISON

Building A reduced in height by 9m by removing 3 full residential floors.

Relocation of the offices from Building A to Building C, and residential vice versa.

Building B footprint is marginally reduced.

The footprint of Building C is simplified to the rear courtyard with a small increase in footprint.



Red outline shown the extent of office area in Building C

Additional setback office floor is included for it flexibility and efficiency

- Additional area
- Area reduction

1.1 EXECUTIVE SUMMARY

4
Previous submission Second Floor
Drawing A11113C2102P4



1.1 EXECUTIVE SUMMARY

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Previous submission Ninth Floor

Drawing A11113C2109P4



Revised scheme Ninth Floor

Drawing A11113C2109P5



1.1 EXECUTIVE SUMMARY

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FLOOR AREA SUMMARY

	Phase 1	Phase 2	Phase 3	Total
Buildings	A, B, C, TH1	D only	E, F, G, H, J, TH2	
	GEA (m2)	GEA (m2)	GEA (m2)	GEA (m2)
Residential	25,601	6,968	22,882	55,451
Office	13,221		6,509	19,730
Retail	1,557		205	1,762
A1/2/3 or D1	197		509	706
Basement car park	2,300			2,300
Total	42,876	6,968	30,105	79,949

1.3 DRAWING SCHEDULE

The following drawings accompany this application and are submitted separately.

	Series	Zone	Number	Sheet Name	Revision
A11113	C	2	001	Existing Site Location Plan with ownership boundary	P1
A11113	C	2	002	Existing Site Location Plan with application boundary	P2
A11113	C	2	003	Proposed Site Location Plan with application boundary	P2
A11113	C	2	010	Development Plot and Height	P2
A11113	C	2	020	Proposed Phasing - Phase 1	P2
A11113	C	2	021	Proposed Phasing - Phase 2	P2
A11113	C	2	022	Proposed Phasing - Phase 3	P2
A11113	C	2	025	Illustrative Scheme - CIL Area Plan	P6
A11113	C	2	040	Indicative Allocation of Car Parking Spaces	P2
A11113	C	2	050	Illustrative Scheme GA - Site Plan Ground Floor	P10
A11113	C	2	099	Illustrative Scheme GA - Basement Plan	P9
A11113	C	2	100	Illustrative Scheme GA - Ground Floor Plan	P14
A11113	C	2	101	Illustrative Scheme GA - 1st Floor	P5
A11113	C	2	102	Illustrative Scheme GA - 2nd Floor	P5
A11113	C	2	103	Illustrative Scheme GA - 3rd Floor	P5
A11113	C	2	104	Illustrative Scheme GA - 4th Floor	P5
A11113	C	2	105	Illustrative Scheme GA - 5th Floor	P5
A11113	C	2	106	Illustrative Scheme GA - 6th Floor	P5
A11113	C	2	107	Illustrative Scheme GA - 7th Floor	P5
A11113	C	2	108	Illustrative Scheme GA - 8th Floor	P6
A11113	C	2	109	Illustrative Scheme GA - 9th Floor	P5
A11113	C	2	110	Illustrative Scheme GA - 10th Floor	P4
A11113	C	2	111	Illustrative Scheme GA - 11th Floor	P4
A11113	C	2	112	Illustrative Scheme GA - 12th Floor	P4
A11113	C	2	113	Illustrative Scheme GA - 13th Floor	P4
A11113	C	2	114	Illustrative Scheme GA - 14th Floor	P3
A11113	C	2	115	Illustrative Scheme GA - 15th Floor	P3
A11113	C	2	116	Illustrative Scheme GA - 16th Floor	P4

	Series	Zone	Number	Sheet Name	Size	Revision
A11113	C	2	117	Illustrative Scheme GA - 17th Floor	A0	P3
A11113	C	2	118	Illustrative Scheme GA - 18th Floor	A0	P3
A11113	C	2	119	Illustrative Scheme GA - 19th Floor	A0	P3
A11113	C	2	120	Illustrative Scheme GA - 20th Floor	A0	P3
A11113	C	2	121	Illustrative Scheme GA - 21st Floor	A0	P3
A11113	C	2	122	Illustrative Scheme GA - 22nd Floor	A0	P3
A11113	C	2	123	Illustrative Scheme GA - 23th Floor	A0	P4
A11113	C	2	124	Illustrative Scheme GA - 24th Floor (Roof Plan)	A0	P4
A11113	E	2	125	Illustrative Scheme GA – 25th Floor	A0	P2
A11113	E	2	126	Illustrative Scheme GA – 26th Floor	A0	P2
A11113	C	2	127	Illustrative Scheme GA – Roof Plan	A0	P2
A11113	C	2	200	Illustrative Scheme GA - Elevation Sheet 1	A1	P4
A11113	C	2	201	Illustrative Scheme GA - Elevation Sheet 2	A0	P4
A11113	C	2	202	Illustrative Scheme GA - Elevation Sheet 3	A0	P5
A11113	C	2	203	Illustrative Scheme GA - Elevation Sheet 4	A0	P4
A11113	C	2	204	Illustrative Scheme GA - Elevation Sheet 5	A0	P5
A11113	C	2	205	Illustrative Scheme GA - Elevation Sheet 6	A0	P4
A11113	C	2	206	Illustrative Scheme GA - Elevation Sheet 7	A0	P3
A11113	C	2	207	Illustrative Scheme GA - Elevation Sheet 8	A0	P3
A11113	C	2	208	Illustrative Scheme GA - Elevation Sheet 9	A0	P3
A11113	C	2	209	Illustrative Scheme GA - Elevation Sheet 10	A0	P3
A11113	C	2	210	Illustrative Scheme GA - Elevation Sheet 11	A0	P3
A11113	C	2	211	Illustrative Scheme GA - Elevation Sheet 12	A0	P2
A11113	C	2	300	Illustrative Scheme GA - Section Sheet 1	A0	P6
A11113	C	2	301	Illustrative Scheme GA - Section Sheet 2	A0	P4
A11113	C	2	302	Illustrative Scheme GA - Section Sheet 3	A0	P5
A11113	C	2	303	Illustrative Scheme GA - Section Sheet 4	A0	P3

BACKGROUND TO THE BRIEF

On 14 September 2011 Reading Borough Council's Planning Applications Committee resolved to grant outline planning permission for a mixed use redevelopment of the site. Upon the completion of a satisfactory S106 agreement the outline planning permission was issued on 26 March 2012.

Hermes subsequently purchased the site, recognising the strategic significance of this site to central Reading and therefore the importance of delivering a high quality development.

Two matters that have stimulated Hermes to prepare and submit a new set of development proposals are:-

First, the need to create a current sustainable, high quality and appropriate design which addresses the changes that have taken place in the housing and commercial property markets over the last seven or so years;

Second, the need to create a degree of flexibility so that, as far as is possible, the proposals reflect upcoming market needs. In detail, the expired consented scheme included a number of points that the revised brief seeks to amend, namely:

- The phasing of blocks from west to east
- The provision of basements under all phases / buildings
- The provision of office use only at levels above the ground floor
- The threshold arrangements - the expired consent did not provide level thresholds
- A quantum of development more suited to the town centre location, adjacent to a major transport interchange, in line with the Reading Station Area Framework guidance for this site
- The balance of the mix of uses to be revised to better suit the location of the development
- The arrangement of the pedestrian access along the railway wall

In response to this, the main changes in approach are:-

- A revised mix of floorspace areas stemming from a greater proportion of residential floorspace
- A marginal uplift in the potential maximum total floor areas;
- Retail and leisure uses better distributed throughout the site and fronting public spaces and amenity areas;
- An increased overall level of amenity space which more clearly defines private and public spaces;
- An additional public space in the centre of the site which improves permeability by providing more meaningful connections and routes both across and to the site;
- Whilst following similar building massing principles to those previously approved, some of the building heights would have scope to be marginally more ambitious and yet improve the sunlight distribution throughout the site;
- The increased quantum of residential floor space creates a building typology better suited to narrower floorplates resulting in more slender, finer grained buildings.
- The location and arrangement of a 'large' retail unit, to serve station square

THE BRIEF

The brief for the site proposes a predominantly residential and office-led, mixed use scheme including a variety of other complimentary uses across the site. As such, the site will include residential, office, retail, enhanced public realm, basement car parking and servicing.

Residential
620 Residential Units

Unit mix:		
■ Studio		12%
■ 1 Bed		31%
■ 2 Bed		52%
■ 3 Bed		5%

The previous scheme had adjusted the residential mix to broadly accord with the RBC local plan but the reduction in height and reconfiguration has led to a slight increase in the 1 bed & studio units to 43% slightly above the 40% guideline however there has been a slight increase in the percentage of 3 beds units in excess of the 5% expected and in accord with policy. The units numbers overall have fallen from 635 units to 620 units.

Back of house (BoH) provision to include:

- Cycle stores
- Bin store
- Plant rooms

Office
Approximately 19,730 sq m of new office space.

Retail
Retail to be provided at ground floor areas level.

Car Parking

Car parking provision to be provided in the basement located under first phase of development and on grade throughout the development, there will be accessible park bay provided and also electric charging point.

3.5 TOWNSCAPE CHARACTER: EMERGING

CONSENTED SCHEMES

A number of other schemes have been considered as part of this Townscape assessment. These schemes form part of the 'future baseline' for this assessment and are also noted in the Visually Verified Montages Document (Townscape and Visual Impact Assessment prepared by RPS) that accompanies this addendum document.

Station Hill

Station Hill is a major housing and retail development. It includes plans for offices, shops and a piazza. Lincoln MGT purchased the scheme in 2018, becoming its third owner in 13 years. Planning permission for the six-and-a-half acre area was granted in January 2015 after previous development plans failed to come forward and as such, much of the site has already been demolished.

Thames Quarter

23-storey building on the site of the former Cooper BMW showroom in King's Meadow Road.

Kenavon Drive

Developers L&Q have proposed 'a new destination for Reading' with a central riverside square, providing facilities such as restaurants, a convenience store and landscaped open space. The development will create 760 new homes including homes for affordable rent and shared ownership.

Weldale Street

427 homes located on a prominent town centre location, replacing an Iceland store.

Kings Point

This 17-storeys tower provides 103 new homes, roof gardens, and ground floor retail space to activate the canal and enhanced public realm.

29-35 Station Road

22 Storey part Office, part Hotel (135-bedroom) tower with flexible retail spaces (A1, A2 & A3) on ground floor

* Planning application submitted since original application

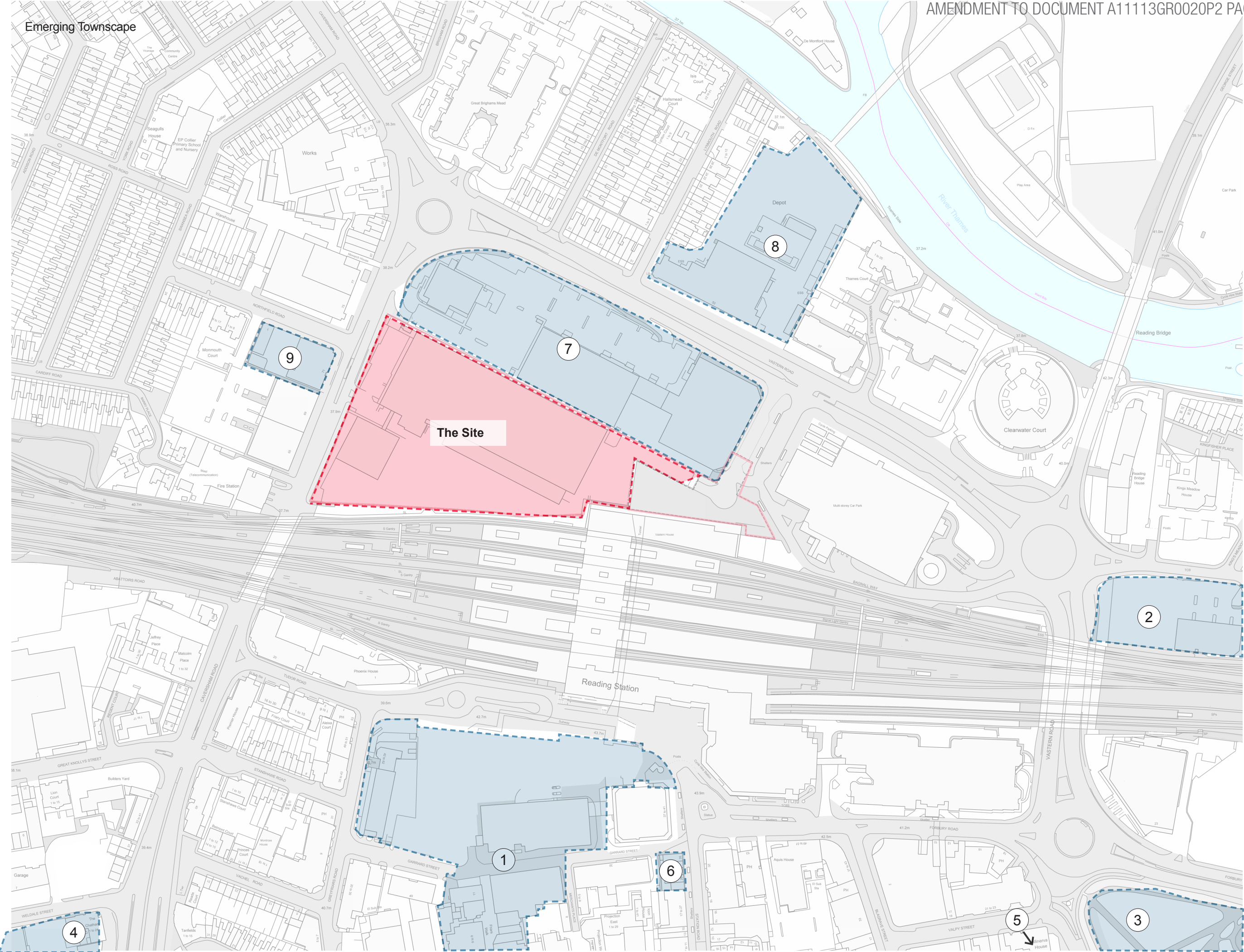


- ① **Station Hill**
- ② **Thames Quarter**
- ③ **Kenavon Drive**
- ④ **Weldale Street**
- ⑤ **Kings Point (located off map)**
- ⑥ **29-35 Station Road**
- ⑦ **Vastern Court (Reading Station Park)***
- ⑧ **55 Vastern Road (SSE)***
- ⑨ **Drew's Ironmongers Buildings***



Emerging Townscape

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4.2 DESIGN PROPOSAL

The following pages illustrate the proposed site arrangement, massing, areas, uses and indicative architectural treatments for Reading Metropolitan.

These should be read in conjunction with the application drawings and other supporting material.

All visuals are included as 'artists impressions' and are intended to provide illustrative examples in support of the indicative architectural treatments proposed.



Illustrative masterplan

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4.4 DESIGN PROPOSAL: MASSING AND FORM

STRATEGIC MASSING

The proposed site massing responds to the routes, connections and spaces outlined in detail in the original Design and Access Statement, creating appropriate and efficient building forms for the context and the proposed uses.

Following submission of the original scheme, comment has been received on the height of Building A (The tower) and in particular the hierarchy of Town Centre massing, which should give pre-eminence to the town centre side of the station to the South.

To better reflect and respond to this intent, Building A has been lowered in height by 9m (3 full residential floors). Whilst this does not alter the overall strategic massing approach as outlined for the original scheme, this revision will reinforce the aspirations of the Town Centre massing hierarchy, whilst still retaining a building of sufficient scale and proportion to reflect the importance of the site.

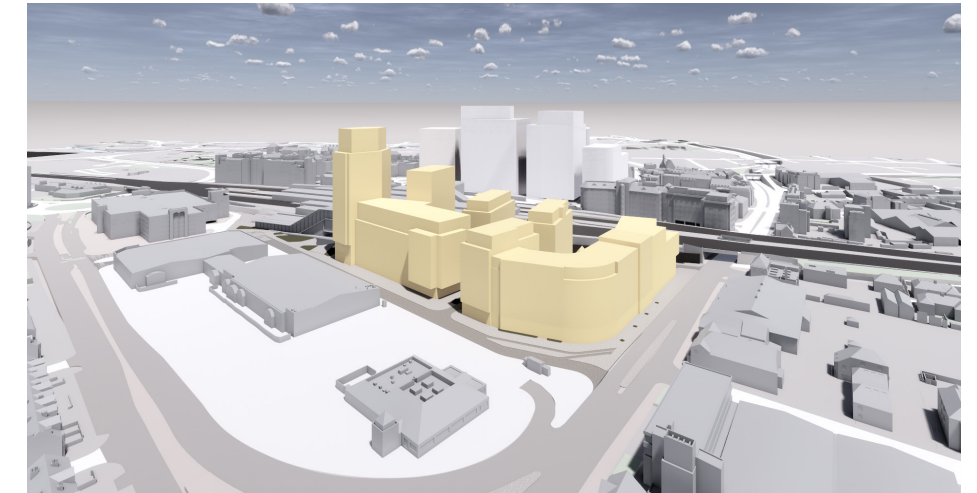
Strategic Massing: Building Heights, relationship to Reading

In general massing terms, the proposal remains highest towards the Station entrance, overlooking Station Square and reduces towards Caversham Road to the west and Vastern Court to the north. This approach mediates between the differing scales to which the proposal relates – the ‘Town Centre’ scale (and Station Hill in particular, as described below) and the lower, established scales of Caversham Road, Vastern Road and the north of the town.

However, it is also important to recognise that the redevelopment of Vastern Court Retail Park will significantly alter some of these contextual relationships. As such, this document and the supporting Visual Impact Assessment illustrates this, by showing both the existing and the potential building massing of Vastern Court.

Hierarchy

The tallest buildings height sits comfortably within the policy inspired tall building's area and the hierarchy of the town centre. Lower than the primacy of Station Hill yet taller than Thames Quarter. Befitting its importance to the north side of the station and the underpass link to the town center,



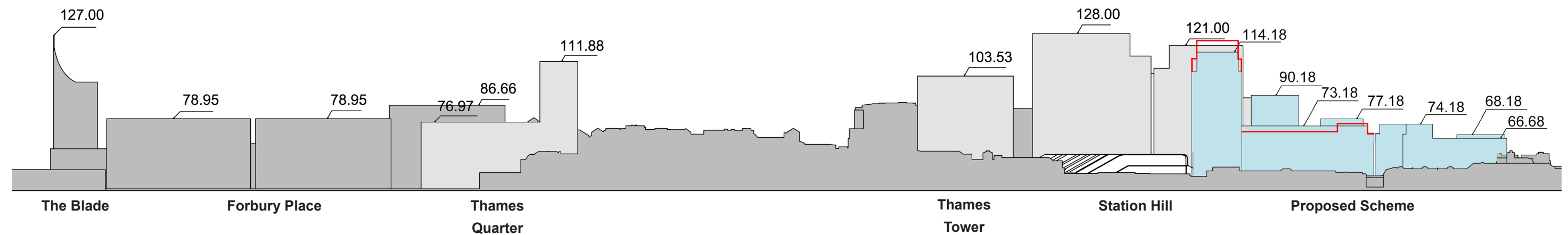
Proposed massing: aerial view from north west



Proposed massing: aerial view from south west



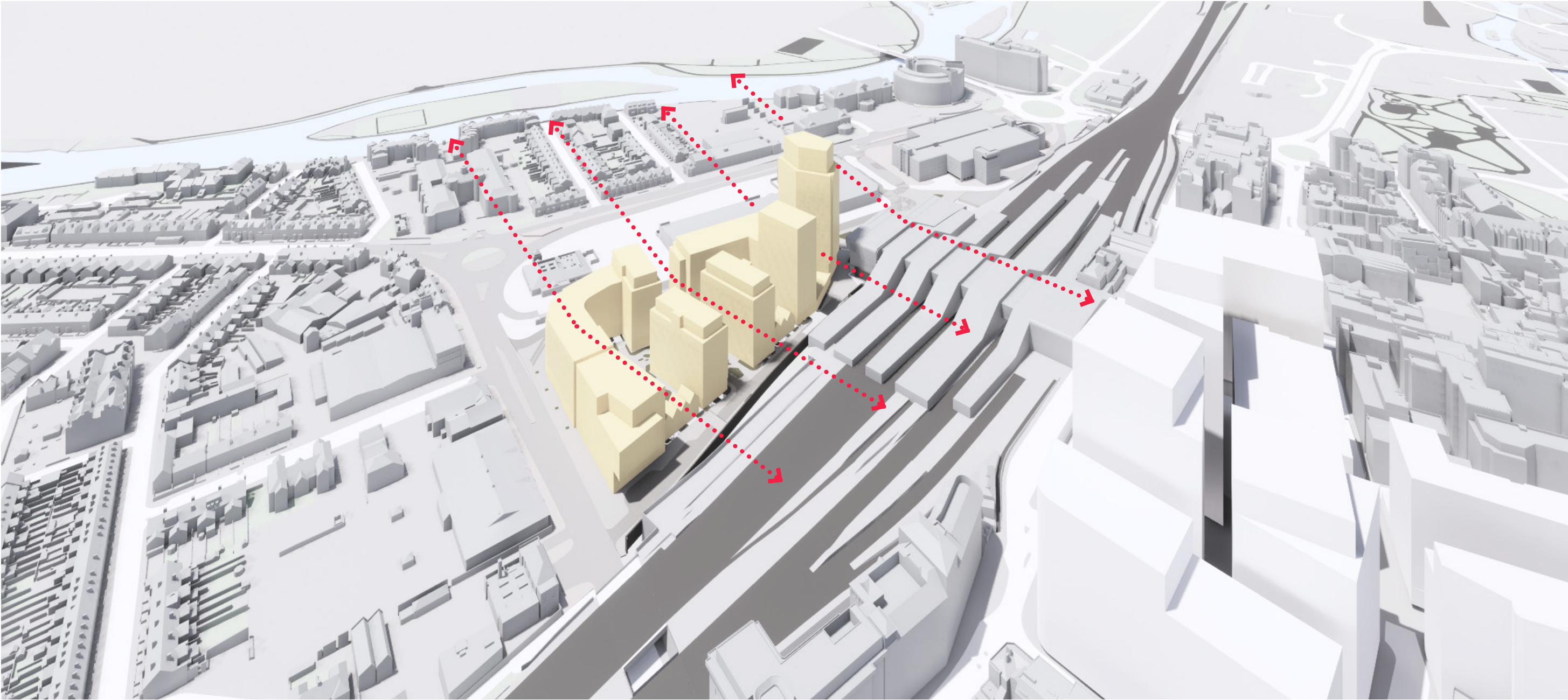
Proposed massing: aerial view from east



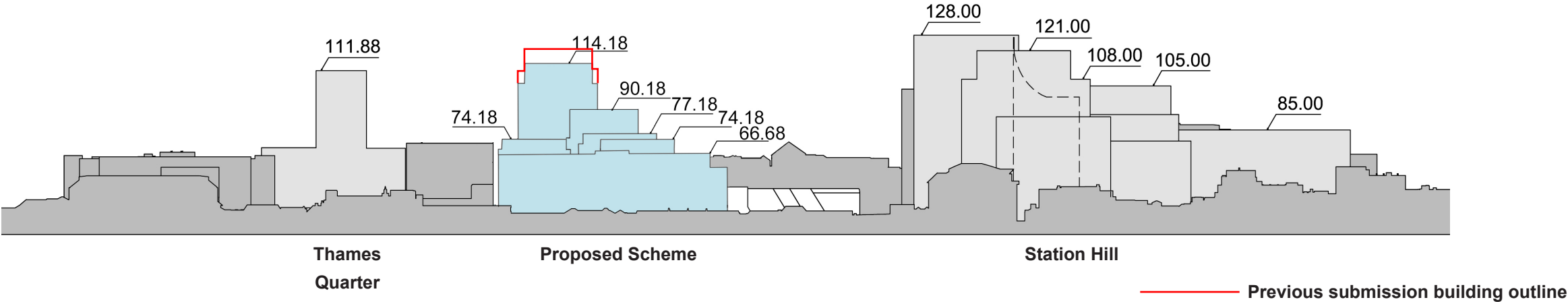
Long elevation (taken from the north looking south)

— Previous submission building outline

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Long elevation (taken from the west looking east)



4.4 DESIGN PROPOSAL: MASSING AND FORM

SCHEME MASSING AND FORM

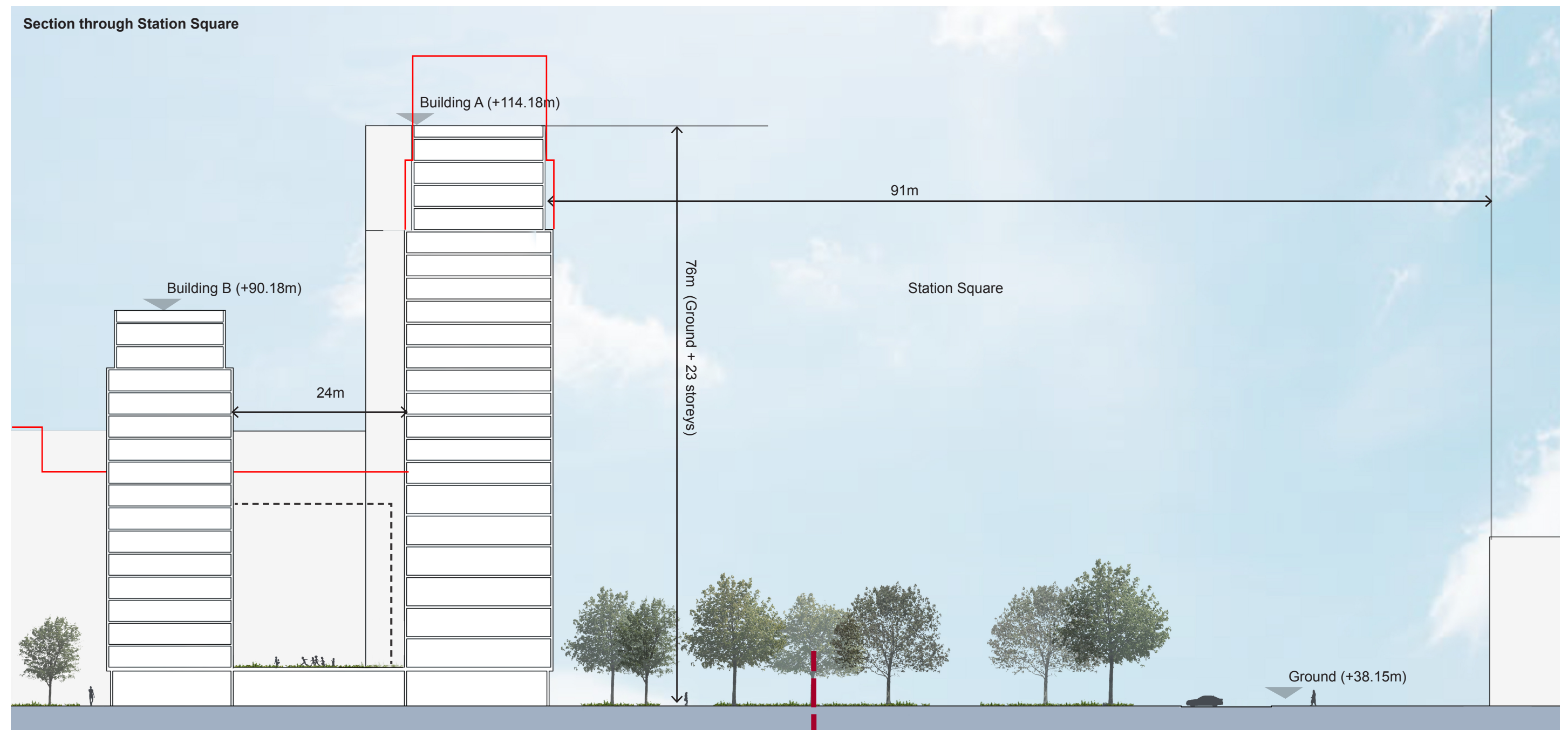
This section describes the proposed building heights and their relationship to the local context and the proposed spaces and routes.

As described, six 'Character Areas' provide guidance for the massing appropriate to the proposed spaces and routes.

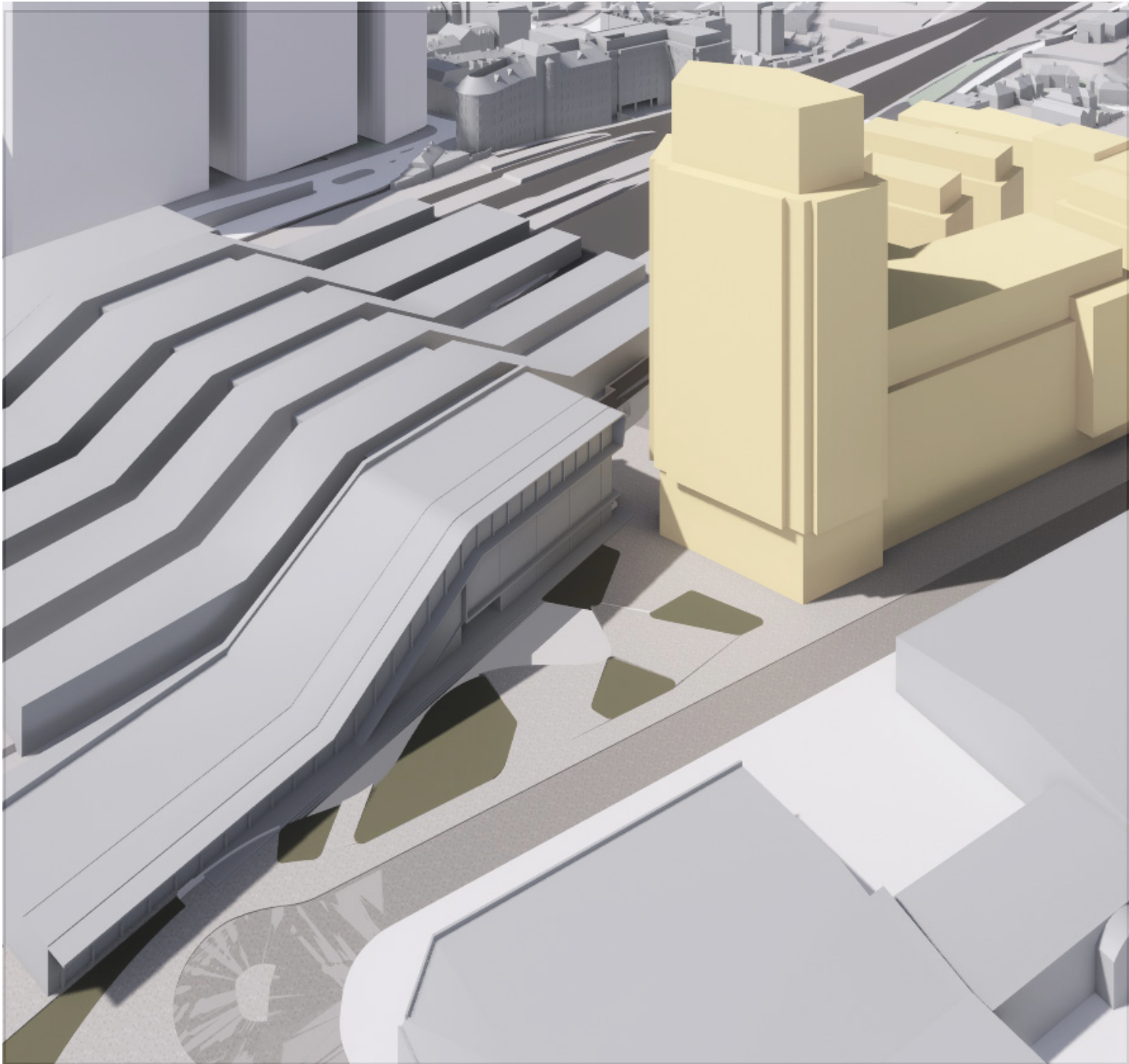
1. Station Square and The Tower

As outlined in The Reading Tall Buildings Strategy document and reinforced throughout the design evolution of this proposal, the site is suitable for a building of height. As described, in the context of Reading, this height is established by the acknowledged primacy of the Station Hill Development (with buildings consented at + 128.00m A.O.D.) and as such, this proposal responds to this by being lower than Station Hill, whilst maintain a strong identity (in townscape terms) in its own right.

— Previous submission building outline



Previous submission building outline



Illustrative view of Station Square



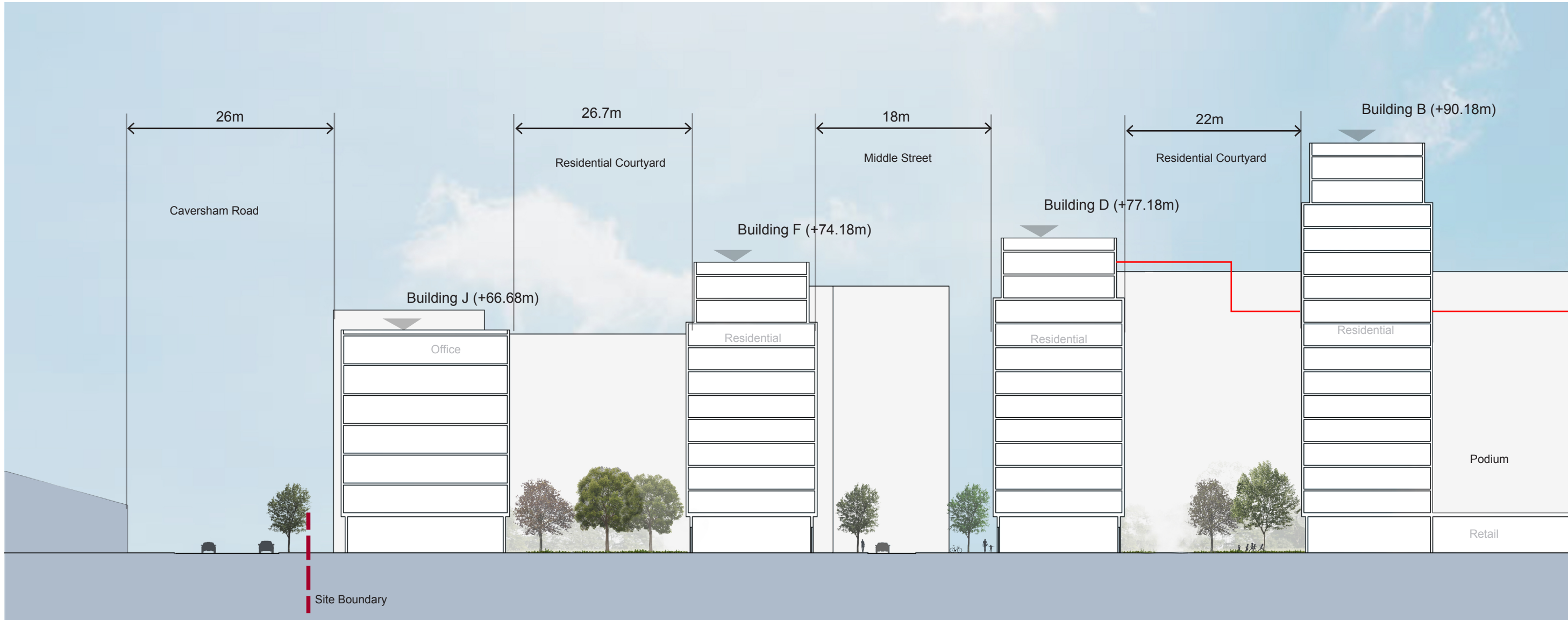
4.4 DESIGN PROPOSAL: MASSING AND FORM

3. Caversham Road, Middle Street and the Residential Courtyards
The buildings scale down from east to west across the scheme. Caversham Road is a wide road at over 26m from building line to building line. The proposed massing along this elevation is approximately 66m A.O.D, or 28m. This allows for the accommodation of commercial uses at ground floor level (addressing the street).

Middle Street connects The Avenue to Railway Walk, and whilst its is considered secondary in urban hierarchy terms to The Avenue and the existing and proposed north south routes, it is still intended to create a distinct sense of place that engenders a sense of community. The street is lined with commercial uses at ground floor level to the north with residential or offices above and solely residential to the south. The buildings are intended to provide a sense of containment to the street, whilst allowing good daylight levels to penetrate to ground level. It is intended to create an appropriate ‘urban’ / town centre character, but one that is defined by its residential character.

The residential courtyards provide generous space for a variety of activities, with play space, private gardens and communal seating and planting areas proposed. The spaces will be contained and enclosed by the inner, southward facing residential units.

Previous submission building outline



4.4 DESIGN PROPOSAL: MASSING AND FORM

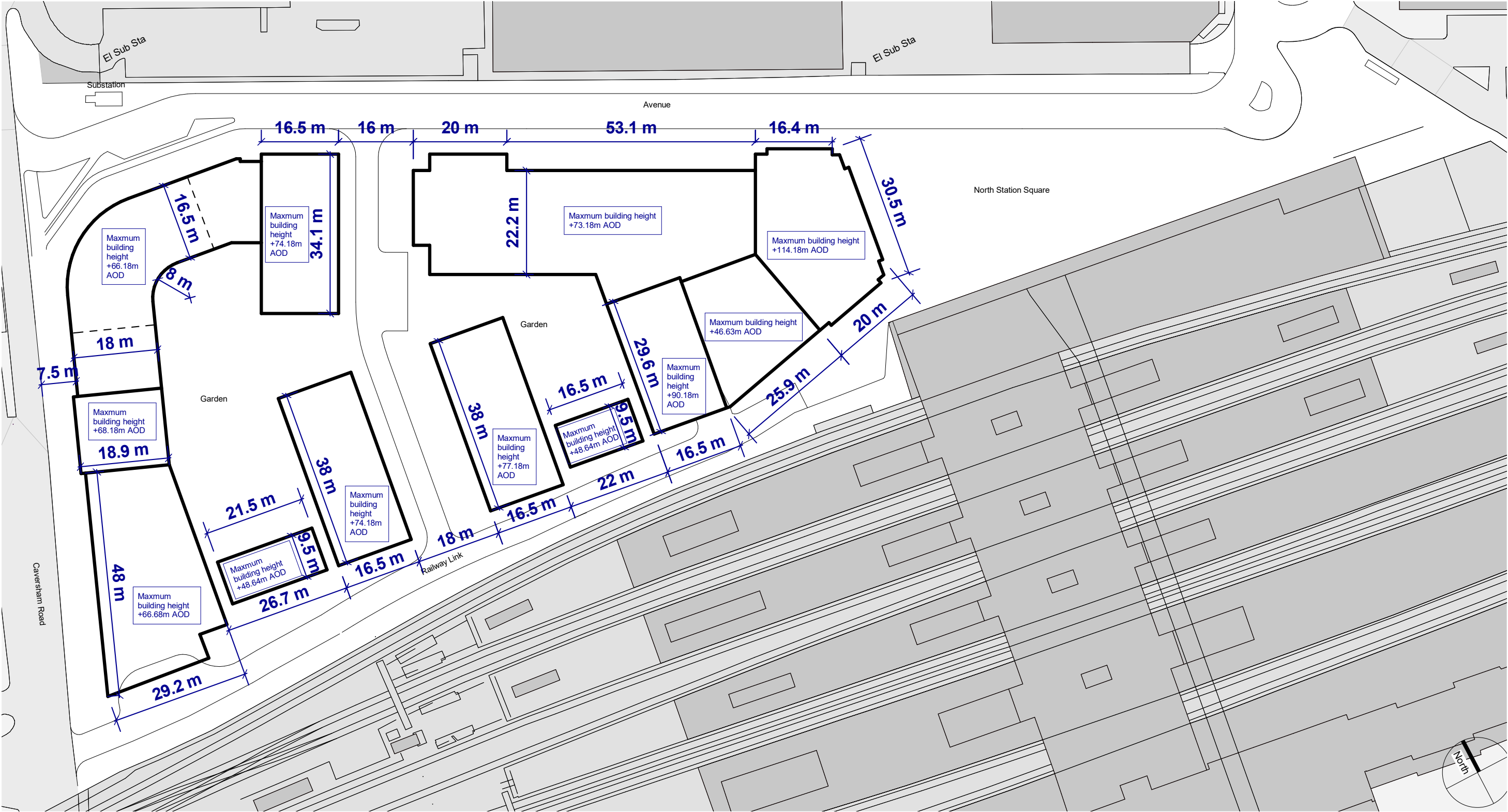
APPLICATION PARAMETERS

This drawing summarises the building heights and proportions applied for. This is included as drawing number A11113 C 2 010 P2 - Development Plots and Building Heights.

This records the position and form of the Proposed Plots, along with the Maximum Proposed Building Heights.

Building A:	+114.18m AOD
Building B:	+90.18m AOD
Buidling C:	+73.18m AOD
Buidling D:	+77.18m AOD
Building E:	+74.18m AOD
Building F:	+74.18m AOD
Building G:	+66.18m AOD
Building H:	+68.18m AOD
Building J:	+66.68m AOD

PROPOSED DEVELOPMENT PLOTS (SITE LAYOUT) & MAXIMUM BUILDING HEIGHTS



4.5 DESIGN PROPOSAL: USES, DENSITY AREAS & PHASING

PROPOSED USES

This section drawing and the following plan drawings illustrate the proposed distribution of uses across the scheme.

HABITABLE ROOM

Habitable Rooms per hectare (site area included red and blue boundary; living room/ kitchen count as habitable):

(No. of Studio x 1 + No. of One bed x 2 + No. of Two Bed x 3 + No. of Three Bed x 4) / site area

$74 \times 1 + 194 \times 2 + 320 \times 3 + 32 \times 4 / 2.2\text{ha}$

$= 1,550 / 2.2\text{ha}$

$= 705/\text{ha}$

PLOT RATIO & DENSITY

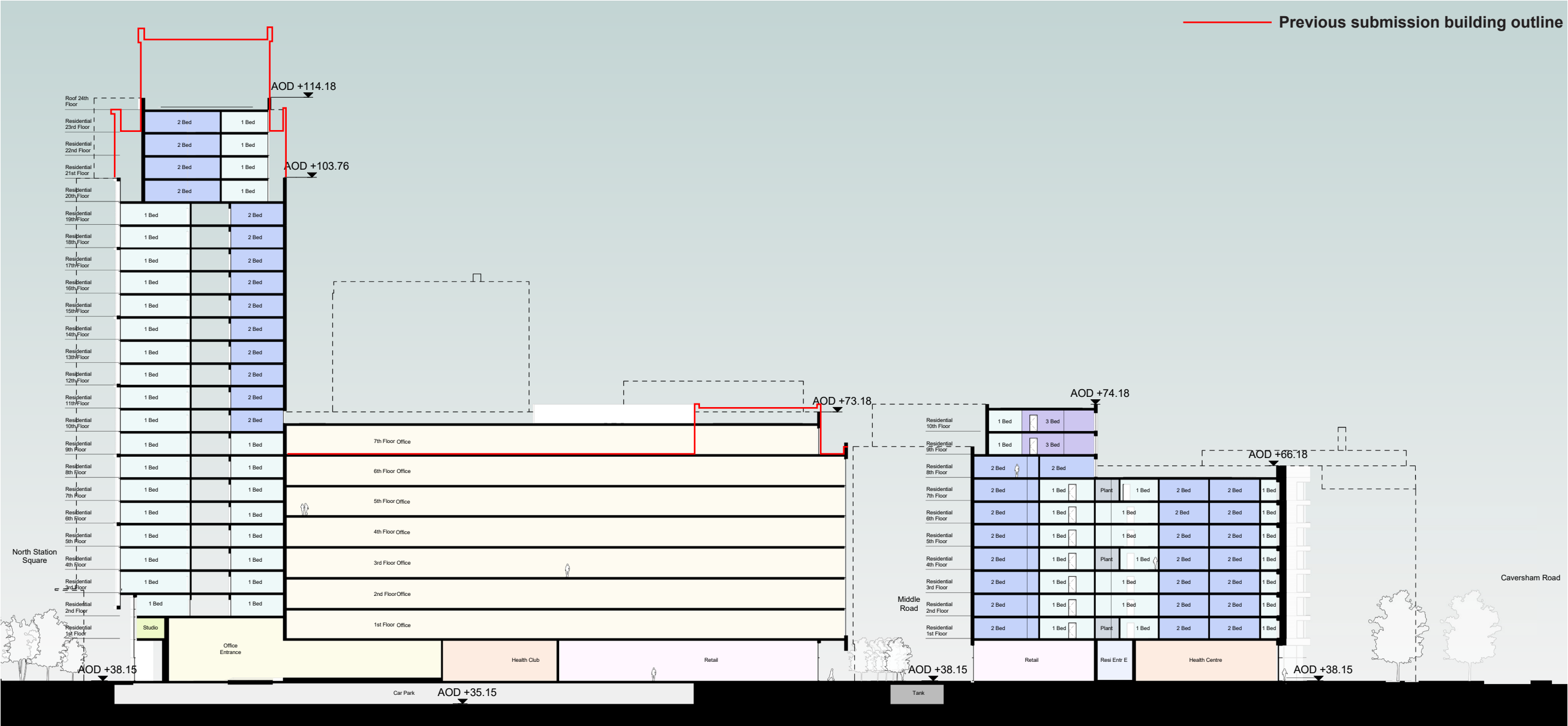
Density across the site (site area included red and blue boundary):

GEA/site area

$= 79,949\text{m}^2 / 22,123\text{m}^2 = 361\%$

Dwelling per hectare:

$620 / 2.2\text{ha} = 281.8$



GEA (m²)							
PHASE 1 (Building A, B, C,& TH1)			PHASE 2 (Building D)			Phase 3 (Building E,F,G,H,J & TH2)	Total
Residential	25,601 m²		6,968 m²		22,882 m²	55,451 m²	
Office	13,221 m²				6,509 m²	19,730 m²	
Retail	1,557 m²				205 m²	1,762 m²	
Health and community centre	197 m²				509 m²	706 m²	
Car Park	2,300 m²					2,300 m²	
42,876 m²			6,968 m²		30,105 m²		
79,949 m²							

Residential
Office
Retail
Health and
community
centre
Car Park

	Residential Apartment Mix																																													
	Phase 1												Phase 2				Phase 3																													
	Building A					Building B					Building C					Town Houses 3 Bed					Building D					Building E					Building F					Building G					Building H					Town Houses 3 Bed
	Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed							Studio	1 Bed	2 Bed	3 Bed #		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed #		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed		Studio	1 Bed	2 Bed	3 Bed		
GROUND*											3					3 2					1 1					3 2					1 2					1 2					4					
1st Floor	2					2	1	3							5					6 4					1 5					1 6					3 3											
2nd Floor		4	3	1		2	1	3							4 1					6 4					1 1 4 1					1 6					3 3											
3rd Floor		4	3	1		2	1	3							4 1					6 4					1 1 4 1					1 6					3 3											
4th Floor		4	3	1		2	1	3							4 1					6 4					2 2 4					1 6					3 3											
5th Floor		4	3	1		2	1	3							4					6 4					2 2 4					1 6					3 3											
6th Floor		4	3	1		2	1	3							4					6 4					2 2 4					1 6					3 3											
7th Floor		4	3	1		2	1	3							4					6 4					2 2 4					2 2 4					3 3											
8th Floor		4	3	1		2	1	3							4					1 2 4					2 2 4					2 2 4					3 3											
9th Floor		4	3	1		2	1	3							4					2 2 4					1 2 1					3 1																
10th Floor	1	3	4	1		2	1	3							3 1					1 2 1 1					3 1																					
11th Floor	1	3	4	1		2	1	3							3 1																															
12th Floor	1	3	5			2	1	3																																						
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14th Floor	1	3	5			2	1	3																																						
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26th Floor																																														
Sub Total	12	74	87	10		30	15	45	0		0	0	0	0		14	13	46	7		3	49	35	2		13	12	42	6		2	9	42	0		0	22	23	0		4					
block Total	183					90					0					3					80					89					73					53					45					4
Phase total	276													80					264											620																
Studio	15.22%													17.50%					6.82%																											
1 Bed	32.25%													16.25%					34.85%																											
2 Bed	47.83%													57.50%					53.79%																											
3 Bed*	4.71%													8.75%					4.55%																											
Studio	74																		11.94%																											
1 Bed	194																		31.29%																											
2 Bed	320																		51.61%																											
3 Bed*	32																		5.16%																											

* Town House and Duplex are counted as 3 Bed
Duplex Units on ground and first floor

NB: All numbers of apartment have been measured from current drawings and are approximate at this stage of the design. They may vary because of (eg) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

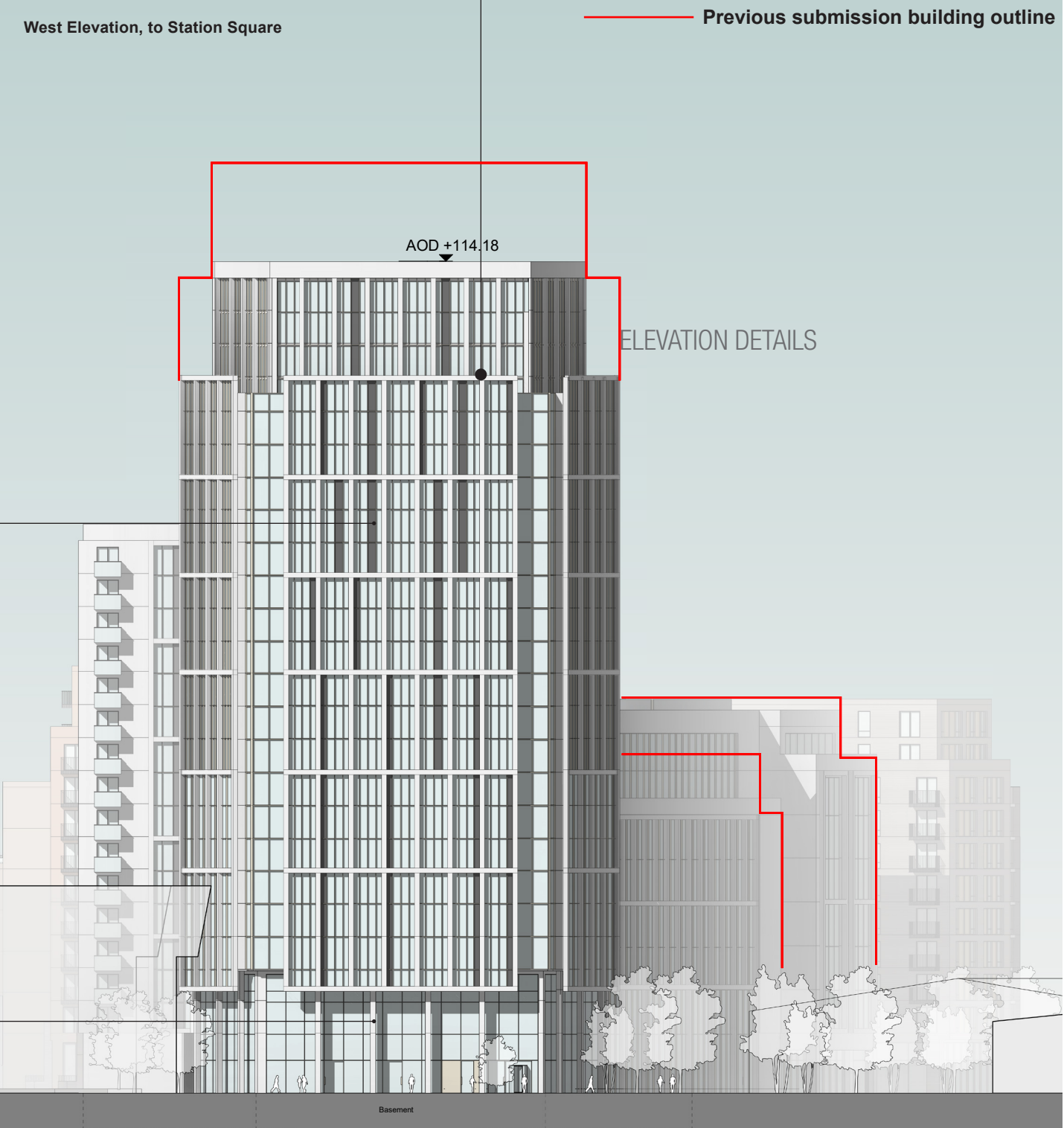


4.6 INDICATIVE ARCHITECTURAL TREATMENT



ELEVATION DETAILS

The projecting frame continues around each elevation of the tower



Controlling grid mediates spans 3 residential storey

3 storey articulation to base of tower

The projecting frame continues around each elevation of the tower

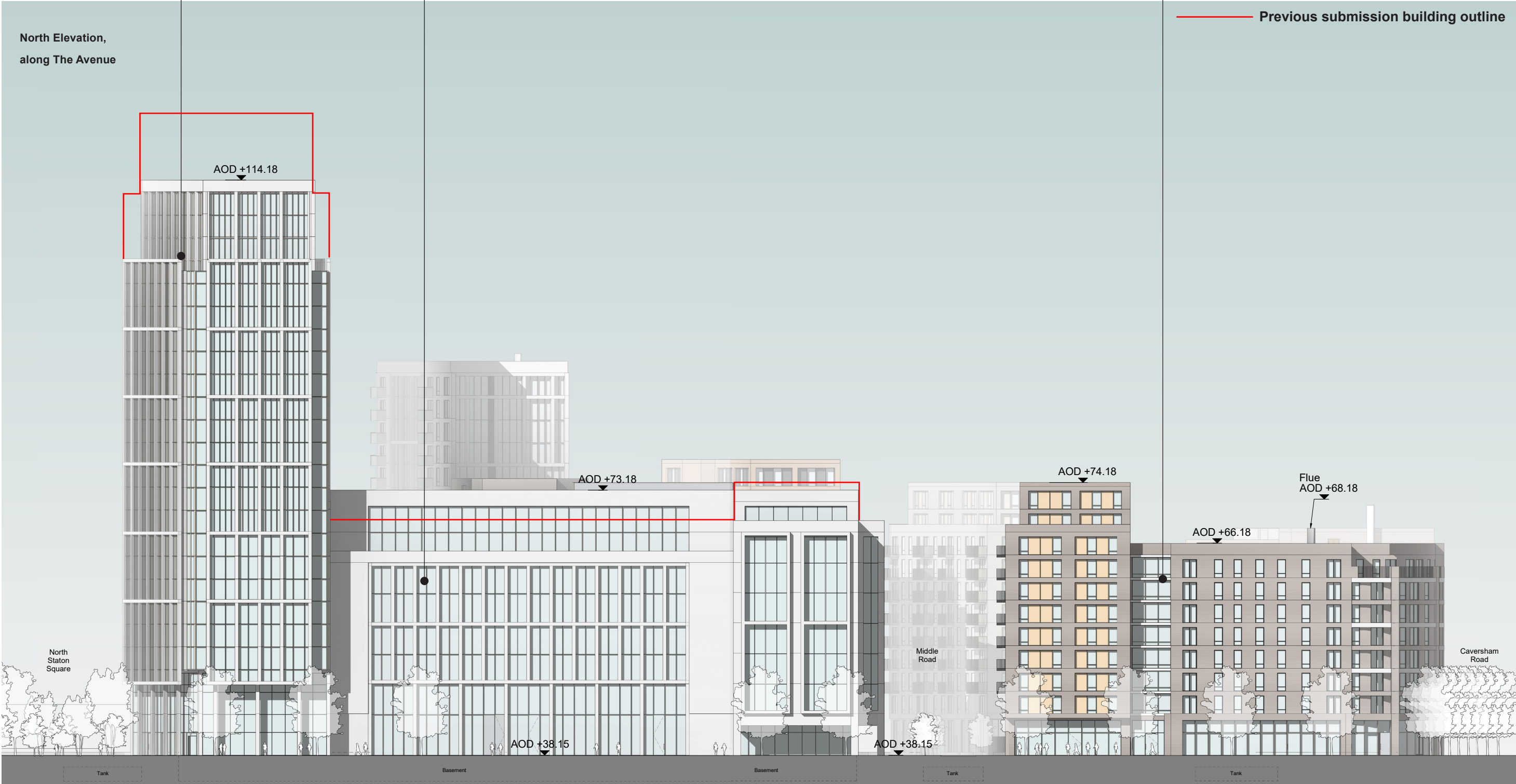
The office building continues along the Avenue, with the same articulation continued to reflect the use

The office & residential buildings frame the entrance to Middle Street, using predominantly brick cladding for residential use

Towards the junction of Caversham Road and The Avenue, the residential building lowers and changes to a more 'horizontal' emphasis, broken in three main elements to frame the central section, addressing the corner.

North Elevation, along The Avenue

Previous submission building outline



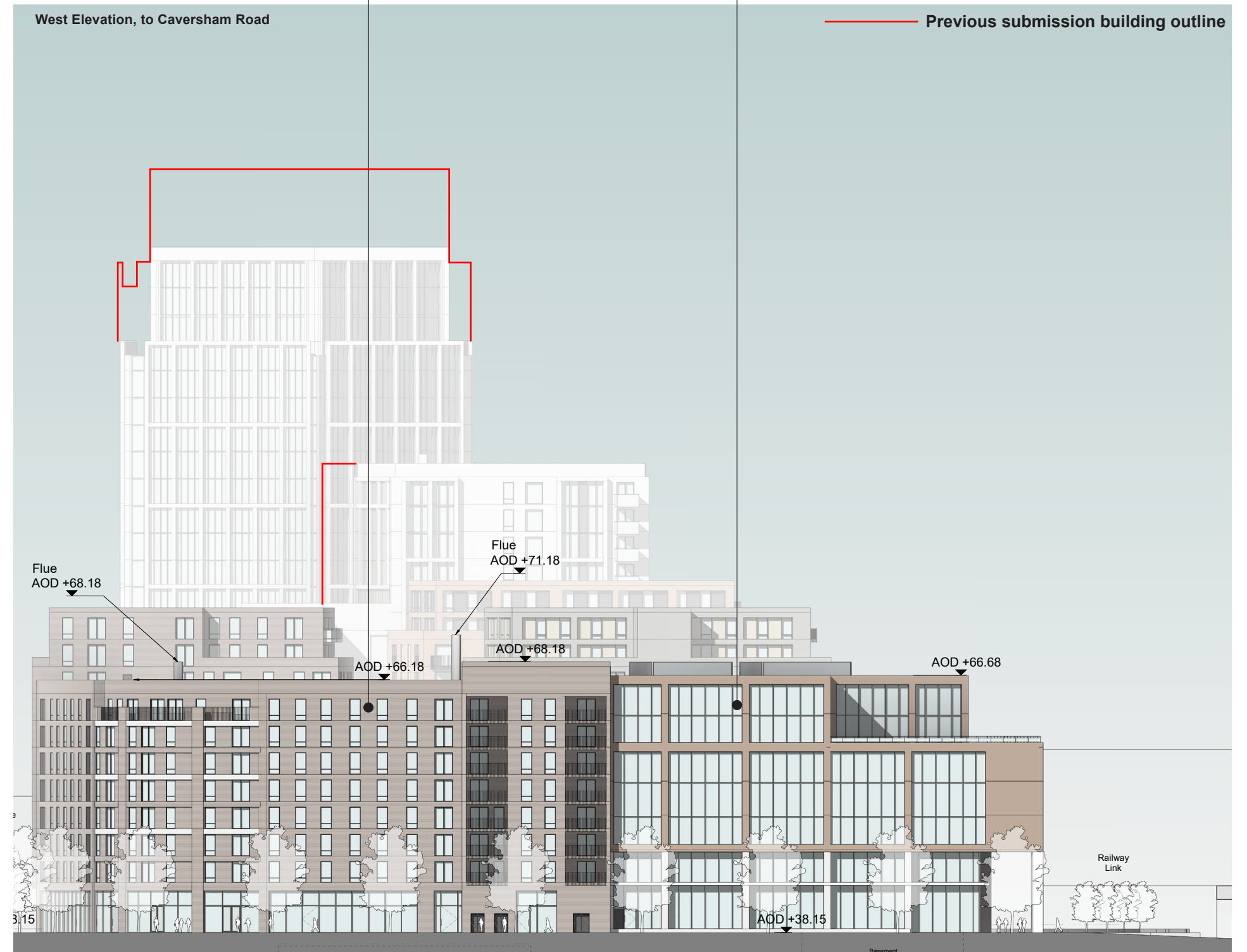
4.6 INDICATIVE ARCHITECTURAL TREATMENT

The residential buildings continue the brick frames, with a feature pre-cast element introduced to the curved corner

The office building includes a brick frame, with pre-cast elements and increased glazing area

ELEVATION DETAILS

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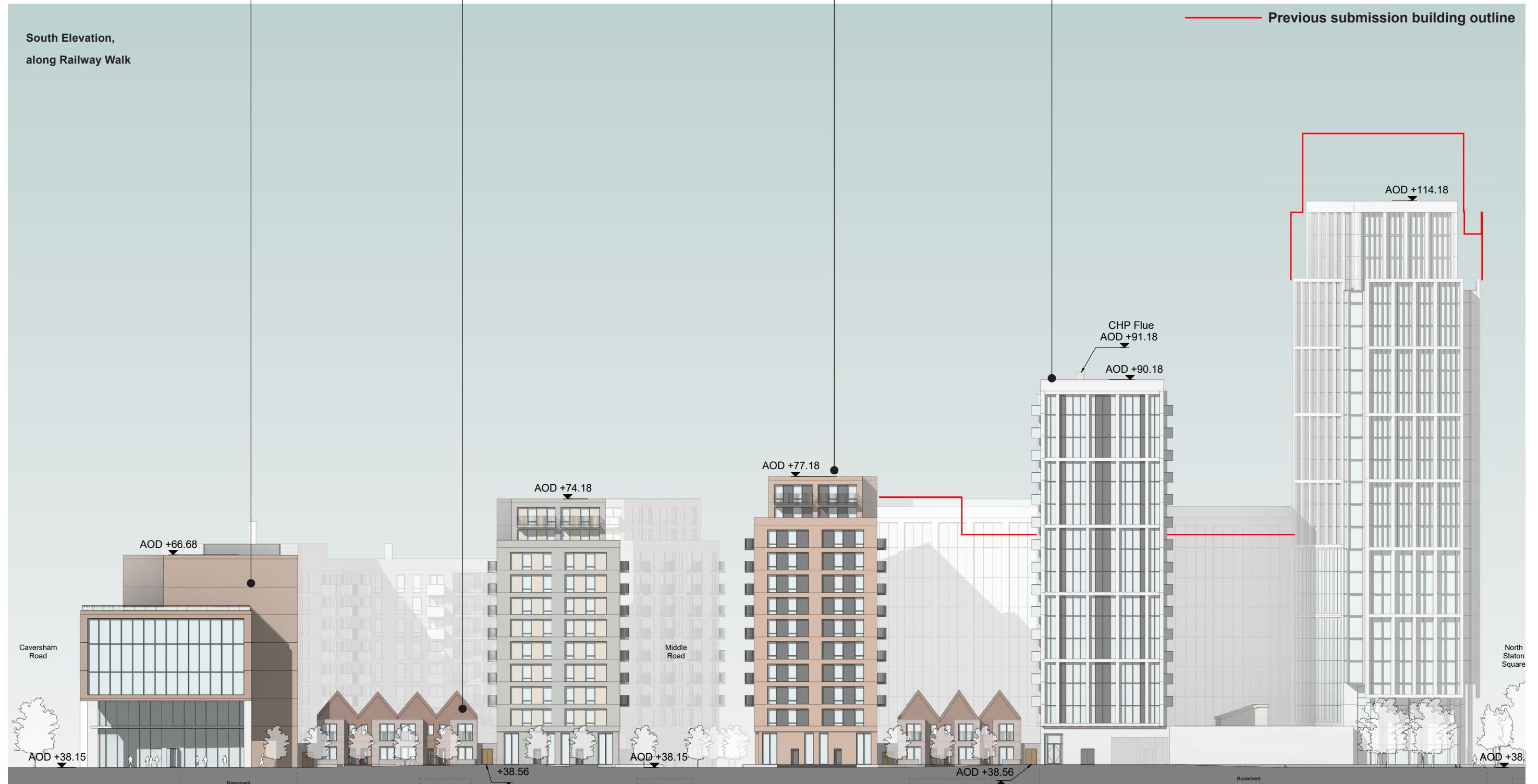


The office building is glazed to demarcate the entrance

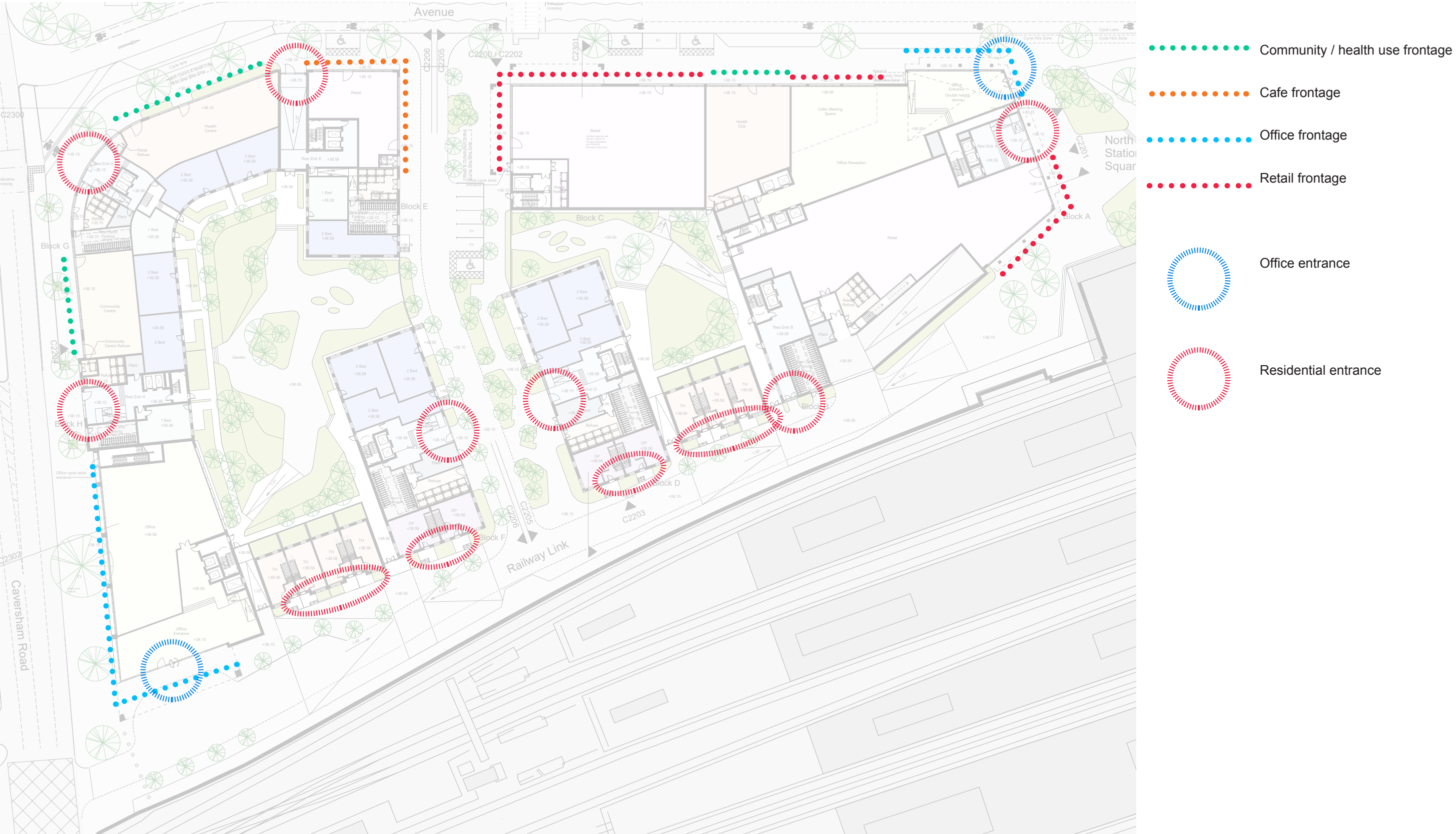
The Townhouses are carefully elevated to provide a 'character' of their own

The residential buildings frame the entrance to Middle Street, using predominantly brick cladding, to reflect their use

The second residential tower, forming part of Phase 1, is clad in pre-cast to remain in keeping with the controlling aesthetic proposed for the eastern buildings



ENTRANCES AND ACTIVE FRONTAGES



4.7 LANDSCAPE CHARACTER AREAS -COMMUNAL GARDENS

Function

The Communal Gardens are private courtyards where residents can go to spend time, relax, socialise and play. These courtyards offer a variety of spaces, including two playgrounds, areas that encourage social interaction and other quieter, more intimate spaces for people to relax.

Frontages

Frontages predominantly consist of residential units, along with offices and retail; the latter of these do not have access to the courtyards.

Surface Materials

Warm tones used throughout the courtyards with thoughtful detailing.

Planting

'Gardenesque' planting consisting of naturalistic clusters of multistem trees amongst lush swathes of planting and lawns.

Lighting

This will be a combination of uplighting to trees, lighting bollards and lighting integrated within seating.



Figure 35. Sketch Visualisation



Figure 36. Analysis Diagram

4.7 LANDSCAPE
CHARACTER AREAS -COMMUNAL GARDENS



Figure 37. Communal Gardens - Illustrative Landscape Plan

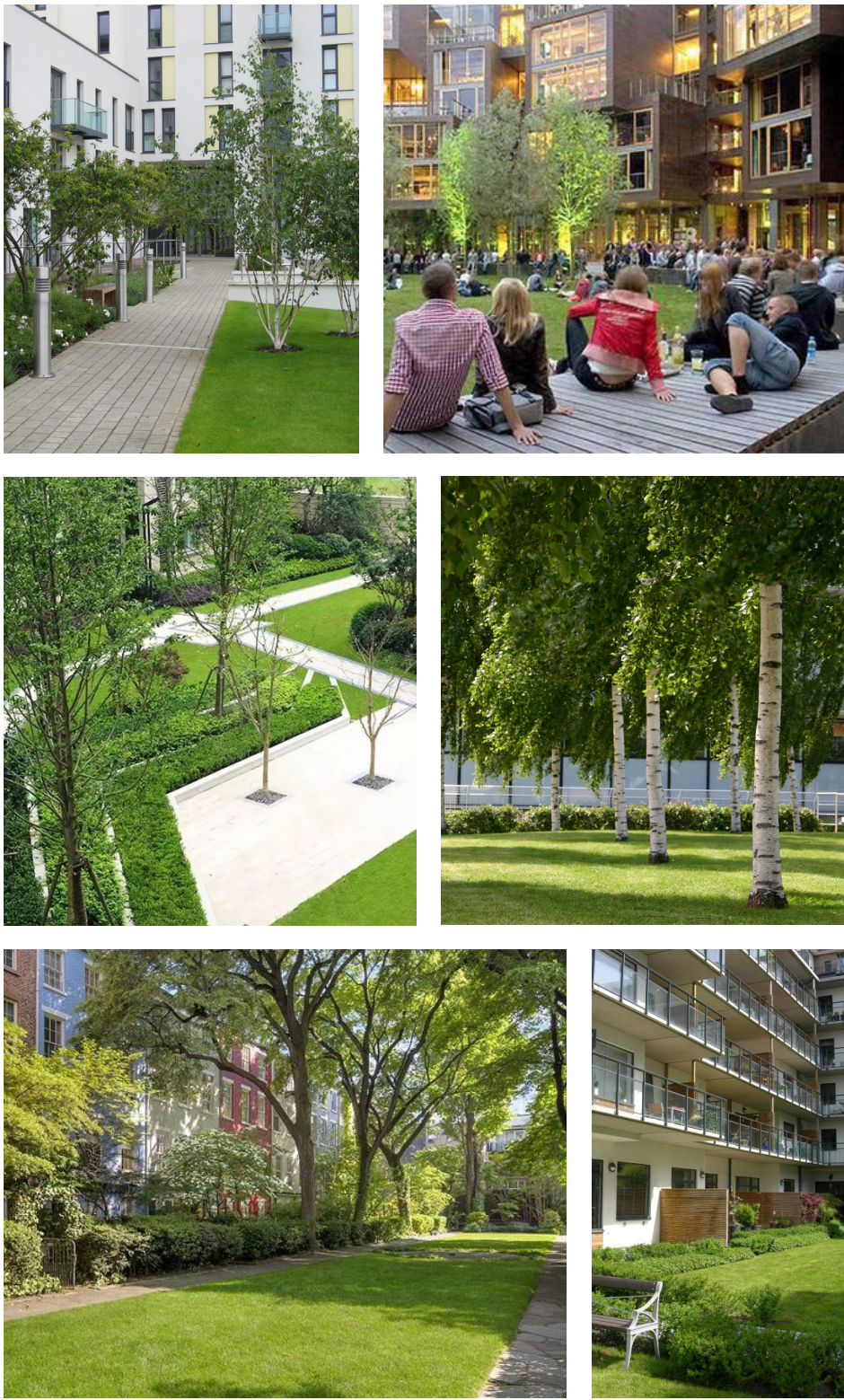


Figure 38. Character Images

4.8 SUSTAINABILITY

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The proposed development has been carefully designed with consideration for energy efficiency. The buildings blocks are positioned to have minimum north facing residential units and south facing courtyard garden. The office and retail are north-east facing which still benefit for daylight but minimize the solar gain.

An energy centre in Phase 1 will provide a communal heat distribution network to serve dwellings efficiently with clean energy generated by a gas-fired Combined Heat and Power (CHP) plant The Energy Centre will have provision for the future connection to a wider district energy scheme and connect to adjacent site as such Reading Station Park and SSE. The proposed CHP proposed CHP system is expected to contribute to reducing domestic CO2 emissions by 34%. The total reduction in domestic carbon emissions due to the proposed strategy is 35%, in excess of the 19% Code 4 equivalent target performance level for all dwellings and in line with the minimum reductions required for the new Local Plan adopted 2019.

We have provided for a culvert to be routed out through the Middle Road and out along The Avenue to facilitate connections to the east or west but importantly to the north. Of course it also links easily into all the buildings on both phases 1, 2 & 3, benefiting from the different demands of each of the mix of uses.

The non-dwelling buildings within the proposed development also benefit from energy efficient design principles. Further reductions are achieved through an energy efficient fit-out utilising low energy lighting, advanced controls and heat recovery technologies.

The Energy Modelling demonstrates that the whole development site is expected to emit 26% less CO2 emissions than if it were designed to just meet the minimum requirements of Building Regulations Approved Document Part L.

For details please refer to : Energy & Sustainability Statement by CHB Sustainability (CHBS-PB-17022-3-C)

BREEAM

Based on CHB’s BREEAM pre-assessment, the proposed Fully Fitted Office within the development will be achieving ‘Very Good’ rating, with an expected BREEAM score of 68.42 %. With minor adjustments, a target of Exellent can be set.

For details please refer to : BREEAM 2018 Pre-Assessment report by CHB Sustainability (CHBS-PB-17022-2-C)

In response to the climate change, low carbon or carbon zero homes for the proposed scheme can be achieved through the following which will be explored further in depth at detail design stage. (policy H5b, c & d)

Preservation of Water

- Flood risk mitigation measures and SUDs drainage implemented.
- Extensive Green/ Brown Roof to apartment building to provide attenuation & encourage biodiversity.
- Treated grey water harvesting to all homes and apartment.
- Efficient Water Based appliances to align with BREEAM standards and 110 litres per person per day under Regulation 36(3) of the Building Regulation.
- WARS approved product will be used.
- Smart Meters to monitor, record and encourage behavioural change.

Orientation

- Limited north facing single aspect units.
- Gardens are sheltered from the south-westly wind.
- Gardens are south-west facing.

Building Fabric

- High quality build and airtight construction
- Control solar shading / solar gain.
- Optimise the thermal performance of building components, i.e. walls, windows, roofs etc.
- Minimise thermal bridging.

- Provide appropriate, controlled ventilation.
- High performance glazing.
- Optimise window to wall ratio in detail design.
- The detailed design will consider the use of a steel frame to minimise embodied carbon or low carbon prefabrication concrete alternative where siutable.

Ventilation

- Mechanical Ventilation Heat Recovery (MVHR) to all homes.
- High energy efficient specification to all mechanical systems.
- Openable windows for purge ventilation to all homes.

Electrical Services

- Low energy appliances to be installed to all homes.
- Efficient LED lighting to be used throughout.
- Smart Meters to monitor, record and encourage behavioural change.

Renewable energy

- PV panel
- Infrastructure to accommodate battery technology in future, for day charge and night time supply towards charge of EVs.
- Communal boiler & gas fired CHP to connect to a wider Heat network schemes setout by by RBC.

Embodied Carbon & Responsible Sourcing

- All materials to meet responsible sourcing criteria.
- Low carbon material alternatives to be sourced where possible .
- High recycled content products to be specified where possible.
- ‘Cradle to Cradle’ products to be specified where possible.
- Locally sourced materials and trade to be sourced where possible.
- Standardised components to be encouraged where possible, such as modular construction, pre fabrication, etc.

4.9 MICROCLIMATE

RWDI performed a desk-based assessment of the wind microclimate for the revised scheme.

According to RWDI's report, the reduction in height of Building A therotically would reduce the windiness around the south-eastern part of the site with the building mass to the west of the site remains the same, a further wind tunnel testing at detail design stage would be able to determine the wind condition change if any. As the revised massing stands, the overall wind conditional would not be expected to significantly alter microclimate around the Proposed Development and the result will be similar to those measured in the previous wind tunnel tests (1st May 2019 - ref:182252).

The mitigation measures and landscaping proposal would be carries out base on further wind tunnel testing at detailed design stage for each phase.

For details please refer to : Pedestrian level wind tunnel assessment report by RWDI (RWDI #1900850 REV B)

4.10 DAYLIGHT & SUNLIGHT

A revised Daylight and Sunlight report is prepared by Point 2 surveyors based on the revised scheme and emerging Vastern Court, Caversham Road and 55 Vastern Road scheme proposals. The results of the detailed daylight/ sunlight assessments in the report indicate full BRE compliance with no change in light to any of the neighbouring residential properties exceeding the tests outlined within the guidance. The results for both baseline conditions are therefore very encouraging and well within planning policy.

The daylight amenity levels within the proposed residential units are considered good (95% BRE compliant) with a high percentage of rooms tested meeting or exceeding the recommendations of the BRE Guidelines. The internal daylight position in respect of the cumulative baseline has a very high level of BRE compliance recorded.

For details please refer to : Daylight and sunlight report by Point 2 Surveyors (P1368- V1- JUNE 2020)

5.1 ACCESS STRATEGY

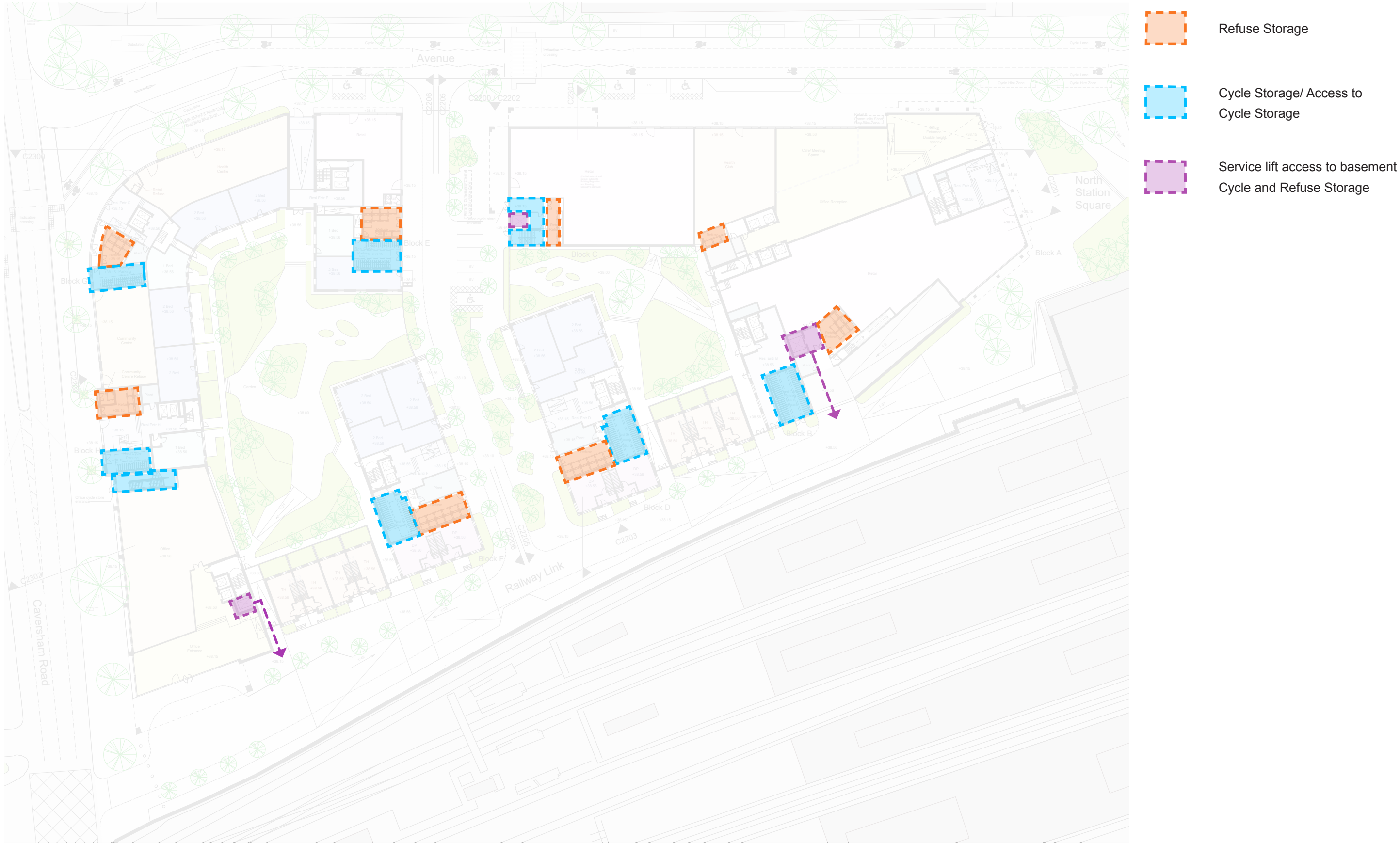
The revised scheme has enhanced provision for pedestrians and cyclists including the widening of The Avenue to provide cycle lanes in each direction and linking to the proposed enhanced crossing of Caverham Road, Tiger crossings providing across The Avenue to provide direct pedestrian links between the station and town centre to the south and the redeveloped Vastern Retail Park (Reading Station Park) to the north. These new enhancements will contribute to a pleasant and safe condition for pedestrians and cyclists.

The assessment indicates that the updated development proposals will not materially change the conclusions drawn in the December 2018 ES.

For details please refer to : ES Appendix A9.1 – Updated Transport Assessment Reading Metropolitan by Steer (23061101-June 2020)

INDICATIVE GROUND FLOOR PLAN - REFUSE, CYCLE STORAGE LOCATIONS & DETAILED LEVELS

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5.1 ACCESS STRATEGY: ADAPTABLE UNITS

The apartments will be designed to allow for ease of adaptability and could meet the criteria of the Building regulation Part M4(2). An example apartment type is shown below. (policy H5e)

1. Approach to the dwelling

The site is in a flood risk zone 2, the residential entrance is elevated to provide safe access. All the entrances will have M4 compliance ramp and steps within the lobby or at the entrance to provide access for all user. A smooth, slip resistant route will be provided on ground floor communal entrance. A minimum 1500 x 1500mm level landing it provided with 1200mm depth clear of any door swing. The wheelchair dwellings above ground will have lift access which is provided in accordance with BS 8300-2:2018 and BS EB 81-70:2018.

2. Outdoor amenities and service space

A level threshold will be provided to all outdoor terraces and balconies, all balcony doors are sliding doors to provide clear circulation. Cycle, refuse and recycling storage is provided mostly on ground floor level, for others located in the basement can be accessed via lift or stairs.

3. Entrance door

Accessible entrance door will be provided with minimum 850mm clear opening width, a minimum 300mm clear nib to leading .

4. Apartment internal circulation and doorways

All the internal corridor will have minimum 900mm clear width with head-on approach and minimum of 1050mm clear width with no head-on approach.

5. Habitable Rooms

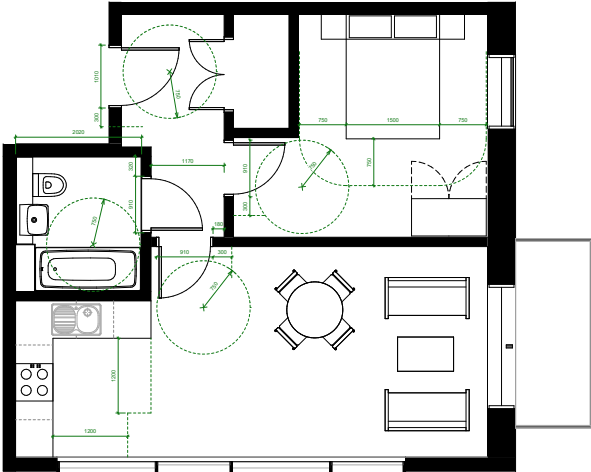
Step-free access if provided between living area. Bathroom, bedrooms and entrance. A clear 1200mm space is provided in front of and between all kitchen units and appliances. A minimum 750mm access route is provided in the bedroom and around the bed.

6. Bathroom

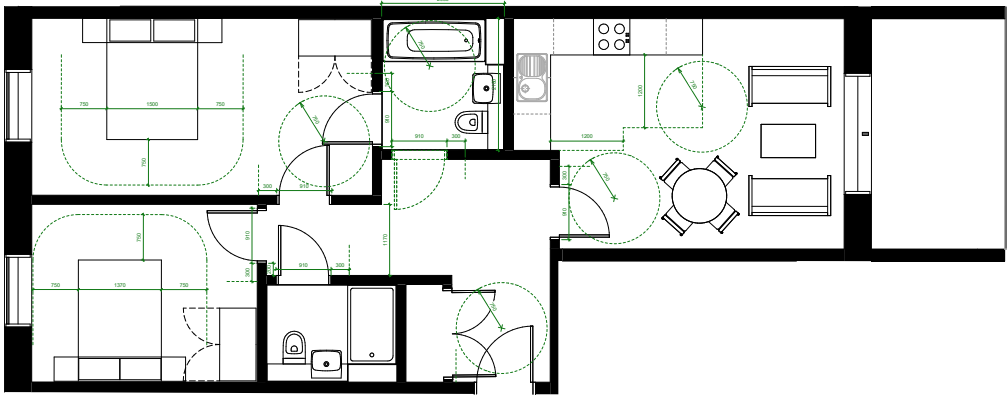
At least one bathroom will be able to convert to level access shower with outward opening door. A minimum 1500mm clear turning circle is provided

7. Services and controls

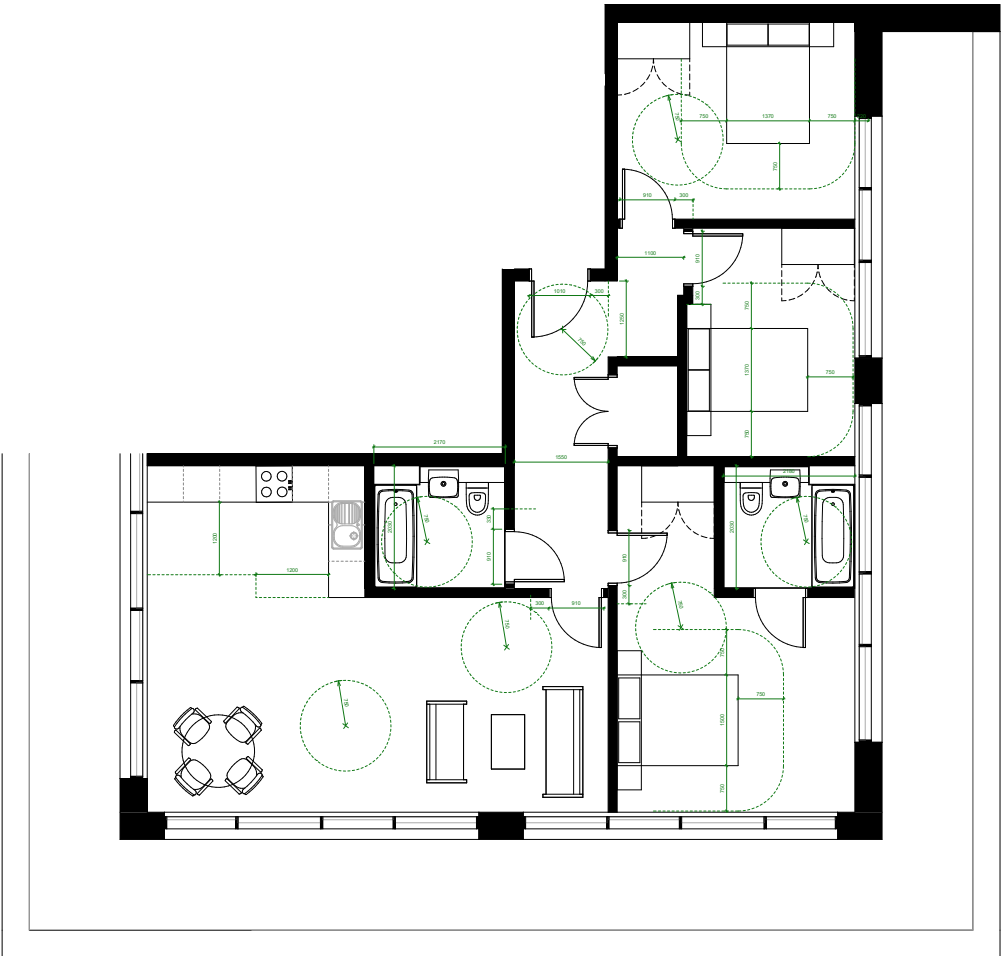
Power and data supply to the potential future adaptations will be allowed including potential future shower, entry phones and relevant controls.



Illustrated 1 Bed wheelchair adaptable layout



Illustrated 2 Bed wheelchair adaptable layout



Illustrated 3 Bed wheelchair adaptable layout

5.1 ACCESS STRATEGY: ACCESIBLE UNITS

The Wheelchair accessible dwelling will be designed to meet the criteria of the Building regulation Part M4(3). (policy H5e & f)

The provision of these dwellings will be:

Studio & 1 bed	:	14 dwellings (5.2%)
2 Bed	:	16 dwellings (5%)
3 Bed	:	2 dwellings (6.25%)

An example apartment type is shown on the left.

1. Approach to the dwelling

The site is in a flood risk zone 2, the residential entrance is elevated to provide safe access. All the entrances will have M4 compliance ramp and steps within the lobby or at the entrance to provide access for all user. A smooth, slip resistant route will be provided on ground floor communal entrance. A minimum 1500 x 1500mm level landing it provided with 1200mm depth clear of any door swing. The wheelchair dwellings above ground will have lift access which is provided in accordance with BS 8300-2:2018 and BS EB 81-70:2018.

2. Outdoor amenities and service space

A level threshold will be provided to all outdoor terraces and balconies, all balcony doors are sliding doors to provide clear circulation. Cycle, refuse and recycling storage is provided mostly on ground floor level, for others located in the basement can be accessed via lift or stairs. A minimum 1500mm clear width and 1500mm level clear turning circle, free of any doors swing will be provided to the private outdoor spaces.

3. Entrance door

Accessible entrance door will be provided with minimum 850mm clear opening width, a minimum 300mm clear nib to leading edge and 200mm clear nib to following edge. A clear turning circle 1500mm in diameter is provided in the entrance area.

4. Apartment internal circulation and doorways

All the internal corridor will have minimum 1050mm clear width with head-on approach and minimum of 1200mm clear width with no head-on approach.

5. Habitable Rooms

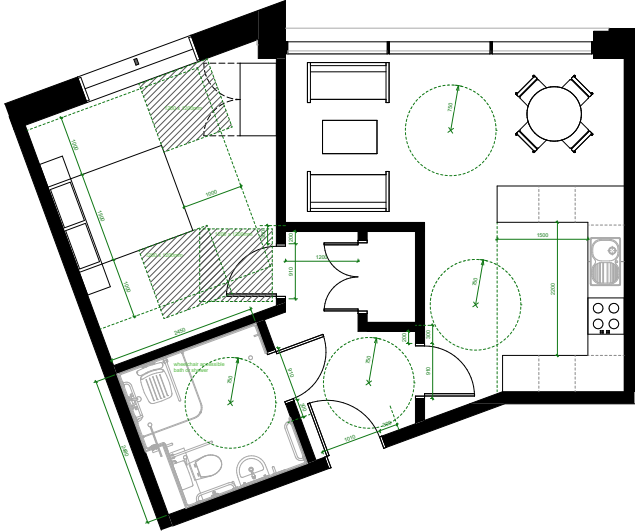
Step-free access if provided between living area. Bathroom, bedrooms and entrance. A clear 1500mm space is provided in front of and between all kitchen units and appliances. Height adjustable or lowerable section of worktop with open leg room below to be provided. A minimum 750mm access route is provided in the bedroom and around the bed. The principal double bedroom will have 1000mm wide clear access zone to both sides and the foot of the bed and in front of all furniture and a minimum 1200mm square manoeuvring space on both sides of bed. Every other double bedroom will have a 1000mm wide clear access zone to one side and the foot of the bed and in front of all furniture.

6. Bathroom

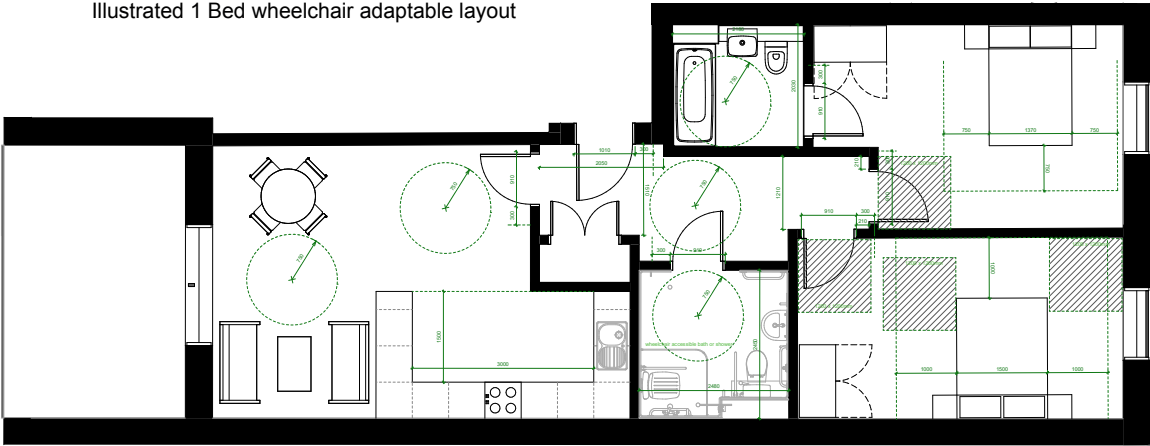
At least one bathroom will be accessible bathroom and the rest of the bathrooms will be able to convert to level access shower with outward opening door. A minimum 1500mm clear turning circle is provided to the accessible bathroom.

7. Services and controls

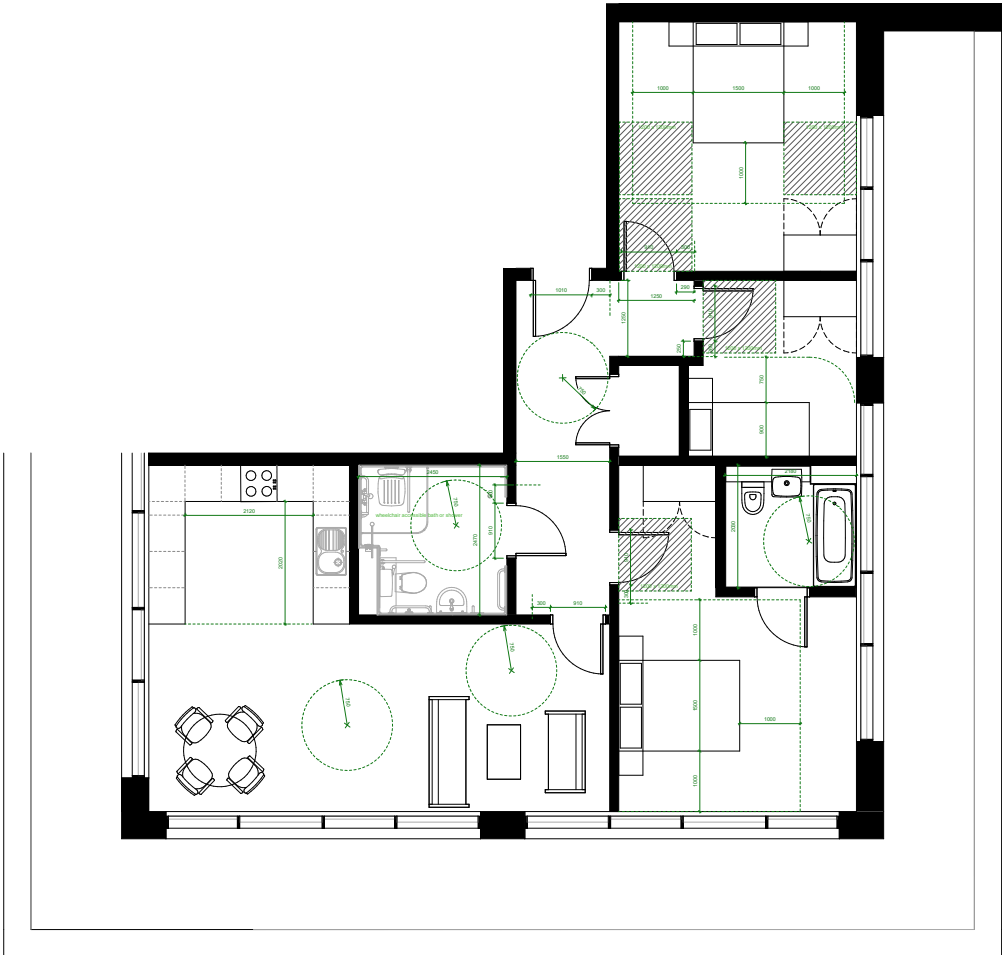
Power and data supply to the potential future adaptations will be allowed including potential future shower, entry phones and relevant controls.



Illustrated 1 Bed wheelchair adaptable layout



Illustrated 2 Bed wheelchair adaptable layout



Illustrated 3 Bed wheelchair adaptable layout

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