

4.3 Proposed Block A

Block A - Plans

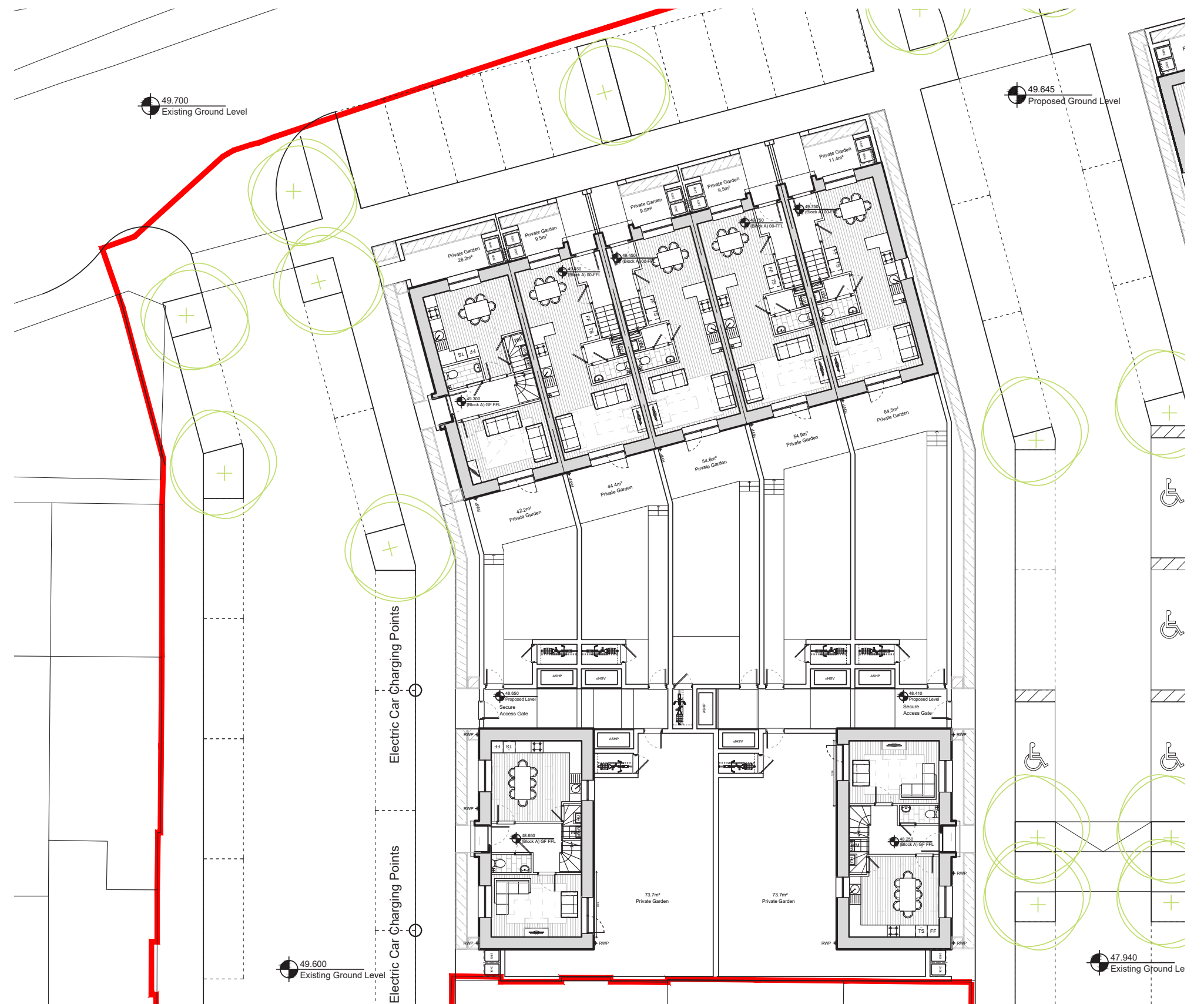
Block A is located to the north west of the site. To the north of the block is a row of five 3-bedroom houses which are orientated parallel to Wensley Road. The row includes two pairs which have front doors accessed from Wensley Road and a corner house at the western end, which looks across the green area to the west of the site.

To the south of block A are two wide-fronted 4-bedroom houses that overlook the proposed parking court to the west and the north-south mews to the east.

A private rear access route from the west, provides access to the rear gardens and cycle stores of three of the houses, whilst an private access route from the east provides access to the rear of four of the houses. These access routes will also be used for maintenance of the air source heat pumps.

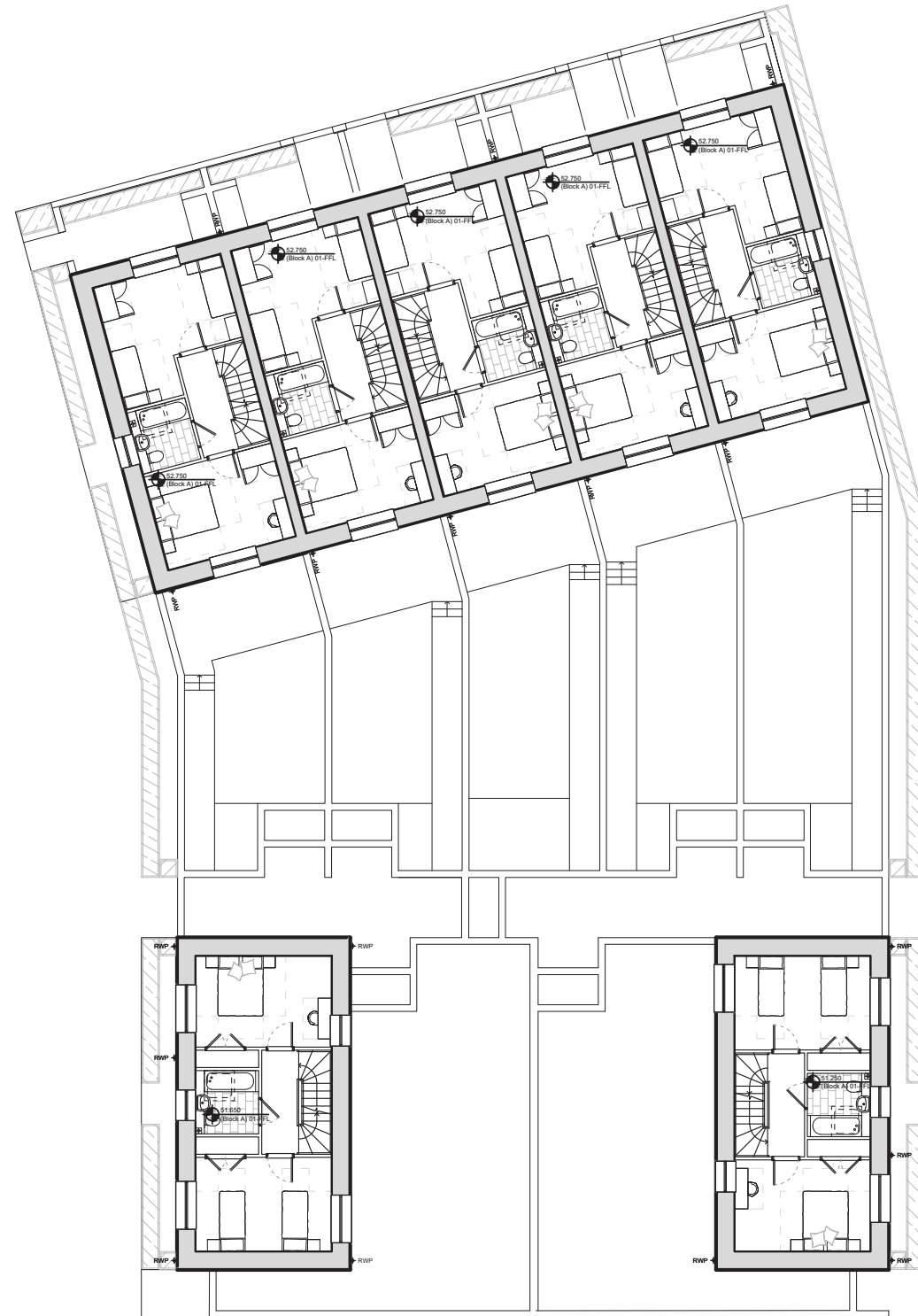
More information regarding the proposed unit types can be found in the following section.

Key Plan

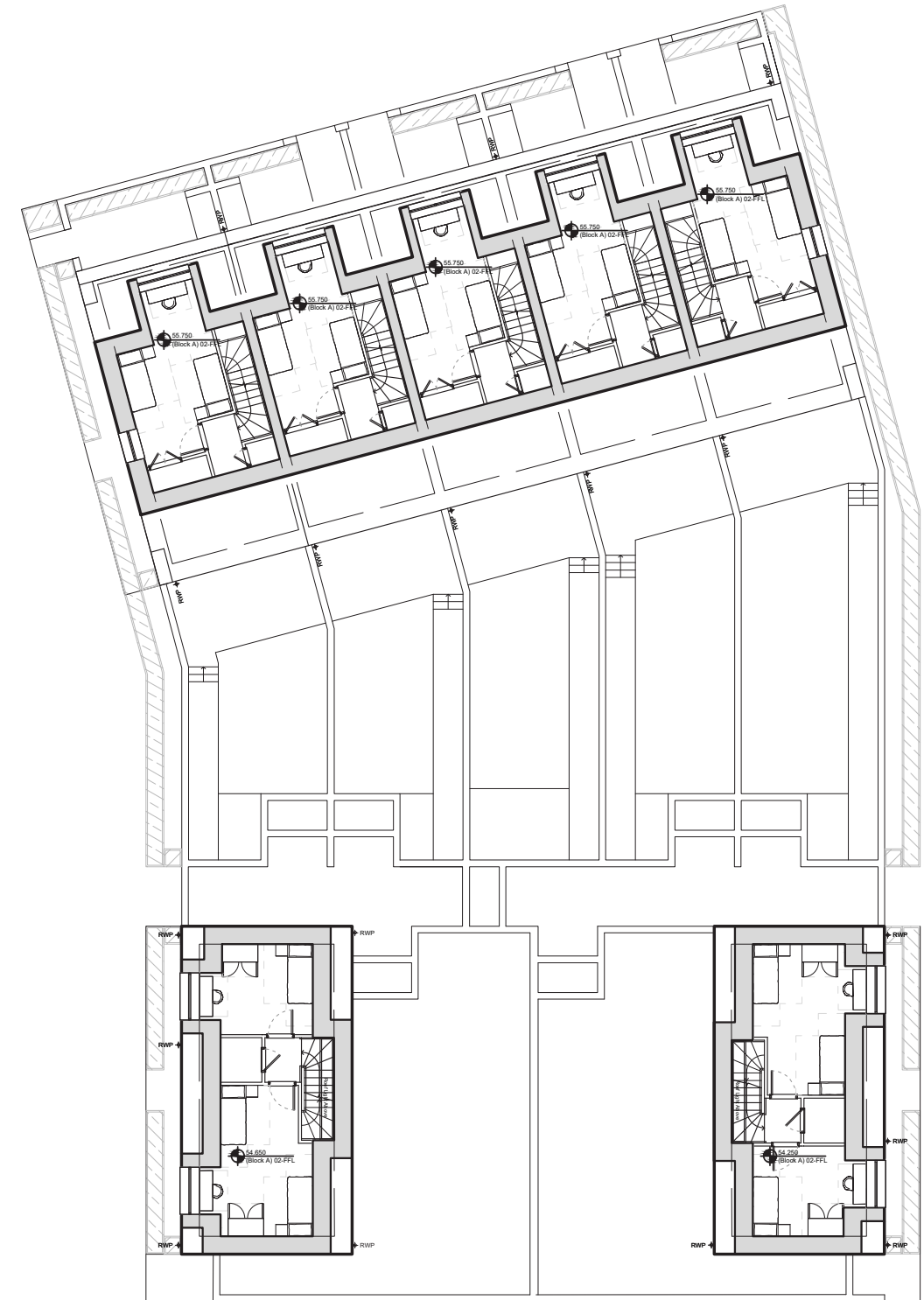


Block A - Proposed Ground Floor Plan - NTS

4.3 Proposed Block A



Block A - Proposed First Floor Plan 1:200@A3



Block A - Proposed Second Floor Plan 1:200@A3

4.3 Proposed Block A

Block A - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
- 3

Refuse Enclosure - Brick enclosure to match brick type 1.
- 4

Garden Wall - Aluminium railing mounted on a dwarf brick wall to match brick type 1.
- 5

Brick Lintel - Angled brick window header, to match brick type 2.
- 6

Private Entrance Porch/Canopy - Double leaf of projecting brick reveal (brick type 2) with pre-cast concrete canopy.
- 7

Private Entrance Doors - Painted timber SBD compliant, with fan light above RAL tbc.
- 8

Glazed Communal Entrance Door - Metal frame doors with integrated access control entry system.
- 9

Refuse/Service Doors - SBD compliant. RAL tbc.
- 10

Windows and Glazed External Doors - Metal frame, colour: light grey RAL tbc.
- 11

Balustrades & Privacy Screens - Sealed cross-laminated timber.
- 12

Parapet Coping - Pre-cast concrete coping, smooth finish, colour white/beige.
- 13

Dormer Window - Zinc standing seam, colour light grey, RAL tbc.
- 14

Slate Roof - 38 degree pitch hung slate, li grey. Colour tbc.
- 15

Photovoltaic Panels - Integrated system. Specification tbc.
- 16

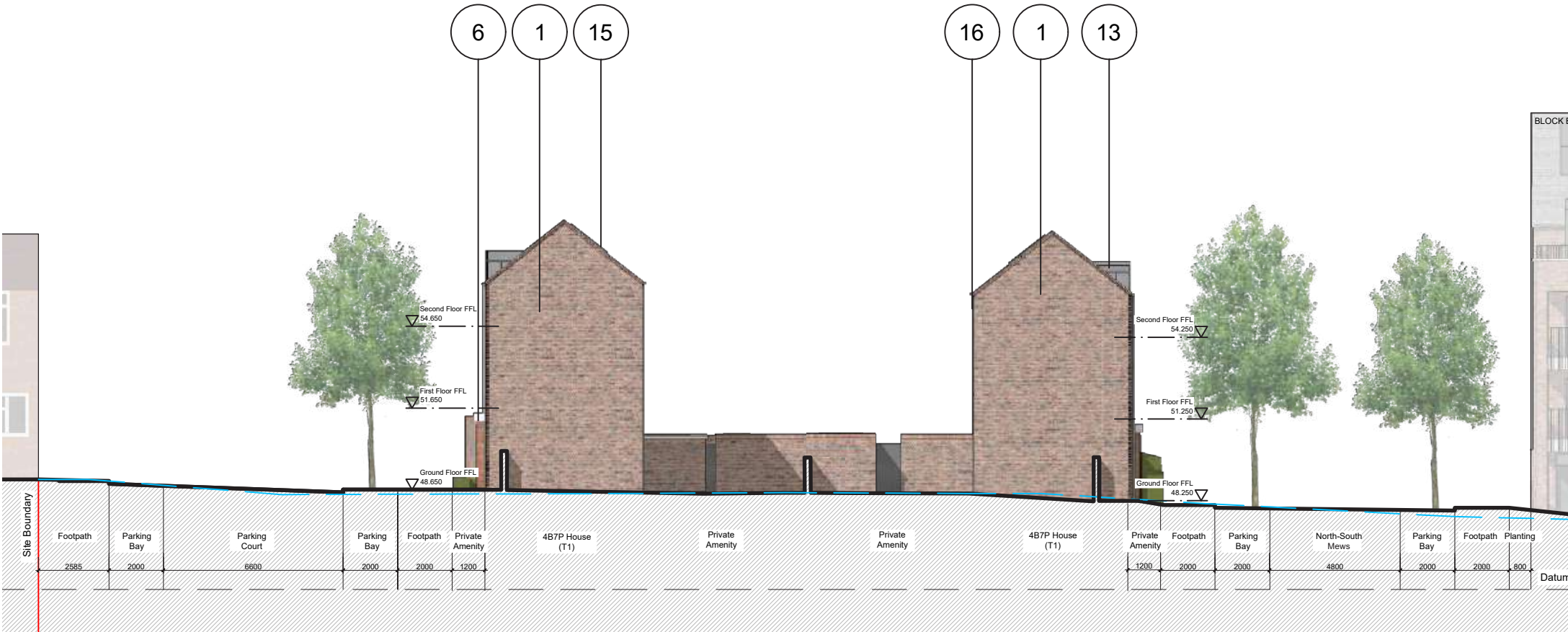
Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.

Existing Ground Line

Key Plan



Block A - North Elevation NTS



Block A - South Elevation NTS

4.3 Proposed Block A

Block A - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
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- 16

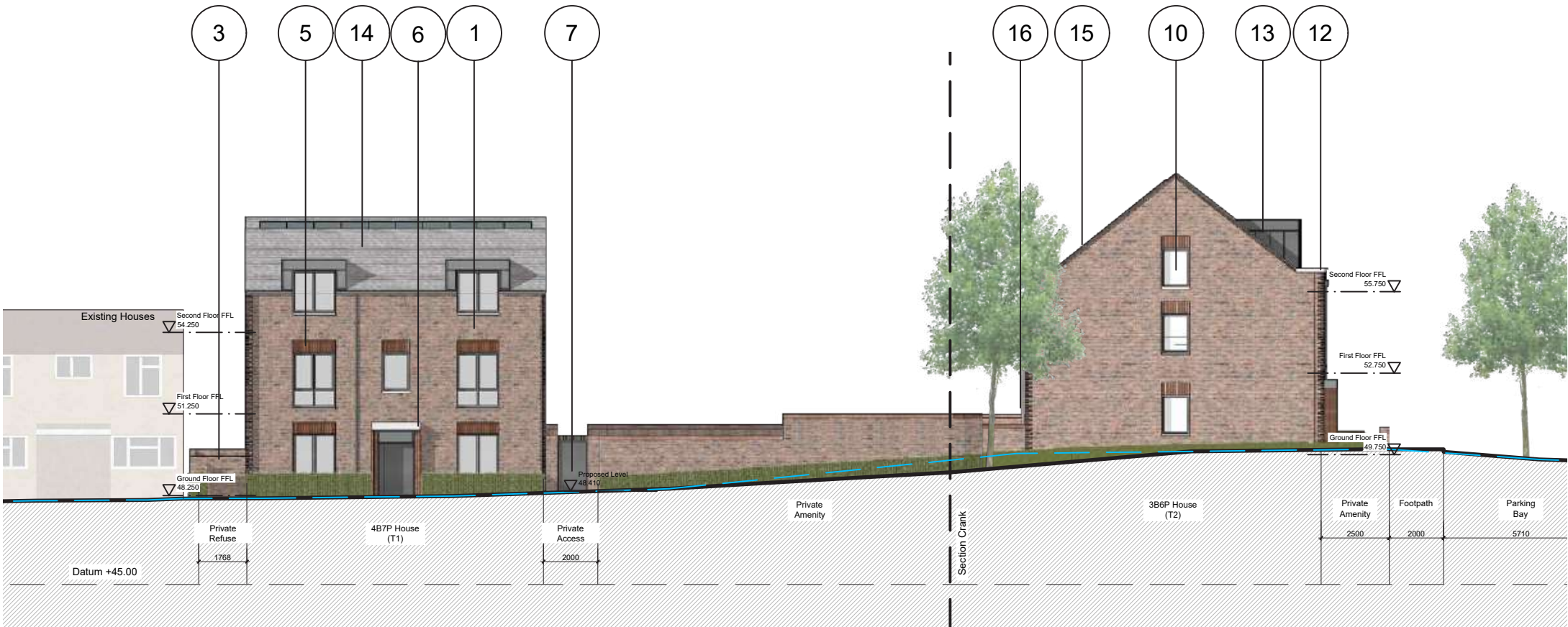
Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.

Existing Ground Line

Key Plan



Block A - Proposed Side Elevation - West NTS



Block A - Proposed Side Elevation - East NTS

4.4 Proposed Block B

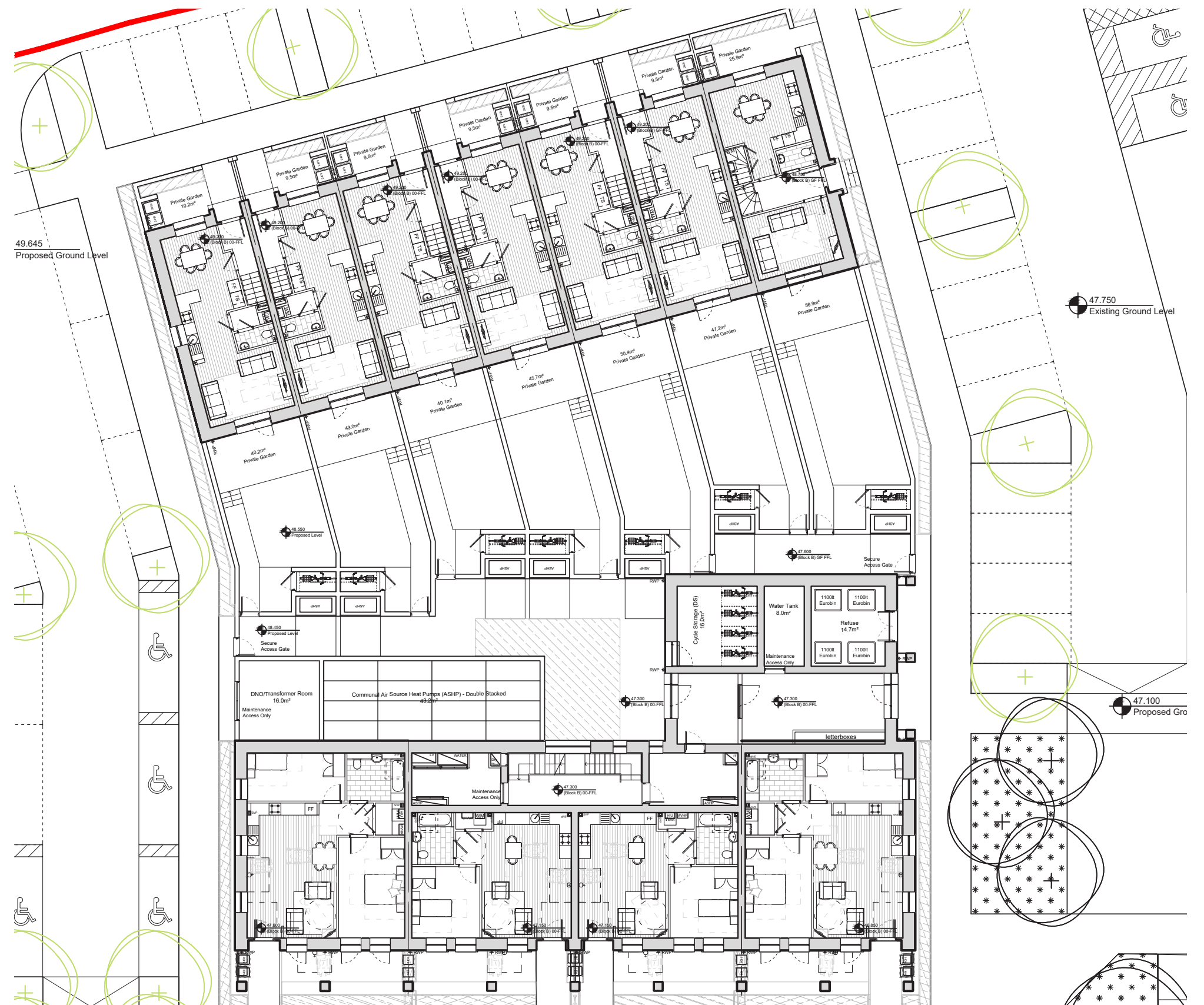
Block B - Plans

Continuing on from block A, to the north of block B is a row of seven 3-bedroom terrace houses. This includes three pairs of houses which face on to Wensley Road and a 3-bedroom corner house which terminates the row on the eastern end. A private rear access route from the west provides access to the rear gardens of four houses and the rear access route from the east provides access to the gardens of three houses.

To the south of block B is the apartment building which consists of four storey element facing south onto the central green space and a three storey return which faces west along the proposed new extension to Lesford Road. The main communal entrance, leading to a communal lobby is located on the east elevation, adjacent to the refuse and recycling store. A secondary entrance to the communal lobby is located adjacent to the communal cycle store and can only be accessed via the secure private access route from the west of the block.

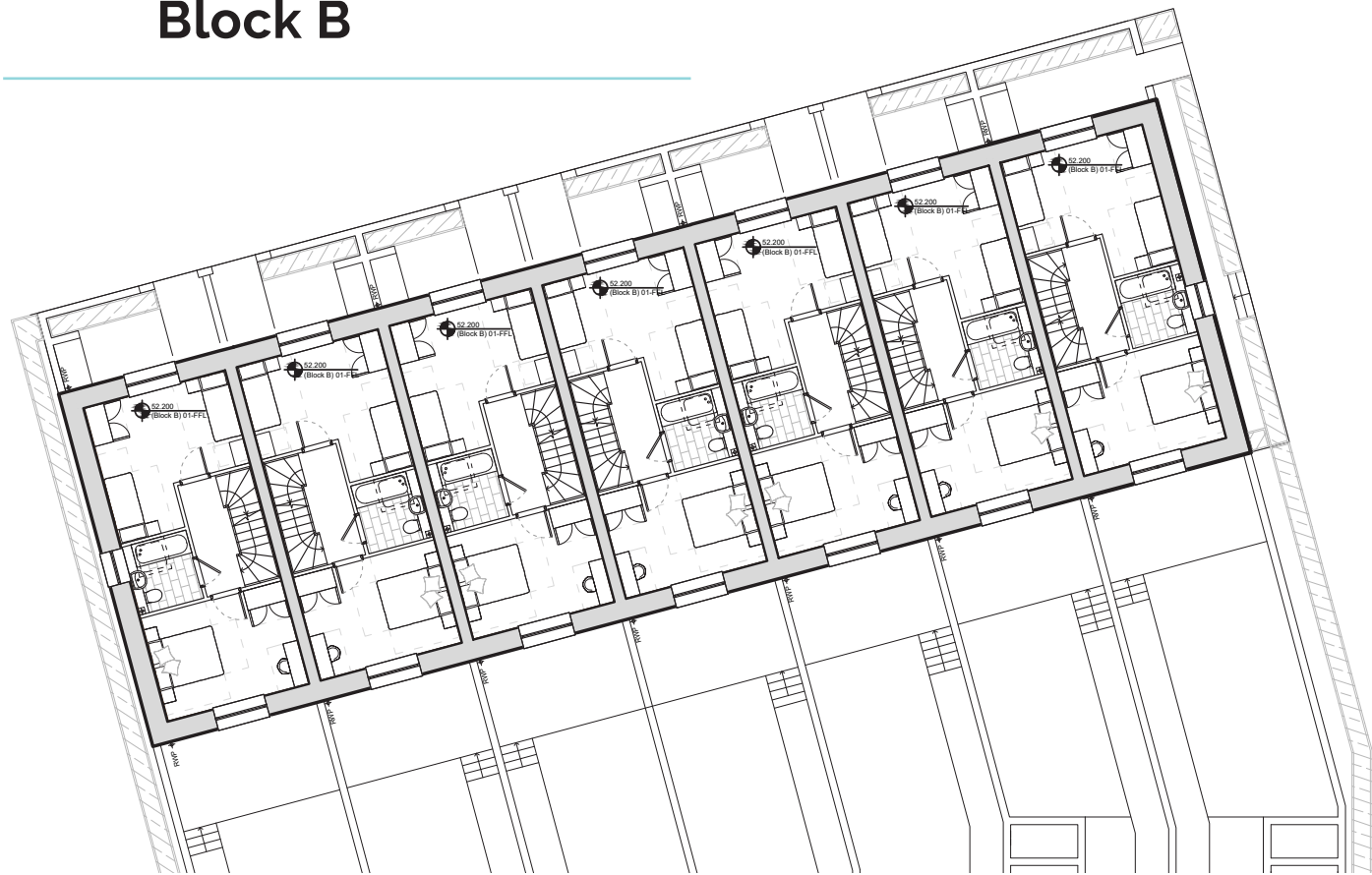
Also at ground floor there are four wheelchair accessible flats, all of which have individual private entrances and front gardens. At first and second floor there are five flats per floor and four flats located on the third floor. All of the upper floor flats are accessed from a communal stair core and have a private balcony.

Key Plan



Block B - Proposed Ground Floor Plan

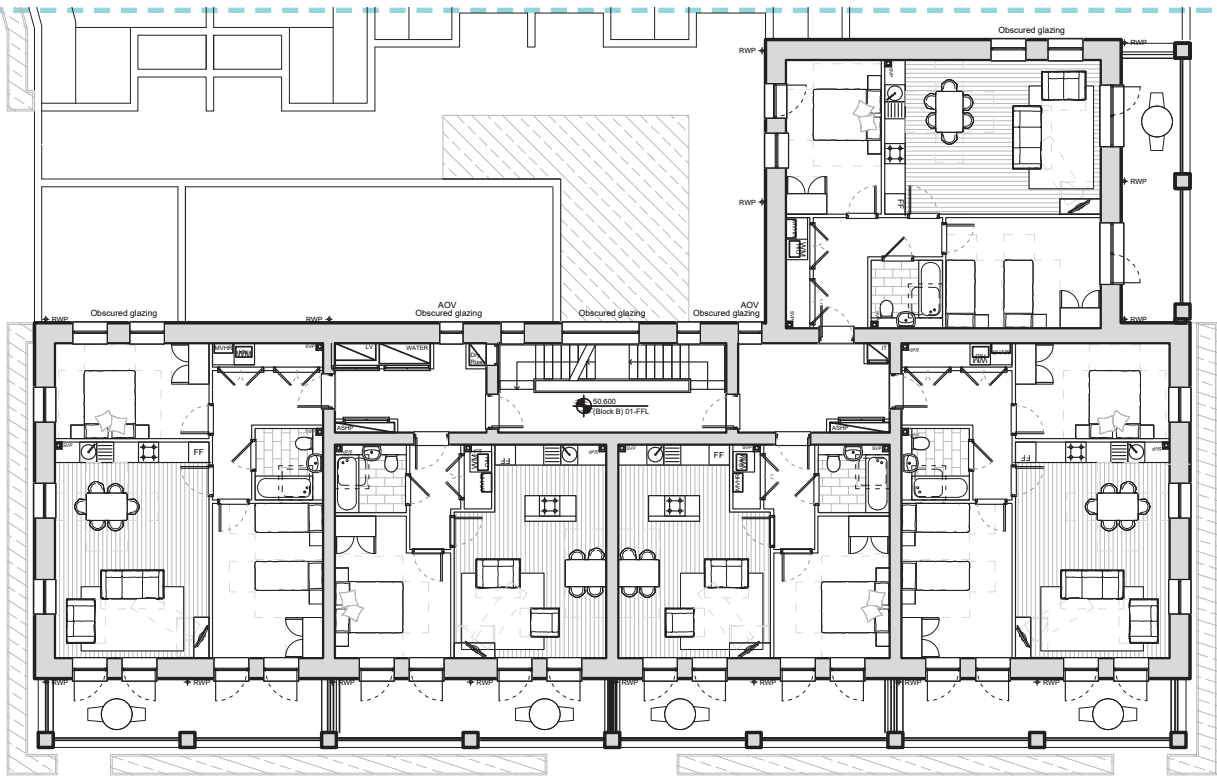
4.4 Proposed Block B



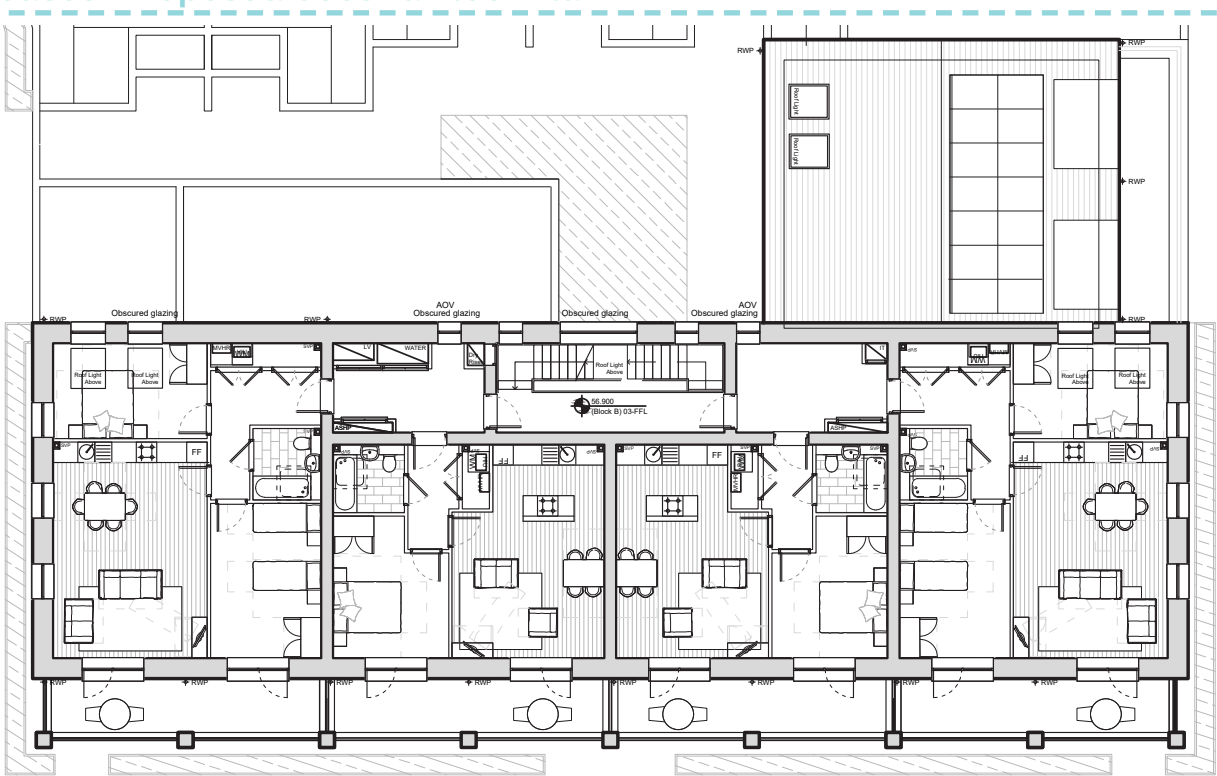
Block B Houses- Proposed First Floor Plan



Block B Houses- Proposed Second Floor Plan



Block B Apartment Building - Proposed First & Second Floor Plan



Block B Apartment Building - Proposed Third Floor Plan



4.4 Proposed Block B

Block B - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
- 3

Refuse Enclosure - Brick enclosure to match brick type 1.
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Slate Roof - 38 degree pitch hung slate, li grey. Colour tbc.
- 15

Photovoltaic Panels - Integrated system. Specification tbc.
- 16

Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.

Existing Ground Line

Key Plan



Block B -North Elevation NTS



Block B - South Elevation NTS

4.4 Proposed Block B

Block B - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
- 3

Refuse Enclosure - Brick enclosure to match brick type 1.
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Photovoltaic Panels - Integrated system. Specification tbc.
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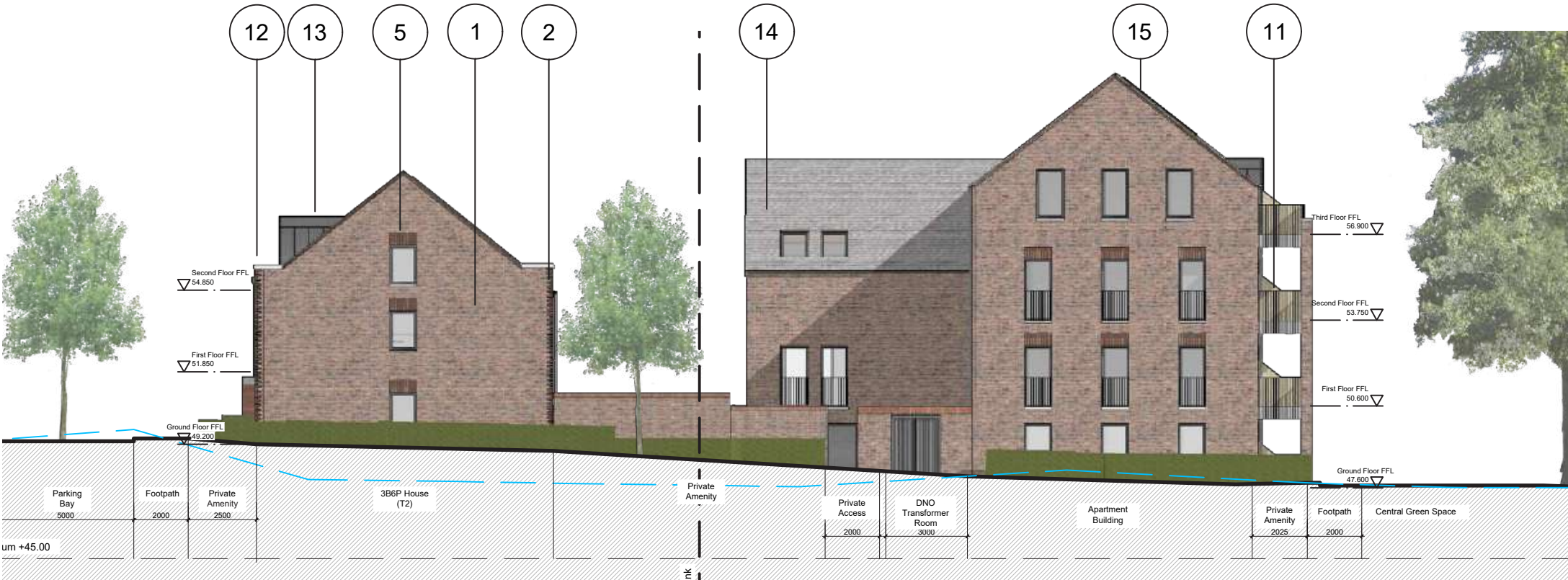
Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.



Block B - East Elevation NTS

Existing Ground Line

Key Plan



Block B - West Elevation NTS

4.5 Proposed Block C

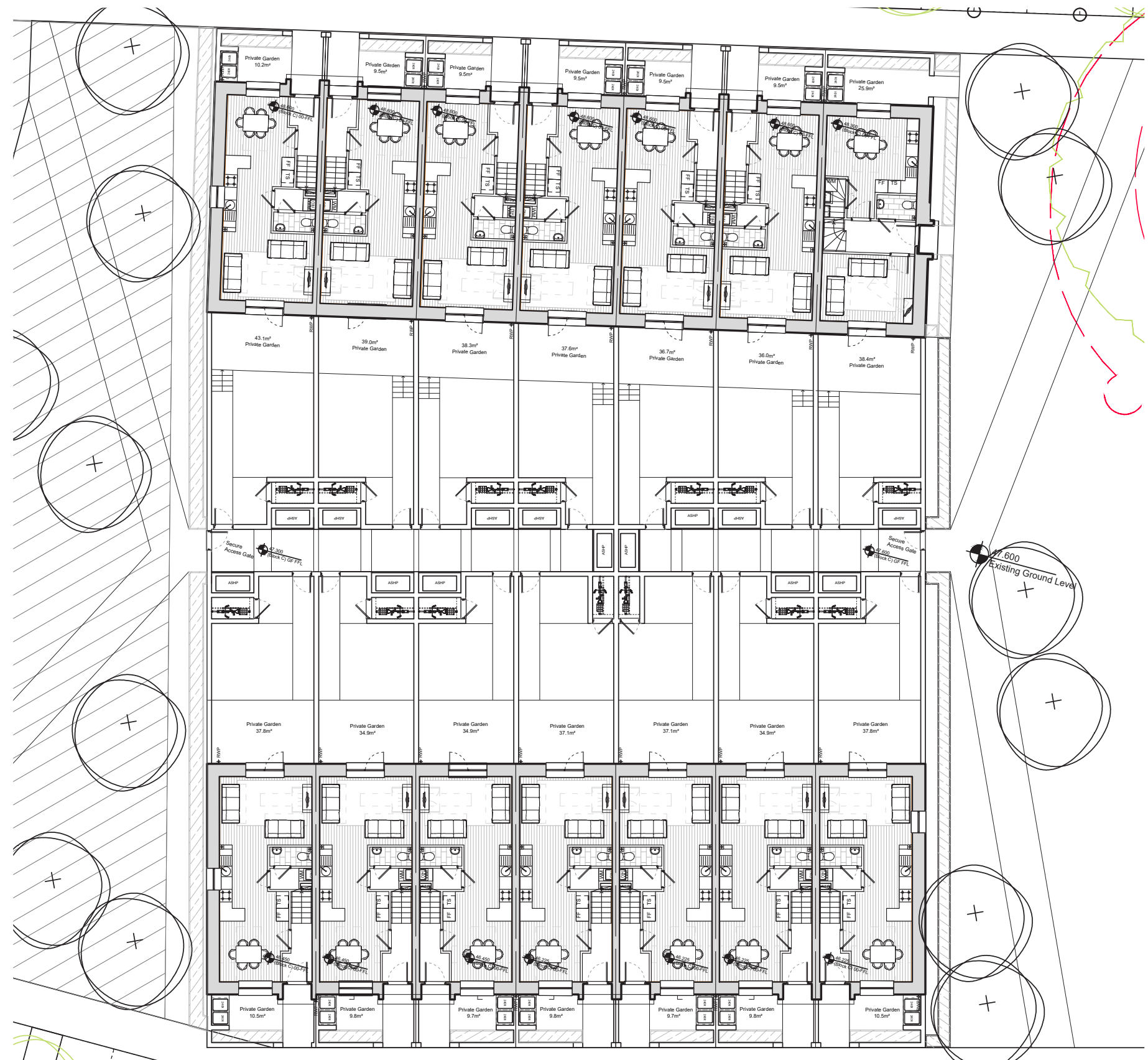
Block C - Plans

Consistent with both blocks A and B, at the north of block C is a row of seven houses, including three pairs of 3-bedroom houses which face onto Wensley Road and terminated on the eastern end by a 3-bedroom corner house, which looks across the green space in front of Lesford flats.

To the south of block C is a second row of seven 3-bedroom terrace houses which face onto the new extension of Lesford Road. Unlike the other terraces, this row does not terminate with a corner house type to avoid potential overlooking into the neighbouring existing dwellings.

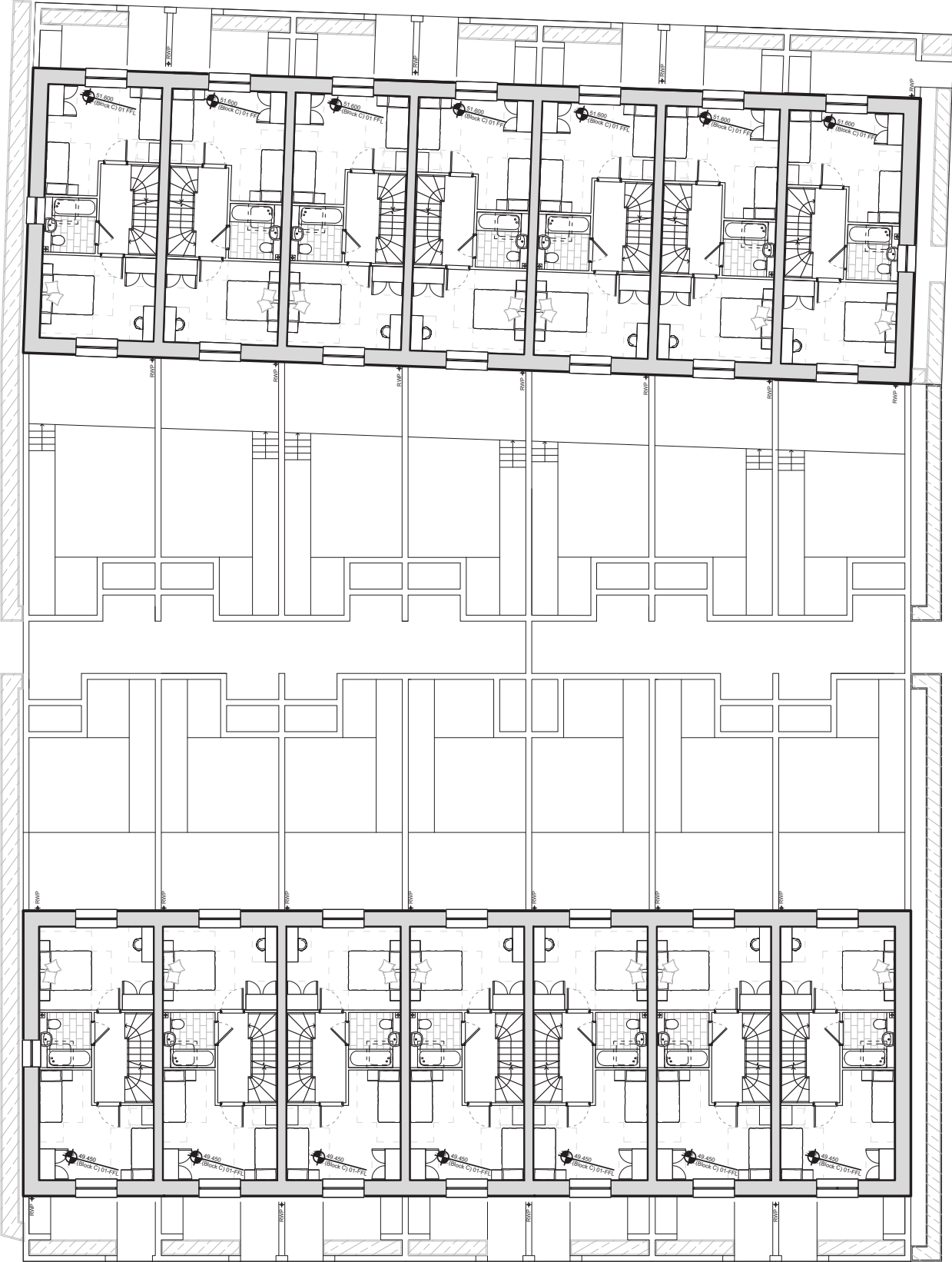
A private rear access route from the west provides access to the rear gardens and cycle stores of eight of the houses, whilst an private access route from the east provides access to the rear of six of the houses. These access routes will also be used for maintenance of the air source heat pumps.

Key Plan

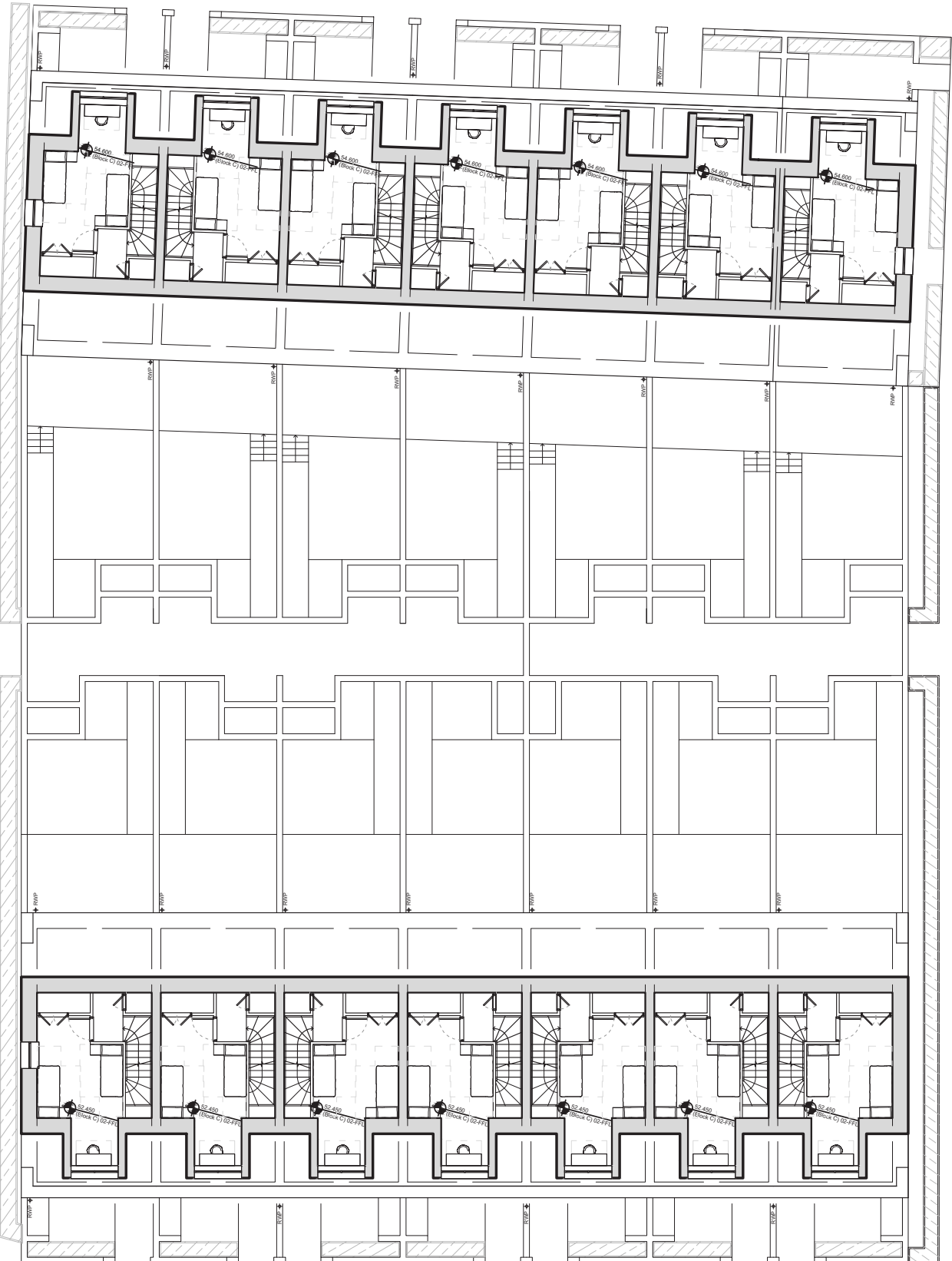


Block C - Proposed Ground Floor Plan

4.5 Proposed Block C



Block C - Proposed First Floor Plan



Block C - Proposed Second Floor Plan

4.5 Proposed Block C

Block A - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
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- 11

Balustrades & Privacy Screens - Sealed cross-laminated timber.
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Parapet Coping - Pre-cast concrete coping, smooth finish, colour white/beige.
- 13

Dormer Window - Zinc standing seam, colour light grey, RAL tbc.
- 14

Slate Roof - 38 degree pitch hung slate, li grey. Colour tbc.
- 15

Photovoltaic Panels - Integrated system. Specification tbc.
- 16

Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.

Existing Ground Line

Key Plan



Block C -North Elevation NTS



Block C - South Elevation NTS

4.5 Proposed Block C

Block A - Street Elevations

- 1

Brick Type 1 - Red multi primary facing brick, with coloured mortar and bucket handle mortar joints.
- 2

Brick Type 2 - Red secondary brick, with coloured mortar to quoins.
- 3

Refuse Enclosure - Brick enclosure to match brick type 1.
- 4

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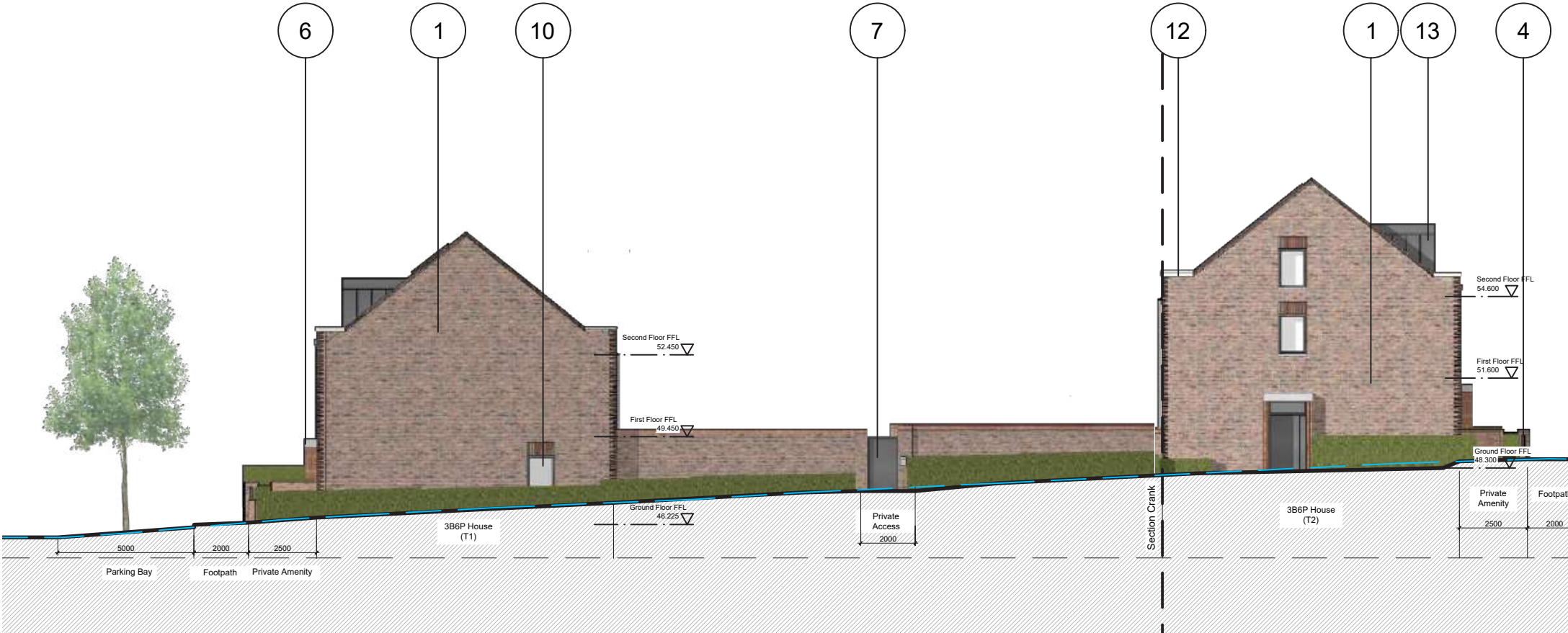
Slate Roof - 38 degree pitch hung slate, liq grey. Colour tbc.
- 15

Photovoltaic Panels - Integrated system. Specification tbc.
- 16

Rainwater Goods - Aluminium polyester powder coated - Colour: Grey RAL tbc.

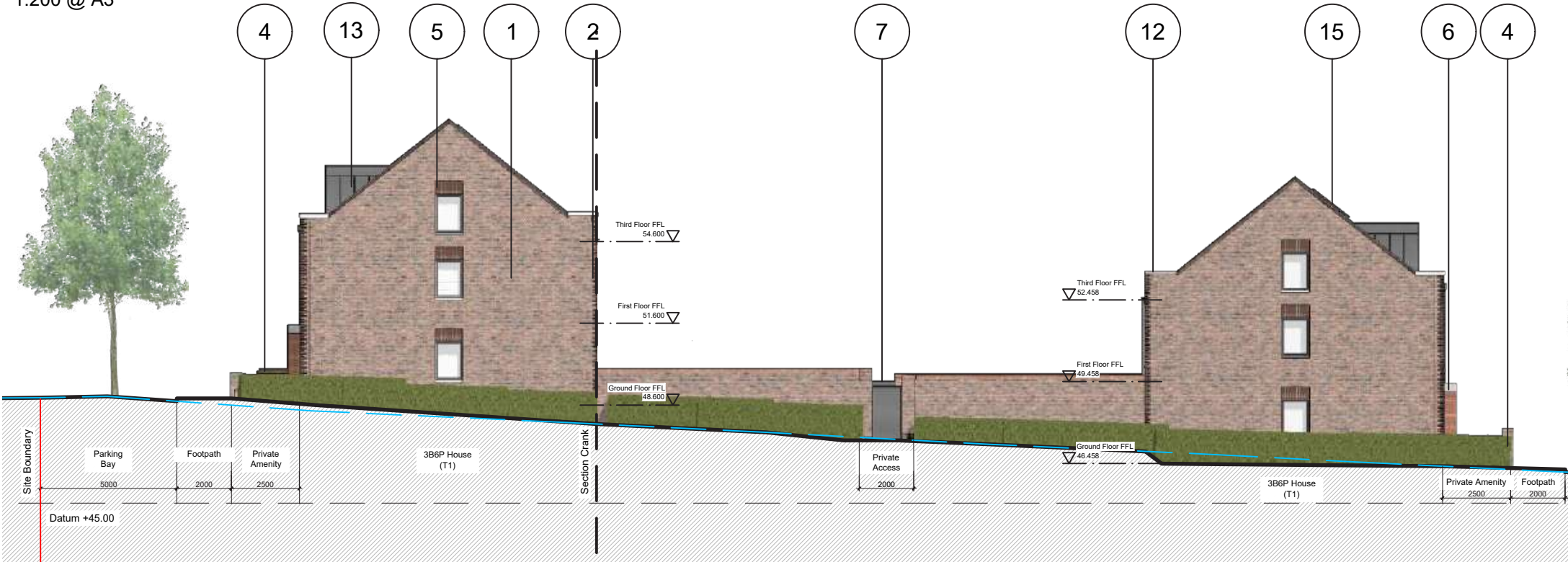
Existing Ground Line

Key Plan



Block C - East Elevation NTS

East Elevation
1:200 @ A3



Block C - West Elevation NTS

4.6 Proposed Unit Types

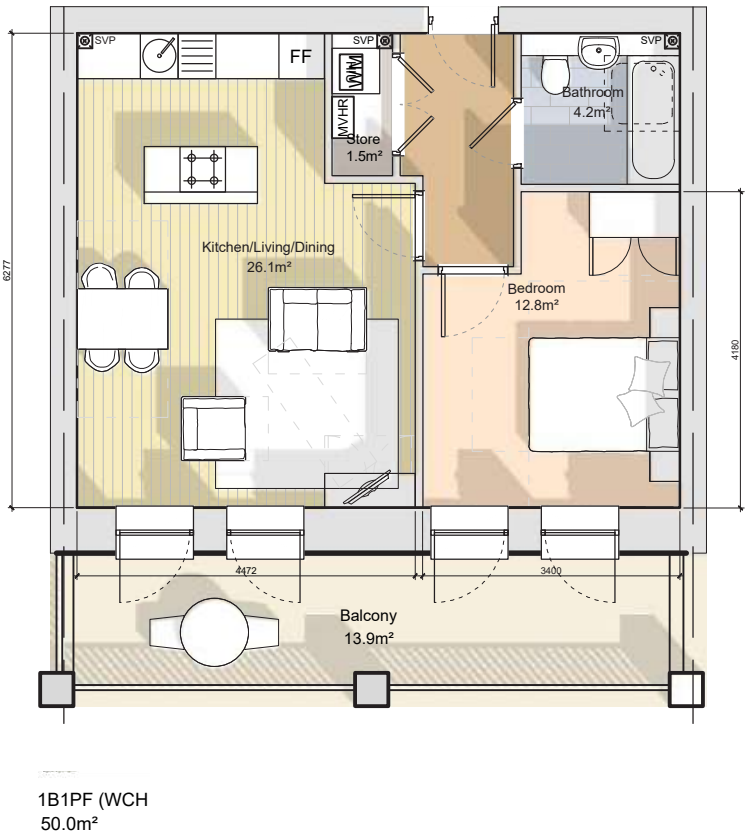
1 Bed 2 Person Flat

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	50.0 m ²	50 m ² min
Combined kitchen, living dining area	26.1 m ²	n/a
Storage Area	1.5 m ²	1.5 m ² min
Private Amenity	13.9 m ²	-
Cycle Storage	1 cycle spaces	0.5 Cycle Spaces

1 Bed 1 Person Flat - WCH

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	50.0 m ²	50.0 m ² min
Combined kitchen, living dining area	28.1 m ²	n/a
Storage Area	1.5 m ²	1.5 m ² min
Private Amenity	16.2m ²	-
Cycle Storage	1 cycle spaces	0.5 Cycle Spaces

NDSS - Nationally Described Space Standards



4.6 Proposed Unit Types

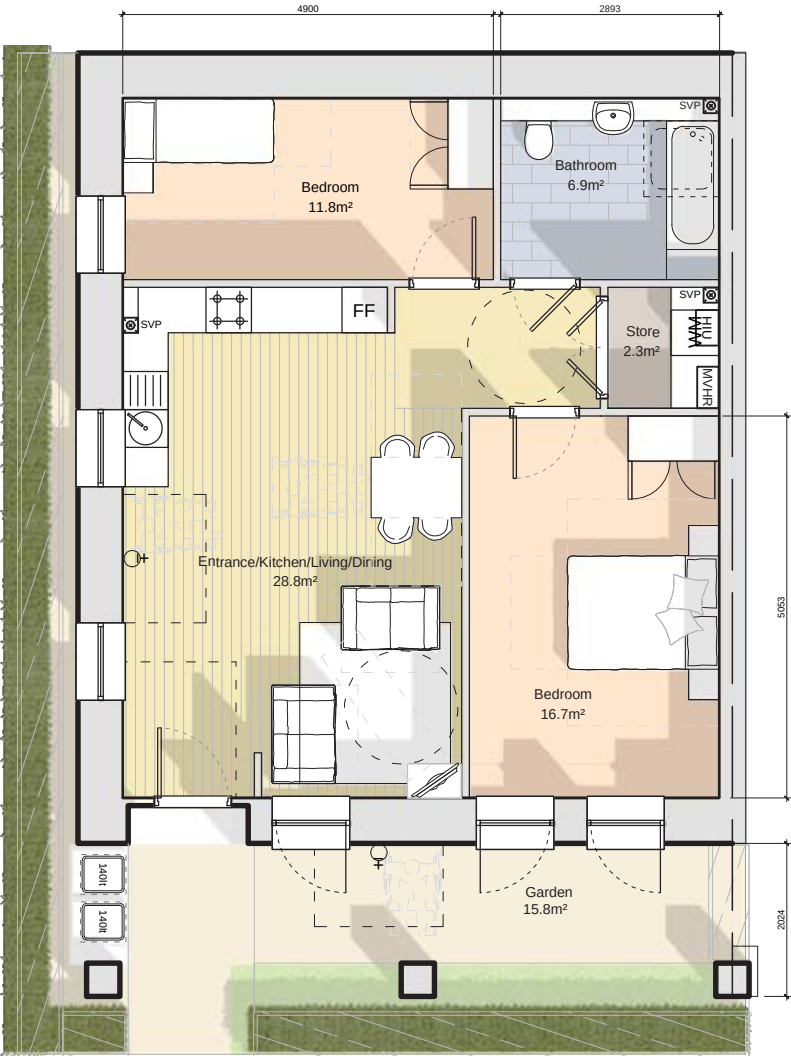
2 Bed 4 Person Flat

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	72.9 m ²	70.0 m ² min
Combined kitchen, living dining area	28.8 m ²	n/a
Storage Area	2.3 m ²	2.0 m ² min
Private Amenity	13.9 m ²	-
Cycle Storage	1 cycle spaces	0.5 Cycle Spaces

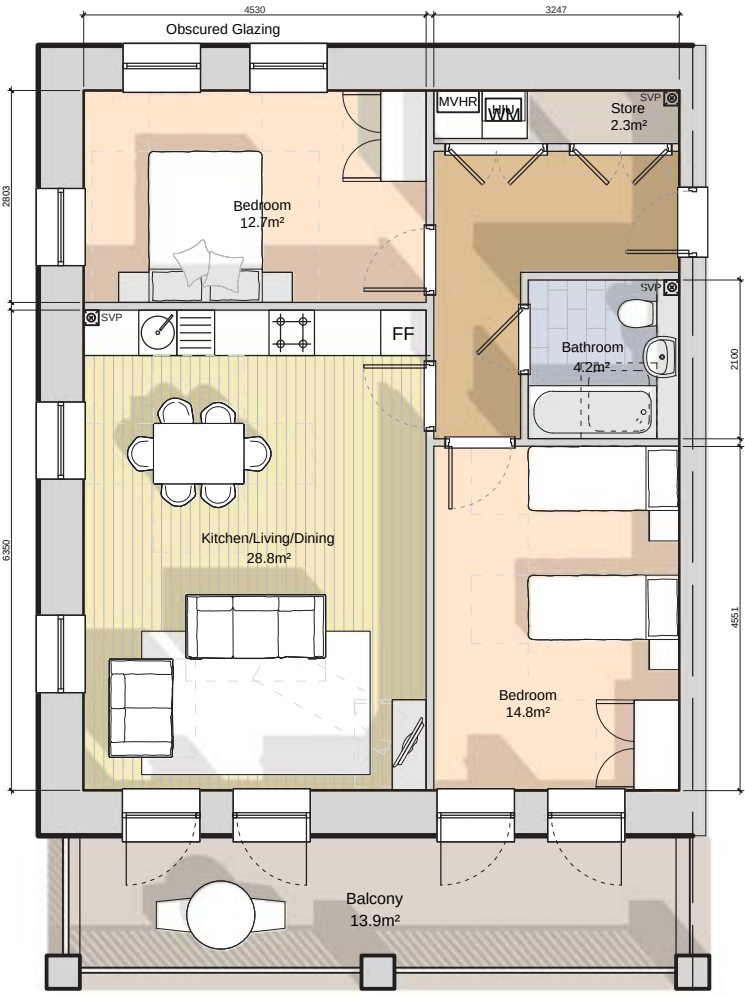
2 Bed 3 Person Flat (WCH)

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	72.9 m ²	61.0 m ² min
Combined kitchen, living dining area	28.8 m ²	n/a
Storage Area	2.3 m ²	2.0 m ² min
Private Amenity	15.8 m ²	-
Cycle Storage	1 cycle spaces	0.5 Cycle Spaces

NDSS - Nationally Described Space Standards



2B3PF (WCH - T1)
72.9m²



2B4PF (T1)
72.9m²

4.6 Proposed Unit Types

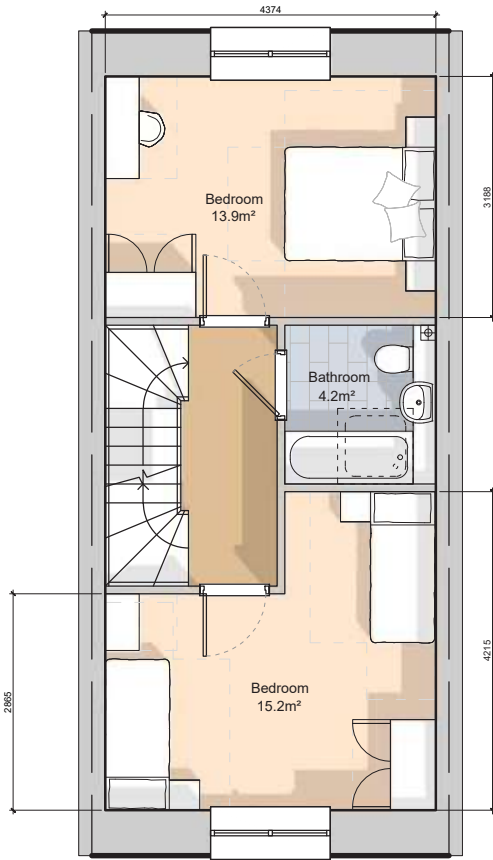
3 Bed 6 Person - 3 Storey Terrace House

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	109.2 m ²	108.0 m ² min
Combined kitchen, living dining area	32.4 m ²	n/a
Storage Area	4.4 m ²	2.5 m ² min
Private Amenity	44.6 m ² (Garden sizes vary)	40.0 m ² min
Cycle Storage	2 cycle spaces	2 cycle spaces

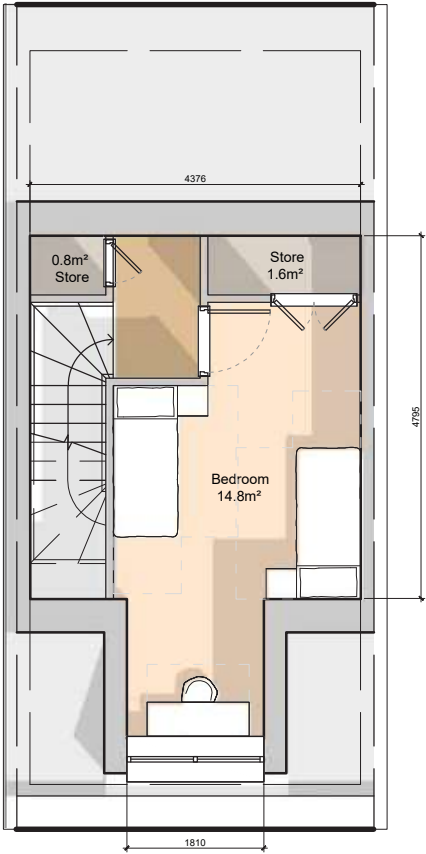
NDSS - Nationally Described Space Standards



Ground Floor Plan
42.4 m²



First Floor Plan
42.4 m²



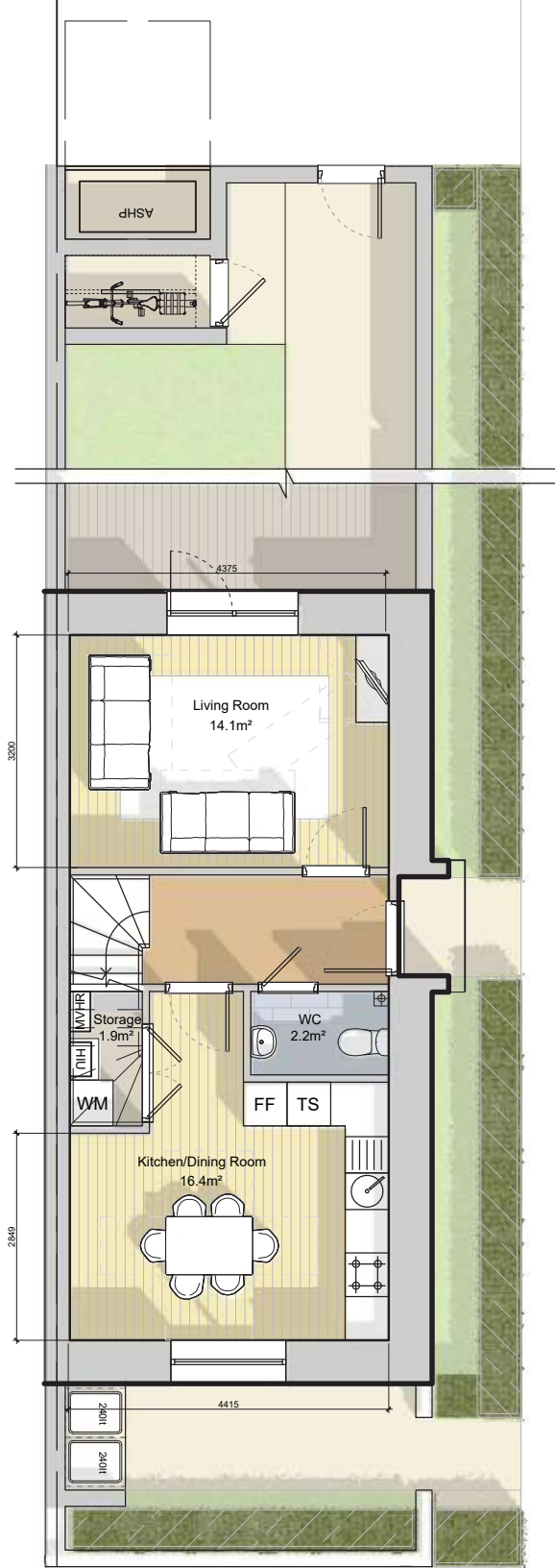
Second Floor Plan
24.4 m²

4.6 Proposed Unit Types

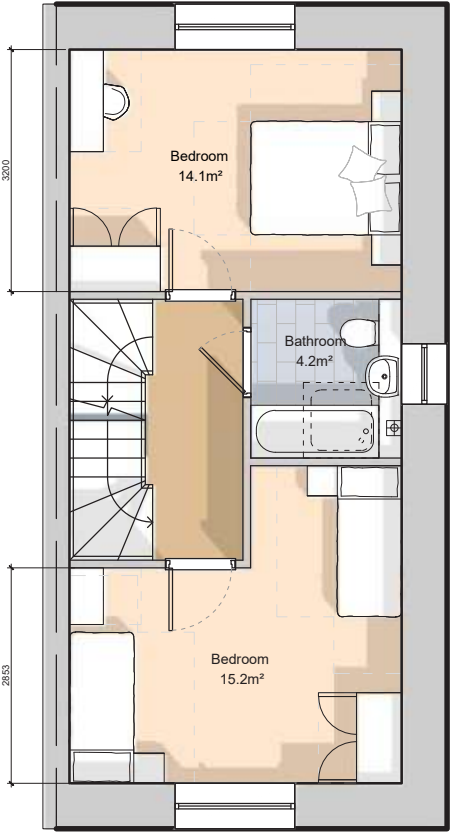
3 Bed 6 Person - 3 Storey Corner House

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	109.7 m ²	108.0 m ² min
Combined kitchen, living dining area	30.5 m ²	n/a
Storage Area	4.3 m ²	2.5 m ² min
Private Amenity	64.3 m ² (Garden sizes vary)	40.0 m ² min
Cycle Storage	2 cycle spaces	2 cycle spaces

NDSS - Nationally Described Space Standards



Ground Floor Plan
42.6 m²



First Floor Plan
42.6 m²



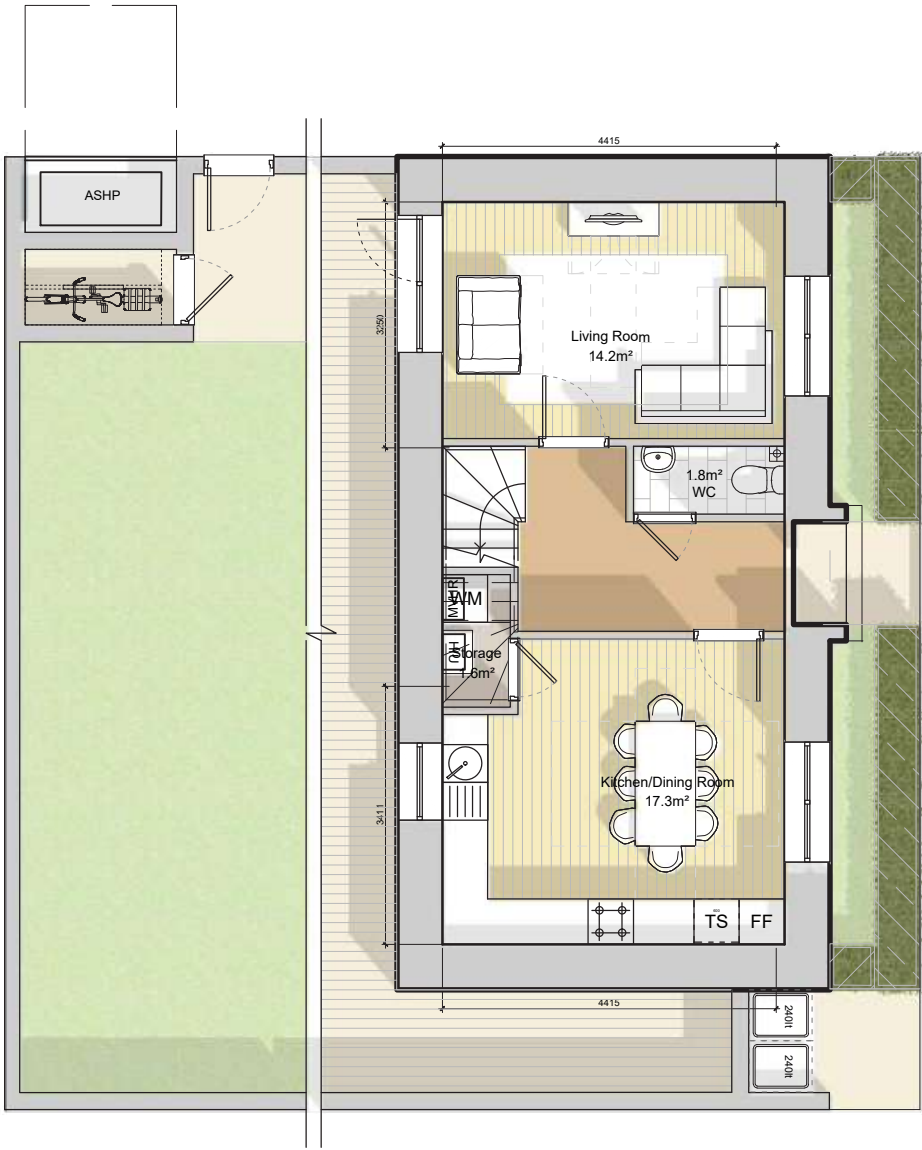
Second Floor Plan
24.5 m²

4.6 Proposed Unit Types

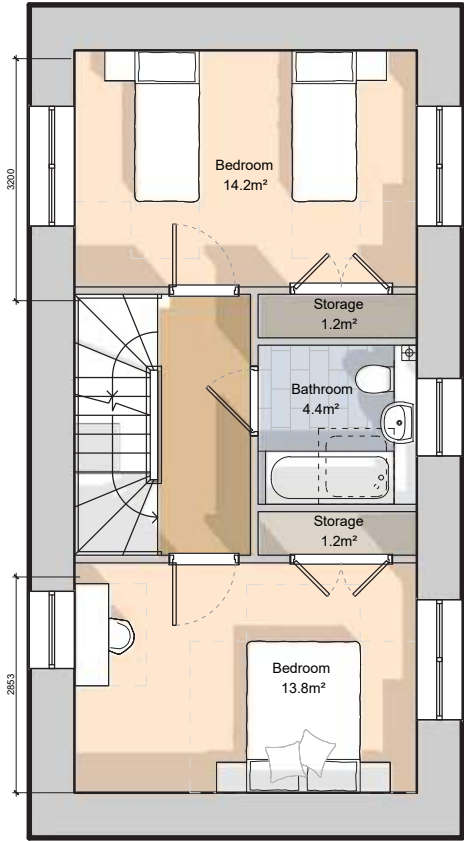
4 Bed 7 Person - 3 Storey House

	Proposed	NDSS /Planning Policy Requirement
Gross Internal Area	121.4 m ²	121.0 m ² min
Combined kitchen, living dining area	31.5 m ²	n/a
Storage Area	6.1 m ²	3.0 m ² min
Private Amenity	73.7 m ² (Garden sizes vary)	40.0 m ² min
Cycle Storage	2 cycle spaces	2 cycle spaces

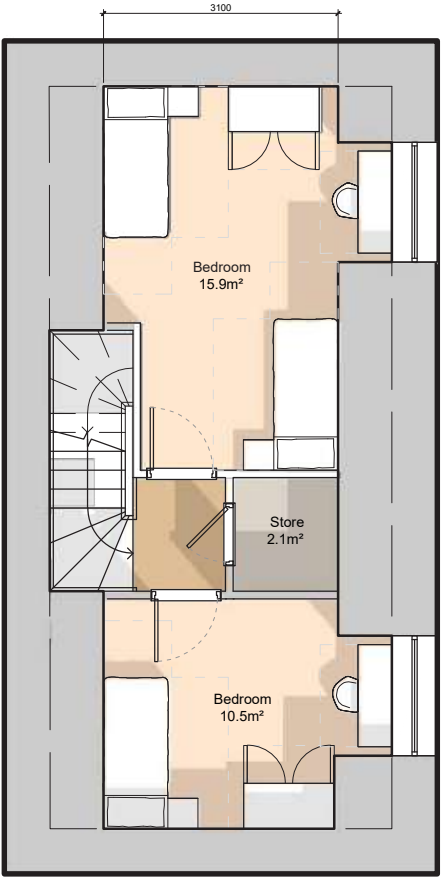
NDSS - Nationally Described Space Standards



Ground Floor Plan
44.4 m²



First Floor Plan
42.4 m²



Second Floor Plan
32.6 m²

4.7 Accommodation Schedule

Existing & Proposed Accommodation

The accommodation schedule included in this page contains both the proposed dwellings and the existing dwellings within the three tower blocks to provide an overview of the accommodation mix for the whole site.

Combined Sites							
	Unit Type	Bed Spaces (per unit type)	Habitable Rooms (per unit type)	Total Units	Total Bed Spaces	Total Habitable Rooms	Mix
Existing To be retained (Wensley Road Site)	1 Bed 1 Person	1	1	68	68	68	25%
	1 Bed 2 Person	2	2	19	38	38	7%
	2 Bed 4 Person	4	3	112	448	336	42%
	3 Bed 6 Person	6	5	68	408	340	25%
	Total - To be Retained			267	962	782	100%
Proposed New	1 Bed 1 Person	1	1	2	2	2	4%
	1 Bed 2 Person	2	2	6	12	12	13%
	2 Bed 3 Person	3	3	2	6	6	4%
	2 Bed 4 Person	4	3	8	32	24	17%
	3 Bed 6 Person	6	5	26	156	130	57%
	4 Bed 7 Person	7	6	2	14	12	4%
	Total - Proposed New			46	222	186	100%
Total - Existing (Existing Removed & Retained)				267	962	782	
Per Hectare (Site Area = 2.36 hectares)				113	419	341	
Total - Proposed (Existing Retained & Proposed New)				313	1184	968	
Per Hectare (Site Area = 2.36 hectares)				133	516	422	
Increase / Uplift (from Existing to Proposed)				46	222	186	

		Unit Types											Total	Total Dwellings per hectare	
		Studio/Bedsit		1B2P		2B3P	2B3P	2B4P		3B6P					4B7P
		Flat	WCH Flat	Flat	WCH Flat	Flat	WCH Flat	Flat	Maisonette	WCH Unit	Flat	House			House
Number of Storeys		1	1	1	1	1	1	1	2	1-2	1	3	3		
NDSS Min Area (m2)		39	50	50	61	61	70	70	79	86-93	86	99	121		
Sites															
Wensley Road & Garage Site		Site Area (1.934 + 0.175) = 2.294 hectares													
*Existing To be retained	Wensley Court	0	25	0	4	0	0	34	0	0	26	0	0	89	
	Irving Court	0	14	15	0	0	0	45	0	0	15	0	0	89	
	Riversley Court	29	0	0	0	0	0	33	0	0	27	0	0	89	
Proposed	Block A	0	0	0	0	0	0	0	0	0	0	5	2	7	
	Block B	0	2	6	0	0	2	8	0	0	0	7	0	25	
	Block C	0	0	0	0	0	0	0	0	0	0	14	0	14	
Total Existing		29	39	15	4	0	0	112	0	0	68	0	0	267	116
Mix (%)		25%		7%		0%		42%		25%			0%	100%	
Total Proposed (retained & new)		29	41	21	4	0	2	120	0	0	68	26	2	313	136
Mix (%)		22%		8%		1%		38%		30%			1%	100%	
Increase / Uplift		0	2	6	0	0	2	8	0	0	0	26	2	46	20.1

4.8 Building Appearance

Design Precedents

The design of the external building appearance has been very much inspired by the various terrace brick terrace streets in the wider context of Reading, as shown in the earlier character analysis section. On many of these streets the same repeated proportions are used, however different brick details and colours create unique identities for different streets.

In developing the building aesthetic, other examples of contemporary projects, both designed by HTA Design and other design practices have been explored. As with the traditional Reading terrace examples, the precedents that were considered balanced a simple and consistent approach to the building proportions and rhythm, whilst using material choices and details to create a sense of identity.



⌄ Filwood Park, Bristol - HTA Design



⌄ Marmalade Lane, Cambridge - Mole Architects



⌄ Ravensbury Estate, Merton - HTA Design



⌄ Goldsmith Street, Norwich - Mikhail Riches



⌄ West Green Place, Haringay - HTA Design



⌄ Ludlow Lodge, Sutton - Bell Philips

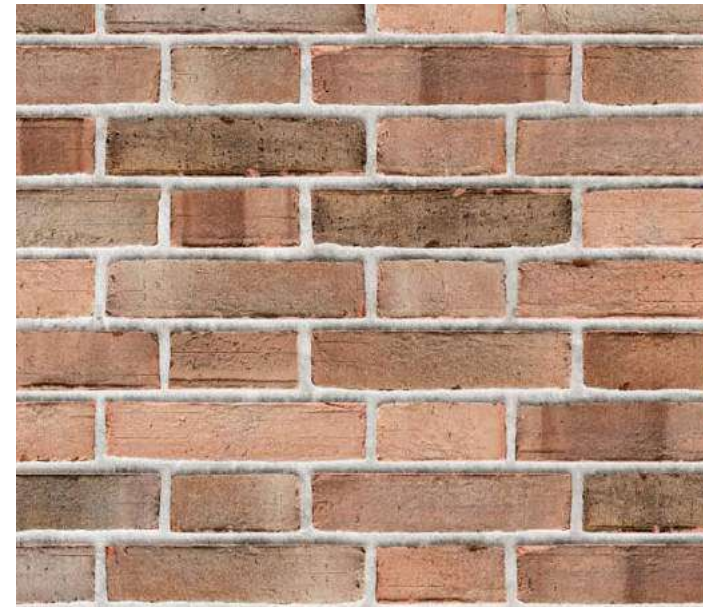
4.8 Building Appearance

Materials & Details

Within the proposed scheme there are three typologies; terrace houses, detached houses and the apartment building. Although each of these are distinct owing to the form and massing, consistent materials, details and proportions have been used throughout to create a consistent character across the proposal.

The proposed materials have been selected to provide texture and warmth to the buildings, as well as respond to the predominantly brick buildings in the immediate surroundings and the wider Reading Context. A consistent facing brick is proposed for all of the main elevations, with a secondary brick colour for the detail elements.

A simple palette of additional materials has been selected for other elements of the elevations. The use of these additional materials has been kept to a minimum, in order for the brick to read as the primary material.



Primary Brick Colour - Main Elevations



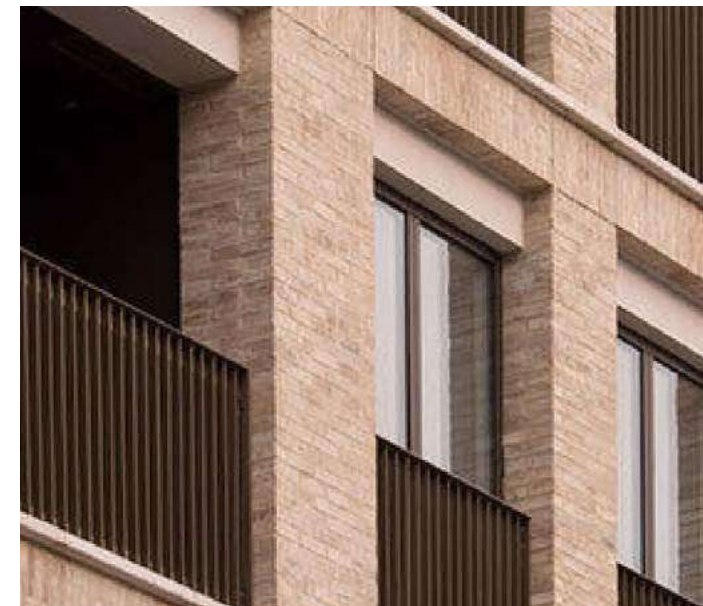
Secondary Brick Colour - To detail elements



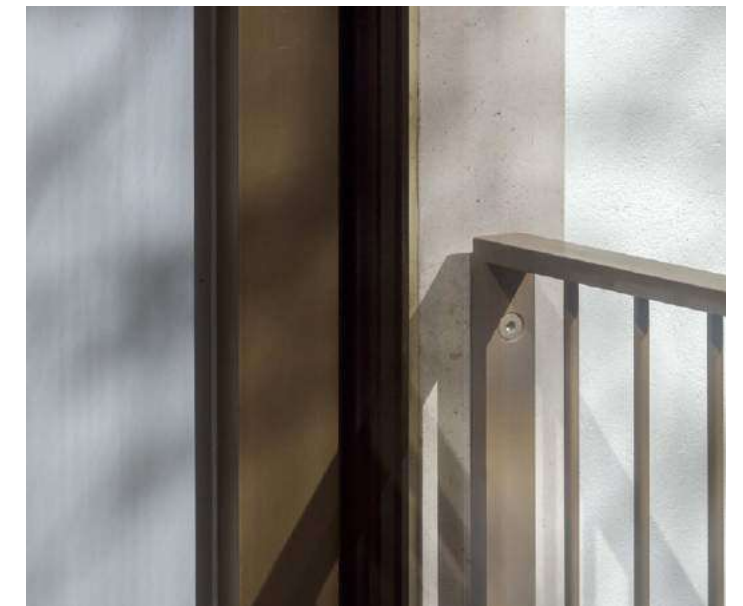
Grey Slate Roof



Example of paired recessed entrances



Example of recessed lintels and deep reveals to windows



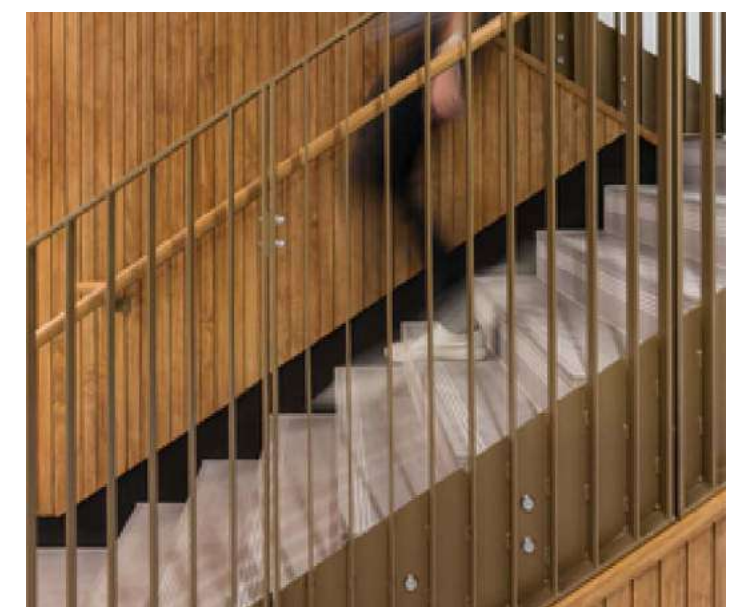
Example of balcony detail



Recessed communal entrance



Bright living areas opening out to amenity space.



Communal Staircase Detail

4.8 Building Appearance

Key Details - Terrace Houses

The design of terrace houses has been strongly influenced by the traditional brick terraces within the wider context of Reading, as shown in the earlier character analysis. All four terrace rows in the scheme have the same design to keep a simple, consistent aesthetic throughout the proposal.

All of the terrace houses are arranged in a pairs, with paired front doors. However both the first floor and dormer windows are centred on the elevation of each house to create continuous rhythm along the row. A recessed downpipe detail defines each pair and a secondary vertical brick quoin detail defines each house.



Elevation Study - Terrace Houses

Section Study - Terrace House

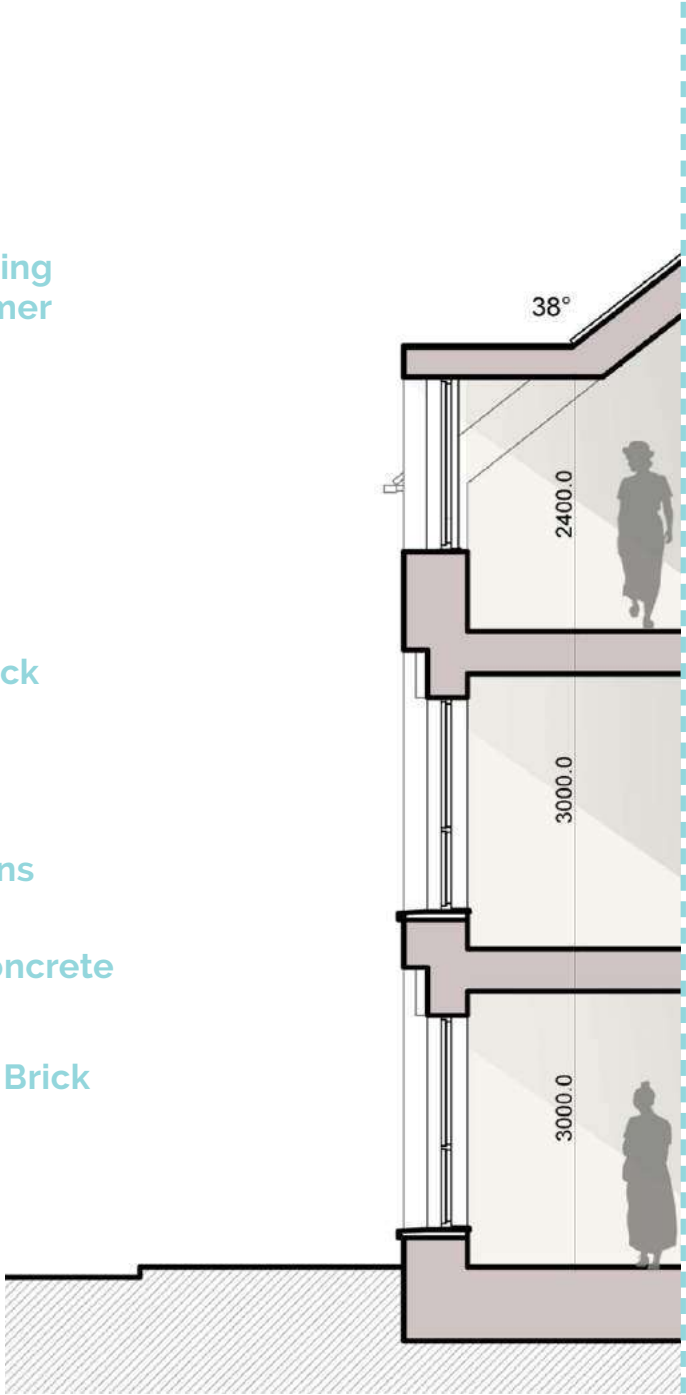
4.8 Building Appearance

Key Details - Detached Houses

The two detached houses create a transition in hierarchy between the terrace houses and the apartment building. Owing to the increased height and the wide fronted plan these dwellings have a distinct character, however the use of the same detail elements as both the terrace houses and the apartment building, keep a consistent language across the three typologies.



Elevation Study - Detached House



Section Study - Detached House

4.8 Building Appearance

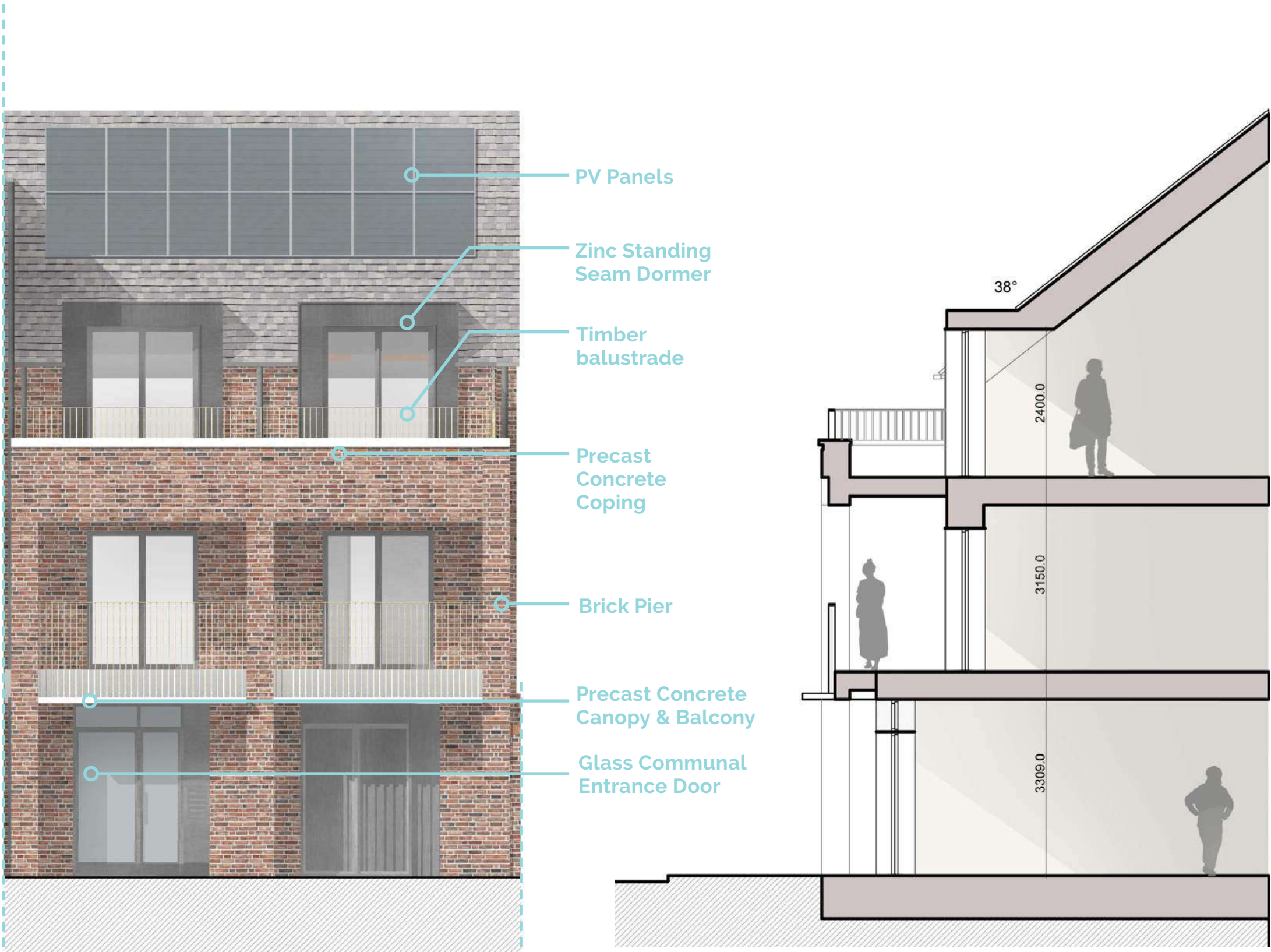
Key Details - Apartment Building

The elevation design of the apartment building, like the terrace houses is intended to keep to a simple rhythm, with consistent proportions for the windows and balconies. Although the same material palette and many of the same details as the terrace houses are incorporated, a number of design distinctions such as different window proportions have been made to acknowledge the difference in typology.

East Elevation

The east of the apartment building terminates the vista along the new extension of Lesford Road and helps to frame the proposed shared surface square, at the junction between two of the new vehicular routes into the site. The same balcony language as on the south elevation is used on the three storey element, but the elevation design beyond the balcony is distinct, highlighting the main entrance of the apartment building.

In order to avoid distracting attention from the main entrance, the neighbouring gable elevation has been kept intentionally simple, with details and window proportions mirroring the gables of the terrace houses.



Elevation Study - Apartment Building East Elevation

Section Study - Apartment Building East Elevation

4.8 Building Appearance

Key Details- Apartment Building

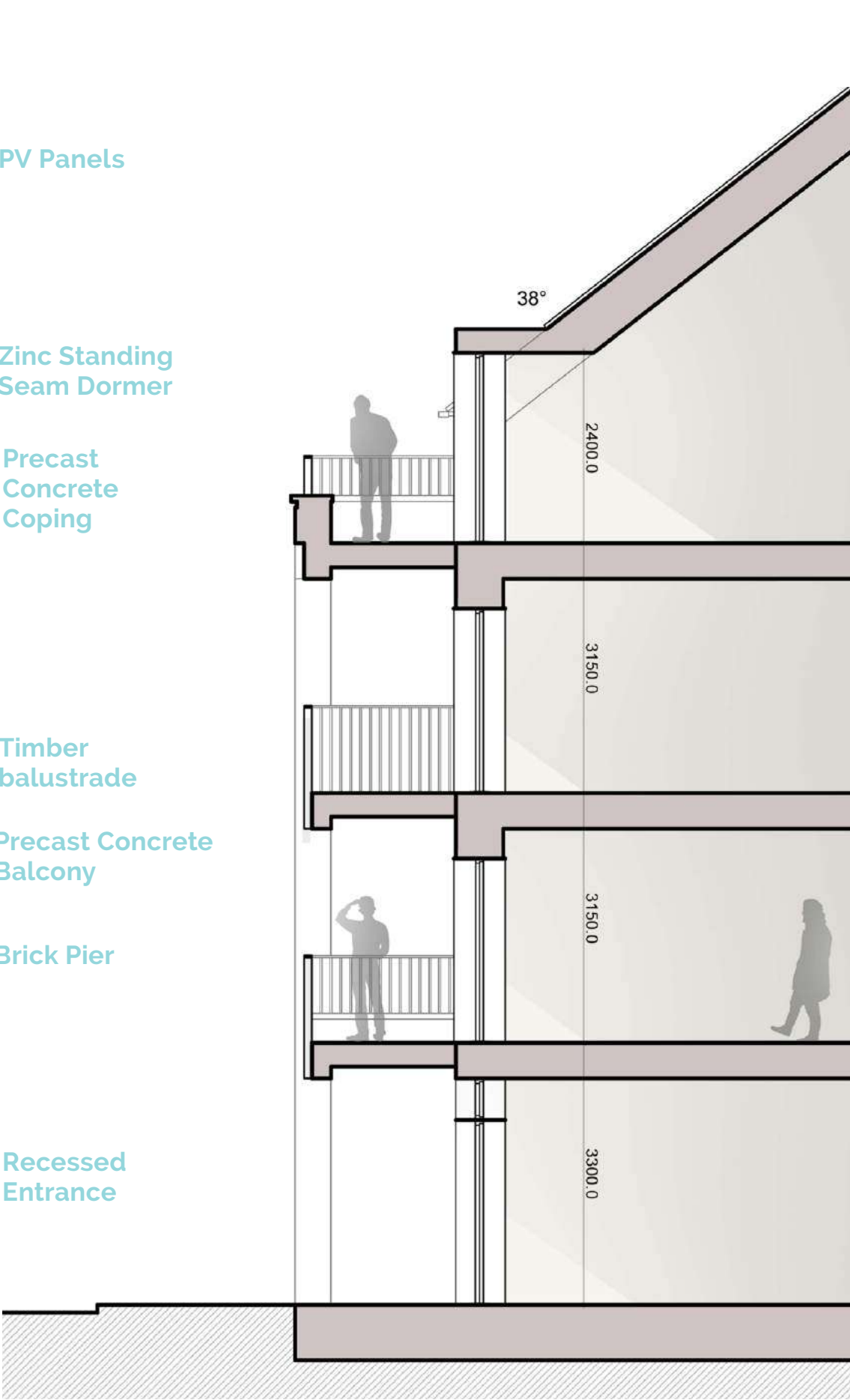
South Elevation

The south elevation of the apartment building is key to framing the central green space. The balcony element is envisaged as the 'garden wall' to the main building and has therefore been designed as a simple continuous element, which from the gable elevation reads as if it is physically offset from the main building.

Terminating the 'garden wall' at the third floor balcony breaks up the massing, to create the impression that the south facing elevation is three storeys with a setback upper floor rather than a four storey block. In addition, at third floor the eaves have been brought down slightly and dormer style window surrounds have been introduced to create a visual connection with the setback second floor of the terrace houses.



Elevation Study - Apartment Building South Elevation



Section Study - Apartment Building South Elevation

4.9 Street Scenes

Key Plan



View looking west along Lesford Road

Key Plan



View Looking west along the Wensley Road

4.9 Street Scenes

Key Plan



View looking north-west across the central green space

Key Plan



View looking east across the central green space