

Appendix 2: Design Review Panel Document

6-8Market Place

Design Review Panel



A11831 BR0009P6

11/06/2020

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Brief & Analysis

Proposed Scheme

Façade Treatment

Key Views

Q & A



Brief & Analysis

Team

Client
Architecture
Planning, Heritage, Sustainability
Interior Design
Project Managers
Costs
Services
Structure

Castleforge
tp bennett
Turley
MoreySmith
Faithful + Gould
Linesight
Lehding Services Design
London Structures Lab

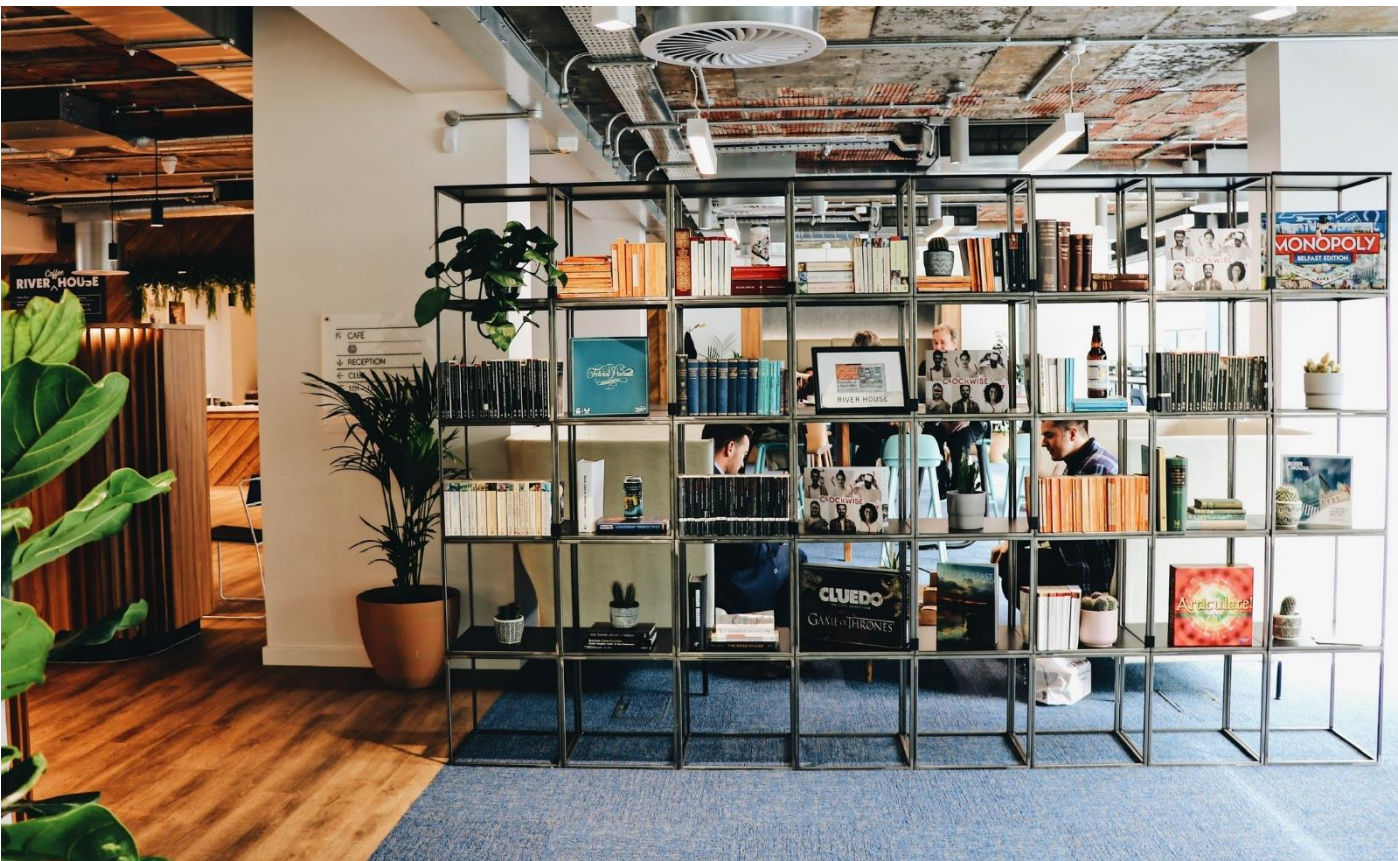


tp bennett



MoreySmith

Turley



The Client & Brief

Clockwise requirements

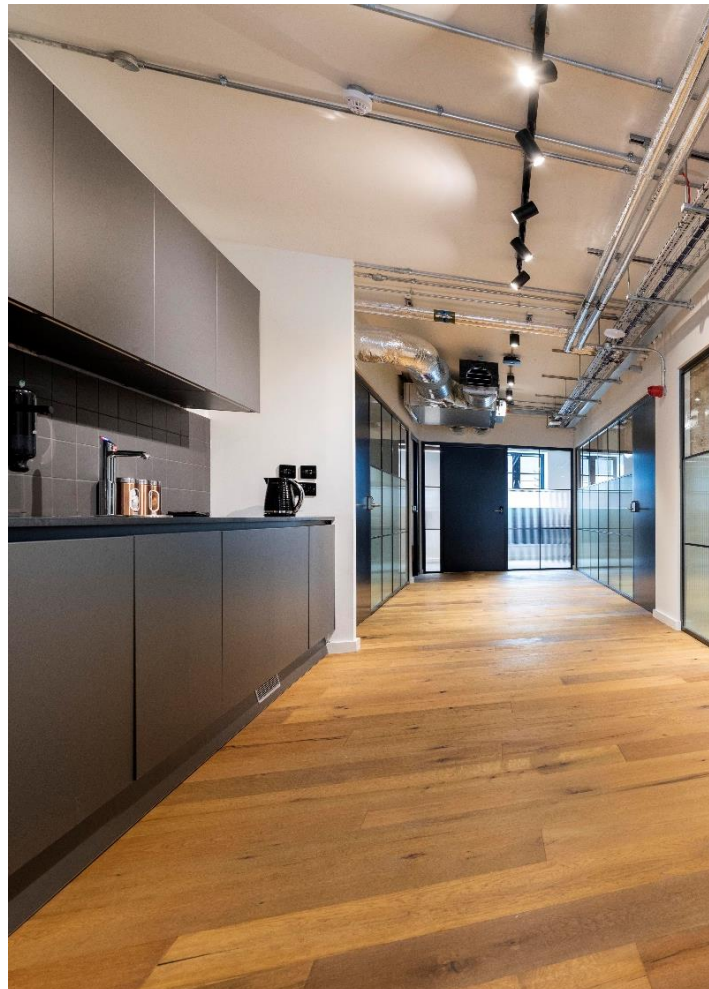
- 900 desks in open plan, small and large offices
- Traditional Cat A office space
- Club space
- Sustainable Approach: Creating a community
- Retention of Structure
- Naturally ventilated building

There are 3 main elements to the Clockwise offer:

- A mix of small private office spaces for business between 2 and 10 people, allowing occupiers to grow their space as their business expands
- A dedicated desk offer allowing individuals – often self-employed workers - to occupy their own allocated desk in an open plan communal, collaborative and buzzy environment
- A club area that provides a high quality café with breakout seating where occupiers can drop in to hot-desk, relax, meet new people or swap ideas.



Café/Club Space – Breakout Spaces



Tea points – Communal Spaces



Varying Office Space

Site & Location

Site Location

- 300m to reading central station
- Close proximity to bus stops
- Frontage to active market
- Allocated site



- | | | | | |
|----------------|----------------------|--------------------|--------------------------|--------------------|
| ① Thames Tower | ③ St Laurence Church | ⑤ 6-8 Market Place | ⑦ Central Library | ↔ pedestrian route |
| ② Town Hall | ④ Forbury Gardens | ⑥ Market Place | ⑧ Oracle Shopping Centre | ↔ vehicular route |

Existing building

Existing Building

- Dated façade treatments
- No clear entrance to existing building
- No building identity as a prime location in Reading Centre
- Lacking connection to public square
- Inefficient massing configuration
- Lack of height on less sensitive frontage
- Blank concrete wall needs replacing to enhance office space



West Facing Façade onto Market Place Square



Rear Façade facing the Regus Building



End of Loading Bay



Entrance to Loading Bay/Basement Car Park from Abbey Square



Internal courtyard Façade on Ground Floor Car Park Level

Height & Massing

Existing Context

- Opportunity to enhance Reading's office core provision
- Enhancement of market place square
- Improve entrance & appearance of the existing building
- Potential to activate Abbey Square
- Rich Architectural Context
- Enhancement of active frontage

Active Frontage

Access

Stepped Back Mass

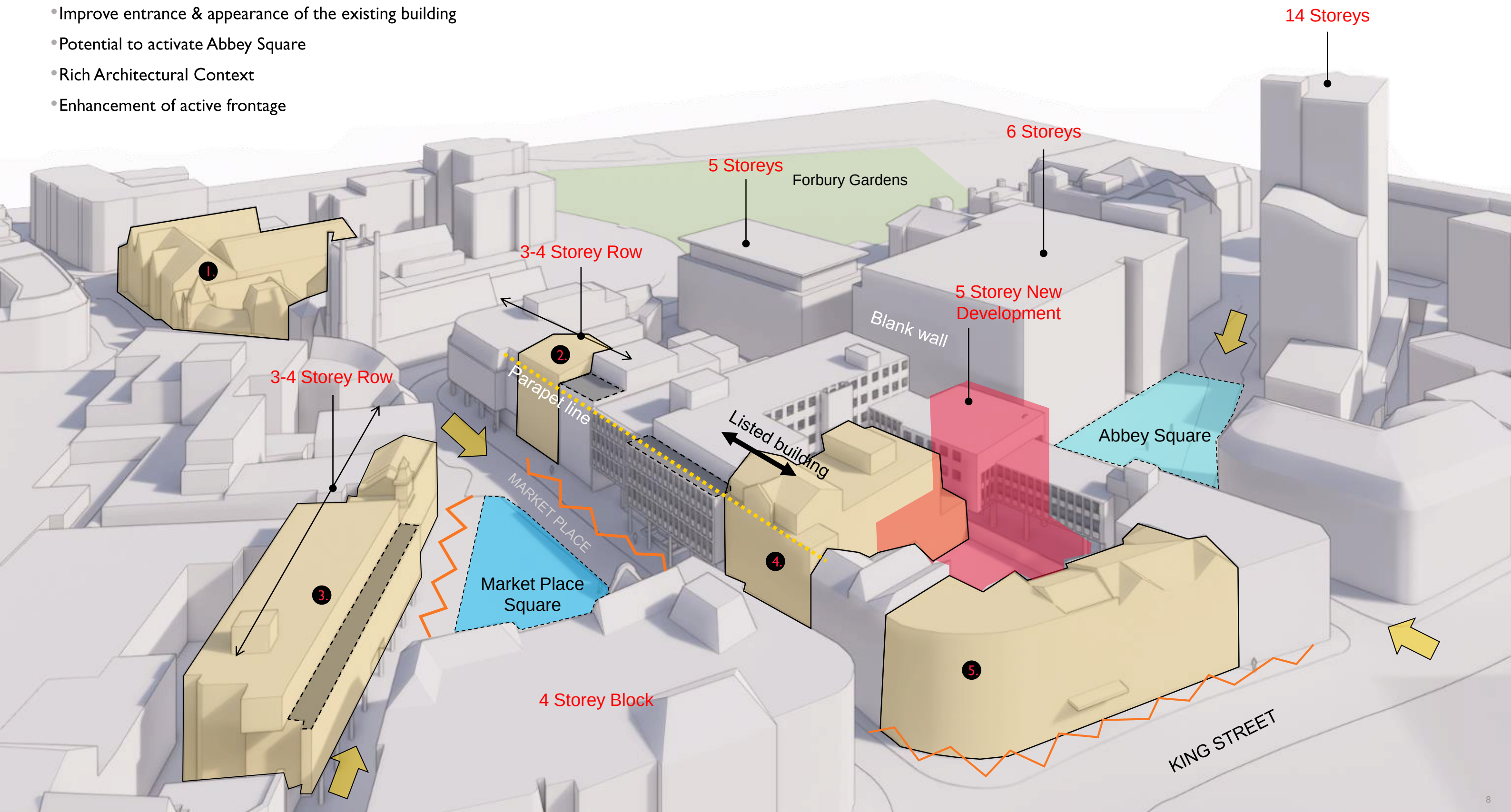
Reading Townhall

NatWest Bank

37-42 Market Place

Market House

Jackson's Corner



Conservation Context

- Set within conservation area
- Rich in architectural precedents
- Accessible from public open spaces

Conservation Area —

Views ...>

Listed Buildings ■

Buildings of Townscape Merit ■

Site □

Public Open Space ▨

Landmark Buildings ★



Historical Context Map

Historic Context



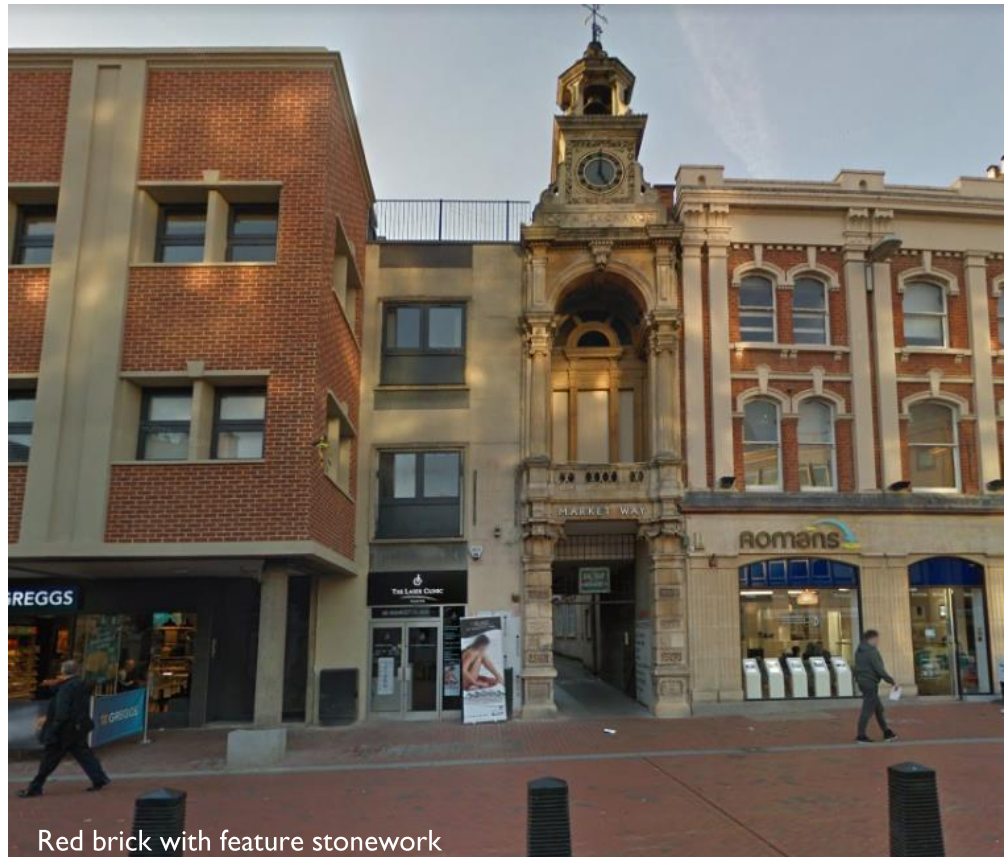
1. Reading Townhall: listed building



2. 173 Friar Street: Façade Detail



3. NatWest Bank



4. 37-42 Market Place

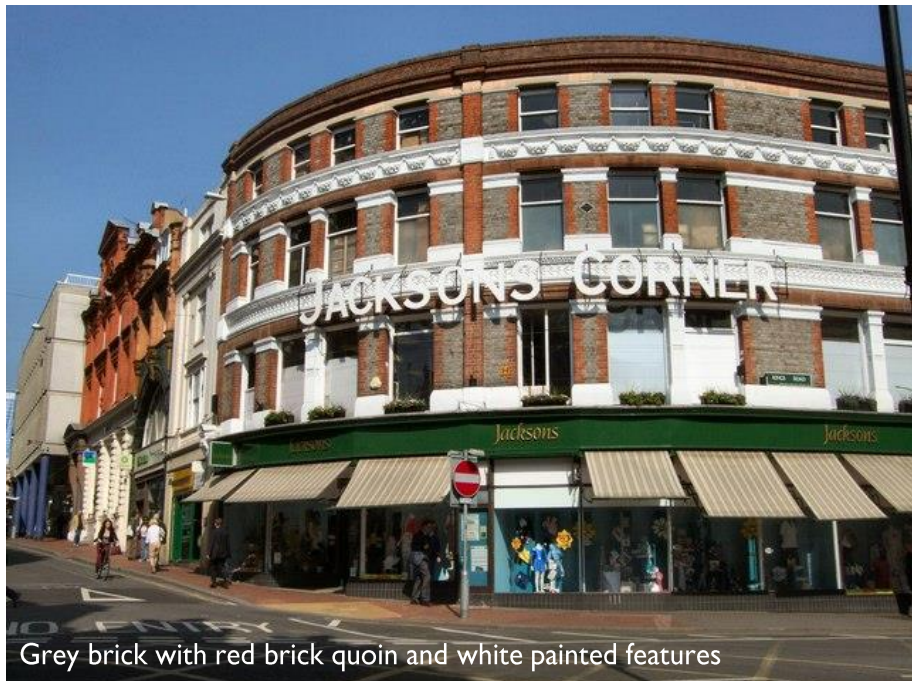
- Rich variety of listed buildings and interesting variety of material palettes
- Victorian vertical architecture
- Variety in building parapet lines



Key Map



5. Market House: listed Building

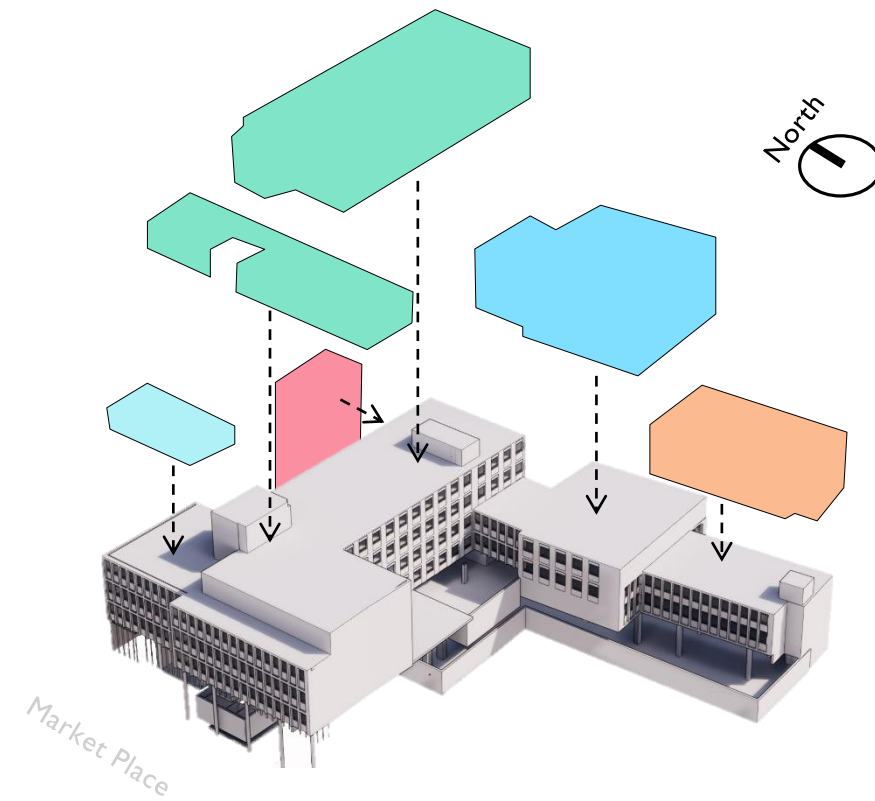


6. Jackson's Corner: listed building

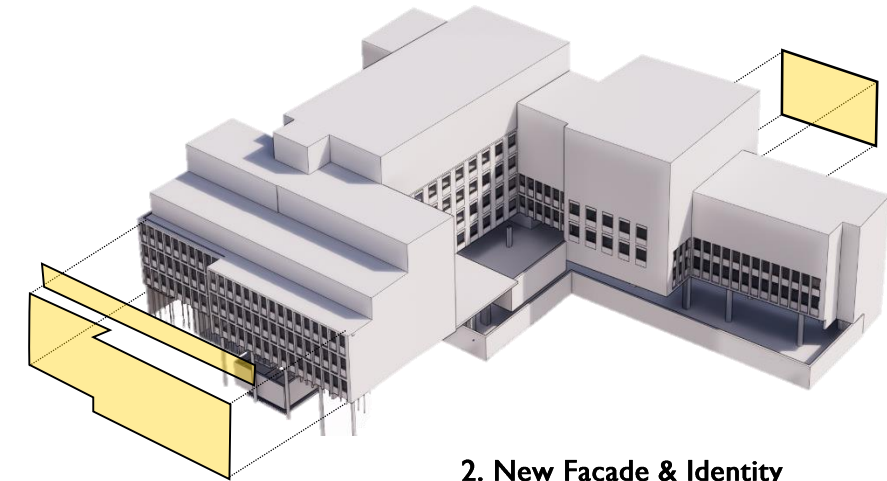
Proposed Scheme

Key Design Principles

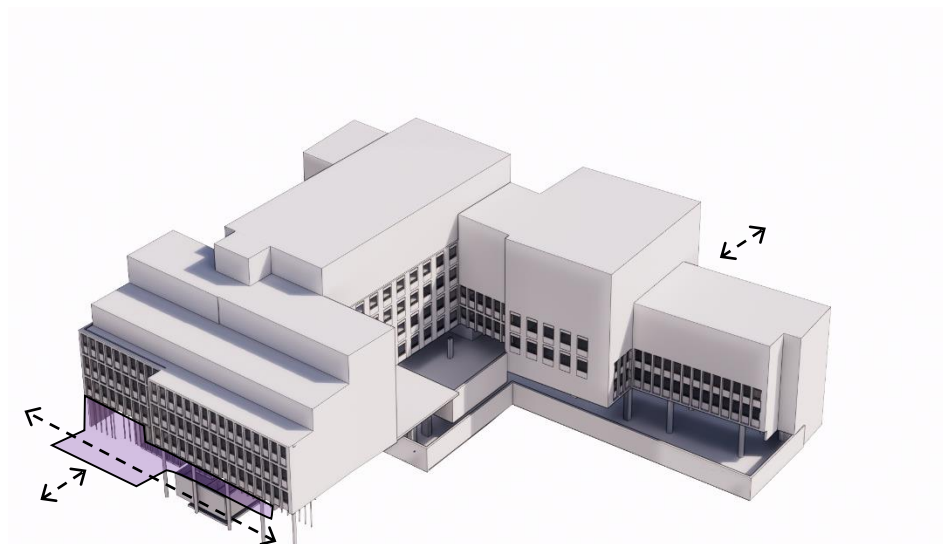
- Retaining the existing structure and addition of massing
- New façade enhances identity & sustainability
- Ground floor activation and integrations
- Utilisation of exterior space: maximising asset



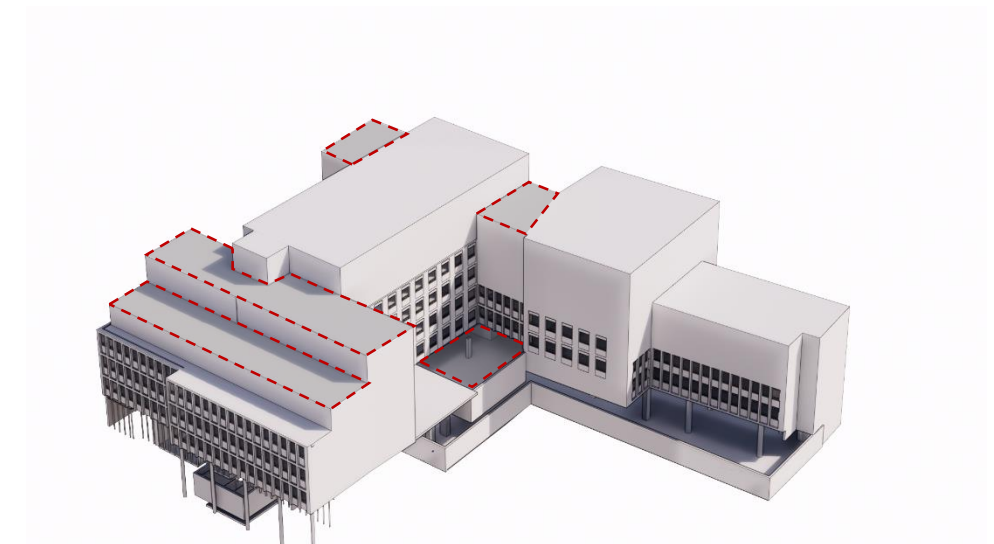
1. Addition of Massing



2. New Façade & Identity



3. Ground Floor Activity



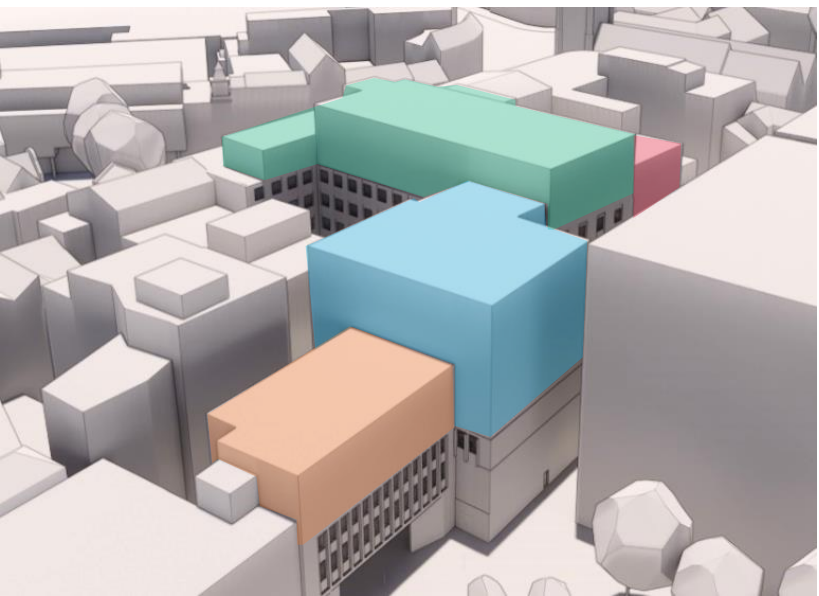
4. Utilising External Space

Height & Massing

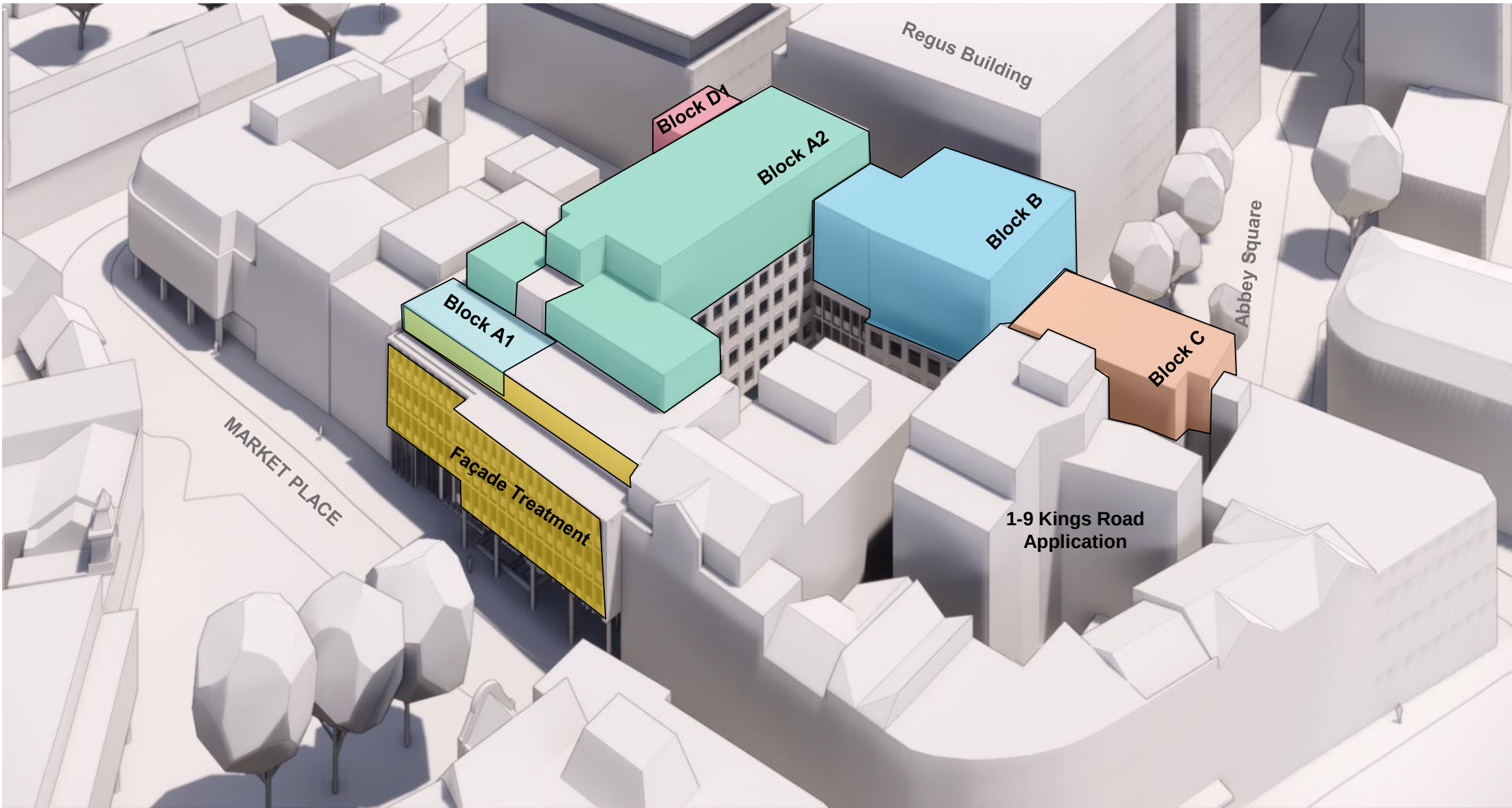
Proposed Additional Massing



View 1



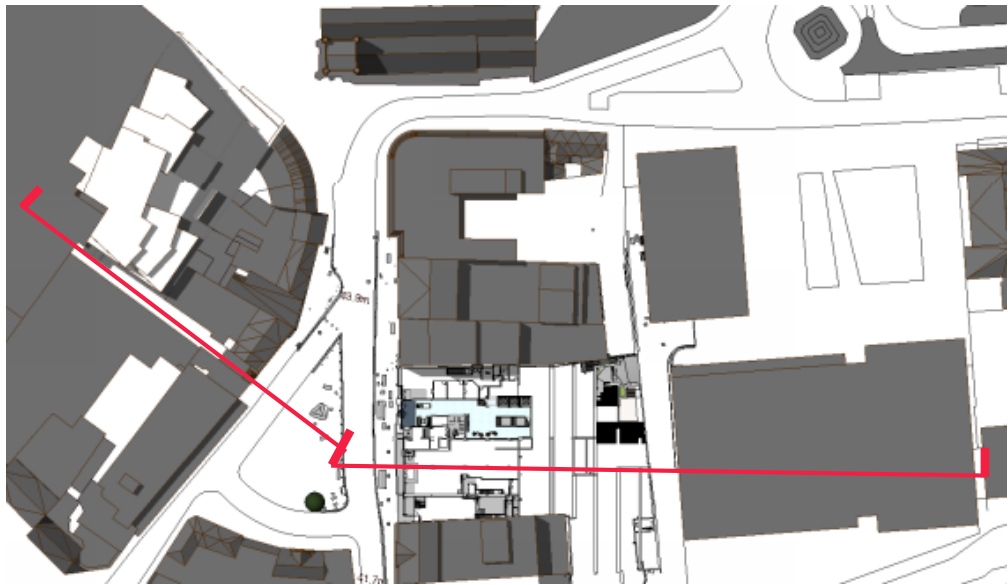
View 2



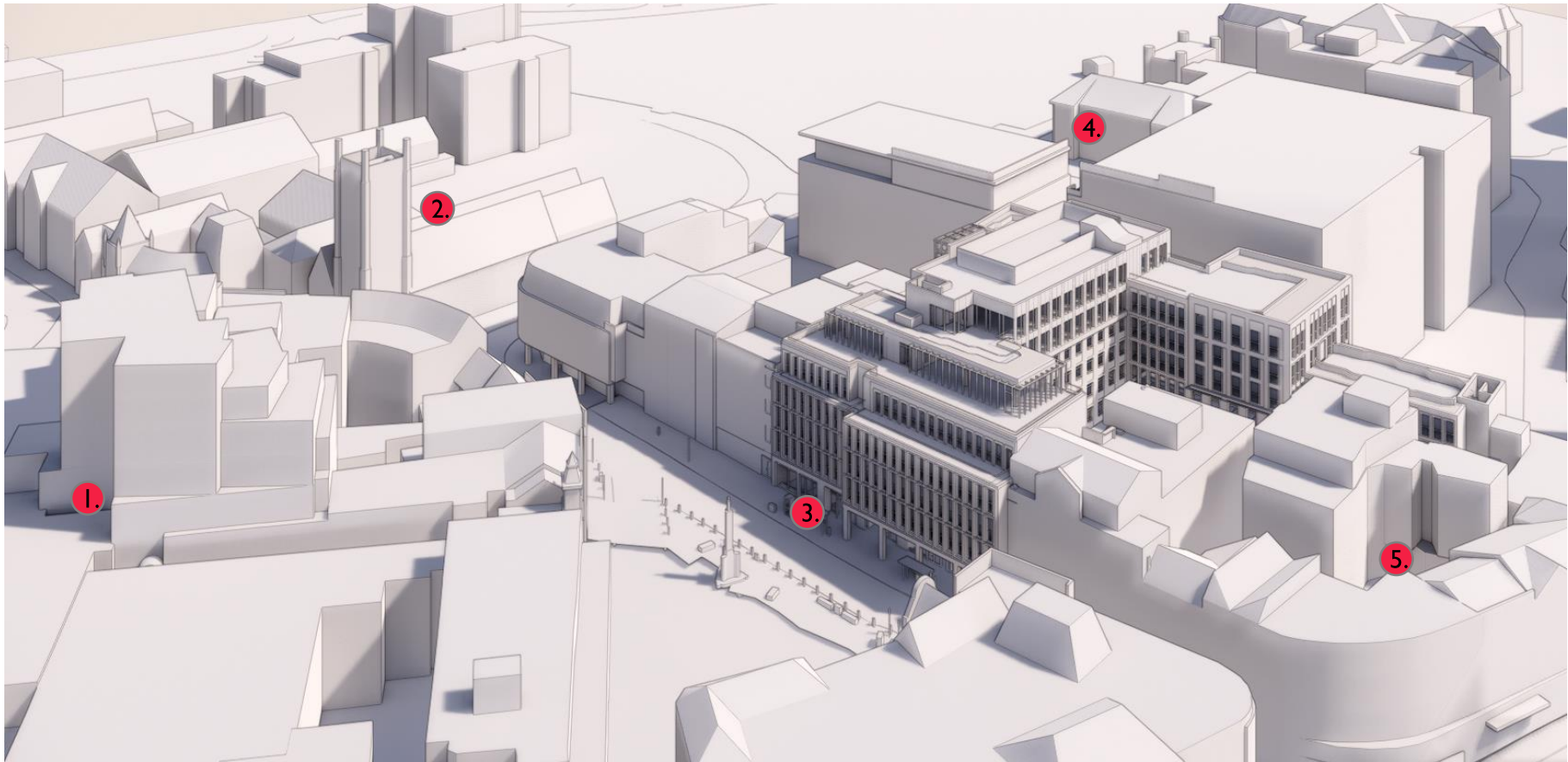
Additional Massing

Height & Massing

Long Site Section/Relation to Bristol Arcade & Forbury



Site Section Key



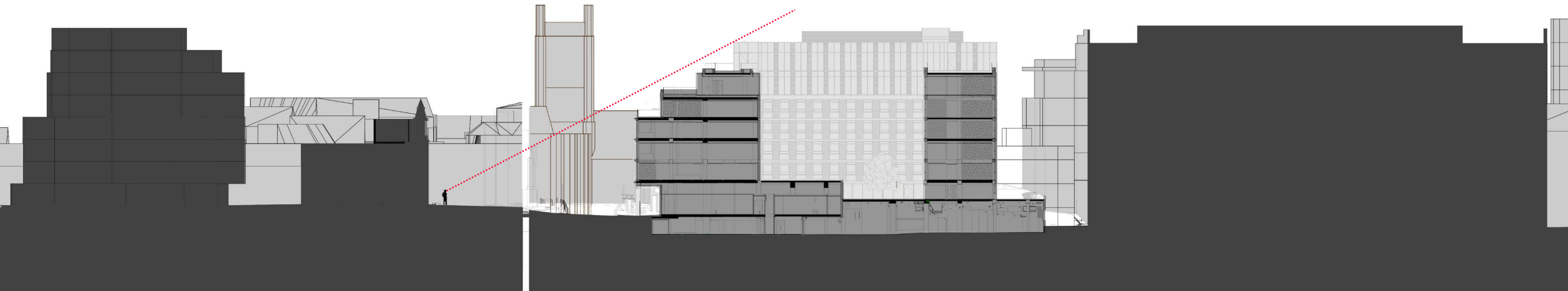
3D Site View

- 1. Bristol & West Arcade Development
- 2. Church
- 3. Proposed Scheme
- 4. Forbury Square
- 5. King's Road Development

Bristol & West Arcade

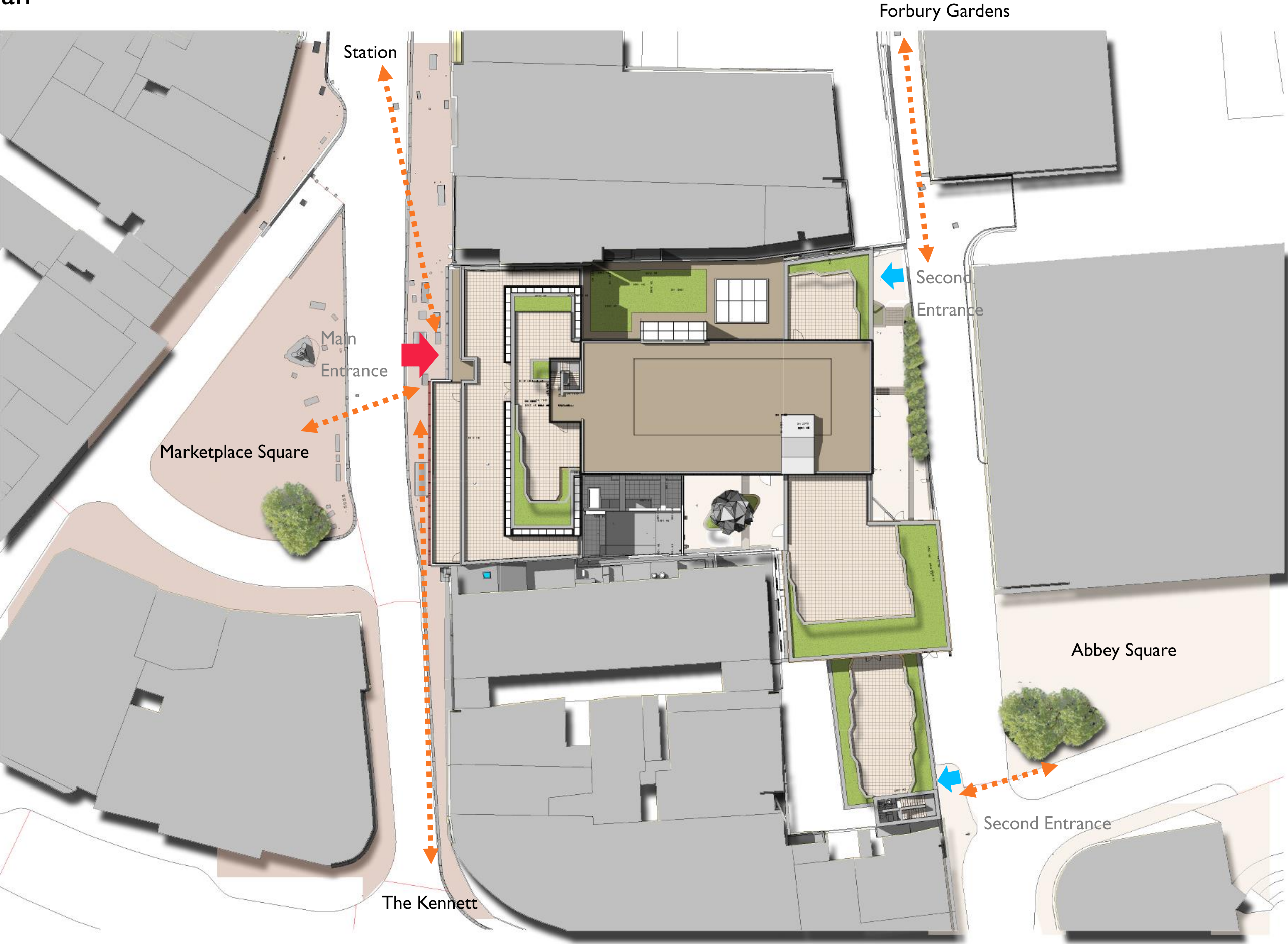
Proposed Scheme

Forbury Building



Site Section

Site plan



Ground Floor

- 1. Retained shop units
- 2. New reception and lifts
- 3. Internal courtyard space
- 4. Secondary entrances to the rear
- 5. Alteration of 48 no. ground floor car park to office
- 6. External landscaping

Reception

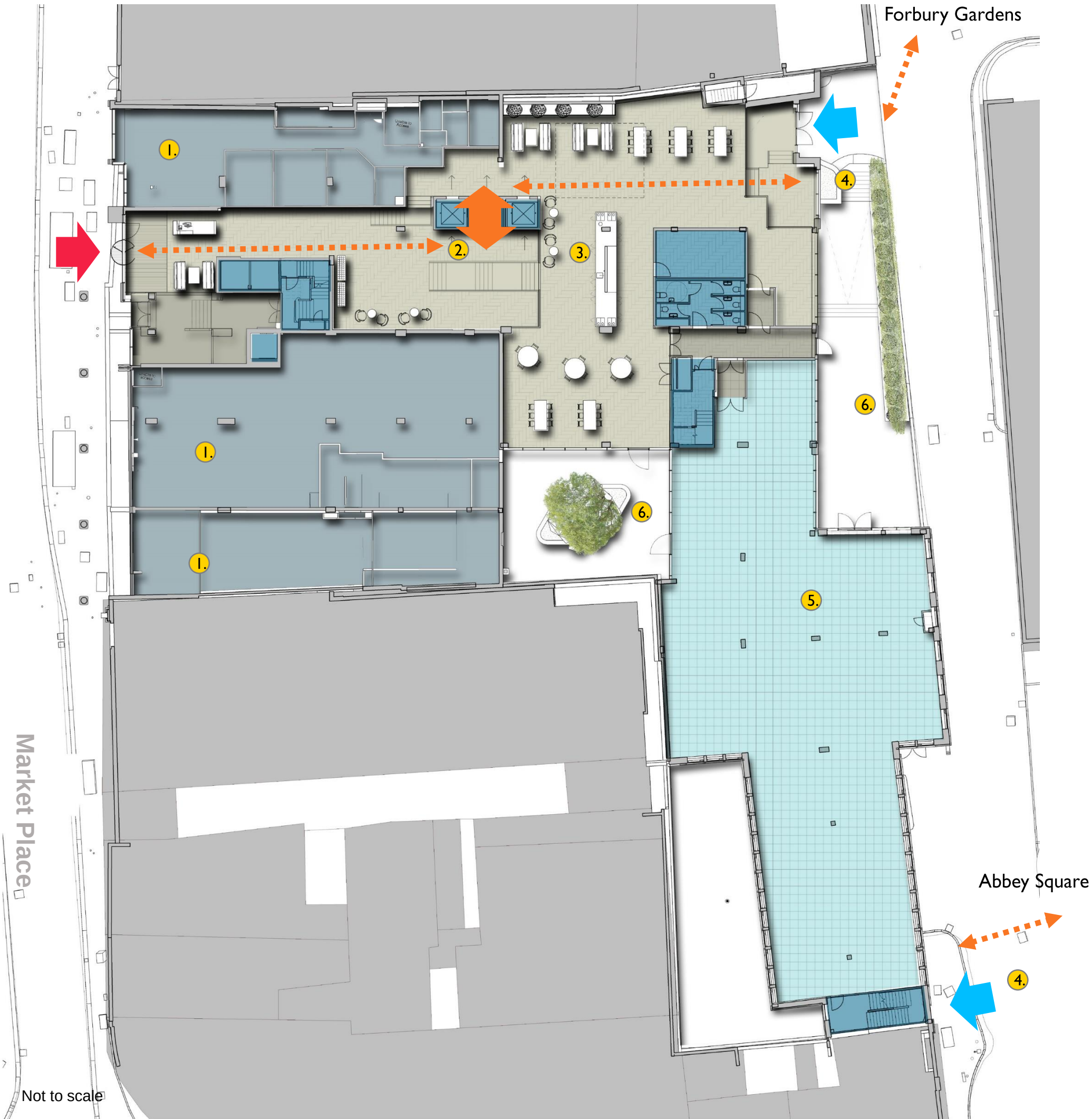
Club space/Cafe

Office space

Core

North

Not to scale



Basement Floor

- 1. Basement Gym
- 2. New Bike Store to meet BREEAM requirements
- 3. New core lift pit
- 4. New shower & changing facilities to BREEAM requirements
- 5. 42 Retained Car Park Spaces
- 6. Car parking entrance will be retained
- 7. Refuse collection point

Retained Basement Area

Bike Store

Shower & Changing Facilities

Core

Refuse Collection Point



Not to scale

Market Place

Abbey Square



Typical Upper Floors 1-3

- 1. New Lifts
- 2. New central arrival point with breakout space
- 3. Retention of existing floor plate
- 4. Relocation & distribution of sanitary provision

Office Space

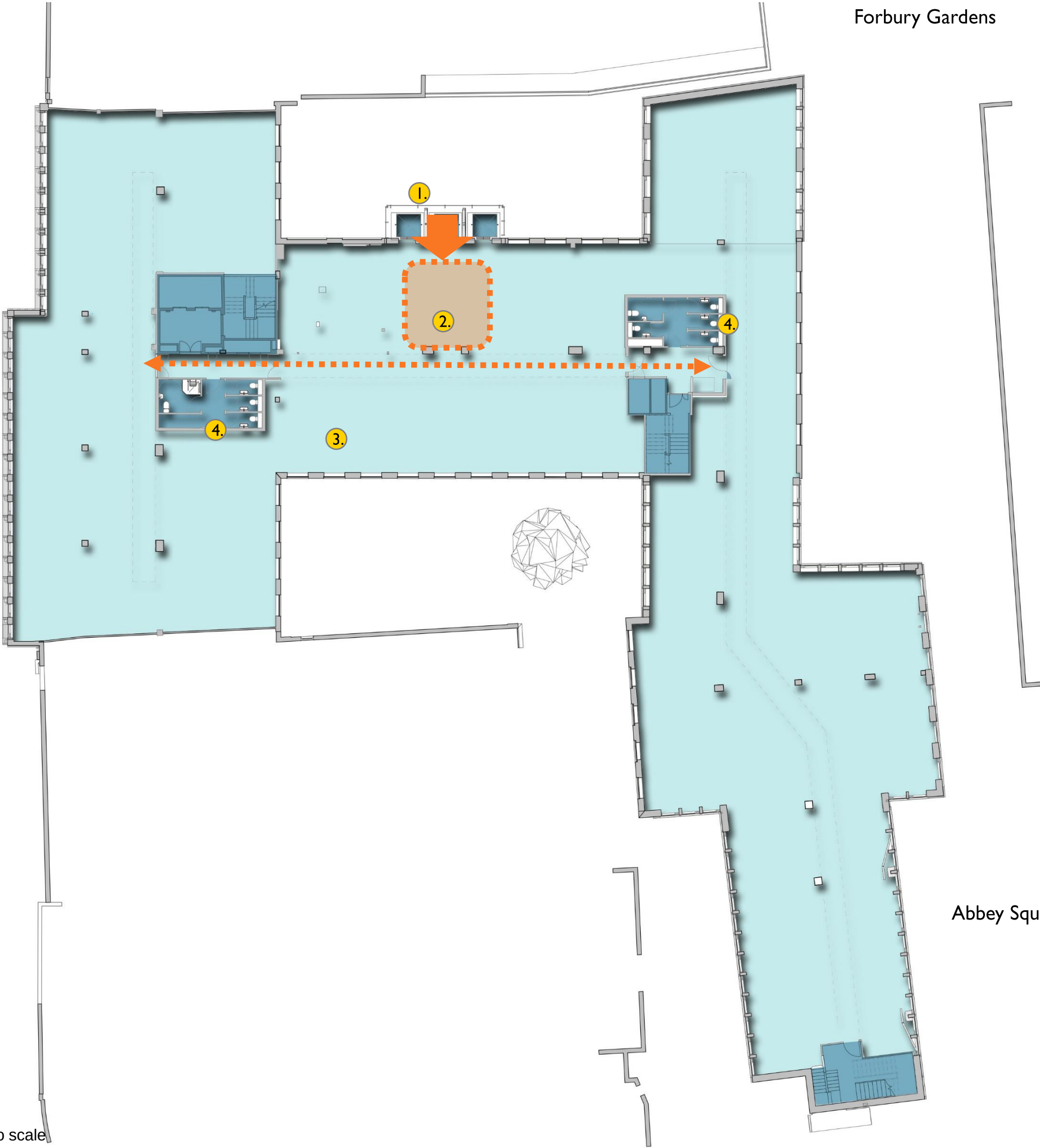
Core

Market Place

Abbey Square

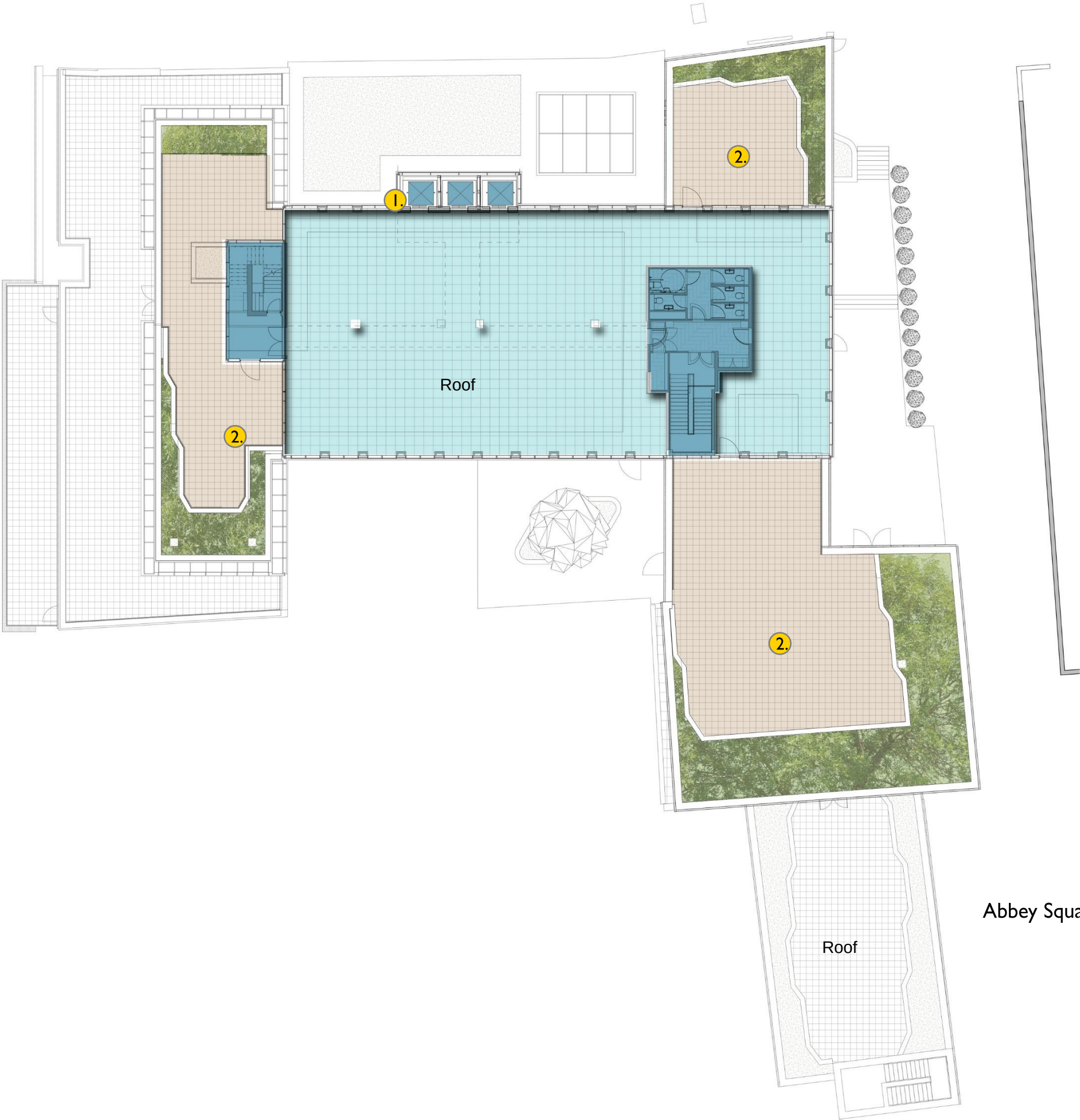


Not to scale



Roof

- 1. New Lift Core Overrun
- 2. New Terrace space with soft landscaping



Terrace Space

Core

North

Not to scale