

4.CONULTATION & ENGAGEMENT ON DESIGN



Friars Walk

Placemaking & Pedestrian Experience

In developing the proposals for Friars Walk the design team has been creating an attractive landscaped and active street corridor by retail offer of character, amenity space and visible entrances. The landscaping and lighting strategies support this vision. The strategy is to create Friar Street to Garret Street, making it a more attractive and accessible pedestrian environment and allowing for an improved retail offer. It is wider and will feel more open than the current application, it will have better daylight which will support the walk landscaping.





Friars Walk

Architectural Character



Part elevation to Friar Walk showing how the building concept has been developed to create a modern, high-quality building with a distinctive architectural character and identity which complies with the Design Code.

Sectional elevation showing Friars Walk building footprint, Part 2, showing the design of the building facade and the building's relationship to the street and the surrounding context.





Friar Street

Placemaking & Pedestrian Experience

The new development provides the opportunity to regenerate the west end of Friar Street. The upper level apartments and the ground floor A&S units will add life and interest to the street. The new south facing public realm at its junction with Friar Walk, will have a series of hard and soft landscaping and will be an attractive place for people to pass through and linger and it will attract people into the new north-south route. The kerb along Friar Street will be widened at this junction to emphasise the prominence of new space.





Friar Street

Architectural Character

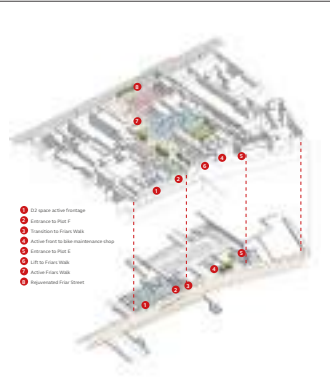
Central Reading has an interesting mix of modern and traditional buildings, with the character of the central area defined by the building stock of the late 19th and early 20th centuries with the predominant use of red, grey and buff coloured bricks and traditional masonry and plaster. The proposed works, with a central palette with red bricks fronting Friar Walk and grey to Garret Street. A sandstone colour is used on the eastern facade with metal self-proving detail and ironwork.

The design of the facade and the use of the materials has been considered in relation to three scales:

- The human scale at street level.
- The building scale to be seen from the immediate neighbourhood.
- City scale to be seen from the wider area and dominated by the built form and roofscape.



4.CONULTATION & ENGAGEMENT ON DESIGN



Garrard Street

Placemaking & Pedestrian Experience

In developing the proposals for Garrard Street, the design team has balanced the extent and the design of the active frontage facing the street with access to the car park and service frontage. In addition, the steps and lift from Garrard Street to Plots have been designed to create an attractive and enjoyable experience whilst allowing for a future bridge over Garrard Street linking the north and south of the Station Hill site.





Garrard Street

Architectural Character





Station Hill

Resident Experience

Lincoln's strategy is to deliver best in class Build to Rent residential experience supported by a high quality management, amenity provision and back of house functions, as well as the high quality public realm with key service zones located at lower ground and mezzanine level with the main tenant facing functions at ground level.





Station Hill

Resident Experience

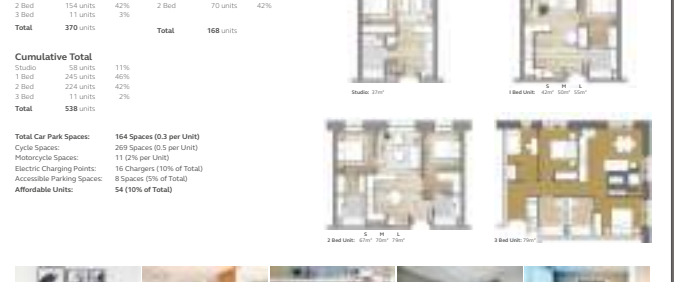
The scheme provides a mix of studios, 1 bedroom, 2 bedroom and 3 bedroom units of various sizes to meet tenant requirements. All are designed and will be built to provide high quality, easily managed homes. 10% of units will be reserved as affordable discount market rent. Tenants will benefit from shared amenities, such as gym, concierge, lounges, roof top terraces, and external courtyards, as well as access to car, bike and storage facilities.

Plot E			Plot F		
Studio	36 units	10%	Studio	22 units	13%
1 Bed	169 units	48%	1 Bed	76 units	45%
2 Bed	154 units	42%	2 Bed	70 units	42%
3 Bed	11 units	3%			
Total	370 units		Total	168 units	

Cumulative Total

Studio	98 units	11%
1 Bed	245 units	40%
2 Bed	224 units	42%
3 Bed	11 units	2%
Total	538 units	

Total Car Park Spaces: 164 Spaces (0.3 per Unit)
Cycle Spaces: 269 Spaces (0.5 per Unit)
Motorcycle Spaces: 11 (2% per Unit)
Electric Charging Points: 16 Chargers (10% of Total)
Accessible Parking Spaces: 8 Spaces (5% of Total)
Affordable Units: 54 (10% of Total)







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PROPOSALS

5.PROPOSALS

INTRODUCTION

The following section illustrates the key themes set out in the application drawings in terms of site and the building's functional organisation, elevational design, material finishes and detail. It demonstrates how the design strategies illustrated in the previous sections have been developed to create: a high-quality public realm; safe, open spaces; functionally efficient layouts; good quality residential accommodation and good design in line with the requirements of NPPF Section 12, as well as local policies, all to underpin the residents' experience of the new neighbourhood.



Elevated view of Plot E overlooking Friars Walk and the southern courtyard

5.PROPOSALS

5.1 SITE ORGANISATION

The development has been laid out to provide pedestrian links from Reading train station to Friar Street with a high-quality public realm that is formed with a clear hierarchy of legible opens spaces that enables users to pass through and dwell. These spaces will feel safe, be well-lit, have visibility of the sky, have attractive hard and soft landscaping, engage with the lower-level active frontages and be addressed by architecture of the highest quality. Its retail offer will give the development a distinct identity with a preference for independent outlets that align with the needs of the new residents and the wider Station Hill community.

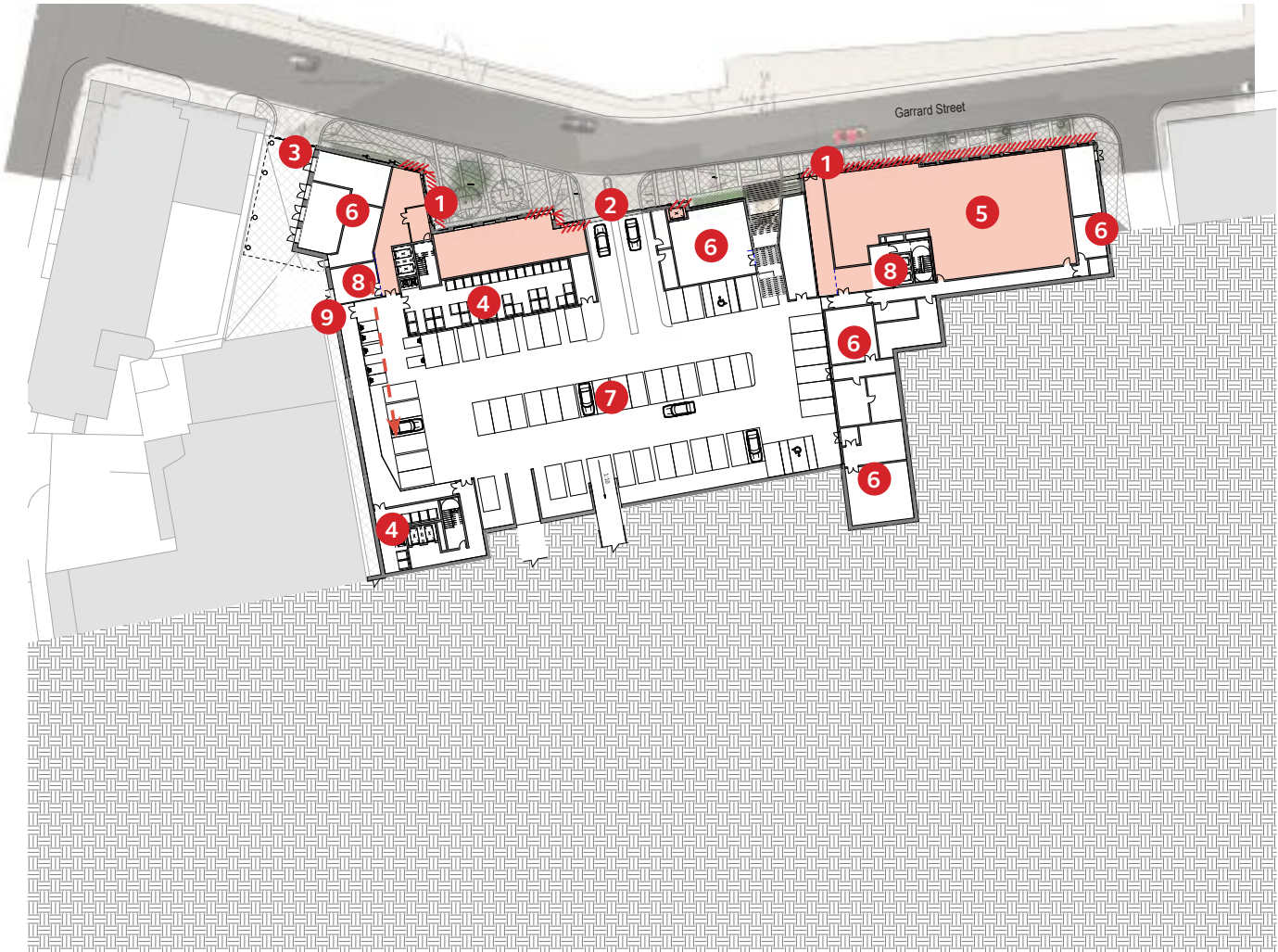
The organising strategy benefits the wider public and urban context by repairing the active frontage facing to Friar Street, creating a pedestrian-friendly environment, providing a distinct urban and landscaped edge to both Friar Street and Garrard Street, and creating a strong link from the station.

The plan strategy uses a strong perimeter block which is then adjusted and modified in response to the development’s context. The development steps up in height relevant to the existing context in Garrard Street, creating a balanced, urban focal point and reinforcing the placemaking qualities of the scheme. The ground floor accommodates the key management and concierge spaces that animate the public realm. The first floor of Plot E and 11th floor of Plot F provide amenity spaces and a small number roof terraces at upper levels that help moderate the apparent mass of the building.

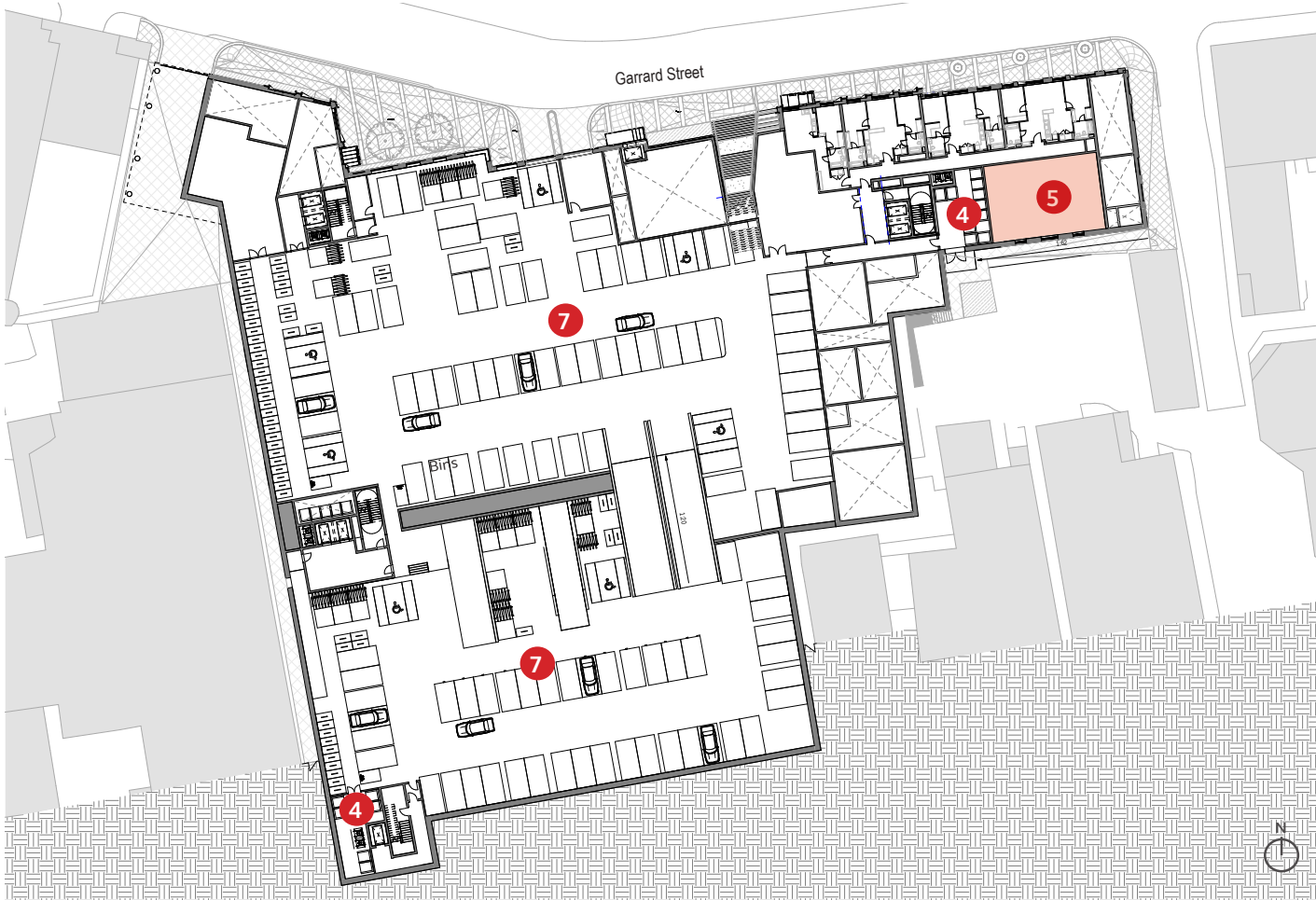
The ground floor accommodates the key management and concierge spaces that animate the public realm.

- Plan of Friars Walk with:
- 1 Larger retail (A1-A5) units
 - 2 Smaller retail (A1-A5 & D2) units
 - 3 Main residential entrance
 - 4 Amenity
 - 5 New outdoor space at junction with Friar St
 - 6 Steps at transition to Garrard Street
 - 7 Lift to Garrard Street
 - 8 Transition designed to allow for future connection with north site
 - 9 Bike store
 - 10 Secondary residential entrance
- Retail
■ Amenity Management spaces
■ Bicycle Store





Lower Ground Floor at level 39 AOD



Mezzanine Floors at level 41.3 - 42.1 AOD

- | | | |
|--|------------------------------------|---|
| 1 Secondary residential entrance | 5 D2 leisure space | Active frontage including
parameter for north site |
| 2 Entrance to car park | 6 Plant | |
| 3 Entrance to service area and courier/delivery drop off | 7 Cycle and car parking | |
| 4 Recycling and refuse | 8 Move in/move out lift | |
| | 9 Access to management/amenity hub | |