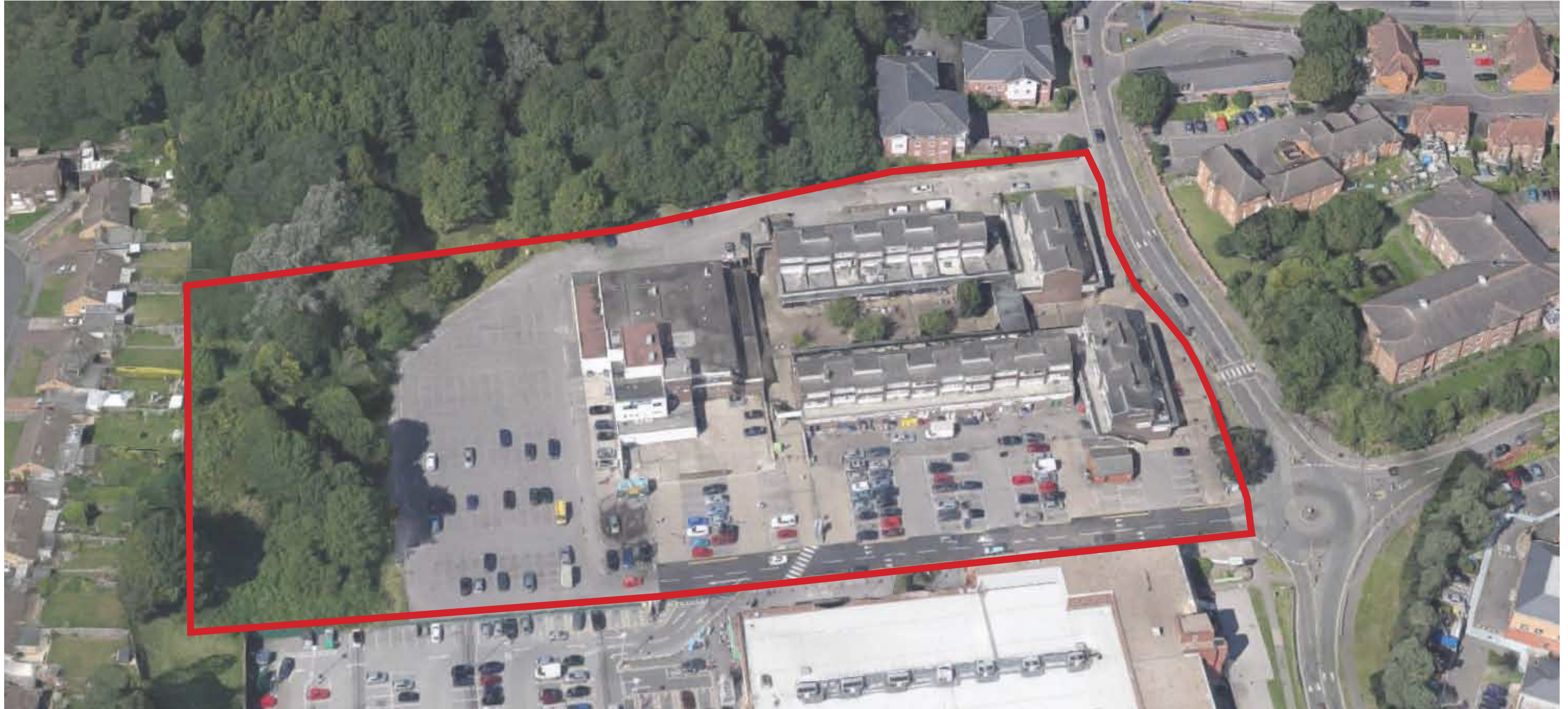


Meadway, Tilehurst, Reading

Design & Access Statement



January 2019

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a c c o r d
a r c h i t e c t u r e

1.1 Document Basis

This Design and Access Statement (DAS) is prepared on behalf of Chillingham Ltd to accompany an Outline Planning application proposing an extended residential community at the Meadway District Centre.

The planning application is supported by a comprehensive suite of supporting documents prepared by the project team, on behalf of the client and administered by:

- ID Planning



1.2 Purpose of the Statement

- This statement is provided in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 and responds to the advice set out in DCLG Circular 1/06 and the subsequent Town & Country Planning Development Management (Amendment No.3) Order 2012, which establishes the information requirements in respect of planning applications.
- This DAS is also informed by “Design and Access Statements - How to Write, Read and Use them” (CABE 2006) and other current/emerging Government planning guidance. The document is structured in response to the specific location and addresses the key issues previously promoted by CABE, namely: Use, Amount, Layout, Scale, Landscaping, Appearance and Access.
- The outline planning application status is emphasized.

1.3 Existing Meadway Centre

The centre is primarily retail currently and is a typical “parade” scheme of its time, tired and in need of upgrading .

The proposals include demolition of some of the site buildings (retail units at ground with existing residential over) to enable construction of a phased redevelopment which maintains a trading centre during the construction period.

An enhanced and more varied retail offer is the design intent, set within a residential streetscape masterplan of public and private courtyards.

1.4 Current Ownership

The clients/owners do not own the ASDA (anchor) store adjacent, which shares the access off Honey End Lane, but owns the site width front to rear including the banked landscaped area to the rear and the (second) site access to the north, off Honey End Lane.

1.5 Extant Retail Consent

A scheme to reinforce and expand the existing retail configuration was granted planning consent on 29th June, 2017 (Ref: 150945)

1.6 Revised Proposals

This forms the basis of the revised proposals - to extend the existing residential to the upper parts, above and adjacent to the revised retail to create a District Centre “hub”, with ancillary and support uses, complimenting the (previously consented) retail with a new residential community.

From this:



To this:



2.1 Key Design Parameters

Following on from the retail re-configuration consent Reading Borough Council engagement commenced in September 2017 with an initial Residential Feasibility exercise to consider the potential for an intensified residential scheme, replacing the existing residential in a phased manner.

The key design parameters are: -

2.1.1 The Meadway Centre Planning Brief.(2013)

2.1.2 Ownership constraint(s).

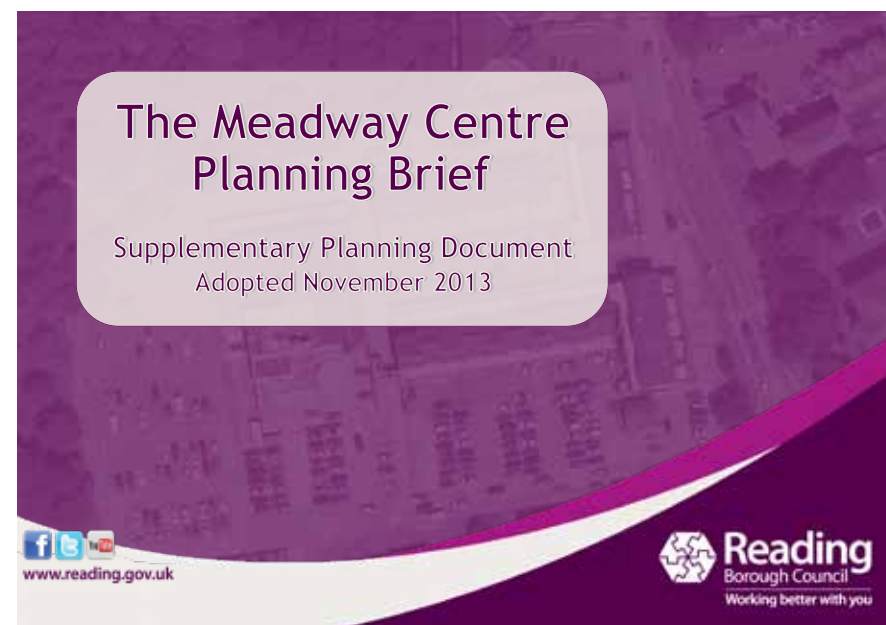
2.1.3 Boots Lease - 2014.

2.1.4 The Extant Consent - Expanded Retail.

2.1.5 Other Key Retailers (December 2018).

2.1.6 Relocating Existing Tenants.

2.1.7 Rehousing Existing Residents.



The Meadway Centre Planning Brief - Front Cover

DRAFT PLANNING BRIEF for the MEADWAY CENTRE • Adopted November 2013

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4. Vision

4.1 The vision for the Meadway is set out below:

The Meadway Centre will be developed to provide a high-quality, thriving and inclusive district centre for this part of West Reading. It will serve a number of vital different, but complementary roles:

- It will provide a widened range of services and facilities for the local community;
- It will act as a much-needed community hub for the local area, providing somewhere that local residents can meet, and serving all residents of all ages;
- It will be a desirable place for people, including families, to live;
- It will be easy and safe to move around for pedestrians, including people with disabilities, and will connect well to the surrounding areas by all modes of transport, including foot, cycle and public transport;
- It will be designed and laid out in a way that attracts visitors, connects well to its surroundings, provides high-quality public realm and is sustainable and durable; and
- It will take any opportunities to help to address deprivation issues within the local area.

Redevelopment and regeneration of the Meadway Centre is an important objective for the local community and for the Council. To that end, the Council will work positively and proactively with any landowner or developer seeking to progress a proposal that will improve the way that this site serves its local community and which fulfils the vision and principles for the site.

- Vision for local community District Centre with:-
- Widened Range of Services
- Acts as a community hub
- Desirable 'Place for People' - to live
- Easy and safe to move around
- High Quality Public Realm
- Addresses local deprivation

2.1.1 The Meadway Centre Planning Brief

This was adopted in 2013 and sets out a clear vision for the district centre.

The retail consent interpreted Option 3 of this document as a partial redevelopment of the precinct.

This proposal now fulfils the Option 2 approach as set out :-

Option 2 - Redevelopment of Precinct Only. (see over)

2.1.2 Ownership Constraint(s)



Meadway Centre Planning Brief :- Option 1 - Asda - Not within Ownership Option 2 - Redevelopment of Precinct Only Option 3 - Partial Redevelopment of Precinct

Option 1 of the Brief is not implementable as the clients do not have an ownership / interest in the Asda to the south.

The access to the Asda with the unusual configuration of entrance to the store to the rear must therefore remain intact in any proposals.

The Asda entrance is effectively the anchor attraction of the district centre.

DRAFT PLANNING BRIEF for the MEADWAY CENTRE • Adopted November 2013

6. Development Options

6.1 The Council wishes to see as comprehensive development of the site as possible. A comprehensively-designed centre will best meet the needs of the local area through provision of uses that complement, rather than compete with one another, and by ensuring that the Centre as a whole is as viable as possible. For this reason, the Council's preference is for a redevelopment of the whole centre as one proposal, including both the precinct and the Asda site.

6.2 However, planning guidelines need to be flexible to meet new circumstances as they arise. It must be recognised that the site is under two separate ownerships, which may come forward for development at different times. In the event that a comprehensive development of the whole centre is not possible, the Brief needs to contain guidance on other potential development options that could fulfil some of the aims for the Centre.

OPTION 1: REDEVELOPMENT OF WHOLE CENTRE

6.3 Redevelopment of the whole Centre is the clear preference of the Council. This will give the best opportunity for a new centre that addresses the needs of the local area, maximises its own potential for development in line with its accessibility, and which offers the best opportunity for a centre that will survive and thrive into the future.

6.4 The development principles in this document have largely been devised with a redevelopment of the whole Centre in mind. Therefore, no further guidance is required here.

X

DRAFT PLANNING BRIEF for the MEADWAY CENTRE • Adopted November 2013

OPTION 2: REDEVELOPMENT OF PRECINCT ONLY

6.5 This option is not the Council's preference, as it limits the potential for a single centre that functions as a whole. However, land ownership and viability issues may well mean that a redevelopment of the precinct on its own is the only achievable option in the short term.

6.6 In this instance, one of the most important considerations will be how the new development relates to the Asda site. This will need to be considered not only in terms of the relationship with the existing building, but whether or not the development prejudices future development layouts on the Asda site, as and when it comes forward for redevelopment. Active frontages featuring main town centre uses, rather than rear service entrances, should face towards Asda, and towards the main entrance from Honey End Lane. There should be an entrance to the development that relates well to the current and any likely future frontage of the Asda site, and which is a welcoming and inviting design for Asda shoppers. The crossing of the road should be safe and easy to negotiate for pedestrians. Measures to improve this crossing could include the use of a porte

20

DRAFT PLANNING BRIEF for the MEADWAY CENTRE • Adopted November 2013

OPTION 3: PARTIAL REDEVELOPMENT OF PRECINCT

6.7 Apart from the above, the development principles in this document (unless they apply only to the Asda site) should be capable of being applied on a redevelopment of the precinct only.

6.8 It is not considered likely that a partial redevelopment of the precinct will adequately address the existing precinct's failings, unless that partial redevelopment is very extensive. Certainly, the retention of parts of the precinct such as the southern block facing away from Asda is likely to prevent a suitable development being achieved, and is only likely to reinforce the impression of the precinct as being patched up at best.

6.9 Partial redevelopment will therefore only be acceptable if it adequately fulfils all of the development principles in this document. At this stage, the Council does not see how that can occur, and cannot give any further guidance. However, if acceptable partial redevelopment proposes leaving the current courtyard in place, the trees within that courtyard should be retained.

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Extant Retail Consent (2017)

2.1.3

The key retailer identified for retention within the clients site ownership is Boots at the west end of the precinct, they have a new lease on their premises - from 2014 for 10/15 years.



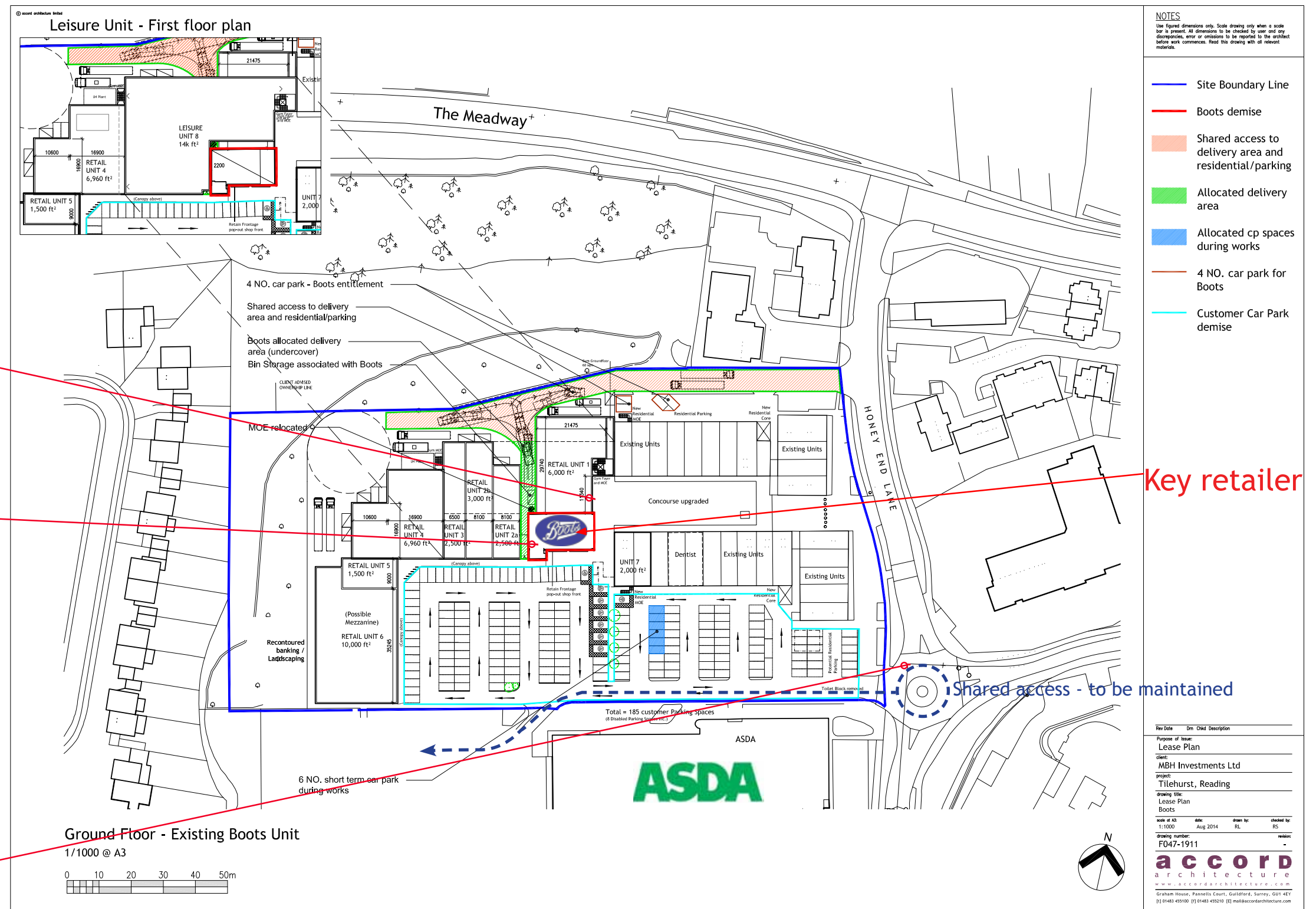
Existing Parade (from Honey End Lane)



Key Retail: Boots



The access to Asda from Honey End Lane



Boots Lease - Retailer Retained within Meadway District Centre - 2014

2.1.4 The Extant Consent (2016-2017) -Expanded Retail

- The Extant Consent is for 64,450 sqft of Retail
- Existing Retail Retained - 29,880 sqft
- New Retail - 34,570 sqft
- 180 customers + 20 staff spaces:- 200 TOTAL
- Residential retained / upgraded to upper parts.

Boots is retained as the central “hub” retailer within the approved retail reconfiguration.

This consent provides a basis to reconsider the overall masterplan approach, with key areas and approaches ‘agreed’ / already approved.

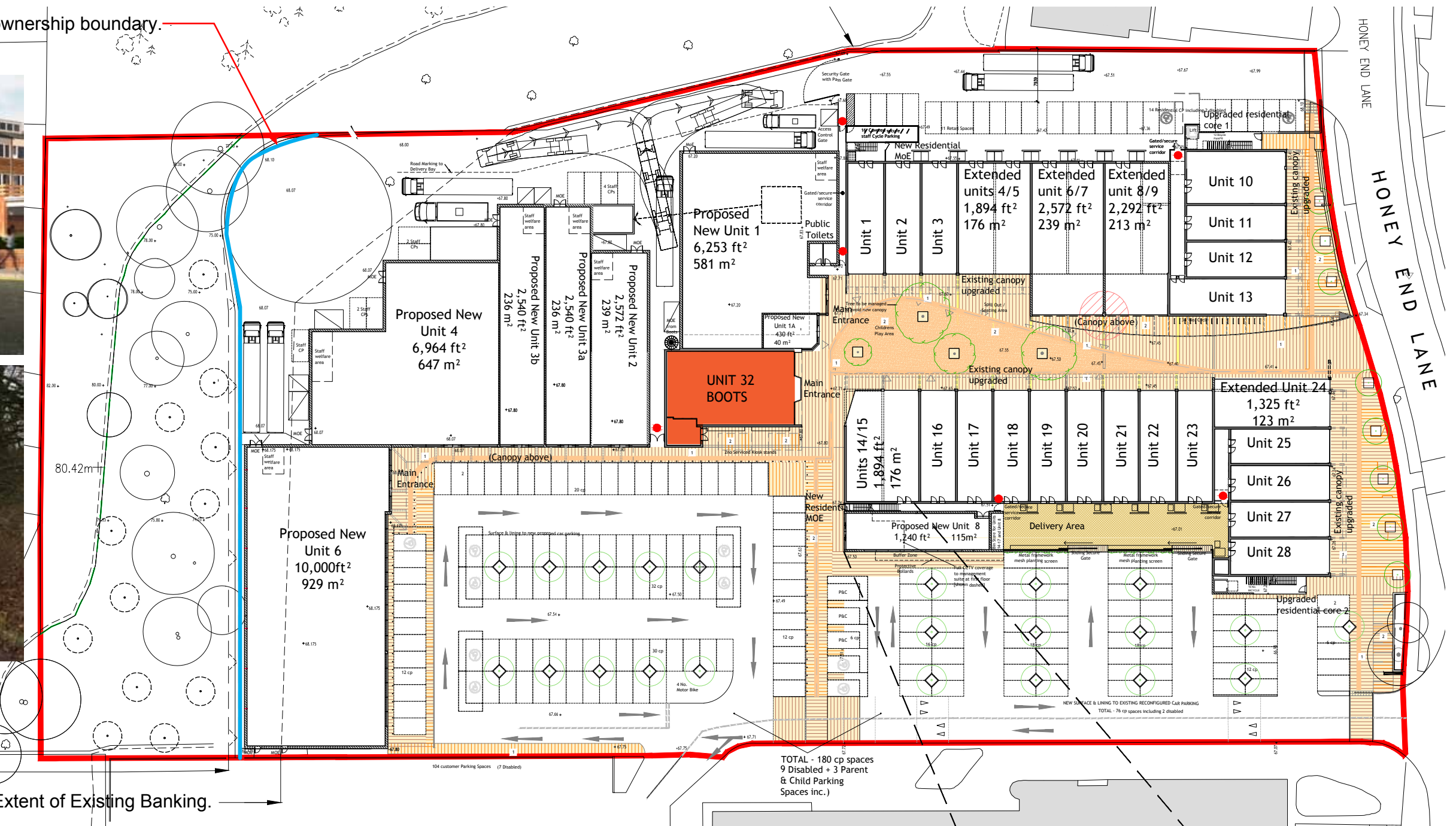
New retaining wall to ownership boundary.



Banking relocated westwards

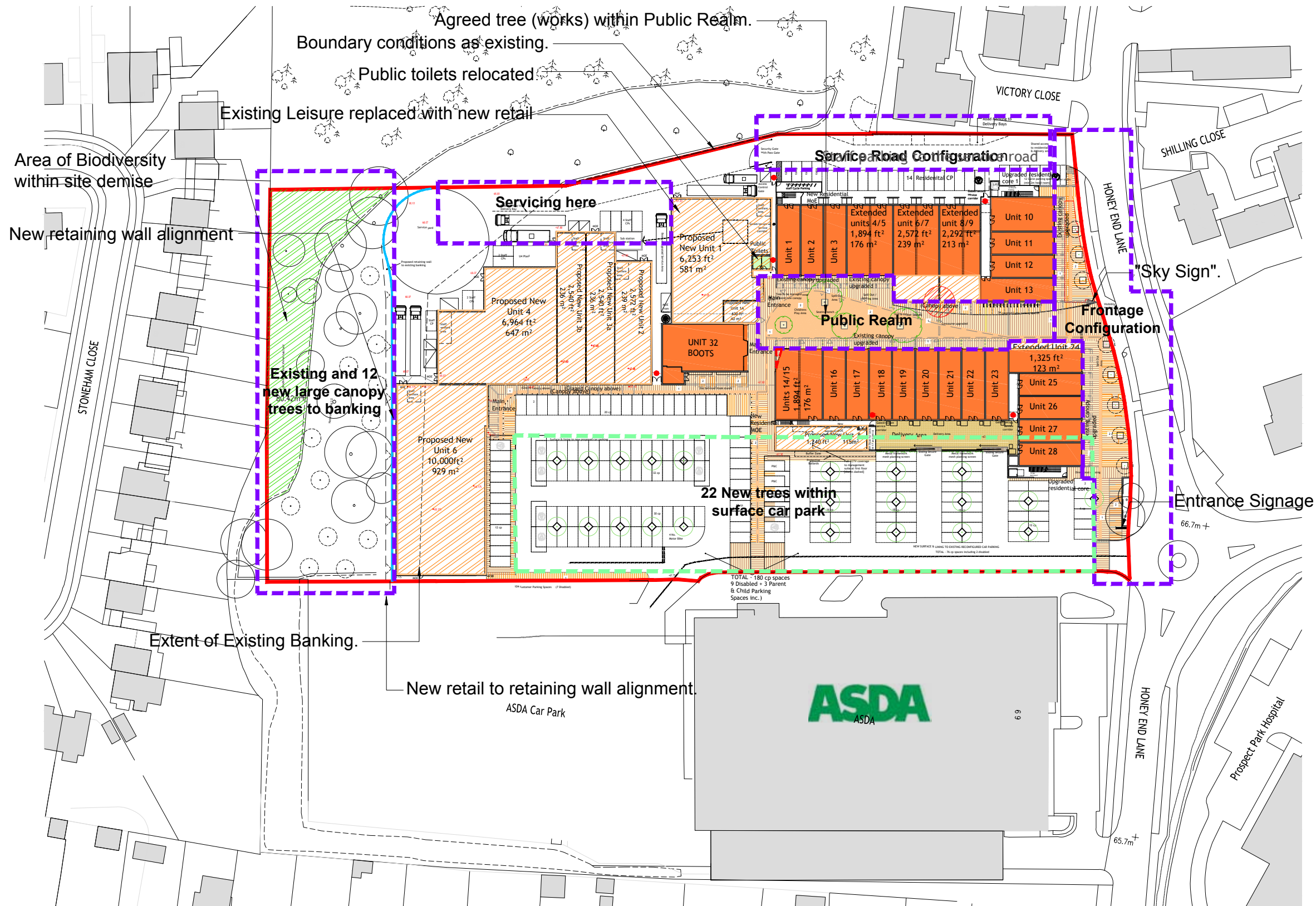
Existing banking retained intact with additional trees.

Extent of Existing Banking.



Extant Planning Permission 2016 / 2017

2.1.4



Key areas of the planning consent are agreed as highlighted.

These will be maintained in an emerging Base Plan to consider the proposals.

Consented configurations as per application number 150945

Area for 22 Proposed Trees as per application number 150945

Retaining wall location as
per application number
150945

Public Realm

The works to the existing / retained trees are agreed for example and it is logical that these agreed parameters are maintained within the emerging masterplan.

Existing Leisure / Gym

The aspiration is to (re) introduce a mix of uses within the emerging masterplan, including leisure / gym use(s).

Extant Planning Permission 2016 / 2017 - Areas of Consented Configuration to be retained

2.1.5 (other) Key Retailers (December 2018)

Accord revisited the centre - at December 2018 and identified all retailers currently within the centre.

These are / (were) 18 shops within the centre.

The northern wing is clearly less popular currently.

The approach from the public car park is to the rear of shops - no / limited visibility.

The key issue is that all units are repetitive / similar in size.

Key

- Existing Retail Units (occupied)
- Boots
- Other Existing Buildings
- Public Toilets (existing locations)

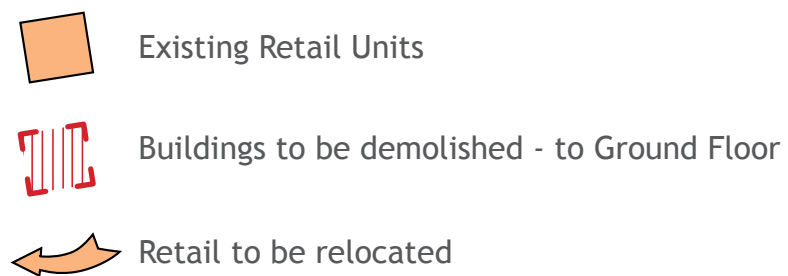
The revised masterplan design intent is to open up the precinct and to improve the mix of shop sizes and configurations on offer to attract a wider range of retailers, complimented by a mix of uses.



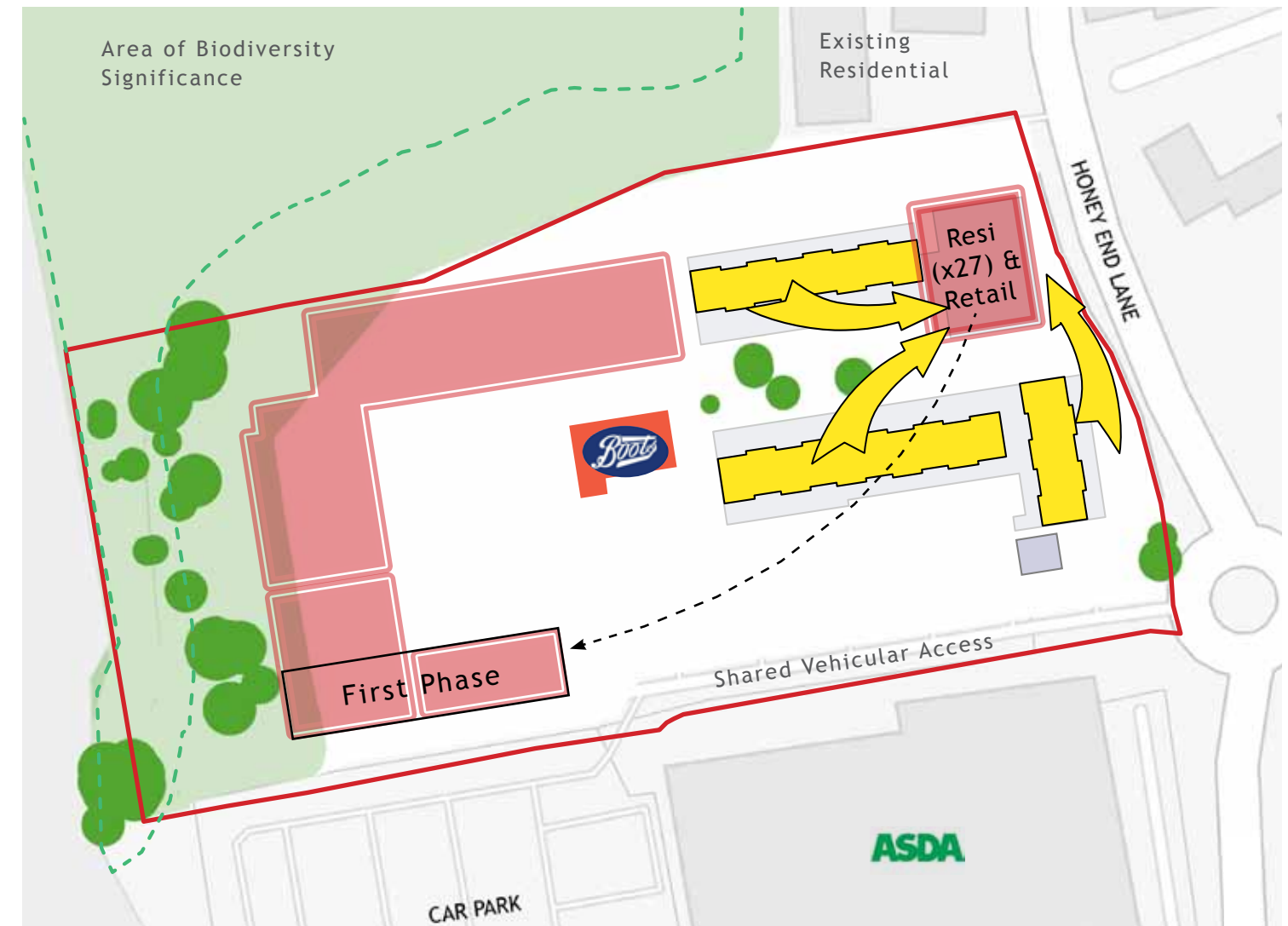
2.1.6 Relocating Existing Tenants



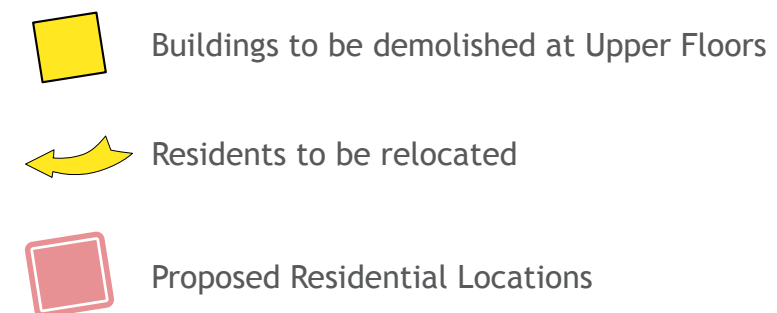
- Key retailers can be relocated in the northern building before any demolition takes place to open up the centre.



2.1.7 Rehousing Existing Residents.



- All existing residents can be relocated within the site in a phased manner.



2.2 Appraisal of the Local / Wider Area

The District Centre serves a wide residential area - with Prospect Park as a major public amenity space, immediate to the site. The site being an ex brickworks is considerably set down from the residential to the west, with a landscaped banking to the site which is set in a wider context, with considerable residential (7/8 storeys) to the south of Honey End Lane for example.



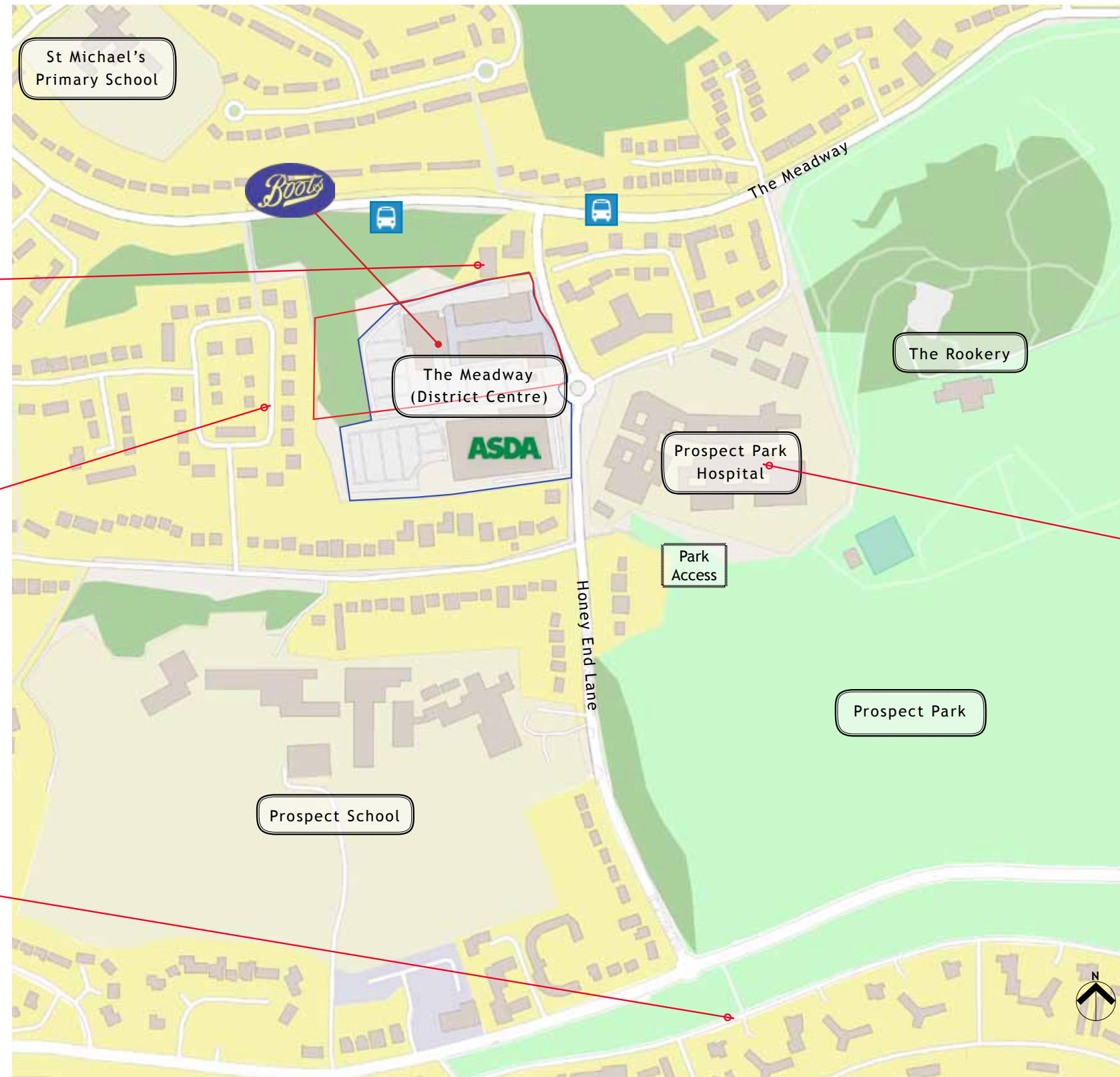
Residential to north of the site - 3/4 storeys



Residential to rear of site



Residential to South of Prospect Park - 7 / 8 Storeys



Key

- District Centre
- Site Boundary
- Retail
- Residential
- Building
- Hospital
- Schools
- Trees
- Green Space



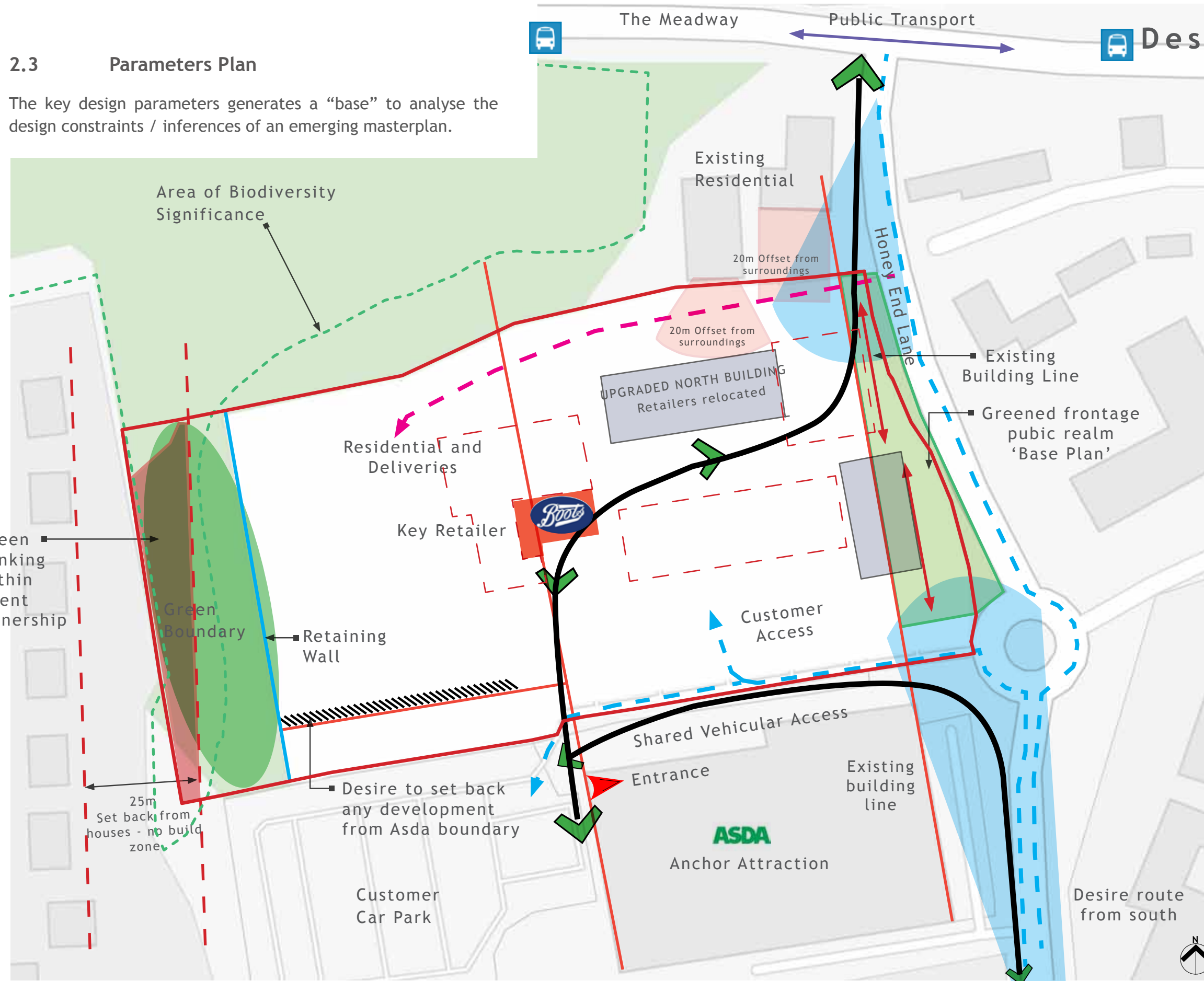
PUBLIC TRANSPORT



The public transport is primarily on The Meadway /Tilehurst Road - to the north of the site. Bus stops on Honey End Lane are not currently in use.

2.3 Parameters Plan

The key design parameters generates a “base” to analyse the design constraints / inferences of an emerging masterplan.



Design Parameters

Key

- Public Transport
- Pedestrian Linkage Desire lines
- Retail Access
- Residential & Delivery Access

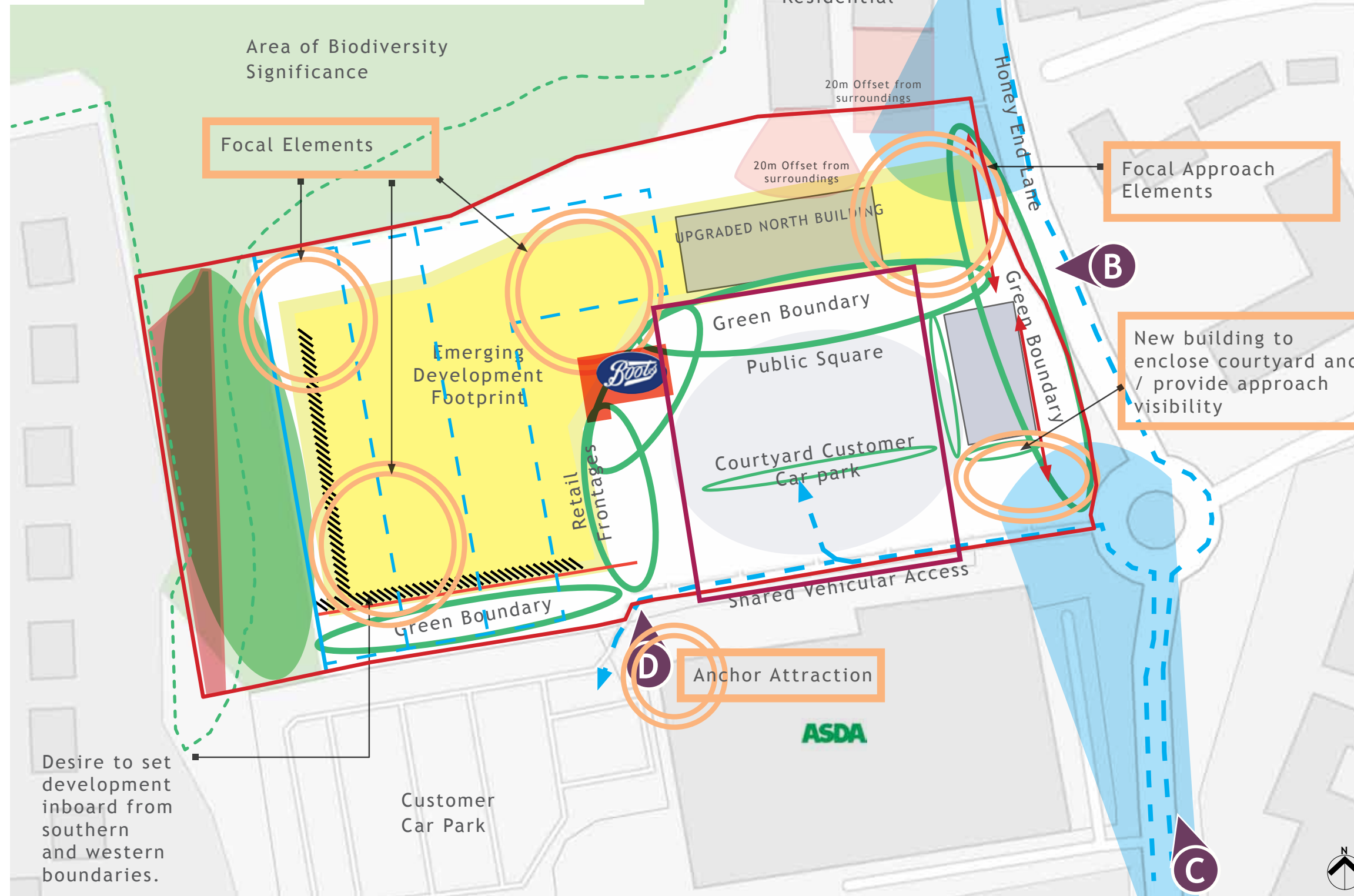
The Key decision is to separate customer access from residential vehicles.

- Existing Buildings - to be retained / upgraded
- Buildings Removed

A desire route to / from Asda as the “Anchor Attraction” is considered on the basis of “people movement” through the site.

2.3 Parameters Plan - Emerging Development Footprint

An emerging development footprint of new residential to the rear of the site and an open retail courtyard, with Asda as the southern building. This can be considered as a “series of buildings” with focal elements at key interfaces, aspects and approaches.



B Current Lack of Focal Visibility



C Current Lack of approach visibility



D Current Lack of Focal Elements

2.4 Base Plan

The emerging development footprint can be created by migrating the previously consented retail, redistributed around the public courtyard space, enabling the rear site to become a residential redevelopment, using the contoured banking and consented retaining wall as a basis.

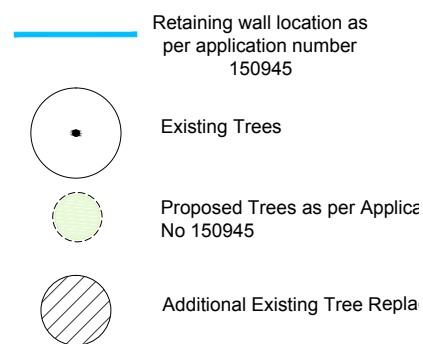
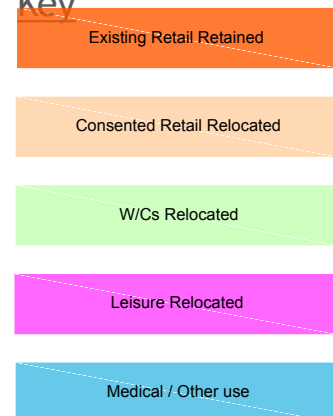
The key parameters from the previous consent can be applied to this “base” plan as previously agreed parameters.

Withing this Base Plan a phased series of buildings can be considered to bring forward residential proposals, to the rear of the site and over the retained and reconfigured retail.

The logic is to consider a lower level parking arrangement adjacent to the re-aligned retaining wall to achieve a reasonable parking level for the proposals, concealed in an undercroft arrangement of public (accessed from south) and private (accessed from north) parking.

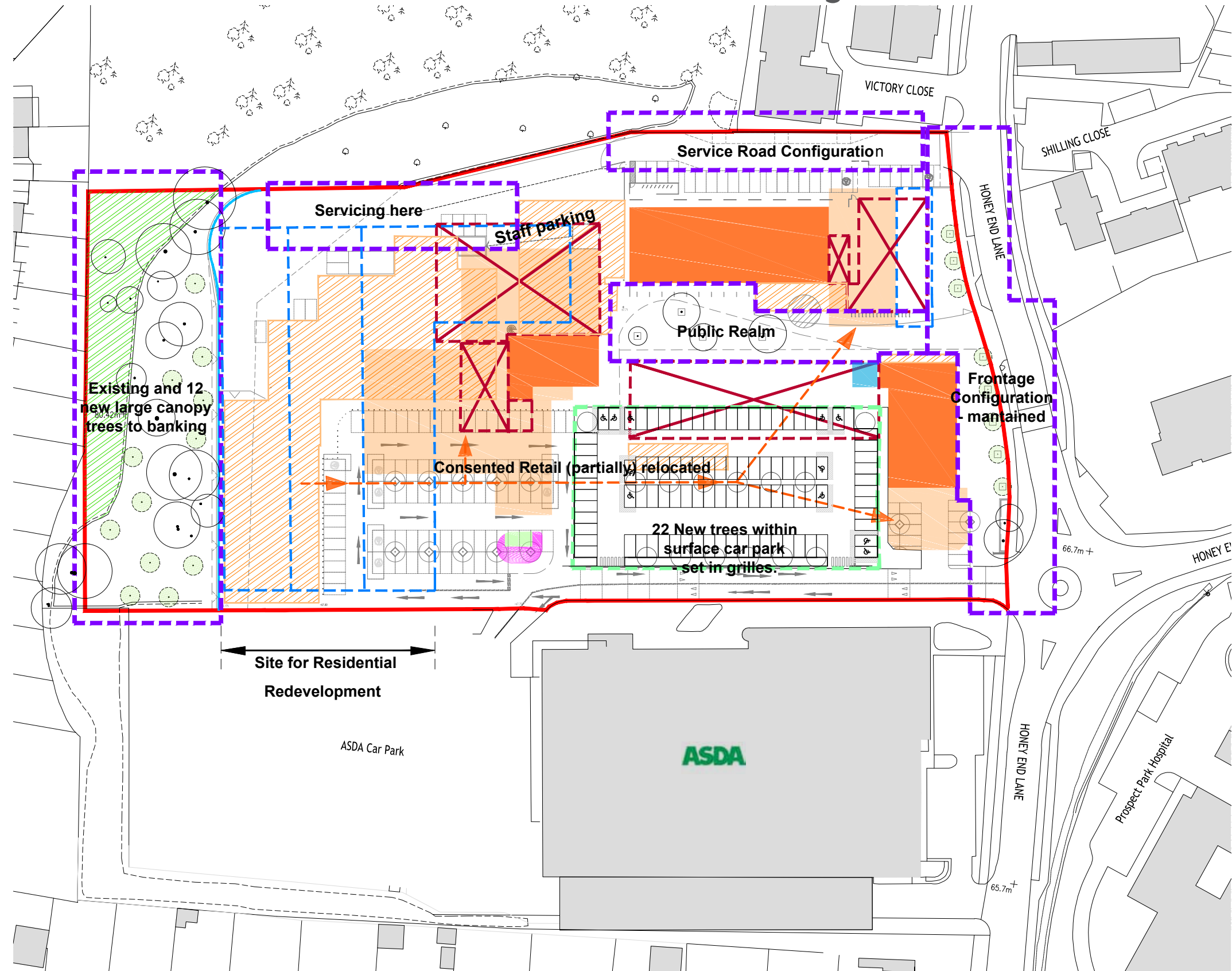
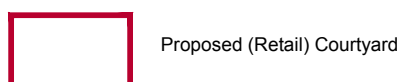
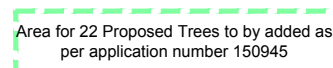
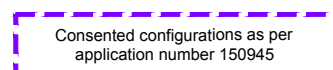
“Live frontages” will screen the parking from the public faces.

Key



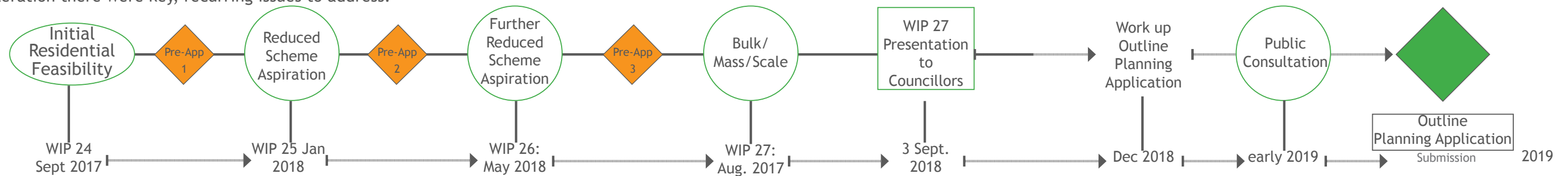
BASE PLAN - KEY

APPROVED ELEMENTS



3.1 Project Timeline

On the basis of this “base” plan approach a consultation process has taken place with Reading Borough Council planning and Councillors. Accord work on a “Work in Progress” (WIP) basis to bring forward proposals via an iterative approach - from WIP 24 through to WIP 27. In each iteration there were key, recurring issues to address.



3.2 WIP 27 - Councillor Presentation:

This was presented to a positive Councillor audience, including the RBC planning officer, on 3rd Sept 2018. This has encouraged the client/owners to now proceed to Outline Planning Application status, based upon the proposals as presented. The proposals have been honed WIP24 to WIP27 status influenced by feedback and comment from the planning officer.

The timeline (of engagement) has revolved around (4) consistent key issues.

3.3 Key Issues

3.3.1 Focal Elements

The emerging masterplan is appraised on the basis of approach and key aspects where focal buildings can be considered as identified in the Design Parameters (section 2.3)

3.3.2 Bulk / Mass / Scale

The heights of the sketch proposals has been reduced and honed from an initial scheme to a proposal promoting a “podium” of retail with 3/4 levels of residential flats over, with these focal elements integrated into the streetscape.

3.3.3 Extent of Public Realm.

The widening of the existing public realm space to a considerable central amenity area is a key design parameter.

This is complemented by residential amenity at a raised courtyard level.

3.3.4 Access and (Public) car Parking

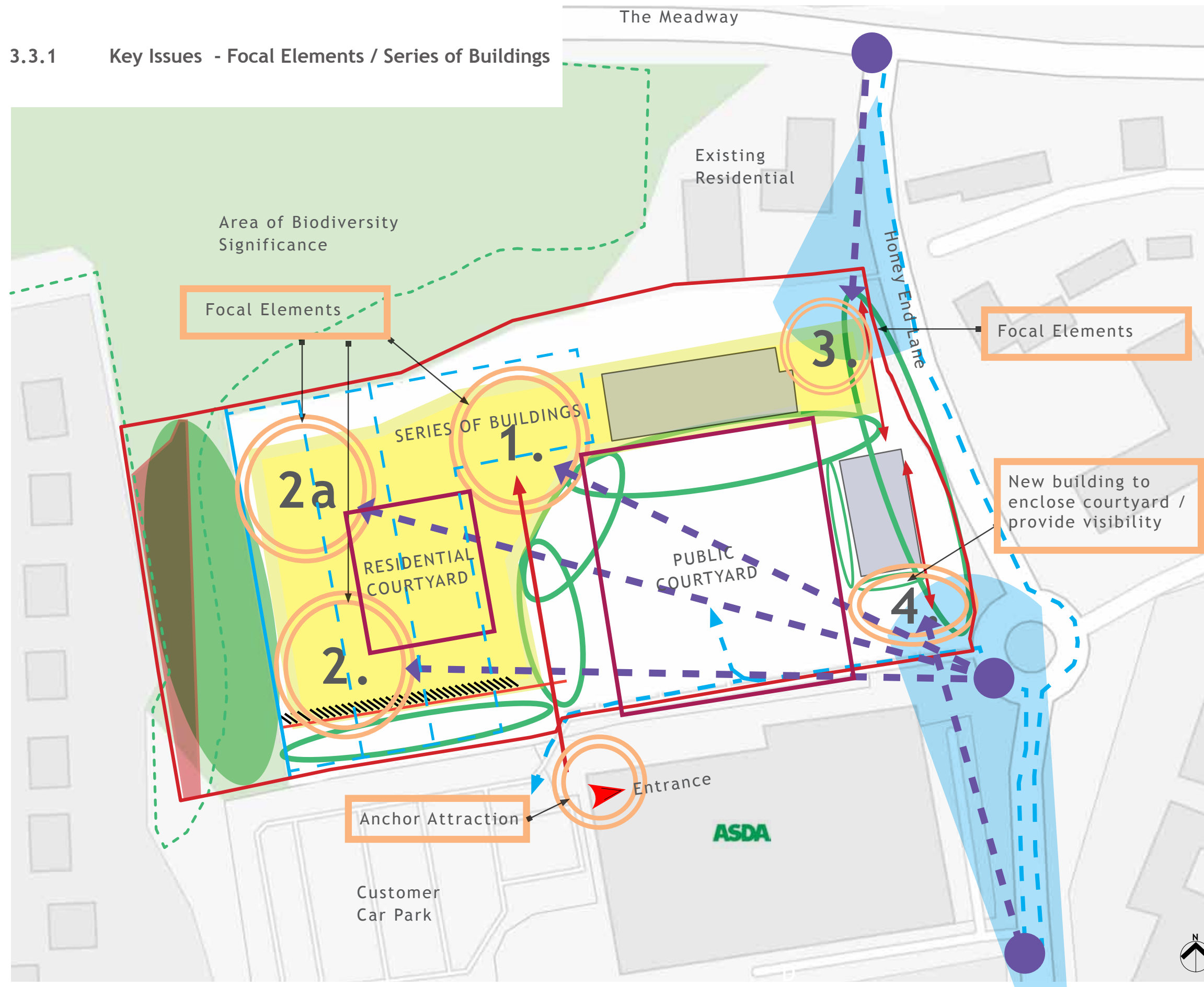
The extant consent has an agreed figure of 180 public and 20 staff spaces - for the 64,450sqft overall retail quantum.

The retail quantum is reduced and a pro-rata reduction in public parking is promoted - adjacent to the public realm and accessible via the (Asda) public access.

3.3.5 Phasing / Existing Residents

A phased approach to maintaining existing tenants and residents, until suitable relocations are established.

3.3.1 Key Issues - Focal Elements / Series of Buildings



A hierarchy of focal approach and “end stop” elements is considered for the emerging footprint.

Focal Point 1

This is the primary focus within the scheme being in the centre (north) of the proposals defining the access to / from Asda as the anchor attraction.

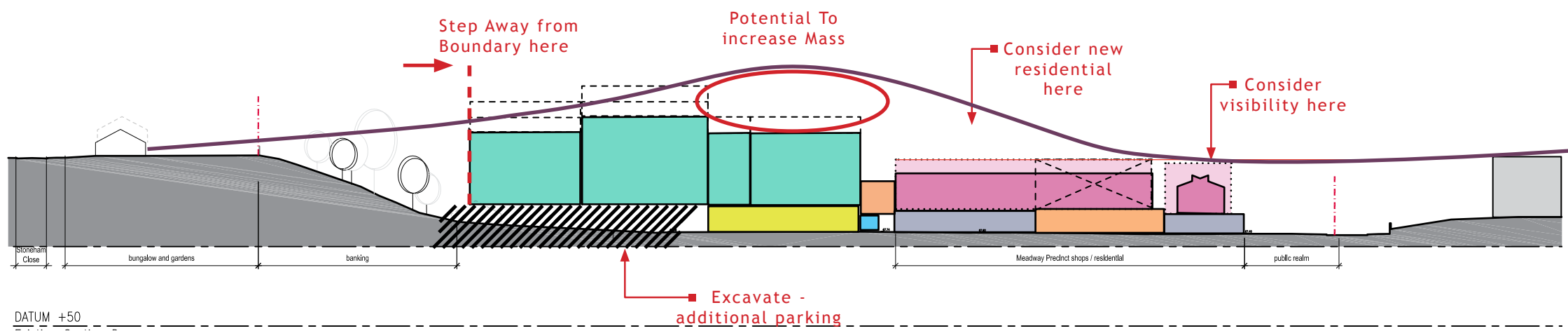
Focal Point 2 & 2a

These points are seen as important elements within the development - as ‘end stops’ to be viewed from a distance as you enter / approach the site, which also, with focal point 1 define the amenity courtyard around which the residential “series of buildings” is arranged.

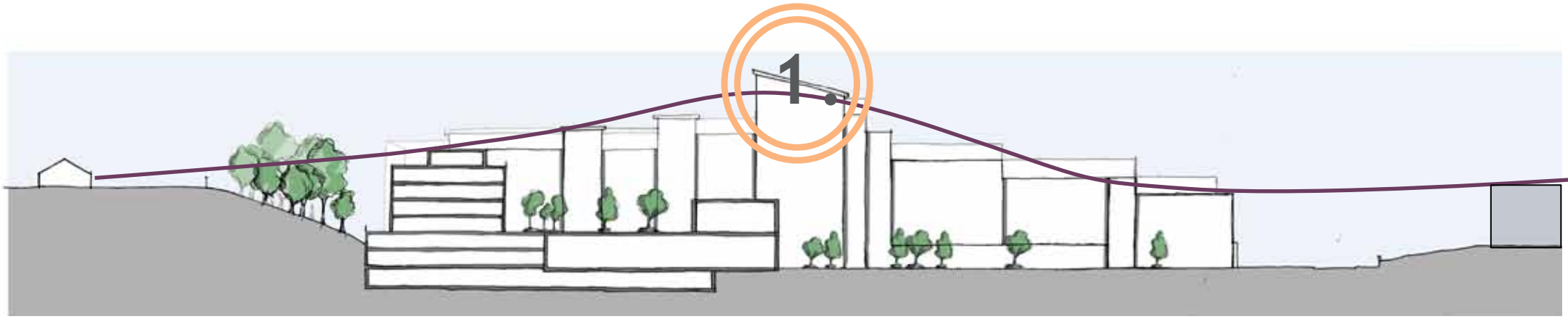
Focal Point 3 & 4

The frontage suffers from a lack of focal elements providing interest and attractions onto Honey End Lane. New buildings which present a more attractive outlook, and advertise the presence of the district centre, particularly to northern and southern approaches are advocated.

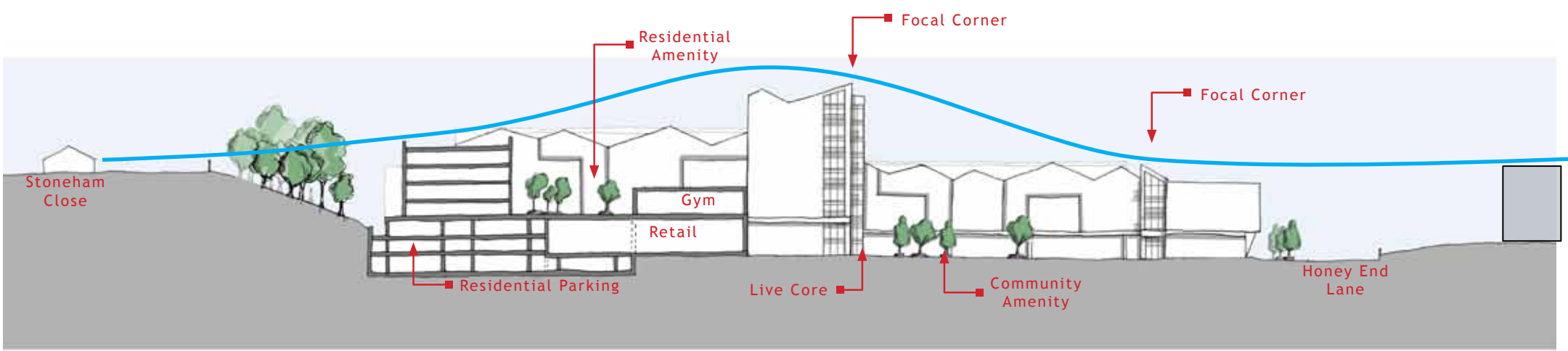
3.3.2 Key Issues - Bulk / Mass / Scale - Initial Appraisals



Section D - tabled September/October 2017



Section D undulating profile - as discussed on 29/01/18



Section D - Reduced Bulk / Mass / Scale & Reduced excavation 10/5/18

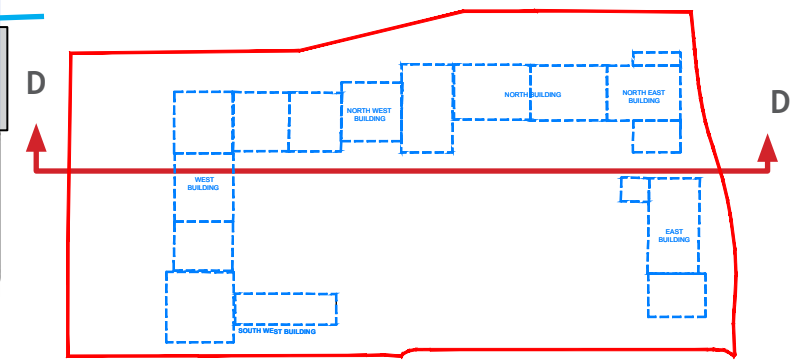
From the initial Residential Feasibility (Sept 2017) the approach to bulk/mass/scale has been honed in response to planning officer concerns, via WIP 25/26 towards WIP 27 (over) which integrates the focal elements more into the architecture of the streetscape.

- Analysing Potential Bulk / Mass / Scale
- A Base scheme of 280 Residential Units / Intensified up to 370

2017 - WIP 24

- A scheme of 320 Residential Units
- January 2018 - WIP 25

- A scheme of 280 Residential Units
- May 2018 - WIP 26

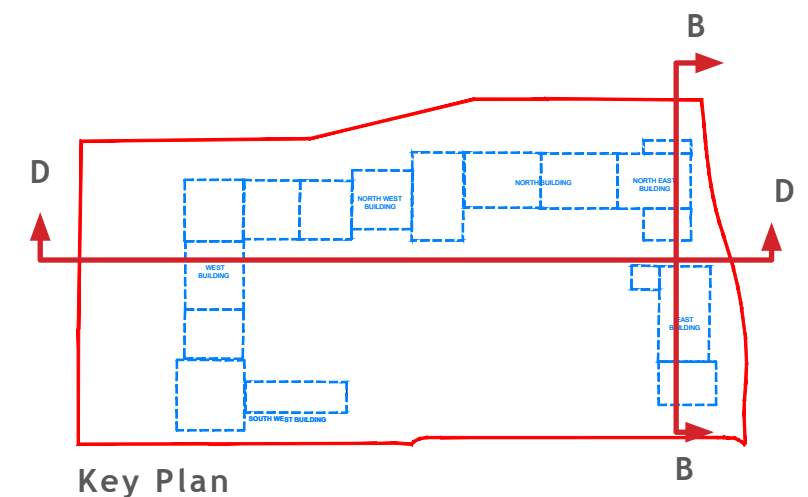
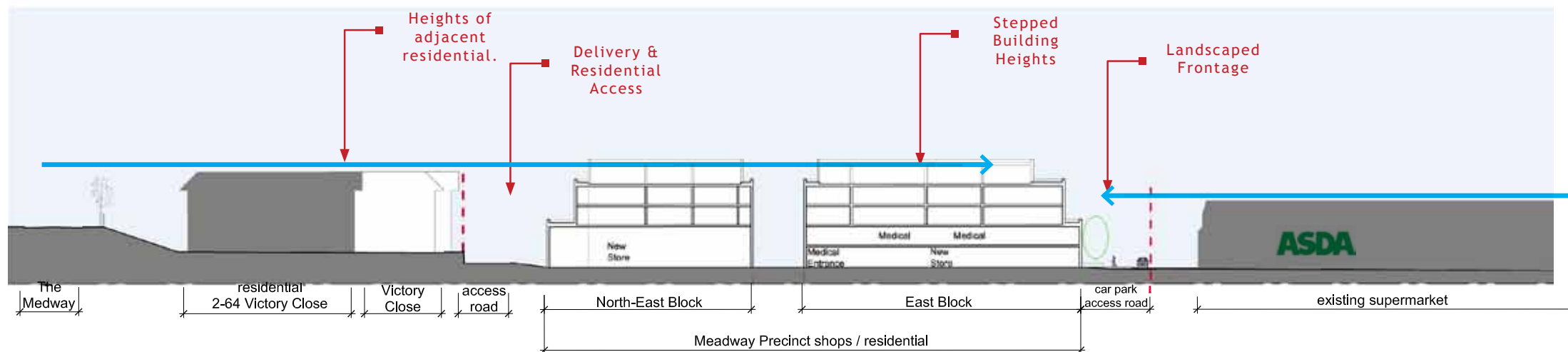
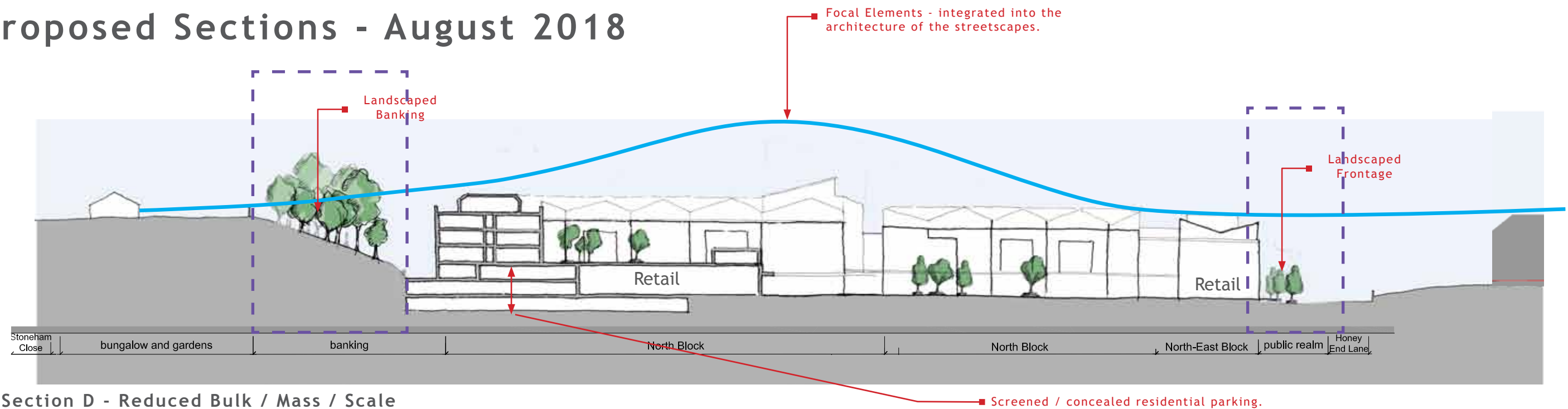


Key Plan

3.3.2 Key Issues - Bulk / Mass / Scale - WIP 27

RBC engagement has encouraged a considerably reduced quantum of residential - to 29 replacement and 239 new residences - as presented to RBC / Councillors on 3rd Sept 2018,

Proposed Sections - August 2018



3.3.3 Key Issues - Extent of Public Realm

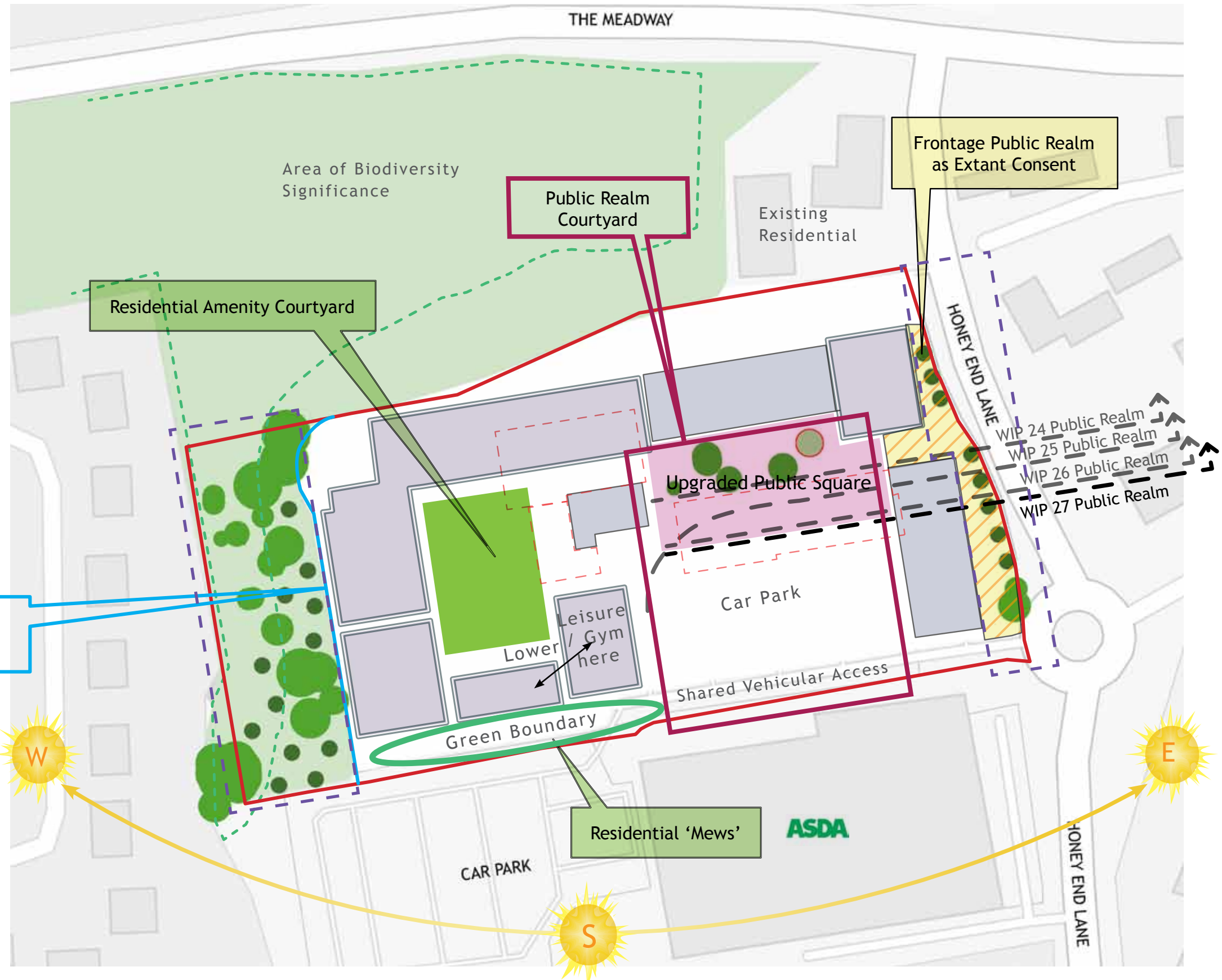
The extent of the public realm has been increased during the consultation process - based on other district centre examples such as Woodley, which integrates play space with street furniture and public information in a cohesive, usable and expansive public space.



Woodley - Public Square - Play Space

Consented Retaining Wall Line

The new buildings to the south and east of the residential amenity are lower to enable daylight / sunlight into the residential amenity courtyard. The eastern building is proposed as leisure / gym which can overlook both the public and residential courtyards.



3.3.4 Key Issues - Access and (Public) Car Parking - Extant Consent

Extant Consent:

During negotiations for the retail consent parking provision was a key issue which was agreed as :-

- 180 Customer Parking Spaces
- 20 Staff Spaces

The Existing Retail Consent is for 5988 sqm of Retail

Customer Spaces

$5988 / 180 = 1 \text{ space per } 33.3\text{sqm for retail}$

Staff Spaces

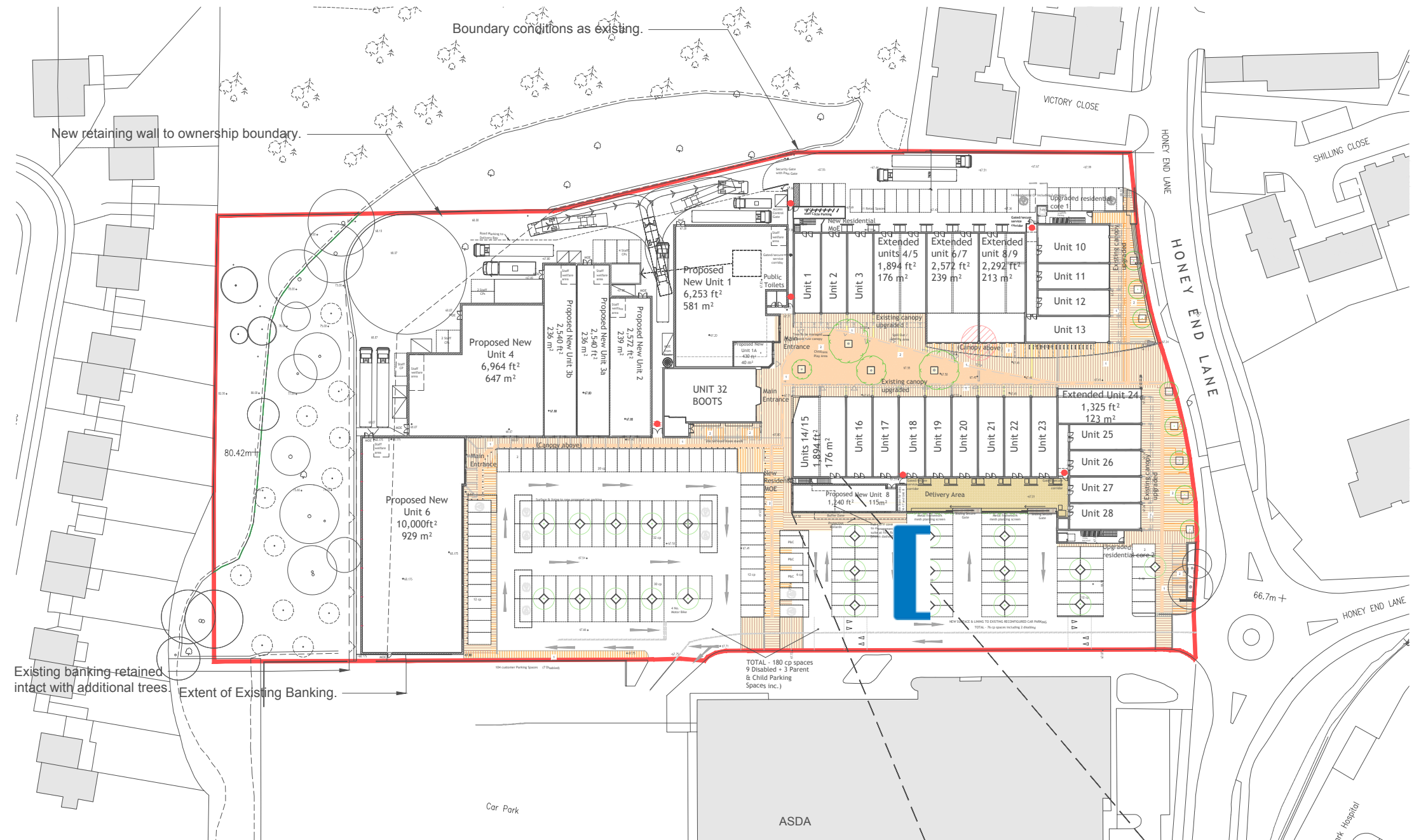
$5988 / 20 = 1 \text{ space per } 299.5\text{sqm for retail}$

Residential Spaces

27 Units = 14 spaces Provided - (approx. 1/2 units)

Total = 214 Spaces Provided

The approach is to pro rata the retail parking provision as above and to achieve at least one space per residential unit, plus visitors, with allocated space(s) for other uses.



Extract from Extant Consent (1364-PL.1110rev E)

3.3.4 Key Issues - Access and (Public) Car Parking - Proposals

Outline Application

The Outline Application is for a reduced quantum of retail :-

3753.7sqm

Customer Spaces

$3753.7 / 33.3\text{sqm} = 113$ spaces required

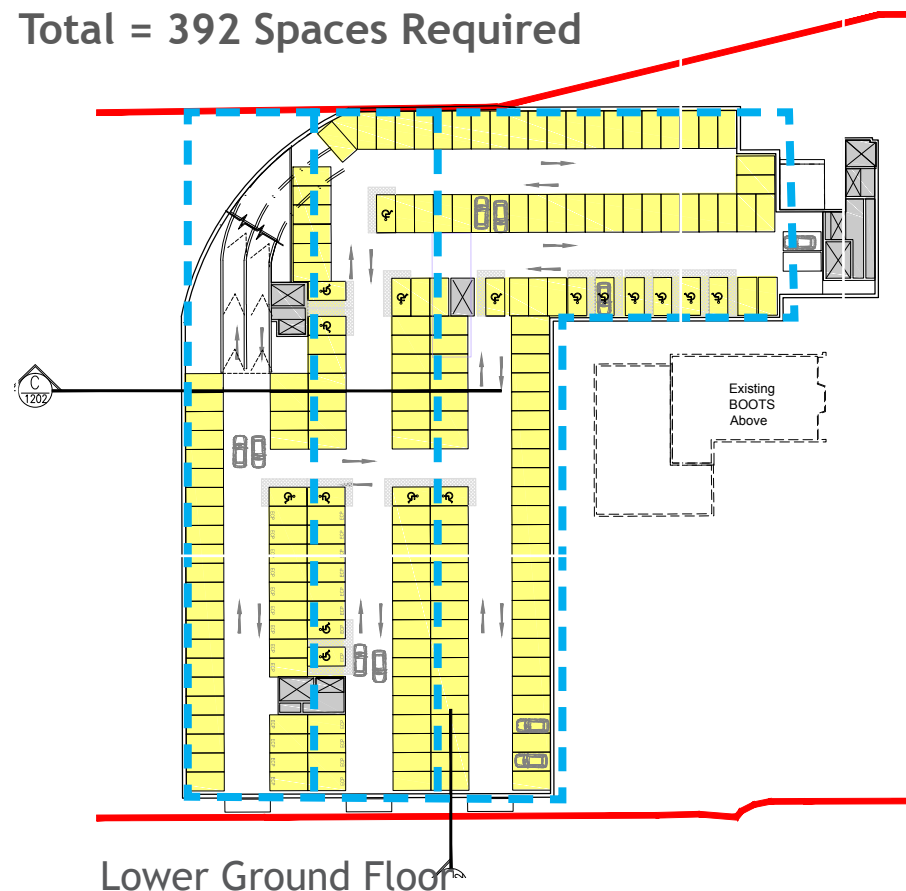
Staff Spaces

$3753.7 / 299.5\text{sqm} = 13$ spaces required

Residential Spaces

266 Units = 1 per 1 = 266 spaces required

Total = 392 Spaces Required



Flexible public parking Provision

The public parking can be flexible and could be increased / decreased via a simple dividing screen between the public and residential spaces (accessed from the northern access).

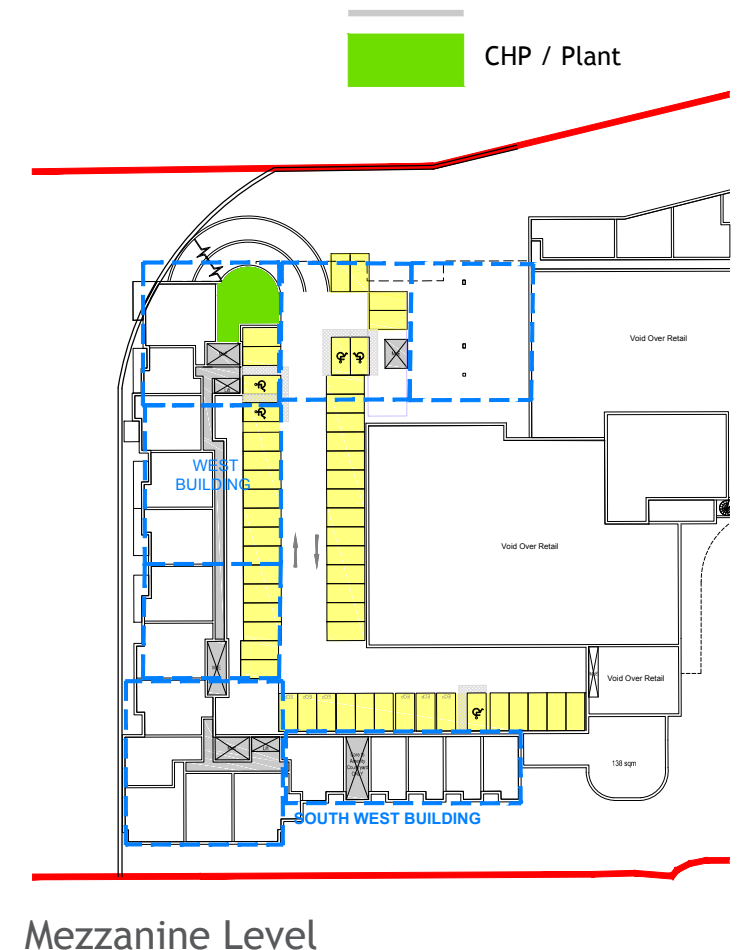
- The parking provision includes 10% min. disabled parking throughout.
- Electric Charging Points (w) are provided at 10%.



Total Provided

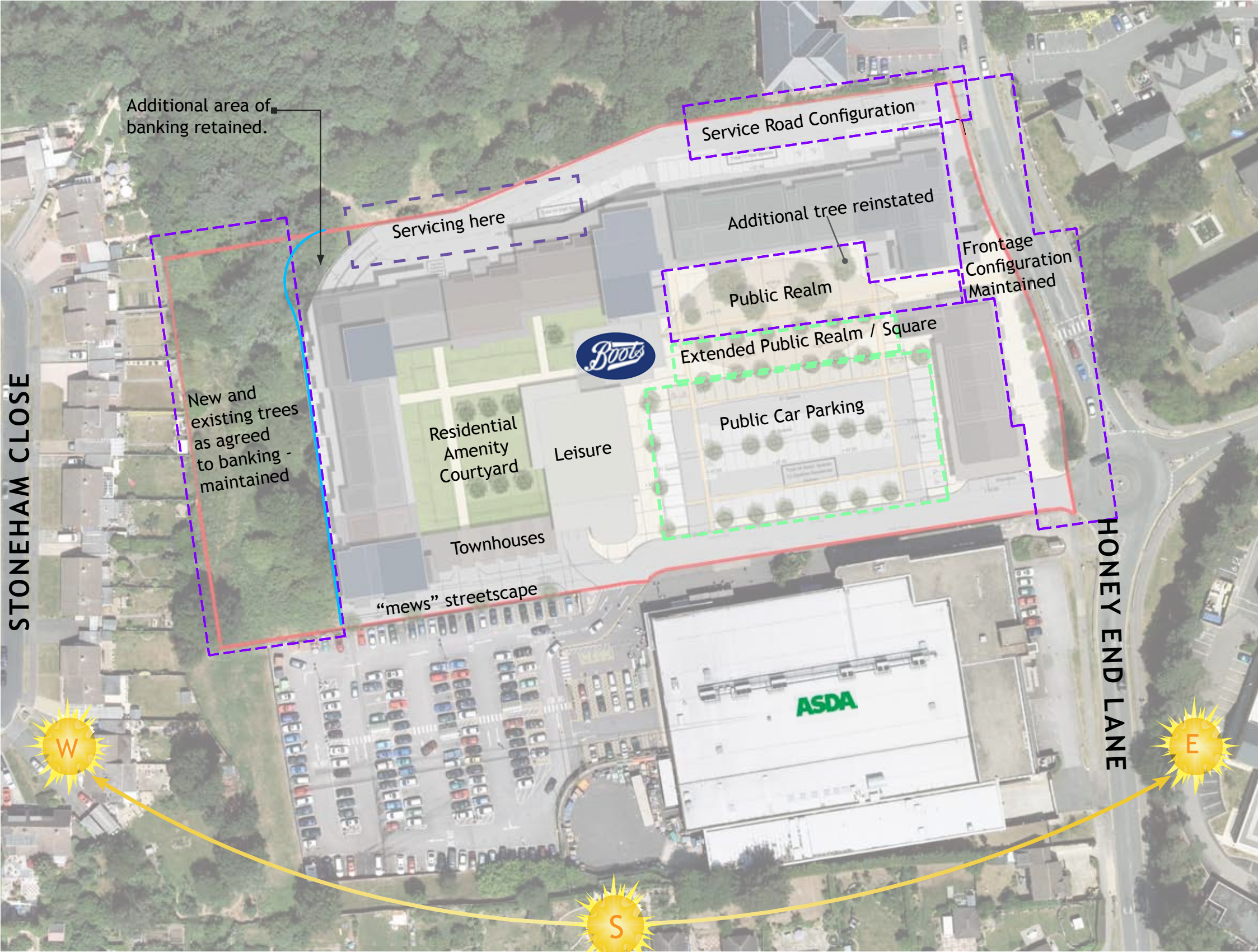
The outline planning proposals indicate:-

Key	
304	Residential Parking
137	Customer Parking Spaces
14	Staff Parking Spaces
6	Medical
461	TOTAL



4.1 Worked up “Base Plan”

Concept Design 4



The “Base Plan” adopts the items from the previously agreed (retail) consent as a basis to create two distinct courtyards - a public realm square fronting the reconfigured retail and an amenity courtyard over the parking serving the residents to the west.

The residential is arranged in a “series of buildings” approach.(Identified over)

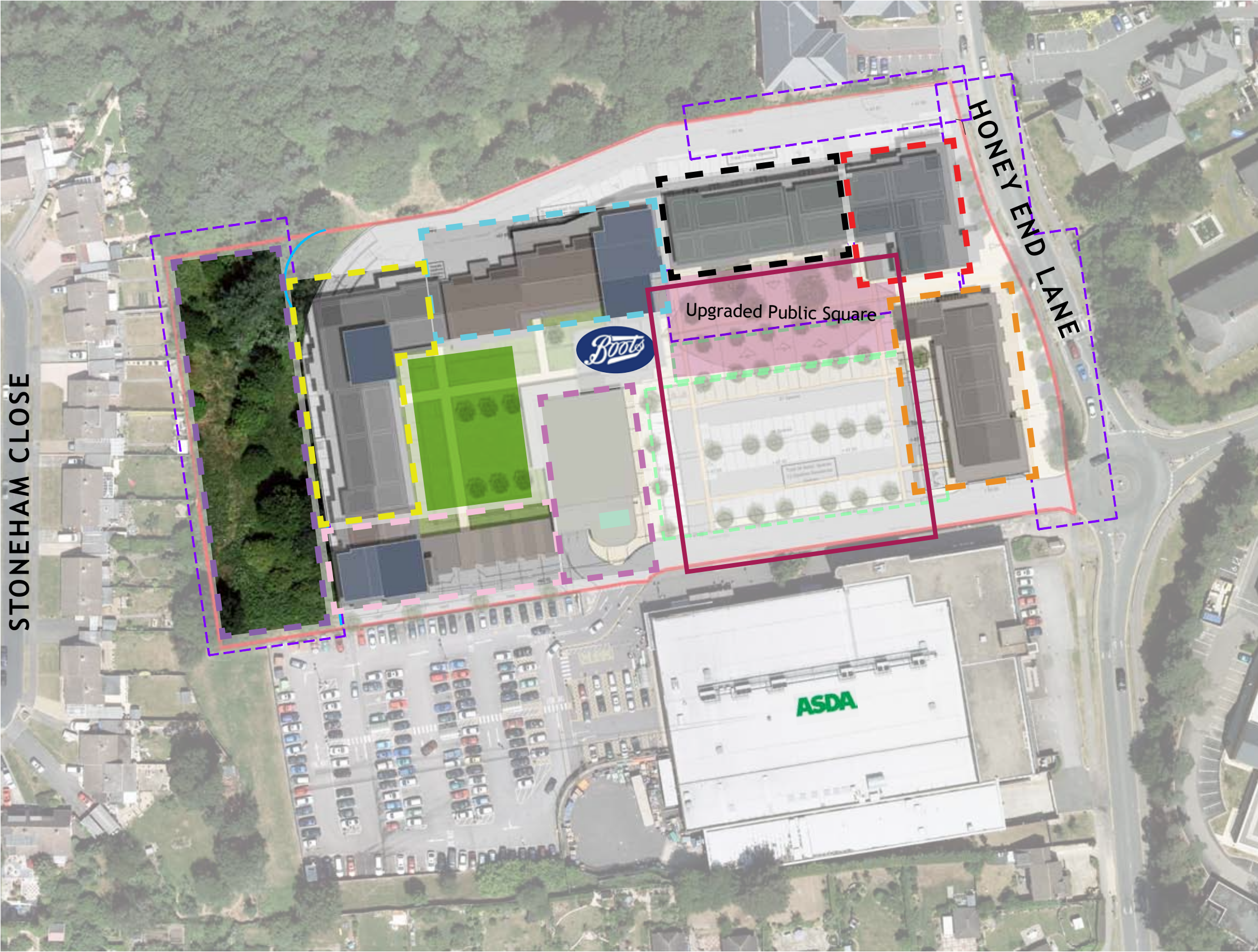
The buildings to the south east of the amenity courtyard are lower with the (single storey) leisure building framing and overlooking the amenity space.

Consented configurations as per application number 150945

Area for 22 proposed trees as per application number 150945

Retaining wall as per application 150945

4.2 Masterplan of Constituent Parts - “Series of Buildings”



COURTYARD
community hub

PUBLIC SQUARE

AMENITY COURTYARD

EAST BUILDING
to be constructed above existing Retail

NORTH EAST BUILDING
Phase 1 of the development

NORTH BUILDING
to be constructed above existing Retail

NORTH WEST BUILDING
Fronting the Woodland to the north and
amenity area to the south

WEST BUILDING
Fronting the banking to the west and
amenity area to the east

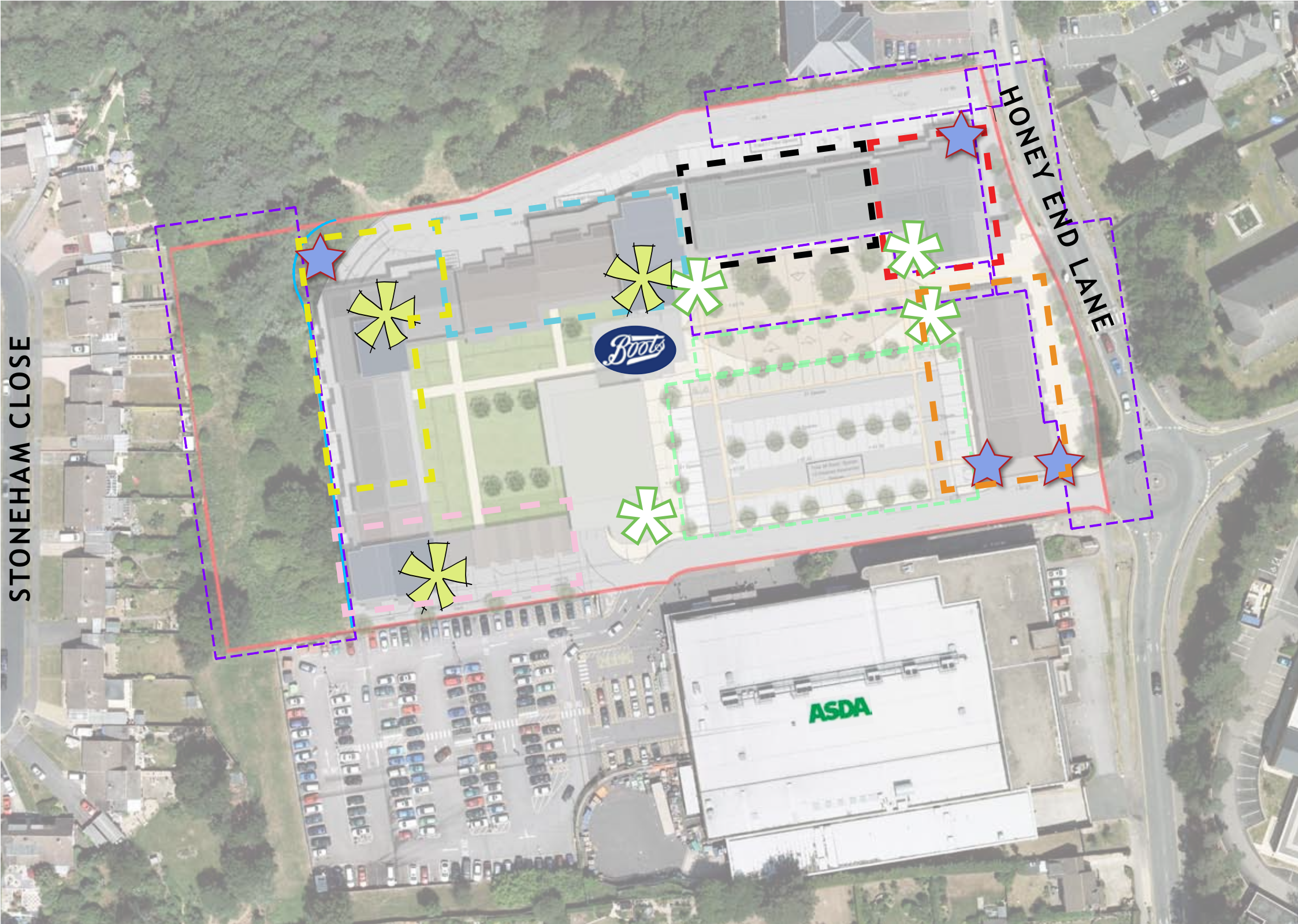
SOUTH WEST BUILDING
Mews and focal building

LEISURE
As an enclosure to the courtyard

Relocated Public Toilets

4.3 Defining The Focal Elements

The focal elements identified as key parameters are applied to this base plan approach to “build up” a series of buildings with focal, approach end stop and feature elements.



Focal Points / End Stops



Focal Corners



Retail Features - framing the public square

4.4 Design Code

Outline Planning Application

As an Outline Application approach a Design Code is applied to the bulk / mass / scale of elements to promote interest, modelling and definition to the building by building forms:-

Defining the Retail

The retail at grade is interpolated and interpreted from the extant detailed planning approval, adapted to suite the revised plan footprint configurations. The concept is of two retail features defining the public concourse which frame the public realm to the North East and North West Corners

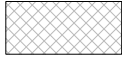
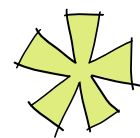
Defining the Public Realm

A feature which acts as a “campanile” to the public space is proposed - vertically expressed and viewed in the round as a prominent, defining feature.

Identifying the mix of uses

The ‘campanile’ can be the access feature to (first floor) medical / other uses onto Honey End Lane. An architectural feature / focal element is also proposed to define the leisure entrance to the south. These (4) focal elements, together with the new focal corner building, define and add interest to the public courtyard.

Elemental Approach

 Focal Elements

 Varying roofscapes / massing profiles

 Focal Corners

 Roof setback

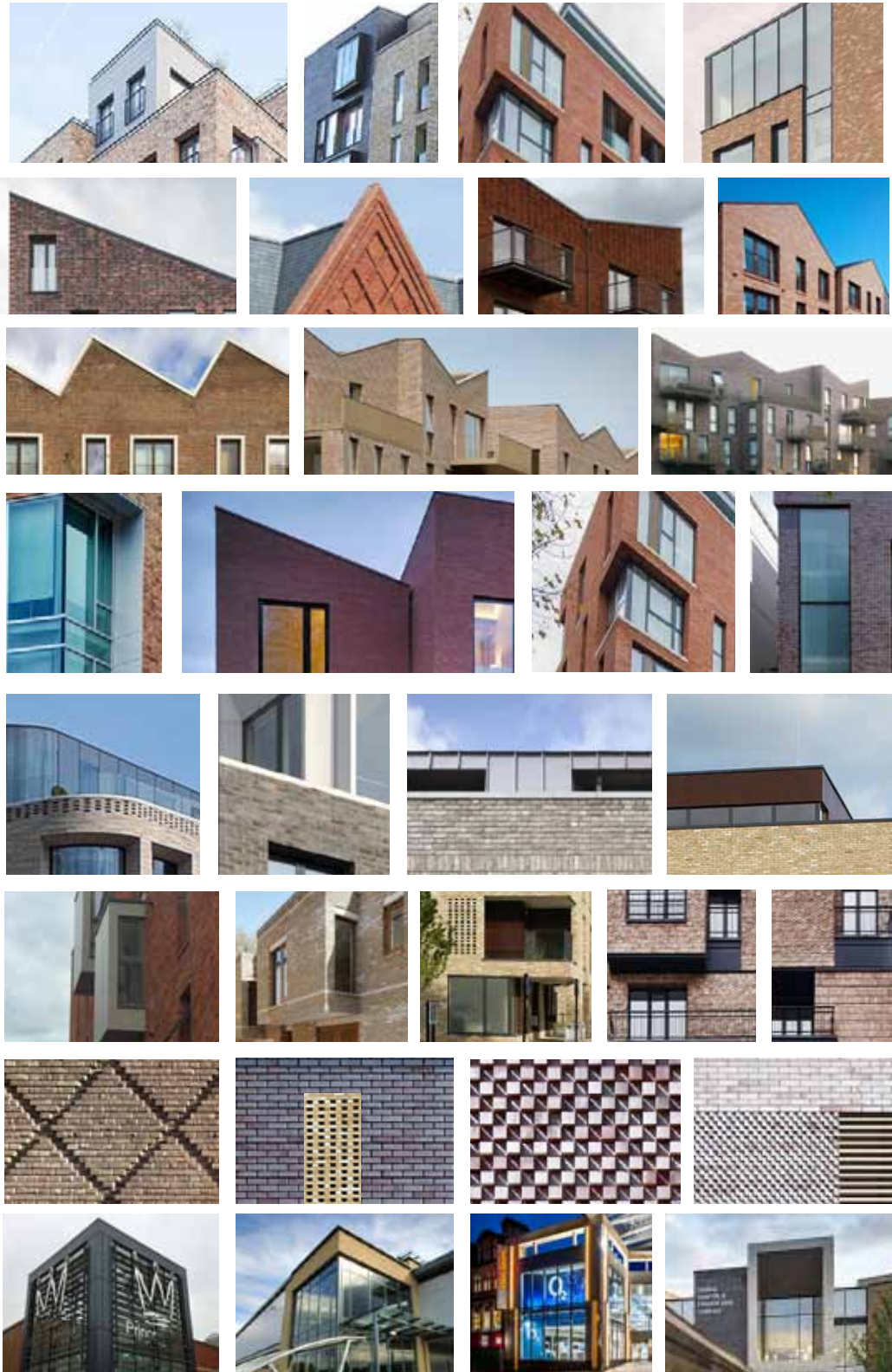
 Projection Bays / Balconies

 Brick work (Lower levels)

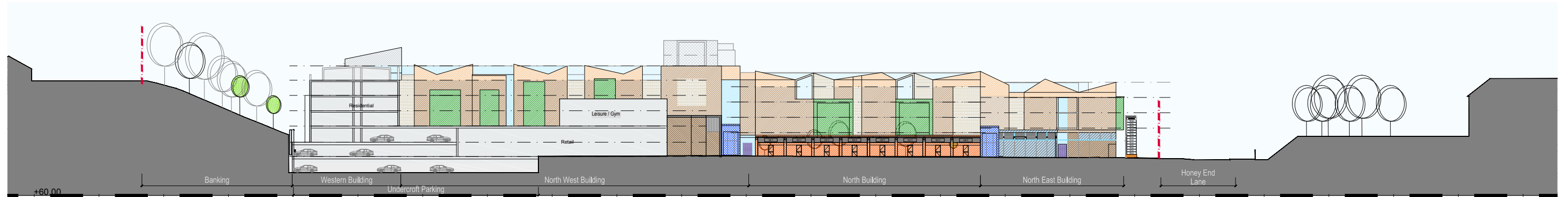
 - varying tones and patterns (Intermediate levels)

 (Upper levels)

 Retail / community hub Features



4.5 Applying the Design Code - Massing / Elevational Intent



Indicative Massing South Elevation A-A

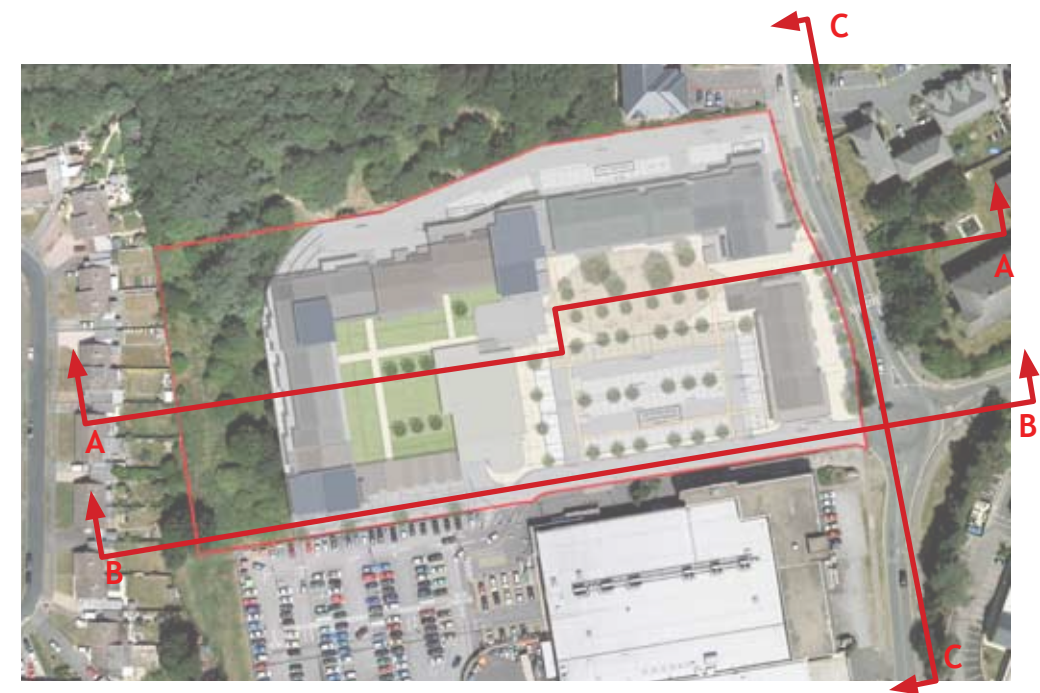


Indicative Massing South Elevation B-B



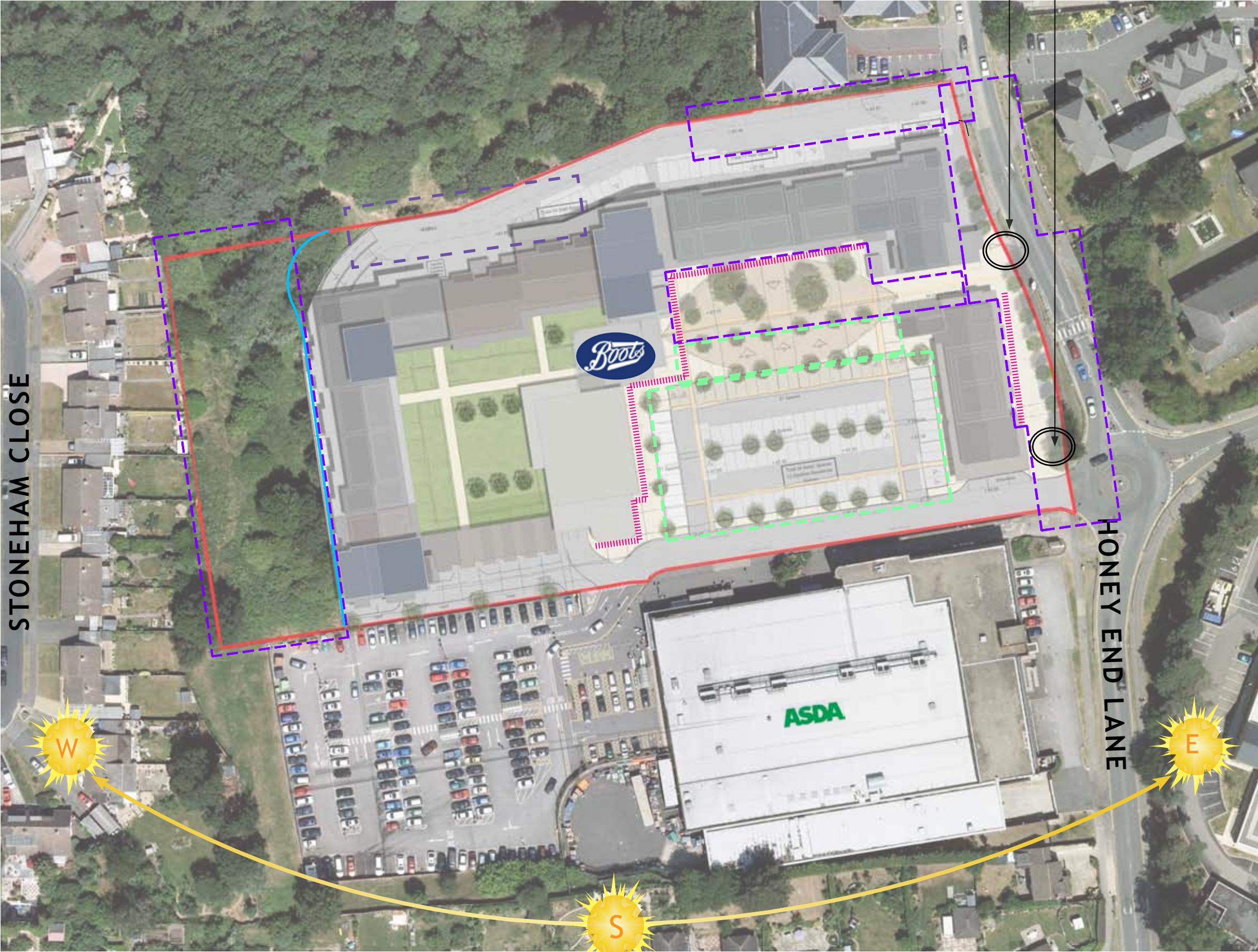
Indicative Massing East Elevation C-C

These massing studies are indicative of how the Design Code can be applied to the streetscapes and “series of buildings” approach.



5.1 Proposed Masterplan

Design Intent 5



Consented configurations
as per application number 150945

Area for 22 proposed trees to be added as
per application number 150945

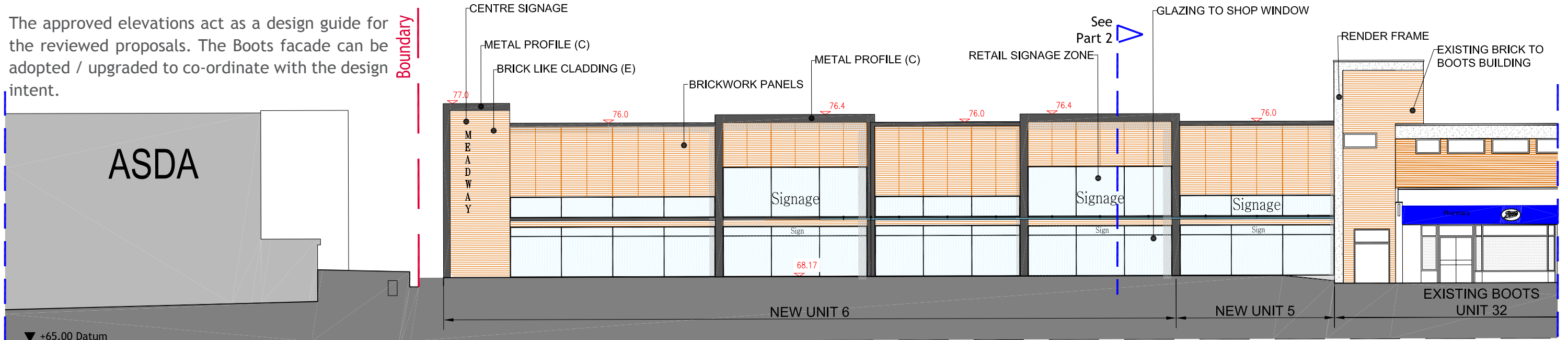
Retaining wall as per application 150945

In addition to integrating plan elements from the extant retail consent; it is the design intent that the retail elements - frontages and shopfronts, reasonably reflect the detailed planning approval already in place, for both the existing refurbishment and the new retail.

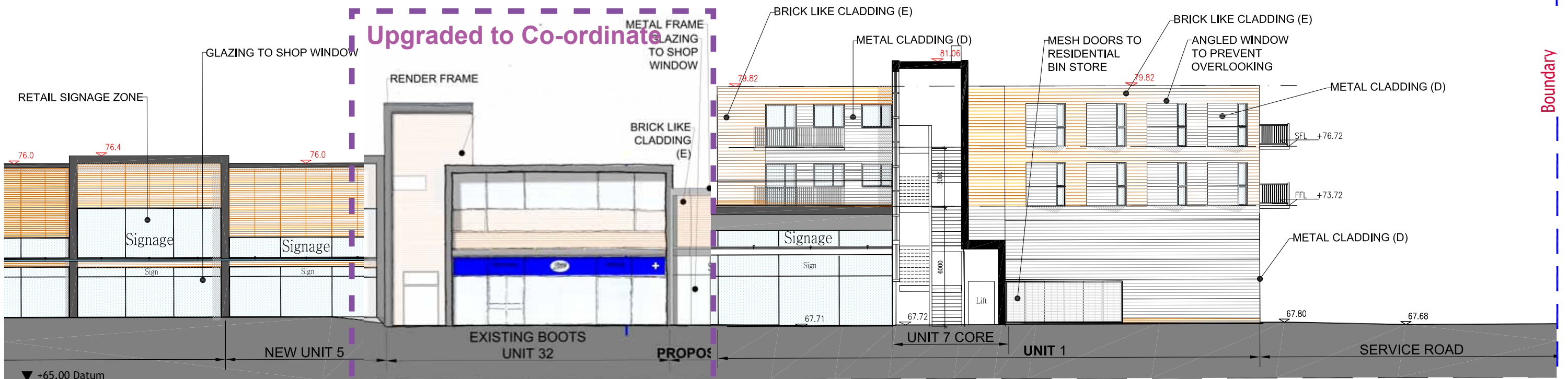
The approved retail elevations reflect the brickwork heritage of the site (see over) and it is reasonable to adapt these to suit the public courtyard conditions of the proposed masterplan.

5.2 Extant Planning Consent Elevations - Retail - Extract Elevations

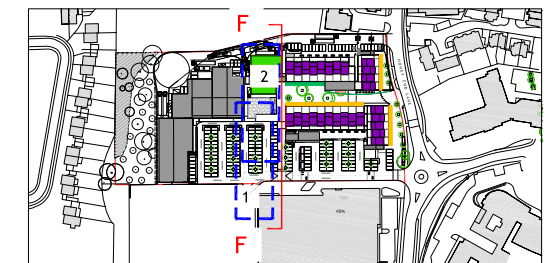
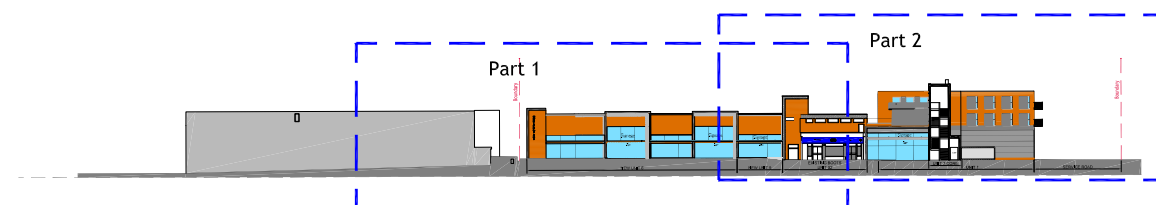
The approved elevations act as a design guide for the reviewed proposals. The Boots facade can be adopted / upgraded to co-ordinate with the design intent.



Part 1 - Proposed East Elevation F-F **Approved**



Part 2 - Proposed East Elevation F-F **Approved**



KEY PLAN - NTS

5.3 Design Intent - Bulk / Mass / Scale

The site was previously a Brickworks. The extant application proposed brick and an ‘industrial aesthetic’ - for the retail elevations.



This can be adapted and integrated into the lower levels of the proposal, with a design intent of asymmetric, modelled brickwork buildings of varying hues defining, the public and residential amenity courtyards.

Brickwork detailing can create linear and vertical patterning to the facades, creating interest and tonal variations.



Asymmetric gables



Window Patterning



Offset Window Patterning

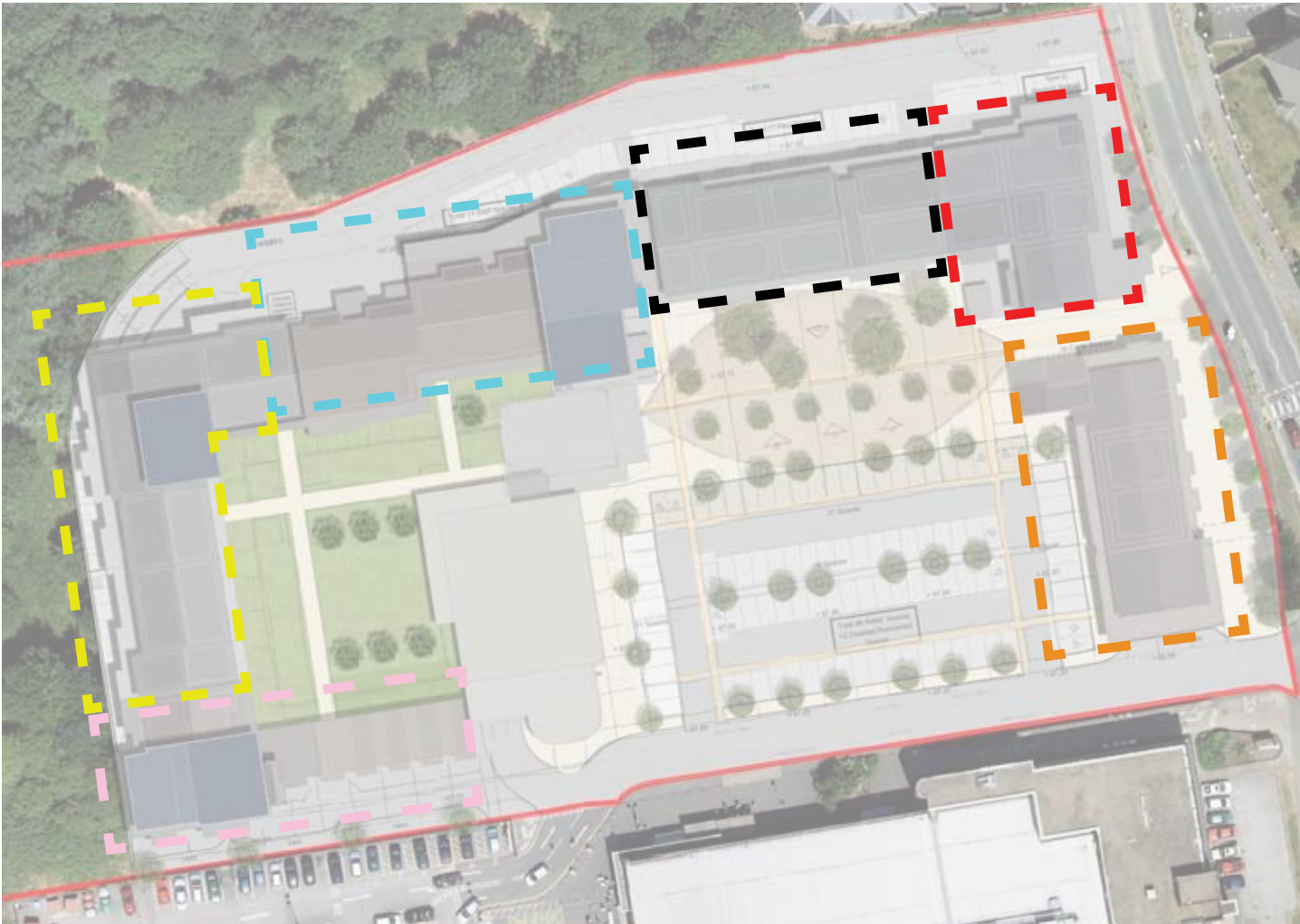


Projections and balconies



Feature Gables

This design intent can be varied to apply to the “series of buildings” masterplan approach.



5.4 Indicative Sketch Elevations

Applying the Design Code to the massing studies

Extant consent retail elevations



Indicative Massing A-A



Indicative South Elevation A-A

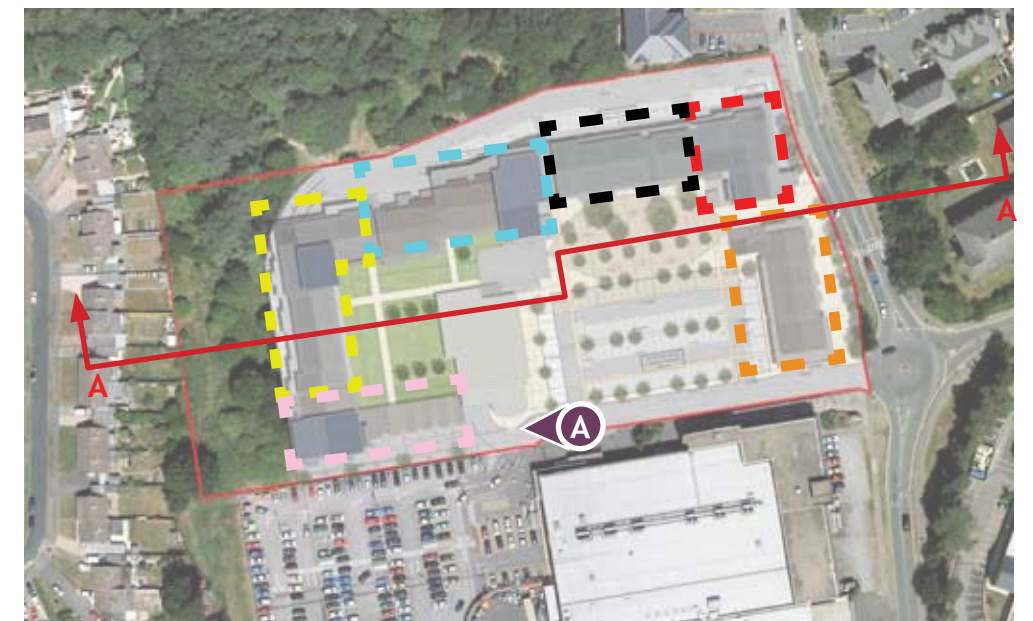
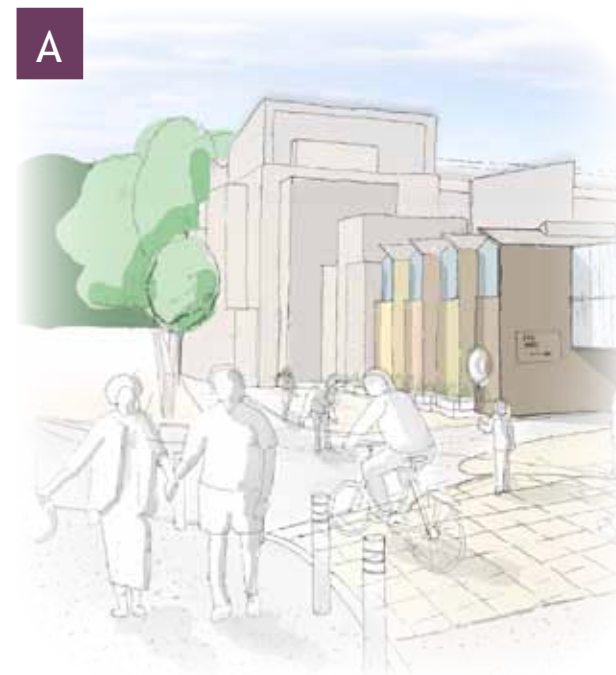
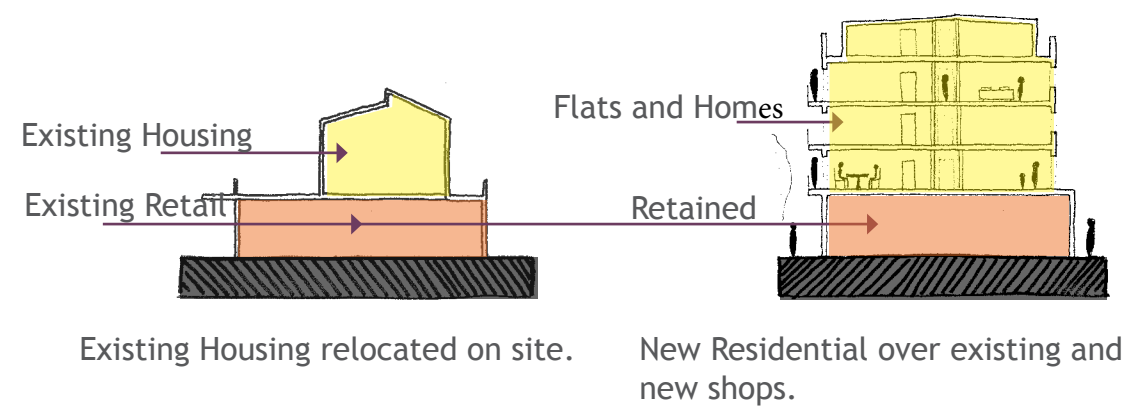
WEST BUILDING

NORTH WEST BUILDING

NORTH BUILDING

NORTH EAST BUILDING

Diagrammatic Sectional Approach



5.4 Indicative Sketch Elevations

Applying the Design Code to the massing studies - Series of Buildings design approach :-



Indicative Massing B-B



Indicative South Elevation B-B

SOUTH WEST BUILDING

EAST BUILDING



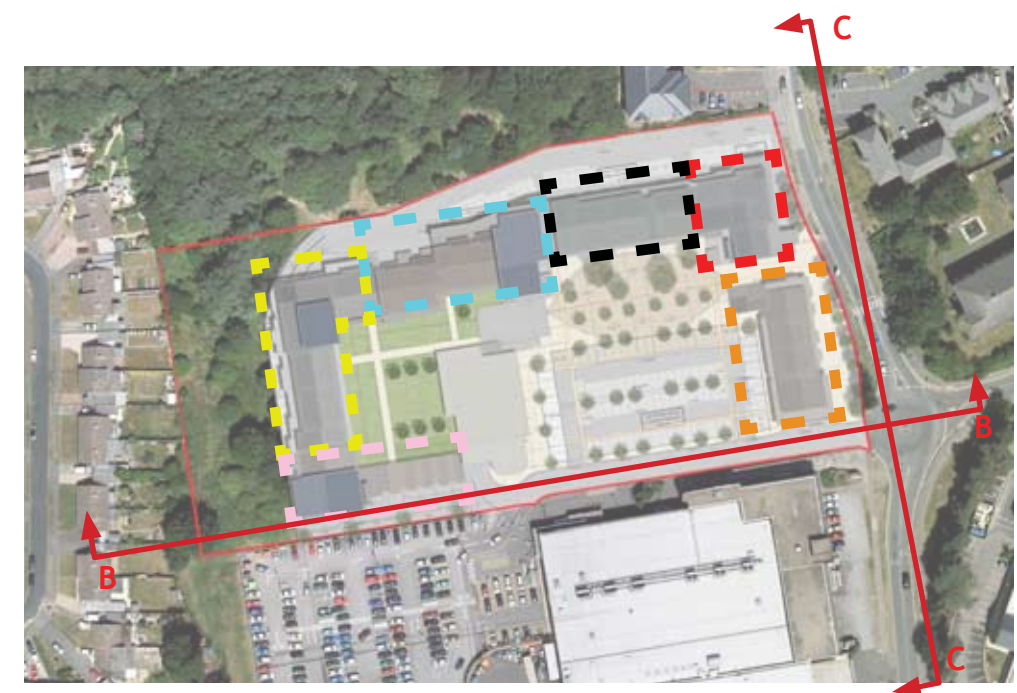
Indicative Massing C-C



Indicative South Elevation C-C

EAST BUILDING

NORTH EAST BUILDING



5.4 Indicative Sketch Elevations

Townhouses - The buildings to the south west are intended as a series of townhouses facing a mews streetscape, with their upper accommodation open out onto the public amenity area - with private amenity gardens.

Indicative visual Intent



5.5 Public Courtyard

Existing (Public Realm) / Trees (2018)

The existing courtyard is tired and uninviting. The extant retail consent retained the existing trees and the proposals intend to do likewise, also reinstating one of the trees in the north east corner of the existing precinct has been lost.

The works to this area as agreed as an integral part of the extant consent.

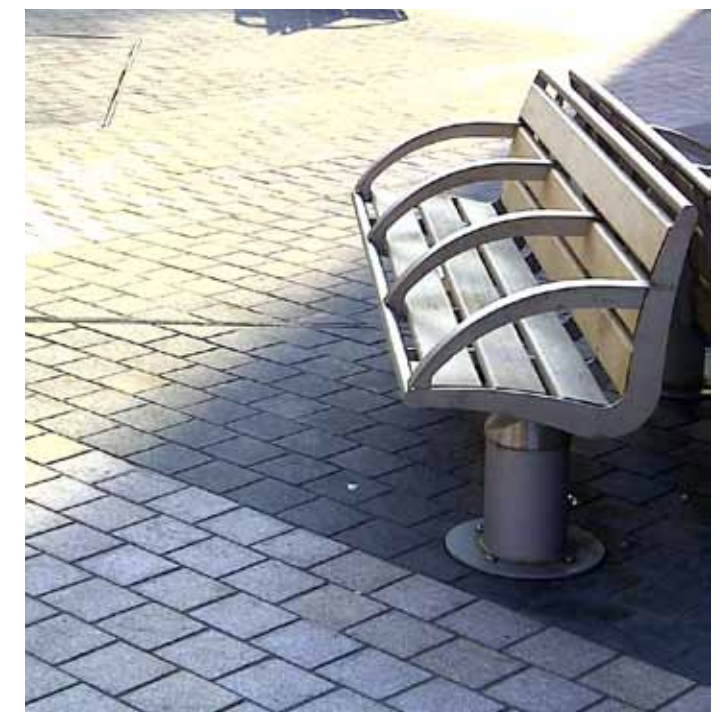
Tree to be replaced.



5.5 Public Courtyard

The landscaping work to the existing precinct trees is previously agreed as permeable embedded gravel (with cellweb or similar around the trees to protect the paving) with the levels raised marginally.

This approach can be integrated into the enlarged public courtyard. Hence the design is to extend the hard (and soft) landscaping agreed via the retail consent to create a cohesive and co-ordinated public realm design, incorporating play, street furniture, public information and the like.



5.6 Amenity Courtyard

Illustrative approaches of hard and soft landscaping as usable amenity to the residential courtyard.



6.1 Sustainable Strategy

A sustainable agenda will be applied to the proposals to achieve Reading Borough Council Policy of:-

Sustainable Design and Construction

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

- Brownfield development
- Phased/ Coordinated Construction Approach
- Waste Reduction Management
- Demolition / Material Reuse
- Biodiversity
- Decentralised Energy
- Energy Efficient Lighting
- Secure by Design

CHP

- A combined heat and power (CHP) plant is proposed to serve the overall redevelopment.

Solar Farm

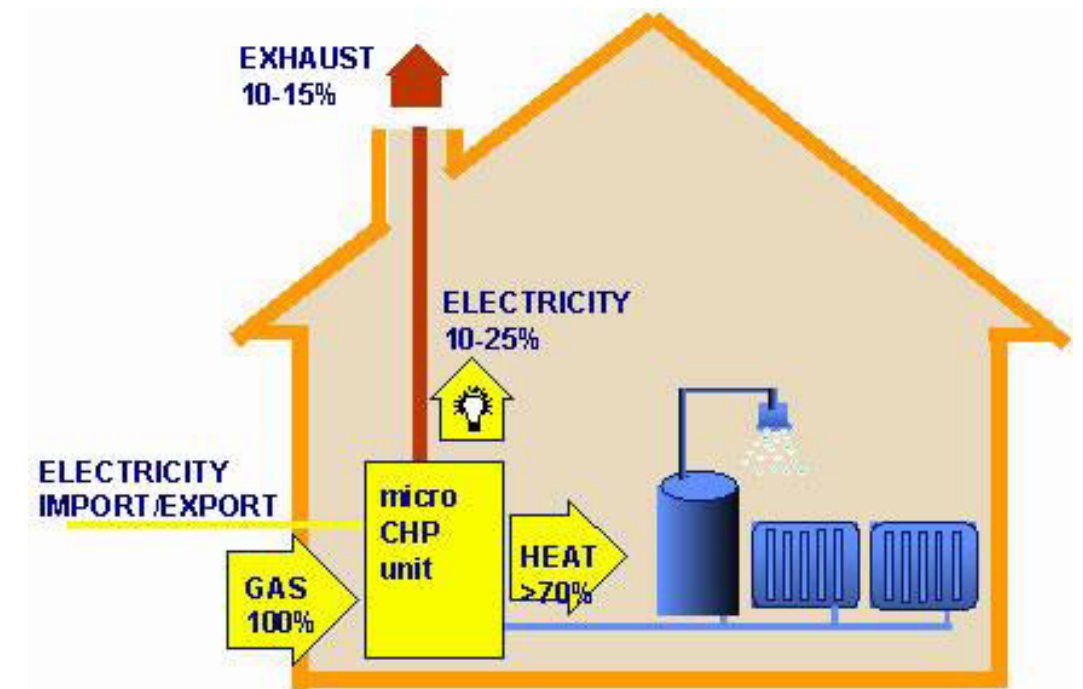
- A Solar Farm is proposed for the overall scheme - on southerly aspect roofs, ideally inclined at circa 27°.

Biodiversity

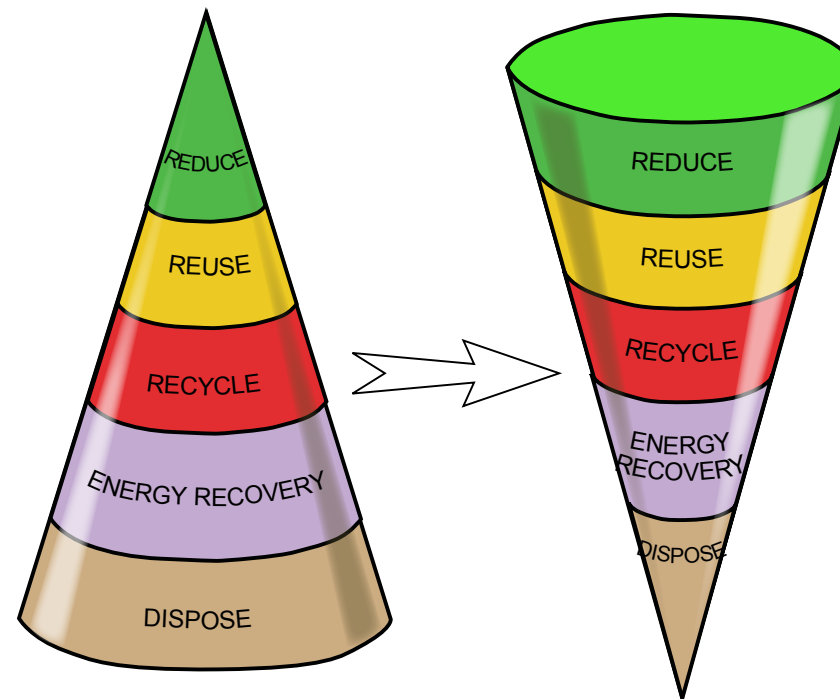
- The existing banking, of the site ownership and beyond provides extensive biodiversity habitats. This will be complimented by the residential amenity



Solar Array



Combined Heat & Power (CHP)



Waste Reduction Management



Biodiversity

This is an Outline Planning Application and the purpose of this section is to confirm the design intent as being fully Part M (Building Regulations) compliant. The level site topography and the proposed design are such that this design intent can be achieved.

- The design concept is of a flexible retail offer (now / future), hence all thresholds to the perimeter must be notionally level to achieve this.
- As an existing precinct the site is by its nature notionally level and the expansion of the retail offer needs to maintain this level accessibility, consistent with the existing scenario.

7.1 “Access for All”

- The design principle of the masterplan is therefore “Access for All” as set out in Part M of the Building Regulations. The proposals are also to meet all requirements of Part B of the Building Regulations which stipulate that fire and rescue service vehicles are able to gain sufficient access to each building.
- Car parking has all been designed to be Part M compliant, at a maximum incline of 1:60 (notionally level)

7.2 Building Access

- Buildings entrances will be clearly legible and visually distinguishable from the facades. This is evident in the Design Code elevational design approach of the proposals, clearly identifying the publicly accessible elements visually. The pavements are designed with feature paving to delineate the pedestrian movement areas and to provide a hard landscape setting for the buildings - leading to these entrances. This will allow users to navigate the site, and the entrances will be situated directly off these pedestrian routes. All entrance openings are to be of a sufficient width to comfortably accommodate wheelchair or pushchair access.
- The residents will have access to their specific core through accesses at street level at the ground floor, their will also be a shared core for separate access to the podium deck for visitors / deliveries and to allow the residents of the front buildings to access the car park at lower ground floor.

7.3 Public Realm

- The “public realm” space will have seating/street furniture in an attractive, functional design, so as not to impede the “footfall” to and from the shops.

7.4 Service Access

- Service access to the units has been designed to be as discreet and direct as possible, reducing the visual impact of the vehicles. The service yard is to the rear of the development, accessed via a separate roadway, and is designed such that all deliveries and users of the service area access and egress in forward motion.
- The northern service yard is gated / secure.

7.5 Car Park Access and Movement

- Proposed vehicular access to the public car parking is via the roundabout off Honey End Lane (two way); search patterns enable space identification and the parking is set out in a loop pattern adjacent to the development uses.
- A total of 134 public car parking spaces are provided, with all parking to Reading Borough Councils requirements. The disabled spaces are arranged both along walkways and located as close as possible to the entrances of the development, to ease access for those with reduced mobility.

7.6 Varying Surface Materials

- Different surface materials, tactile paving and hard and soft landscaping will help to distinguish between vehicle and pedestrian surfaces. Bollards are to be included only where necessary, and are always to be at a sufficient height and style to avoid creating trip - hazards for pedestrians.

7.7 Wayfinding

- Pedestrian access routes within the car park are direct and of comfortable width, will be clearly marked with appropriate way finding signage and with the use of different paving as appropriate.

- The wayfinding paving is to be laid throughout the scheme as a tactile paving route
- All pedestrian routes will be well lit, increasing pedestrian safety. Low-level lighting will be provided within the car park creating a visible and safe environment without impacting lightspill upon the surrounding environment.

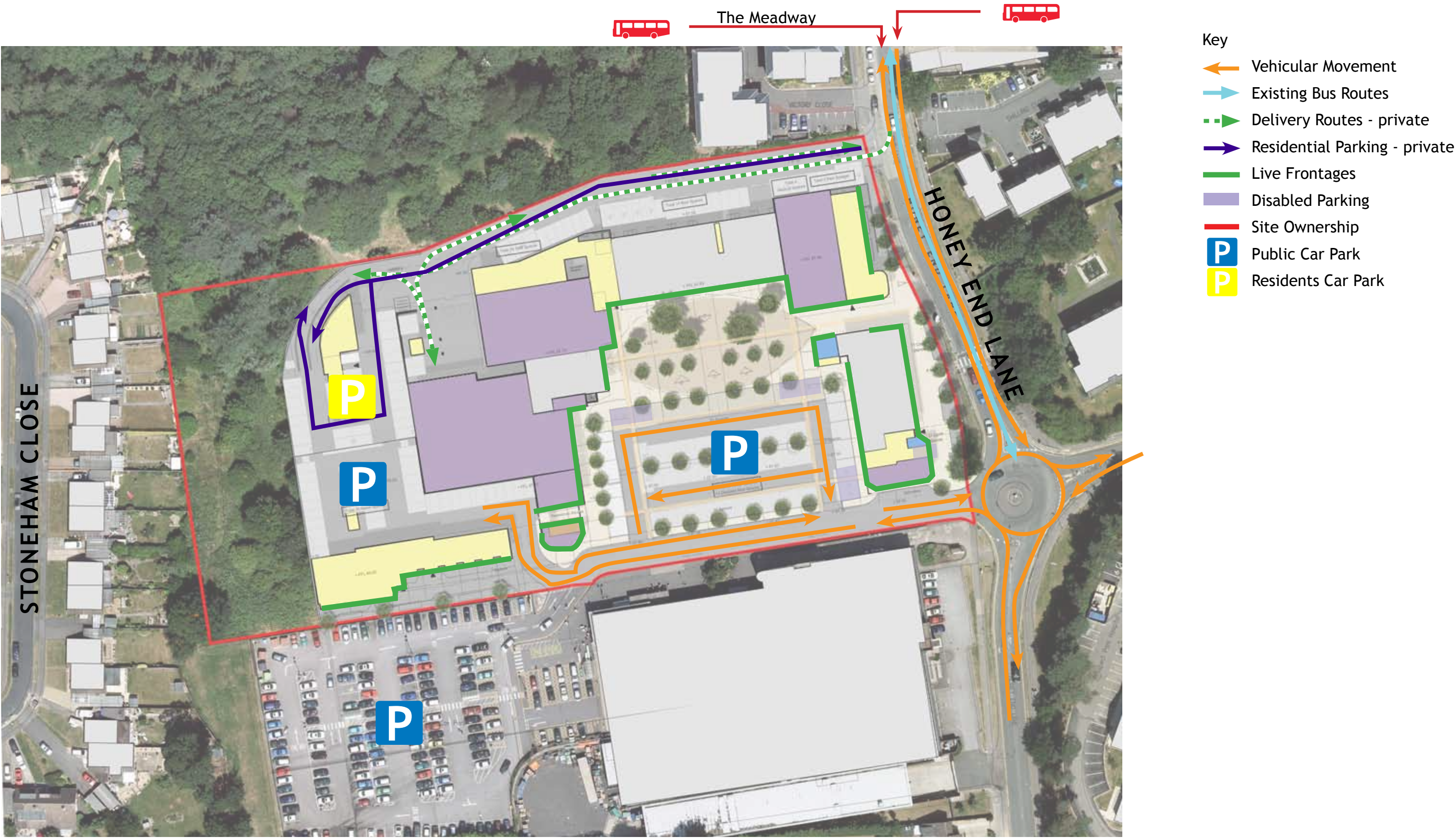
7.8 Cycle Parking

- Cycle spaces for customers and staff are located in strategic positions, on the main routes to the units.
- All cycle parking locations are to be well illuminated and the majority will be covered.
- Cycle parking is likewise provided to Reading Borough Council standards.

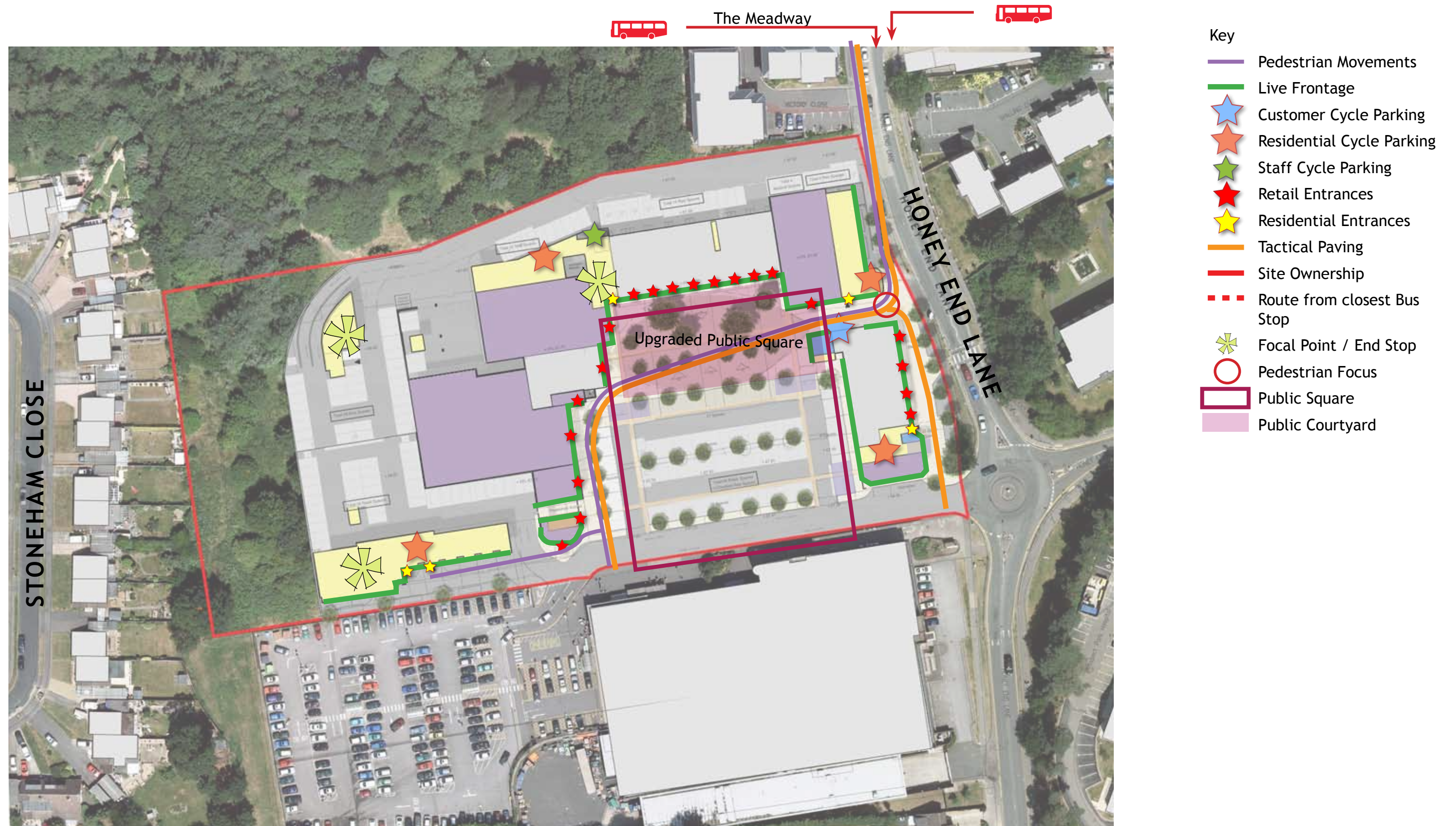


Wayfinding Pavements





7.10 Pedestrian Access - Ground Floor Plan



8.1 Closing Remarks

This Design and Access Statement is produced in support of outline planning application proposals to bring forward the aspirations (Option 2) of the Meadway Centre Planning Brief, adopted by Reading Borough Council (RBC) in 2013.

The intervening period has concentrated on retaining key retailers and consolidating the retail offer, via an expanded retail consent, granted in 2017.

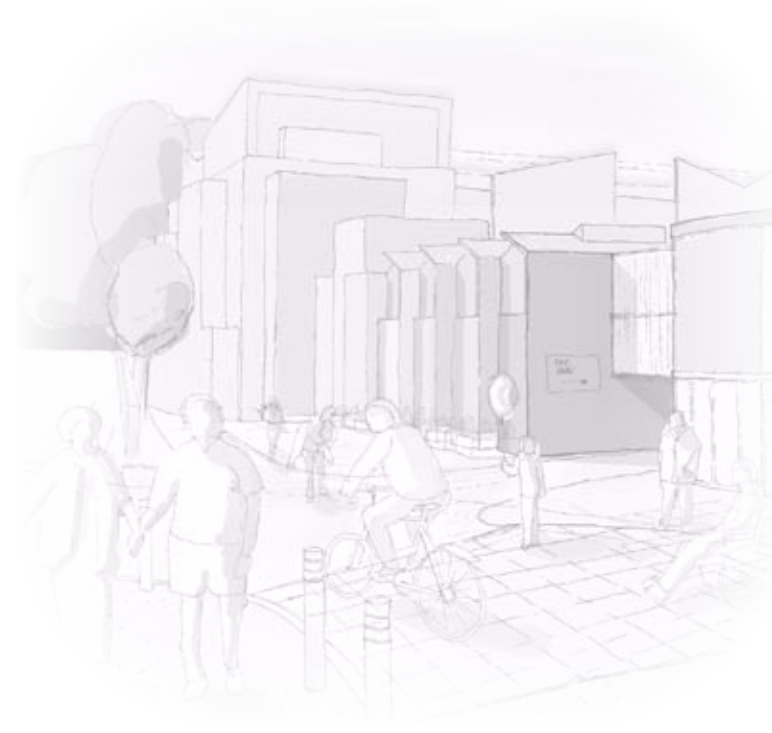
Consultation with planning officers in recent times and a subsequent presentation of proposals to councillors and to the public has encouraged the centre owners to bring forward this application. This proposals still strengthen and consolidates the retail offer, in an open courtyard format, where the majority of the shopfronts can be viewed “in the round”. It also increases the residential at this “hub” location, arranged over the shops and in an open, and raised amenity courtyard configuration. The residential car parking and a degree of public parking are concealed below this courtyard.

This “stepped” approach of revising the retail consent to enable a residential and mixed use community hub to be considered, responds directly to the RBC brief. A phased approach enables retailers and existing residents to remain on the site , and for a district centre offer to remain open and trading for the duration of the construction period.

Being a “set down” site it is reasonable to propose a bulk / mass / scale suited to the site conditions and to its location as a district centre “hub” serving this wider community.

As an outline application it is the principle of this design intent which is under consideration, and has been the subject of consultation and an iterative design process in the lead up to the application submissions. This approach is of a “series of buildings” arranged around courtyards, creating a new streetscape on the established basis of “living above the shop.”

This document therefore illustrates a design approach, potential quantum of buildings in a revised masterplan and indicative bulk / mass / scale, responding to a constraints and opportunities based site assessment, and acknowledging the outline planning application status.



From this:



To this:



A Planning application - DRAWING SCHEDULE

accord architecture www.accordarchitecture.com			DRAWING REGISTER & RECORD OF DRAWINGS ISSUED															
			PROJECT: Tilehurst, Reading												PROJECT No. 1364A			
Compton House, Walnut Tree Close, Guildford, GU1 4TX			ISSUE SHEET TITLE Planning Drawings												No. OA			
Tel: 01483 455100 Fax: 01483 455210			DATE OF ISSUE															
			Day															
			Month	03														
			Year	18														
DRAWING TITLE	SIZE	SCALE	DWG. No															
Explanitory Drawing Package																		
Ex. Site Location & Block Plan / Topography	A1	VARIES	1364A-OA1100	P														
Existing Site Plan	A1	1:500	1364A-OA1101	P														
(Retail) Planning Approved Site Plan (Annotated)	A1	1:500	1364A-OA1102	P														
Base Plan Reconfiguration	A1	1:500	1364A-OA1103	P														
Base Elevations	A1	1:500	1364A-OA1104	P														
Proposed Base Plans - Ground Floor	A1	1:500	1364A-OA1200	P														
Proposed (Base) Site Plan - Upper Parts	A1	1:500	1364A-OA1201	P														
Boundary Sections	A1	1:200	1364A-OA1202	P														
Building By Building Drawing Package																		
South West Block																		
Proposed Floor Plans	A1	1:200	1364A-OA1230	P														
Proposed Indicative Massing / Typical Flat Layout	A1	1:200	1364A-OA1231	P														
West Block																		
Proposed Floor Plans	A1	1:200	1364A-OA1240	P														
Proposed Floor Plans	A1	1:200	1364A-OA1241	P														
Proposed Indicative Massing / Typical Flat Layout	A1	1:100	1364A-OA1242	P														
North West Block																		
Proposed Floor Plans	A1	1:100	1364A-OA1250	P														
Proposed Indicative Massing / Typical Flat Layout	A1	1:200	1364A-OA1251	P														
North Block																		
Proposed Floor Plans	A1	1:200	1364A-OA1260	P														
Proposed Indicative Massing/Typical Flat Layout	A1	1:200	1364A-OA1261	P														
North East Block																		
Proposed Floor Plans	A1	1:200	1364A-OA1270	P														
Proposed Indicative Massing / Typical Flat Layout	A1	1:200	1364A-OA1271	P														
East Block																		
Proposed Floor Plans	A1	1:200	1364A-OA1280	P														
Proposed Indicative Massing /Typical Flat Layout	A1	1:200	1364A-OA1281	P														
Amalgamated Drawing Package																		
Prop Lower Ground Floor Plan	A1	1:500	1364A-OA1210	P														
Prop Ground Floor Plan	A1	1:500	1364A-OA1211	P														
Prop Mezzanine Floor Plan	A1	1:500	1364A-OA1212	P														
Prop First Floor Plan	A1	1:500	1364A-OA1213	P														
Prop Second Floor Plan	A1	1:500	1364A-OA1214	P														
Prop Third Floor Plan	A1	1:500	1364A-OA1215	P														
Prop Fourth Floor Plan	A1	1:500	1364A-OA1216	P														
Prop Fifth Floor Plan	A1	1:500	1364A-OA1217	P														
Prop Roof Plan	A1	1:500	1364A-OA1218	P														
Lower Ground Floor, Ground & Mezzanine Parking Layouts			A1	1:500	1364A-OA1220	P												
Proposed South Massing AA BB			A1	1:500	1364A-OA1310	P												
Proposed North Massing CC DD			A1	1:500	1364A-OA1311	P												
Proposed East Massing EE FF			A1	1:500	1364A-OA1312	P												
Proposed West Massing GG HH			A1	1:500	1364A-OA1313	P												
Demolition Plan			A1	1:500	1364A-OA3110	P												
DISTRIBUTION							Issued to & Purpose of Issue											
CATEGORY	ORGANISATION		CONTACT NAME															
CLIENT																		
LOCAL AUTHORITY																		
PROJECT MANAGER																		
PLANNING CONSULTANT																		
ISSUED BY							RS											
STATUS							PL											
ABBREVIATIONS:							B = Building Regs Issue PL = Planning issue C = Construction Issue CD = CD Issue E = E-mail Issue F = Fax Issue											
A = For Approval I = Information Only R = Record P = Preliminary H = Print Issue U = Upload to Extranet																		

B SCHEDULES

Non Residential - GIA

	Existing GIA	Proposed Retail	Public Toilet	Medical	Leisure	Management Suite
Lower Ground Floor						
Ground Floor	1320.7	2244	23	41	36	8
Mezzanine Level	189			491	138	45
First floor					758	
	1509.7	2244	23	532	932	53
	3753.7					
Total	5293.7					

Residential - Unit Mix

Existing Residential - 27 Maisonettes

Existing Relocated - 27 Units

		NHS	Number	Total	%
Studios	Studios	37	13	13	5%
1 Bed Units	1B / 2P	50	121	121	45%
2 Bed Units	2B / 3P	61 / 64	84	117	44%
	Maisonettes (M) 2B / 3P	70	1		
	2B / 4P	70	29		
	Maisonettes (M) 2B / 4P	79	3		
3 Bed Units	3B / 4P	74	11	15	6%
	Townhouses (TH) 3b / 4P	99	4		
				266	100%

Net	Gross
GIA sqm	GIA sqm
481	
6,050	
5,178	
70	
2,030	
237	
814	
396	
15,256	19,685

- Areas not included:-
- Plant / CHP
 - Shared Amenity Core

	East					North East						North					North West					West					South West							
NHS	37	50	61	70	74	37	50	61	70	74	M	37	50	61	70	74	37	50	61	70	74	37	50	61	70	74	37	50	61	70	74	TH		
Lower Ground Floor																																		
Ground Floor											4																		1	2			4	11
Mezzanine Level		2	1										7	3	1		1	2	1			1		5		1			2	4				31
First floor	2	4	4	1			5	1		2			7	3	1			6	4	3		2	6	7	1	1		5	2					67
Second Floor	3	5	3	0			5	1		2			6	3	2			7	3	3		1	7	7	1	1		5	2					67
Third Floor		4	2	1			2		3				3	4	2			5	5	3		1	7	7	1	1		4	2					57
Fourth Floor																	1	6	2	2			5	3	3	2	1	1	1	1	1	1		29
Fifth / (Duplex)																		2	2															4
	5	15	10	2	0	0	12	2	3	4	4	0	23	13	6	0	2	28	17	11	0	5	25	29	6	6	1	18	13	1	1	4		
Total	32					25						42					58					71					38							
	266																														266			

C PARKING SCHEDULES

Car Parking Provision - see section 3.3.4

Car Parking	Residents	Retail	Staff	Medical	Total
Lower Ground Floor	199				199
Ground Floor	53	137	14	6	210
Mezzanine Level	52				52
Total	304	151		6	461

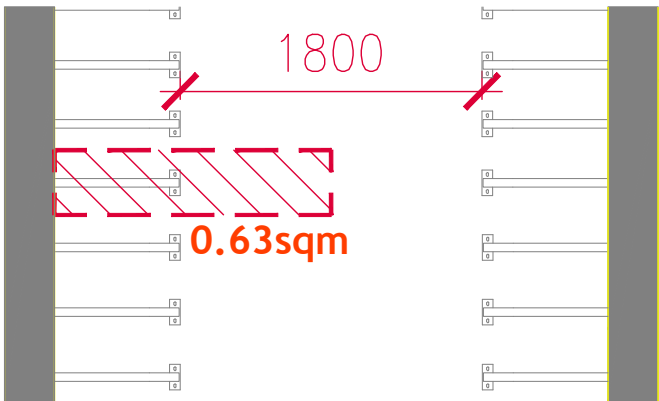
D REFUSE, RECYCLING AND CYCLE SPACE REQUIREMENTS

At outline application stage provisions are calculated on a per unit requirement for refuse / recycling and cycle parking

	East		North East		North		North West		West		South West	
	Refuse	Recycling	Refuse	Recycling	Refuse	Recycling	Refuse	Recycling	Refuse	Recycling	Refuse	Recycling
Every 5 Flats requires 1 x (1100 ltr) Bin	6.4	6.4	5	5	8.4	8.4	11.6	11.6	14.2	14.2	7.6	7.6
Each Flat requires 1.26 sqm	40.32		31.5		52.92		73.08		89.46		47.88	
Total Cycle Requirement for each block	16		12.5		21		29		38.5		20.5	
Every cycle requires 0.63 sqm	10.1 sqm		7.9 sqm		13.2 sqm		18.3 sqm		24.3 sqm		12.9 sqm	

RBC Cycle Parking standards from Revised Parking Standards and Design 2011

1 & 2 Bed Flats = 0.5 space per unit
3+ Bed Flat = 1 Space per unit
for the residential mix this requires 0.63sqm / unit



Indicative Cycle Parking Layout

E

Public Consultation

Appendices

E

Existing Meadway Precinct

Option 3 - Partial Redevelopment

Option 2 - Redevelopment of the Precinct

Phasing of the Proposals

Outline Planning Application

Design Intentions

The scheme was presented to Local Councillors in Sept 2019.

A public consultation using the above six boards has been convened within the existing precinct : All information on the boards is contained within this Design and Access Statement (DAS).

The feedback from this is set out in a separate Statement of Community Involvement (SCI)

Flyer questionnaires were used to inform and seek feedback from the public.

INVITATION TO A PUBLIC VIEWING OF NEW RESIDENTIAL LEAD PROPOSALS

THE MEADWAY CENTRE, TILEHURST

Unit 3

PUBLIC CONSULTATION

THE PROPOSALS WILL:-

Comments on the proposals:

If you are unable to attend please provide us with your comments below. Otherwise, we look forward to meeting with you at the viewing

Contact: ID Planning Phone: 01132435116 Email: info@idplanning.co.uk Address: ID Planning Limited, 9 York Place, Leeds, LS1 2DS