

Caversham Road, Reading

DESIGN & ACCESS STATEMENT
October 2019



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PROJECT CODE	01662
CREATED BY	DXC
CHECKED BY	DEC
ISSUETYPE	FINAL
ISSUED ON	OCTOBER 2019

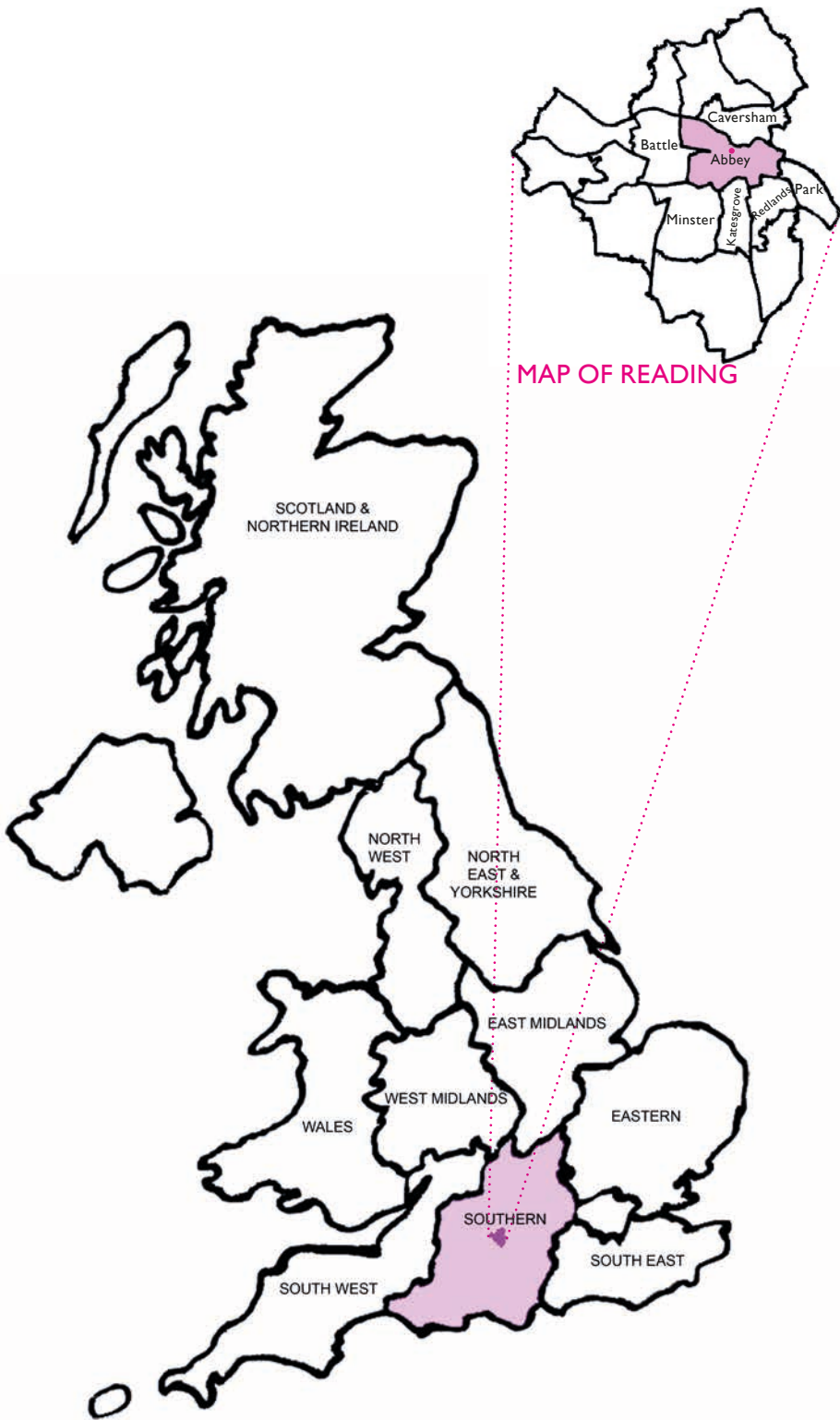
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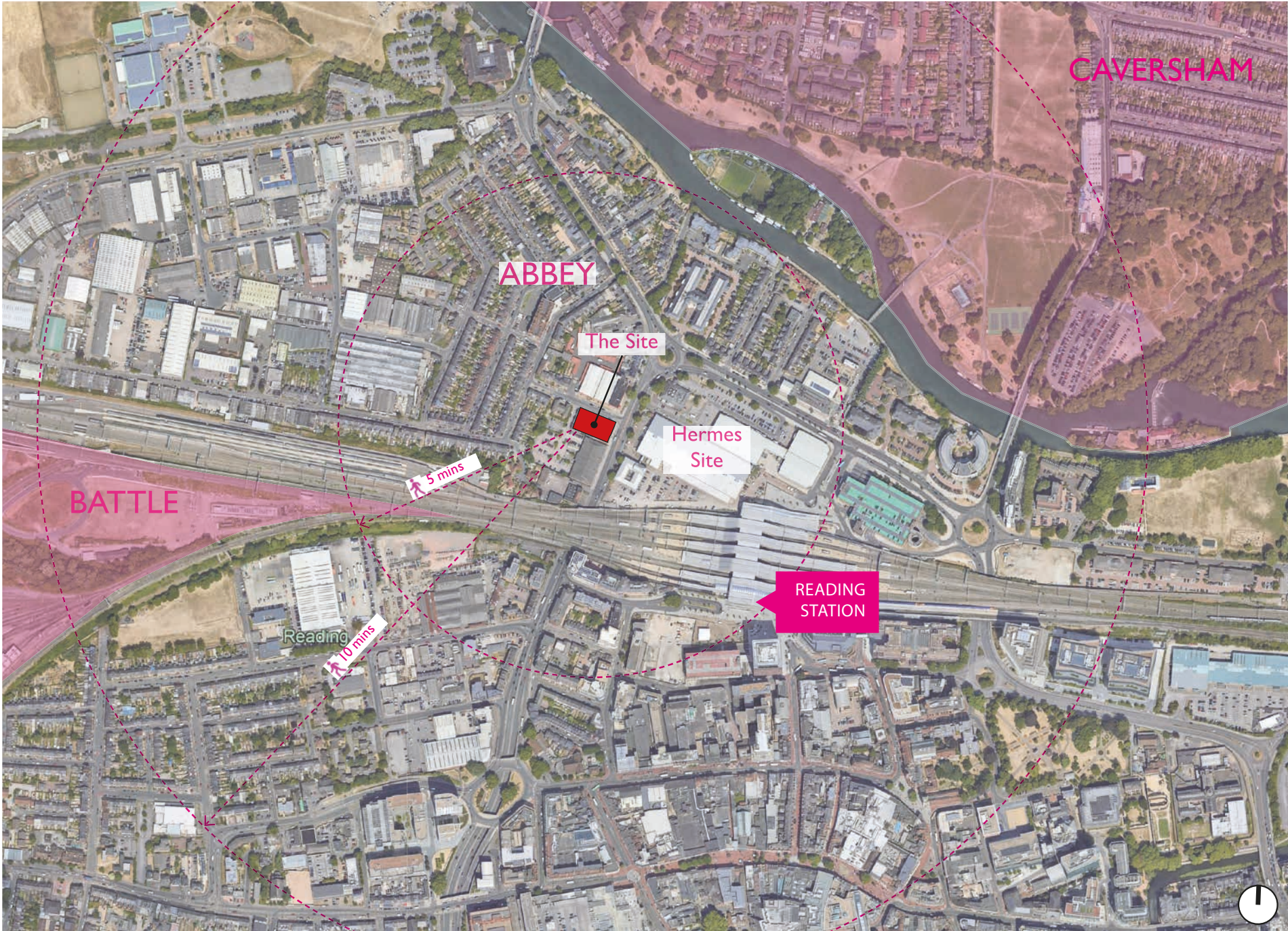
CHAPTER I

BACKGROUND

BACKGROUND
SITE LOCATION



MAP OF UNITED KINGDOM



SITE LOCATION MAP - WIDE CONTEXT



SITE LOCATION MAP

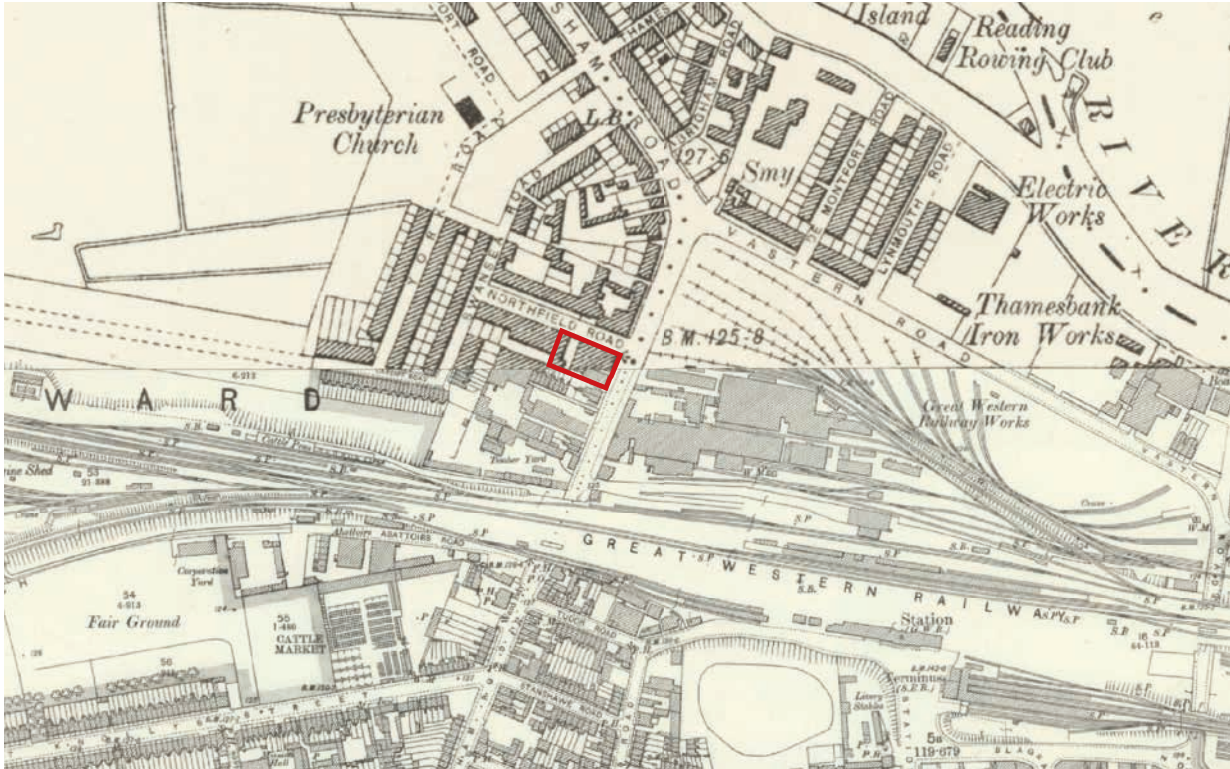


SITE LOCATION MAP - BIRD EYE VIEW FROM WEST



SITE LOCATION MAP - BIRD EYE VIEW FROM SOUTH

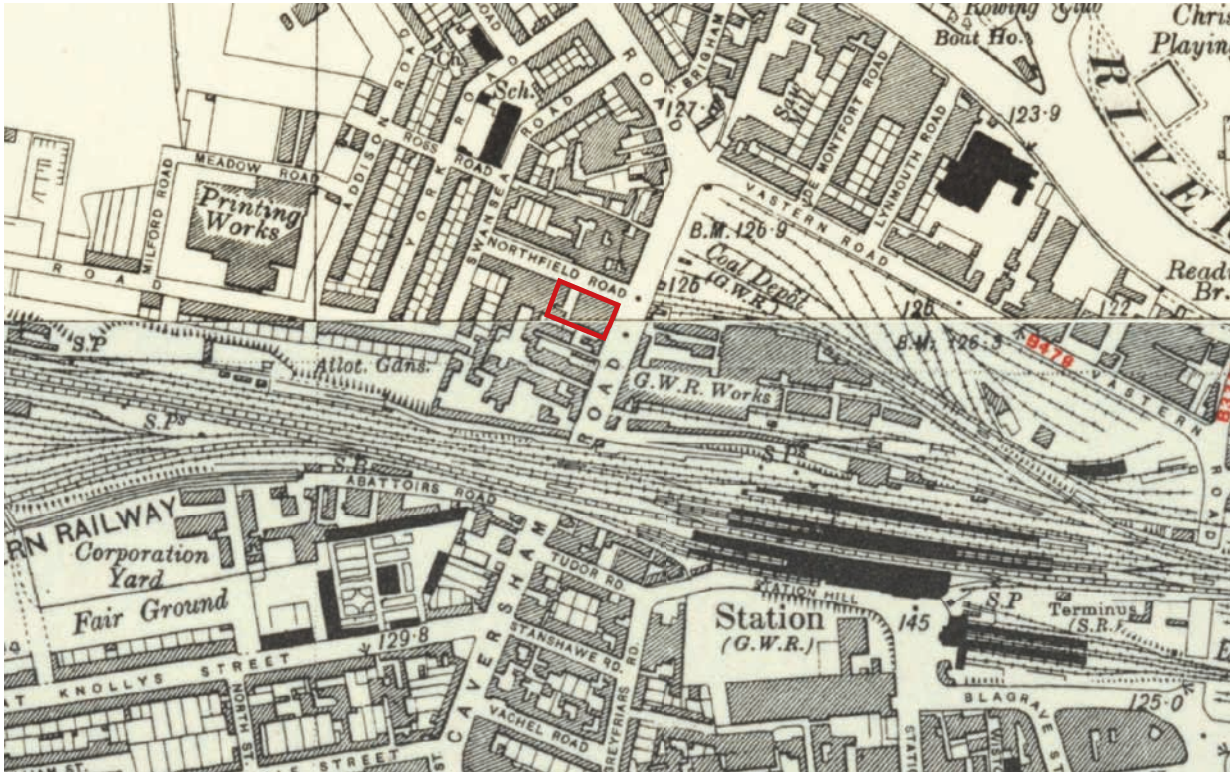
BACKGROUND
HISTORICAL MAPS



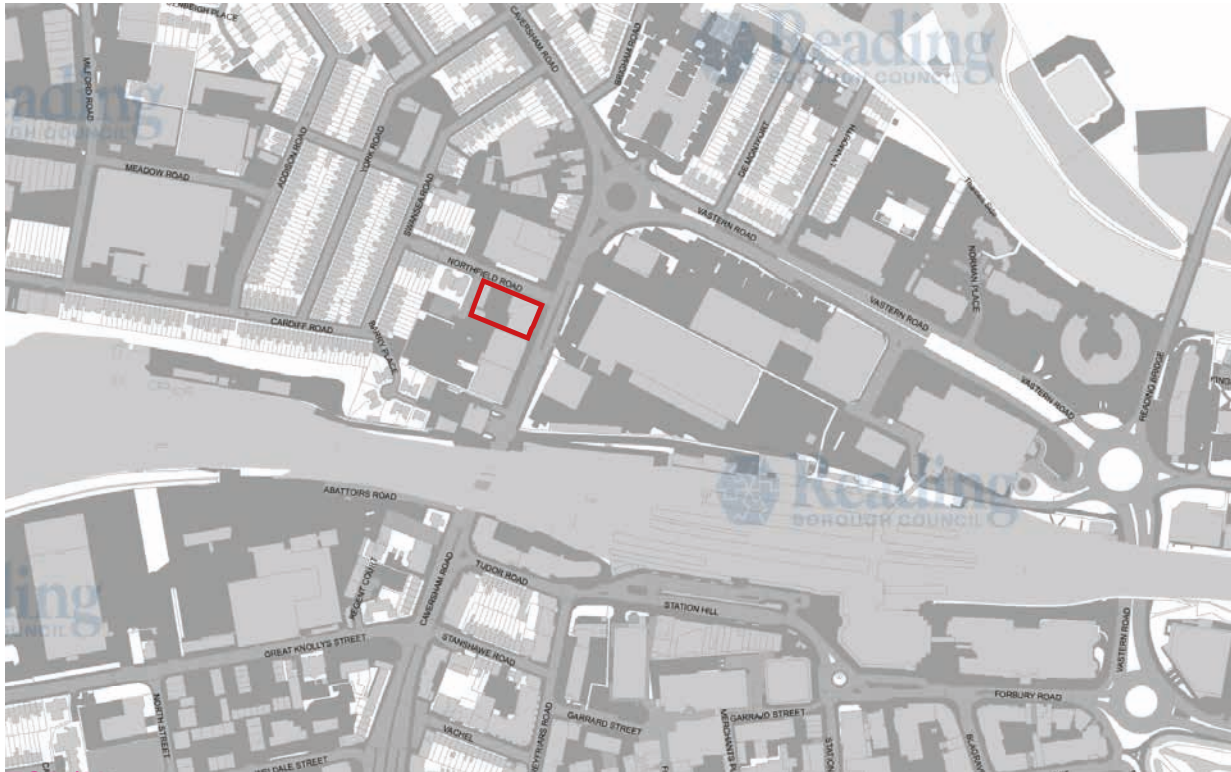
1900



1913



1938



TODAY

BACKGROUND HISTORICAL PHOTOGRAPHS



BACKGROUND

PLANNING COMMENTARY

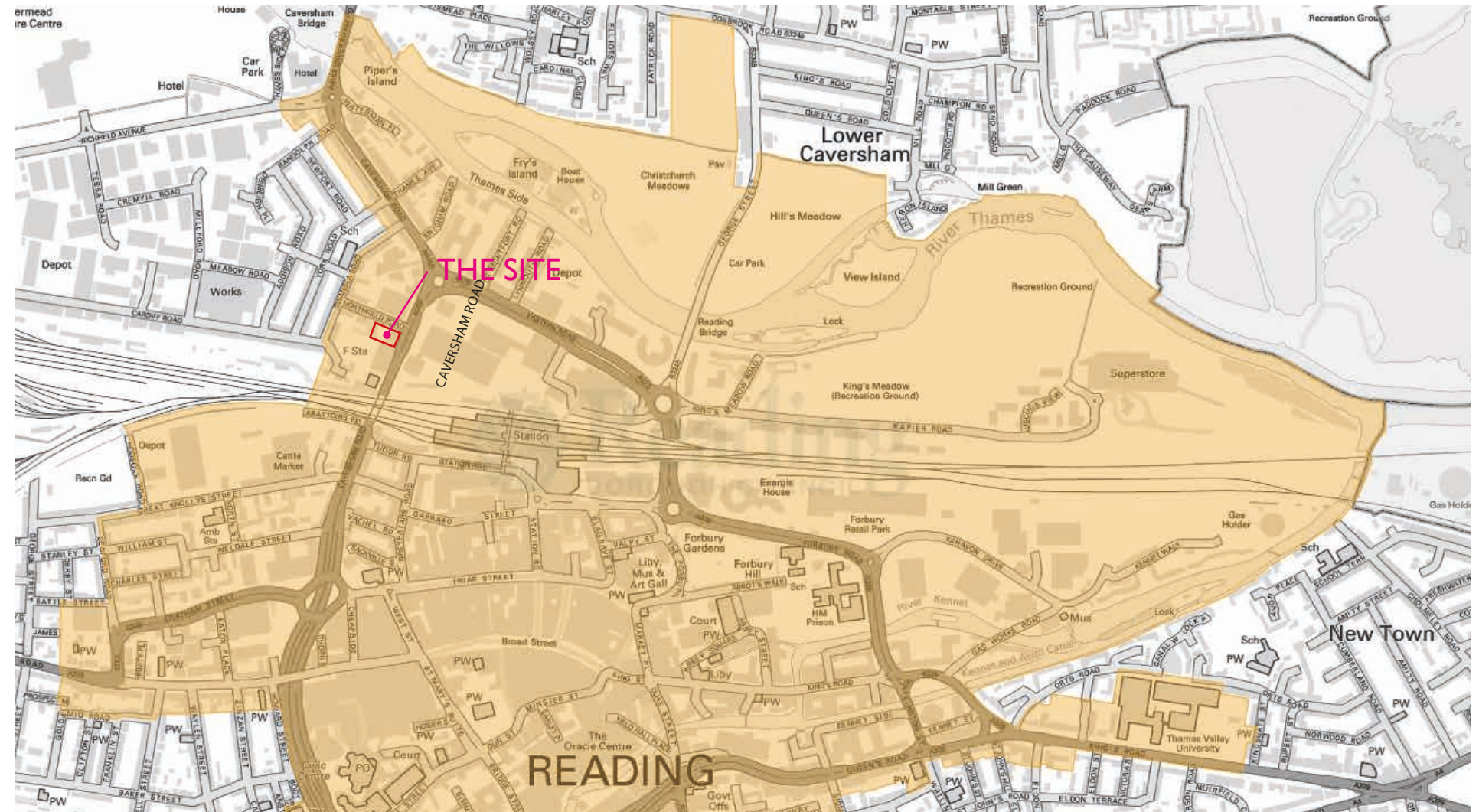
SITE DESCRIPTION

The site comprises a 2-storey retail warehouse, known as 71-73 Caversham Road, with a service yard and car parking area situated on the eastern part of the site fronting Caversham Road, together with 2 no. detached 2.5 storey office buildings, known as The Brewery and The Malthouse, with further car parking situated on the western part of the site.

The retail warehouse on the site is vacant whilst the office buildings are fully let and to be retained. The site is bordered by Caversham Road at its eastern boundary, Northfield Road at its northern boundary and a development of 3 storey flats known as Monmouth Court at its western boundary.

Vehicle and pedestrian access to the property is achieved from Northfield Road whilst the vacant retail warehouse also has pedestrian access from Caversham Road.

The buildings on site are not listed, nor are there any located in the immediate vicinity. The site is not located in a conservation area.



READING CENTRAL AREA

DEVELOPMENT PLAN ALLOCATIONS

The proposals map extract illustrates the policy allocations relative to the site:

The site is therefore subject to the following allocations:

- Reading Central Area;
- Office Core; and
- Boundary of Flood Zone 2.

It's important to highlight none of the above allocations prevent the site coming forward for residential-led redevelopment.

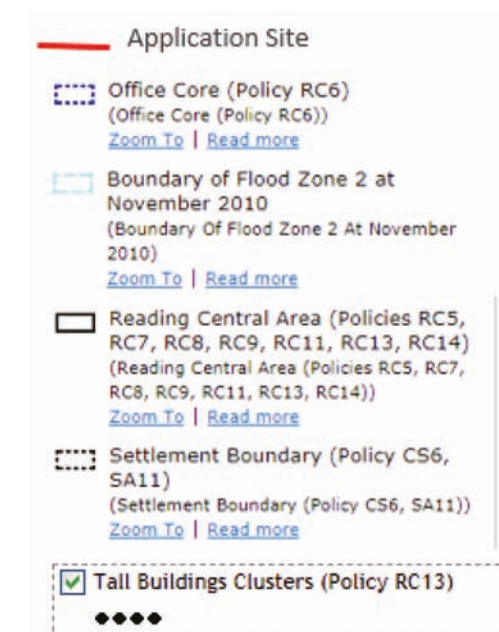
EMERGING CONTEXT

The site sits in a transitional location between the Station/River Major Opportunity Area to the east of the site and the residential area to the west of the site.

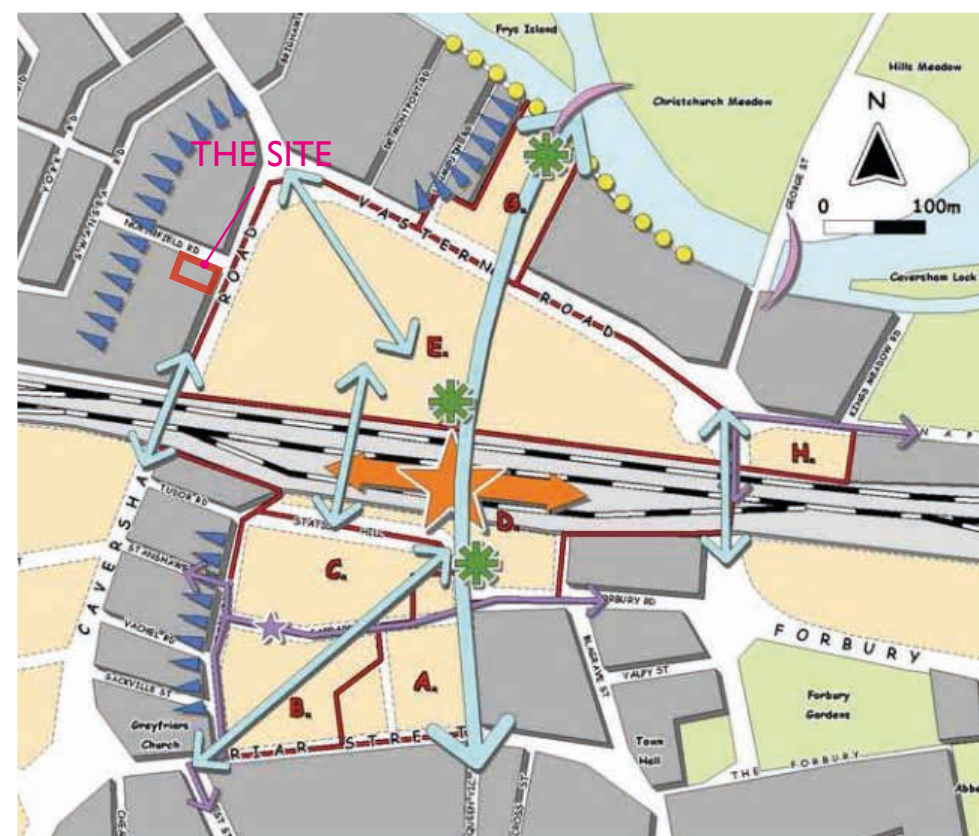
A recent application (182252) has been submitted at 80 Caversham Road for the following development:

“Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 – 25 storeys in height, providing 658 (79 x studio, 227x1, 335x2 & 17x3-bed) residential units, office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre(Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement.”

As demonstrated by the sections the western most element of the proposed development sits opposite 71-73 Caversham Road (to the east) and proposes building heights of 8-9 stories.

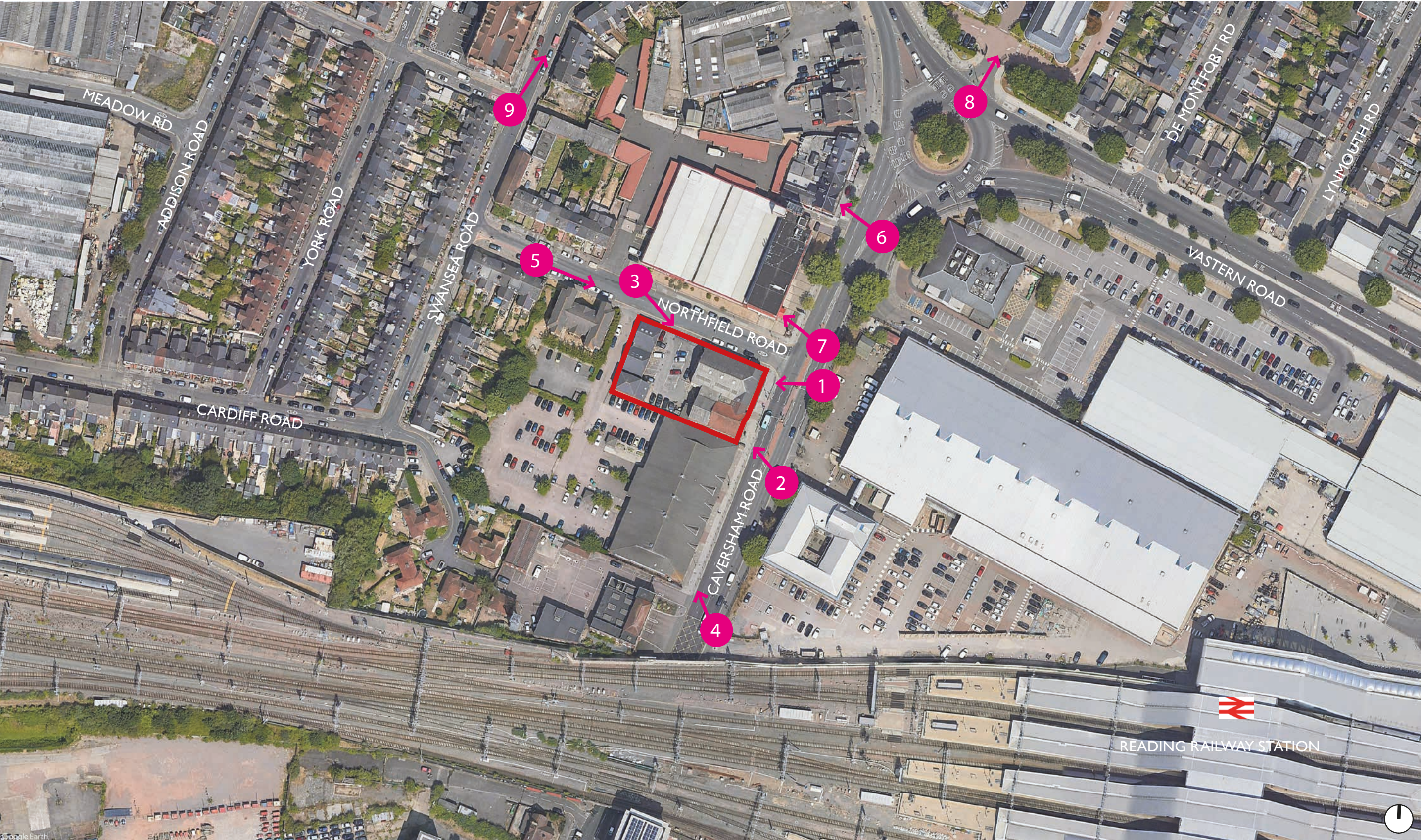


DEVELOPMENT PLAN ALLOCATION



STATION/ RIVER MAJOR OPPORTUNITY AREA STRATEGY

BACKGROUND
SITE PHOTOGRAPHS



BACKGROUND SITE PHOTOGRAPHS

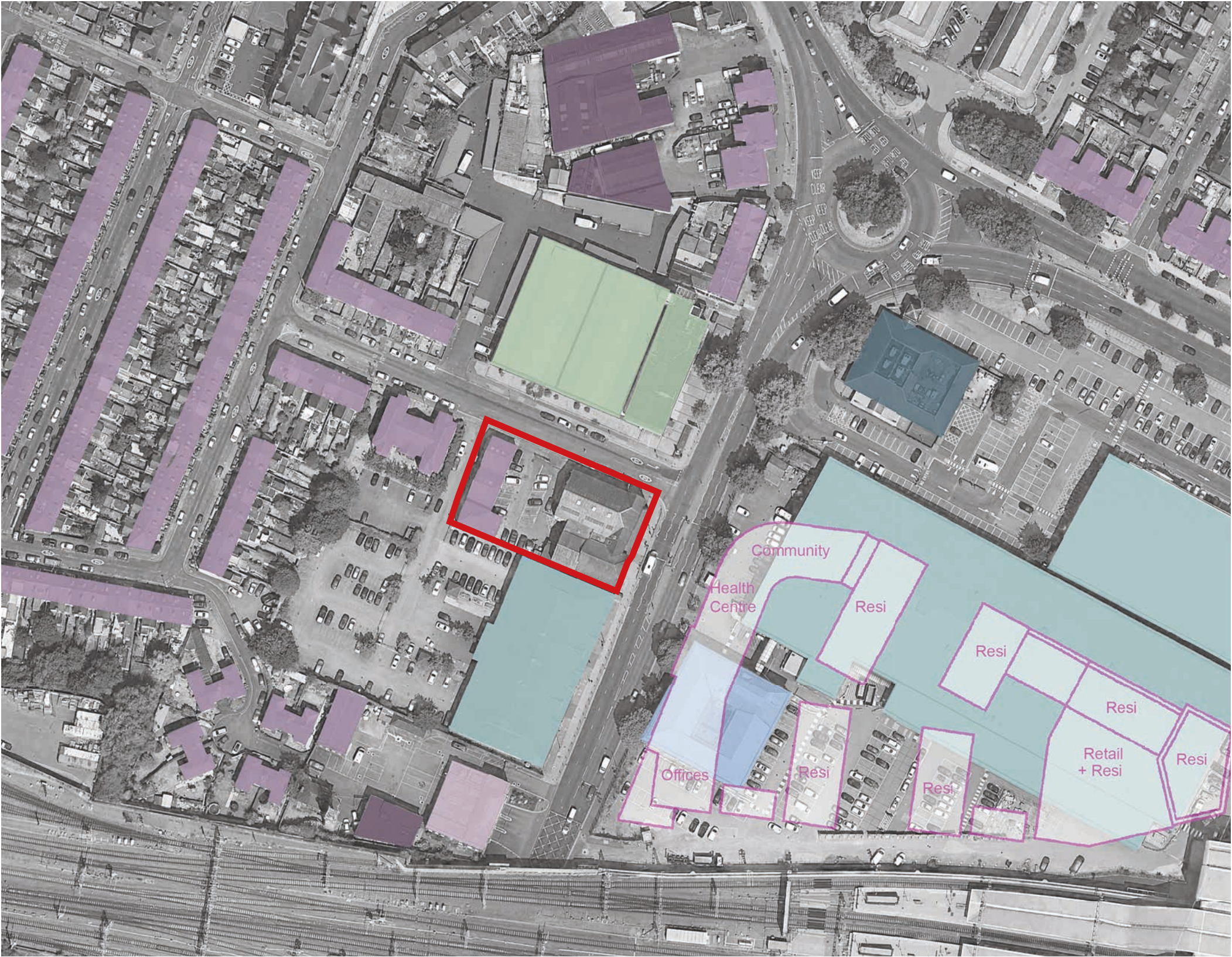


CHAPTER 2

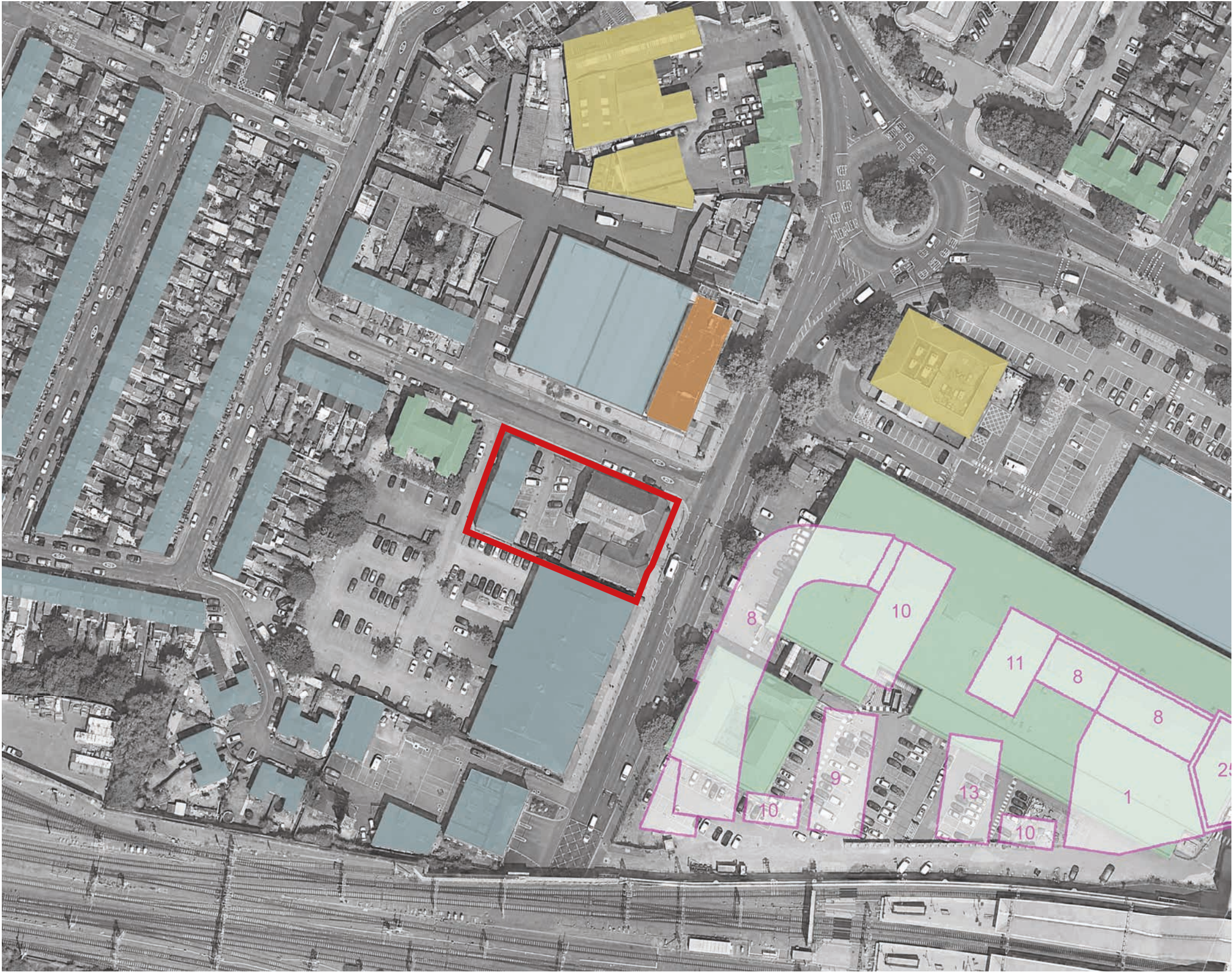
SURROUNDING & EXISTING CONTEXT

SURROUNDING CONTEXT
USES

- RESIDENTIAL
- RETAIL
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RESTAURANT
- FIRE STATION
- PROPOSED HERMES SITE USES



SURROUNDING CONTEXT
STOREY HEIGHT

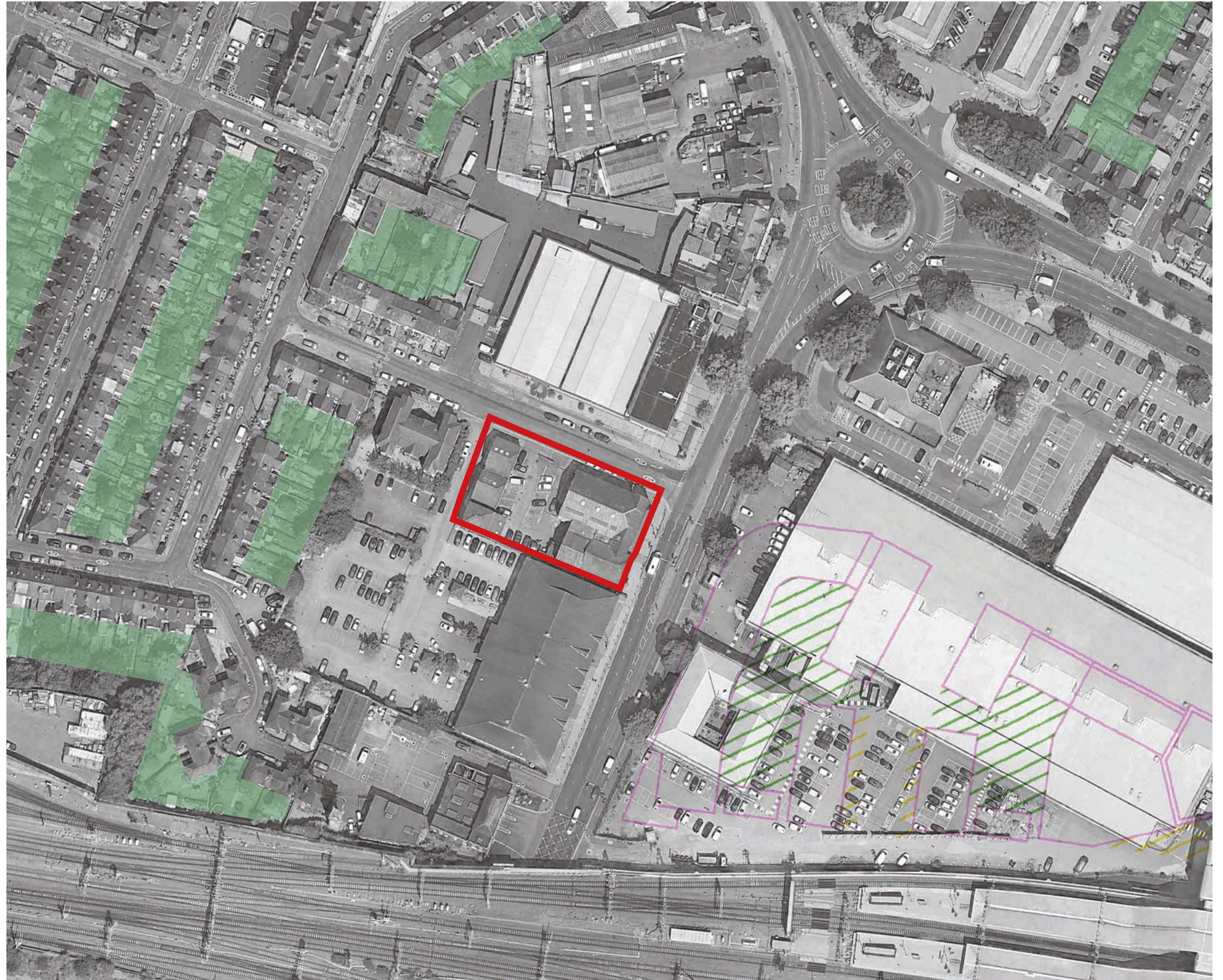


- 1 STOREY
- 2 STOREY
- 3 STOREY
- 4 STOREY
- 1 PROPOSED HERMES SITE STOREY HEIGHT

SURROUNDING CONTEXT

AMENITY SPACE

- PRIVATE GARDENS
- PROPOSED HERMES SITE
- PRIVATE PODIUM/GARDENS
- PUBLIC AMENITY



SURROUNDING CONTEXT
FLOOD RISK



- AREA AT RISK
- PROPOSED HERMES SITE

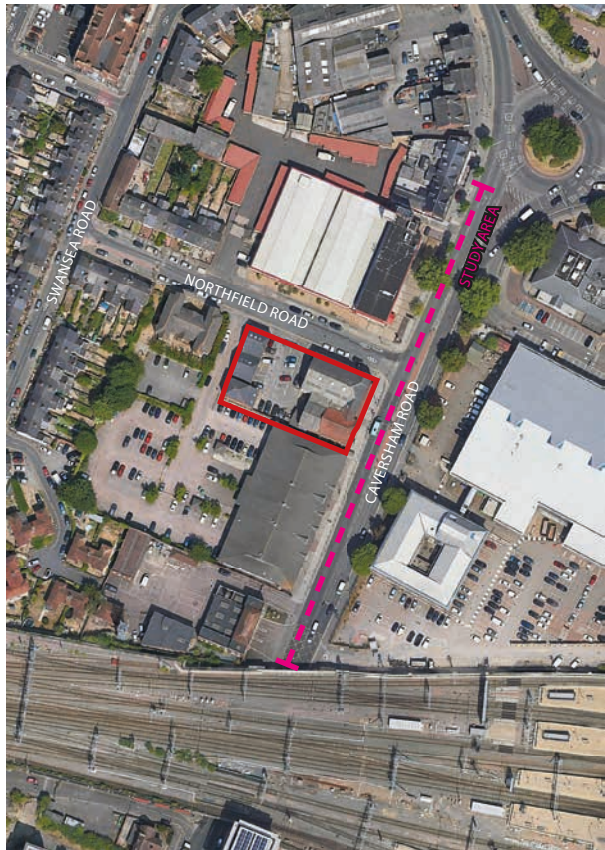
SURROUNDING CONTEXT

CAVERSHAM ROAD STUDY

The analysis of this segment looks at the variety and similarity between the materials, windows, colours and rooflines of the buildings.

The range of architectural styles along this stretch of street is reflected in the articulation of window details. There are, however, common feature which they all share such as symmetry and alignment with the rest of the windows of the building.

The materials and colours used along the street are varied but disjointed. The diversity adds to the vitality and character of the area, adding to both the sense of individuality and continuity.



CAVERSHAM ROAD EXISTING STREET CHARACTER

SURROUNDING CONTEXT

CAVERSHAM ROAD STUDY



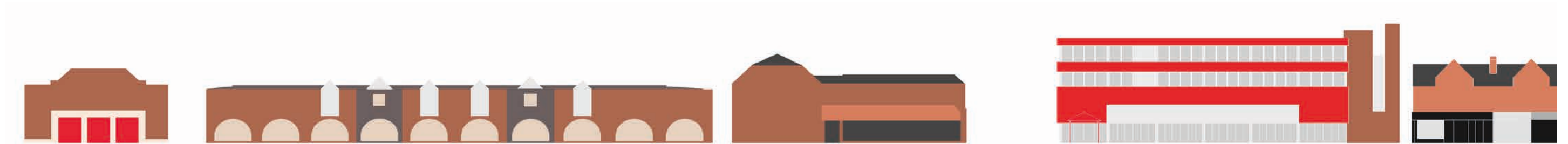
Inconsistent language expressed in variety of building and roof forms

SIMPLIFIED ELEVATION



Symmetrical, vertically aligned and repeating openings

WINDOW ALIGNMENT



Consistent building form, diversity of materials and detailing

COLOUR STUDY



Window and opening examples

WINDOW AND MATERIAL DETAILS

EXISTING MALTHOUSE BUILDING
EXISTING DREWS BUILDING



EXISTING DREWS BUILDING - VIEW FROM NORTH OF CAVERSHAM ROAD



EXISTING DREWS BUILDING - VIEW FROM SOUTH OF CAVERSHAM ROAD



EXISTING DREWS BUILDING - INTERIOR

EXISTING MALTHOUSE BUILDING
EXISTING DREWS BUILDING

'Ghost' sign-lettering at first floor level on Northfield Road - possibly 'SMALL BONE LTD.'



Cream brick arch lintel

Cream brick detailing

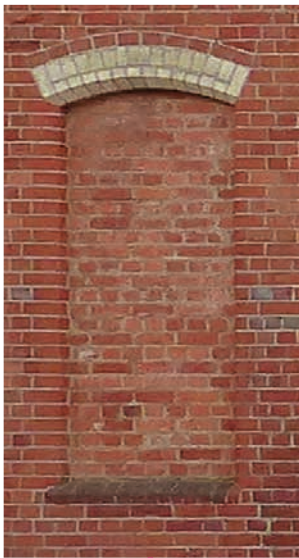
Red brick arch lintel

Gable roof form

Cream arch with green brick piers

Inset brick to replicate window opening

Double height window opening



EXISTING DREWS BUILDING - CAVERSHAM ROAD FACADE



EXISTING DREWS BUILDING - NORTHFIELD ROAD FACADE

EXISTING MALTHOUSE BUILDING

EXISTING OFFICE BUILDINGS (TO BE RETAINED)



VIEW FROM NORTH OF NORTHFIELD ROAD TO CAR PARK AREA



VIEW FROM NORTH OF EAST OF NORTHFIELD ROAD



VIEW FROM SOUTH OF NORTHFIELD ROAD TO OFFICE BUILDINGS



VIEW FROM CAR PARK AREA TO OFFICE BUILDINGS

EXISTING MALTHOUSE BUILDING
EXISTING OFFICE BUILDINGS (TO BE RETAINED)

Chamfered corner



Bay window



Dentil course brick detailing



Half hipped roof forms



Former arch and now turned into a double door with brickwork infill



Small sash window with arch lintel



Painted brickwork



EXISTING OFFICES - FACING THE BACK OF DREWS BUILDING



EXISTING OFFICES - FACING NORTHFIELD ROAD

SURROUNDING CONTEXT

LOCAL RECENT DEVELOPMENTS AND SURROUNDING CONTEXT



1 ICELAND WICKS WELDALE STREET

472 dwellings
4-11 Storeys



5 ALEXANDER HOUSE

182 student dwellings
3-7 Storeys

SURROUNDING CONTEXT

LOCAL RECENT DEVELOPMENTS



2

40-68 SILVER STREET

79 student dwellings
3-4 Storeys



3

CORNER OF CROWN ST. & SILVER ST.

80 dwellings
4-6 Storeys



4

STATION HILL

538 dwellings
7-12 Storeys



6

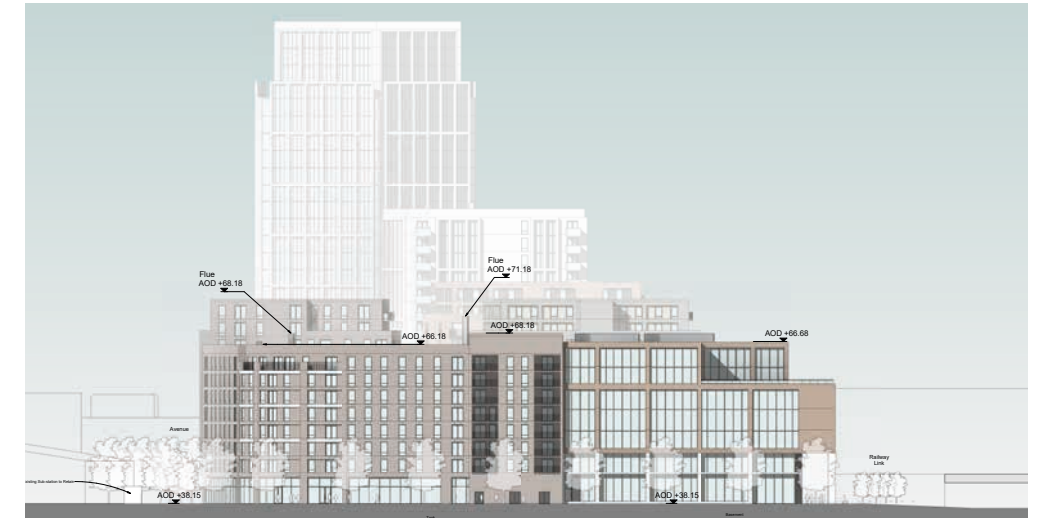
PROPOSED HERMES SITE

658 dwellings
2-25 Storeys



6

PROPOSED HERMES SITE - VASTEREN ROAD ELEVATION



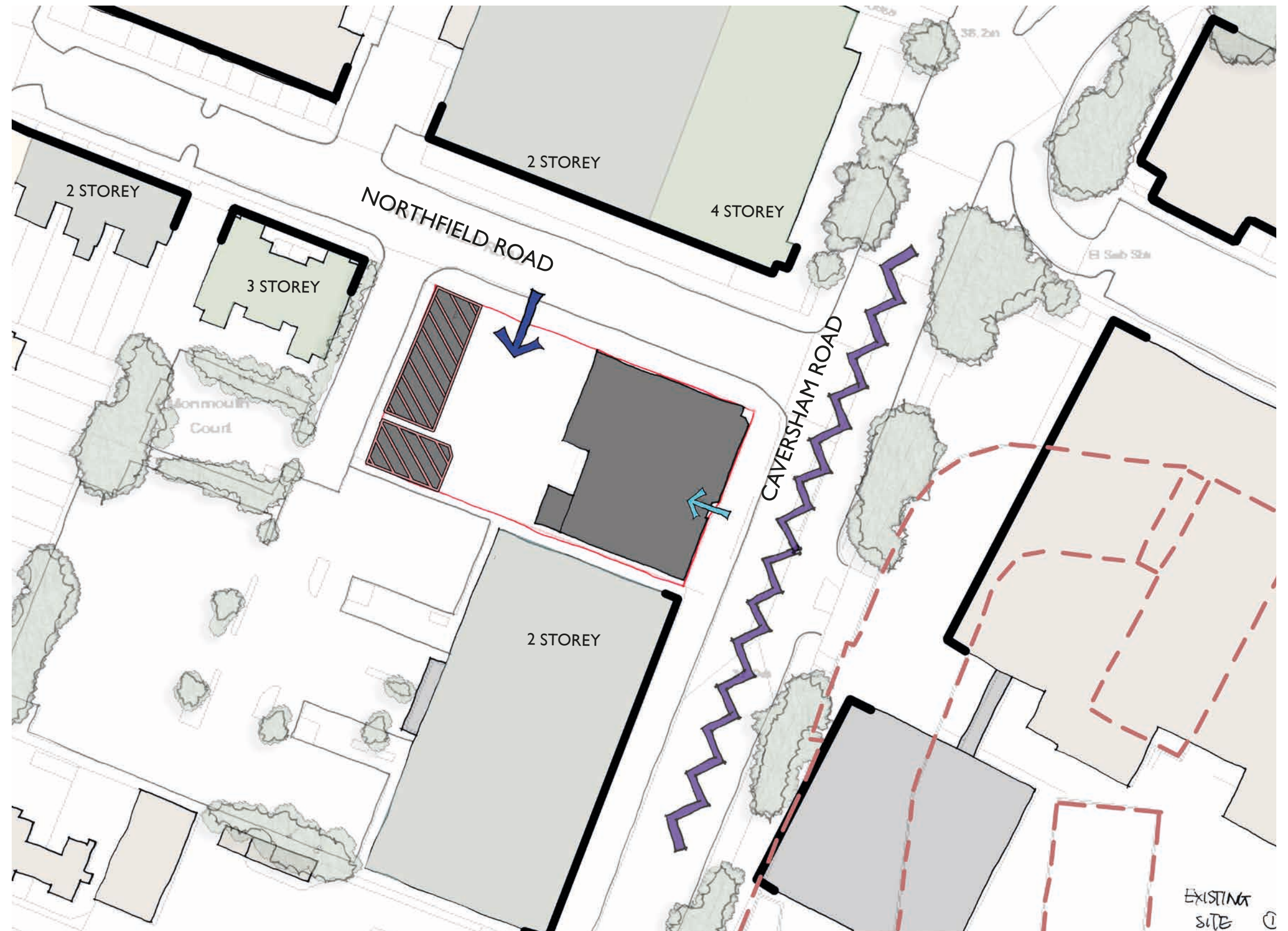
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PROPOSED HERMES SITE - CAVERSHAM ROAD ELEVATION

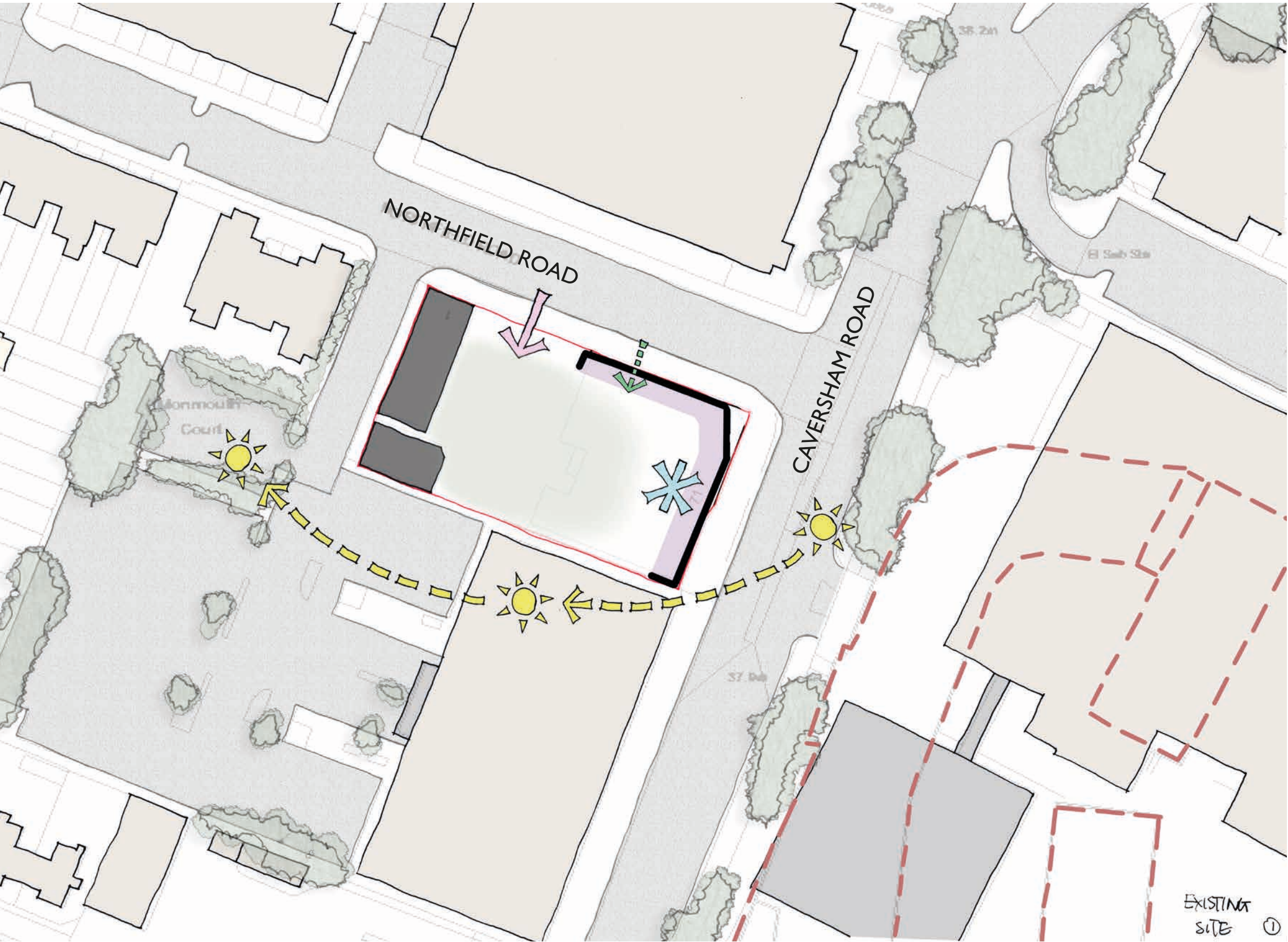
SITE ANALYSIS

CONSTRAINTS

-  2 STOREY BUILDING
-  3 STOREY BUILDING
-  BUILDINGS TO BE RETAINED
-  EXISTING VEHICLE ENTRANCE
-  EXISTING SHOP ENTRANCE
-  ACTIVE STREET FRONTAGE
-  NOISE FROM ROAD



SITE ANALYSIS
OPPORTUNITIES



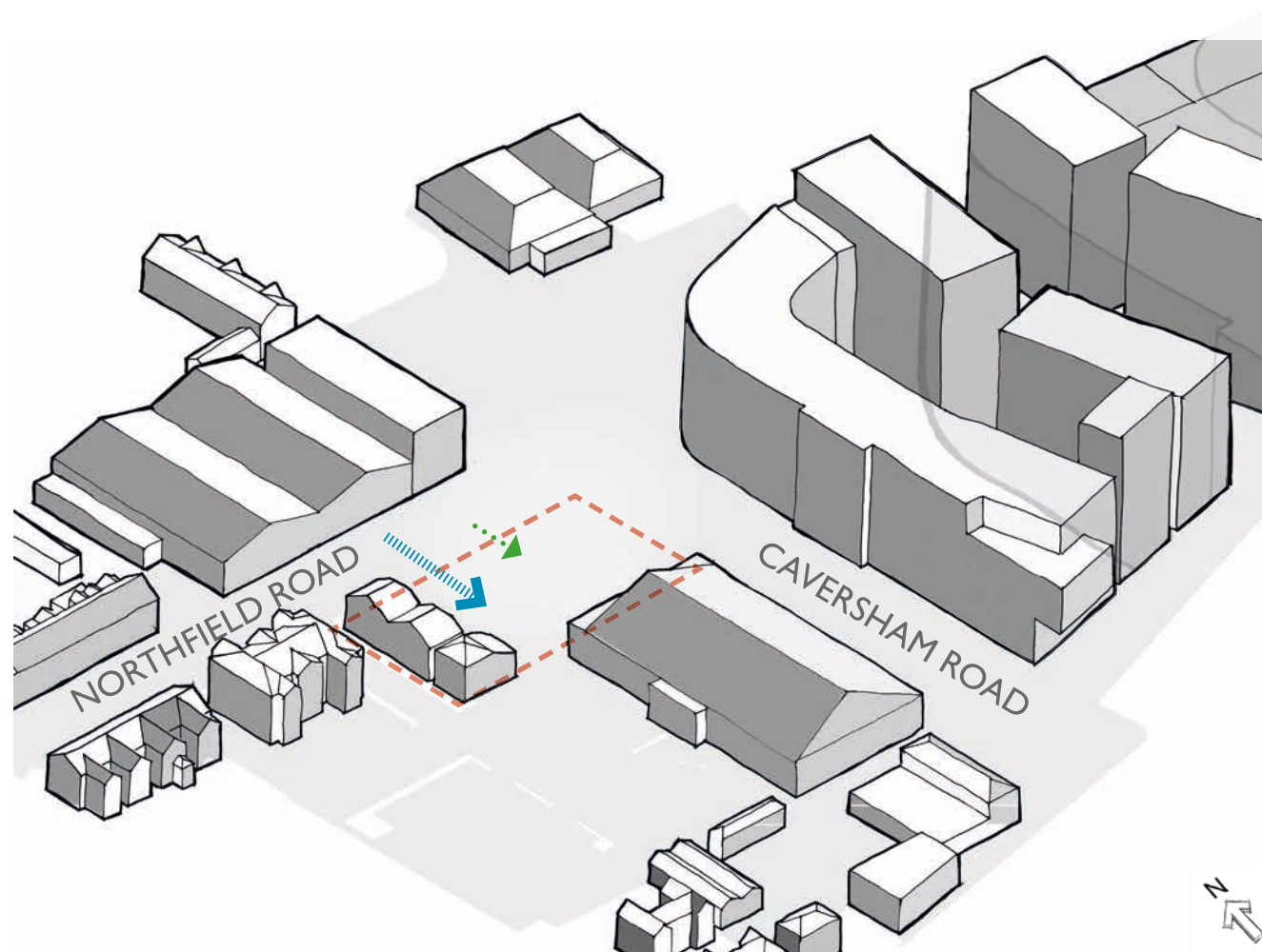
-  HEIGHT INCREASE
-  RETAINED ENTRANCE
-  SUN PATH
-  CONTINUOUS FRONTAGE
-  OPEN SPACE
-  PEDESTRIAN ENTRANCE

CHAPTER 3

DESIGN EVOLUTION

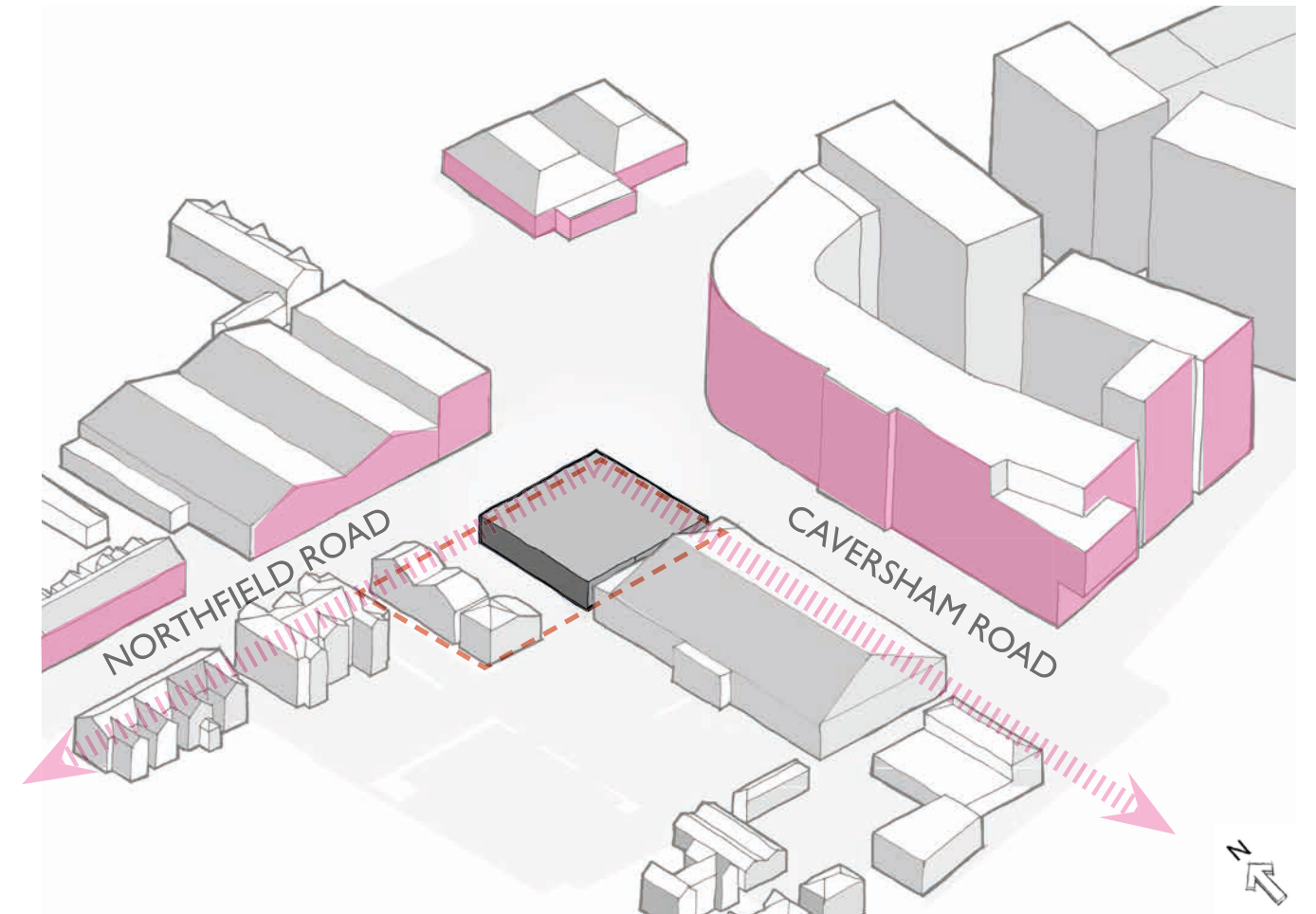
DESIGN EVOLUTION

DESIGN PROCESS & KEY CONSIDERATIONS



1. PEDESTRIAN AND VEHICLE ACCESS

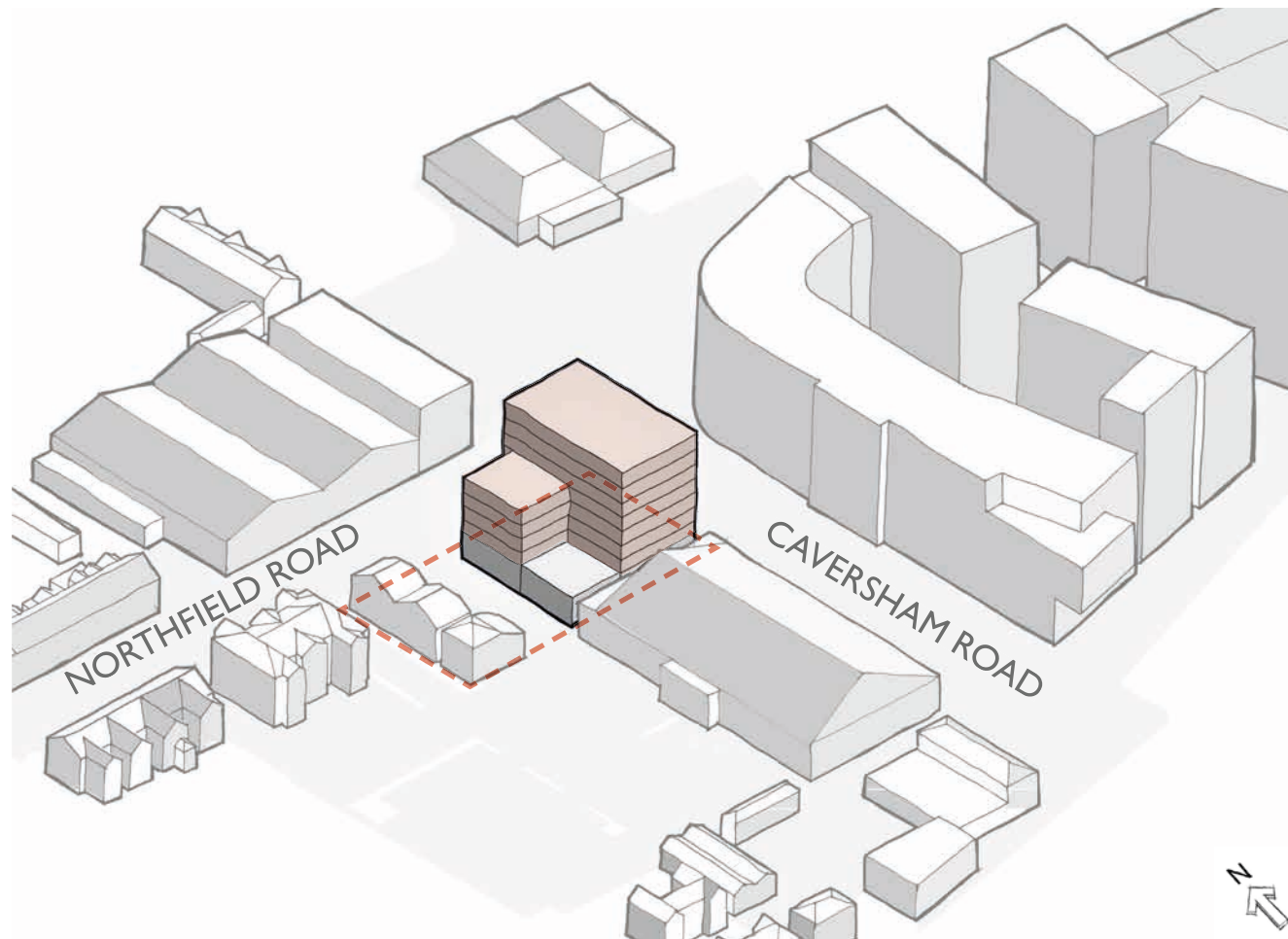
- Vehicular and pedestrian access separated



2. ACTIVE FRONTAGE

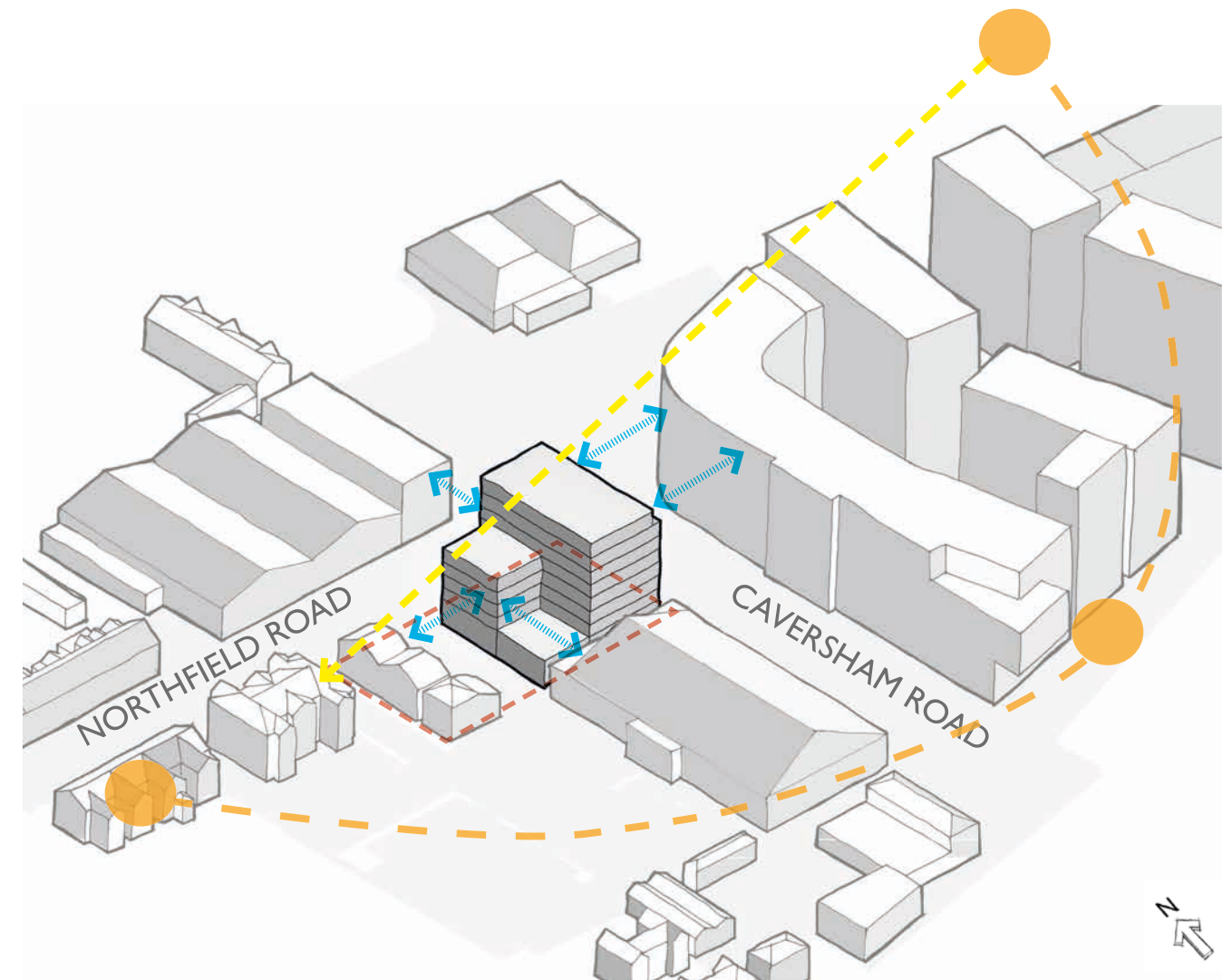
- Provides continuous commercial frontage to existing street along Caversham Road and Northfield Road
- Enable uses connected with street activity at street level

DESIGN EVOLUTION DESIGN PROCESS & KEY CONSIDERATIONS



3. RESIDENTIAL APARTMENTS

- Residential apartments located on the first floor and above to distance from the busy road.

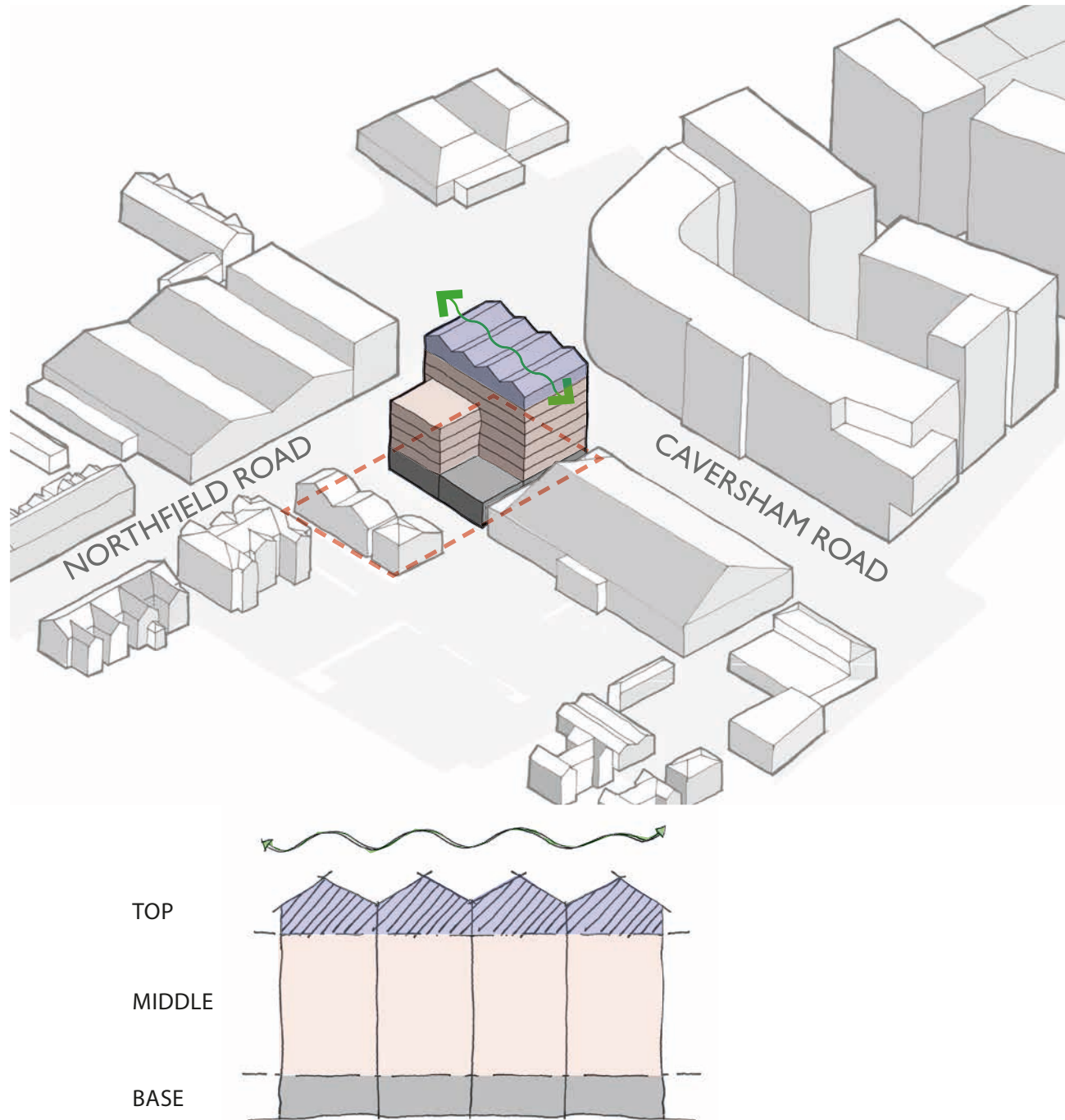


4. MASS AND SCALE, VIEWS AND DAYLIGHT

- Set back mass to reduce the overall mass of the block
- To allow good levels of daylight and sunlight with proposal
- Reduce overshadowing to neighbouring properties on Northfield Road
- To allow spaces are well overlooked whilst maintaining neighbours privacy
- Opportunity to increase building height at Northern corner
- Maintain an appropriate relationship between the new and existing homes
- Create distinct base, middle and upper sections to the building

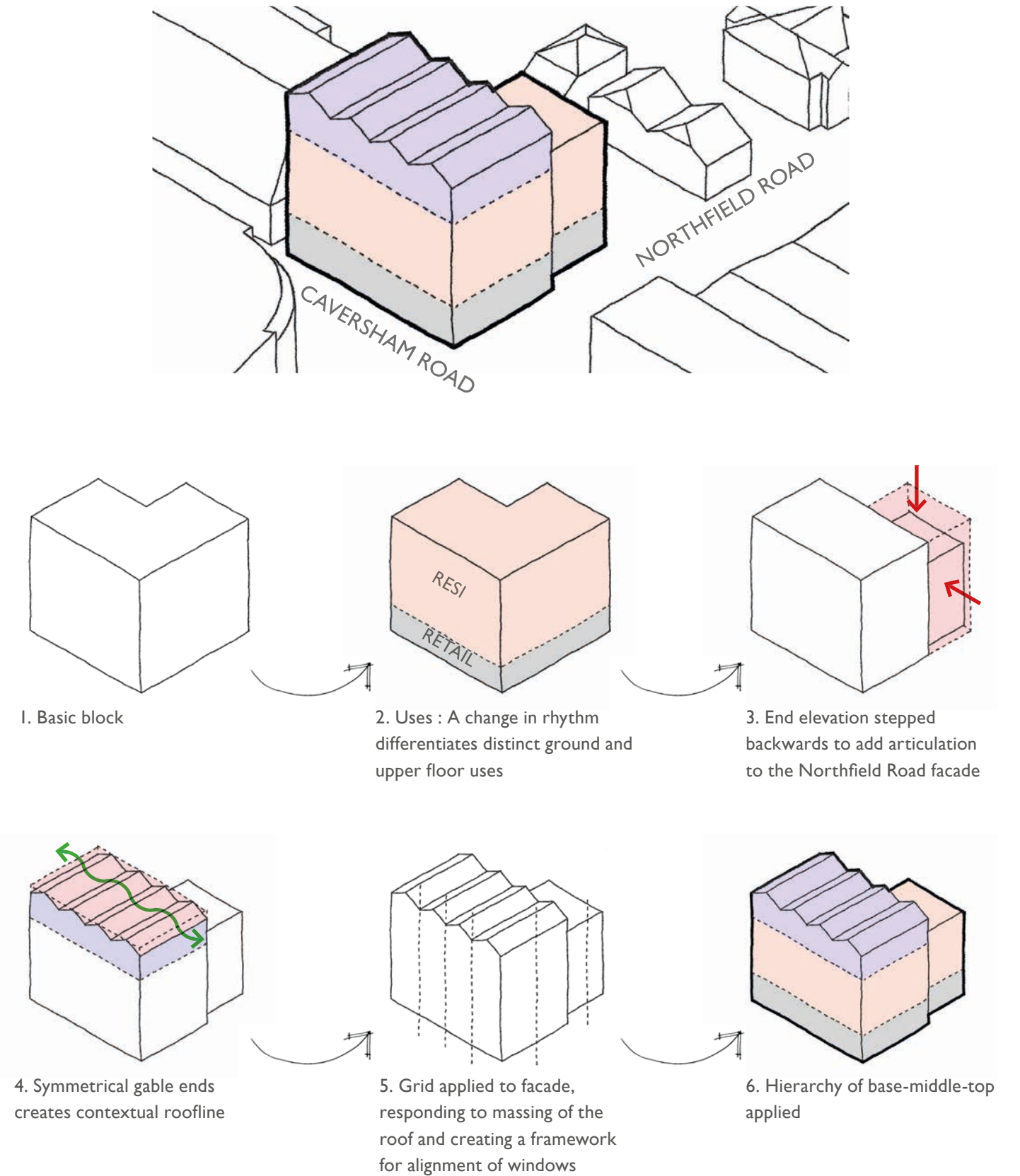
DESIGN EVOLUTION

DESIGN PROCESS & KEY CONSIDERATIONS



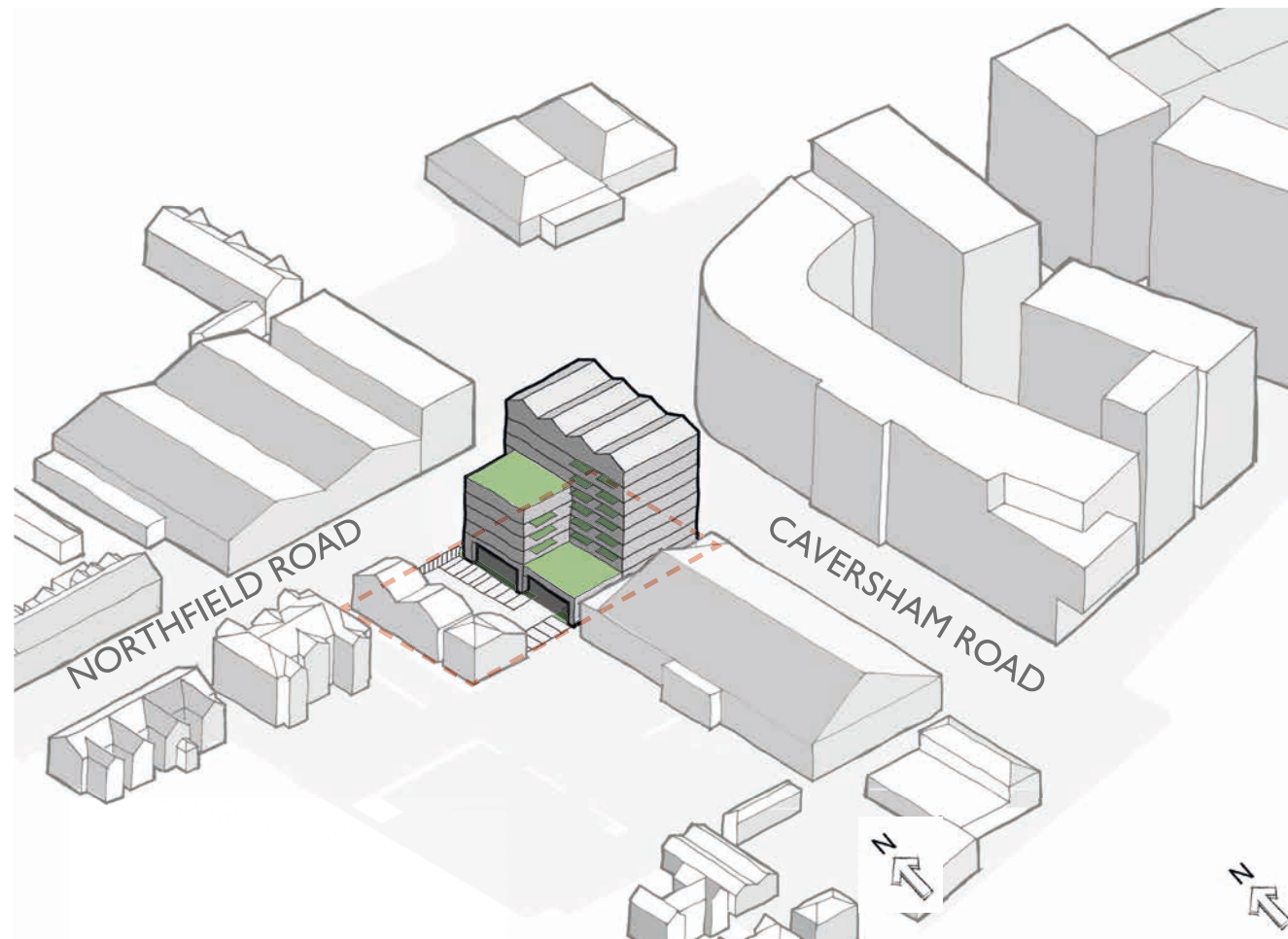
5. ARTICULATED ROOFSCAPE

- Create distinct base, middle and upper sections to the building
- Create an interesting roofscape to the top section of the building



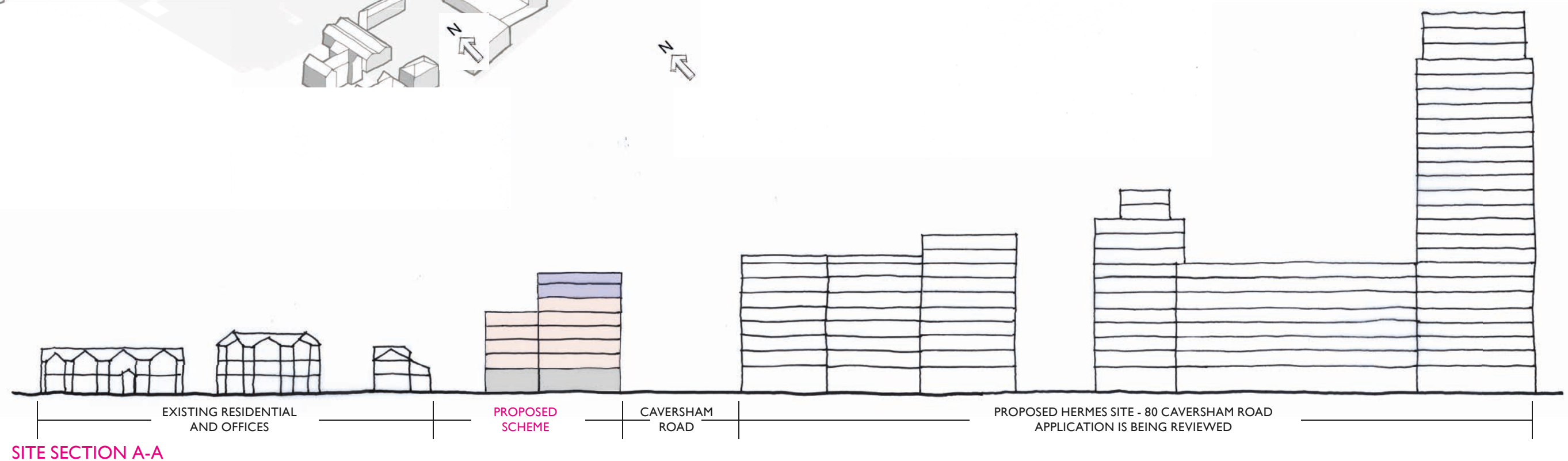
DESIGN EVOLUTION

DESIGN PROCESS & KEY CONSIDERATIONS



6. THE PROPOSED SCHEME

- Different materials and architectural detailing designed to break down mass into smaller elements
- Gated car parking courtyard and secured cycle parking spaces provided in the development
- Good quality private and private communal amenity space for all residents
- A mixture of landscaped spaces with planting to soften the site



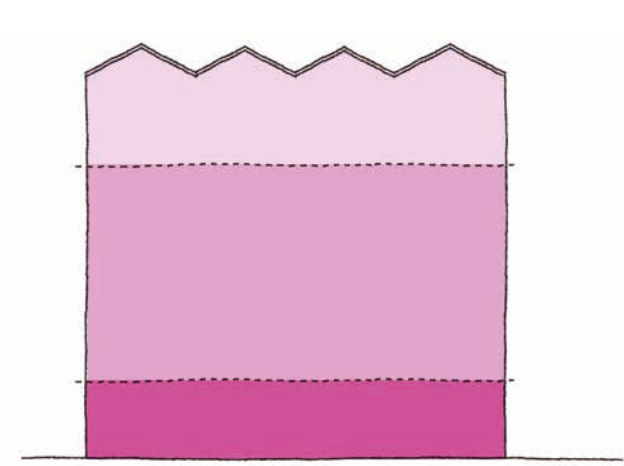
DESIGN EVOLUTION

ELEVATION PRINCIPLES

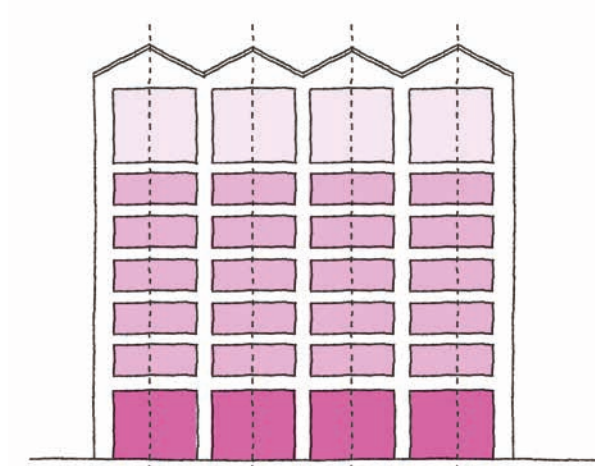
Vertically and horizontally aligned pattern of windows with similar character. Variation in form used to define horizontal and vertical divisions with the facade

A number of concepts have been used at the upper levels to create a clear base, middle and top to the building. Typically, openings are grouped vertically with brick detailing panels to provide vertical emphasis to the building.

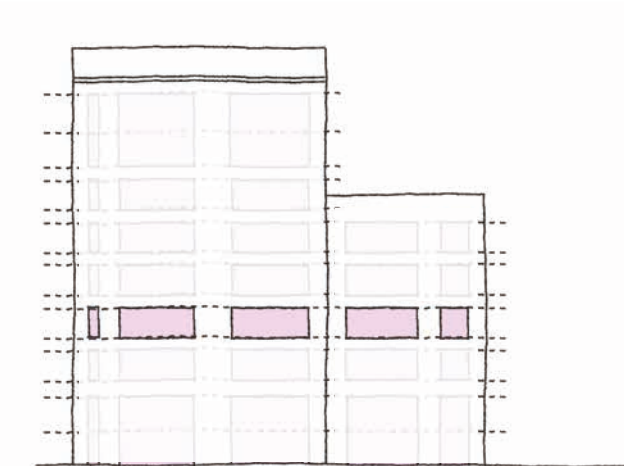
The design of the facade evolves as the building gets taller, with different grouped openings to differentiate the base, middle and top section of the building. The openings stack to create an ordered and elegant composition.



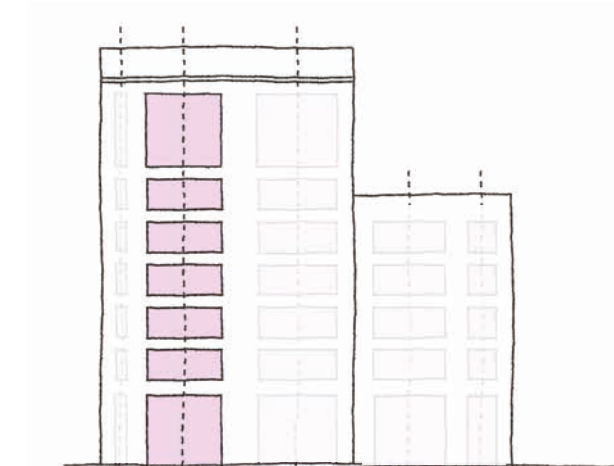
Building has a distinct base middle and top.



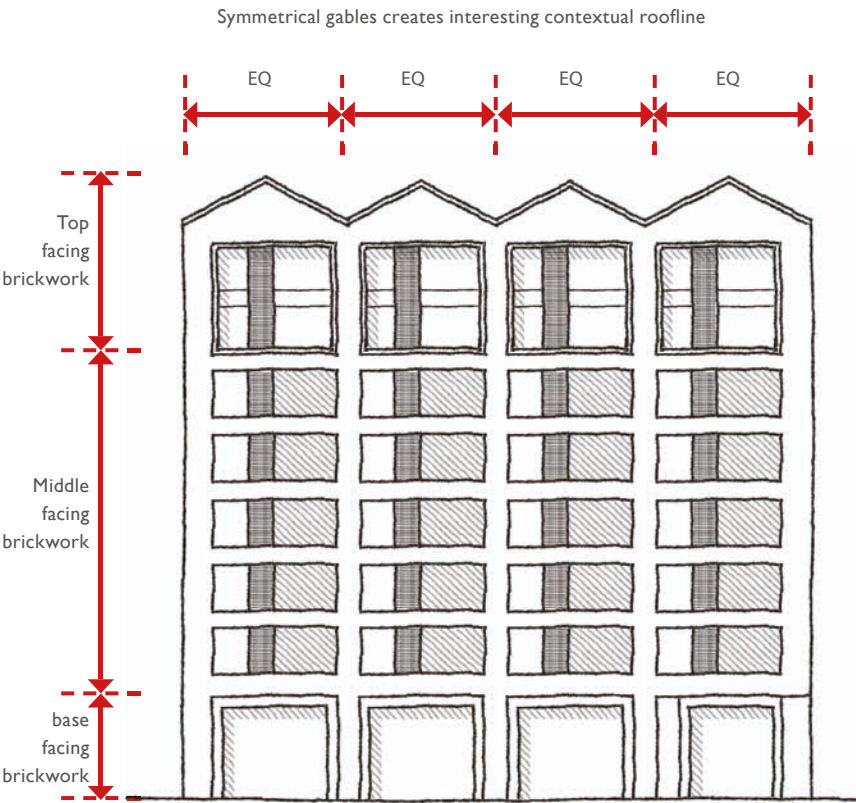
Windows and entrance are vertically proportioned and aligned vertically. They are also consistent in height and horizontally aligned.



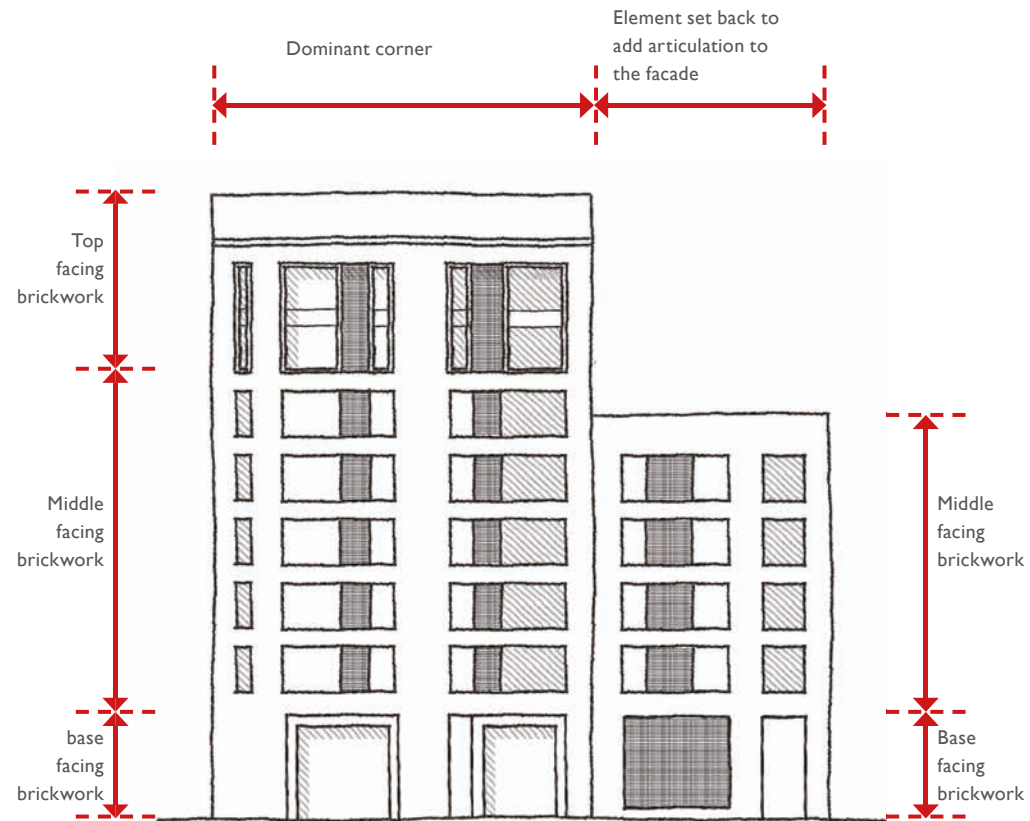
Windows are consistent in height and horizontal aligned



Vertically and horizontally aligned pattern of windows with similar character. Variation in form used to define horizontal and vertical divisions within the facade.



CAVERSHAM ROAD ELEVATION

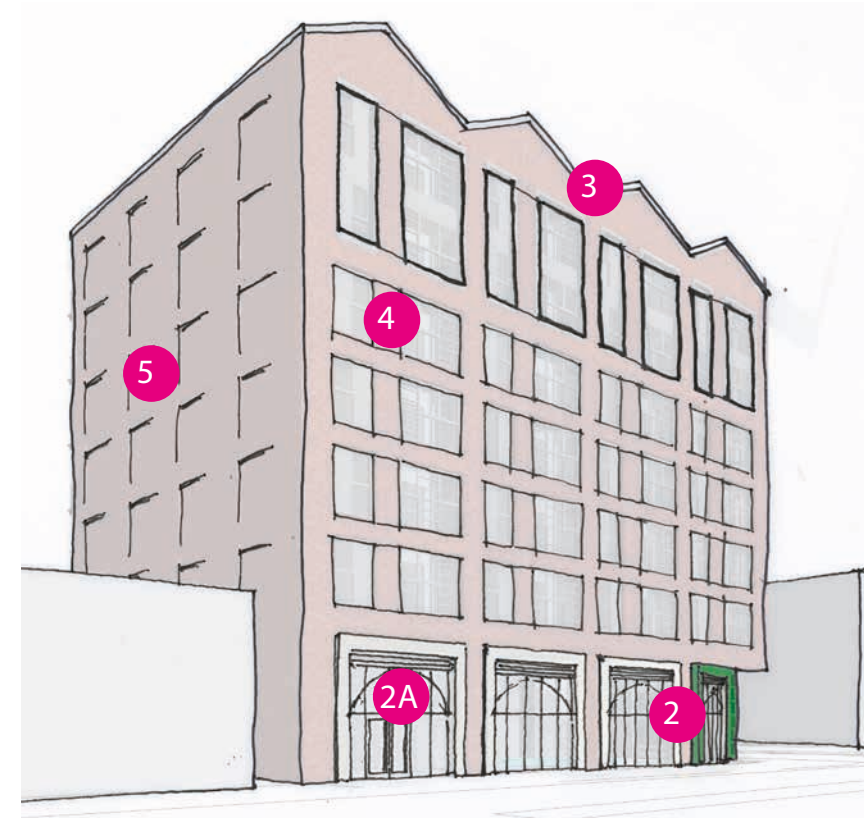


NORTHFIELD ROAD ELEVATION

DESIGN EVOLUTION BAY DETAIL & MATERIAL USE

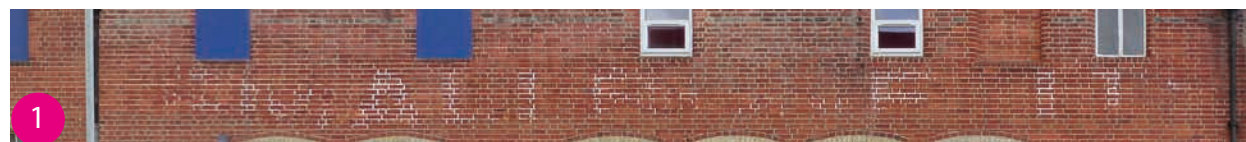


VIEW FROM NORTH OF CAVERSHAM ROAD



VIEW FROM SOUTH OF CAVERSHAM ROAD

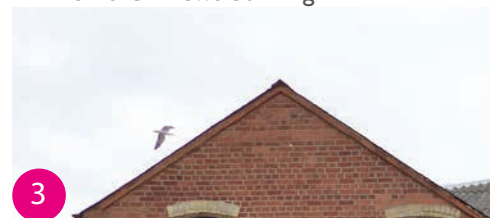
ARCHITECTURAL DETAILING ON EXISTING BUILDING



Painted sign-writing 'SMALL BONE LTD' on the Drews building



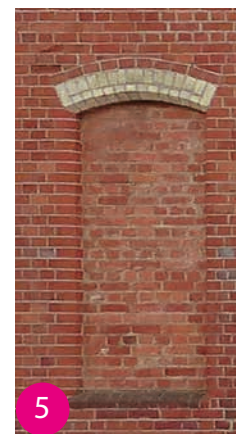
Green glazed brick arch to the Northfield Road facade



Gable roof to the Drews building



Brick detailing to the former malthouse buildings



Recessed brick to mock window

PRECEDENT IMAGES



Precedent image - Green glazed brick to mark the retail and residential entrances



Precedent image - Arch mullion to ground floor window glazing



Precedent image - Painted sign-writing on brickwork facade

CHAPTER 4

DRP/ PRE-APP MEETING

DESIGN REVIEW PANEL - 2ND MAY

PANEL MEMBERS' COMMENTS

INTRODUCTION

The previous design was developed and presented to Reading Borough Council for discussion. Discussion with the panel and the officer at the Pre-Planning and DRP meetings led the team to review and consider the comments and feedback. The following pages shows how they influence the revised design.

PROPOSAL PRESENTED AT DRP

NUMBER OF UNITS - 49

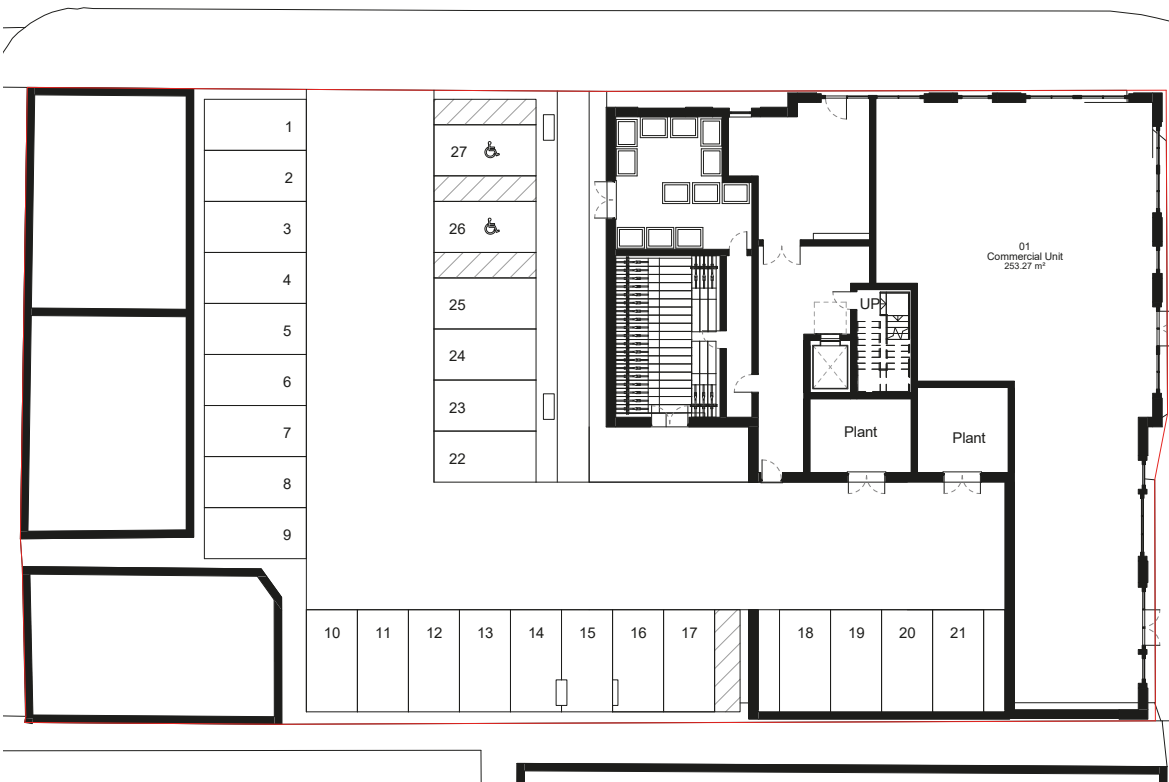
1 BED APARTMENT - 36

2 BED APARTMENT - 13

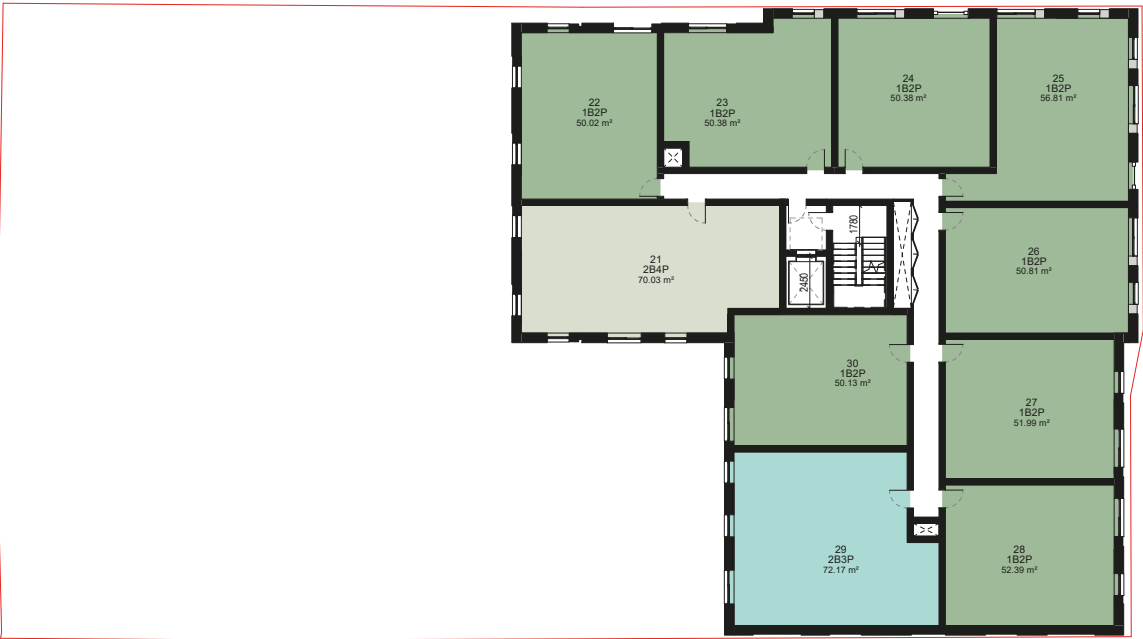
NUMBER OF CAR PARKING SPACES - 27 (Including 2 disabled spaces)

NUMBER OF BICYCLE RACKS - 50

COMMERCIAL UNIT AREA - 252m² (2,712ft²)



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

Think about the Northern entrance to site

- How will this address the street
- Full 24 hour security must be in place with a fully locked gate at the entrance

Promote a greener site with less parking

- To set a precedence for future developments along Caversham Rd, less car spaces and more cycle storage could be provided

The East and North Ground floor Facades do not currently seem 'active'

- How will this address the street
- Building seems to just stop at the ground, is the an opportunity to play with facade stepping at G level

Is it possible to reduce number of North facing single aspect units

- Is there a way to rearrange internals to reduce North facing single aspect units

All flats should have some sort of amenity space

- Will this be shared terraces or private balconies?
- Must comply with space standards



- More interesting roof-scape**

 - Look at developing a more interesting roof-scape
 - Perhaps take inspiration from the existing building
- Step down along Caversham Rd seems unnecessary**

 - It was felt that the building should go full height along this road and not step down to a building that may be developed in the next few years
- Window fenestration to provide interest to facade**

 - As an alternative to a large palette of materials, a more dynamic window arrangement could be used
 - Look at Morris + Co Brentford Lock
- Smaller palette of materials**

 - Building feels as if it is trying to hard with so many variations of materials
 - Suggestion of a smaller palette and one main material used throughout
- 1 1/2 storey base to align with neighbouring brick (not roof)**

 - The proportions of the current base do not feel correct and may be dishonest
 - rearrange the base to highlight the 1 1/2 storey commercial units
- Retaining part of the heritage of the existing building**

 - Suggested the design and benefits could address this with a potential historical acknowledgement from the new building.



EAST ELEVATION (FACING CAVERSHAM ROAD)

- Proportions of top floor windows need adjusting**

 - The top floor windows seem too tall
 - The building also seems top heavy, with large windows and a dark metal cladding
- Don't be apologetic about height**

 - Building is currently too apologetic about its height
 - Suggested being bold about the height and not trying to make the building look shorter than it is.
 - advised that we should make the building as tall as we believe the site can accommodate without being apologetic.
- Amenity space is needed for all flats**

 - Perhaps show winter gardens on the East elevation facing Caversham Rd
 - Balconies not advised due to facing main road
- Red Brick would be better suited**

 - Feels as if there are currently too many materials and perhaps makes the facade look too busy
 - Focus on one brick material, the red brick that is found around Reading town

- The top section was too dark**

 - Panel suggested the cladding material at the top was too dark and questioned the cladding approach
 - advised that the 2/4/2 composition of the building didn't work and suggested 1.5 level base, 5 storey middle and 1 storey top as an alternative.
- West facade seemed more honest in its facade**

 - The simplicity of the West elevation was preferred, with an honesty in use
 - Some differentiation in fenestration was suggested



WEST ELEVATION (FACING CAR PARK)



WEST ELEVATION

- South Facade should not be apologetic to neighbouring building**

 - It was felt that the stepping down was perhaps unnecessary and should go the full height as future development is possible on this neighbouring site

PRE-APPLICATION MEETING - 10TH JUNE

CASE OFFICERS' COMMENTS

REVISED PROPOSAL PRESENTED AT PRE-APP MEETING

NUMBER OF UNITS

57

1 BED APARTMENT - 49

2 BED APARTMENT - 8

NUMBER OF CAR PARKING SPACES

27 (Including 2 disabled spaces)

NUMBER OF BICYCLE RACKS

58

COMMERCIAL UNIT AREA

244m² (2,627ft²)



CAVERSHAM ROAD ELEVATION

Supportive of the revised building form and design

- Generally, case officer supportive of the revised design, material use and building form.

The development now seemed too tall

- The Case Officer suggested that we lose a storey from the overall building height so that we sit comfortably within the section provided.

Heritage

- Historic Building Consultant concluded that 'As stated in paragraph 197 of the NPPF, the effect of a development on the significance of a non-designated heritage asset should be taken into account in determining the application, weighing the scale of the effect on the heritage asset and its significance.'

Consult with the local group

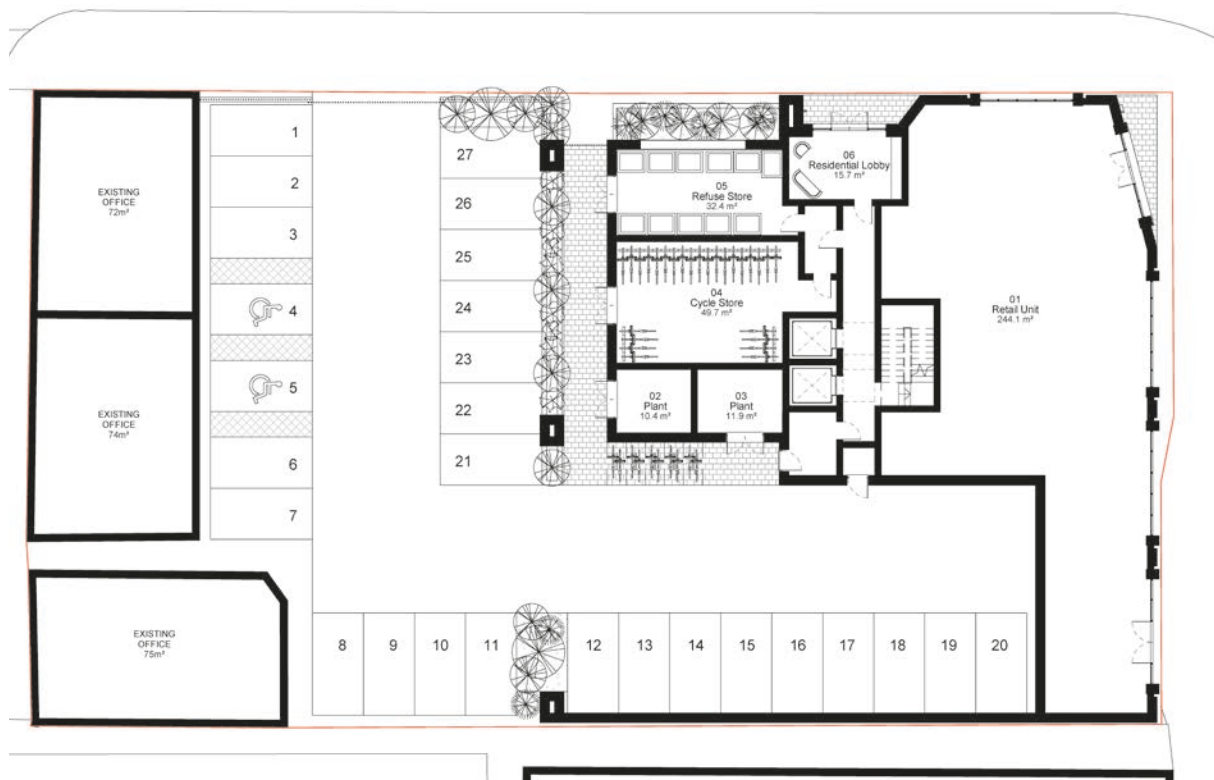
- Case officer suggested we make contact with the Bell Tower Community Association



VIEW FROM CAVERSHAM ROAD



VIEW FROM NORTHFIELD ROAD



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

Should the development be car free?

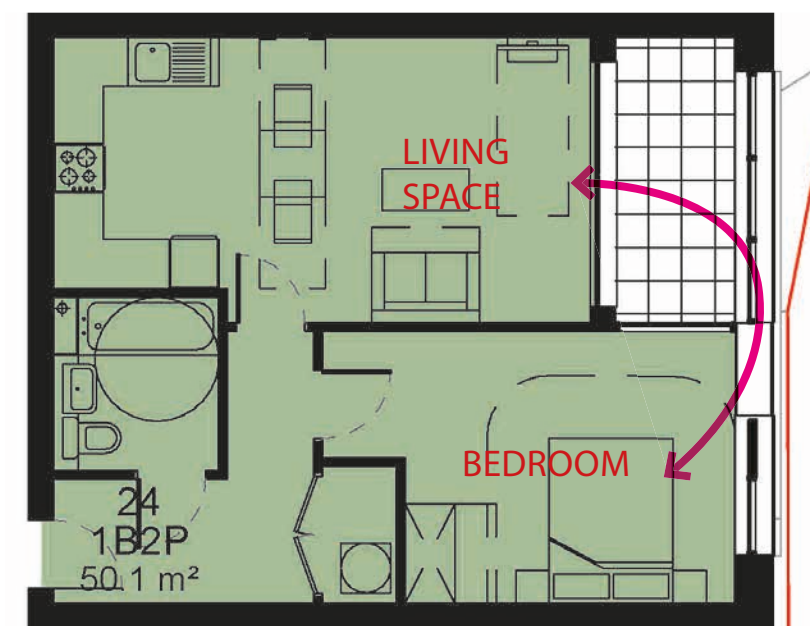
- Case officer questioned whether parking was the most appropriate use of space and whether the development should be car free. Team detailed that the majority of spaces were required for existing and proposed commercial.

Supportive of the revised layout

- Generally, case officer supportive of revised internal flat layout.

Too many 1 beds and no 3 beds

- Case officer suggested that we amend the housing mix to reflect policy RC9 of the Reading Central Area Action Plan
- RC9 - 'All proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. This will be measured by the number of bedrooms provided within individual units. Ideally, a mixture of one, two and three bedroom units should be provided. As a guide, in developments of 15 dwellings or more, a maximum of 40% of units should be 1-bed, and a minimum of 5% of units should be at least 3-bed, unless it can be clearly demonstrated that this would render a development unviable.'



TYPICAL 1 BED APARTMENT

Concern about lack of daylight in living space due to recessed inset balcony

- suggested flipping the layout of flats on the eastern elevation to increase more sunlight to living rooms.

PUBLIC CONSULTATION - 24TH JULY

PRE-SUBMISSION STAKEHOLDER ENGAGEMENT

S2 Estates has engaged directly with stakeholders, media and online communities including inviting the local community to attend a public exhibitions on Wednesday 24 July 2019, 3.00pm - 7.00pm at West End Lounge of Greyfrairs Church, Reading, Friar Street, Reading RG1 1EH.

EXHIBITION INVITATION

Invitation to a public exhibition

You are invited to a public exhibition on the proposed redevelopment of 71-73 Caversham Road. S2 Estates is bringing forward proposals to redevelop this former retail warehouse into new homes at a site that is well served by local transport links, including nearby Reading Train Station.

We want to hear about your aspirations for the site and the kind of development you would ideally like to see brought forward. We are listening closely to the local community as we develop our proposals and the exhibition will be an important part of the consultation process.

Exhibition Details

The exhibition will be held in the **West End Lounge of Greyfrairs Church, Reading (Friar St, Reading RG1 1EH)** at the following time:

3-7pm, 24th July, 2019

Should you be unable to attend the exhibition, we would still love to hear your views. If you would like to get in touch with any questions or comments, please contact the team on:

020 3900 3678
cavershamroad@kandaconsulting.co.uk

We look forward to seeing you there.

EXHIBITION BOARDS

71-73 Caversham Road READING

SITE LOCATION

71-73 Caversham Road READING

EXISTING BUILDINGS STUDY - THE DREWS

71-73 Caversham Road READING

THE PROPOSAL - BAY & SECTION DETAIL

71-73 Caversham Road READING

THE PROPOSAL

71-73 Caversham Road READING

THE REVISED SCHEME - 7 STOREY BUILDING

71-73 Caversham Road READING

THE FINAL PROPOSAL

TIMELINE & PROCESS



PUBLIC CONSULTATION

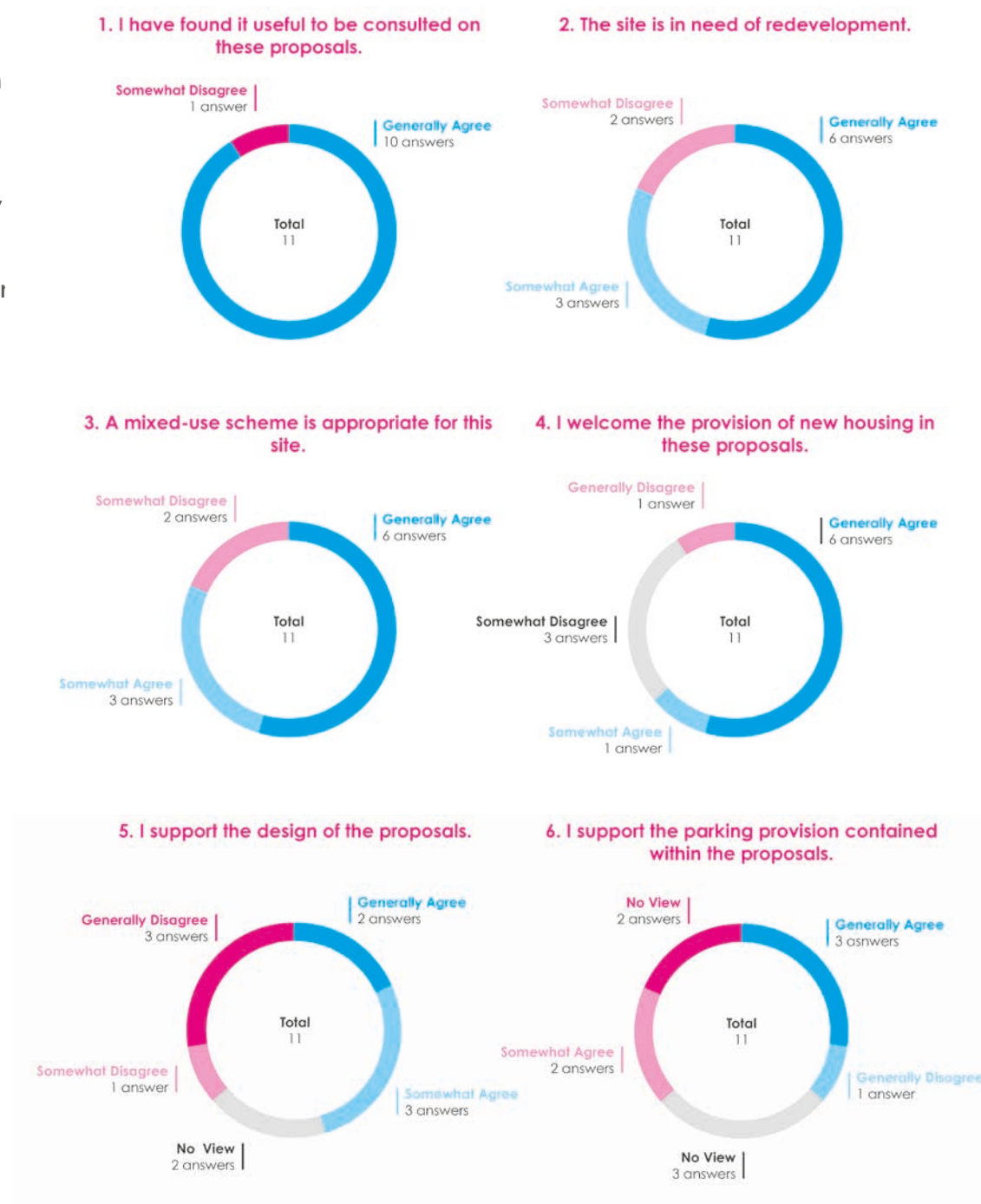
STATEMENT OF COMMUNITY INVOLVEMENT

The exhibition was attended by approximately 29 local residents.

During the public consultation, feedback forms were utilised to gather the public's feedback on aspects of the proposed scheme.

Feedback from stakeholders has been generally positive, demonstrating broad support for the principle of redevelopment and the proposal for a mixed-use development delivering additional housing.

EXHIBITION FEEDBACK



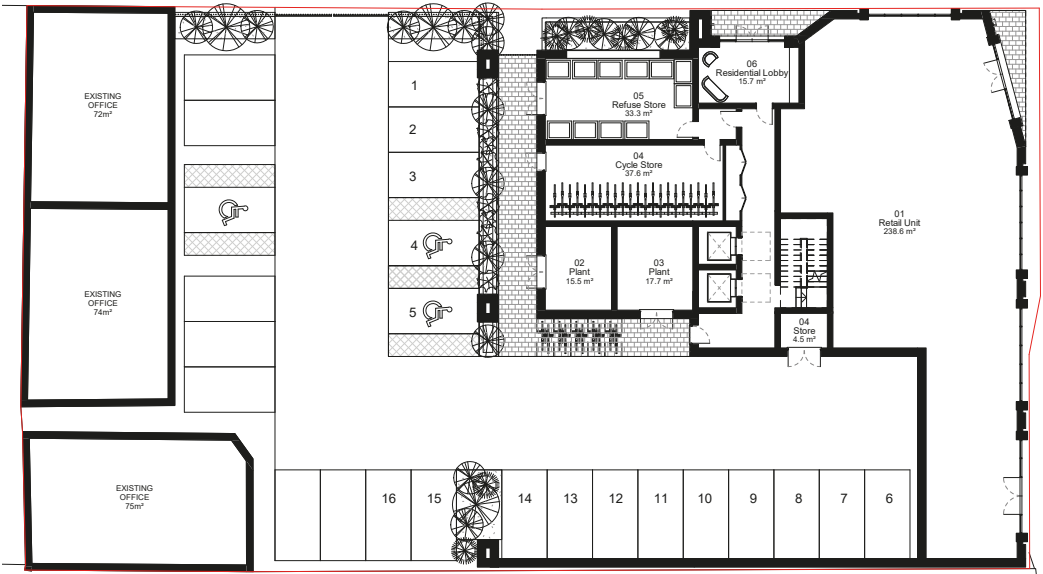
CHAPTER 5

THE PROPOSAL

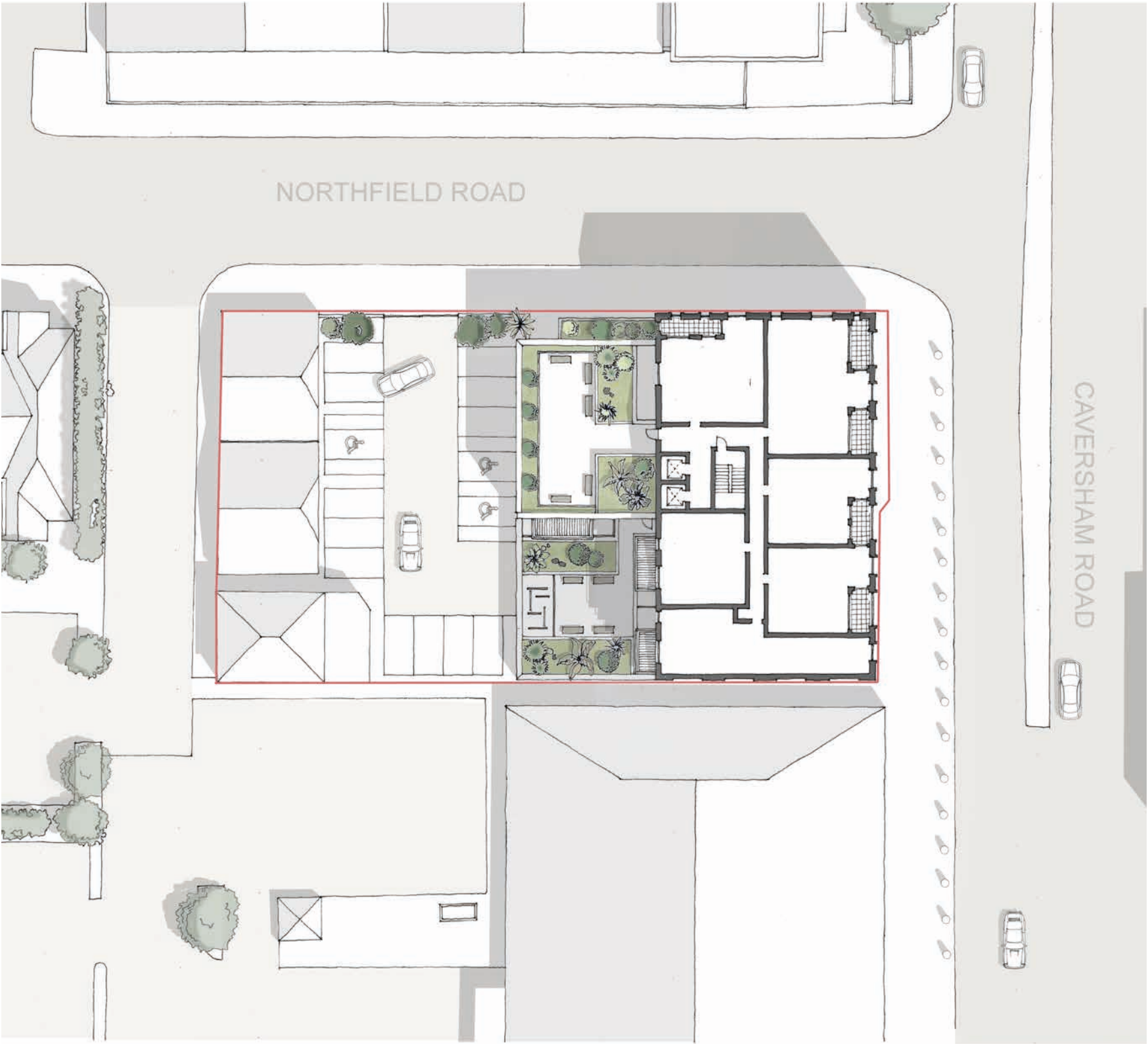
THE PROPOSAL

SUMMARY OF APARTMENT NO. & MIX

SITE AREA (M/HA)		1,592m²/ 0.1592 HA
TOTAL NUMBER OF DWELLING		44
DENSITY - DWELLING PER HECTARE		276 / Hectare
SUMMARY OF APARTMENT NUMBER AND MIX		
APARTMENT	NUMBER OF HOMES	%
1 BED APARTMENT	17	41%
2 BED APARTMENT	24	52%
3 BED APARTMENT	3	7%
TOTAL	44	100%
COMMERCIAL/ RETAIL AREA		238.6 m²
NO. RESIDENTIAL CAR PARKING SPACE		14
NO. COMMERCIAL CAR PARKING SPACE		2



PROPOSED GROUND FLOOR PLAN



PROPOSED MASTERPLAN

LU VIEW



THE PROPOSAL

RESIDENTIAL LAYOUTS: EXEMPLAR APARTMENTS

I, 2 & 3 BEDROOM APARTMENTS

All residential apartments to meet Nationally Described Space Standards and local authority policies and provide good quality internal space.

All residential apartments have been provided with individual private amenity spaces accessed directly from both living areas and bedrooms.

TOTAL NO. OF HOMES AND UNIT MIX

Total homes: 44

1 bed 2 person - 17

2 bed 3 person - 19

2 bed 4 person - 5

3 bed 4 person - 3



TYPICAL 1 BED 2 PERSON APARTMENT

1 bed 2 person: 50m²



TYPICAL 2 BED 3 PERSON APARTMENT

2 bed 3 person: 61m² - 66m²

THE PROPOSAL

RESIDENTIAL LAYOUTS: EXEMPLAR APARTMENTS



TYPICAL 2 BED 4 PERSON APARTMENT

2 bed 4 person: 70m²



TYPICAL 3 BED 4 PERSON APARTMENT

3 bed 4 person: 74m²

THE PROPOSAL

BAY DETAIL & MATERIAL USE: ELEVATION TO CAVERSHAM ROAD



THE PROPOSAL

BAY DETAIL & MATERIAL USE: ELEVATION TO NORTHFIELD ROAD



1
RED BRICK



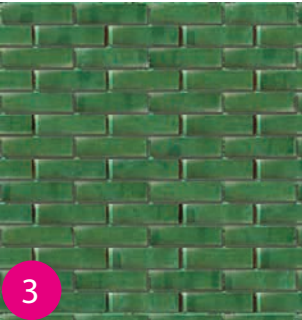
4
STONE EFFECT
CLAD FRAME



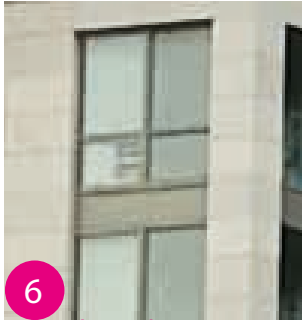
2
BRICK DETAILING



5
CURTAIN WALL



3
GLAZED BRICK



6
METAL PANEL

THE PROPOSAL

AMENITY SPACE

PRIVATE AMENITY SPACE (NDSS MIN. REQUIREMENT)			
TYPE OF HOMES	NO. OF HOMES	MINIMUM M ² /UNIT	TOTAL M ²
1B2P	17	5	85
2B3P	19	6	114
2B4P	5	7	35
3B4P	3	7	21
TOTAL	44		255

SHARED COMMUNAL AMENITY SPACE	
PODIUMS	M ²
1ST FLOOR SHARED COURTYARD 01	107
5TH FLOOR SHARED COURTYARD 02	129
TOTAL	236



PROPOSED THIRD FLOOR



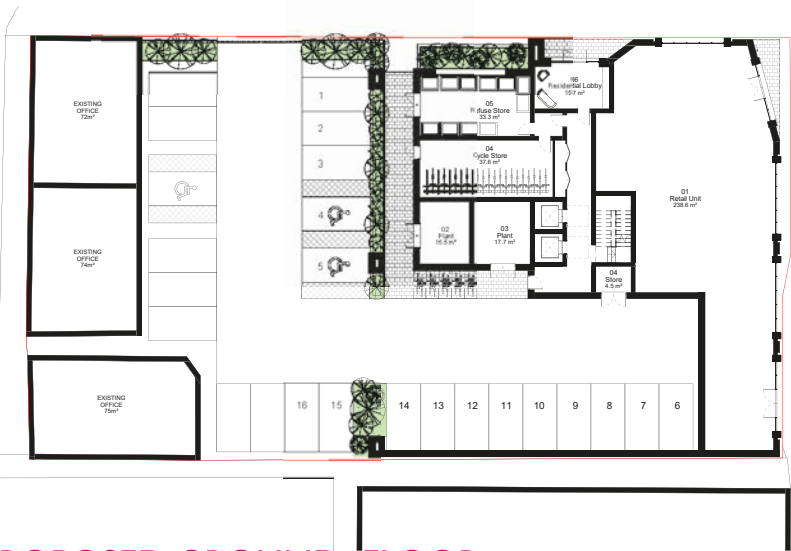
PROPOSED SIXTH FLOOR



PROPOSED SECOND FLOOR



PROPOSED FIFTH FLOOR



PROPOSED GROUND FLOOR



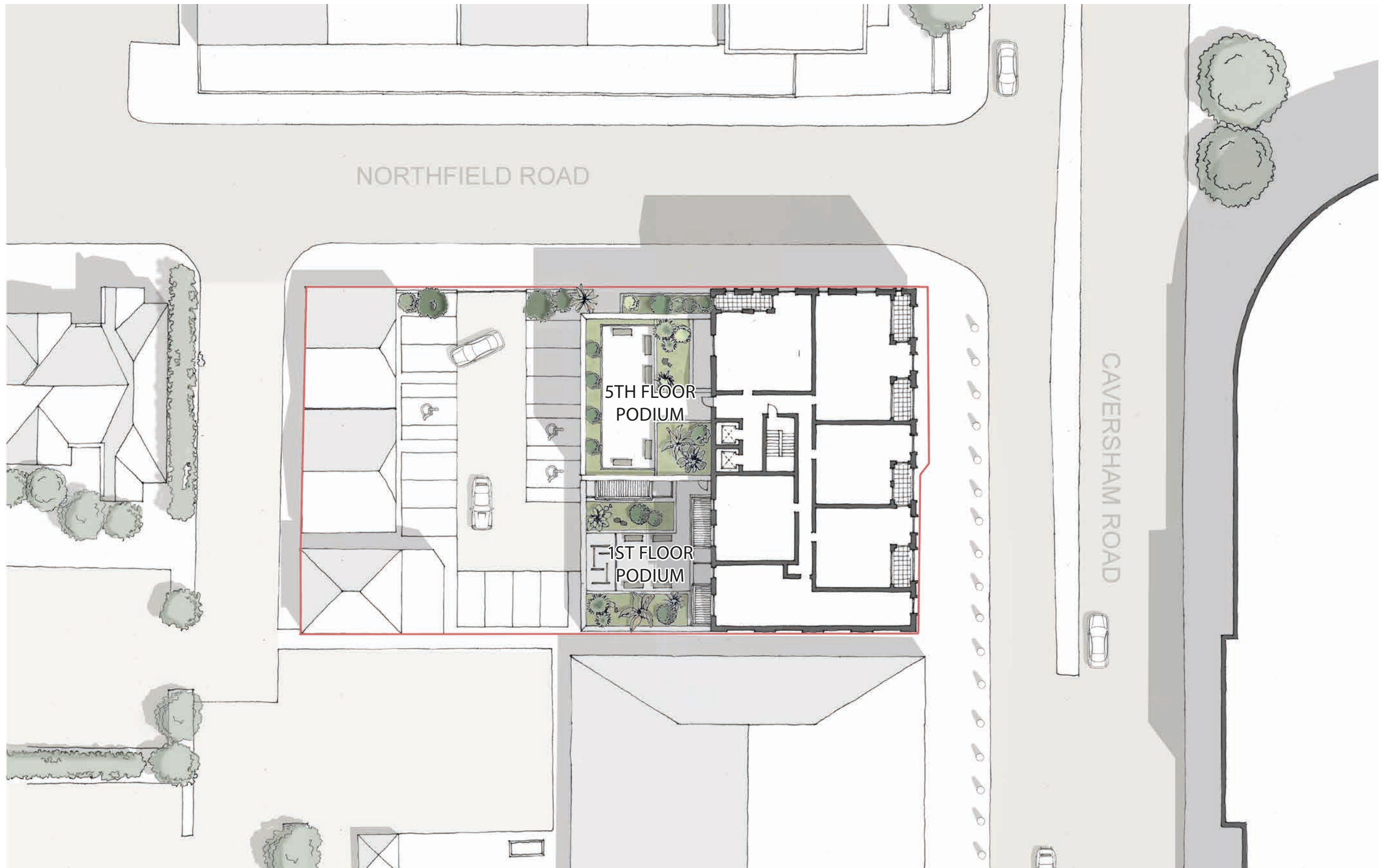
PROPOSED FIRST FLOOR



PROPOSED FOURTH FLOOR

THE PROPOSAL

COMMUNAL PODIUM GARDENS AND PRIVATE AMENITY SPACES



THE PROPOSAL

GROUND FLOOR AMENITY SPACE

Trees would be used to enhance boundaries, add shade to courtyard spaces or car park area. The use of Advanced Nursery Stock tree sizes would have a strong structural presence in the spaces. The species selected will be provide year-round interest with leaves, stems and flowers creating seasonal variety throughout the year.

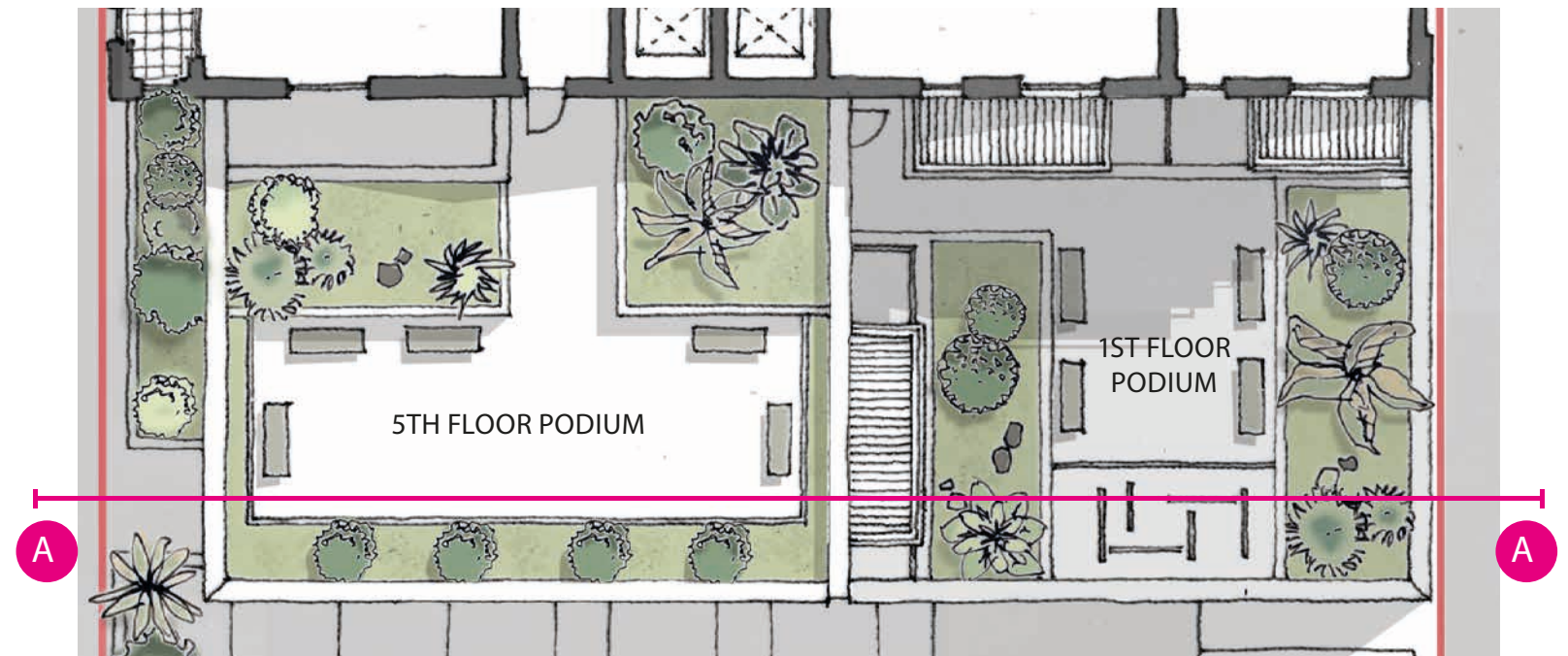
The use of multi-stemmed cherry trees and birches would provide decorative bark interest, and with Parrotia's creating exceptional autumn colour.

Throughout the scheme special varieties of native trees would add ecological value - and all would contribute to a sense of maturity, height, year-round interest and defined structure.

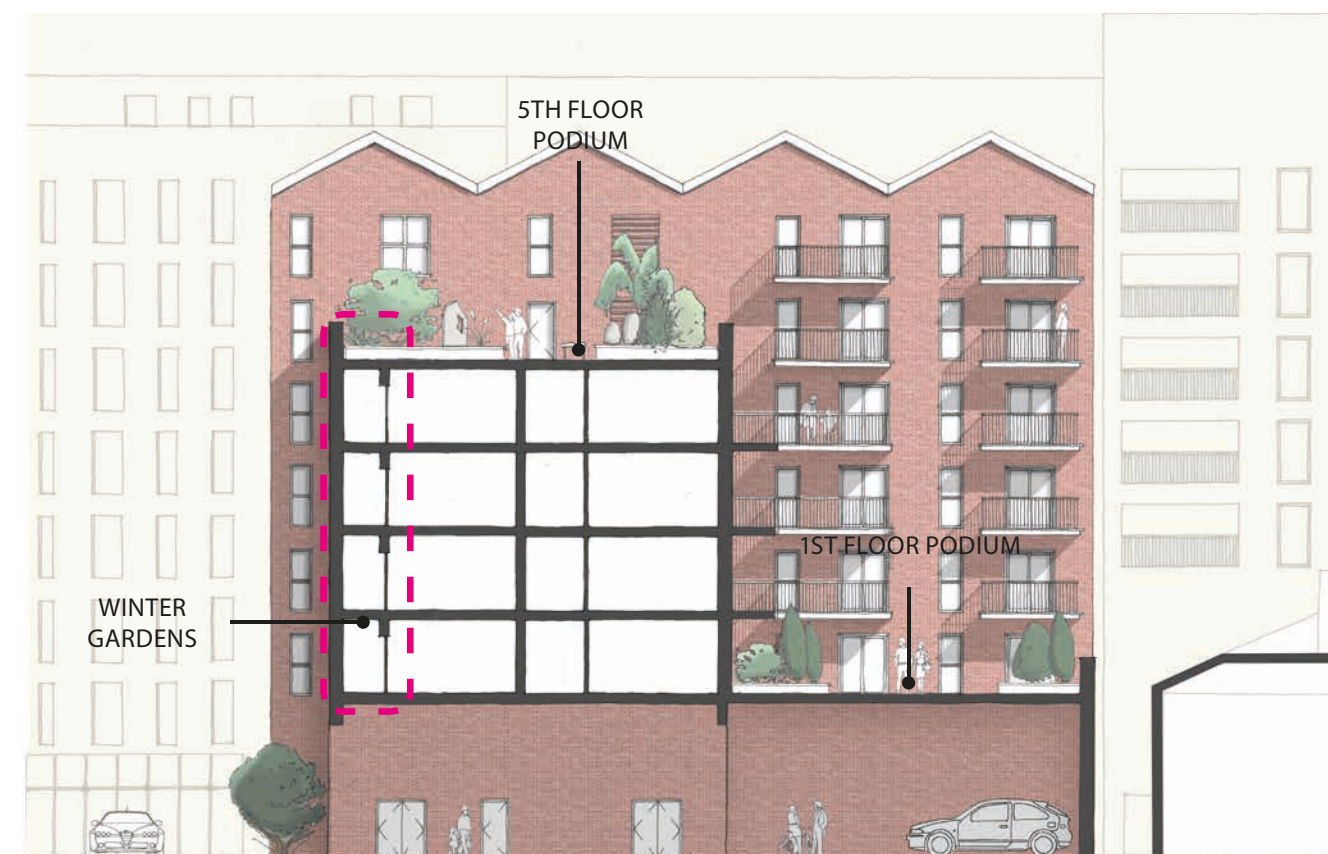
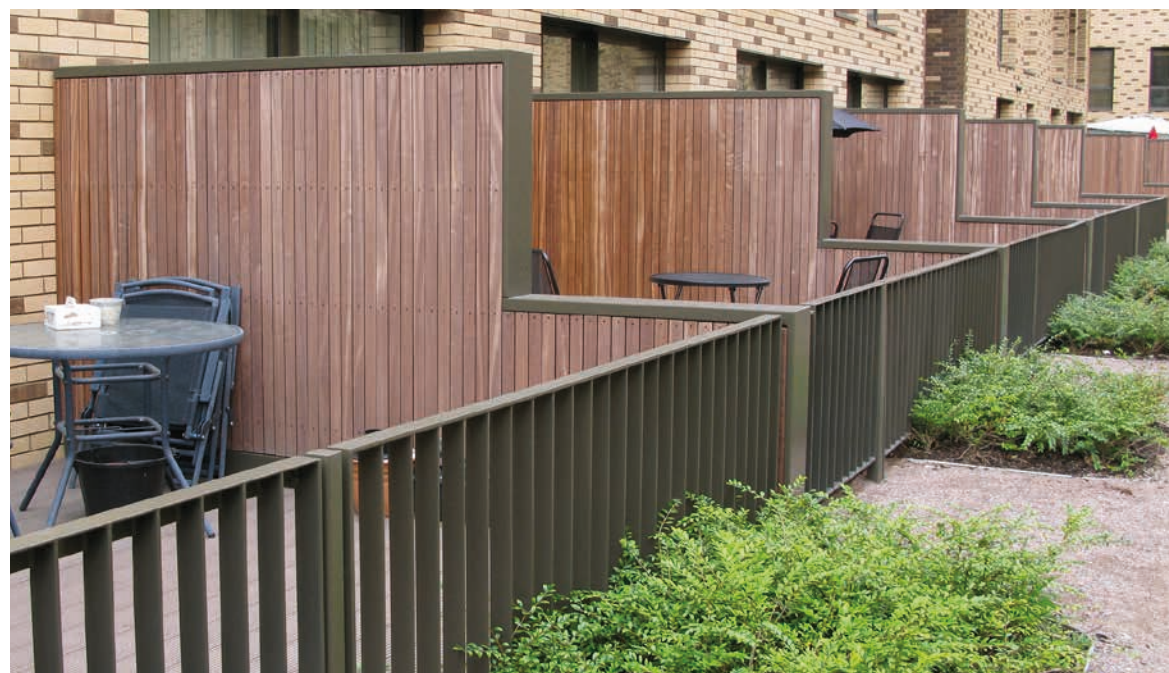


THE PROPOSAL

COMMUNAL PODIUM GARDENS



FIRST & FIFTH FLOOR PODIUM



A SECTION THROUGH 1ST AND 5TH FLOOR PODIUMS

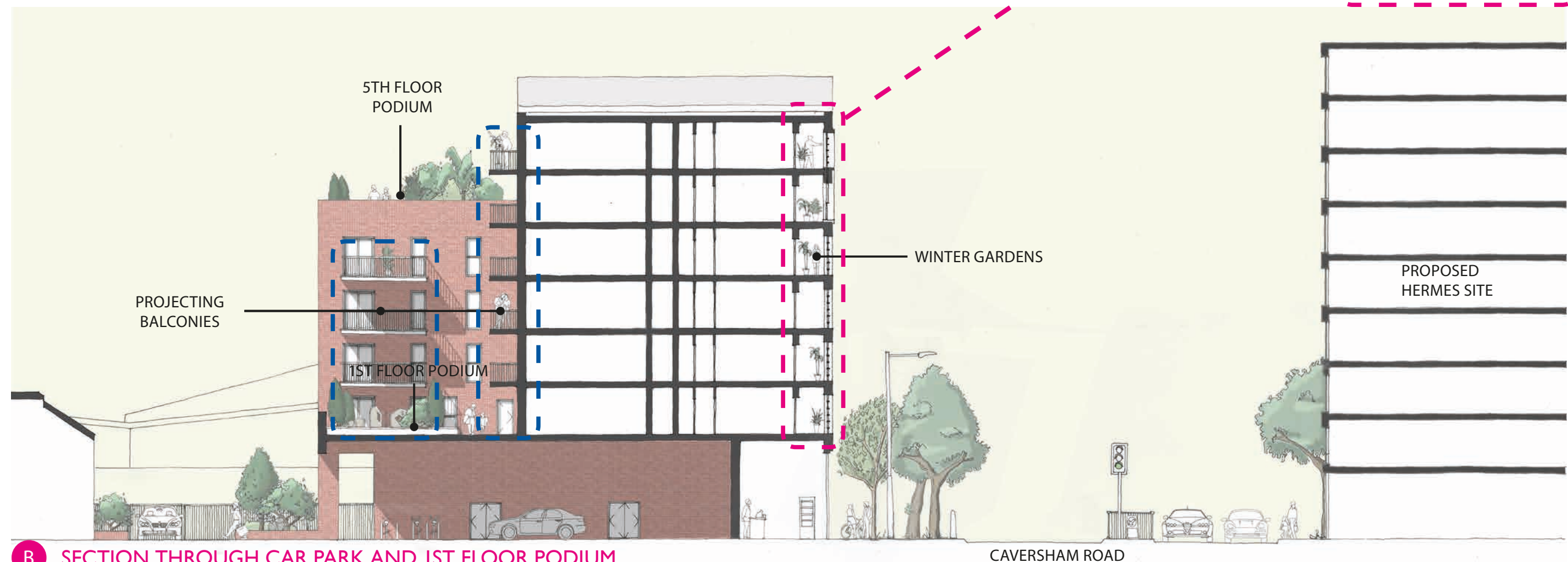
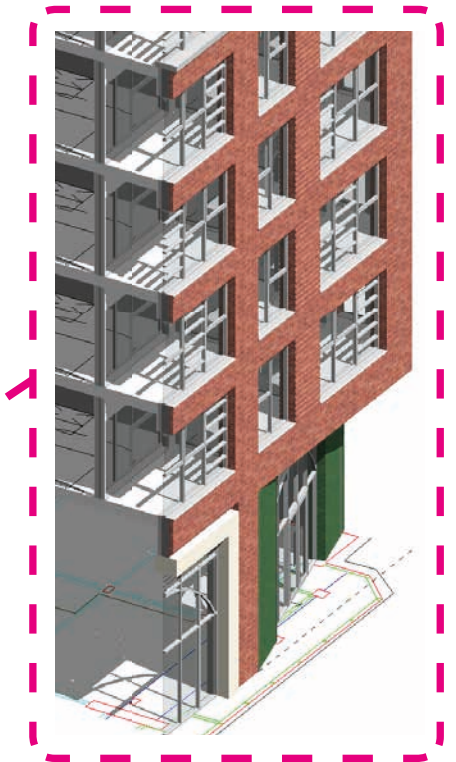
THE PROPOSAL

PRIVATE AMENITY SPACE - PROJECTING AND ENCLOSED BALCONY - WINTER GARDEN

Two types of private amenity spaces are proposed in the development: projecting and winter garden balcony.

The projecting balconies are on south and west facing facades to allow for maximum sunlight. Winter gardens are on the north and south facing facade along Northfield Road and Caversham Road, which provides amenity space sheltered from the noise of the road.

The projecting balconies have metal railing. The winter gardens balconies are enclosed spaces in the apartments offer the same views, more usable space, more natural light and more joy of living but enable noise reduction from the busy roads - Caversham Road and Northfield Road.



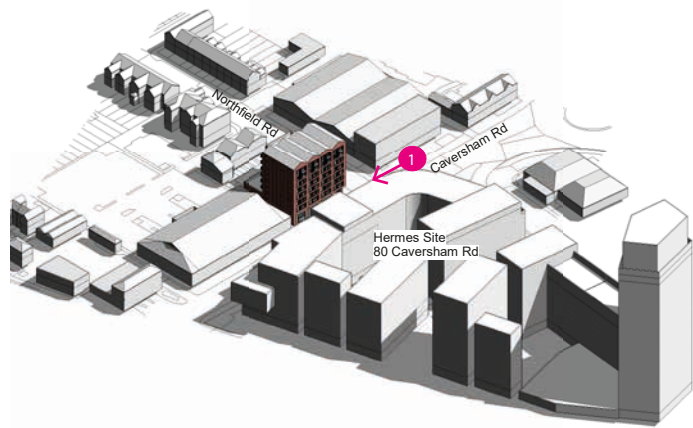
B SECTION THROUGH CAR PARK AND 1ST FLOOR PODIUM

THE PROPOSAL
COMMUNAL PODIUM GARDENS AND PRIVATE AMENITY SPACES



THE PROPOSAL

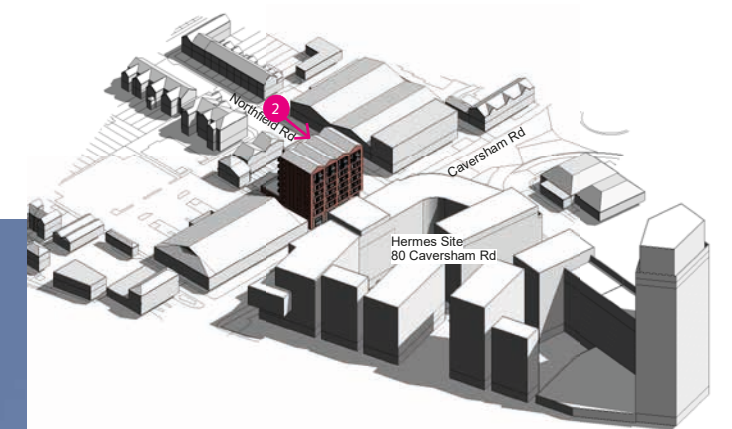
VISUAL VIEW 1



1 VIEW FROM NORTH OF CAVERSHAM ROAD

THE PROPOSAL

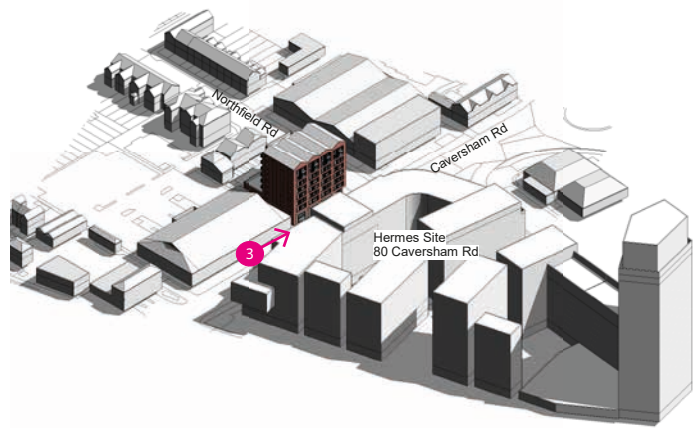
VISUAL VIEW 2



2 VIEW FROM NORTHFIELD ROAD

THE PROPOSAL

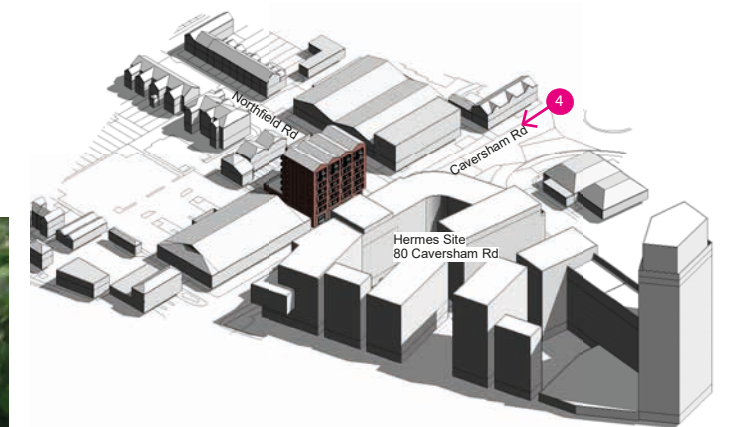
VISUAL VIEW 4



3 VIEW FROM SOUTH OF CAVERSHAM ROAD

THE PROPOSAL

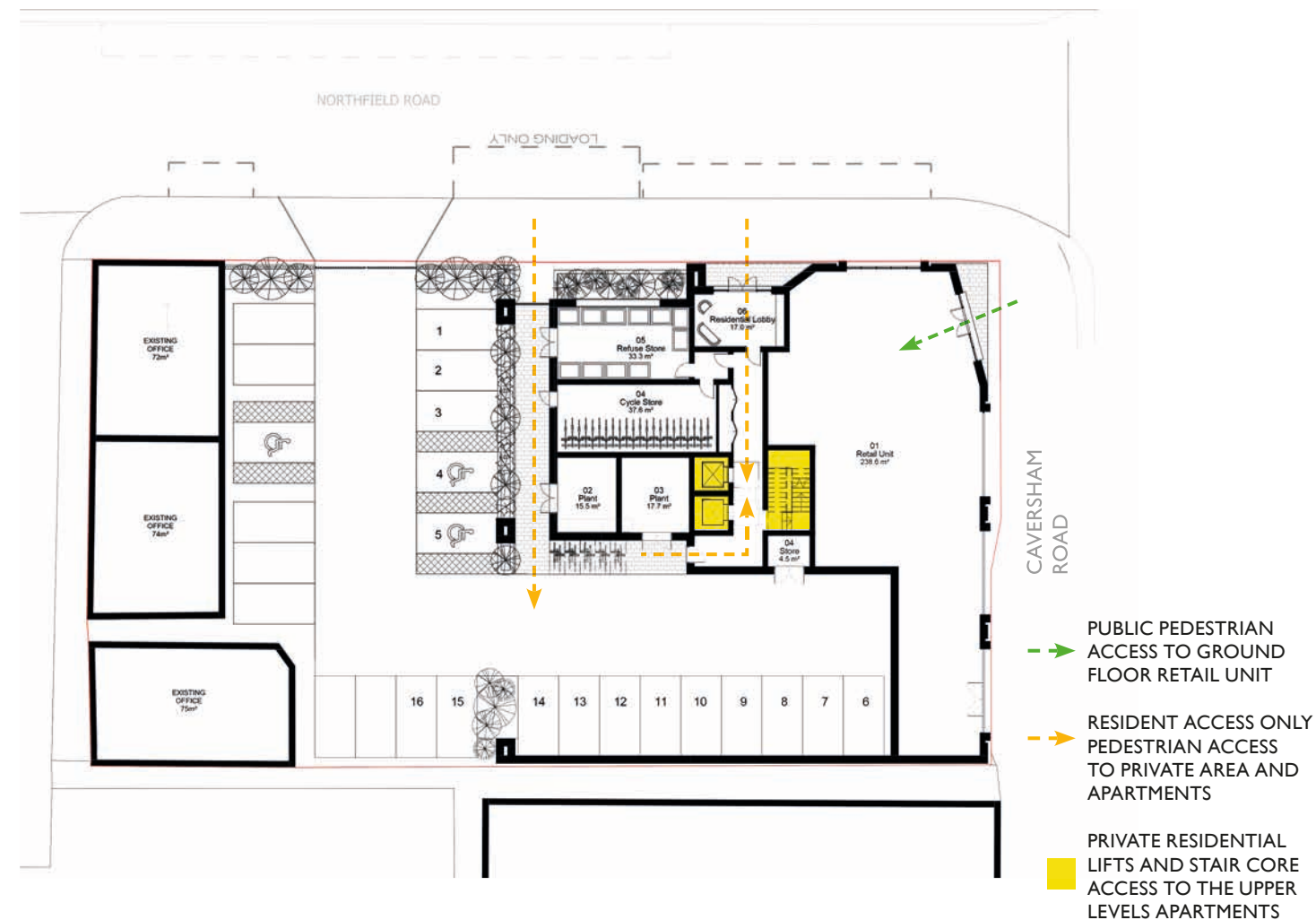
VISUAL VIEW 4



4 VIEW FROM CAVERSHAM ROAD ROUNDABOUT (SHOWING PROPOSED HERMES SITE DEVELOPMENT)

THE PROPOSAL

ACCESSIBILITY & MAINTENANCE

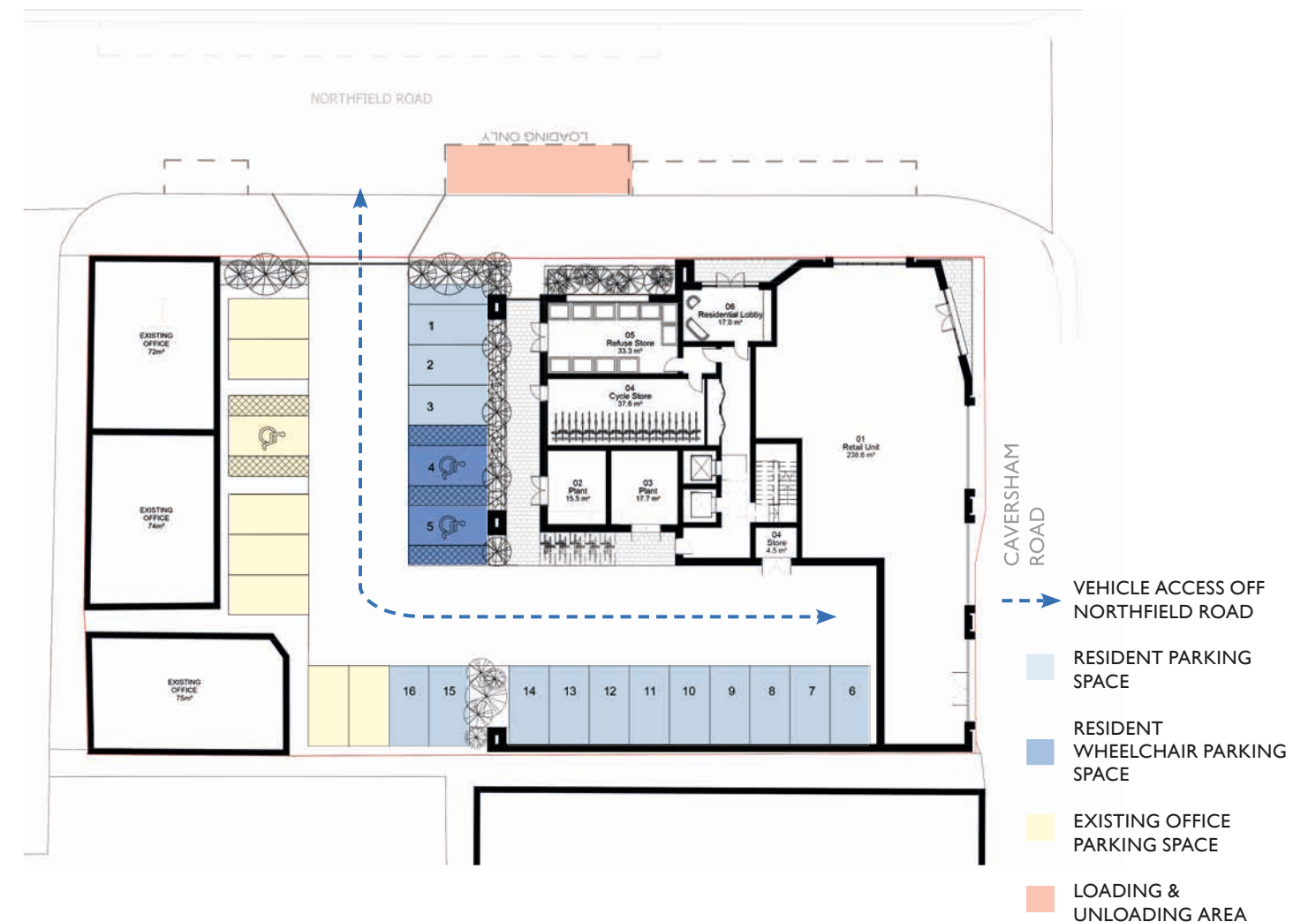


PEDESTRIAN ACCESS STRATEGY

The main point of access for residents and visitors will be from Northfield Road and the point of access to the retail/ commercial unit will be from Caversham Road.

The main entrance lobby will provide a generous waiting area to provide a welcoming focal point to residents and visitors. A fob controlled door in the entrance lobby connects to the main residential lift & stair core to provide an extra security point to the residents to the apartment on the upper levels. Post boxes are also located in the lobby for postal deliveries.

A dedicated point of access will be provided for cyclists entering from a fob controlled gate to the external cycle stands or to a pin pad controlled cycle store.



VEHICLE ACCESS AND CAR PARKING STRATEGY

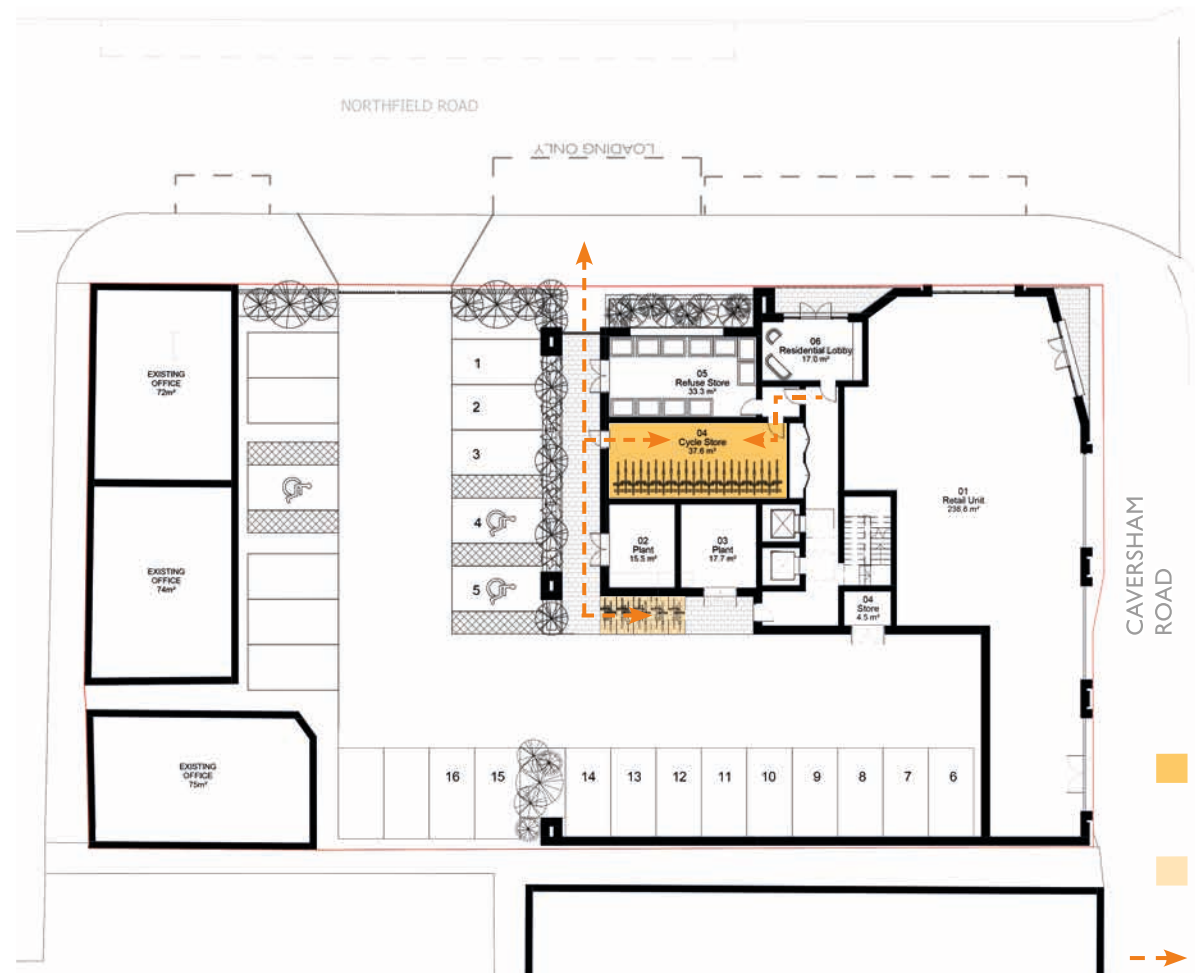
The car park is accessed from Northfield Road through a fob controlled gate to secure the car park area.

There are 24 parking spaces within the gated car park. 16 spaces including 2 wheelchair user spaces are the resident parkings, and 8 spaces including 1 wheelchair users space are parking spaces for the existing offices.

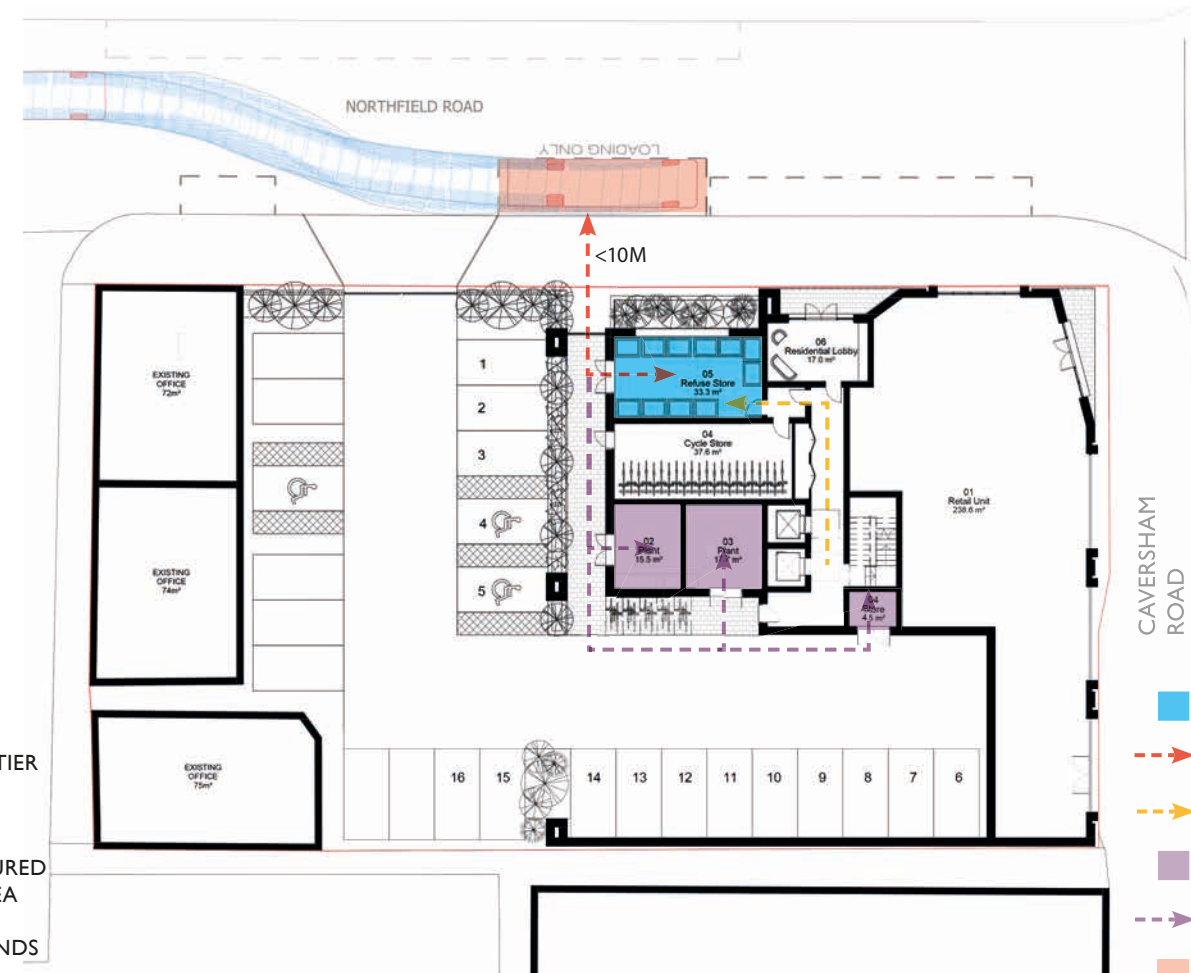
The 2 residential wheelchair user parking bays will be located in close proximity to the lift and stair core from within the car park.

THE PROPOSAL

ACCESSIBILITY & MAINTENANCE



- INTERNAL SECURED CYCLE STORE - TWO TIER BIKE RACKS
- EXTERNAL SHEFFIELD STANDS WITHIN SECURED GATED CAR PARK AREA
- BIKE RACKS AND STANDS ACCESS ROUTE



- REFUSE STORE
- REFUSE COLLECTION
- RESIDENTS ACCESS
- PLANT ROOMS
- MAINTENANCE ACCESS
- LOADING AREA

CYCLE ACCESS AND STORAGE

There are 22 two tier bicycle racks in a secure, covered storage area on the ground floor, it provides 44 cycle parking spaces to 44 homes in this development - a cycle space per residential apartment. All the cycle parking will be secure and accessible via pin pad controlled entry points.

There are also 5 Sheffield stands located in an external but covered area within the car park, which also provides an additional 10 cycle parking spaces for visitors and other users.

The cycle storage location provides the cyclists with direct access in and out of the building without interference of other residents' circulation.

SERVICING & REFUSE STRATEGY

The communal refuse store beneath the development is provided for the apartments, and the size and location of the residential refuse store has been designed in accordance with current borough policy as described in the Reading Borough Council Waste Management Guidelines which specify the waste capacity guidelines.

The proposed location of the communal refuse store and route of the refuse collection vehicle has been given careful consideration to the servicing of the residential apartments on site.

THE PROPOSAL

SUSTAINABILITY

In recent years, Public Health has been rising up the agendas of local, national and international policy makers in parallel with an increasing realisation that the way settlements of all sizes are planned and connected has a major part to play in alleviating a wide range of 'avoidable' health problems.

Although many effective strategies are already well-understood they are often treated as individual, separate issues. Providers and policy makers focus on the full range of health sector and health inequality issues, but may not always register how some of their biggest problems could be reduced, and a substantial proportion of expenditure avoided, by good decisions in other sectors such as urban and transport planning.

By the same token, urban and transport planners may not always recognise that their assumptions and decisions aimed at easing the challenges generated by modern lifestyles may exacerbate and proliferate other problems; Public Health in particular.

Public Health considerations can be addressed across all aspects of urban design and masterplanning, through the adoption of some basic, inter-related strategies that address a number of sectors at once.

Built form, open space and movement and parking strategies all need to be balanced to create sustainable, liveable, healthy environments. Research shows that well-designed places that encourage regular exercise in daily life reduce our susceptibility to a wide range of diseases including heart problems, type 2 diabetes and cancers, whilst good air quality limits asthma and other respiratory illnesses.

Better health improves life quality and reduces time lost at work, thereby raising the productivity of businesses and the prosperity of employees. Reduced traffic congestion saves time and avoids tiredness, frustration and 'road rage'. Good Placemaking produces convenient and harmonious environments that overcome many of these negative impacts and create healthier, wealthier societies.

The NHS Healthy New Towns Initiative aims to put health at the heart of new neighbourhoods and towns by placing a renewed focus on new affordable housing by way of a "design in" approach towards health and modern care from the outset. To advance this agenda, NHS England and Public Health England invited leading local authorities to identify development projects where they would like NHS support in creating health-promoting new towns and neighbourhoods in England.



	Main Health Problems	Causes	Active ways to address causes	Potential measures to apply at Caversham Road Residential development to address health problems and causes
1	Cardiovascular disease and Type 2 Diabetes Often referred to as 'avoidable diseases'	A) Obesity caused by sedentary lifestyles and lack of exercise	A) Enable exercise in normal patterns of daily life	- Promote a walkable neighbourhood through an 'Active Travel'* initiative - walking, cycling and use of public transport has priority over the car - Promote secure bike storage at home, at work and at transport interchanges - Promote a cycle share scheme - with bike hubs at key destinations and within neighbourhoods - Provide showers and changing facilities at work - Promote 'Safe Routes to School' / walking bus strategies - Discourage school drop-off through a pupil points incentive scheme - Limit parking in neighbourhood centre to 'short stay' - Promote a Car Share Club - reduces private car ownership and encourages car-pooling - Incorporate 'Play on the way' into landscape design - Promote a "grow and educate" initiative - use of allotments, orchards and gardens for local food production and food education programmes
	Several forms of cancer	B) Obesity caused by poor diet and food poverty	B) Provide education, accessible facilities and available green spaces	
2	Respiratory illnesses including asthma	Poor air quality	Limit the causes and effects of vehicle emissions	- Promote an 'Active Travel' initiative - walking, cycling and use of public transport has priority over the car - Promote secure bike storage at home, at work and at transport interchanges - Promote a cycle share scheme - with bike hubs at key destinations and within neighbourhoods - Promote 'Safe Routes to School' / walking bus strategies - Promote a Car Share Club - reduces private car ownership and encourages car-pooling - Discourage school drop-off through a points incentive scheme - Ensure control on size and access times of heavy goods vehicles to the neighbourhood centre - Incorporate green and blue infrastructure to absorb / cleanse air pollutants
3	Mental health problems	Loneliness and isolation, through limited social interaction and fear of crime	Provide community facilities and safe, sociable and productive public environments	- Promote a walkable neighbourhood through an 'Active Travel'* initiative - walking, cycling and use of public transport has priority over the car - Encourage a mixed use environment with active buildings and spaces - stimulation, events, celebration - Provide centrally located community facilities to support inclusiveness and involvement - Encourage community stability and diversity through 'Lifetime Homes' policy - Ensure access to attractive walking routes and green spaces - Promote a "grow and educate" initiative - use of allotments, orchards and gardens for local food production and food education programmes - Well lit and overlooked foot and cycle routes
4	Transport-related accidents	Interaction of vehicles, cycles, pedestrians	Good urban and transport design	- Promote a walkable neighbourhood through an 'Active Travel'* initiative - walking, cycling and use of public transport has priority over the car - Encourage a '20 is plenty' strategy, slow speed home-zones and shared spaces - Provide traffic calming measures and dedicated cycle / walking lanes to ensure pedestrian and cycle priority and safety - Enhanced awareness of heavy goods vehicles drivers including controls on vehicle size and access times

* Active Travel refers to healthy and sustainable means of transport such as walking and cycling to get to places and not relying on private cars. It can also refer to the use of public transport in combination with walking and/or cycling.

CHAPTER 6

SUMMARY



CAVERSHAM ROAD, READING

SUMMARY

THE PROPOSAL

The scheme provides a total of 44 homes with good quality internal space standards and private amenity provision. The proposal comprises a mix of studio, 1, 2 and 3 bedroom properties.

The following identifies benefits associated with the scheme:

- An opportunity to provide much needed housing to the area
- All residential units to meet Nationally Described Space Standards
- All residents have access to south facing shared podium gardens accessed from the main stair/ lift core
- Incorporation of brown roofs and green landscape within the scheme to assist biodiversity
- Proposed building draws influences from the existing building replaced on the site, particularly with regards to the materials proposed.
- Greater opportunity to create a more diverse and articulated facade
- Improved local views towards the site

CHAPTER 7

JTP EXPERIENCE

JTP EXPERIENCE

SILVERTOWN WAY, LONDON A NEW GATEWAY FOR CANNING TOWN

Canning Town and Custom House are undergoing a major transformation led by the London Borough of Newham, with several major developments in the pipeline and with a big push for regeneration of the town centre.

In 2013, the Mayor of London announced that it would release 2.56 ha of land south of Canning Town station and west of Silvertown Way to enable the delivery of a high-quality residential-led development which benefits from good access to public transport.

The redevelopment provisionally includes approximately 1,000 homes, including affordable and private rented homes, and 8,000 sq m of non-residential floor space, including a new hotel.

Site developers Linden Homes has appointed JTP to work with the local community to create a new Vision for the site, incorporating a viable mix of new homes and other uses.

Project Delivery

- Delivery of 1,000 mixed tenure homes in East London.
- Exemplary mixed-use urban quarter.
- Located adjacent to Canning Town transport interchange.
- 8,000 sq ft of mixed uses.
- A new public space within the development.
- Urban design approach improves legibility, wayfinding and connectivity to the surrounding areas.
- Site's importance as an entry point to the Royal Docks is addressed through taller landmark buildings to the north marking the transport interchange, stepping downwards to the south.
- A new mixed-use public square at the focal point of the development with foot-bridge link across the railway.

Client

Linden Homes, Galliford Try & Fizzy Living



SOUTH WEST LANDS, WEMBLEY LANDMARK GATEWAY DEVELOPMENT

Wembley, as a town centre, is the most important district of Brent, and has been identified as the principal Growth Area in the Borough. It is nationally and internationally recognised as the home of Wembley Stadium, and Wembley Arena is located nearby.

Regional and local planning policy identifies the Wembley Regeneration Area as a location for significant, mixed use development providing 11,500 new homes and up to 11,000 new jobs.

The South West Lands site occupies a pivotal location at the heart of the Wembley Regeneration Area between the regeneration lands surrounding Wembley Stadium, and the established town centre on Wembley High Road.

A residential-led, mixed-use scheme is proposed that will provide a new neighbourhood in this highly accessible location comprising up to 850 PRS residential units alongside commercial uses, public and private open spaces.

A range of uses around Station Square, the White Horse Bridge and Link will form a strong and active edge and help to animate the space throughout the day, while a series of smaller, more intimate spaces along South Way encourage casual interaction between neighbours as they come and go.

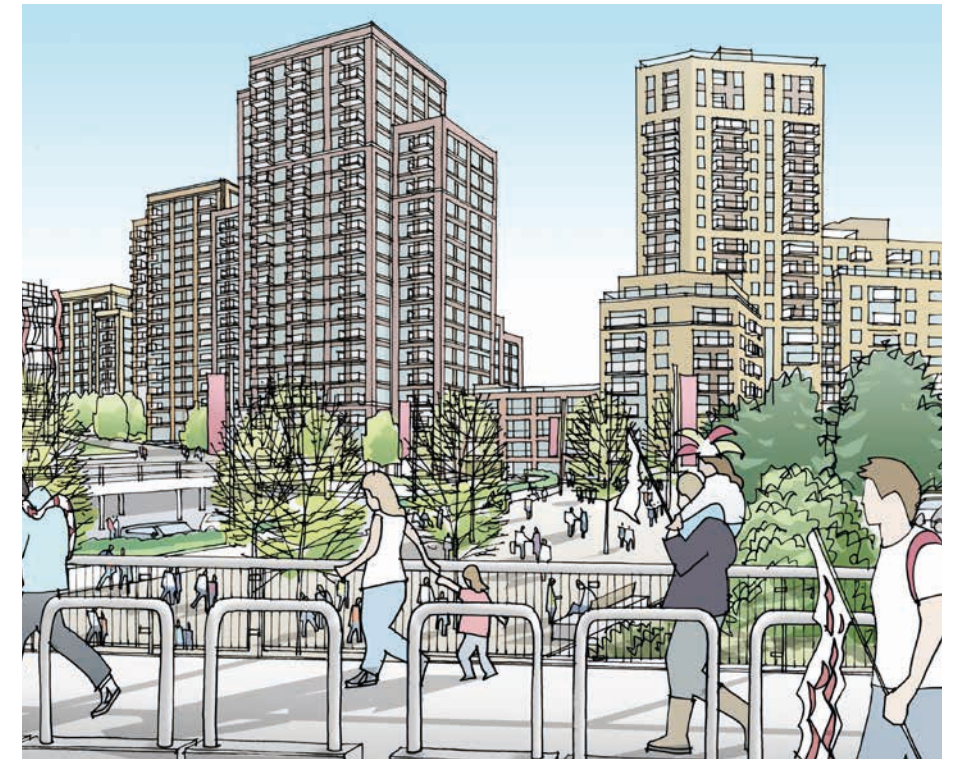
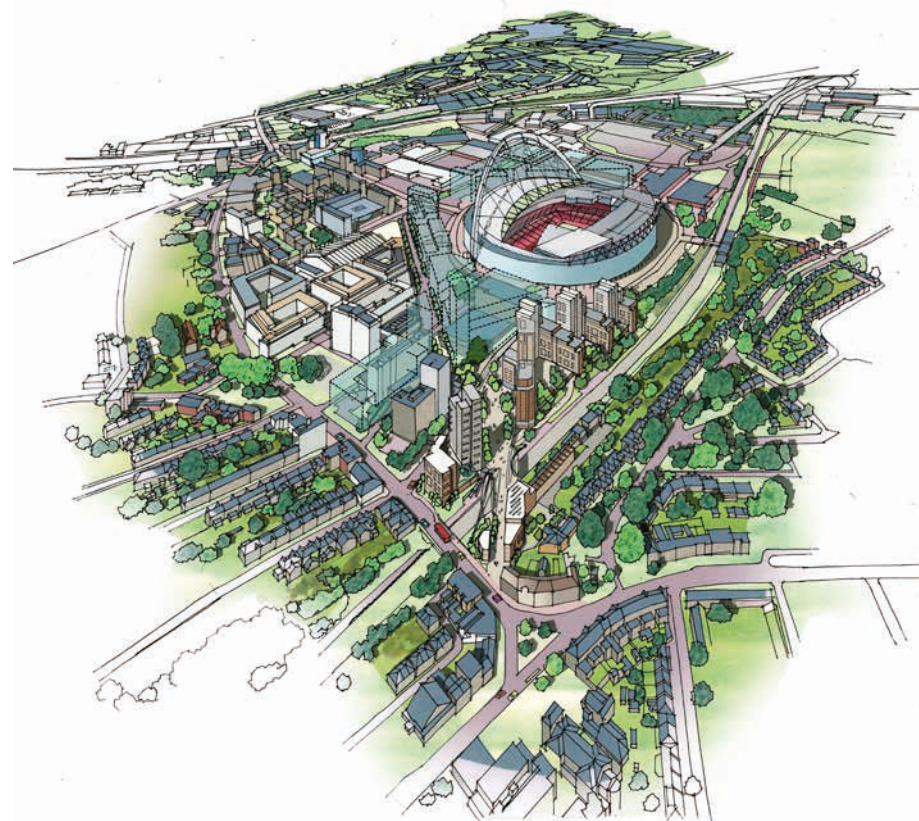
Homes will be set around a series of sheltered and south-facing garden squares offering residents a choice of recreation, relaxation or contemplation within imaginatively landscaped areas. Private balconies and communal roof terraces create valuable amenity space at higher levels as well as offering far-reaching views across the wider area.

Project Delivery

- Up to 850 PRS residential units.
- Ground floor concierge.
- Delivery and storage facilities including parcel room and cold storage for food deliveries.
- A series of communal spaces that can be privately hired, including gym, lounge, game room, study and work areas.
- High quality landscaped gardens, including outdoor kitchen/BBQ areas for hire.
- Goods lift to facilitate 'move in' day and avoid disruption to other occupants.

Client

Quintain



JTP EXPERIENCE

BOW RIVER VILLAGE, TOWER HAMLETS, LONDON TRANSFORMING A BROWNFIELD SITE INTO A NEW NEIGHBOURHOOD

Bow River Village is a site that was previously occupied by an under utilised former warehouse, storage and light industrial spaces, and is located in the Lower Lea Valley, an area that was at the heart of the London Olympics.

The Lower Lea Valley is characterised by large areas of derelict industrial land and poor quality housing. The brief for the site was to create a mixed-use development to integrate with the surrounding communities.

With the site located in such close proximity to the Olympic Park, the masterplan has been designed to bring forward a comprehensive design solution as part of a larger new urban quarter, strengthening the identity of the River Lea corridor and contributing to the regeneration of East London and 2012 Olympic Games Legacy.

Project Delivery

- A masterplan, devised through community planning, with the opportunity for the rediscovery of the river edge with the creation of a mixed-use / mixed tenure environment.
- 741 residential units on a phased basis; Phase One consists of 219 units.
- Mixed uses across the site including commercial spaces and the creation of new jobs for the local community.
- Improved riverside walkways to Three Mills, a heritage landmark site that is home to the world's oldest tidal mill.
- New buildings respond to the site's partial location within the Three Mills Conservation Area. New buildings are set back from the listed buildings and have been designed with a warehouse aesthetic to reflect the area's industrial heritage.
- A hierarchy of open spaces to provide a sequence of open spaces, a network of informal 'play on the way' opportunities and an enhanced river walk to be enjoyed by the wider public.
- Contribution towards East London's new housing provision, which is targeted at making up over 40% of London's provision through to 2016.

Client

Southern Housing Group

Awards

First Time Buyer Readers' Awards 2016
Best Large Development



ST CLEMENT'S, BOW, LONDON LONDON'S FIRST COMMUNITY LAND TRUST

St Clement's Hospital is a former workhouse infirmary in Bow, East London.

The 4.5 acre site, with nineteen buildings of varying age and quality, has been derelict since 2005. In 2012, the Mayor of London decided to establish London's first ever Community Land Trust on the St Clement's Hospital site.

Galliford Try and Linden Homes, with JTP as architect and masterplanner, were selected as the Greater London Authority's Development Partner to deliver the redevelopment of St Clement's Hospital.

Upon appointment, 'Creating a New Vision for St Clement's Hospital Community Planning Workshops' were held over two days at Bow Methodist Church, a well known local community space, located near to the site. Over 350 local people took part and were given the opportunity to help develop design solutions for the future of the site.

Project Delivery

- Opening up of a former walled site, which includes the delivery of a new north-south pedestrian and cycle route through the scheme connecting Mile End Road to Cemetery Park.
- Create a new front door to Mile End/Bow Road that opens up the site to the local community with a new public pedestrian entrance.
- The refurbishment and restoration of listed buildings and amenity spaces.
- 252 dwellings of which 73 are refurbished buildings.
- A range of community and commercial uses in the front of the site within the John Denham and Bungalow buildings, which face Mile End Road.
- A sequence of public spaces including a new public space to the rear of the John Denham Building, as well as play areas across the site.
- Unanimous approval from the London Borough of Tower Hamlets for Detailed Planning Listed Building consent and Conservation Area consent.

Client

Linden Homes

Awards

National Housing Awards 2014
Overall Winner
Best Scheme in Planning

Placemaking Awards 2014
Community-led Placemaking – Commended

Placemaking Awards 2013
Partnership Working - Shortlist



JTP EXPERIENCE

ROYAL EXCHANGE, KINGSTON, LONDON A DISTINCTIVE NEW QUARTER

The Grade II listed Old Post Office, in the heart of Kingston-upon-Thames, formed the focus of JTP's regeneration of this prominent town centre site. Located within Kingston's historic Eden Quarter, much of The Royal Exchange has lain derelict since the 1980's, when a new relief road severed the historic urban fabric of the site, and the existing Telephone Exchange became obsolete as a result of technological advances.

JTP's proposals will create a mixed use urban quarter; delivering new homes, shops, restaurants, offices and community space, with over half an acre of landscaped public realm and the restoration of two Grade II listed buildings on the Heritage at Risk Register.

St George, with JTP, has undertaken an extensive engagement process with the local community, stakeholders and statutory consultees, with over 1,000 local people in attendance at the exhibitions to help shape the proposals.

The Royal Exchange received planning permission in 2016 and is now on site, with construction due to complete in 2019-20.

Project Delivery

- The comprehensive regeneration of an underused brownfield site to create a vibrant new town centre destination, providing high quality new restaurants and retail spaces to complement the established local facilities
- Mixed uses set within high quality public realm with strong pedestrian connections to the town centre, and twin landscaped courtyards for residents
- 322 new homes, of which 17% will be affordable, in a range of sizes to support a mixed community
- A focus on protecting and enhancing the two Grade II listed buildings to ensure their appropriate reuse and long-term survival
- The Old Post Office will be brought back to life and placed at the centre of a new mixed use piazza, and the Telephone Exchange will be integrated within the quarter as a sensitively converted office space
- The neighbourhood is designed with a locally distinctive architectural character, reflecting the site's unique historic and physical context, to provide a strong sense of place

Client

St. George



TOLWORTH, KINGSTON UPON THAMES, LONDON A HIGH-DENSITY NEIGHBOURHOOD WITHIN MID-RISE BUILDINGS

JTP's regeneration of this underused area of Tolworth will create a diverse new community within a major new mid-rise urban quarter, featuring significant new public realm and extensive mixed uses, to support the new residents.

The brownfield site, derelict for 20 years, is bordered on two sides by main roads linked by a major roundabout, and on the south-western edge by Tolworth railway station and railway line.

The former Tesco site had been earmarked for regeneration since 2007, and went through several unsuccessful planning applications before JTP was appointed by Meyer Homes to create a new future for this constrained and contentious site.

The proposals incorporate JTP's placemaking principles to create a human scale for the new neighbourhood, at the high density this area of London calls for.

Project Delivery

- 950 homes within buildings of between two and 10 storeys, a significant reduction from the 15 and 18 storey towers submitted previously, but a 35% increase in the number of homes
- Homes in a mixture of types and sizes, including 30% affordable, with dedicated children's play areas and community spaces, including a doctor's surgery which will create 40 local jobs
- At ground level a continuous street frontage, punctuated by front doors to individual homes, defines the edge to the public realm and ensures it will be well used
- A sequence of public squares creates permeability; Tolworth Square embraces arrivals from the railway station; Mansion Place creates intrigue and draws visitors in, and Villa Gardens is an intimate, landscaped space for residents and visitors to enjoy
- JTP worked closely with the local community and key stakeholders including GLA, TfL and RBK to address the noise from the nearby busy roads and railway
- Access to the Tolworth roundabout will be widened with a new fourth lane to facilitate additional use by the new residents
- Sustainable travel initiatives are at the core of the proposals, include an extended bus routes and new bus interchange, new and improved pedestrian and cycle links, and a cycle hub with repair and hire facilities

Client

Meyer Homes



OUR SUCCESS THE CREDENTIALS

Our unique approach to placemaking has received high praise .JTP is the only architectural practice in the UK to have won eight Building for Life Awards, the national standard for well-designed homes and neighbourhoods.

In the last twenty years, our work has achieved recognition at international, European and national levels and we have been the recipient of more than 200 awards. These include:

JTP realises that it is important to practise what you preach. To this end we have taken steps to create a sustainable and enjoyable working environment; minimise our carbon footprint in our premises and how we work; embed quality and design excellence throughout our projects, and implement measures that stimulate and engage our members of staff.

Our Mission is to radically improve the sustainability of the built environment, by transforming the way it is planned, designed, constructed, maintained and operated.

We continue to ensure that our accreditations, memberships, awards and affiliations reflect the importance we place on our people, our clients, and our collaborators in the delivery of great places.

JTP Employer of the Year AJ100 Awards 2019 • **Alconbury Weald** Award for Mixed-use Development Planning & Placemaking Awards 2019 • **St Clement's** Best Use of Heritage in Placemaking (multiple buildings) - Highly Commended Planning & Placemaking Awards 2019 • **Fulham Reach** Best Large Development Evening Standard New Homes Awards 2019 • **John Thompson** Lifetime Achievement Award National Urban Design Awards 2019 • **20/20 Visions: Collaborative Planning & Placemaking** Book Award - Finalist National Urban Design Awards 2019 • **Meaux Rise** Best New Development in the North - Shortlisted First Time Buyer Readers' Awards 2019 • **St Clement's** Good Neighbour Award - Shortlisted Housing Design Awards 2019 • **JTP** Best Employer Architect of the Year BD Architect of the Year Awards 2019 • **Bow River Village** WhatHouse? Awards 2018 Best Starter Home Scheme (Bronze) • **Wimbledon Hill Park** Housebuilder Awards 2018 Best Refurbishment Project • **Wawne View** WhatHouse? Awards 2018 Best House (Silver) • **20/20 Visions** Urban Design Awards Book Award – shortlisted • **Southall Waterside** Brownfield Briefing Awards Best Urban Regeneration Project – Winner • **Southall Waterside** Brownfield Briefing Awards Brownfield Project of the Year - Winner • **Wimbledon Hill Park** British Homes Awards Development Transformation of the Year – Shortlisted • **Fitzroy Gate** British Homes Awards Best Garden/Landscaping Design • **Imber Riverside** Surrey Property Awards Best New Homes Development – Shortlisted • **Bow River Village** National Housing Awards 2019 Best Large Development - Winner • **St Clement's** Civic Voice Design Awards Housing Award - Winner • **Southall Waterside** Planning & Placemaking Awards 2018 Excellence in Placemaking at High Densities - Winner • **Southall Waterside** Planning & Placemaking Awards 2018 Best Use of Brownfield Land in Placemaking - Winner • **Alconbury Weald** Best Use of Brownfield Land in Placemaking - Highly commended • **Fitzroy Gate** Evening Standard New Homes Awards 2018 Best Family Home (over £1.5m) - Winner • **Wimbledon Hill Park** Evening Standard New Homes Awards 2018 Best Apartment (over 100) – Winner • **JTP** AJ100 Awards 2018 Employer of the Year – Shortlisted • **JTP** Sunday Times 100 Best Small Companies to Work For 2018 • **JTP** Best Companies Three Star Status Accreditation • **JTP** Building Awards Architectural Practice of the Year 2017 • **Battersea Power Station: Phase 2** Winner Best Regeneration Planning Awards 2017 • **Southall Waterside** Highly Commended Best Use of Brownfield Land Placemaking Planning Awards 2017 • **Kew Bridge** Highly Commended Best Housing Scheme (fewer than 500 homes) Planning Awards 2017 • **JTP** The AJ100 (Architects' Journal) Practice of the Year Shortlisted 2017 • **JTP** Best Companies Two Star Status Accreditation • **JTP** BD Awards - Masterplanning & Public Realm Architect of the Year Award 2017- Shortlisted • **A Home for All Seasons** Sunday Times British Homes Award for Resilient Home of the Future • **Park Street & Lombard Close** Local Authority Building Control (Labc) East Midlands Region Winners 2016, Best Social Or Affordable New Housing Development • **JTP** The AJ100 (Architects' Journal) Practice of the Year Shortlisted • **Bow River Village**, First Time Buyer Readers' Awards 2016, Best Large Development • **JTP** BD Awards - Masterplanning & Public Realm Architect of the Year Award 2016 • **Wimbledon Hill Park** Sunday Times British Homes Awards Development of the Year – Scheme of up to 25 homes • **Changzhi Island** Successful Design Awards - Award for Social Innovation • **JTP** Best Companies Two Star Status Accreditation • **The Oaks**, Prague AJ120 Awards - Architectural Collaboration of the Year - Shortlisted • **St Clement's** Placemaking Awards - Community-led Placemaking – Highly Commended • **Water Colour** Placemaking Awards - Best Housing Scheme – Highly Commended • **St Clements** Hospital, Bow National Housing Awards - Overall Winner; Urban Design Group Award • **The Hamptons** Evening Standard New Homes Awards - Best New Large Development • **JTP** Best Companies One Star Status (Accreditation) • **Graylingwell Park** Royal Town Planning Institute Planning Awards (South East) Community Engagement Award • **Kip Village** What House? Awards Best Development - Gold • **Water Colour** Building for Life Silver Standard • **The Hamptons** What House? Awards Best Development - Bronze, What House? Awards Best Exterior Design - Silver • **Graylingwell Park** Sustainable Housing Awards -Sustainable Larger Social Housing Project of the Year, The Housebuilder Awards - Best Low or Carbon Zero Initiative • **JTPs'** London Studio City of London Sustainable City Awards Sustainable Building of the Year, The AJ100 (Architects' Journal) Sustainable Practice of the Year Shortlisted, Retrofit Awards - Commercial Building Category, Highly Commended, Green Business Awards, Giant Green Business Awards, Islington Council Sustainable Transport (Medium/Large Business), Sustainability and Innovation Award, CoreNet Global UK Chapter Awards • **Water Colour** What House? Awards Best Brownfield Development Silver Award • **Royal Clarence Yard**, Gosport RTPI Regional Award Heritage Category Commended • **Scarborough Renaissance** International Association for Public Participation's (IAP2) Core Values Awards Project of the Year • **JTP** Best Companies One Star Status (accreditation), The AJ100 (Architects' Journal) Practice of the Year Shortlisted • **Scarborough Renaissance** European Enterprise Awards Grand Jury Prize, Enterprising Britain Award Winner • **Royal Clarence Yard** The International Green Apple Awards for the Built Environment and Architectural Heritage Gold Award • **Gunwharf Quays** Building for Life Silver Standard Award • **Royal Clarence Yard** RICS South East Awards Regeneration Category Runner up • **Water Colour** The Evening Standard New Homes Awards Best New Family Home (4 bed) Burchfield, Best New Family Home (3 bed) Sommer , Best New Starter Home (2 bed) Keller • **Manse Road** Homes for Scotland Quality Awards Rural Small Project Award • **Briery Meadow** (Rowanlea House Type) East Lothian Scottish Home Awards Business Stream House of the Year • **Briery Meadow** Homes for Scotland Quality Awards Rural Large Project Award • **Water Colour** The Daily Telegraph Your New Home Awards Waterside Category: Highly Commended, What House? Award (Property Week/Builder Magazine Group) Joint Gold Winner for Best Brownfield Development • **Urridaholt** BSA/Build Boston Citation for Urban Design, International LivCom Award for Built Projects Silver Award • Putney Wharf The Waterways Renaissance Awards Winner of the Design and Construction Category • **The Manor** Building for Life Silver Standard Award • **Hoebriidge Works** Evening Standard Home of the Year • **Briery Meadow** (Rowanlea House Type) What House? Award (Property Week/Builder Magazine Group) Silver winner for Best House • **The Belvedere** The Daily Mail 4 Star Award for Best Development (Regionally), The Daily Mail 5 Star Award for Best Apartment (Regionally), The Daily Mail Award for Best UK Apartment • **The Village at Caterham** Building Awards Major Housing Project of the Year • **The Hamptons** What House? Award Silver Winner for Best Exterior Design • **Nordica** What House? Award Bronze Winner for Best Brownfield Development • **Hoebriidge Works** What House? Award Gold Winner for Best Starter Home • **Cassio Metro** What House? Award Silver Winner for Best Brownfield Development • **The Village at Caterham** Building for Life Gold Standard Award • **Putney Wharf** Building for Life Silver Standard Award • **French Quarter** Housing Design Awards Exhibition of Excellence • **Royal Clarence Yard** Regeneration Awards (Property Week/Builder Magazine Group) Best Housing-led Regeneration Project • **Queen Elizabeth Park** Building for Life Gold Standard Award, Your New Home Awards Best Development for Family Living • **Putney Wharf** Planning for London Awards (Mayor's Office) Best Planning Built Project Contributing to London's Future • **Peter Scott Centre** The Waterways Renaissance Awards BURA and The Waterways Trust Heritage and Conservation Award Winner • **Makins Court** The National Home Builder Design Awards Commendation for Best Retirement Development • **Lawfords Wharf** The National HomeBuilder Design Awards Commendation for Best Small Housing Development • **JTP** Architect of the Year Awards Runner up • **Charter Quay**, Building for Life Gold Standard Award • **Gunwharf Quays** The National Home Builder Design Awards Best Mixed-use Development Commendation for Best Use of a Brownfield Site • **The Village at Caterham** The Deputy Prime Minister's Award for Sustainable Communities Finalist • **Queen Elizabeth Park** The Evening Standard Awards 2003 Best Three Bedroom House & Best Home of the Year • **Makins Court** Alresford Society Rosebowl Winner • **Kew Riverside** Bentley International Property Awards Best UK Development Best Architecture (5 star rating) • **Kew Riverside** What House? Award Gold Winner for Best Development • **Charter Quay** The Waterways Renaissance Awards Commendation for Riverside Regeneration Project, The National HomeBuilder Design Awards Best Mixed-Use Development • **The Village at Caterham** The European Urban and Regional Planning Awards 2002 Conversion (Joint Winner) • **Charter Quay** Association of Town Centre Management Annual Awards Best Town Centre Mixed-use Development • **The Village at Caterham** BURA Community Award Caterham Barracks Community Trust • **The Village at Caterham** The RTPI National Awards for Planning Achievement Award for Planning for the Whole Community • **Peter Scott Centre** RICS Award for Regeneration, Silver Unicorn Award from the British Guild of Travel Writers for UK Best New Tourist Attraction, Tourism for Tomorrow Global Winner for Sustainable Tourism • **Freiman Frankfurter** Allgemeine Zeitung Award for Planning Innovation • **Berlinerplatz, Essen** Robert Jung Prize • **Barnes Waterside** What House? Award Best Luxury Housing Development

