

Kenavon Drive, Reading

Design & Access Statement Addendum, May 2019

REVISED DRAFT

ISSUED 20.05.19



prp-co.uk

- Architecture
- Urban Design
- Masterplanning
- Landscape
- Sustainability
- Project Services
- Planning
- Interiors
- Research

PRP Job Reference
AA5990C

Issuing Date / Office
May 2019/ London

Project Lead
Craig Sheach / Rob Squibb

Original File Location
P:\AA5990C Kenavon Drive\PRP Live Data\Presentation\Indesign\190507_Addendum Design and Access Statement\AA5990
Kenavon Drive DAS Addendum Folder

This report needs to be read in conjunction with and is based on the following documents:

- Design and Access Statement (Inc. Landscape Principles) (PRP Architects)
- Heads of Terms for s106 agreement (Berkeley & Barton Willmore)
- Planning and Affordable Housing Statement (Barton Willmore)
- Town Centre Uses - Sequential test and Impact Assessment (Savills)
- Transport Assessment (inc Vehicle (Car & Cycle) Parking and Servicing Details) (Peter Brett)
- Travel Plan (Peter Brett)
- Flood Risk Assessment (FRA) (Peter Brett)
- Utilities Statement (Peter Brett)
- Contaminated Land Survey and Report (Peter Brett)
- Superfast Broadband Strategy Statement (Peter Brett)
- Tree Surveys (Fabrik)
- Archaeology Assessment (CGMS)
- Heritage Statement (VIA) (CGMS)
- Daylight/Sunlight Assessment(s) (Point 2 Surveyors)
- Sustainability Statement (MLM)
- Energy Efficiency Statement (MLM)
- BREEAM Pre-Assessments (MLM)
- Acoustic Report (MLM)
- Overheating report (MLM)
- Ventilation and Extract Details (MLM)
- External Lighting Details (MLM)
- Environmental Impact Assessment (EIA) – Inc. Ecology and Air Quality (Temple/CgMs/Biodiversity by Design)
- CoCP (Temple)
- Wind/Micro-climate (Temple)



Client
Berkeley and L&Q



Architects, Masterplanners, Landscape
PRP



Planning Consultant
Barton Willmore



Principal Designer
Berkeley



M&E, Sustainability, Acoustics
MLM



Structures, Transport, Flooding, Civils
Peter Brett Associates



EIA Consultant
Temple



Cost Consultant
Ridge

Biodiversity and Ecology
Design & RPS/CgMs

Heritage and Townscape
CGMS



Fire Engineer
Hoare Lea

PR Consultant
MPC



Site Address
Kenavon Drive, Reading RG1

Contents

N/A* - indicates sections of the DAS addendum that have not changed. Refer to consented DAS for approved content.

0.0 Purpose of This Document	5	4.9 Nursery Explorations - N/A*	27	6.5 Public Facilities - Convenience Store and Riverside Square Retail - N/A*	77	8.11 Consented and Proposed Comparison Elevations	106
The Development Team and Project Brief	7	4.10 Overlooking, Balconies and Privacy - N/A*	27	6.6 Public Facilities - the Riverside Square Retail - N/A*	77	8.12 Consented and Proposed Comparison Plans	148
1.1 Introduction	9	4.11 Existing Trees and the Outer Public Realm Faces - N/A*27		The Public Realm	79	Engineering - N/A*	189
1.2 The Developer	10	4.12 The Riverside Square Evolution - N/A*	27	7.1 Introduction	80	Appendix	193
1.3 The Design Team - N/A*	11	4.13 Architectural Commentary - N/A*	27	7.2 Key Routes and Spaces - N/A*	83	Appendix 1 - Accommodation Schedule	194
1.4 Brief - N/A*	11	4.14 Arrival Space Changes - N/A*	27	7.3 Tree Removal strategy - N/A*	83		
1.5 The Component Elements of the Masterplan - N/A*	11	The Proposals	29	7.4 Amenity Space Provision - N/A*	83		
The Existing Site and its Context N/A*	13	5.0 Amendments to Consented Scheme	30	7.5 Play - N/A*	83		
2.1 Wider Location - N/A*	15	5.1 Ground Floor - N/A*	39	7.6 Hard Landscape - N/A*	83		
2.2 Wider Connectivity - N/A*	15	5.2 Refuse & Recycling Strategy	40	7.7 Boundary Strategy - N/A*	83		
2.3 Wider Location and Context - N/A*	15	5.3 Vehicle and Cycle Parking	42	7.8 Walls and Seating Strategy - N/A*	83		
2.4 Historical Context - N/A*	15	5.4 Commercial Servicing and Postal Strategy - N/A*	43	7.9 Site Furniture Strategy - N/A*	83		
2.5 Site Context - N/A*	15	5.5 Secure by Design - N/A *	43	7.10 Planting Strategy - N/A*	83		
The Kenavon Drive Vision and Masterplan N/A*	17	5.6 Typical Floors	44	7.11 Lighting Strategy - N/A*	83		
3.0 The Kenavon Drive Urban Design Statement and Planning Context - N/A*	19	5.7 Overlooking and Privacy	45	7.12 Ecology - N/A*	83		
3.1 The Kenavon Drive Wider Vision - N/A*	19	5.8 Rainwater Disposal - N/A*	50	Building Form, Expression & Detail: Design Quality	85		
3.2 A New Place to Enjoy the Kennet - N/A*	19	5.9 Cleaning & Maintenance - N/A*	50	8.1 Placemaking: Remembering the Huntley and Palmer Biscuit Factory - N/A*	87		
Design Evolution and Response to Consultations	21	5.10 Orientation, Aspect and Views	51	8.2 Form and Massing - N/A*	87		
4.0 Summary of Communications with the Borough	22	5.11 Fire Strategy - N/A*	52	8.3 Balconies - N/A*	87		
4.1 Initial Pre-applications with the Borough - N/A*	24	5.12 Refuse and Rigid Vehicle Tracking - N/A*	52	8.4 Materials - N/A*	87		
4.2 Initial Proposals - N/A*	24	The Mix of Uses	55	8.5 Approach to Architectural Character - N/A*	87		
4.3 Masterplan Evolution - N/A*	24	6.1 Mixed Use Development - N/A*	57	8.6 The Forbury Road Marker Building	88		
4.4 Pre-application Advice	26	6.2 Areas & Unit Mix	58	8.7 The Street leading to the River - Huntley Street and Palmer Street	90		
Section 73 Pre-Application Meeting 1	26	6.3.01 Accommodation Changes/ New Dwelling Types	61	8.8 The Façades Facing Outwards - Forbury Road and Kenavon Drive	93		
4.5 Engagement and Consultations with the Local Community - N/A* 27		6.3.02 Consented Dwelling Types Amendments	66	8.9 Jopling Mews	98		
4.6 Design Review Panel - N/A*	27	6.3.03 External Envelope Amendments (arising from internal layout changes)	74	Townhouses to Stacked Duplexes	98		
4.7 Chocolate Island Proposals - N/A*	27	6.3.1 Amenity and Playspace - N/A*	77	E4 Upper Duplexes Access	99		
4.8 Tall Building Narrative and the Reduction of Height - N/A*27		6.4 Community Facilities - the Nursery - N/A*	77	8.10 The Riverside and Riverside Square	102		

0.0 Purpose of This Document

This document is submitted as part of the May 2019 Section 73 planning application for the above site.

This document represents an addendum to the Design and Access Statement (DAS) approved under the detailed planning application ref: 170509, that was granted planning permission on the 10th of October 2018.

Only sections of the original/approved DAS which have required amendment to reflect the proposals in the May 2019 S73 application have been updated. All other sections of the DAS generally remain as the original/approved DAS as noted on the contents page and at the beginning of each section of this DAS Addendum.

01 | The Development Team and Project Brief

1.1 Introduction



The Forbury Lion

Following the approval of the detailed planning application, L&Q have been looking for a development partner to deliver the scheme. In September 2018 L&Q successfully entered into a Partnership with Berkeley Homes Western (BHW). BHW are part of the Berkeley Group which was founded in 1976 and has become one of the largest and best known developers of new homes in London and the South East.

BHW are based in Reading and have successfully delivered a number of large high profile schemes in and around Reading, including Urban Village, Kennet Island and Green Park Village.

Whilst BHW will take overall responsibility for delivering the scheme, L&Q will continue to own and manage the affordable housing on the development.

L&Q has been creating high quality homes in London and the South East for over 50 years. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life.

Currently managing over 90,000 homes, L&Q invest any surplus into providing new homes, investing in improving services for existing residents, whilst maintaining and improving their homes and local communities.

BHW have carried out a detailed assessment of the consented scheme, which is based on their local market knowledge. This identified opportunities to develop and refine the housing mix to better suit market trends and to create further diversity within the housing mix for the market sale properties.

From this exercise emerged a revised brief, and PRP have been working with BHW to develop an alternative scheme which includes an additional 30 market sale dwellings, whilst leaving the approved height and mass largely unchanged. This revised proposal forms the basis of the April 2019 S73 Application.

It should be noted that the affordable housing mix and quantum remains unchanged in the April 2019 S73 application.

The revised proposals continue to recognise the strategic importance of this site within the town and its ability to deliver a large number of homes towards Reading's housing needs.

The importance of the heritage assets around the site are also still core to the proposals and the history of Huntley and Palmer Biscuit factory continues to be captured in the sense of place that is being created.

The design team will continue to work hard with the Council and all the consultees to ensure that this will be the highest possible quality development that responds to policy, context and best practice design ideals.

PRP have been proud to be part of this exciting development.

1.2 The Developer



Green Park Village, Reading



Green Park Village, Reading



Kennet Island, Reading

The following sections are not amended from the consented DAS (Application Reference 170509)

1.3 The Design Team - N/A*

1.4 Brief - N/A*

1.5 The Component Elements of the Masterplan - N/A*

02

The Existing Site
and its Context N/A*

The following sections are not amended from the consented DAS (Application Reference 170509)

2.1 Wider Location - N/A*

2.2 Wider Connectivity - N/A*

2.3 Wider Location and Context - N/A*

2.4 Historical Context - N/A*

2.5 Site Context - N/A*

03

The Kenavon Drive Vision and Masterplan

N/A*

The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

3.0 The Kenavon Drive Urban Design Statement and Planning Context - N/A*

Regarding Reading Borough Council Draft Plan
refer to planning statement

The following sections are not amended from the consented DAS as part Application Reference 170509)

3.1 The Kenavon Drive Wider Vision - N/A*

3.2 A New Place to Enjoy the Kennet - N/A*

The following section is not amended from the consented DAS as part Application Reference 170509) with the exception of small changes as noted below:

3.3 The Kenavon Drive Masterplan - N/A*

Minor amendments to the roof landscape plan.
Refer to section 7 Public Realm for details of
changes

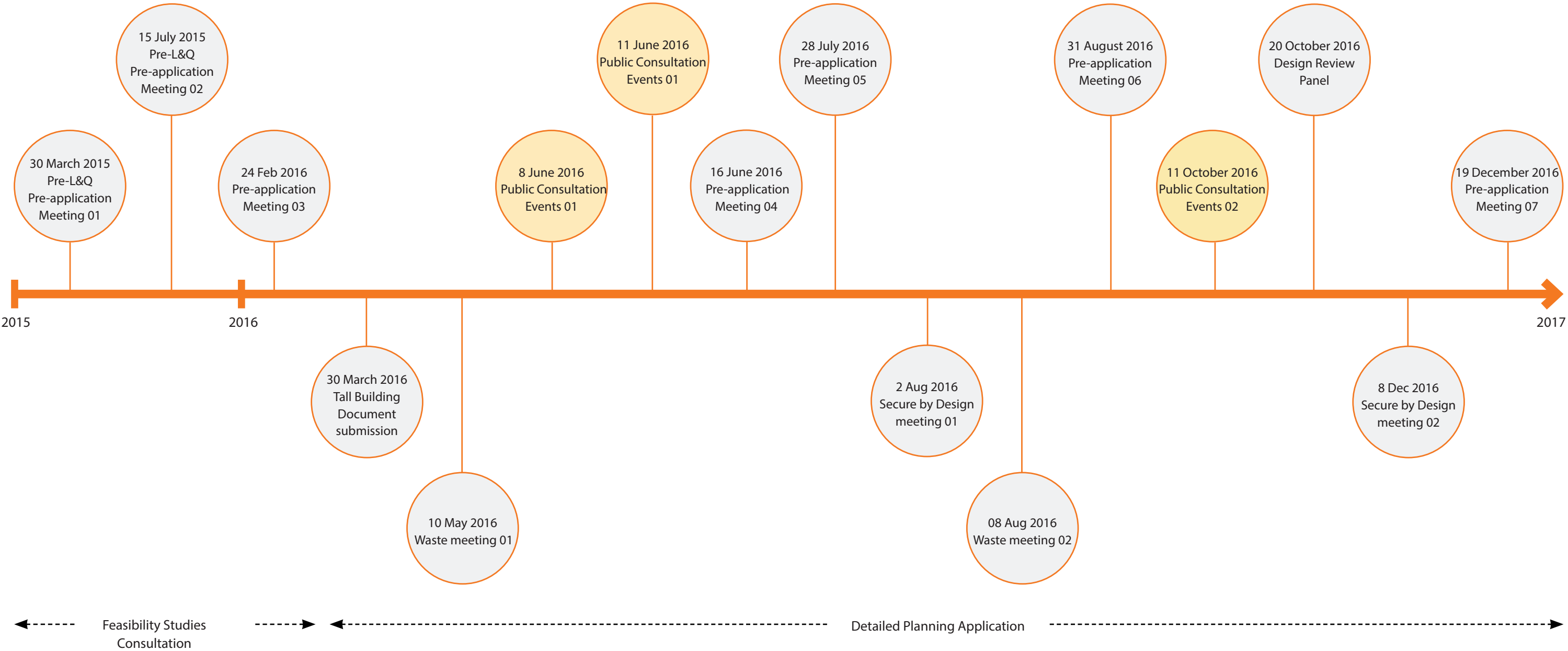
04

Design Evolution and Response to Consultations

4.0 Summary of Communications with the Borough

Detailed Planning Application and Section 73 Application

This section summarises previous communication with the Local Authority as well as current discussions regarding Section 73 Application. A number of meetings were held previous to Detailed Planning Submission. Between Submission and Determination a number of amendments were done to the scheme. These are noted in the timeline below. Fur the purpose of the Section 73 Application submission, the Design Team has been in conversation with the Local Authority and held one Pre-Application Consultation to present changes to the scheme.

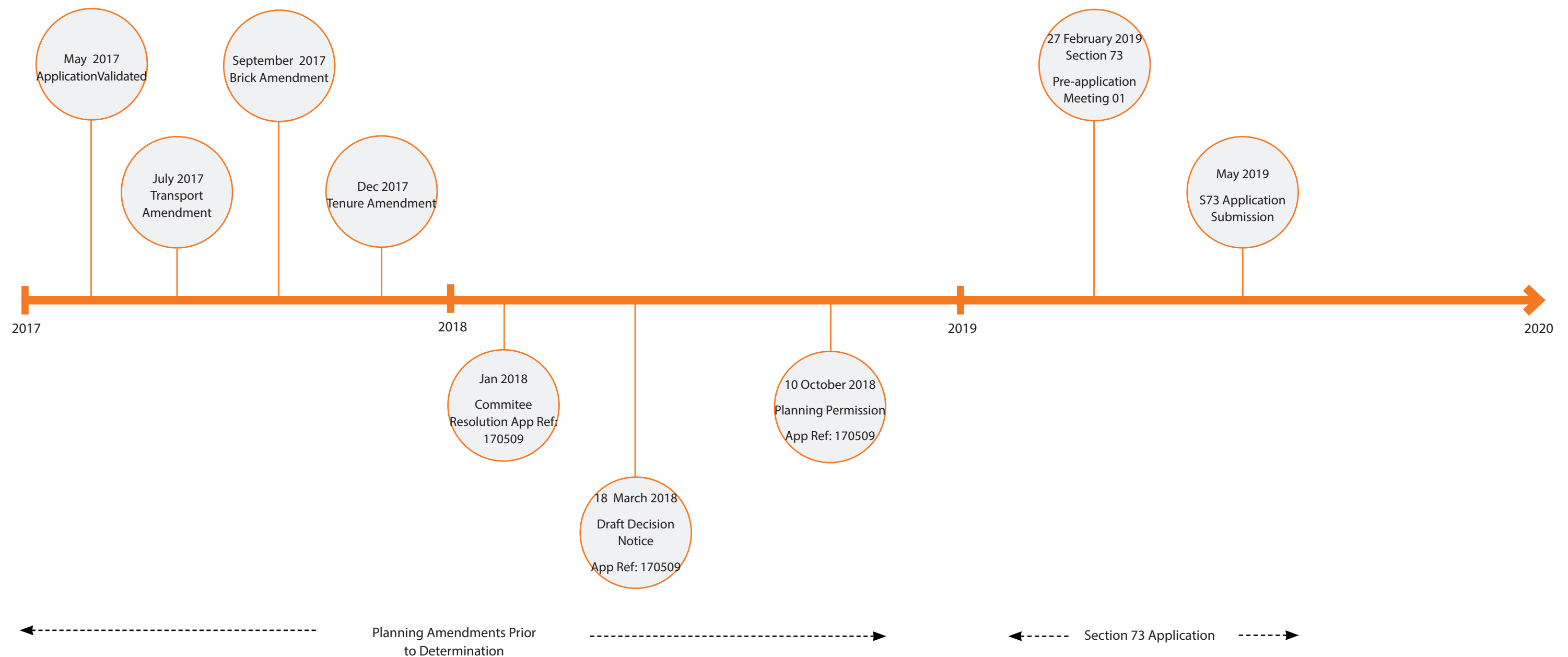


Post Planning Submission

The diagram on this page reflects the communication with the Local Authority post planning submission. Note there have been a number of amendments to the scheme post submission. These have all been approved by the Reading Council. For details of submitted documents please refer to appended documents.

Section 73

One Pre- application consultation was held on the 27th of February 2019 to present recent amendments to the scheme with the aim to submit an Addendum to the Design and Access Statement in May 2019.



The following sections are not amended from the consented DAS (Application Reference 170509)

4.1 Initial Pre-applications with the Borough - N/A*

4.2 Initial Proposals - N/A*

4.2 Initial Proposals - N/A *

4.3 Masterplan Evolution - N/A*

Section 73 Pre-Application Meeting 1

Date: 27/02/2019

This meeting discussed recent design developments of the project. The design team explained how they explored several different options to optimise the scheme which resulted in the addition of 30 units. Further to this, careful consideration was given to internal layouts to ensure the scheme provides the highest spacial quality. As a result of adding 30 units and amending internal layouts, some areas of the elevations have been altered. These proposals were presented at the Pre-Application meeting.

N.B. Pre-application information document was presented at the meeting. This was revised and issued formally post pre-application meeting.

Key Points Discussed at the Meeting:

- Design option to add 30 units across all blocks
- Housing Mix
- Affordable Housing and Viability
- Quality of Accommodation (Internal changes, daylight and sunlight, amenity)
- External Design Changes
- Car/Cycle Parking Provisions
- Method of Change - s73 Discussion
- Supporting Documents Required
- Environmental Statement Addendum

Summary Officer's Comments

Development and Mix of Uses:

The addition of 30 units to the scheme was viewed positively in terms of housing contribution. These amendments should be

captured in the form of an Addendum to the Design and Access Statement.

Housing Mix:

The proposed residential mix of 46% studio/ 1-bed, 50% 2-bed and 4% 3-bed was discussed. The number of affordable units remains as per the consented scheme. Please refer to consented documents and schedules submitted in December 2017 for details of affordable housing. It was noted that the proposed scheme has increased the number of 1 beds and decreased in 3 beds. Both the permitted and the proposed scheme exceed the recommended 40% 1 bed unit mix as stated in Policy RC9. It was therefore advised that an alternative housing mix might be accepted subject to revised viability assessment.

Affordable Housing and Viability

The decrease in affordable housing percentage from 20.52% to 19.75% was noted. It was recommended to revisit viability of the scheme in order to prove that a lower percentage of affordable housing is justified.

Quality of Accommodation (internal daylight, sunlight and amenity)

It was noted that a number of larger units have been converted to studio flats. Discussions were held around the spacial requirements for studios. RBC uses the National Design Standards as a guideline and whilst the consented development already contains undersized studios, it was noted some additional units may fall below target area. It was advised to do an analysis of proposed flat types to benchmark against NDSS areas and demonstrate the high quality of new unit typologies. PRP will need to clarify layout proposals for units in relation to showers.

It was also noted that the number and location of adaptable dwellings will remain the same as the consented scheme. The number of north facing units also remains the same despite the increase in unites. RBC was satisfied with this strategy.

Daylight and sunlight were also discussed. It was advised to undertake a new assessment to demonstrate minimal impact on newly proposed units. The proposed deck in E4 was also discussed with regards to daylight and outlook.

Overlooking was also discussed. It was noted that additional balconies might pose privacy and safety risks. PRP will need to demonstrate that the strategy for new balconies follows the principals of the permitted scheme.

External Design Changes

PRP explained that the external envelope of the building remains largely unchanged. This includes building heights which will be the same as the consented scheme. Minor alterations to the facade (i.e. additional balconies, removal of brick piers etc.) due to internal layout amendments have been incorporated.

It was advised to present a document which clearly highlights areas of the elevations which changed.

Prior to submission of the S73 application, PRP submitted document 'AA5990C Consented and Proposed Elevations Comparison' that clarifies changes to the facades. Following review of this document RBC have confirmed they consider external changes to be appropriate to the scheme.

PRP were encouraged to reconsider the design for the deck access which was added to the East block following the conversion of town-houses into duplexes.

Cycle Storage and Parking

In line with the recommended cycle storage provision, the scheme allows for 308 cycle storage spaces. The number of car parking spaces remains the same as the consented scheme. It was advised to justify the parking space provision in the transport assessment.

For further information, please refer to agreed document 'Response to local authority enquiries 2' submitted in July 2017.

Refuse storage space will need to be explained in the S73 submission, reflecting the increase in dwellings.

Method of Change:

Officers were of the opinion that changes to the scheme could be presented in the form of a Section 73 Application.

Environmental Statement Addendum

Topic areas within the Environmental Impact Assessment (EIA) were discussed at the meeting. It was agreed that reference should be made to any subsequent permission / proposals.

Key Actions:

- Develop comparison between the consented and the proposed elevations to clearly identify changes.
- Develop information on the newly proposed units to demonstrate that the quality of accommodation for the additional units is satisfactory
- Include overlooking analysis to demonstrate external changes are not dissimilar to the permitted scheme.
- Assess alternative design options for access to block E4 duplexes to remove the deck
- Develop addendum reports to be submitted with the Section 73 Application Submission

The following sections are not amended from the consented DAS (Application Reference 170509)

4.5 Engagement and Consultations with the Local Community - N/A*

4.6 Design Review Panel - N/A*

4.7 Chocolate Island Proposals - N/A*

4.8 Tall Building Narrative and the Reduction of Height - N/A*

4.9 Nursery Explorations - N/A*

4.10 Overlooking, Balconies and Privacy - N/A*

4.11 Existing Trees and the Outer Public Realm Faces - N/A*

4.12 The Riverside Square Evolution - N/A*

The following section is not amended from the consented DAS (Application Reference 170509) with the exception of small changes as noted below:

4.13 Architectural Commentary - N/A*

*Elevations in this section are not directly relevant to Section 73 application.
Changes to elevations are captured in the comparison section 8.11.*

The following sections are not amended from the consented DAS (Application Reference 170509)

4.14 Arrival Space Changes - N/A*

4.15 Brick Colour - N/A*
