

Saunders

Architecture + Urban Design

Design & Access Statement

Norcot Community Centre, Lyndhurst Road

May 2019

Prepared on behalf of:



Prepared on behalf of:



Prepared by:

Saunders
Architecture + Urban Design

In collaboration with:



LD Æ DESIGN



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Front cover:

Artist's impression of the
proposal from Lyndhurst
Road.

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REVISION

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1.0 Introduction

1.1 OVERVIEW

This Design and Access Statement accompanies a planning application submitted on behalf of Reading Borough Council in relation to the redevelopment of the brownfield site on Lyndhurst Road currently occupied by Norcot Community Centre.

The application seeks full planning permission for the demolition of the existing building and erection of a new community space and 18 no. affordable apartments around a communal courtyard garden with associated parking.

This document accompanies the application drawings, it describes the thought process behind the proposals and how the design responds to the site and its immediate context.

The structure of this Design and Access Statement begins with a description and analysis of the site and its context followed by an explanation of the proposals and how they respond to the site and its immediate context. The final section on Access explains how the site will be accessed by pedestrians, bicycles and vehicles and how the proposals will encourage inclusive access for occupants.

1.2 CONSULTATION

1.2.1 Consultation with Local Authority

At the early stages of the design process, proposals were submitted to the local authority planning team for comment and discussion. This was followed by a meeting and further submissions of the proposal amended to reflect the comments and suggestions of the local authority planning team. This enabled us to arrive at a proposal for the site that was agreed in principle with the local authority. Following the subsequent public consultation described next in 1.2.2 there was further discussion with the RBC planning team

and further design changes were advised and agreed, these included:

- North west wing removed and replaced with the single storey community space
- Building reduced in height - partial 4th storey removed so that the building has a consistent height of 3 storeys
- Reduction in number of units to 18
- Apartment added at ground floor level to provide active corner (bicycle parking removed to enable this)

1.2.2 Public consultation

Prior to submission of the planning application the draft proposals were sent out in the first of two Public Consultation newsletters that were distributed to local residents and neighbours, this set out the proposal for the site and invited them to provide their thoughts and comments so that these could be considered and reflected in the design where appropriate prior to planning submission. This was followed by a second *'you said, we did'* newsletter to address the comments.

In total, 15 comments were received, these included concerns over risk to existing trees, parking, overlooking, and construction disturbance. These comments were considered against the design to ensure that where appropriate concerns had been addressed, a summary of key design considerations in response to concerns include:

- The number of apartments was reduced and additional parking was provided
- All existing trees close to the site are to be retained and protected.
- Additional new trees, planting and green space are provided as part of the proposal

- Balconies removed from certain elevations and windows re-orientated to reduce the impacts of overlooking.

The response to key concerns is described more fully in the newsletters opposite.

Public Consultation Newsletter

Norcot Community Centre & Affordable Housing, Reading

This newsletter provides information on the emerging proposal by Reading Borough Council for the redevelopment of the existing Norcot Community Centre site on Lyndhurst Road, Reading.

The proposal will provide a new Community space of similar size to the existing community centre, for use by the local residents. Along with 22 new Affordable Apartments with private patio or balconies and access to a private shared courtyard garden to the rear.

The development uses a palette of materials such as red brick to create an aesthetic which is contemporary but reflects its surroundings and the wider context.

The scheme will be mainly constructed from red clay brick with panels of a decorative extruded brick pattern and timber accents to balconies. A dark grey brick is used to identify the communal entrances to the apartments.

As part of the design process and prior to planning submission we would like to hear your views on the proposal to help inform the design. This will be followed by a second newsletter with the title 'You said, we did'. If you have any comments or concerns please send them by the 11th May, either by email to:

Daryn.inston@reading.gov.uk
or by post to:
Reading Borough Council
Property Development Team
Bridge Street, Reading, RG1 2LU

In addition to this you will have the opportunity to submit formal comments on the planning application to Reading Borough Council Planning Department following submission. During construction there will be opportunity

for ongoing communication between local residents and Reading Borough Council to ensure that any disruption is minimised and managed appropriately.

Timescale
Expected planning submission :
May 2018
Start on Site:
Autumn 2018



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Currie & Brown

First of two newsletters sent to local residents

Public Consultation Newsletter - No.2

Norcot Community Centre & Affordable Housing, Reading - 'You said, we did'

Following the first Newsletter concerning the redevelopment of the Norcot Community Centre Site distributed earlier in May, this is the follow up Newsletter entitled 'You Said, We Did'.

This newsletter summarises the comments and concerns received and how the key themes have been considered and addressed, and where appropriate how the design has been adjusted.

In total we received 16 responses to the newsletter, these covered various individual concerns from neighbours and local residents with key concerns or themes consistent across many responses, these key themes were:

- Quantity of proposed parking provision
- Overlooking and impact on gardens
- Building height & views
- Existing Trees
- Disturbance during construction
- Heritage
- Impacts on property values

Below and overleaf we set out our response to these key concerns, outlining how these have been considered and addressed within the design.

Quantity of proposed parking provision

The proposals have been prepared in consultation with the local authority planning and highways department to ensure adequate parking facilities are provided. The community space is intended as a local facility and will not be designed or operated to draw in users from outside of the local area. The opening times of the community space will be coordinated to ensure that parking spaces are available during the day for community functions while parking for the use of residents is available at evenings and weekends. However, in direct response to comments received the design has been amended to provide over 40% more parking spaces increasing from 14 to 20 spaces along with a small reduction in the number of new homes proposed from 22 to 21.

Overlooking and impact on gardens

Reading Borough Council wish to respect the privacy of all adjoining properties. The layout of the scheme has already been designed to exceed the minimum required 'back to back' distance from existing properties as set out in adopted planning policy. However, in direct response to comments received the design of the north west elevation has been amended to remove balconies and relocate windows away from properties along Weald Rise. In addition, where possible new trees or planting will provide additional screening along

Public Consultation Newsletter - No.2

the boundary. The layout along the south west boundary facing properties on Thirlmere Avenue addresses overlooking, by setting the new building down the slope below the existing gardens. In addition the top storey is set back from the boundary to further reduce the height and set back behind a new courtyard garden with balconies and windows turned away from the existing gardens towards the inner courtyard.

Building height & views

Although Reading borough Council have considered the potential impacts of development on views from private properties, such consideration is not formally required by planning policy. However the layout of the scheme has been designed to work with the sites topography to limit the height impacts of the scheme. The site naturally slopes from Thirlmere Avenue away towards Lyndhurst Road. The development has been designed to cut into the ground rather than building up levels with the building set down below the existing gardens on Thirlmere Avenue, and the tallest part of the building has been located down the slope with the top storey set back from the Thirlmere Avenue properties to further reduce the height.

Existing Trees

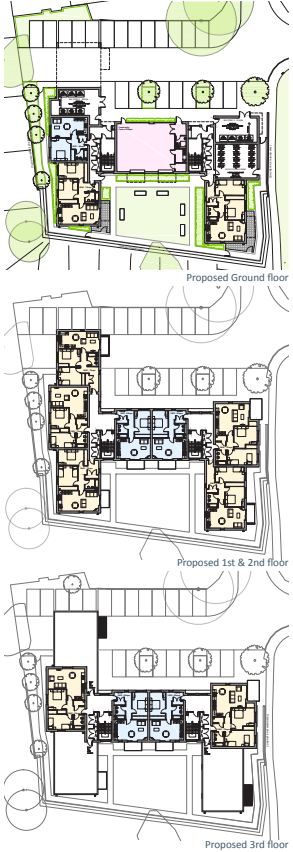
There are currently no trees within the site. However new tree planting is proposed as part of the development, this along with proposed new planting and green space will increase the biodiversity of the site. All existing trees surrounding the site both in private gardens and within the public realm will be protected during construction.

Disturbance during construction

Should the development be consented, construction will be controlled through planning conditions to ensure any environmental impacts are minimised. This will include measures to reduce construction noise and dust, restrictions on hours of working, timing of site deliveries and routing of construction traffic. In addition RBC will request that the contractor signs up to the Considerate Contractor Scheme. During construction there will be opportunity for ongoing communication between local residents and Reading Borough Council to ensure that any disruption is minimised and managed appropriately.

Heritage considerations

An archaeological assessment has been undertaken to understand the heritage value of the site and any potential impacts of development upon historic assets. A mound is located outside of the site boundary to the south east of the site. The mound, originally considered to be of Saxon origin (although not confirmed), has some potential to be of historic significance. The feature lies outside of the site and will not be directly impacted by the proposed development. The initial



ground works of the development would be supervised by a qualified archaeologist to ensure any potential assets of significance are not adversely impacted by the development. In addition the proposals intend to address and improve the setting of the mound by creating a positive frontage to this valuable green space and an improved walkway along its edge.

affordable homes for the people of Reading.

Exhibition

Following your comments and the subsequent design review, Reading Borough Council would like to invite you to an exhibition of the planning drawings before they are submitted. On 28th June 2018 from 3pm - 7pm at the Norcot Community Centre.

Impact on property values

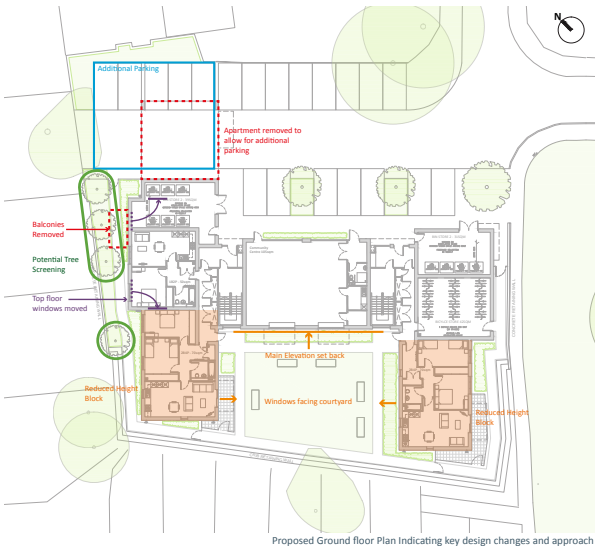
Potential or perceived impacts upon property values as a result of planning decisions regarding the use of land are not a material consideration in determining planning applications. However the redevelopment of derelict sites can often have a positive impact on surrounding property values through continued investment in the built environment.

Tenure & Motivation

The new housing proposed will be owned and managed by Reading Borough Council and will provide much needed

Timescale

Expected planning submission : End of June 2018
Start on Site: Autumn 2018



2.0 The Site and Context

2.1 SITE CONTEXT

2.1.1 Physical Context

Norcot Community Centre is located on Lyndhurst Road, to the West of Reading town centre within an existing residential area. The site is situated between Tilehurst train station (Around 1km North-West of the site) and Reading retail park (Around 1km South-East of the site), therefore near public transport and local shops for residents of the proposed scheme to use.

The local built environment is generally 2-storey semi-detached and terraced housing. To the North-West and South-West of the site are neighbouring residential gardens. To the South-East runs a linear green space of local heritage value consisting of a bank feature with existing trees, vegetation and grass. To the North-East is a 2-storey block of flats around a shared garden space. Access to the site is from Lyndhurst Road as it bends past the North-East corner of the site.

The site itself contains no trees or significant vegetation and is predominantly tarmac hard surface car parking around the existing community centre building. There are some mature trees within neighbouring gardens adjacent to the site on 3 sides and within the linear green space feature on the remaining side.

The site slopes up from the entrance level on Lyndhurst Road towards the neighbouring gardens to the South-West boundary, these gardens then continue to slope up to the housing on Thirlmere Avenue. Levels within the site range from 58.8 - 61.3m above Ordnance Datum (OD), with ground levels higher in the Southern end of the site and lower to the North.

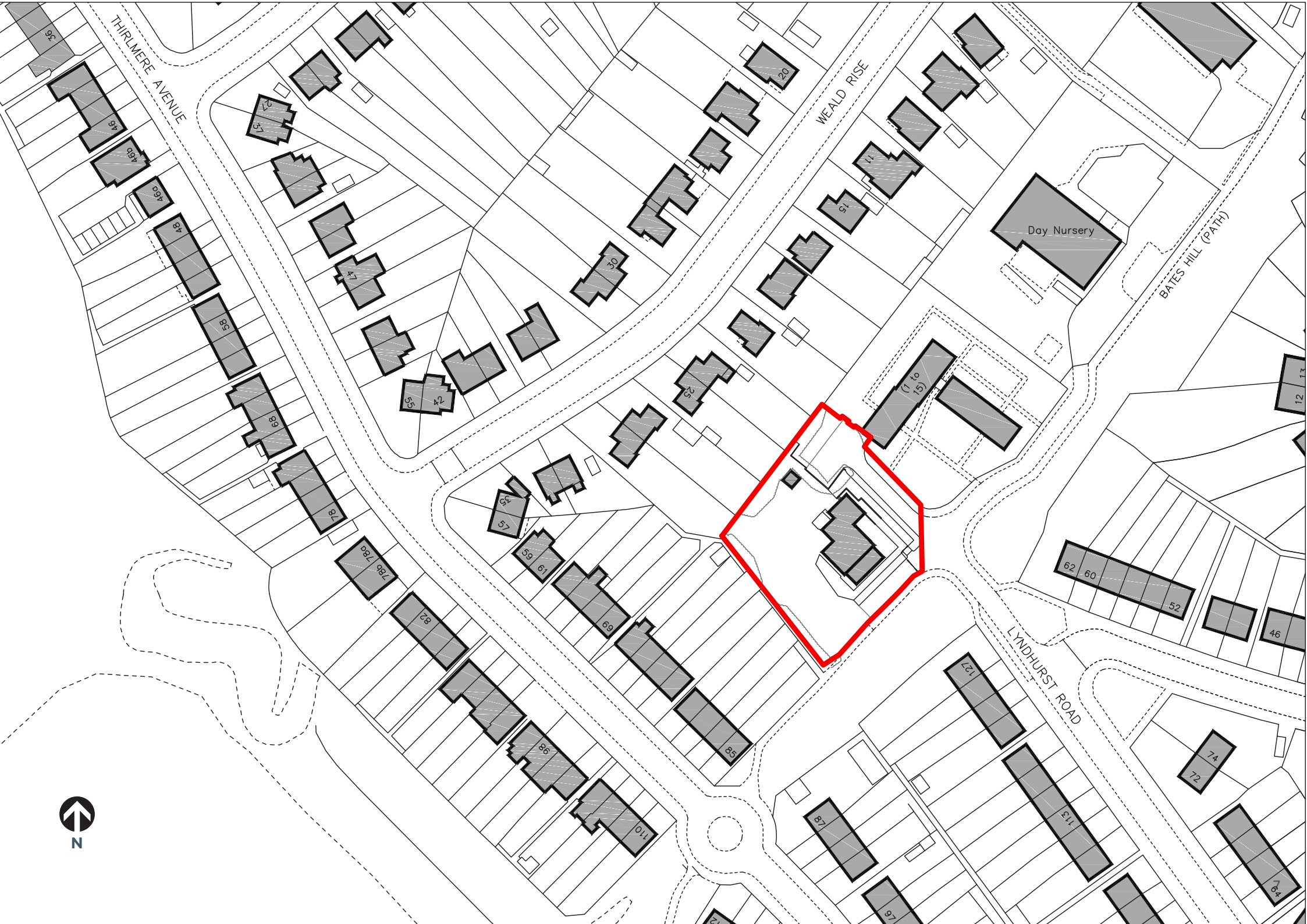
2.1.2 Social and Economic Context

Reading has a “critical need” for affordable housing. This development helps to address this by creating additional housing on a currently underutilised site within a well connected and established residential area that is close to the city centre. The proposals will also provide a new community facility to replace the now tired existing building.

2.2 PLANNING CONTEXT

The site currently accommodates Norcot Community Centre, which is to be demolished and replaced alongside new affordable housing. The full planning history and context is discussed in more detail within the Planning Statement that accompanies this application.

Opposite
Location Plan



2.3 SITE PHOTOS

Pictured right are photographs of the existing site, which currently accommodates Norcot Community Centre.

Photos show the existing building, the extent of hard surface parking, the nature of existing boundaries and how the site sits within its immediate context.

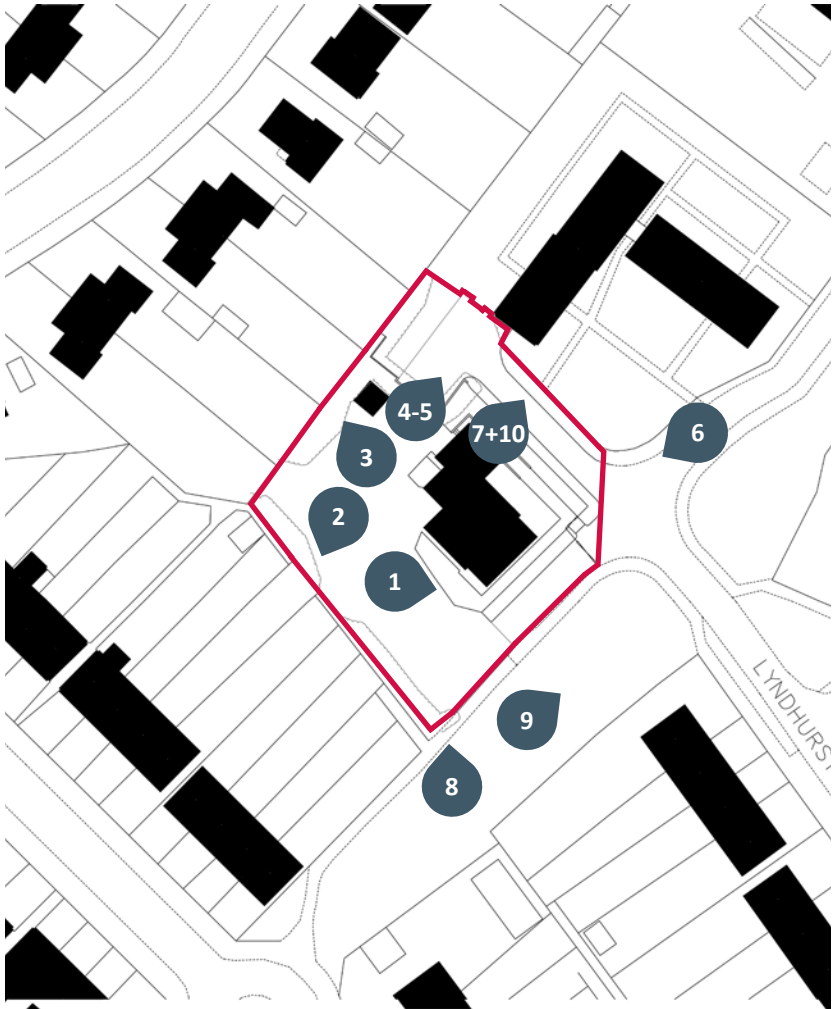


Photo view points



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10

2.4 SITE ANALYSIS RESPONSE

Key features and aspects of the existing site are illustrated on the Site Analysis Plan opposite. These key features are described below along with a short description of how the design responds to the existing site and its context.

2.4.1 Existing buildings

Currently located on the site is Norcot Community Centre, a small mid 20th century brick built building with a stepped and ramped approach, and sitting within an area of hard surface car parking. The boundary condition is generally metal security fencing or chainlink fencing sitting on top of concrete block work retaining walls along 3 of the 4 boundaries.

2.4.2 Topography

The levels across the site vary between 58.8m AOD to the North west corner and 61.3m AOD to the South-East corner, giving a maximum 2.5m level change across the site.

The proposed development takes advantage of the varying levels by reducing the site level to 60m to tie in with the main entrance level. This allows the proposed building to sit within the topography reducing any height impacts on the neighbouring properties. To achieve this, the existing retaining walls on the boundary of the site will be increased and enhanced where required.

2.4.3 Existing trees & Vegetation

There are no trees located within the site. The site currently has 6 existing tree canopies extending over the site. There are 5 trees, in varying sizes, with root protection areas (RPA) extending into the site.

In response to this, the footprint of the proposed development has been designed around any RPA, preventing any damage or removal of any trees. In the area where the car park overlaps the RPA, non-dig hard surfacing will be used, along with any necessary tree protection fencing.

The proposed development will provide a new tree as part of the front entrance courtyard and potentially some tree screening along the North-West boundary subject to detailed design.

2.4.4 Orientation & Solar access

The location of the site allows for unobstructed sunlight throughout the day, as only gardens lay adjacent to the site and the low lying linear earthwork bank.

The orientation of the proposal allows for direct sunlight to every apartment over the course of a day. The Community area benefits from extensive glazing on both the South-East and North-West where it faces a small courtyard garden. The proposed development steps down from 3 storeys to 1 storey on the North-West, helping to reduce any impact of shadowing on the neighbouring gardens.

2.4.5 Views into the site

The site has views into it from the rear of existing houses and raised gardens along the south west boundary and from the front of existing apartments and courtyard garden to the North-East. The proposal responds to this by pulling the main elevations away from these boundaries creating a shared communal garden to the south west and a new car park and tree planting to the North-East so that views are of buildings set back behind green spaces.

There are also views into the site as you approach along Lyndhurst Road. The proposals respond to this in a number of ways, the vista along Lyndhurst Road is terminated by the community space facade set back behind the courtyard car park space to hold the view, also the building has a prominent active corner designed to provide a visual presence on the street.

Finally, there are views into the site from the existing footpath that runs along the south east boundary of the site adjacent the existing green space/heritage feature. The proposals

respond to this by creating a positive 'front' elevation that addresses the green space and also provides improved boundary treatment and public realm along this edge.

2.4.6 Pedestrian access

In addition to the existing footways along Lyndhurst Road, an existing footpath runs along the south east boundary of the site adjacent the existing green space/heritage feature. The path leads to Thirlmere Avenue and the existing park, South-West of the site.

The proposed development will improve the boundary treatment and public realm along this edge, retaining and improving the existing footway.

2.4.7 Vehicular access

Vehicular access to the site is along Lyndhurst Road.

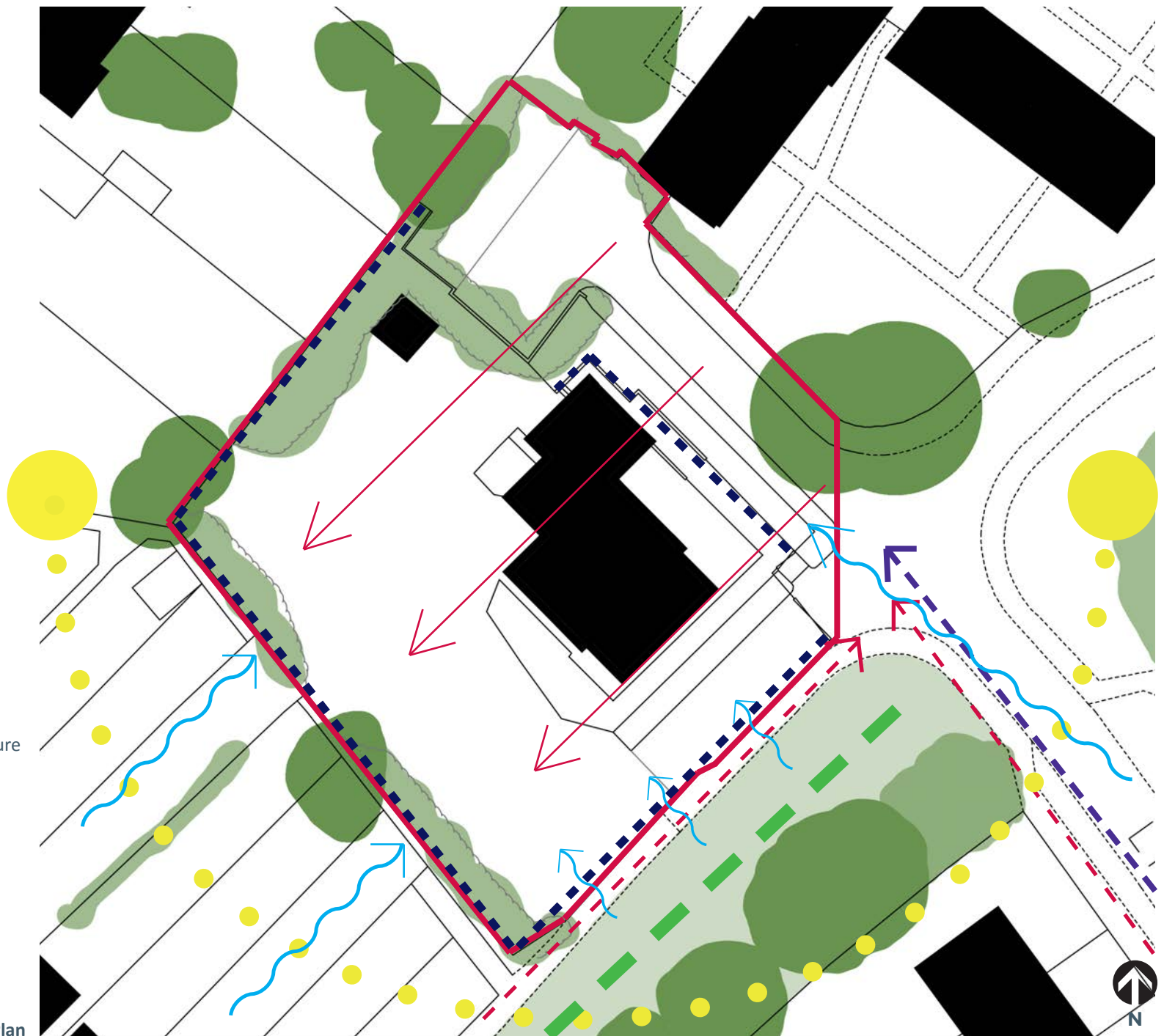
Existing traffic routes will be unaffected by the proposal, the development will reorganise and improve the existing vehicular entry point on the north east corner of the site providing a more legible layout of street and public realm.

2.4.8 Existing green space/heritage feature

Running along the South east boundary of the site is an existing linear green space, it is considered to be of low heritage significance, in accordance with the NPPF neither a setting assessment or material consideration are required (Refer to the Archaeological Desk-Based Assessment that accompanies the application for further detail).

However this area does have value as an existing green space within a built up area and therefore the proposal will respond to this by creating a positive active 'frontage' that addresses the green space and also provides improved boundary treatment and public realm along this edge.

- KEY**
- Topography
 - ↪ Views into site
 - Site extents
 - - - Primary Vehicular Site Access
 - - - Primary Pedestrian Site Access
 - Existing Trees
 - Existing Vegetation
 - Existing Grassed area
 - Sun Path
 - Existing Green Space/Heritage Feature
 - Existing retaining walls



Site Analysis Plan

3.0 Proposal

3.1 USE AND AMOUNT

3.1.1 Use

The proposed mixed use development will provide much needed affordable housing for Reading along with a new Community space for use by local residents of the Norcot Ward.

3.1.2 Amount

The proposed development seeks to achieve planning approval for a new 3 storey block of 18 Affordable Residential Apartments and a new Community space. The accommodation schedule opposite sets out the exact provision, in summary the proposal is to comprise:

- 96m2 Community space & ancillary spaces
- 8 No. 1 Bedroom Apartments
- 10 No. 2 Bedroom Apartments
- 19 Parking spaces

Accommodation Schedule

Typology	No. Units	NIA (m2)	Total NIA (m2)	No. Parking	Total Parking
Community Space	n/a	96.4	96.4	n/a	5
Type 1 - 1B2P Apartment	6	51.1	306.6	0.76	4.56
Type 2 - 1B2P Apartment	2	50.4	100.8	0.76	1.52
Type 3 - 2B4P Apartment	1	71	71	0.76	0.76
Type 4 - 2B4P Apartment	1	70	70	0.76	0.76
Type 5 - 2B4P Apartment	2	73.9	147.8	0.76	1.52
Type 6 - 2B4P Apartment	2	71.1	142.2	0.76	1.52
Type 7 - 2B4P Apartment	2	74.3	148.6	0.76	1.52
Type 8 - 2B4P Apartment	2	72	144	0.76	1.52
Totals	18		1227.4		19

Site Area (ha)	0.17
Density (dph)	106

3.2 SCALE AND MASSING

3.2.1 Scale

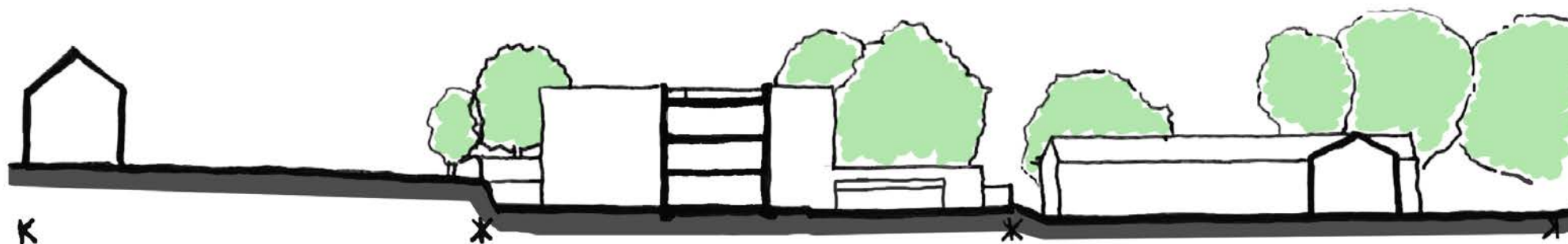
The proposed development is typically 3 storeys in height with a single storey wing to the north west. The layout of the scheme has been designed to work with the sites topography to limit the height impacts of the scheme. The site naturally slopes from Thirlmere Avenue away towards Lyndhurst Road. The development has been designed to cut into the site from the existing access level on Lyndhurst Road, resulting in the building being set down approximately half a storey below the existing gardens on Thirlmere Avenue. Thus, the building manifests as a 2.5 storey development adjacent to the properties on Thirlmere Avenue.

The north west wing containing the community space is single storey in height, reducing the building's impact on the neighbouring gardens of Weald Rise but still enclosing the entrance courtyard.

3.2.2 Massing

The form of the proposed building is a consistent 3 storey U-shape block enclosing the south facing communal garden with a single storey wing to the north west partly enclosing the entrance courtyard.

The massing of the main blocks is articulated and expressed through the use of setbacks to the facade, further expressed by the use of inset brickwork panels to provide some vertical emphasis and rhythm to the façades.



Site section

3.3 LAYOUT

The proposed layout comprises a 3 storey U-shape block enclosing the south facing communal garden with a single storey wing to the north west partly enclosing and addressing the entrance courtyard. This layout provides 18 apartments and a small community space with two vertical circulation cores serving the apartments and direct access to the community space all from the entrance courtyard. The layout is a careful balance of developable area, shared amenity space and the necessary surface car parking.

This layout is a direct response to the site and its immediate context, the key urban design principles are set out in more detail below.

3.3.1 Access

The only access point for pedestrians and vehicles is in the north east corner from Lyndhurst Road, reusing and improving the existing access. This provides direct access to the car park with easy access to the refuse stores as well as entry to the separate residential and community space entrances.

3.3.2 Solar Access & Orientation

The building layout provides good solar access to all apartments, most of which are dual aspect. The communal garden to the rear is South-West facing providing good solar access.

3.3.3 Street Frontage

The site has limited traditional street frontage to address, however the site does have a presence on the sharp bend

in Lyndhurst Road. The proposals address this in two ways firstly, inset balconies create a prominent active corner that sits as a focal point on the bend in Lyndhurst Road and secondly the single storey wing along the north west boundary encloses the entrance courtyard and positively terminates the view or vista along Lyndhurst Road.

In addition to this, the other public frontage is adjacent to the existing green space feature along the south east boundary, the proposals respond to this by creating a positive active frontage that addresses and overlooks the green space as well as improving the public realm along the edge of the green space.

3.3.4 Communal Courtyard Garden

A key aspect of the layout is the creation of a communal courtyard garden to the rear/south. This not only provides communal amenity space, it also provides a positive outlook for many of the apartments around it and helps reduce the impact on neighbouring properties by pushing back the key south west facing elevation away from gardens creating a back to back distance of over 40m.

3.3.5 Entrance/Parking Courtyard

The layout creates a front entrance parking courtyard located directly off the main access point, this space is addressed on two sides by building frontage providing good surveillance. The single storey wing along the north west boundary visually encloses the front courtyard space.

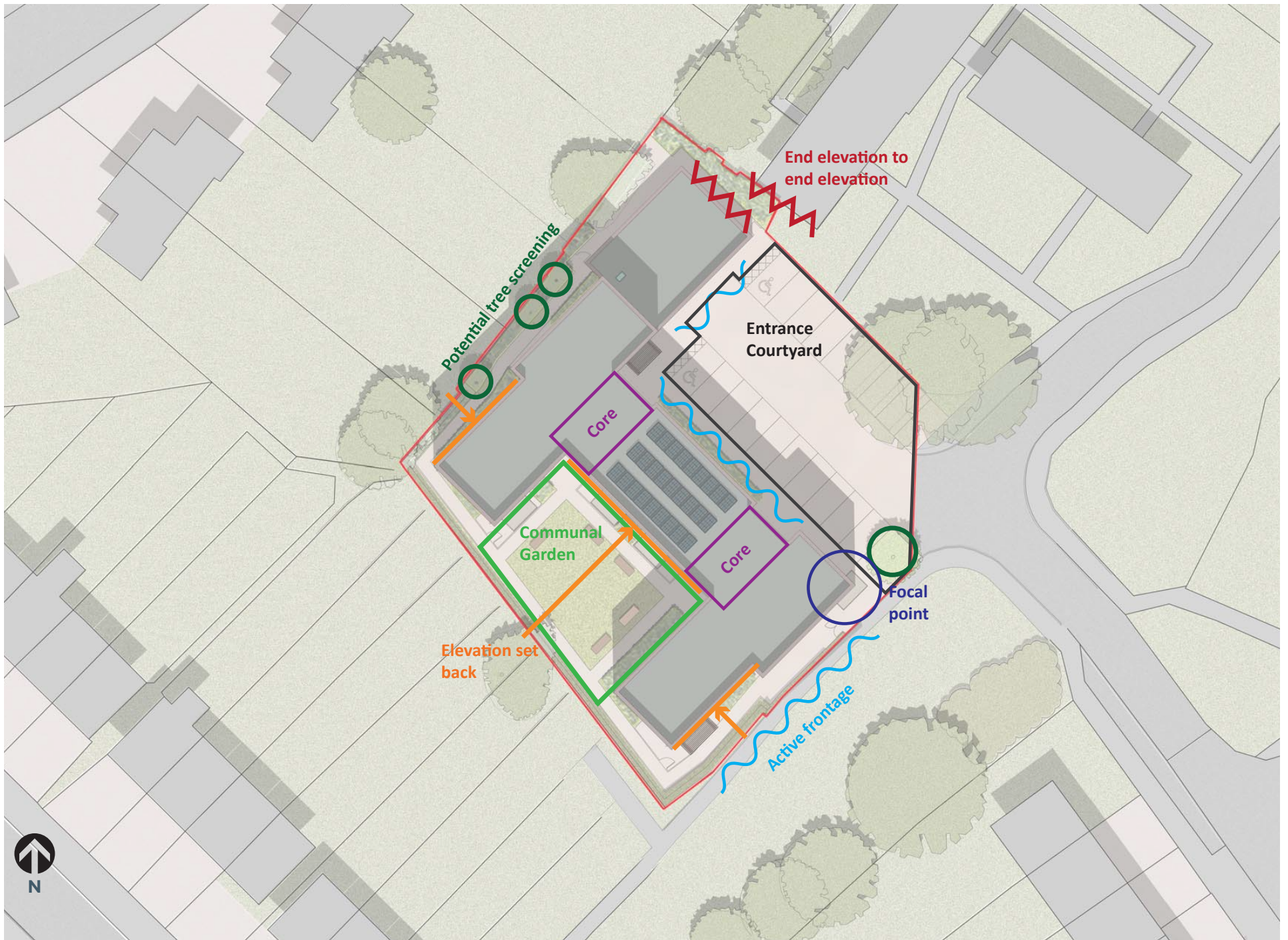
3.3.6 Internal Apartment Layouts

All apartments are designed to meet and exceed National Space Standards and are generally designed in accordance with the London Housing Design Guide where appropriate.

All apartments are designed to have private outdoor amenity space in the form of a balcony or private terrace.

Opposite

Urban Design Principles



3.4 APPEARANCE

The local built environment has no prevailing character, with a mix of 'styles' and materials that reflect their time. Therefore the overall approach to design and aesthetic or 'look' of the proposed building is a contemporary one, providing a building which is of its time. The appearance does reflect the local and wider context of Reading using red brick as the main material, however, accent materials, balconies and the massing reflect the function of the building and create its own identity that relates to its immediate site and context.

3.4.1 Glazing & Fenestration

A range of 4 window configurations have been developed for use across the development, these windows provide a range of sizes for use in different rooms and locations, from smaller functional windows to larger glazed screen/picture windows to maximise natural light and capture views, all are designed to allow them to be cleaned from inside by the occupants. The size, location and alignment of the windows/glazed screens has been carefully considered not only to provide maximum internal benefit but also to provide a considered composition to the façades. The windows are generally aligned and grouped in vertical bands or columns, this approach is reinforced by the use of inset brick panels to visually group windows and provide a rhythm to the facade.

3.4.2 Balconies

A key feature of the design is the use of balconies to provide private amenity space for residents. There are three types of balcony design, inset, projecting and enclosed, with each type used to reflect its location and function.

Inset balconies are used as a corner feature on the prominent corner that sits as a focal point on the bend in Lyndhurst Road, these are both inset and projecting to express this feature of the design and also to provide solar shading to the glazing on the south east facing facade.

Projecting balconies are used around the communal courtyard garden to maximise views and solar access.

The enclosed balconies are projecting balconies wrapped in timber fins, these are used as architectural features in key visual locations as well as to provide solar shading to glazing on these south east facing façades.



North East/Front Parking Court Elevation



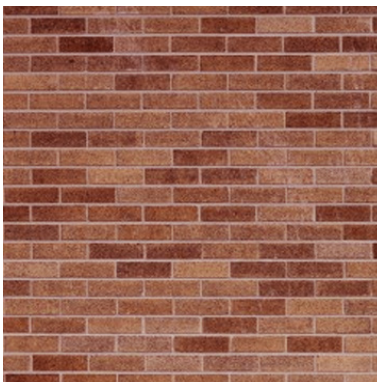
Visualisation seen from Lyndhurst Road

3.4.3 Materials Palette

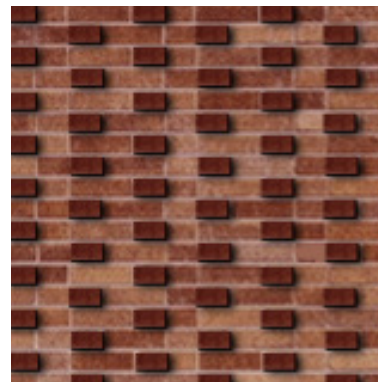
The local built environment does not have a single predominant material, it consists of red brick, render and pebbledash, the proposed development will therefore reflect the local and wider context of Reading, using red brick as the base material. The red brick will be used as plain brickwork and as inset panels of textured brick achieved through a laying pattern.

Dark grey brick is used to identify the communal residential entrances and timber cladding is used to differentiate the community space. The palette is completed with aluminium windows & glazing and metal balconies with timber fins to enclose feature balconies.

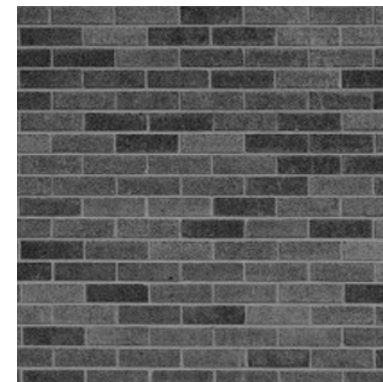
The extract elevations opposite show the appearance of the materials in situ and how they come together as a complimentary palette of materials.



Red clay brick with some variation



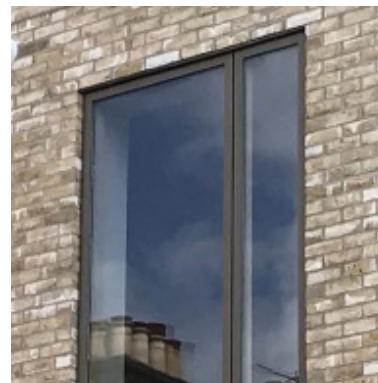
Inset textured brick



Dark grey brick to entrance cores



Timber cladding



Aluminium windows/glazing



Timber fin enclosures to balconies

Key:

- 1 - Reddish clay brick with some variation
- 2 - Aluminium windows/glazing
- 3 - Inset textured brick
- 4 - Dark grey brick
- 5 - Timber fin enclosd balconies



South- East Extract Elevation



North-East Extract Elevation

3.5 LANDSCAPE

The landscape plan opposite illustrates the key aspects of the proposed landscape design, these key aspects and the approach to landscape design are described below.

3.5.1 Existing trees & vegetation

There are no existing trees located within the site. There are several mature trees located on adjoining properties with some root protection areas encroaching onto the site. All existing trees adjoining the site will be protected as necessary to prevent any damage. Careful consideration will be given to any construction within the root protection areas (RPA) of existing trees including non-dig construction for any hard landscaping within RPA's. Existing vegetation on the site is scrub of limited value and will be removed as required and replaced with new planting as part of the proposals.

3.5.2 New trees

The proposed development will add a new specimen tree to the front entrance courtyard and potentially as screening along the north west boundary subject to detailed design.

3.5.3 New planting

Most ground floor apartments will have a defensible planting zone or patio running alongside the building. These will act as a buffer zone between the private apartments and footpath, providing privacy and security to the residents of the apartments.

3.5.4 Communal garden

The development layout creates a south facing communal courtyard garden for use by the residents, the landscape design will provide a central lawn with a perimeter path separated from the building by a planting buffer.

3.5.5 Hard landscaping strategy

The front entrance courtyard will have block paving or a tar macadam finish to the carriageway and parking bays, with a clear definition between the existing Lyndhurst Road carriageway and the new courtyard space. The courtyard will have paved or gravel paths and soft planting areas to create defensible space in front of windows.

3.5.6 Private amenity space

Most ground floor apartments will have access to their own private paved patio area. All apartments above ground level will have access to their own private balconies, meaning almost all apartments within the development will have access to private outdoor amenity space as well as access to the communal garden.

3.5.8 Engaging with existing green space

The proposed development will address the existing green space that runs along the south east boundary, part of this will include improved public realm along this edge with a new boundary treatment and improved footway that opens out into the new entrance courtyard.

KEY

- 1 - Existing trees
- 2 - New trees
- 3 - Communal garden
- 4 - New retaining wall
- 5 - New Planting
- 6 - Paved entrance courtyard



Landscape Plan

3.6 ENERGY & SUSTAINABILITY

The proposed development has been designed to be energy efficient and environmentally sustainable, the key aspects of this sustainable approach to design are described below.

3.6.1 Fabric First Approach

The primary strategy in reducing energy demand and consumption within the proposal is the 'Fabric First' approach. Providing a well insulated building envelope with high levels of air tightness.

3.6.2 Low Carbon Technologies

The use of mechanical ventilation with heat recovery (MVHR) in each apartment will reduce the energy needed to heat the homes through the use of heat recovery. This type of centralised system will allow the building to be air tight whilst still having adequate ventilation, providing a healthy internal environment and reducing energy demand.

3.6.3 Renewable Energy

Having reduced the energy demand as much as possible through the design of the building envelope and the use of low carbon technologies, the residual energy demand will be partly provided by the generation of renewable energy. Renewable Energy generation will be provided by the installation of a photo voltaic (PV) or combined PV and solar thermal panel array on the roof of the central block. PV array on frames can be positioned for more efficient performance, this will be screened from view by a guarding height parapet which also provides safe access to roof and PV panels for maintenance.

3.6.4 Water Usage

In order to reduce water usage, low flush toilets will be used throughout the development.

3.6.5 SUDS strategy

Surface water from the site will discharge to the local SW system, being limited to 2l/s. Surface water attenuation will be provided, the maximum calculated size for this storage would be 64m³. This can be provided within the red line boundary of the site, outside of adoptable roads and structures. Please refer to WSPs' reports for further information.

3.6.6 Ecology & Biodiversity

No negative impacts are envisaged on any designated sites in relation to the proposed scheme. A bat survey was conducted by WSP as part of the application, confirming the absence of roosts from the existing building with no bats observed entering or leaving the building. Therefore the bat roost potential of the building is described as low, any further survey work before demolition will be carried out as required. Existing trees around the site and along the green space feature to the south east will be retained and protected. Please refer to WSPs' 'Bat Survey Report' for further information.

The existing site has low biodiversity value, replacing hard surface parking with new trees and planting will increase the biodiversity of the site.

4.0 Access

4.1 Pedestrians and public transport

Pedestrian access is available from Lyndhurst Road and the foot way along the green space connecting to Thirlmere Avenue. Tilehurst train station is a 13 minute walk from the site with trains running regularly into Reading Centre. Two bus routes run in to Reading Centre, both bus stops are a 5-10 minute walk from the development.

The new Community facility is targeted at local residents within walking distance of the site.

4.2 Bicycle

Bicycle access is from Lyndhurst Road and the foot/cycle way along the green space connecting to Thirlmere Avenue. Bicycle parking for visitors is provided within the entrance courtyard. Internal bicycle storage was removed during design development to achieve an active corner at ground floor level as suggested by RBC planning team.

4.3 Vehicular access and parking

Vehicular access to the site is via Lyndhurst Road on the North-East corner of the site. On-site parking provides 19 spaces serving 18 units providing a ratio of 0.76 spaces per unit (excluding the Community Centre) - this will be managed by the Local Authority.

Shared parking will be available to users of the Community Centre during the day.

4.4 Inclusive access

The proposed development provides level access to all ground floor apartments either directly from the entrance court or via the entrance cores. The refuse stores also have level access from inside and outside.

The Community Centre has level access from the car park.

There is level access for residents to the rear communal garden through both circulation cores and around the perimeter of the site for maintenance purposes.

4.5 Refuse and emergency access

Direct access for refuse collection is from Lyndhurst Road. A refuse lorry is able to reverse into the site and be within an acceptable distance of both refuse stores. This has been agreed upon in principle by Reading Borough Council Environment & Neighbourhood Services. Residents have access to the refuse stores from inside the cores and from outside.

APPENDICES

5.0 Appendix A

5.1 APPLICATION DRAWINGS

PL101_LocationPlan

PL102_RenderedSitePlan

PL104_GroundFloor

PL105_FirstAndSecondFloor

PL103_RoofPlan

PL109_SectionsAABBCC

PL107_SouthEastAndNorthEastElevations

PL108_NorthWestAndSouthWestElevations

PL110_ArtistImpressionFromLyndhurstRoad

This drawing to be read in accordance with the specification/Bills of Materials and related drawings. No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

0 50
Scale bar 50mm at 1:1



Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Location Plan

Scale 1:1250 @A1 Date 15/04/2018

Drawn RSB Checked MS

Drawing Number 7870_PL101 Revision A

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NOTES

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Scale bar 50mm at 1:1

D	Layout changes in accordance with discussion with Reading Borough Council planning team	09/05/19	JT
C	Parking layout revised	20/11/18	SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

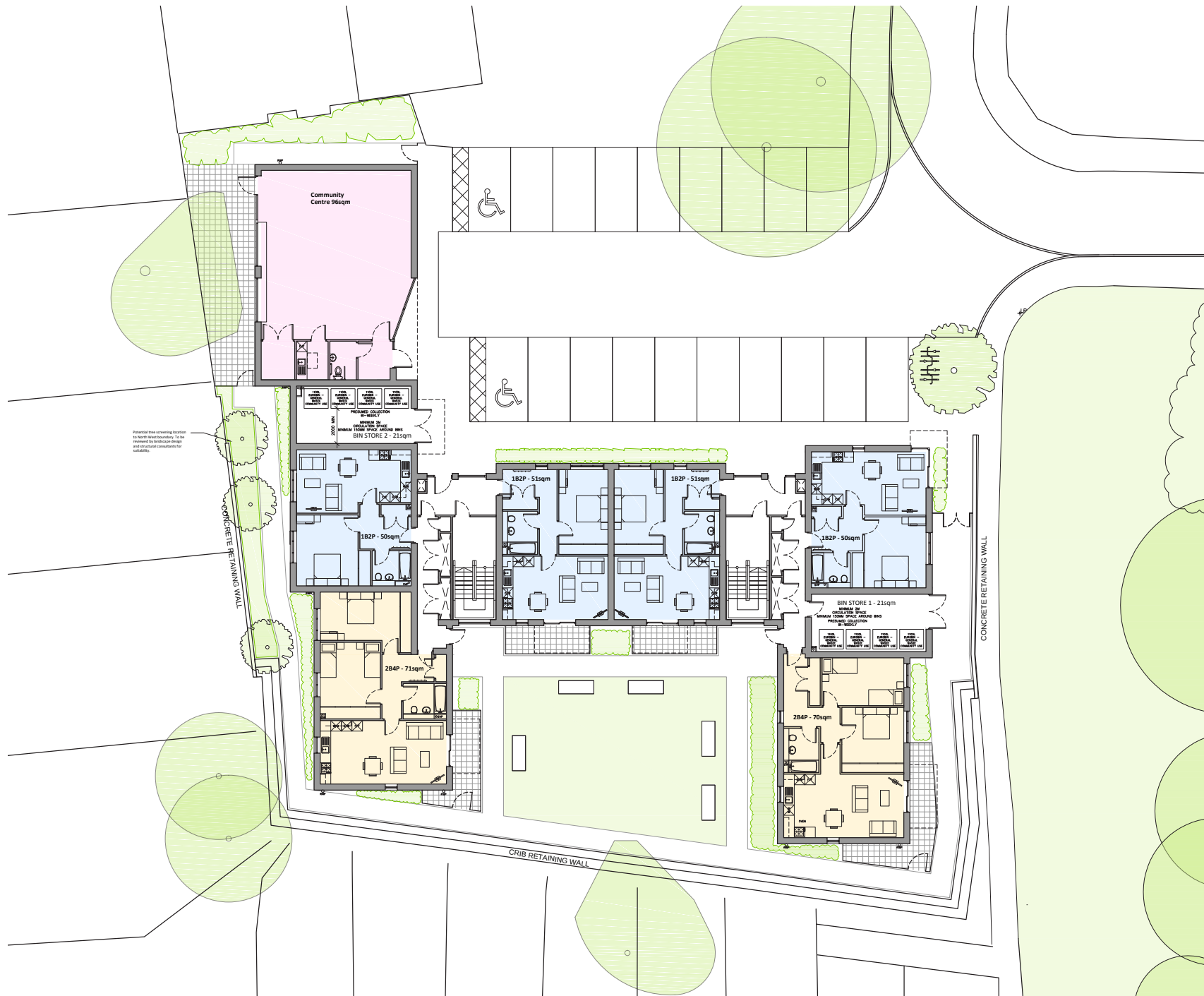
Title

Rendered Site Plan

Scale	@ A1	Date	15/04/2018
Drawn	AS	Checked	MS
Drawing Number	7870_PL102	Revision	D

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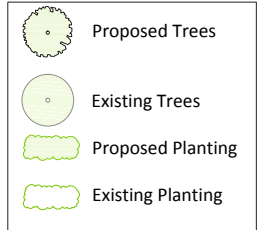
saundersarchitecture.com | 01707 881300 | London | Manchester | Bristol | Glasgow



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0 50
Scale bar 50mm at 1:1



Please note that trees adjacent to the site are correct and have been surveyed. And trees along the earthwork bank, are estimated sizes, based on maps.



C Layout changes in accordance with discussion with Reading Borough Council planning team 08/05/19 JT

B Parking layout revised 20/11/18 SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed Ground Floor

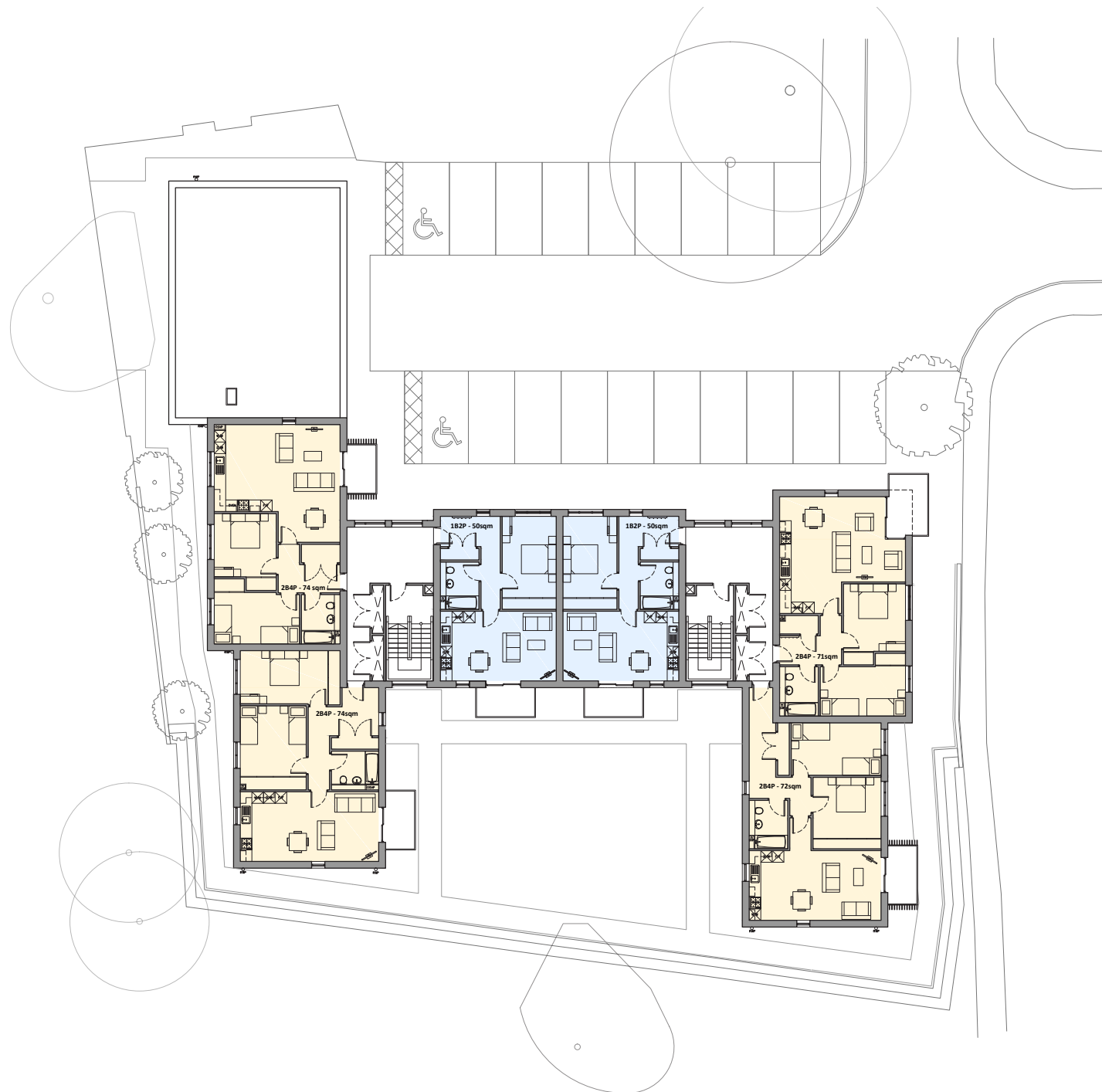
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Drawn RSB Checked MS

Drawing Number 7870_PL104 Revision C

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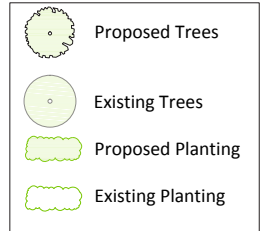
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NOTES

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C Layout changes in accordance with discussion with Reading Borough Council planning team 08/05/19 JT

B Parking layout revised 20/11/18 SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed First & Second Floor

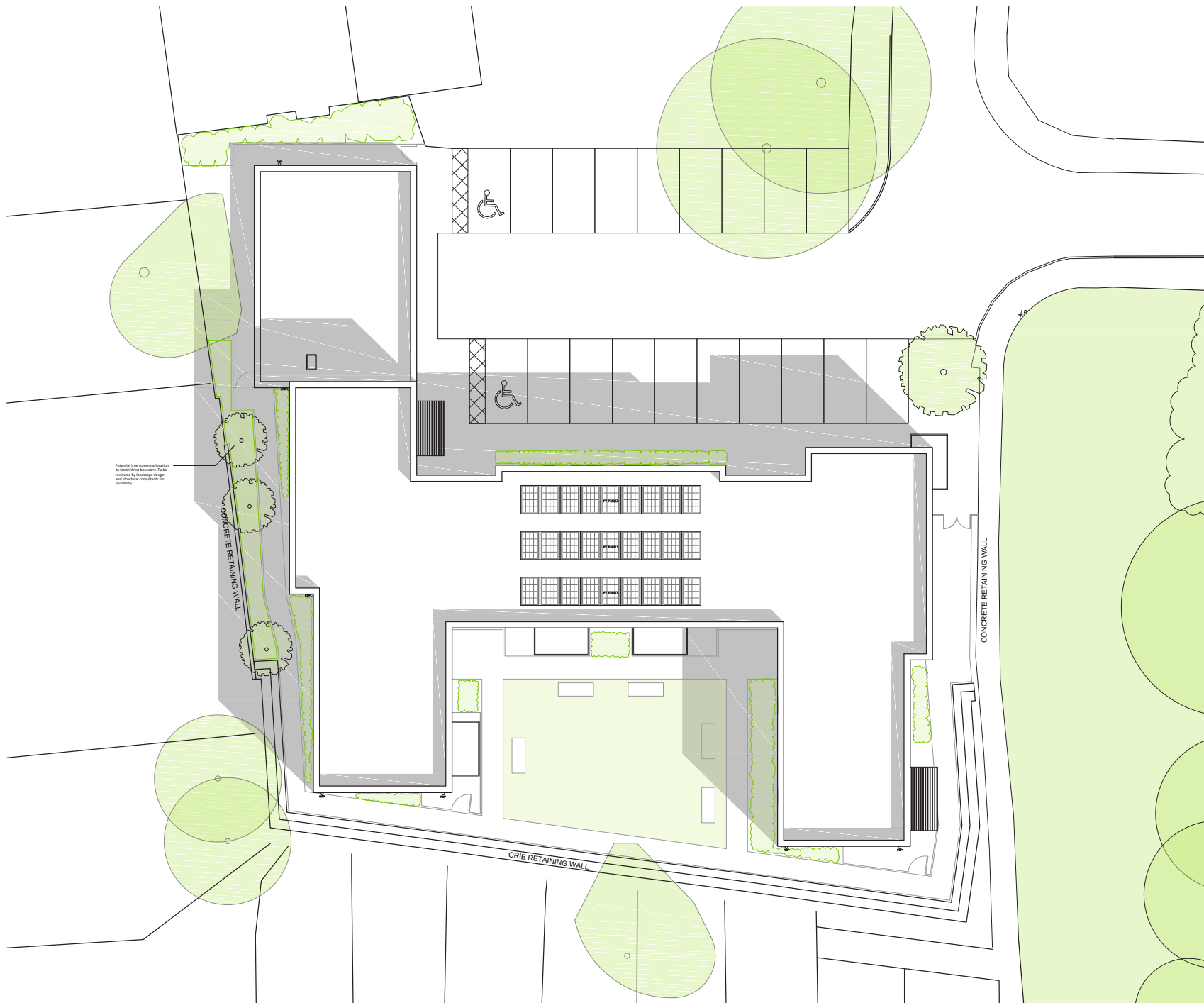
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Drawn RSB Checked MS

Drawing Number 7870_PL105 Revision C

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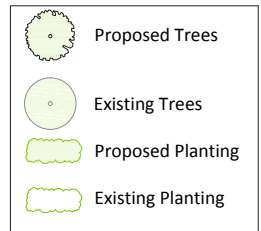
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Scale bar 50mm at 1:1



Please note that trees adjacent to the site are correct and have been surveyed. And trees along the earthwork bank, are estimated sizes, based on maps.



C Layout changes in accordance with discussion with Reading Borough Council planning team 08/05/19 JT

B Parking layout revised 20/11/18 SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed Roof Plan

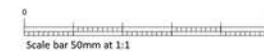
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Drawing Number 7870_PL103 Revision C

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C	Layout changes in accordance with discussion with Reading Borough Council planning team	03/05/19	JT
B	Parking layout revised	20/11/18	SB

Project
Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title
Proposed South East
& North East Elevations

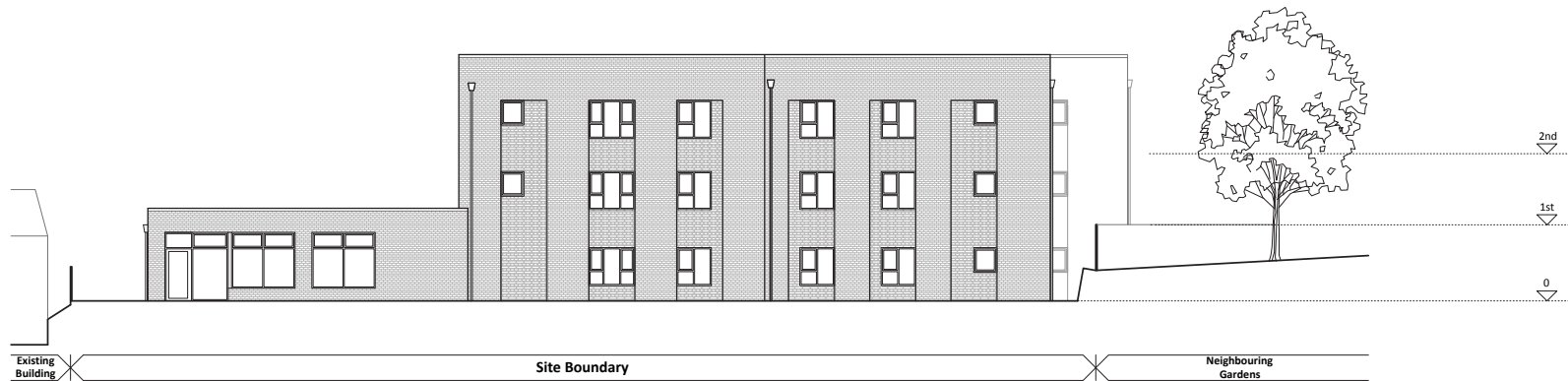
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Drawing Number 7870_PL107	Revision C

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Scale bar 50mm at 1:1



North West Elevation



South West Courtyard Elevation

B Layout changes in accordance with discussion with Reading Borough Council planning team 03/05/19 JT

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed North West
& South West Elevations

Scale 1:200 @ A3 Date 12/04/2018
Drawn RSB Checked MS

Drawing Number
7870_PL108

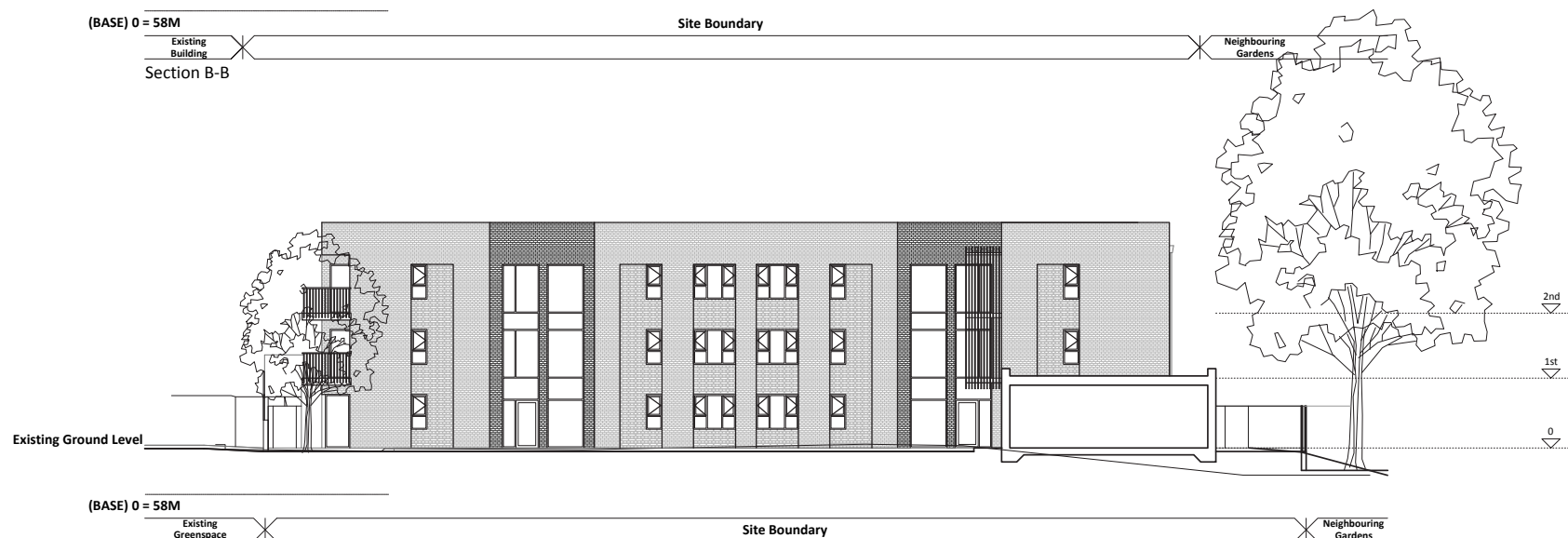
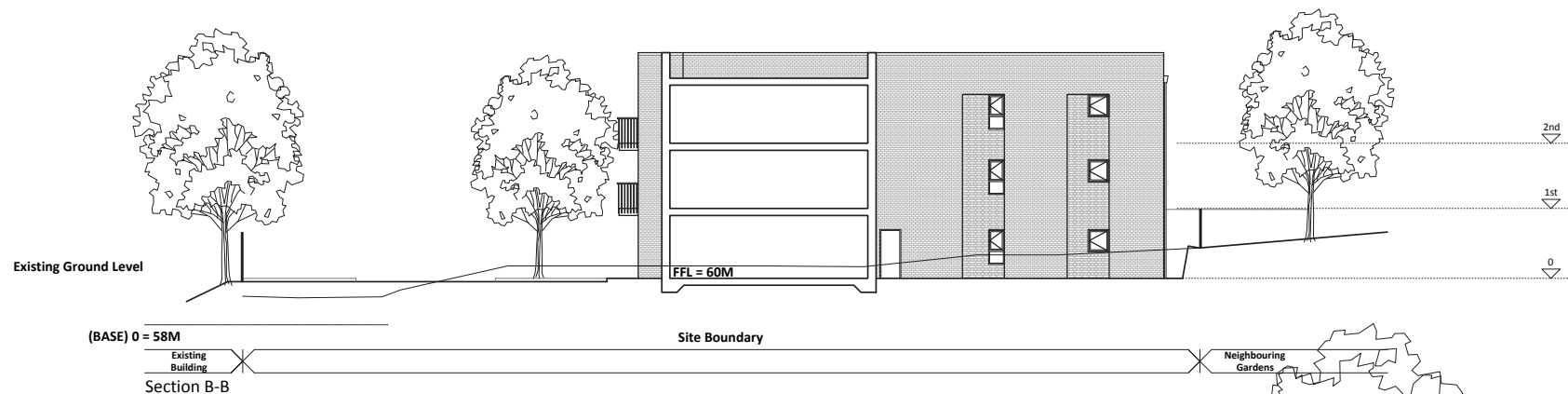
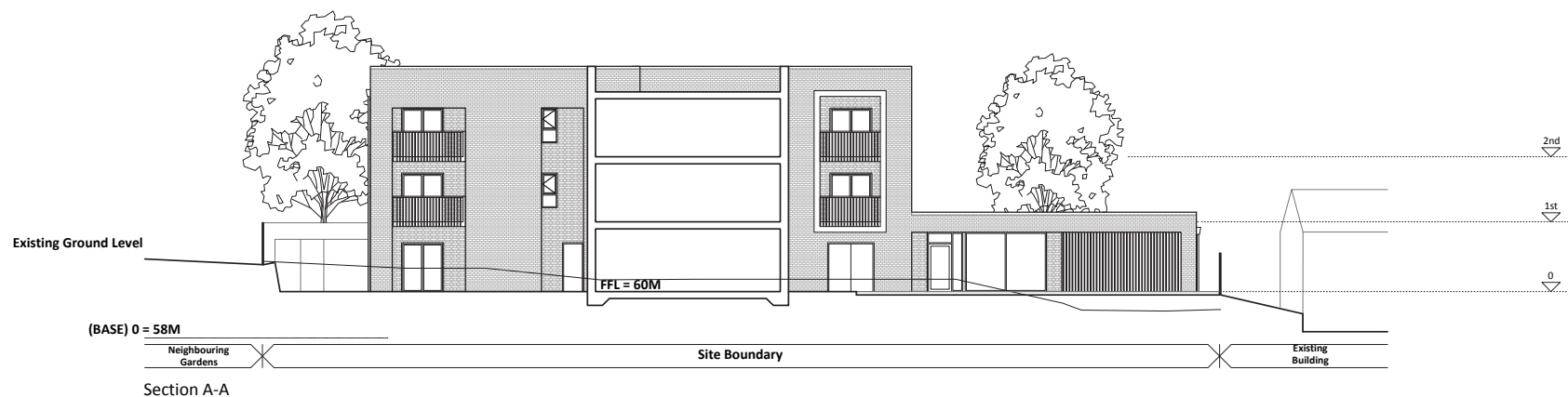
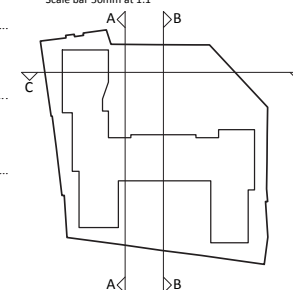
Revision
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Scale bar 50mm at 1:1



C	Layout changes in accordance with discussion with Reading Borough Council planning team	08/05/19	JT
B	Parking layout revised	20/11/18	SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed Sections A-A,
B-B and C-C

Scale 1:200 @ A3 Date 12/04/2018

Drawn RSB Checked MS

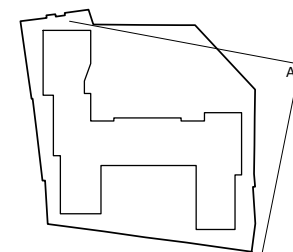
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Scale bar 50mm at 1:1



C	Layout changes in accordance with discussion with Reading Borough Council planning team	15/05/19	JT
B	Parking layout revised/proposed trees removed	20/11/18	SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Artist Impression From
Lyndhurst Road

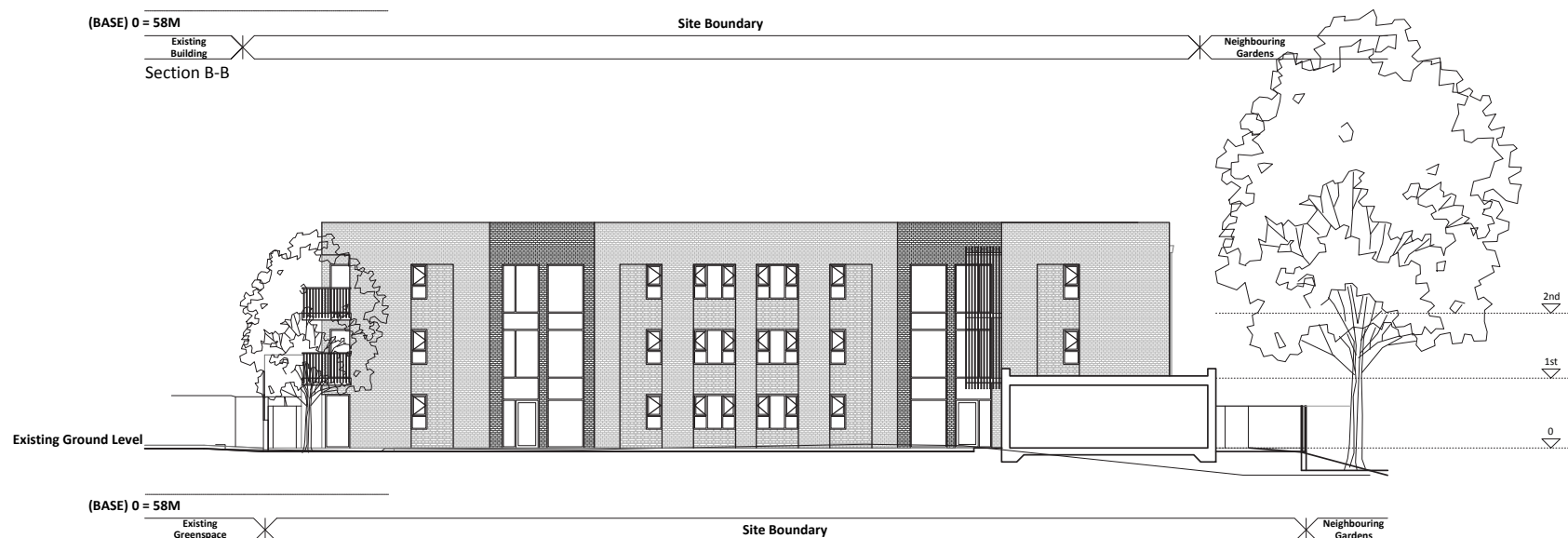
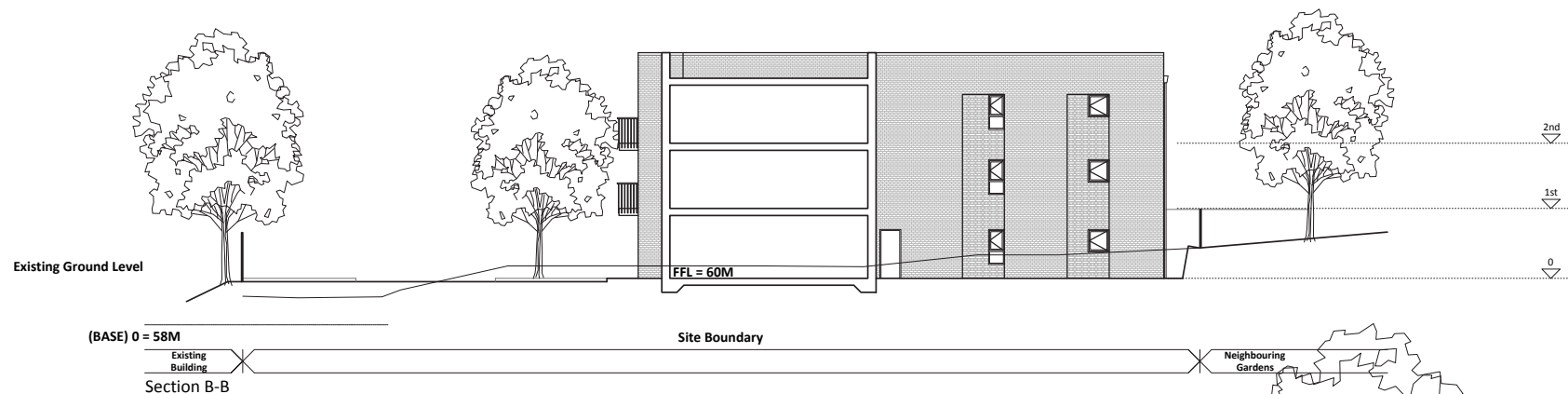
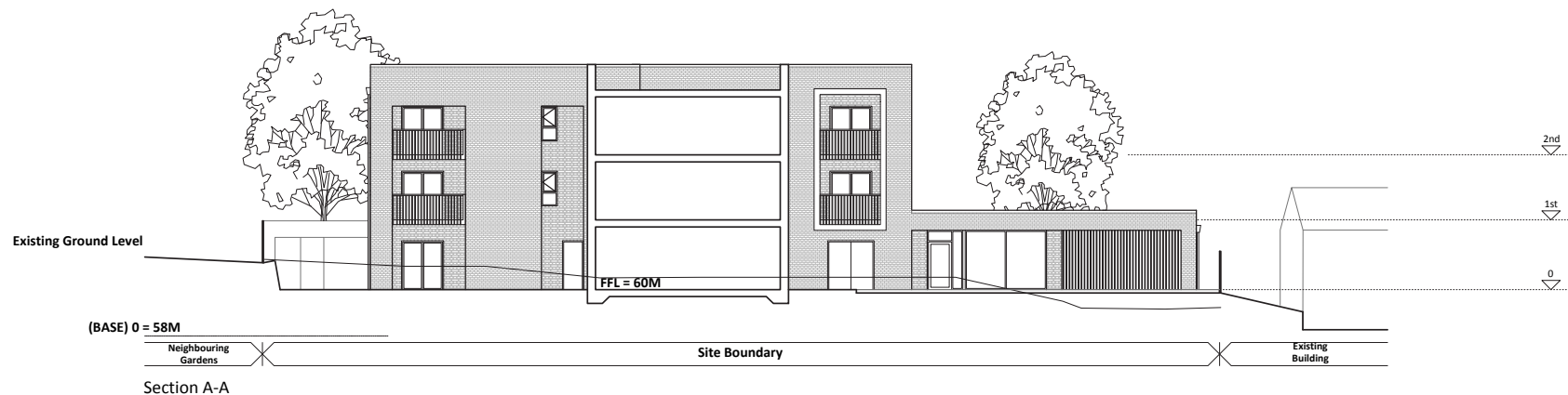
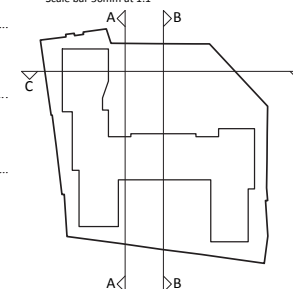
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Drawn	Checked
RSB	MS
Drawing Number	Revision
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C	Layout changes in accordance with discussion with Reading Borough Council planning team	08/05/19	JT
B	Parking layout revised	20/11/18	SB

Project

Norcot Community Centre
Lyndhurst Road
Tilehurst
Reading

Title

Proposed Sections A-A,
B-B and C-C

Scale 1:200 @ A3 Date 12/04/2018

Drawn RSB Checked MS

Drawing Number 7870_PL109 Revision C

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