



# 06 | The Mix of Uses



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

## 6.1 Mixed Use Development - N/A\*

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6.2 Areas & Unit Mix

From initial stages the proposals have been developed through a design led contextual approach to the site with the massing set by its relationship to context, function and proportions. What has been generated delivers uses in line with Site Allocation RC3c and other policies. As stated in section 1.4: Brief and 6.1: mixed use development, the key components that are being applied for are:

Residential

Mixed tenure residential 74,310 m<sup>2</sup> GEA – C3

The residential component of the proposals comprise the following elements:

727 no. apartments

68 no duplexes

Giving a total of 795 homes

And is split into the following tenure split:

80% open market

6% shared ownership

14% affordable rent

This split is distributed around the site as shown in the adjacent diagram.

Nationally Described Space Standard

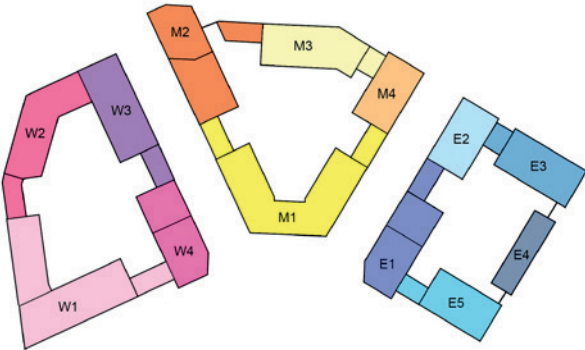
There is no requirement within the adopted Local Plan that requires adherence to National described Space standards, an approach taken forward into the emerging local plan for Reading. RBC recognises that there is a distinction between what counts as adequate internal space within the centre of Reading and elsewhere, with the expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough. Furthermore, RBC understands that applying the space standard could have the effect of reducing the ability of the area to make its expected portion of the housing need. On this basis, Draft Local Plan Policy H5 only requires compliance with the nationally-described space standards outside of the Central Area. Whilst the nationally prescribed space standard offers a useful point of reference, they are not the determination factor on whether a proposed unit is acceptable or not. The key determining factor is whether the new unit (regardless of its size) offers a suitable level of accommodation quality for the future occupant. An assessment of each individual unit and its associate level of quality is shown in the adjacent table. Please also refer to schedule on the next page which demonstrates that each unit provides a satisfactory level of accommodation that is comparable, and in some instances better, than the consented units already within the scheme.

There is a 2% decrease in the total number of dwellings that meet the target areas set out in the technical housing standards – therefore the overall ratio of dwellings that comply with the standards set out remains the same, due to the increased number of dwellings that are now proposed. Where shortfalls in areas occur, the quality of the accommodation should also be taken into account. Smaller units can have less circulation space, or have open plan arrangements which result in the usable space in smaller dwellings being comparable to that of a layout with a larger overall area. Further, details on the quality of accommodation of the new dwellings are set out in the following section 6.3.

| Unit Type     |  |  |     |
|---------------|--|--|-----|
| Duplex Houses |  |  | 68  |
| Flats         |  |  | 727 |
| Total         |  |  | 795 |

| Mix       |     |     |     |
|-----------|-----|-----|-----|
| Studio    | 46% | 48  | 367 |
| 1B2P      |     | 319 |     |
| 2B3P      | 50% | 101 | 398 |
| 2B4P      |     | 297 |     |
| 3B5P/3B6P | 4%  | 30  | 30  |

| Tenure           |     |     |     |
|------------------|-----|-----|-----|
| Private          | 80% |     | 638 |
| Shared Ownership | 6%  | 30% | 47  |
| Affordable Rent  | 14% | 70% | 110 |



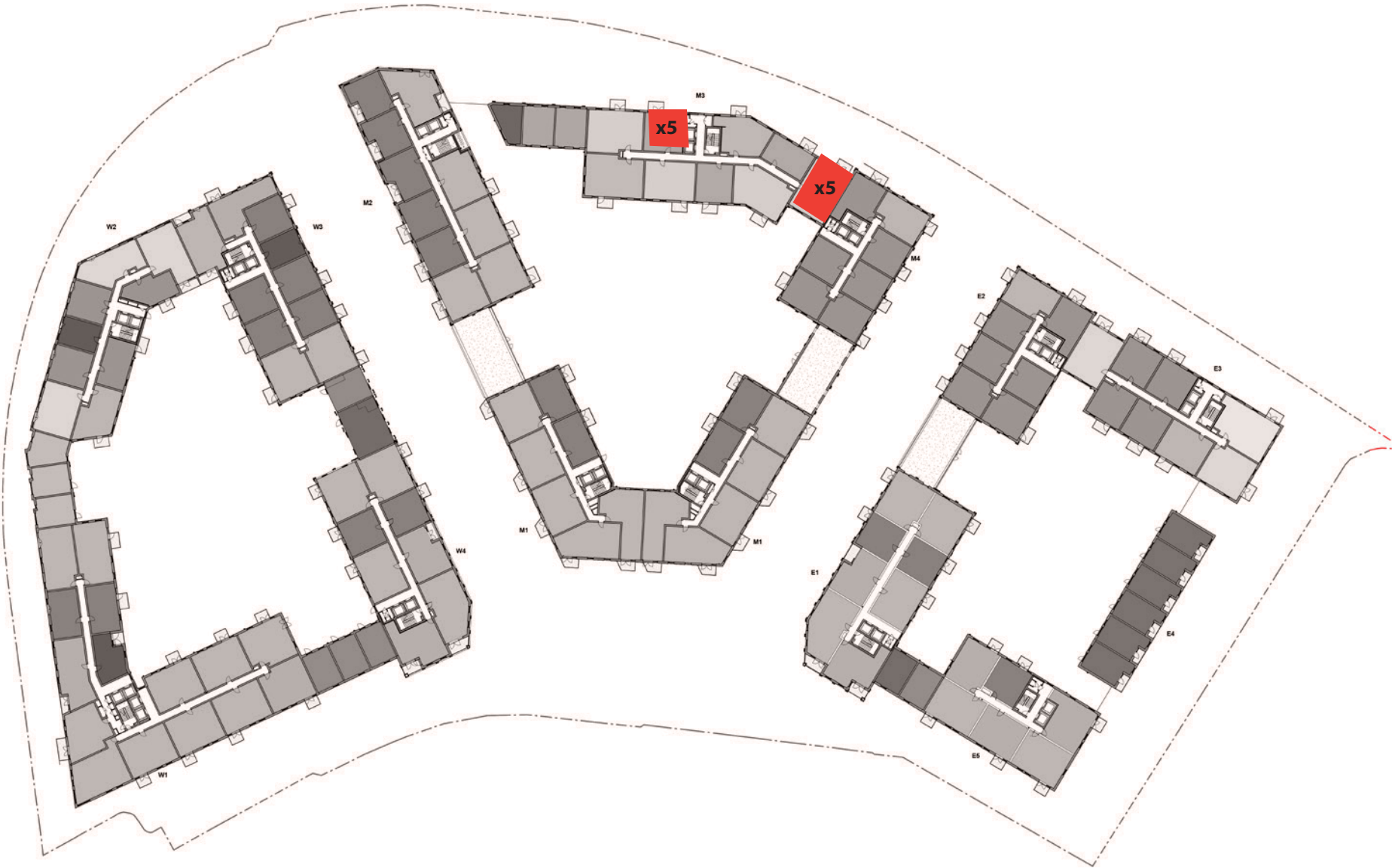
| Area Schedule (GEA) Total |           |                |
|---------------------------|-----------|----------------|
| Name                      | Area      | Area ft        |
| Block E1                  | 5989.5 m² | 64477.0 ft²    |
| Block E2                  | 3931.7 m² | 42324.8 ft²    |
| Block E3                  | 4328.7 m² | 46598.5 ft²    |
| Block E4                  | 1162.7 m² | 12516.5 ft²    |
| Block E5                  | 3522 m²   | 37914.3 ft²    |
| Block M1                  | 7575.5 m² | 81550.3 ft²    |
| Block M2                  | 7036.6 m² | 75749.0 ft²    |
| Block M3                  | 5193.6 m² | 55909.1 ft²    |
| Block M4                  | 3927 m²   | 42274.2 ft²    |
| Block W1                  | 8446.6 m² | 90918.6 ft²    |
| Block W2                  | 4105 m²   | 44185.4 ft²    |
| Block W3                  | 4909.1 m² | 52841 ft²      |
| Block W4                  | 5925.9 m² | 63786.1 ft²    |
| Block E1 Commercial       | 202.1 m²  | 2175.7 ft²     |
| Block M1 Commercial       | 359 m²    | 3864.6 ft²     |
| Block M2 Commercial       | 325.8 m²  | 3507.2 ft²     |
| Block W3 Commercial       | 420.7 m²  | 4528.2 ft²     |
| Block W4 Commercial       | 170.4 m²  | 1834.4 ft²     |
| E Carpark                 | 2064.7 m² | 22226.5 ft²    |
| M Carpark                 | 2740.5 m² | 29498.7 ft²    |
| W Carpark                 | 3709.9 m² | 39933.4 ft²    |
| Grand total:              | 76047 m²  | 818613.352 ft² |

N.B. commercial and carpark areas remain as per the consented scheme.



Part M4(3) Category 3: Wheelchair user dwelling

The number of wheelchair units remains the same as the consented scheme: 10 units as shown in the adjacent diagram. Furthermore, there is currently no prescriptive policy on the number of wheelchair units required.



 Adaptable Dwellings



## 6.3.01 Accommodation Changes/ New Dwelling Types

The proposed amendments will assist in the delivery of 30 additional units, on top of the 765 already consented. The additional units introduce a number of new typologies in the scheme to better suit market trends and to create further diversity within the housing mix for the market sale properties.

The proposed scheme will deliver 795 homes within a range of tenures, unit sizes and types to create a balanced community. The new residents will have a choice between studios, apartments, duplexes and penthouses.

The main changes to the consented scheme are where larger units/ duplexes have been converted to studios and townhouses converted to stacked duplexes. The design quality of the permitted scheme has been maintained throughout the optimisation process. The recently added studios will offer high quality living spaces with good outlook, premium views on the riverside and will benefit from the communal amenity space at first floor podiums.

Most studios have direct or oblique views over the river or green street. They will also benefit from morning light as most are east facing. Furthermore, most studios are located on the second floor and above allowing more daylight into the space.

The intention has been to develop typologies and floor plates that can be replicated from one building to the next to maximise efficiency, while still providing the necessary variety and flexibility required in terms of flat types and mix within each building. In order to do this a small selection of standard unit types have been developed to be used throughout the scheme. Further typologies were developed to maximise the opportunity of the site, the ground floor activities, the riverfront and relationship with neighbouring sites.

The residential entrances have been designed to be both sympathetic to the overall elevation design, while also being clear and legible enough to be clearly read and stand out. A careful blend of materials, expressed double height spaces, increase in glazing and signage mark these lobbies out. Internally the lobbies have been strategically designed to be clear, simple and robust.

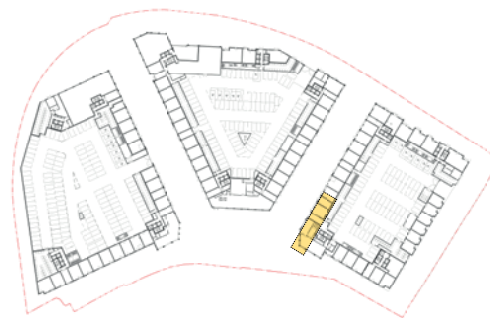
The townhouses on Jopling Mews have been amended to stacked duplexes. Throughout this design amendment the original design intentions have been preserved with each block continuing to benefit from a podium. Amenity space and a high proportion of dwellings with private terraces or balconies. Most of the new unit layouts have open plan kitchen/dining spaces connection to the car park at ground floor or are double aspect that opens on to the podium. The upper floor duplexes at second floor are accessed via podium at level 1 through an internal staircase.

The details and architectural form of houses are described in chapter 8.9 The townhouses - Jopling Mews.

### New Duplexes Design

#### Type D251: 2B4P

- Dual Aspect
- East Facing Dining/Living Room
- Views of Podium
- Private Amenity Space



Duplex: First Floor Plan



Duplex: Ground Floor Plan