

EAA - EMRE AROLAT ARCHITECTURE



ROYAL HEIGHTS

Volume I
Design & Access Statement (ADDENDUM)
September 2018

Document Prepared By:

EAA - Emre Arolat Architecture
Architects and Masterplanners

for Reading Heights Limited

with Consultant Team:

Cannon Consulting

Transport & Flood Risk

Cumpsty Communications

PR and Public Consultation

Finch Consulting

Acoustic

Fluid Structures

Structural Engineers

Future54

Quantity Surveyor /Employers Agent

Krause Architects

Executive Architects and principle Designer

Montague Evans

Heritage, Townscape & Visual Impact

Point 2

Daylight, Sunlight & Right of Light

Pre Construct

Verified Views & Visualisations

PW Consulting

CDM Advisor to Principle Designer

QuinnRoss

Mechanical Electrical Engineers

Reading Heights Limited

Development Manager

Social

Community Engagement & Consultation

SLR Consulting

Air Quality

Thames Building Control

Approved Inspector

Vocalism

Planning Consultant

Wilder Associates

Landscape Designer

This document Contains:

The detailed design proposals for Royal Heights, a residential development located on, 59-75 Queens Road, Reading RG1 4BN. This document forms and addendum to Volume I of the Design and Access Statement in support of the planning application and should be read in conjunction with Design and Access Statement Volume I and II as well as the Application Drawings along with the technical appendices.

© EAA - Emre Arolat Architecture All rights reserved.

EAA - Emre Arolat Architectural Studio Limited, Registered in England and Wales Registration Number: 90710602.

Project No	220
Ref	220-BC-P-DAS-Addendum
File Ref	EAA-UK-220-2.1-BC
Prepared By	KU
Checked By	UY
Work Stage	P
Status	For Planning
Revision	-
Date	05.09.18
Revised By	-
Checked	-
Description	-

Contents of the Addendum

in reference to Design and Access Statement Volume I

- 5.2 SITE DEFINITION
- 5.3 PROPORTION & MASSING
- 5.5 BUILDING ELEMENTS
- 5.6 MATERIALITY & APPEARANCE

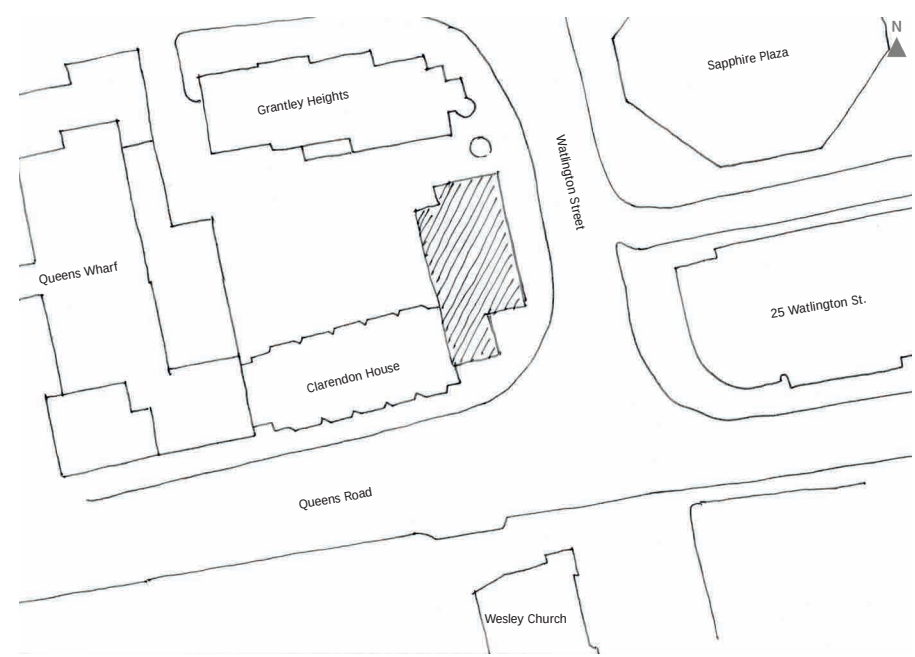
- 6.1 LANDSCAPE DESIGN STATEMENT
- 6.2 SITE CONTEXT
- 6.3 LANDSCAPE CONCEPT
- 6.4 LANDSCAPE MASTERPLAN
- 6.5 MATERIALS PALETTE
- 6.6 PLANTNG AND BIODIVERSITY

5.0 DESIGN PROPOSALS

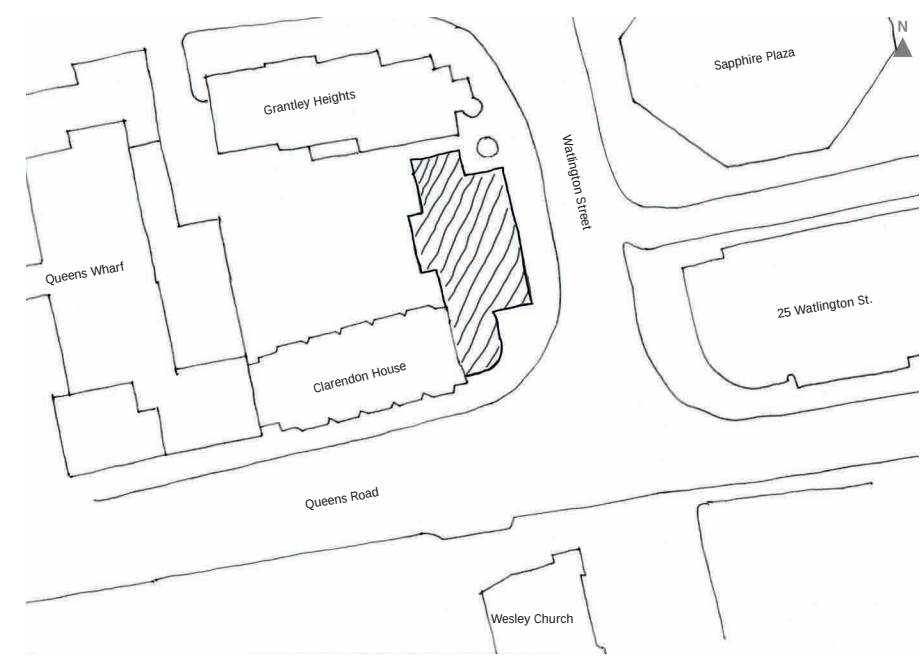
5.2 SITE DEFINITION

During the planning consultation in August, a concern has been raised in relation to the proximity of the proposal to the Grantley Heights habitable room windows.

In response to this concern, the proposed new building has been stepped back to create 11.5m offset from the Grantley Heights habitable room windows and the massing has been moved where the windows of the Grantley Heights are to the communal circulation spaces.



Pre planning consultation development plot outline, in DAS volume I, page 41.
(Before)



The proposed development plot outline following the planning consultation carried out in August 2018.
(After)

5.0 DESIGN PROPOSALS

5.3 PROPORTION & MASSING

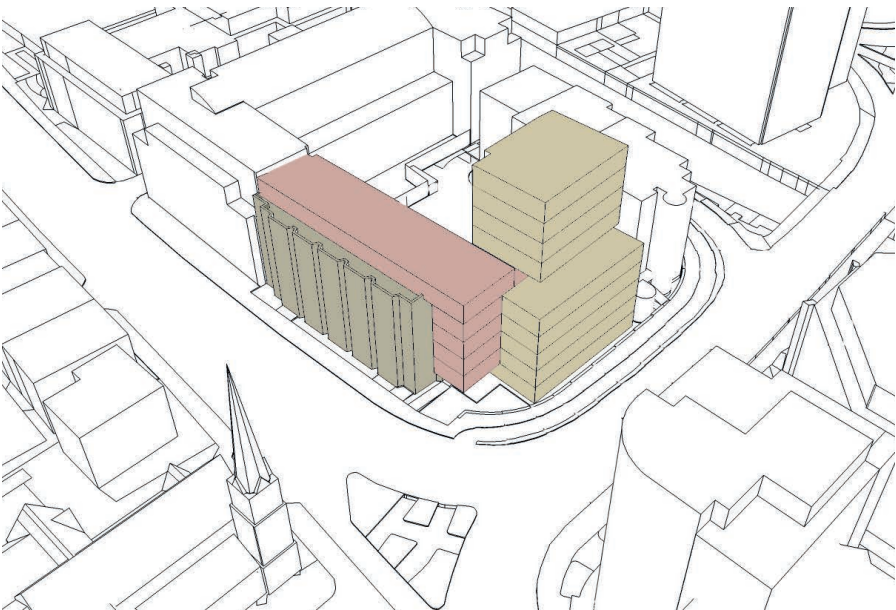
During the planning consultation in August, a concern has been raised in relation to the dominance of the proposals and it's potential impact on the distance views from the Forbury Road towards Wesley Methodist Church.

In response to this concern, the building height has been reduced to ensure the spire of The Wesley Methodist Church has been perceived more dominant.

In addition, the tower element has been chamfered to increase the distance between the spire and the proposed building.

Proposed projecting balconies have been replaced with the recessed types to further improve the views.

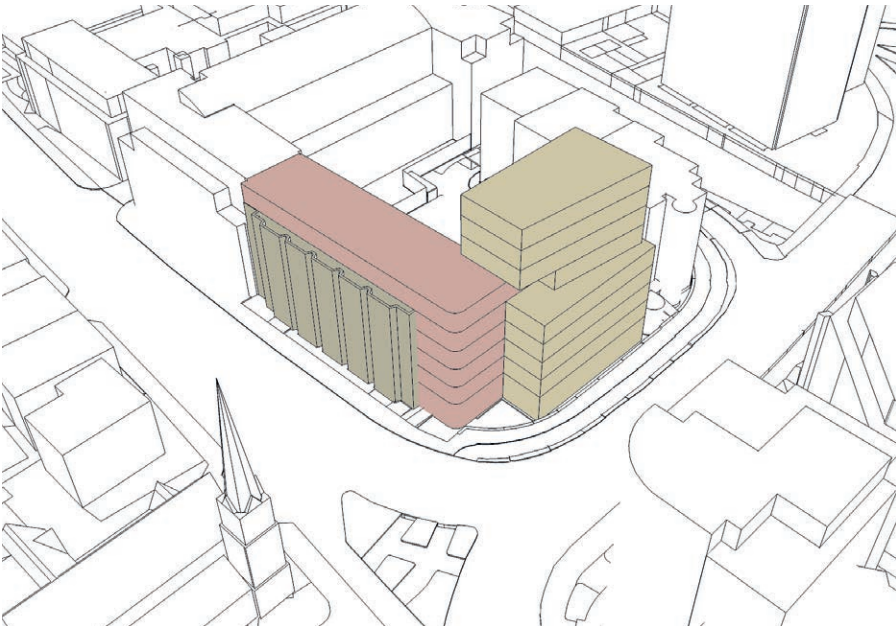
TALLER BUILDING SET BACK FROM THE CORNER



Pre planning consultation massing with ten storey new building facing the Watlington Street consisting a five storey base building, a setback on the link floor and a further four storey tower element.

(Before)

TALLER BUILDING SET BACK FROM THE CORNER



Following the planning consultation in August, the building height has been reduced to 9 storeys and the tower element has been chamfered to enhance the long distance views from Forbury Road towards Wesley Methodist Church.

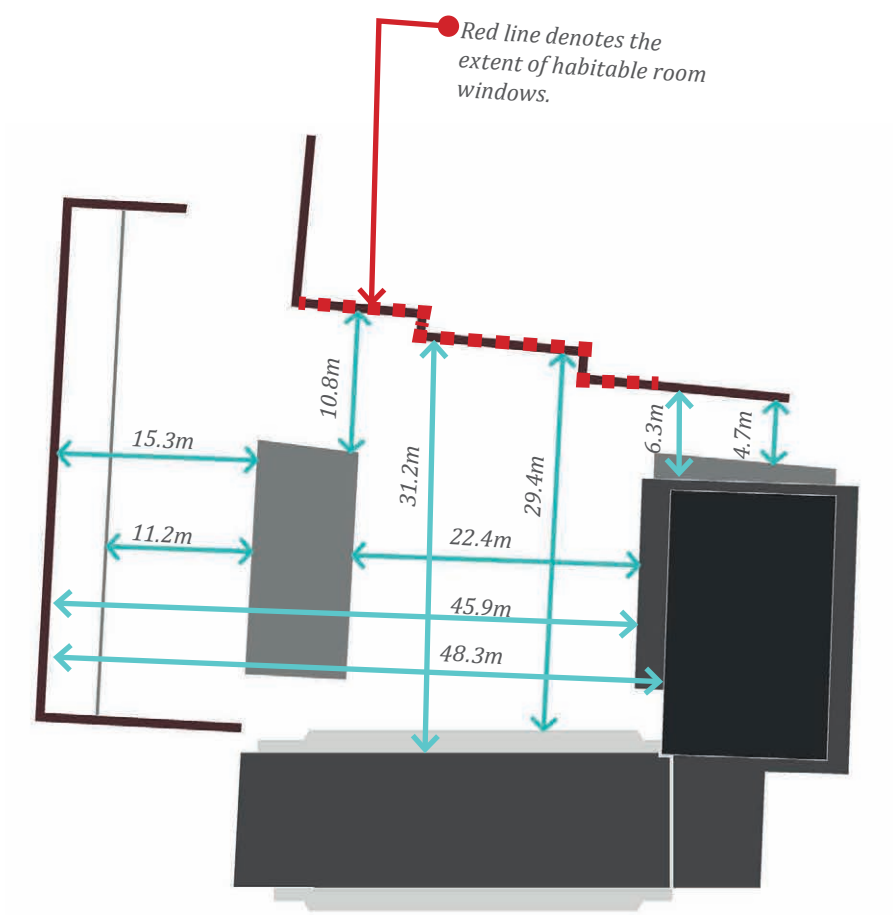
Further, the corner of the link building has been rounded to improve the setting at the corner of Queen's Road and Watlington Street.

(After)

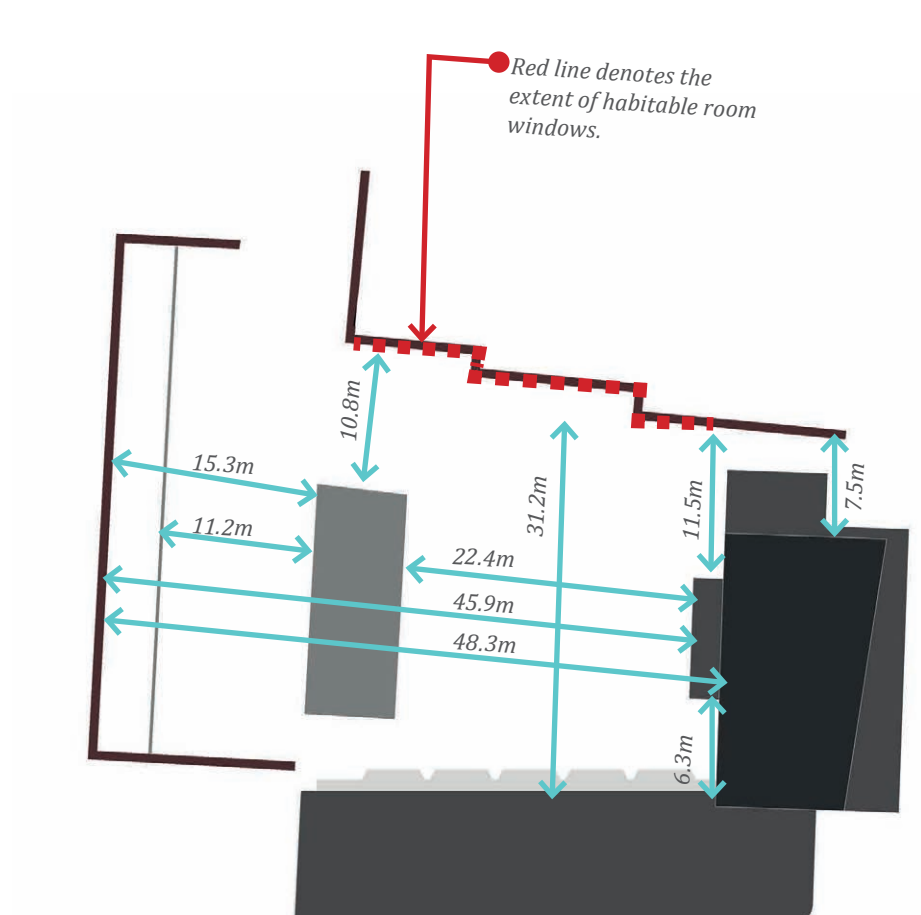
5.0 DESIGN PROPOSALS

5.3 PROPORTION & MASSING

Following the planning consultation in August, the distances between various elements of the proposal between neighbouring buildings have been reviewed and, where critical, have been improved as per the following diagrams.



Critical distances with the neighbouring buildings.
(Before)



Critical distances with the neighbouring buildings.
(After)

5.0 DESIGN PROPOSALS

5.5 BUILDING ELEMENTS - THE BASE

Following the planning consultation in August, trees have been introduced to the Watlington Street and Queen's Road frontages to soften the appearance and setting of the proposed building.



Updated visualisation showing the proposal from the corner of Queens Road and Watlington Street with landscape features. (ref pp.55)

5.0 DESIGN PROPOSALS

5.5 BUILDING ELEMENTS - THE LINK

Following the planning consultation in August, the corner of the link building has been rounded to improve the setting of the corner of Queen's Road and Watlington Street.



Visualisation showing the transparent entrance lobby.

5.0 DESIGN PROPOSALS

5.5 BUILDING ELEMENTS - PRIVATE AMENITY SPACES

Following the planning consultation in August, the building height has been reduced to 9 storeys and the tower element has been chamfered to enhance the long distance views from Forbury Road towards Wesley Methodist Church.

Previously proposed projecting balconies have been replaced with the recessed types to improve on the distance views.



View of the chamfered tower

5.0 DESIGN PROPOSALS

5.6 MATERIALITY & APPEARANCE

Incorporating all the responses into the proposals resulted in an appropriate design, in keeping with its context, complementary to the fast developing Reading town.



Visualisation showing the relationship between the 'ensemble of buildings'

EAA- Emre Arolat Architecture

Unit 31

Finsbury Business Centre

London

EC1R 0NE