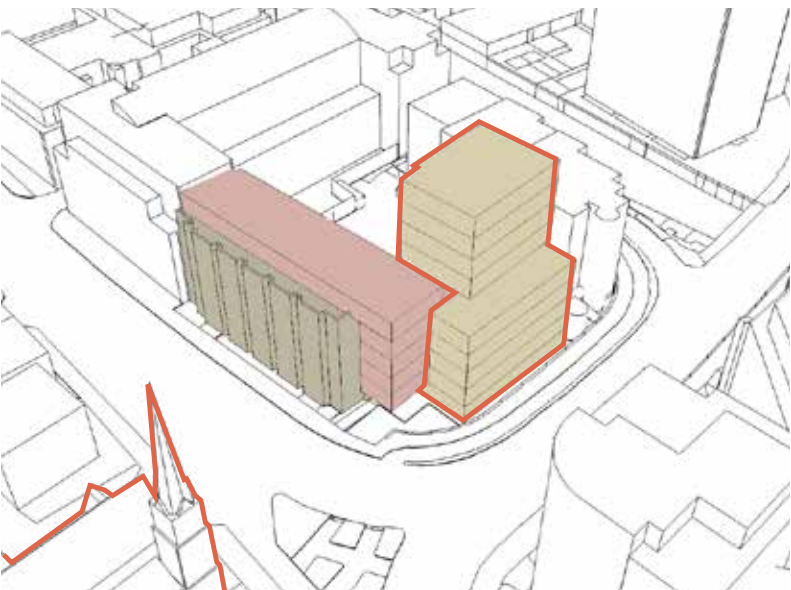


5.0 DESIGN PROPOSALS

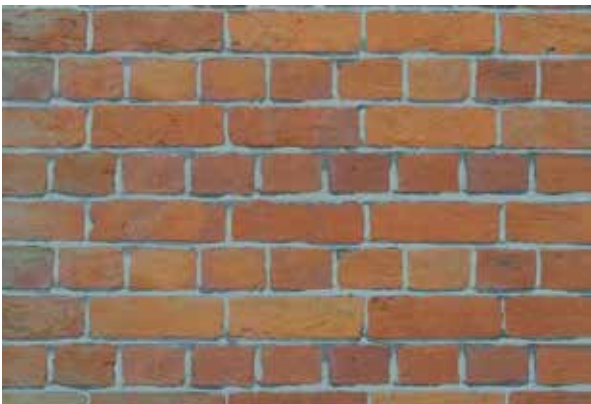
5.6 MATERIALITY & APPEARANCE

The proposals pay homage to the history of the area, borrowing materials from the Conservation Area and proposing a contemporary interpretation of traditional materials. The Conservation area is characterised by contrasting complementary materials used to create decorative façades and rich material textures.

The designs take the soft red brick from the Wesley Church and the grey stone used throughout the Conservation area; combining them in different proportions to create a variety of brick blends within the same family. Watlington Street is predominantly red, the Link Building predominantly grey and the taller building an equal combination of the two.



Materials from the heritage area



Traditional soft red bricks of the Wesley church are used throughout the area provide vibrant tones.



The same bricks, here slightly weathered and decorated with a horizontal band of grey stone and darker brick



Flint-stone used in decorative clusters in the wall immediately behind the Wesley Church belonging to the historic Watlington House



Simple decorative use of two bricks creating a Flemish bond with dark glazed headers and soft red stretchers along Watlington Street



A naturally weathered and stained red brick wall within the Endon Street Conservation Area



A stone wall from the Polish church community hall on Watlington Street.

5.0 DESIGN PROPOSALS

5.6 MATERIALITY & APPEARANCE

The images below show the initial ratio studies creating a new brick palette out of materials 'found' on the site. It is proposed that the base building should be predominantly red as this is the dominant material in the Conservation Area and it helps as it defines the pedestrian experience linking the new building to the historic area.

Inversely the link building infill areas will be predominantly grey, augmenting the lighter nature of this building, and finally the upper building will be an equal mix of both red and grey. The image on the right shows the proposed range of bricks which add texture and variety within the material palette.

MIXING BRICKS - RATIO STUDIES



80:20 Ratio



50:50 Ratio



20:80 Ratio

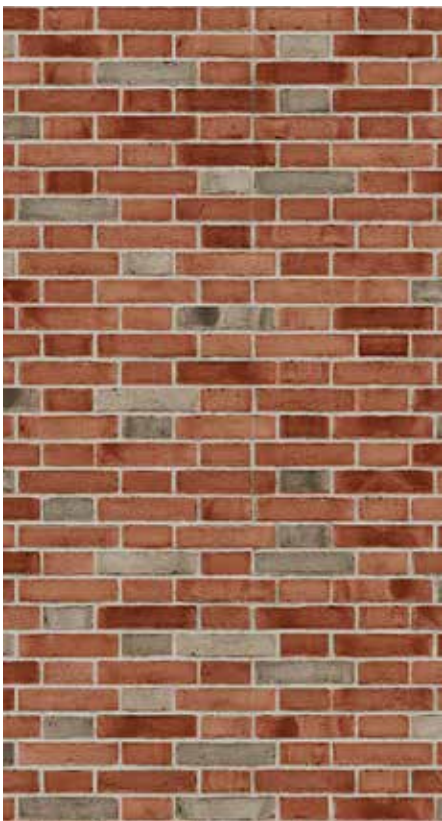
PROPOSED BRICK RANGE



The Link



The Upper Building



The Base



Visualisation showing the material relationship between the 'ensemble of buildings'

5.0 DESIGN PROPOSALS

5.7 BUILDING ARRANGEMENT

The proposed building is organised around the site perimeter, completing the urban block and lining the edge of Watlington Street. The units are a result of this complex site configuration, with a constrained plot that led to innovative layouts and high quality units, 74% of which have two or three aspects. The development is mixed tenure and tenure blind and accessed via 3 main entrances.

Clarendon House provides access to 4 market sale apartments on the fifth floor. The link building provides access to a combination of 35 intermediate and market sale apartments over nine levels. The link building has a second core providing access to 3 affordable apartments accessible from the courtyard as are the 4 mews houses with own front doors.

GROUND FLOOR PLAN



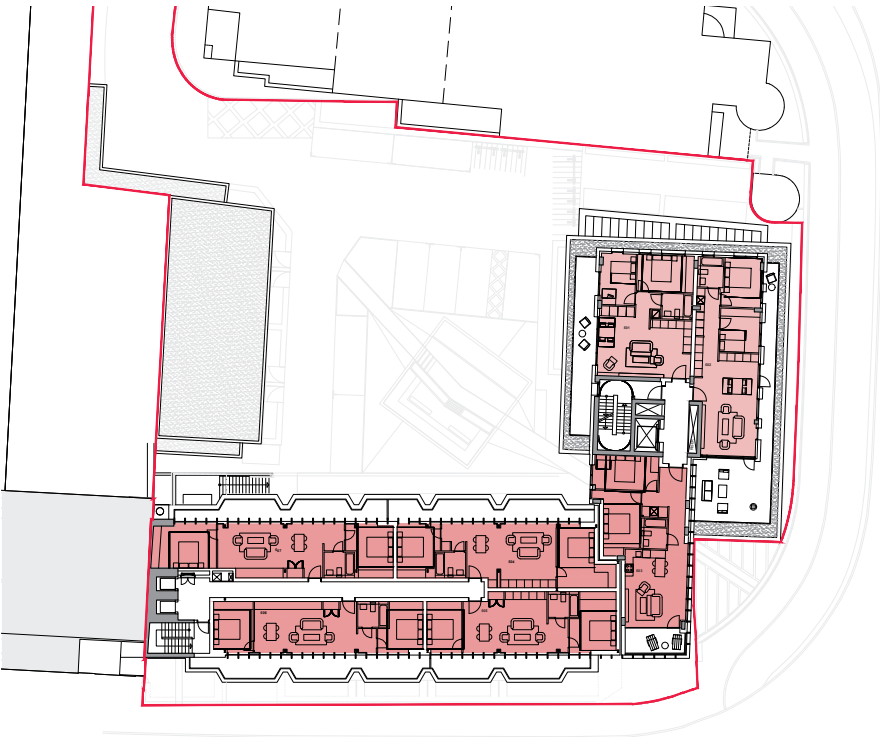
FIRST FLOOR PLAN



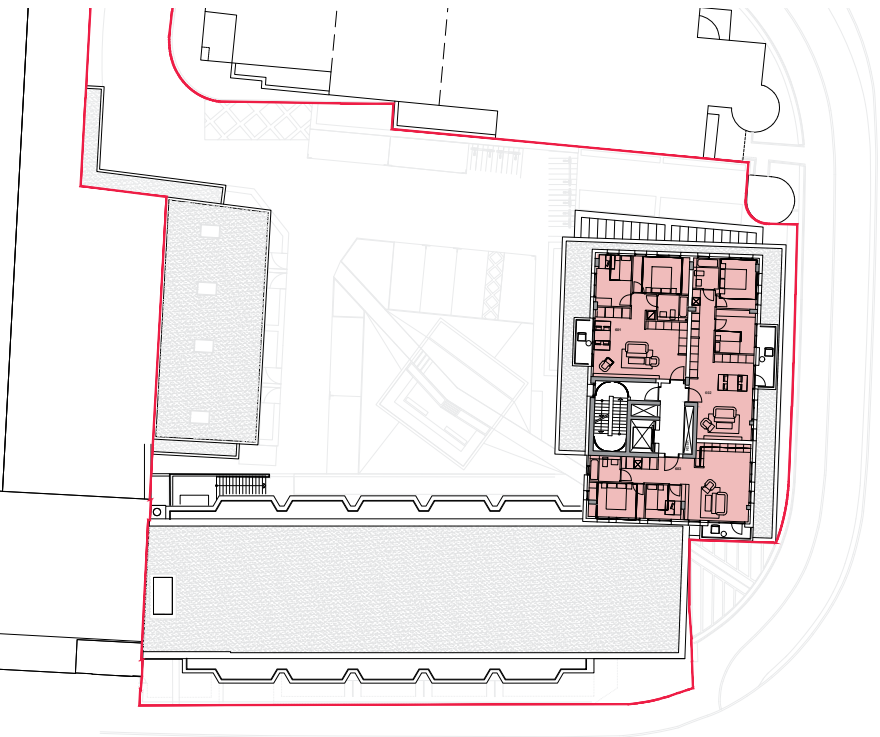
SECOND TO FOURTH FLOOR PLAN



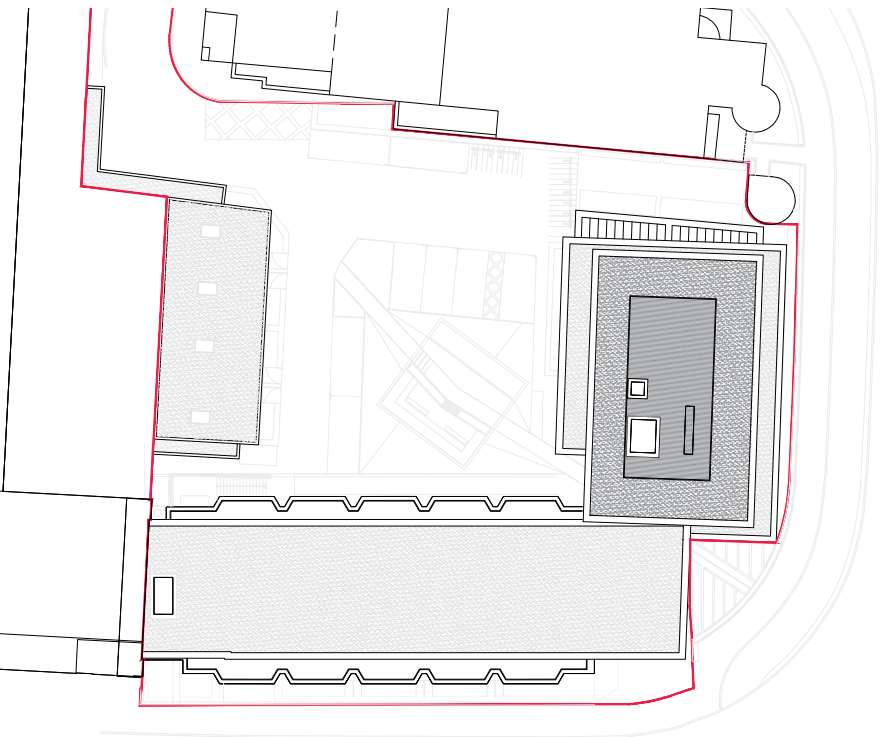
FIFTH FLOOR PLAN



SIXTH TO NINTH FLOOR PLAN



ROOF PLAN



5.0 DESIGN PROPOSALS

5.8 ENERGY & SUSTAINABILITY

Energy

The energy strategy has been developed to support a lean, clean and green development. Designed to meet current regulations, planning policies and fulfils the following sustainability targets.

- › Building Regulations Part L1A 2013 (the current building regulations for dwellings).
- › Reading Borough Council Core Strategy

The Energy Hierarchy

Be Lean

Utilise passive energy efficient design measures, focussing on highly insulated building fabric, high performance glazing with solar control, air tightness, thermal bridging, thermal mass, low energy LED lighting and the design of highly efficient mechanical ventilation and heat recovery units to minimise the developments energy requirements.

Be Clean

Where possible heating should be provided by a communal heating network and centralised gas boilers, with provision of future connection and linking to local district heating networks. As the new proposed development is linked to the Clarendon House residential conversion on-site CHP (Communal heating & Power) is specified alongside a highly efficient gas boiler to serve the communal heating and hot water network. Provision for future connection to a wider heat and power network has also been allowed for which will assist in achieving enhanced carbon reduction target.

Be Green

Where possible provide carbon reduction emissions reduction through the implementation of new technology. A number of renewable technologies have been appraised within the accompanying Energy and Sustainability Design Statement for potential inclusion in the development. Due to site constraints and the fact the energy and CO2 reductions offered by the CHP unit will far exceed the National and local policies it has been concluded that the inclusion of such technology would be infeasible.

Water

In order to reduce water consumption, water efficient fittings and technologies will be implemented including:

- › Low volume toilets with a flush volume of 4/2.5 litres or less
- › Shower with flow regulator, limited to less than 8 litres per minute
- › Low water use basin fittings
- › Low water use white goods

5.0 DESIGN PROPOSALS

5.9 SERVICING STRATEGY

The courtyard has been carefully designed to accommodate waste management, car parking, cycle storage, building deliveries/removals and building servicing. In addition the courtyard provides amenity spaces for the residents. For more information on the courtyard read in conjunction with Chapter 6 Landscape.

Due to constrained site access and to avoid the courtyard being dominated by service vehicles, the waste plan is to be implemented as part of a managed waste plan. The waste and recycling areas are two-tiered, an area adjacent to each core for convenient resident drop off and a larger store close to Kennet Side in the same location as the current facilities that have been used by Reading Borough Council's waste management team. The principle is to manage the movement of the waste within the site in order to make it convenient for both the residents and the collection team without impacting on the high quality public realm.

Cycle stores are conveniently located adjacent to each core and will also be managed by the facilities team. The cycle stores provide 50 secure cycle parks to serve the development and will be made available to all units types and tenures.

-  Reading Borough Council Waste Collection from Kennet Side
-  Route to move waste from local stores to collection point
-  Residents waste drop-off locations next to each access core

