

Green Park Village | Phases 3B1 & 3B2

Reading, Berkshire

Reserved Matters Planning Application | Design and Access Statement

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Client: St Edward Homes

Date:

Ref: 30934/6-GPV-Phase 3B1 & 3B2

Disclaimer

This design and access statement has been produced by Broadway Malyan on behalf of St. Edward Homes for the Reserved Matters planning application for the Green Park Village Phases 3B-1 and 3B-2.

This document and supporting drawings should be used solely for the purposes of the reserved matters application submission to Reading Borough Council, and should be read in conjunction with the full set of application drawings and reports.

Revisions
First issue

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Introduction

Green Park Village Phase 3B1 & 3B2

Introduction

This Design and Access Statement has been prepared on behalf of St Edward Homes for the Reserved Matters Planning Applications for Phases 3B1 & 3B2 at Green Park Village Reading.

Both Reserved Matters applications build upon the outline consent reference 10/01461/OUT granted on 1st July 2011. Phase 1, Phase 5, Phase 2C & Phase 3A of the outline consent (housing) has been implemented and at time of writing is currently on site.

The Reserved Matters Applications focus on the Phase 3B residential element of the outline consent (use class C3) which also includes a number of apartments (use class C3). The apartment block on the Western side of Gateway Boulevard within the outline of Phase 3B has been allocated to Phase 3B1, with the Gateway apartment block on the opposite side of the boulevard is allocated to Phase 3B2. Please refer to the phasing plan to the right.

In summary, the overall Phase 3B (3B1 & 3B2) Reserved Matters Application consists of 166 dwellings (of which 48 are houses & 118 are apartments), associated car parking and landscape.

The layout of this design and access statement document reflects the outline consent planning conditions which are being targeted for discharge by this reserved matters planning application.

These are as follows:

Condition 3: Before any part of each phase of the development of the site is commenced, plans and particulars in respect of all reserved matters relating to that phase, not particularised in this outline application, shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development or any part thereof shall not be carried out otherwise than in accordance with the approved details, namely detailed plans and drawings showing:

- (i) The layout of the development to be comprised in the relevant phases;*
- (ii) The scale of the development to be comprised in the relevant phases;*
- (iii) The appearance of the development to be comprised in the relevant phases;*
- (iv) The accesses to and within the development not already approved by this application;*
- (v) The landscaping of the relevant phases.*

Condition 9: Details of reserved matters for landscaping of the relevant phases shall include the following details:

- a) Proposed finished ground levels or contours, means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (e.g. refuse bins, lighting columns etc.); and*
- b) Location and specification (surfacing, equipment etc.) of local equipped areas for play and local areas; and*
- c) Proposed and existing functional service above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and*
- d) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedule of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.*
- e) Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment.*



Approved outline master plan.



Phasing Plan

The Site

Green Park Village Phase 3B

Site

Phase 3B of the site is located towards the South Eastern boundary of the wider Green Park Village site. This residential area was included within the approved outline master plan for Green Park Village in 2011.

Location

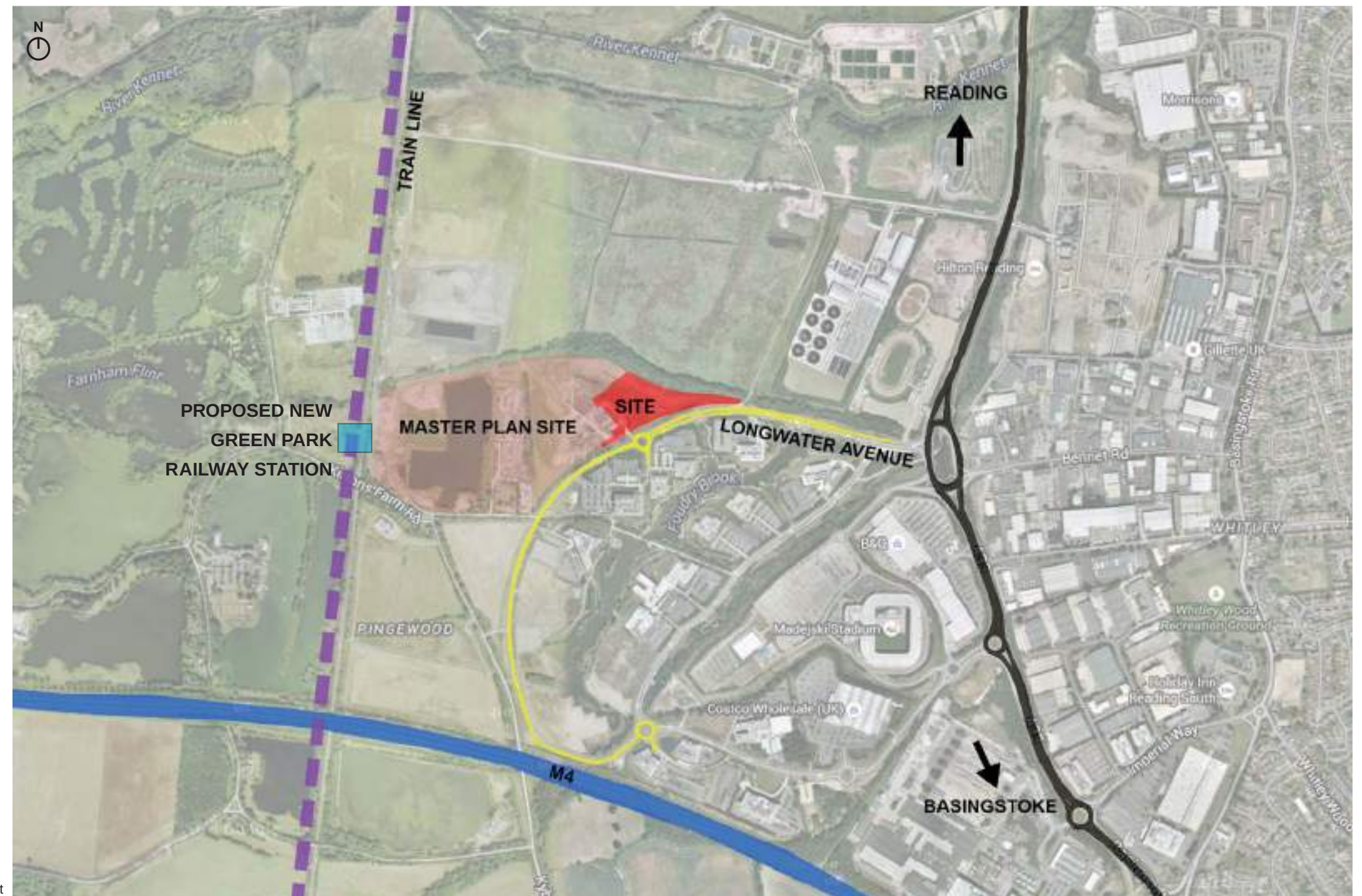
The site benefits from its proximity to Longwater Avenue and the rest of the Green Park Village development. The proposed residences will be visible along Longwater Avenue at the approach to the roundabout. This location within the new development and will afford residents a position at the centre of a new vibrant community.

Good Connectivity

The application site is a gateway to the Green Park Village scheme and as such is bounded to the South by the main access road to the proposed railway station to the West. Longwater Avenue is easily accessed and a regular bus runs from Green Park into the centre of Reading.

Orientation

The houses along the edge of Phase 3B form a perimeter block wrapping around the entrance courtyard for the apartments. The orientation of the dwellings varies around the perimeter block and is explained later in this document.



Wider site Context

Outline Condition 3

(i) Layout

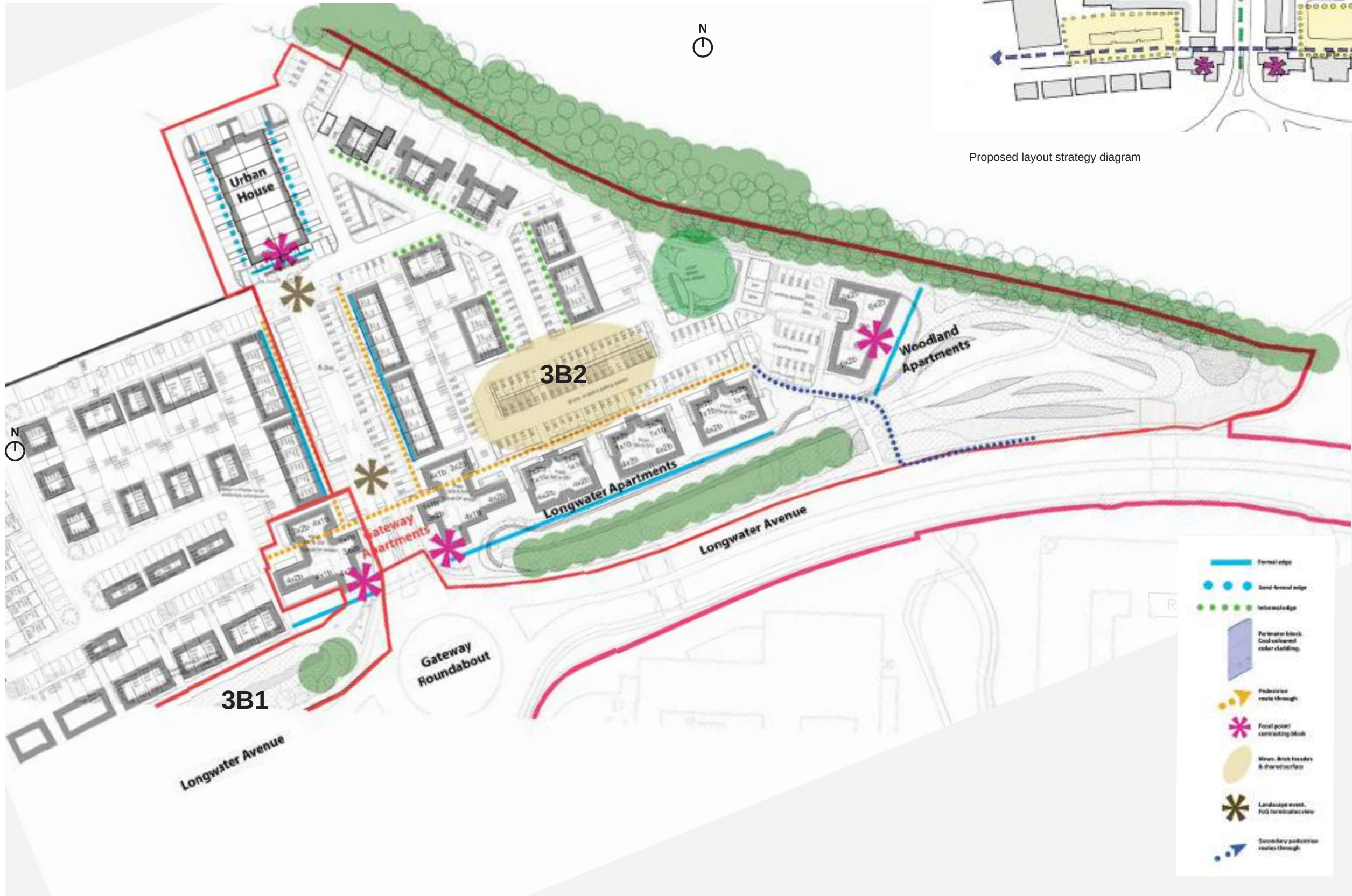
Layout

Located at the Eastern side of the Green Park Village scheme, and accessed from Longwater Avenue to the South, the site forms a gateway to the residential element of the development.

The site is accessed from Longwater Avenue via the Gateway roundabout, which links with Gateway Boulevard. At the entrance to the site are the Gateway Apartments which frame this main route into the site. The Gateway Apartments have South facing balconies which wrap around the corner to visually lead onto Gateway Boulevard as a primary access route. 'Gateway Boulevard' is a wide, tree lined street flanked each side by formal terraced townhouses. Gateway Boulevard terminates on the Southern facade of the Urban House, which has a contemporary aesthetic and provides a strong landmark facade, visible from Gateway roundabout. The Longwater Avenue apartments on the Southern boundary (facing on to Longwater Avenue) have South facing corner balconies. These apartments also have access to the South facing landscaped grounds parallel to Longwater Avenue.



Consented Masterplan layout strategy diagram



Proposed layout strategy diagram



Proposed layout strategy diagram

Outline Condition 3

(i) Layout

Amendments to the layout design

The Phase 3B layout design has evolved since the outline application was approved. This area has been improved by adapting the internal layout and road within this part of the site. The Outline consent shows a road running along the North Eastern boundary of this Phase, adjacent to the woodland.

The amended layout shows this secondary road running directly into the core/central area of this phase. This allows the properties adjacent to the woodland area to have gardens facing on to the woodland area.

The LEAP has been relocated from the Northern edge of the site, further South so it is in a more central position adjacent to the majority of the apartment buildings. The LEAP in it's new proposed location remains adjacent to the Woodland path. There is a sub-station, refuse & cycle store enclosure at the edge of the LEAP. It is proposed that the face of this enclosure fronting the LEAP is clad in highly polished mirrored metal sheeting which will provide an additional recreational activity for the children using the LEAP. The central area of Phase 3B is a shared surface area, with landscaping & parking.

The Gateway apartment building in Phase 3B-1 has been moved further away from the adjacent houses (plots 146 & 184) which are part of Phase 3A. The Southern facade of the Gateway apartment building has been improved by stepping the frontage to further emphasise the Gateway Boulevard entrance as a prominent feature block, (mirrored on Gateway Apartment 3B-2). This stepped facade has also improved the relationship between plot 146 and the Phase 3B-1 Gateway apartment building by increasing the green space adjacent to the entrance of plot 146.

The Gateway Boulevard central tree lined island has been removed to ease vehicular circulation from dwellings travelling towards Longwater Avenue. The Gateway Boulevard now benefits from trees both sides of the road which creates an attractive tree lined avenue.



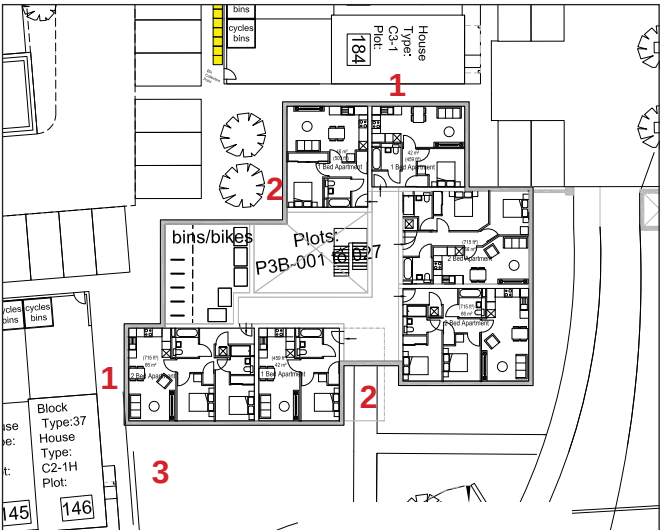
Consented Outline Siting

Proposed improvements to Outline siting of Gateway apartment:

1 - Distance increased between Gateway Apartment building & units 146 & 184 on proposed siting;

2 - Entrance/arrival space on approach to apartment building is more prominent & spacious. Glazed entrances provide a visual link through the apartment building towards Gateway Boulevard;

3 - Increased area of open space to the front of unit 146. Improved relationship between unit 146 & adjacent Gateway apartment building



Consented Outline Siting



Proposed Siting



Proposed Site Plan

Outline Condition 3

(ii) Scale

Scale

The outline consent established storey heights and ridge height parameters. The proposed heights of the buildings comply with the consented strategy set out in Phase 1.

The site plans to the right illustrate the similarities in scale between the outline scheme and the proposed Phase 3B1 & 3B2 reserved matters schemes. These site plans are supported by the 3D massing images to the far right and on the following pages.

The scale of the Phase 3B1 & 3B2 follows the masterplan storey heights proposals as being predominantly three storey. This includes the four storey apartments to the gateway into Phase 3B and along Longwater Avenue.

There is a single storey sub-station/refuse & cycle store adjacent to the LEAP.

The Woodland apartments building is a landmark feature to the East of the site. To emphasise this as a strong landmark, this building is proposed to be six storeys. The horizontal banding created by the balconies, the width of the frontage and the proposed materiality respond to the scale and massing of the adjacent Green Park commercial buildings. The diagrams on page 11 explain the visual cues upon entering the site from the East along Longwater Avenue from A33. Although this is an increase in the number of stories against the outline consent, the maximum height parameter for a five storey building is 18.2m. The proposed height of the woodland apartments is 17.75m.



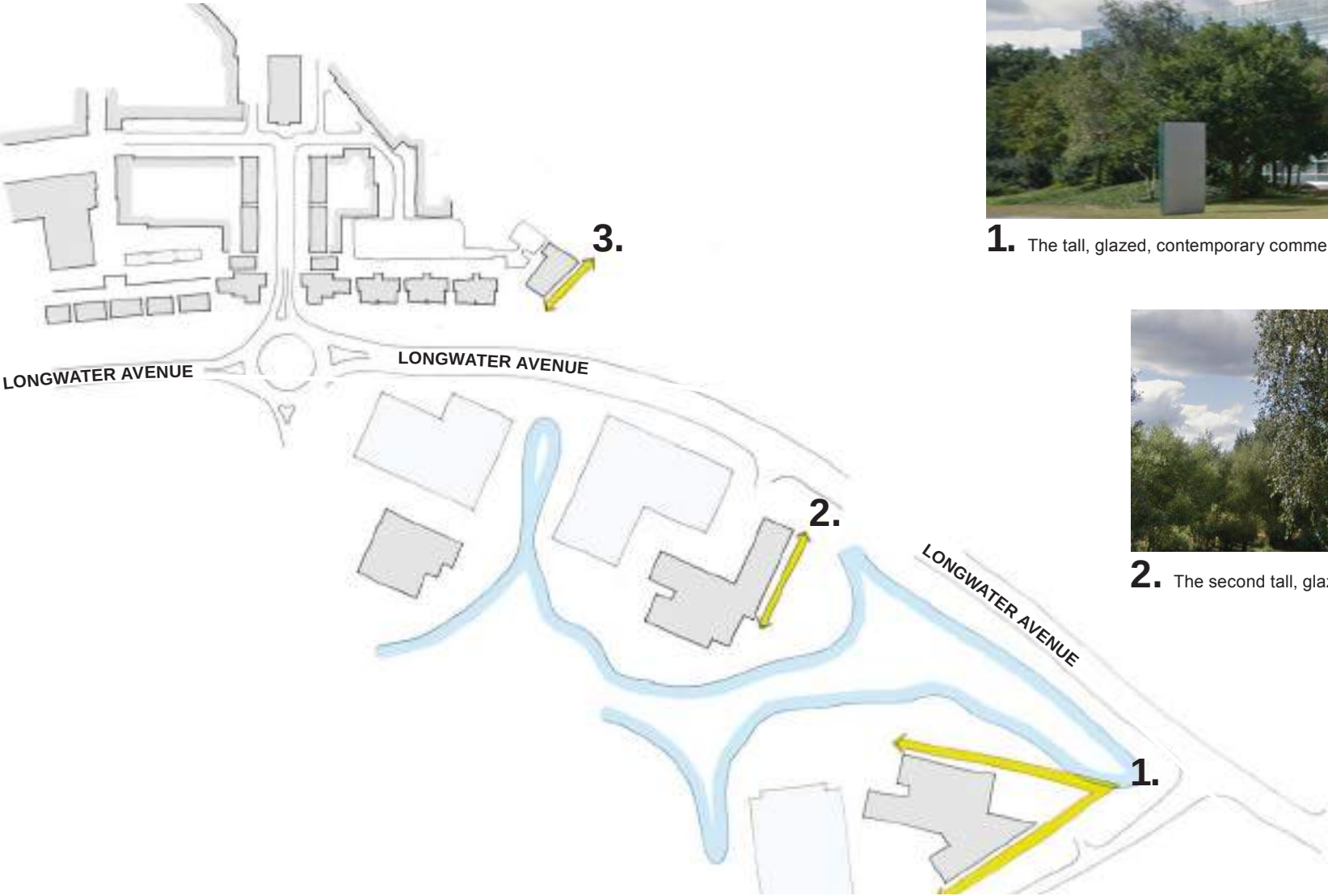
Outline Storey heights of the site including Phase 3A



Proposed Storey heights of the site (alongside Phase 3A)

Outline Condition 3

(ii) Scale



1. The tall, glazed, contemporary commercial/office building is visible on the left when approaching along Longwater Avenue from the East



2. The second tall, glazed contemporary commercial/office building is visible on the left when approaching along Longwater Avenue from the East



3. The proposed Woodland Apartments (with Longwater Apartments beyond) follow the scale and aesthetic of the commercial buildings along Longwater Avenue, whilst providing a feature landmark building at the Eastern edge of the site

Phase 3B Site Principles | Visual Cues - Horizontal

Outline Condition 3

(ii) Scale

Scale

The similarities in scale between the Outline Consented scheme & the proposed scheme are illustrated on following images.

Outline



Outline consented Massing & Scale of Gateway Apartment buildings Phase 3B1 & 3B2 at the entrance to Gateway Boulevard

Proposed



Proposed Massing & Scale of Gateway Apartment buildings Phase 3B1 & 3B2 at the entrance to Gateway Boulevard

Outline



Aerial view of Outline Consented scheme from West along Longwater Avenue

Proposed



Aerial view of Proposed Phase 3B1 & 3B2 from West along Longwater Avenue

Outline Condition 3

(ii) Scale



Aerial view of Outline Consented scheme viewed from the East along Longwater Avenue



Aerial view of Proposed Phase 3B1 & 3B2 viewed from the East along Longwater Avenue



View into central area towards the East of Outline Consented scheme



View into central area towards the East of Proposed scheme

Outline Condition 3

(ii) Scale



South Street Elevation A

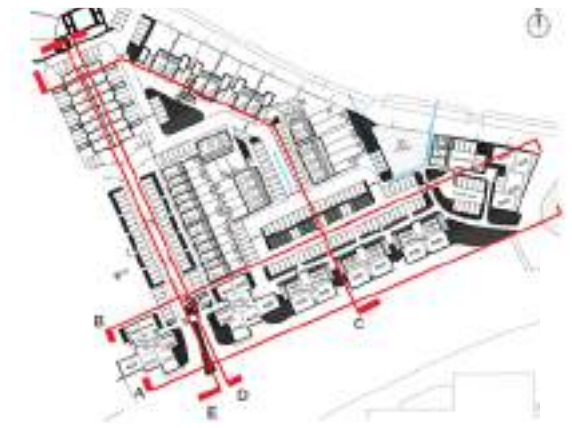
Reserved Matters Application Phase 3B1 | Reserved Matters Application Phase 3B2



North Street Elevation B



Street Elevation C



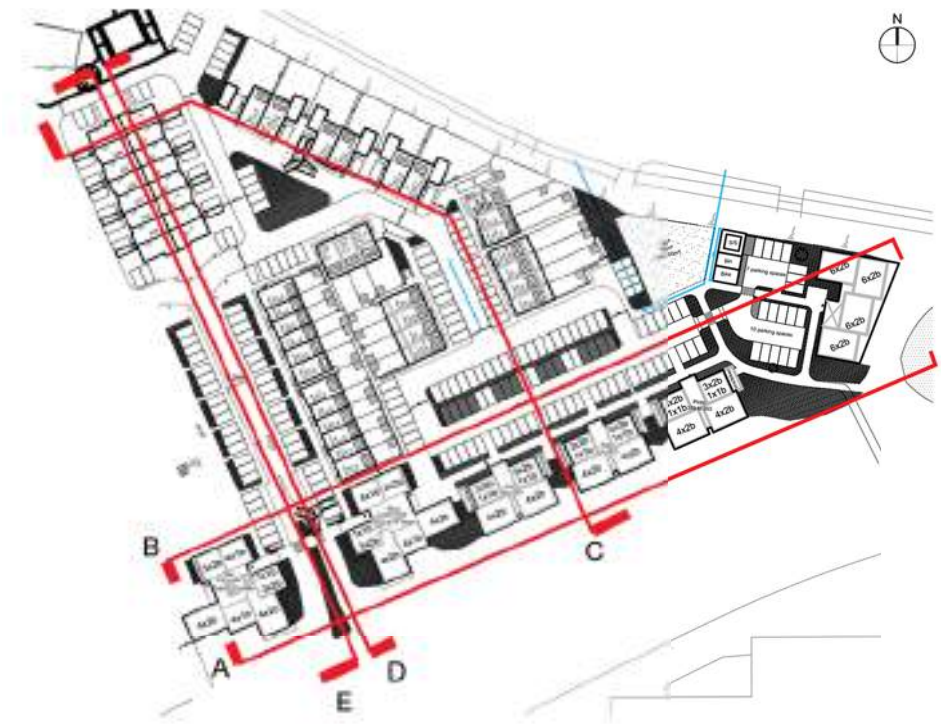
Key Plan showing elevation references



Outline Condition 3

(ii) Scale

Street scene elevations



Key Plan showing elevation references



West Street Elevation D



Reserved Matters Application Phase 3B1 | Approved Elevation Phase 3A

East Street Elevation E

Outline Condition 3

(iii) Appearance

Appearance

The appearance of the houses in Phase 3B follow the same design approach and aesthetic treatment as the houses in Phase 1, Phase 3A and Phase 5. As described previously, there is a hierarchy of formal, semi-formal and informal streetscapes in the Green Park Village master plan. Therefore, a holistic streetscape is created and boundaries between phases will not be visible once the site is complete.

The houses are timber 'HardiPlank' clad in varying colours. The varying coloured cladding aids orientation and characterises the different areas across the development. The exception to the timber cladding are the apartments which are proposed to be grey cladding and a light buff brick.

The Gateway Apartments are proposed to be contemporary in appearance. The Gateway apartment building in Phase 3B-1 is proposed to have Hardiplank cladding on all facades with the exception of the South Eastern element. This is to visually link the appearance of the houses with the apartments to the West of the site. The South Eastern block has sleek grey fibre cement cladding with glazed balconies. This aesthetic is mirrored on the opposite side of Gateway Boulevard on the Gateway Apartment building in Phase 3B-2, in order to create a mirrored gateway into the site. The remaining facades of this apartment block are proposed to be buff brick to tie in with the Urban house & Longwater Avenue apartment buildings.

The Woodland apartment building has a predominantly glazed Eastern elevation with buff brick & grey fibre cement cladding on the West elevation. The East elevation responds to the style of the commercial buildings on the opposite side of Longwater Avenue, while the West elevation has the same material palette as the Longwater Avenue Apartments.

The proposed materials reflect those which have been specified elsewhere in Green Park Village, therefore the scheme is read as a whole. For example, the fibre cement cladding has been specified on the Extra Care Home and Phase 2C Lakeside apartments. Similarly, a light buff brick has been specified to the mews area in Phase 3A & Phase 5. The principle of the projecting eaves on the apartment buildings in Phase 3B has already been established by the Urban House, Flats 1-10, Waters edge apartments and Lakeside apartments.

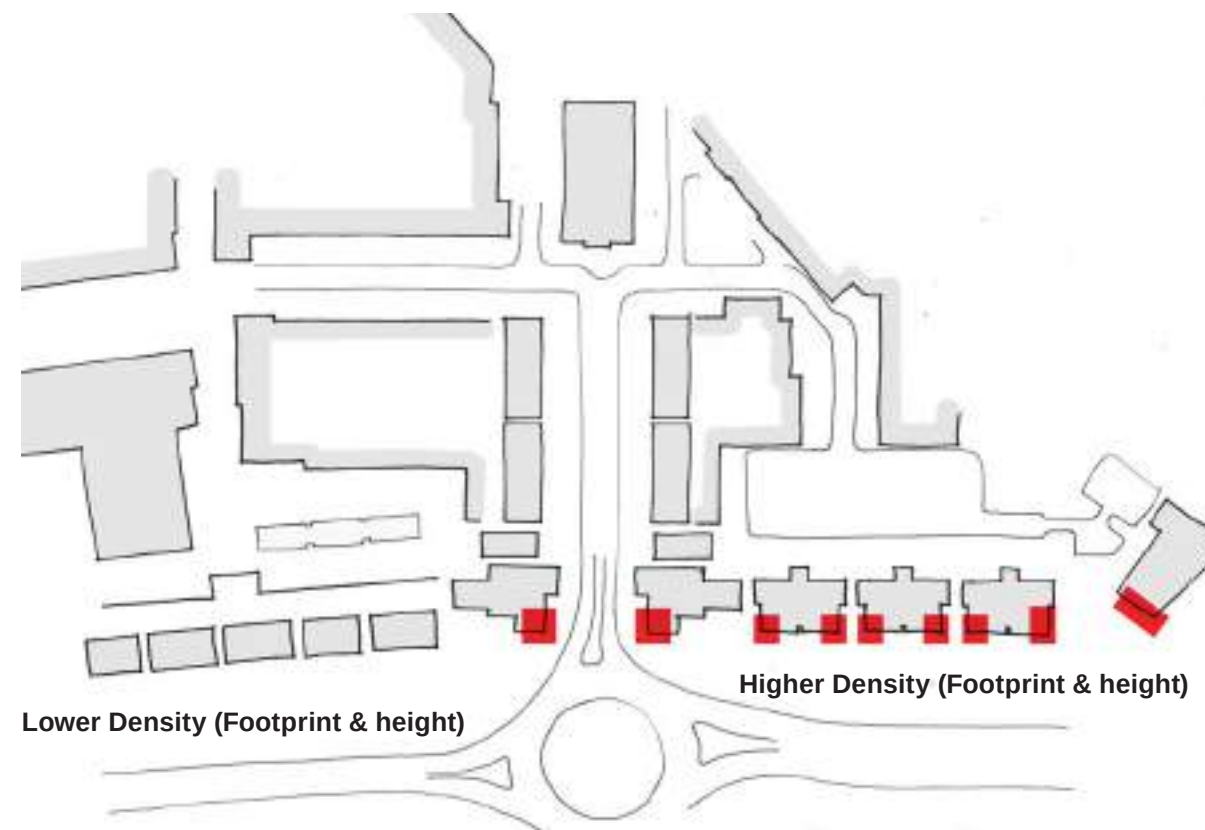


Outline Condition 3

(iii) Appearance

Use of materials in key locations

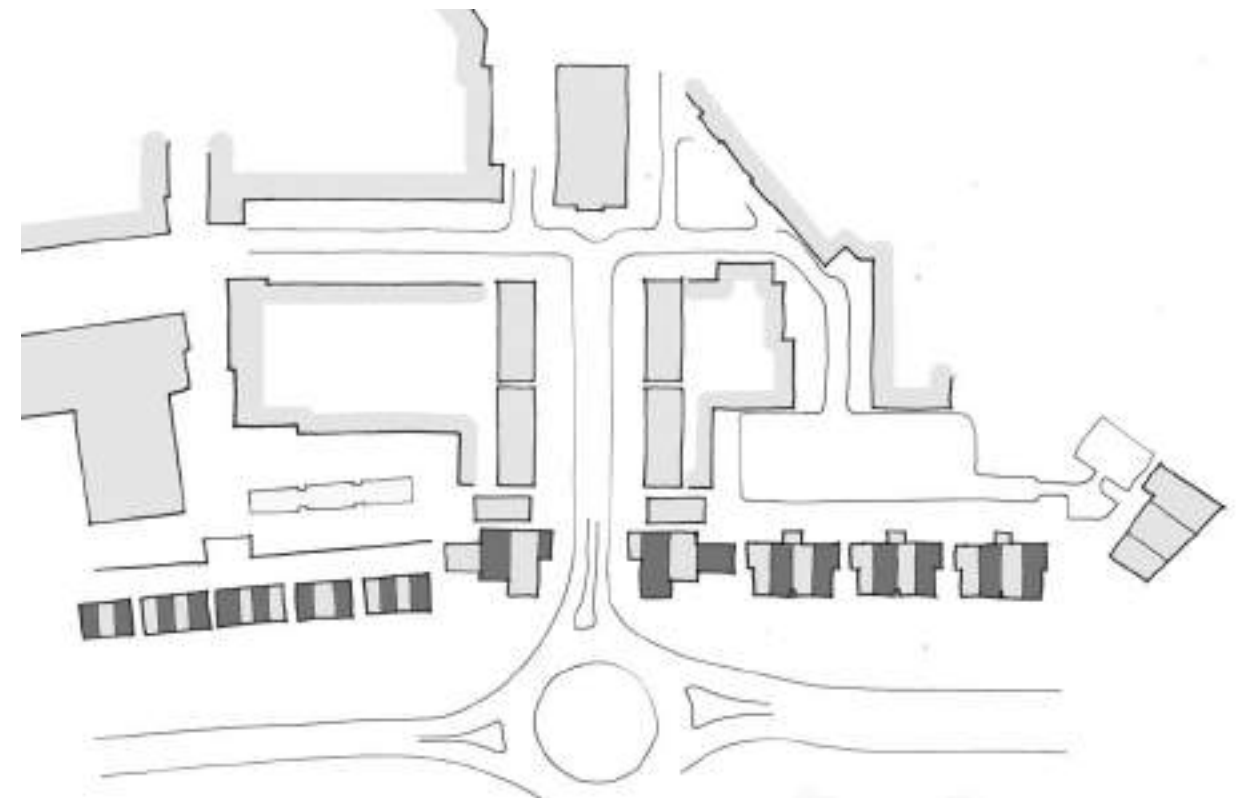
Use of the same materials (Eternit fibre cement cladding or similar) in key locations is effective in linking the Gateway Apartments, Longwater Avenue Apartments & Woodland Apartments architecturally, as shown in the diagram below.



Phase 3B Site Principles - key materials in key locations.

Vertical Rhythm

Responding to the existing house widths creates vertical modules which are replicated in the subdivision of the apartment buildings (as shown in the diagram below). This vertical rhythm creates a consistent language between the houses & apartments along Longwater Avenue.



Phase 3B Site Principles - Vertical Rhythm - Responding to House Module

Outline Condition 3

(iii) Appearance



Phase 3A
Mountain Sage / Arctic White HardiePlank

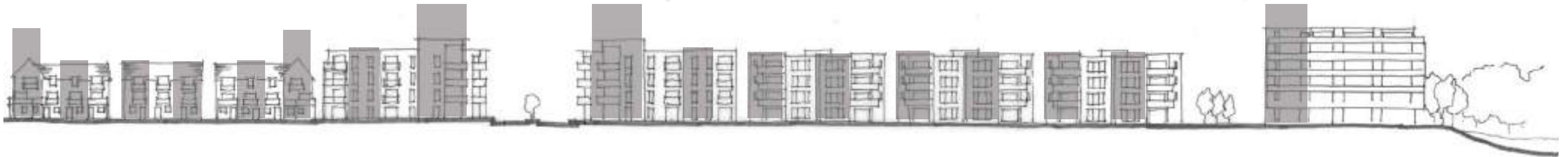
Gateway Apartments

Light Mist HardiePlank / Grey Equitone

Longwater Avenue Apartments
Grey Equitone / Buff Brick

Woodland Close Apartments
Grey Equitone / Buff Brick

Phase 3B Site Principles | Linking Lower and Higher Density buildings architecturally



Vertical rhythm | Primary and Secondary



Height and material changes to highlight buildings of key importance and continue rhythm

Outline Condition 3

(iii) Appearance

Gateway Apartments - Materials & Design Approach

Proposed Gateway Apartment Precedents & Visuals



Precedent image showing wrap down facade which focuses the view towards primary gateway/axis (the glazing shown above is not as proposed).



Grey Fibre cement Rainscreen Cladding



Buff brick



Light Mist Hardieplank

Outline Condition 3

(iii) Appearance

Gateway Apartments

Proposed Gateway Apartment Looking North

Perspective Sketch



Outline Condition 3

(iii) Appearance

Woodland Apartment - Materials & Design Approach

Proposed Visuals & Precedents



Horizontal banding

The precedents on this page show the design intent for the contemporary horizontal banding which is proposed for the Woodland Apartment building. The office building precedent in Green Park Village also provides a contextual reference for this design approach.



Horizontal balconies



Green Park Village precedent

Outline Condition 3

(iii) Appearance



Woodland Apartment view from East - Sketch perspective

Outline Condition 3

(iii) Appearance

Woodland Apartment - Materials



Grey fibre cement Rainscreen Cladding



Buff Brick



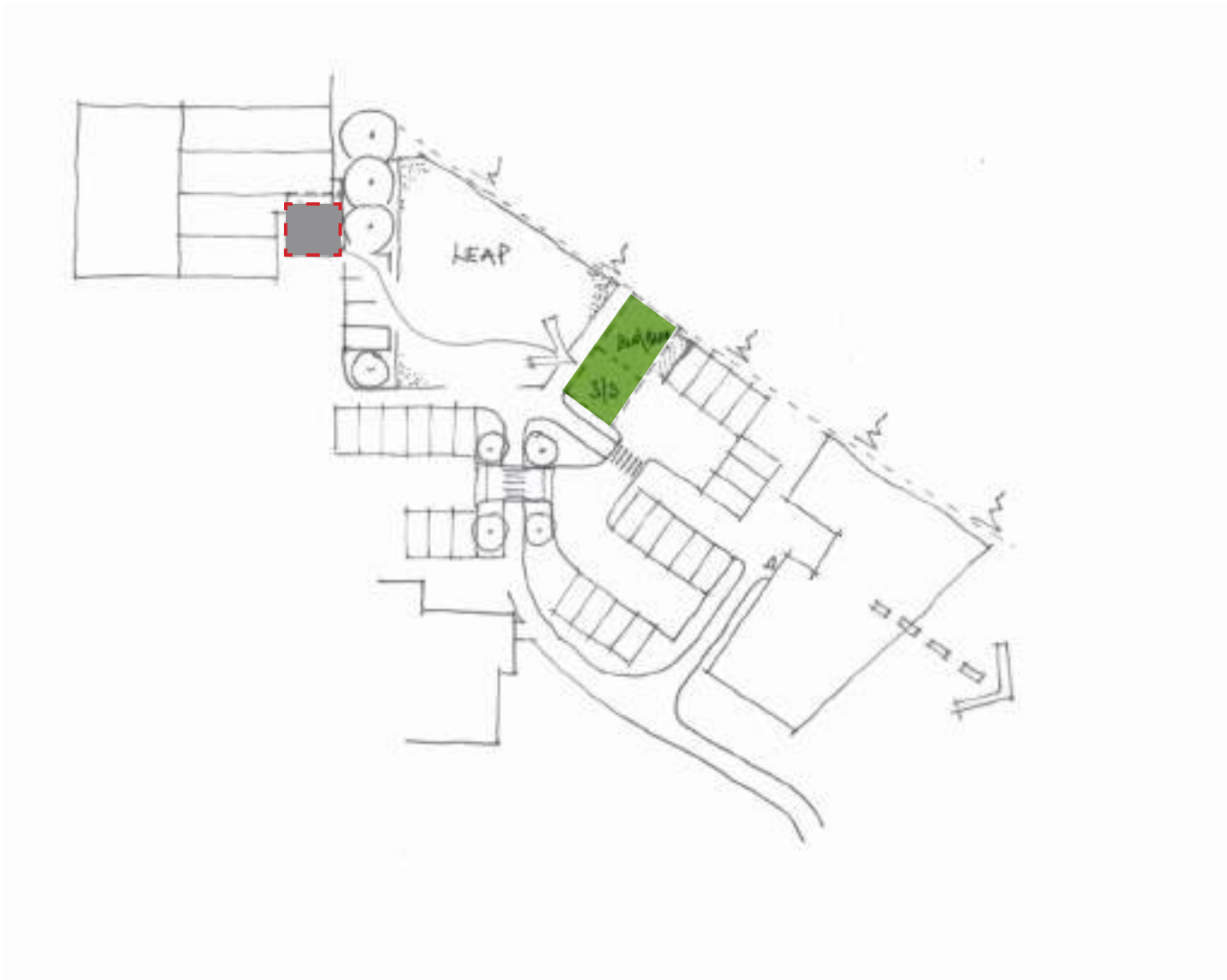
Woodland Apartment Looking East

Outline Condition 3

(iii) Appearance

Proposed Substation Layout with attached Bin/Bike Store

It is proposed that the substation is relocated from the rear of plots 456 & 457 to the opposite side of the LEAP. This would allow the garden of plot 457 to be lengthened. It is proposed that the substation is adjoined to the bin & bike store & clad in a polished/reflective metal on the side facing the LEAP. This would create an additional play/recreational feature within the LEAP (as shown on the precedent photo) and be a positive aesthetic addition in this area. The remaining elevations of this single storey building are proposed to be clad in timber to reflect the adjacent woodland setting.



Sketch showing Substation/Bin & Bike store relocation to edge of LEAP



Substation / Bin&Bike store timber precedent



Substation / Bin&Bike store (facing LEAP) polished stainless steel precedent