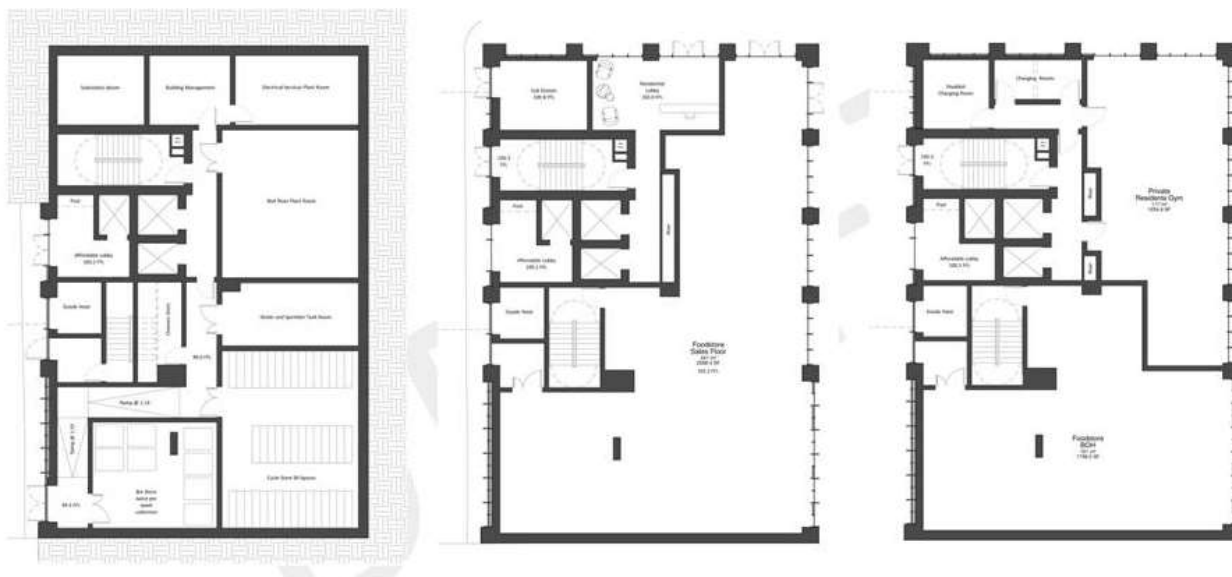


05

DRP REVIEW & RESPONSE



Statutory Consultation Overview

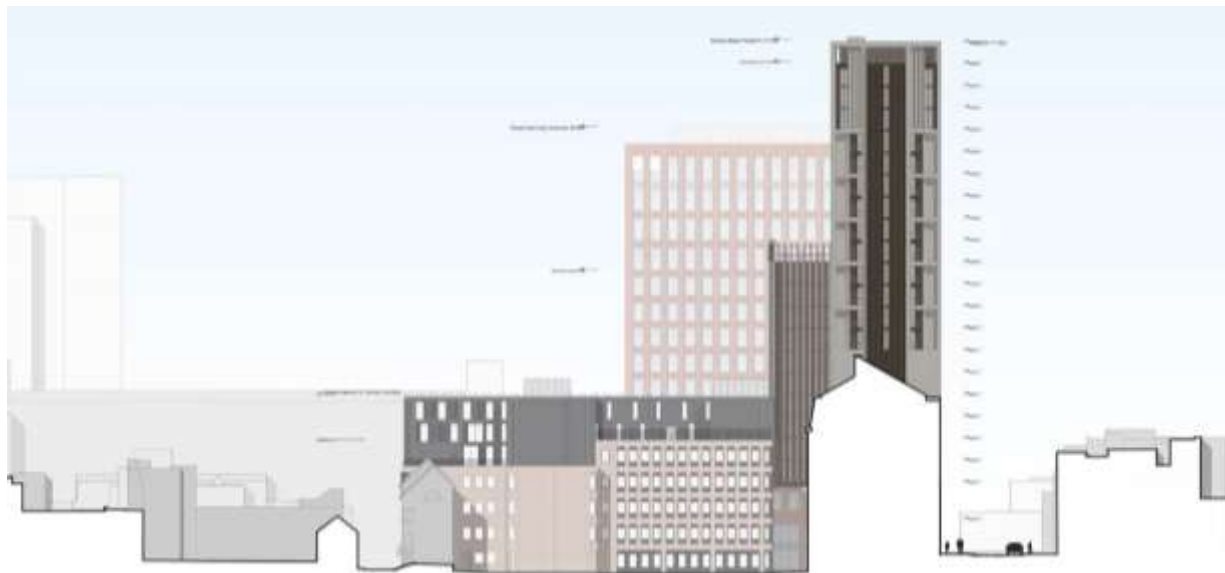
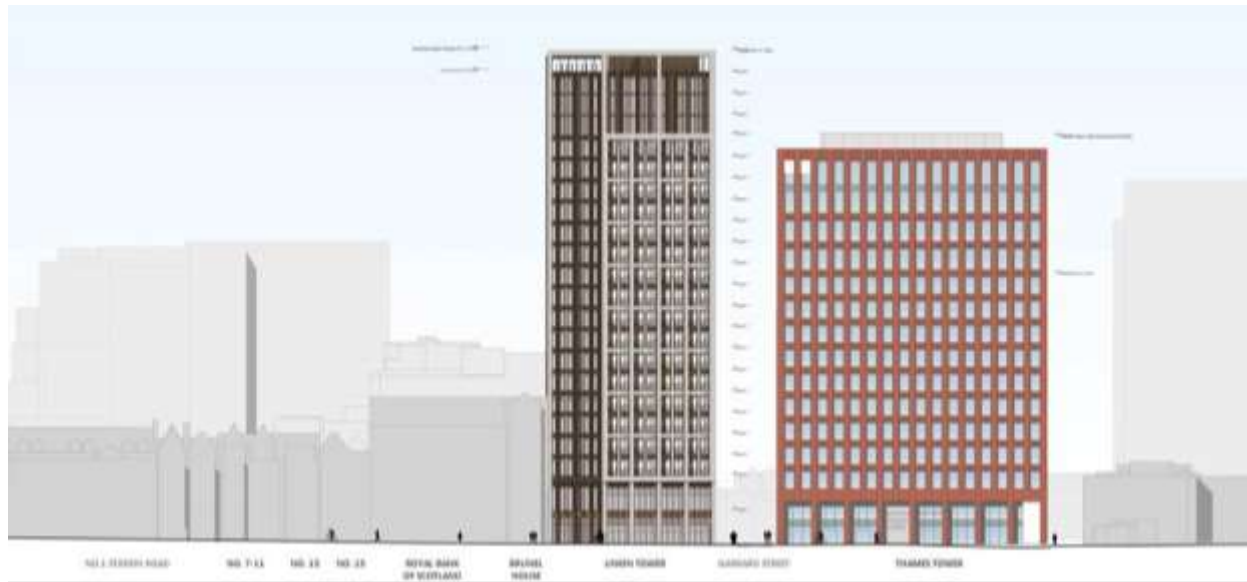
A DRP response letter from the South East Regional Design Panel was sent on the 14th July 2015. Titan's final scheme has taken these comments into account.

This section shows the scheme presented at the design review panel before highlighting how the scheme has adapted and progressed in line with the comment received.

The key comments/text (not all) that Robert Offord and the DRP documented within the letter are highlighted in this section, with WCEC's response, relating to WCEC's Final Proposal.

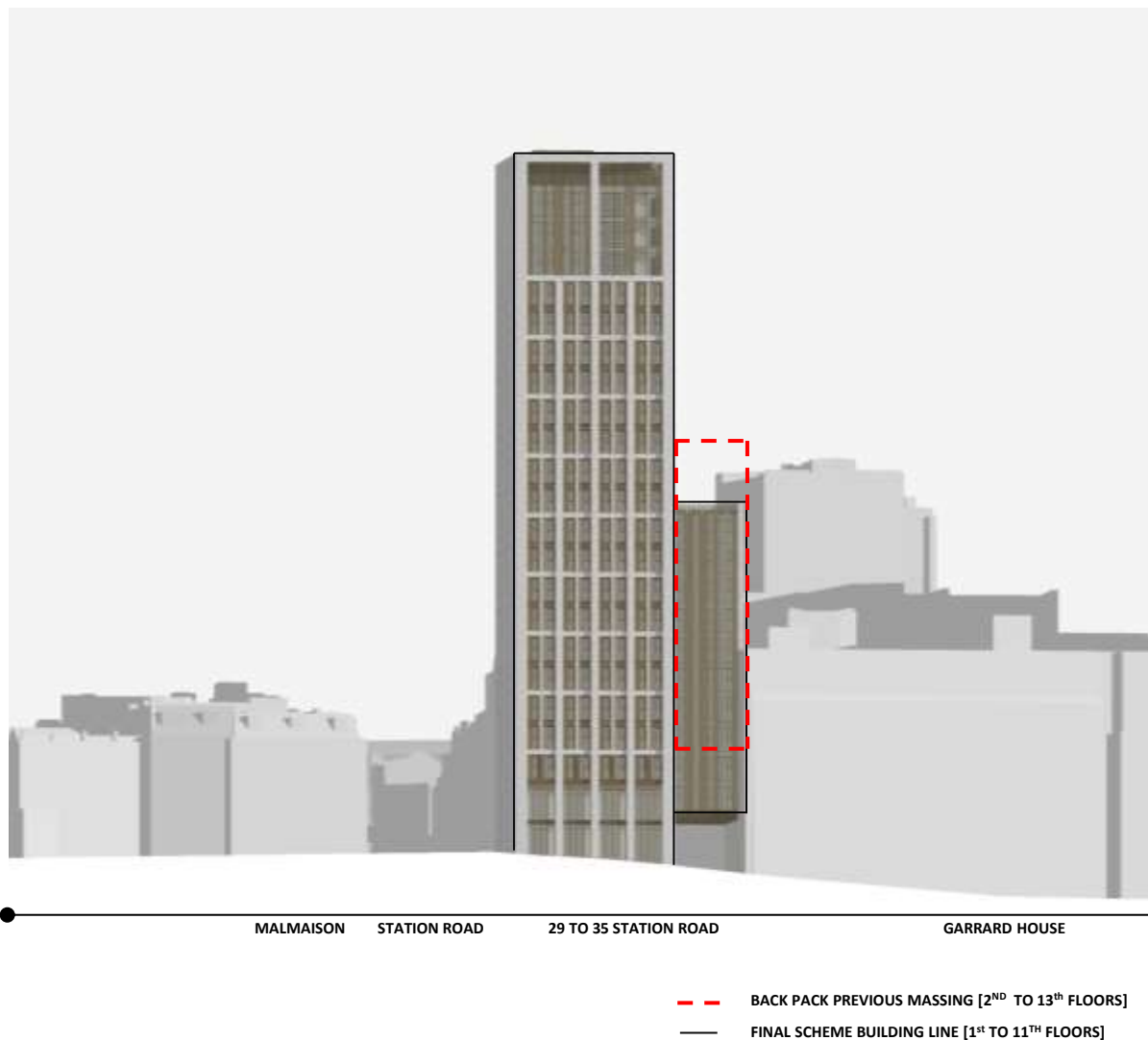


The scheme presented at the design review panel



The scheme presented at the design review panel





Design Response 1 Massing & Height – Garrard House Connection

The Panel found the junction with Garrard House uncomfortable and felt the overall composition would work better if the back pack was scaled down or even omitted. WCEC have revisited the scale and design of the backpack and we have proposed a backpack that has been reduced in height (first to eleventh floors).

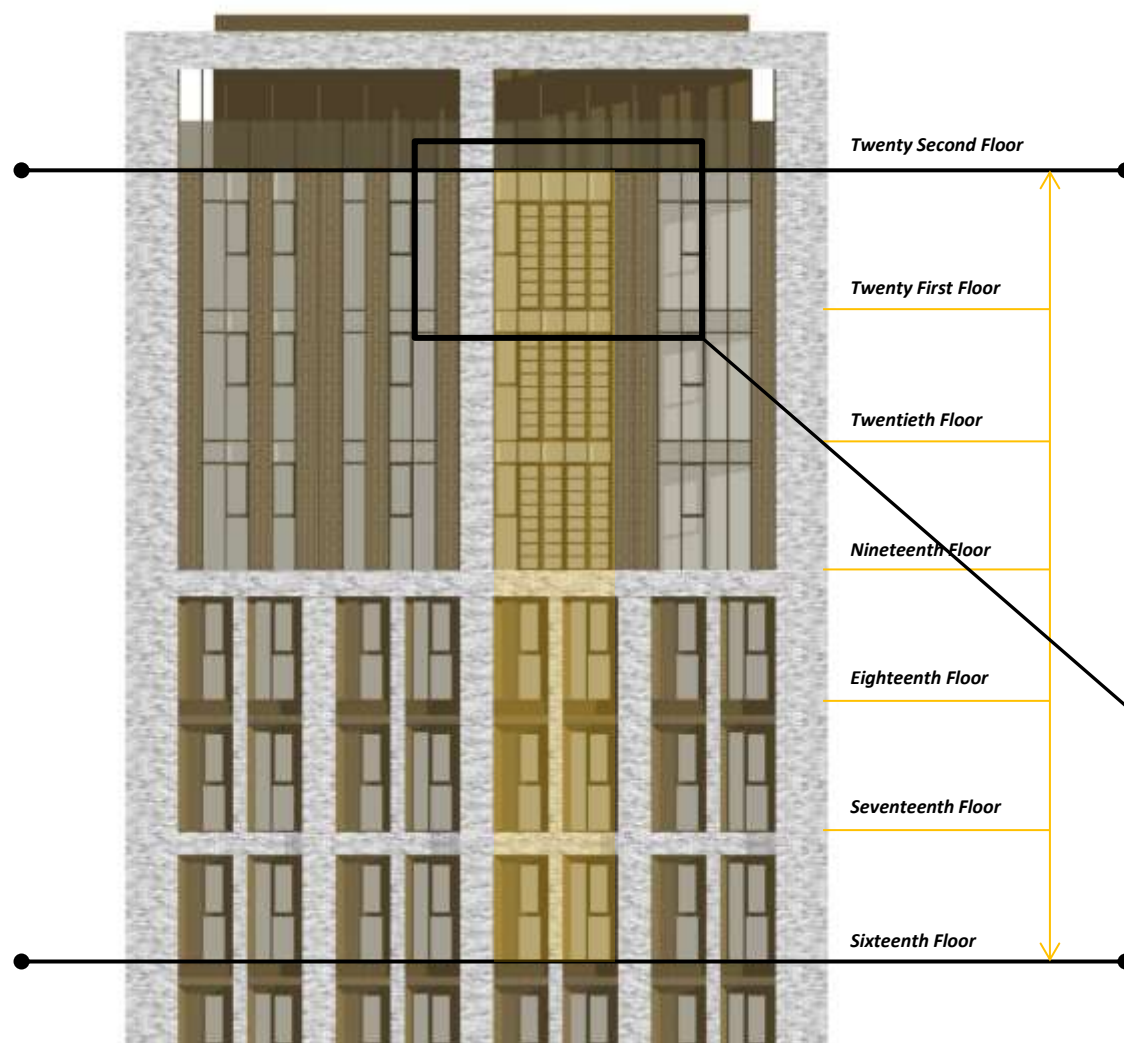
“We think the overall composition would work better if the backpack was scaled down...This would allow the tower to become its own elegant object..” (DRP Response Letter)

The backpack element has always been designed to read as a lightweight element that spans the junction between the main portion of the tower and Garrard House.

The lightweight curtain wall design references the materiality of the main tower, through the use of curtain wall glazing, perforated metal panels and metal fins.

The massing has been reduced by approximately 7 metres following the design review panel, with the access road below also being reduced in size, to a more human scale. The back pack element now sits 5m (at its lowest point) above the access road. A safe and welcoming pedestrian access has been designed and this is accessed off the shared surface to the north of the site.

Final Scheme model / View of proposal in context



Final scheme model / North elevation highlighting recessed Winter Gardens

Design Response 2 Elevational Treatment – Winter Gardens

The panel commented that they would support recessed balconies in order to give a more sculpted feel to the overall design of the tower.

“We would support balconies recessed not projecting..to give a more sculptured feel to the tower.” (DRP Response Letter)

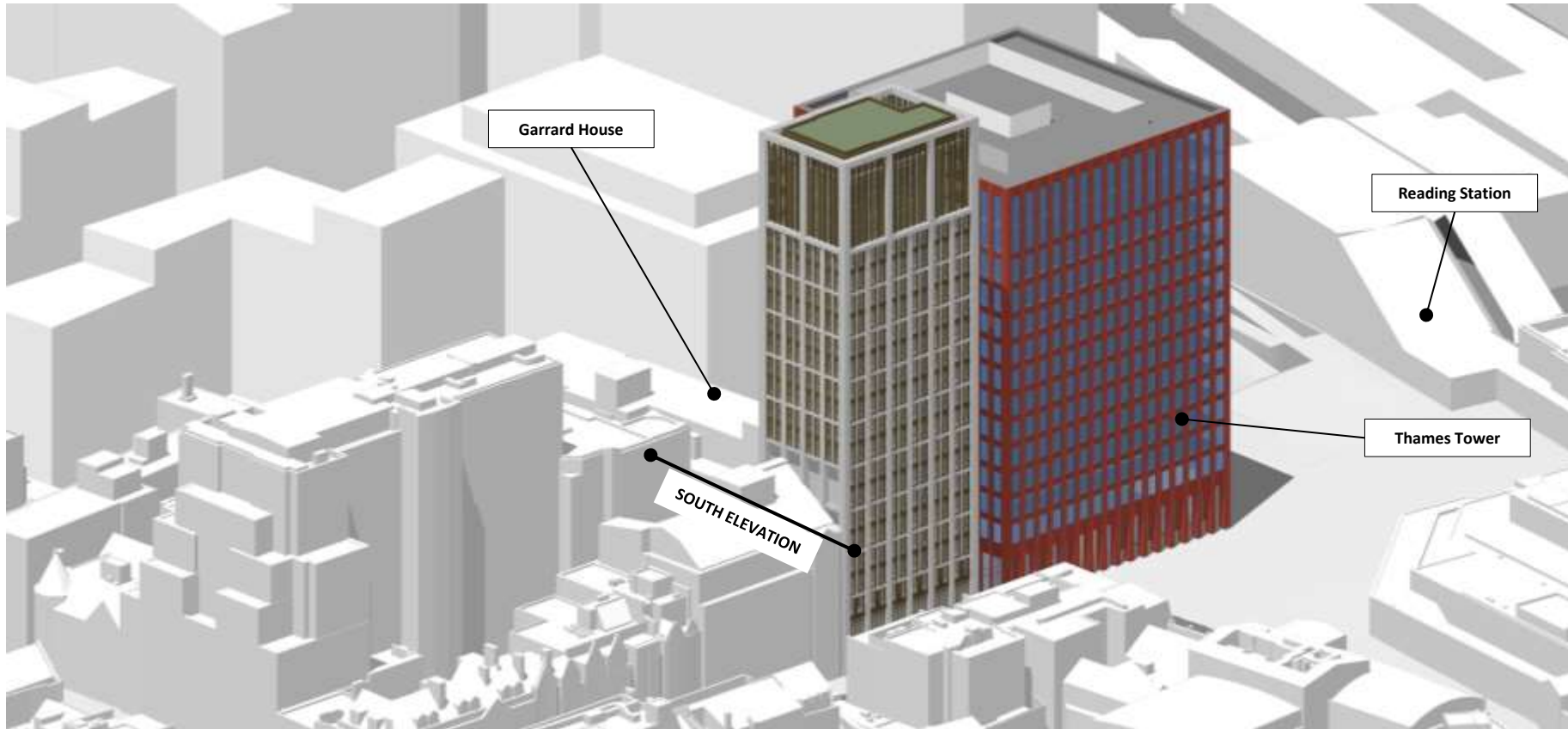
In response WCEC feel that proposing recessed winter gardens to the top six floor levels excluding the top roof level will provide much needed external space to a large number of apartments and using maximum glazing will make the most of the views across Reading from these high level apartments. The winter gardens provide space for a table and chairs. The winter gardens will be enclosed with a manual openable window to be used by the residents.



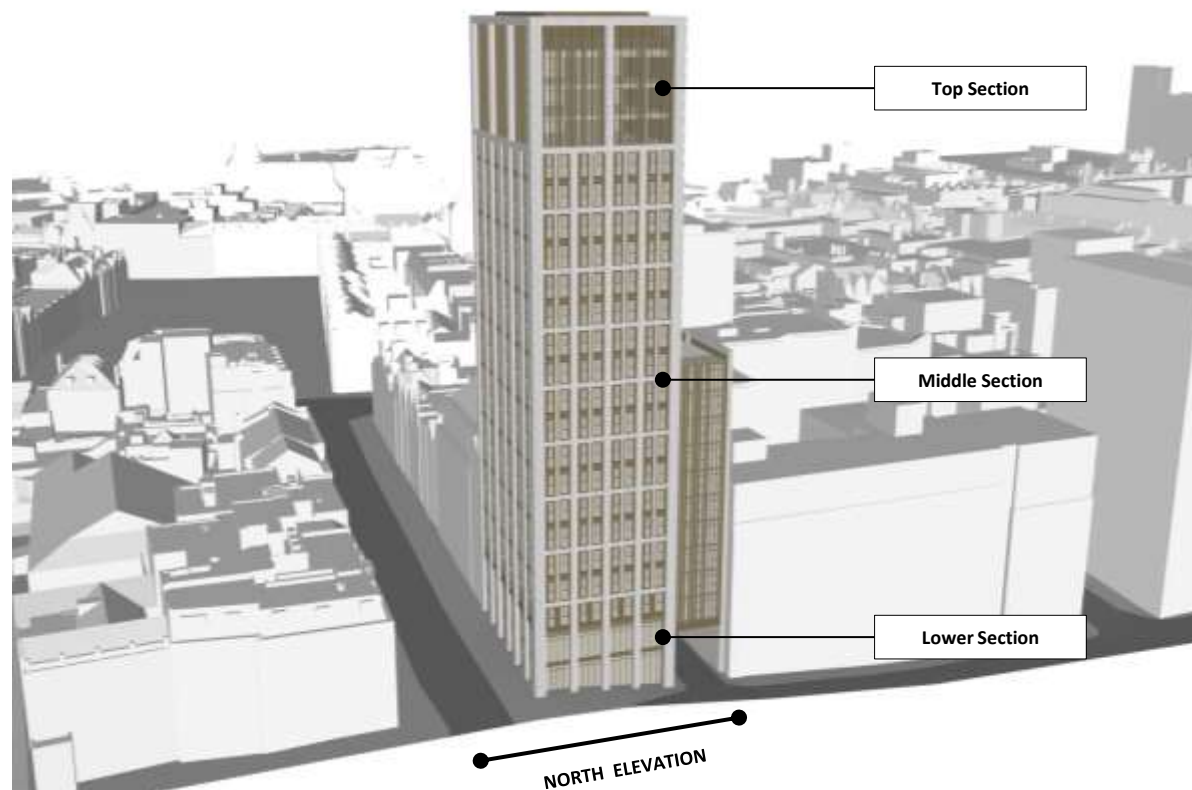
Precedent Image / The Altus Apartments Australia



Recessed Winter Gardens



Final scheme model / South elevation



Final scheme model / North elevation

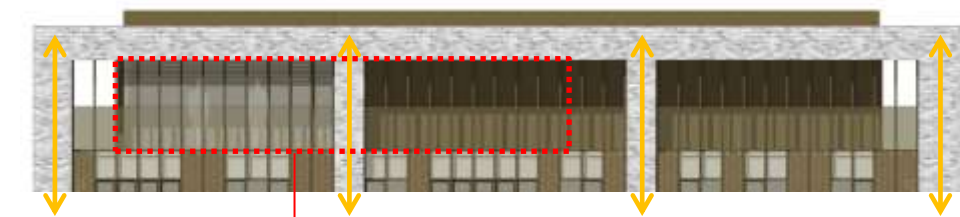
Design Response 3 Elevational Treatment – South Elevation

The panel commented that the south elevation was receiving less attention than the others and were concerned with this being the face to the town centre.

“...this is a building to be seen in the round.” (DRP Response Letter)

The design of the tower has been under review and the design has been developed to be read as one well detailed, unified element, made up of three parts; the top section, middle section and lower section (plinth level).

The tower element has been developed so that a modular unit is repeated across the middle section of all facades; to ensure that the tower is read as one element. Fenestration on the southern façade begins at 9th floor as the proposal rises above the adjacent property. The new design now provides a southern façade that addresses Readings town centre to the south.



VERTICAL UNIFICATION

Winter Garden Communal Amenity Space



Plant



Final scheme model / Top section



Final scheme model / Top section Nineteenth to Twenty Third Floors



Design development / Night time render top section louvres

Design Response 4
Elevational treatment – Tower top section

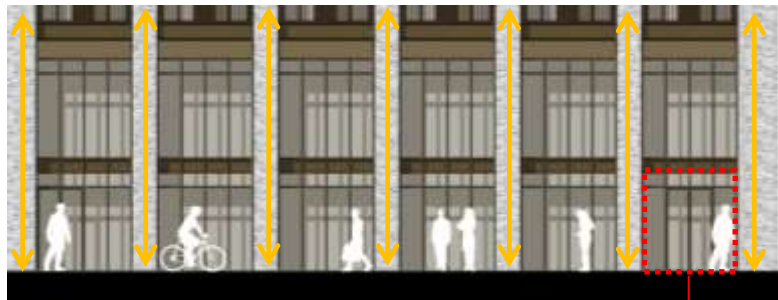
The panel comment that in their opinion differentiation of the top of the tower was not successful.

“This section might be reduced in height and the tower might feature stronger elements running from base to top to unify the design.” (DRP Response Letter)

The tower was initially designed in isolation, ensuring that the top and bottom elements were in proportion, neither appearing top or bottom heavy.

The design of the tower has been developed to be read as one well detailed, unified element with vertical planes tying the building together between the top, middle and bottom. The top section becomes more lightweight with both glazed and metal clad elements that span between floors. This gives a subtle change in aesthetic whilst allowing the top of the building to become a prominent feature.

The top section consists of three residential floors and amenity space/plant at the roof level. Recessed winter gardens are visible within the top section.



↕ VERTICAL UNIFICATION



Food store Entrance

Resi Entrance



Proposed plinth level visualisation

Design Response 5 Elevational Treatment – Plinth design

The Panel commented that the design of the base needs particularly careful consideration.

“..the manner in which the tower meets the ground is crucial to its success.” (DRP Response Letter)

The lower section also known as the plinth level incorporates columns that span the entire length of the building. The plinth level has been developed to incorporate a large amount of glazing, this maximises light within the retail, gym and entrance lobbies. The vertical brick piers are now grounded giving the tower a feeling of stability.

The large beam that previously separated the lower section and middle section has been removed and replaced with a more subtle metal clad horizontal element that is set back; this creates a much more subtle transition between the two sections.

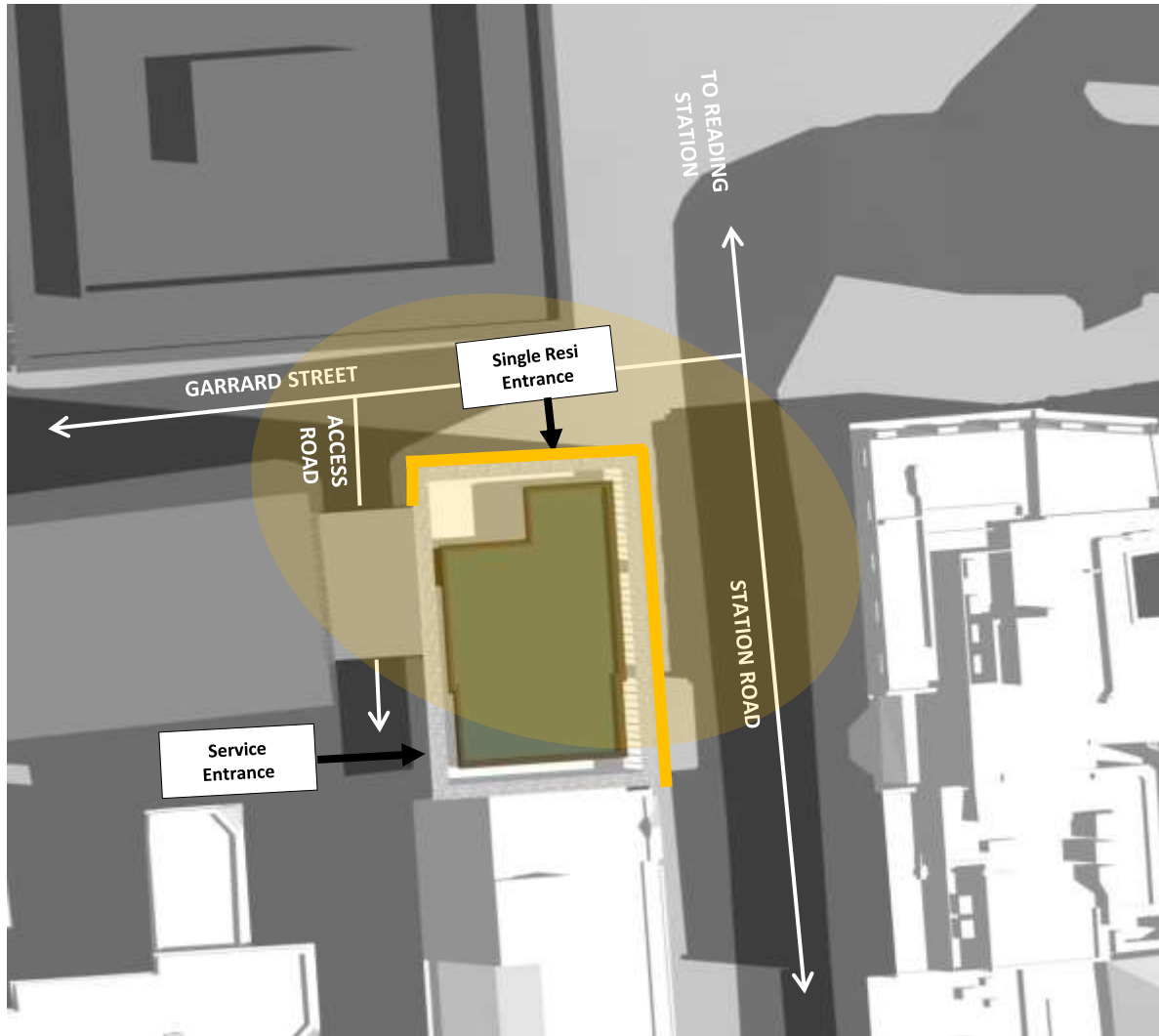
Design Response 6 Elevational Treatment – High quality detailing

The panel made it clear that there is great importance on selection of materials for all elements of this proposal.

“The more we seek to simplify the buildings design...the greater is the reliance on choice of material and high quality detailing for the success of the project.” (DRP Response Letter)

WCEC have spent time considering the materiality of the scheme and the final scheme proposes a simple material palette of three key materials; brick, metal cladding and glazing. There is an emphasis on high quality detailing. The materiality seeks to reference the surrounding context and its heritage whilst applying a contemporary twist through the metal cladding that compliments the proposed brick.

Additional information on material selection can be found within the subsequent Section 06.



Final scheme model / View from above showing public realm

EXTENT OF ACTIVE FRONTAGE

ZONE - PUBLIC REALM



Sketch of final proposal 29 to 35 Station Road (Artists Impression)

Design Response 7

Public Realm Movement – Public Realm quality

Critical to the success of the project is the quality and consistency of the public realm predominantly to the north of the building. The relationship between the public realm and architecture of 29 to 35 Station Road, Garrard House and Thames Tower is key.

“Garrard Street and the access off it should not get lower quality than a scheme on Station Road would have.” (DRP Response Letter)

Key objectives of the public realm are to improve pedestrian permeability across the site, particularly in connection with the Station Hill site to the west and Reading Station. In addition the public realm surrounding 29 to 35 Station Road will be provided with appropriate levels of lighting to allow safe and easy access and movement day and night.

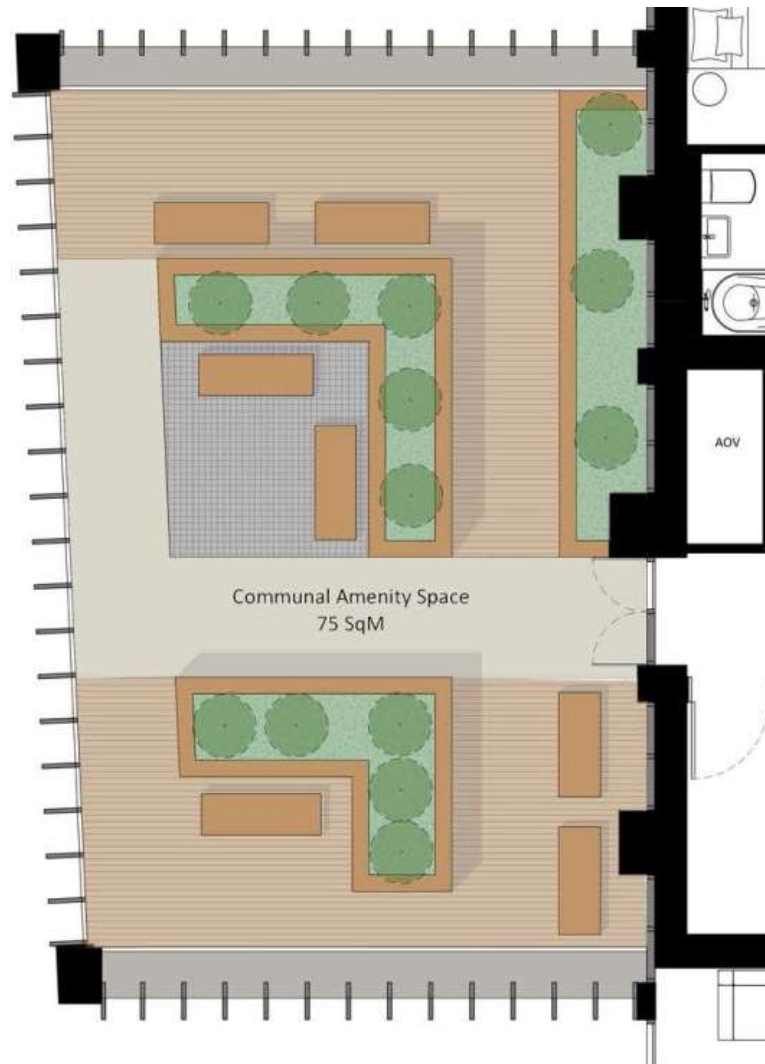
Design Response 8

Public Realm Movement – Residential Entrance

The panel were worried that the entrance to the affordable units were tucked away at the rear and accessed only from the service entrance.

“We urge the design team to switch to a single entrance and a more generous lobby.” (DRP Response Letter)

WCEC’s final scheme proposes a combined entrance lobby, accessed from Garrard Street. This lobby serves both the affordable and private residential apartments and associated spaces. In addition the sub station has been relocated to be accessed from the access/service road on the west elevation (refer to the proposed lower ground floor plan). This allows for the entire Garrard Street elevation to become active frontage. The retail access addresses the primary Station Road / Garrard Street corner whilst the residential lobby spans the remaining north elevation wrapping round the west façade to address pedestrians approaching from along Garrard Street.



Eleventh Floor Communal Terrace

Design Response 11
Sustainability – Amenity Space

Due to the size of the site there is limited room for amenity space. WCEC have considered a series of options available, this includes:

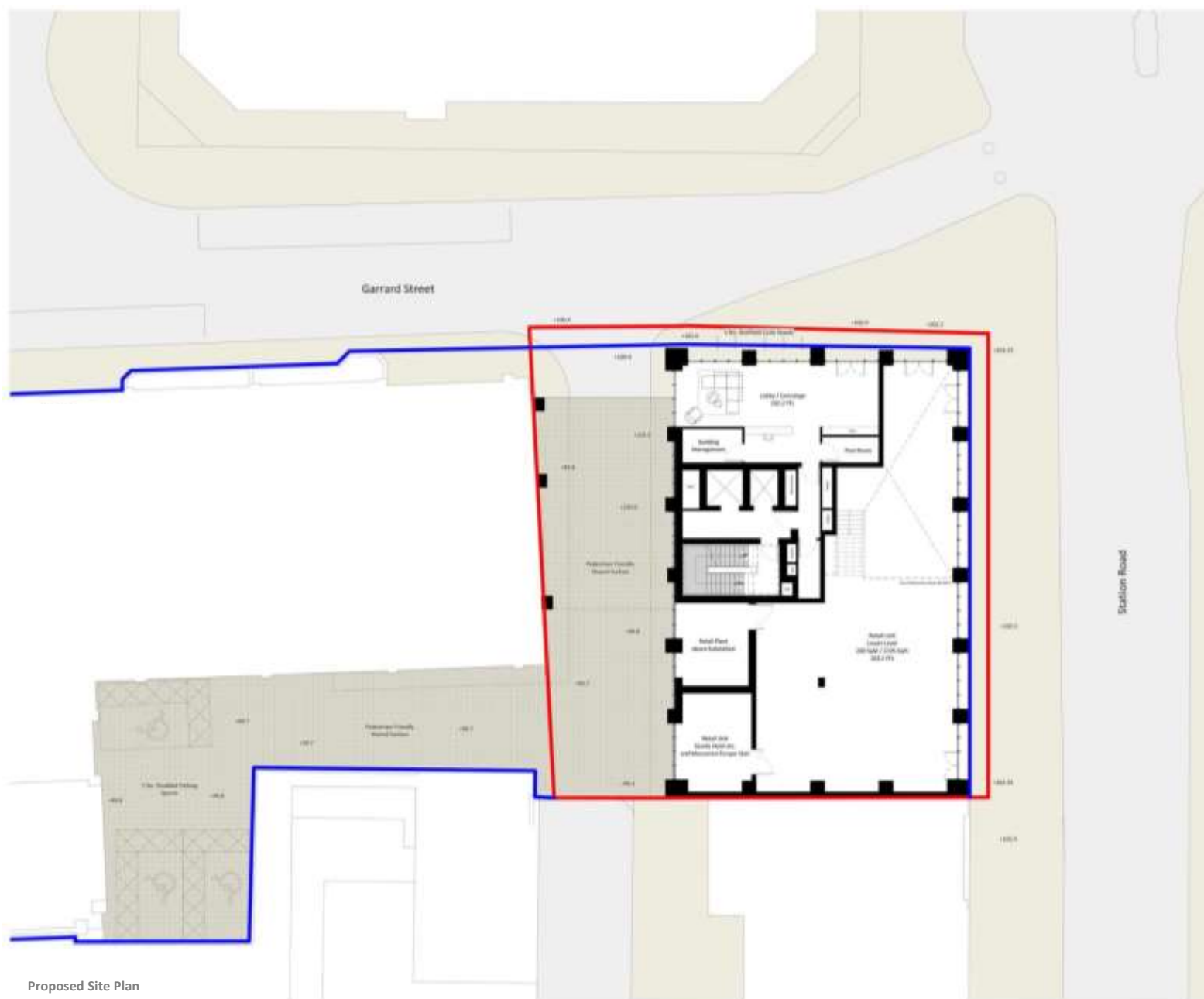
- *Balconies*
- *Winter gardens*
- *Roof terrace on the 22nd floor*
- *Back pack roof terrace*
- *Connecting the tower with Garrard House roof level*

The elements taken forward include:

- *Winter gardens*
- *Communal winter garden 22nd floor*
- *Back pack roof terrace at 11th floor*

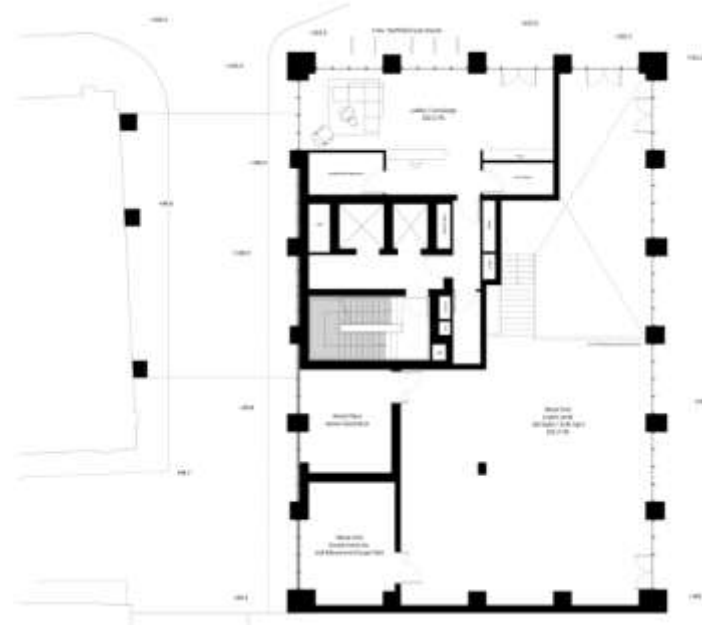
06

PROPOSAL FOR 29 TO 35 STATION ROAD





Lower Ground Floor



Ground Floor



First / Mezzanine Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor



Eighth Floor



Ninth Floor



Tenth Floor



Eleventh Floor



Twelfth Floor



Thirteenth Floor



Fourteenth Floor



Fifteenth Floor



Sixteenth Floor



Seventeenth Floor



Eighteenth Floor



Nineteenth Floor



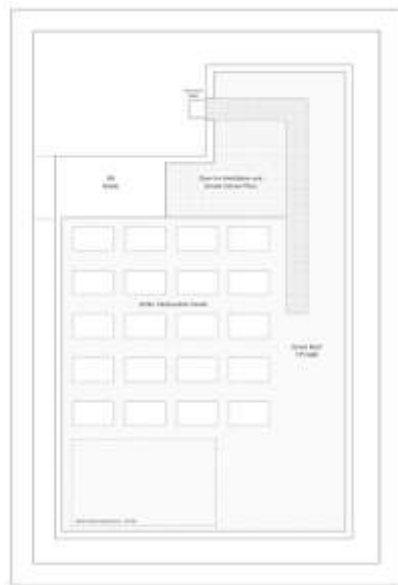
Twentieth Floor



Twenty First Floor



Twenty Second Floor



Roof Plan

Layout

The proposal consists of a total of 24 storeys, from lower ground to Twenty Second floor, providing a mix of residential apartments, retail space, amenity space and ancillary space.

The lower ground floor is primarily made up of ancillary uses, with various plant areas, cycle storage and bin storage. The lower ground floor is directly accessible from street level to the southern corner of the western façade. This provides access from the parking spaces, for cyclists and for refuse collection.

The ground floor then serves to primary functions with the residential lobby and concierge and the retail unit. These two uses provide active frontage to the Garrard Street and Station Road elevations. First floor accommodates the upper (mezzanine) level of the retail unit alongside a residents gymnasium. Residential accommodation starts at first floor within the backpack at a slightly higher level than the gym and retail mezzanine.

Residential accommodation then spans from the First to the Twenty First floor providing a mix of unit sizes. Private amenity space for residents can be found at eleventh floor on the roof of the backpack. This area serves as an external roof terrace made up of various hard landscaped areas with raised planters. Further private amenity space can be found at Twenty Second floor where a communal roof terrace provides a place for residents, providing views across Reading. Alongside this on the Twenty Second floor is a further area of plant space.

Apartments from the Sixteenth floor upwards also have private amenity space in the form of winter gardens.

STATION ROAD, READING

USE DROP DOWN VALIDATION LIST						
Count	Unit Number/Ref	Type	Room Ref	Misc	Total NSA (sqm)	Total NSA (sqft)
1	Apt_01	2B/4P	1st	No	71	768.7
1	Apt_02	2B/4P	2nd	No	71	768.4
1	Apt_03	3B/5P	2nd	No	89	956.7
1	Apt_04	2B/3P	2nd	No	61	655.9
1	Apt_05	3B/5P	2nd	No	91	979.4
1	Apt_06	1B/2P	2nd	No	40	427.7
1	Apt_07	2B/4P	3rd	No	71	768.4
1	Apt_08	3B/5P	3rd	No	89	956.7
1	Apt_09	1B/2P	3rd	No	43	463.9
1	Apt_10	1B/2P	3rd	No	48	511.9
1	Apt_11	1B/2P	3rd	No	59	633.3
1	Apt_12	1B/2P	3rd	No	40	427.7
1	Apt_13	2B/4P	4th	No	71	768.4
1	Apt_14	3B/5P	4th	No	89	956.7
1	Apt_15	1B/2P	4th	No	43	463.9
1	Apt_16	1B/2P	4th	No	48	511.9
1	Apt_17	1B/2P	4th	No	59	633.3
1	Apt_18	1B/2P	4th	No	40	427.7
1	Apt_19	2B/4P	5th	No	71	768.4
1	Apt_20	3B/5P	5th	No	89	956.7
1	Apt_21	1B/2P	5th	No	43	463.9
1	Apt_22	1B/2P	5th	No	48	511.9
1	Apt_23	1B/2P	5th	No	59	633.3
1	Apt_24	1B/2P	5th	No	40	427.7
1	Apt_25	2B/4P	6th	No	71	768.4
1	Apt_26	1B/2P	6th	No	40	429.0
1	Apt_27	1B/2P	6th	No	45	485.9
1	Apt_28	1B/2P	6th	No	43	463.9
1	Apt_29	1B/2P	6th	No	48	511.9
1	Apt_30	1B/2P	6th	No	59	633.3
1	Apt_31	1B/2P	6th	No	40	427.7
1	Apt_32	2B/4P	7th	No	72	773.5
1	Apt_33	1B/2P	7th	No	40	429.0
1	Apt_34	1B/2P	7th	No	45	485.9
1	Apt_35	1B/2P	7th	No	43	463.9
1	Apt_36	1B/2P	7th	No	48	511.9
1	Apt_37	1B/2P	7th	No	59	633.3
1	Apt_38	1B/2P	7th	No	40	427.7
1	Apt_39	2B/4P	8th	No	72	773.5
1	Apt_40	1B/2P	8th	No	40	429.0
1	Apt_41	1B/2P	8th	No	45	485.9
1	Apt_42	1B/2P	8th	No	43	463.9
1	Apt_43	1B/2P	8th	No	48	511.9
1	Apt_44	1B/2P	8th	No	59	633.3
1	Apt_45	1B/2P	8th	No	40	427.7
1	Apt_46	2B/4P	9th	No	72	773.5
1	Apt_47	1B/2P	9th	No	40	429.0
1	Apt_48	1B/2P	9th	No	45	485.9
1	Apt_49	1B/2P	9th	No	43	463.9
1	Apt_50	1B/2P	9th	No	41	444.9
1	Apt_51	2B/4P	9th	No	63	677.2
1	Apt_52	1B/2P	9th	No	40	427.7
1	Apt_53	2B/4P	10th	No	73	783.1
1	Apt_54	1B/2P	10th	No	40	429.0
1	Apt_55	1B/2P	10th	No	45	485.9
1	Apt_56	1B/2P	10th	No	43	463.9
1	Apt_57	1B/2P	10th	No	41	444.9
1	Apt_58	2B/4P	10th	No	63	677.2
1	Apt_59	1B/2P	10th	No	40	427.7

STATION ROAD, READING

USE DROP DOWN VALIDATION LIST						
Count	Unit Number/Ref	Type	Room Ref	Misc	Total NSA (sqm)	Total NSA (sqft)
1	Apt_60	1B/2P	11th	No	41	437.3
1	Apt_61	1B/2P	11th	No	45	485.9
1	Apt_62	1B/2P	11th	No	43	463.9
1	Apt_63	1B/2P	11th	No	41	444.9
1	Apt_64	2B/4P	11th	No	63	677.2
1	Apt_65	1B/2P	11th	No	40	430.3
1	Apt_66	1B/2P	12th	No	41	437.3
1	Apt_67	1B/2P	12th	No	45	485.9
1	Apt_68	1B/2P	12th	No	43	463.9
1	Apt_69	1B/2P	12th	No	41	444.9
1	Apt_70	2B/4P	12th	No	63	677.2
1	Apt_71	1B/2P	12th	No	40	430.3
1	Apt_72	2B/4P	13th	No	61	658.6
1	Apt_73	2B/4P	13th	No	71	761.9
1	Apt_74	1B/2P	13th	No	41	444.9
1	Apt_75	2B/4P	13th	No	63	677.2
1	Apt_76	1B/2P	13th	No	40	430.3
1	Apt_77	2B/4P	14th	No	61	658.6
1	Apt_78	2B/4P	14th	No	71	761.9
1	Apt_79	1B/2P	14th	No	41	444.9
1	Apt_80	2B/4P	14th	No	63	677.2
1	Apt_81	1B/2P	14th	No	40	430.3
1	Apt_82	2B/4P	15th	No	61	658.6
1	Apt_83	2B/4P	15th	No	71	761.9
1	Apt_84	1B/2P	15th	No	41	444.9
1	Apt_85	2B/4P	15th	No	63	677.2
1	Apt_86	1B/2P	15th	No	40	430.3
1	Apt_87	2B/4P	16th	No	75	810.6
1	Apt_88	2B/4P	16th	No	66	707.8
1	Apt_89	2B/4P	16th	No	66	713.9
1	Apt_90	2B/4P	16th	No	72	775.6
1	Apt_91	2B/4P	17th	No	75	810.6
1	Apt_92	2B/4P	17th	No	66	707.8
1	Apt_93	2B/4P	17th	No	66	713.9
1	Apt_94	2B/4P	17th	No	72	775.6
1	Apt_95	2B/4P	18th	No	75	810.6
1	Apt_96	2B/4P	18th	No	66	707.8
1	Apt_97	2B/4P	18th	No	66	713.9
1	Apt_98	2B/4P	18th	No	72	775.6
1	Apt_99	2B/4P	19th	No	75	811.2
1	Apt_100	2B/4P	19th	No	70	754.6
1	Apt_101	2B/4P	19th	No	68	732.0
1	Apt_102	2B/4P	19th	No	74	794.7
1	Apt_103	2B/4P	20th	No	75	811.2
1	Apt_104	2B/4P	20th	No	70	754.6
1	Apt_105	2B/4P	20th	No	68	732.0
1	Apt_106	2B/4P	20th	No	74	794.7
1	Apt_107	2B/4P	21st	No	75	811.2
1	Apt_108	2B/4P	21st	No	70	754.6
1	Apt_109	2B/4P	21st	No	68	732.0
1	Apt_110	2B/4P	21st	No	74	794.7
INSERT ABOVE THIS LINE					COPYLINE FORMULA DOWN	
110					6274	67525.8
Total NSA					8757	97488.6

Amount

The proposal gives a total of 110 residential apartments across 24 storeys, with a mix of sizes ranging from 1 to 3 bedrooms. The apartment mix is as follows,

1 Bed Apartments	527
2 Bed Apartments	48
3 Bed Apartments	5



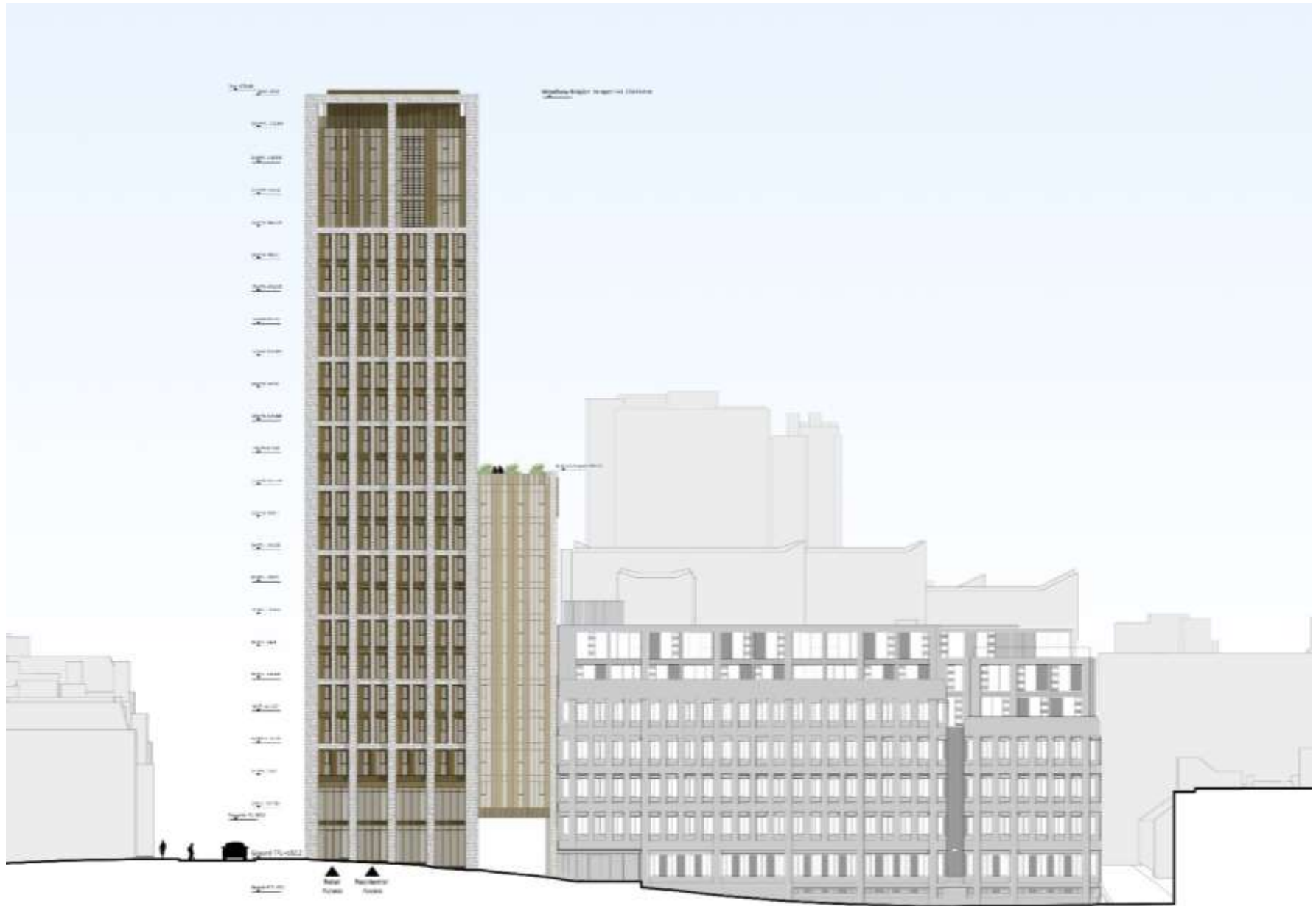
Lobby / Concierge indicative artists impression



Gymnasium indicative artists impression



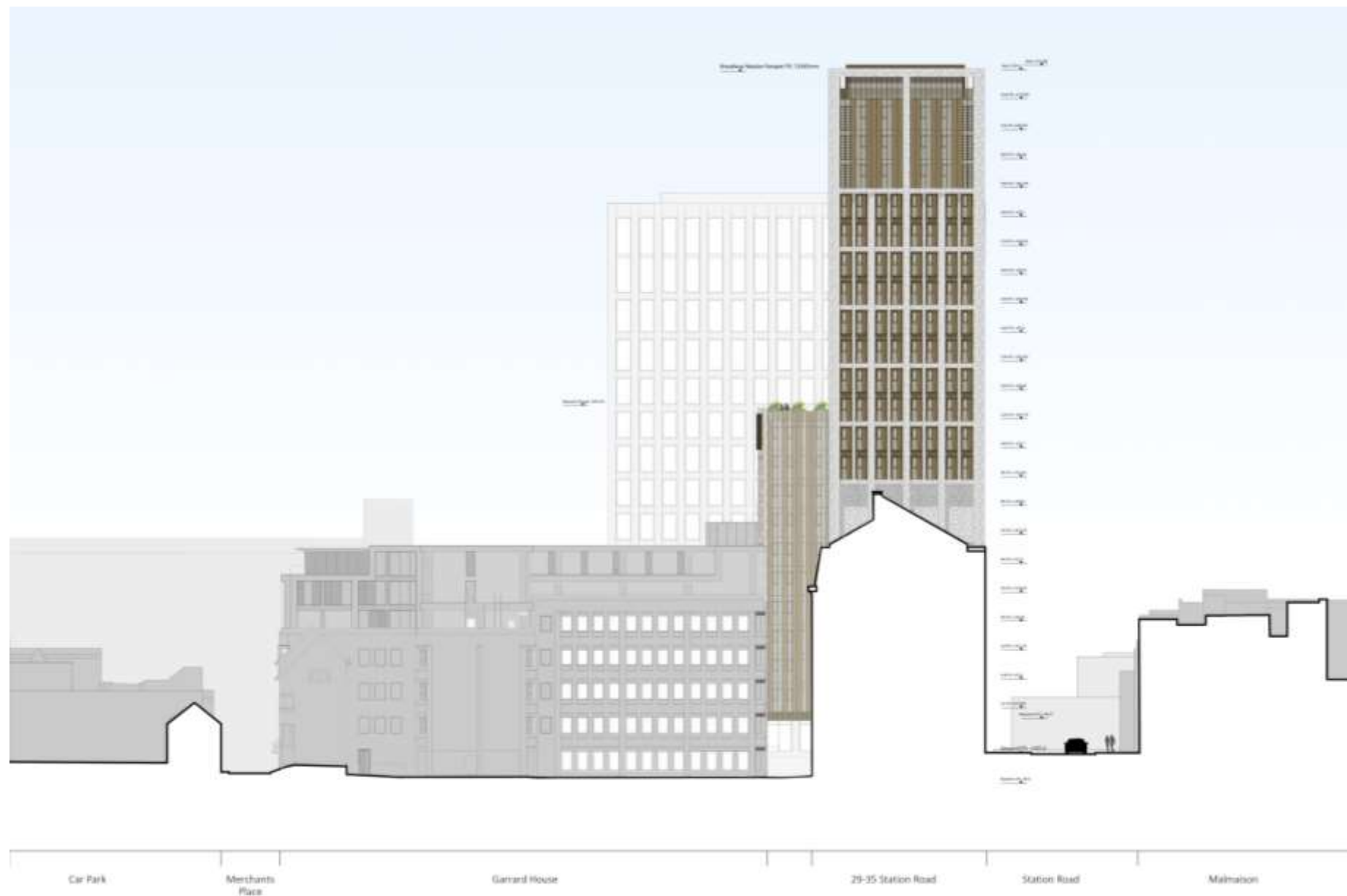
Typical Apartment artists impression



North Elevation



East Elevation



South Elevation

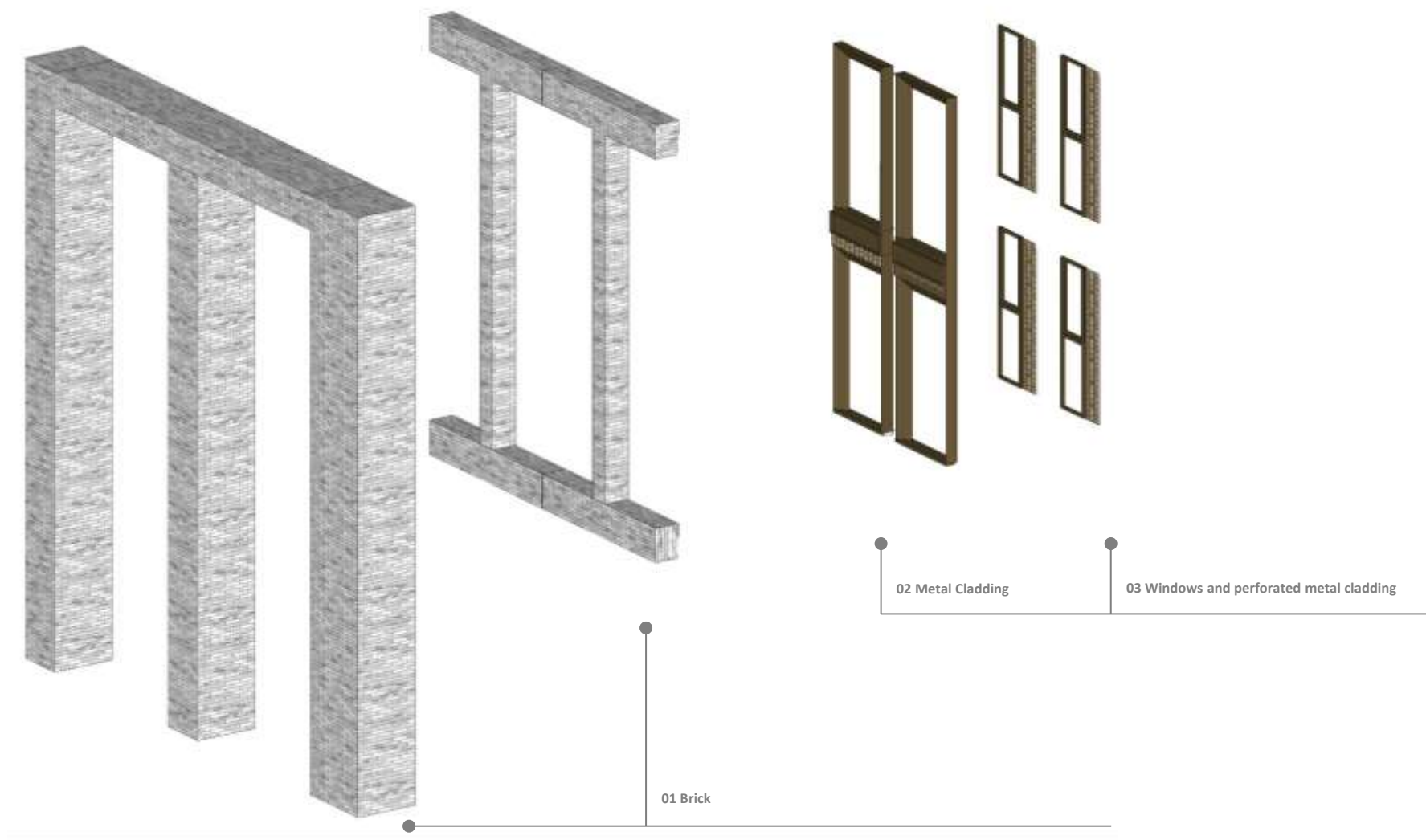


West Elevation



Section BB





Typical Bay Build Up - Middle



Typical Part East Elevation



Typical Part East Elevation

Materiality

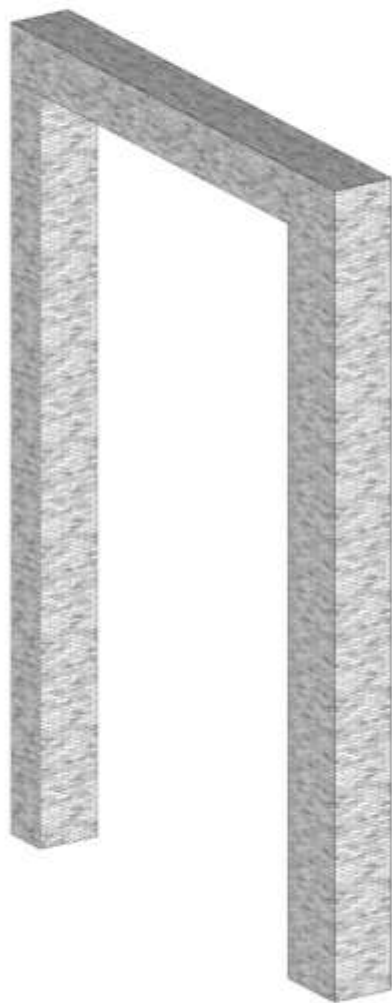
The proposal seeks to use a simple palette of materials, referencing the surrounding context and Readings built heritage whilst providing a more contemporary twist.

Brickwork acts as the primary material for reasons explained in previous sections of this report. The choice of the brick being to allow it to reference the flint buildings found across Reading. This will be supported by a series of other materials. The metal cladding, perforated metal cladding, window frames and Juliette balustrades has been selected to compliment the colour of the brick.

The perforated metal cladding has been designed to give the building an extra element of fenestration and intrigue. With a pattern that references the sites relationship with the rail network. Being located on Station Road within close proximity to the station as well as Readings future with the introduction, of Cross Rail. The pattern references a railway track running vertically up the building, whilst being as simple as possible in line with rest of the building and its principals.

MATERIAL PALETTE

1. Brickwork
2. High Performance Glazing with Aluminium Frame
3. Metal Cladding
4. Perforated Metal Cladding
5. Metal Louvre Cladding
6. Opaque Glazing
7. High Performance Louvered Windows
8. Metal Balustrade
9. Glazed Balustrade
10. Metal Fins applied to Mullions



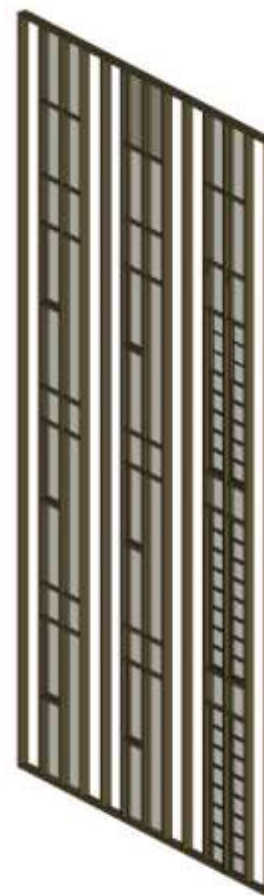
01 Brick



02 Metal Louvres

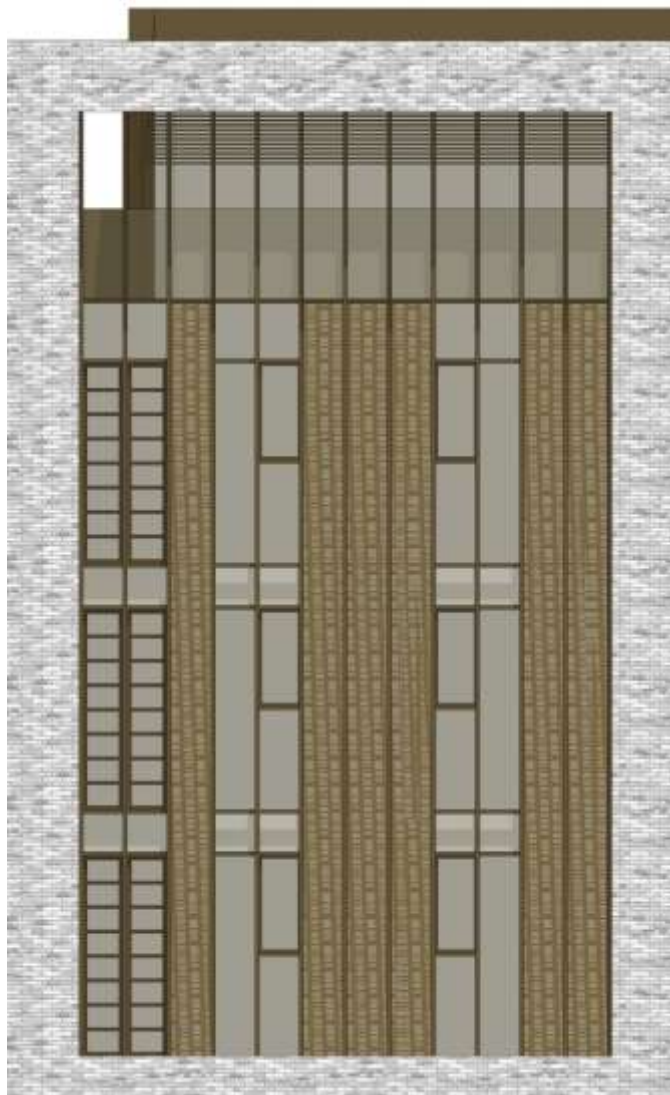


03 Metal Cladding

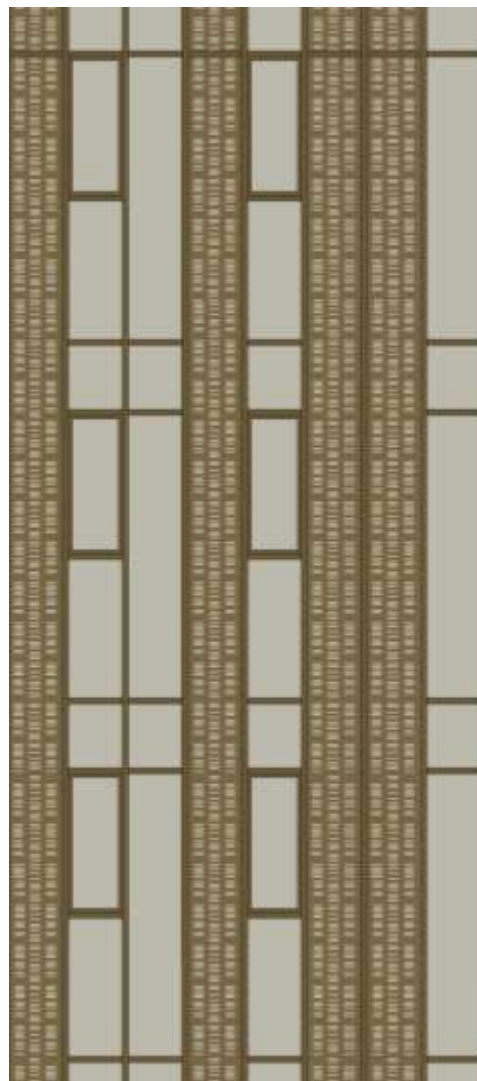


04 Glazing

Typical Bay Build Up – Top / Backpack



Typical Bay Build Up – Top



Typical Bay Build Up – Backpack

The upper floors have been designed to provide a subtle break in the buildings vertical proportions. This offers a more lightweight solution using largely the same palette of materials. The main change being how the façade is broken down and how the rhythm is dealt with – largely providing an extra level of simplicity. This also allows for views to be maximised from the higher level apartments.

This solution has also been applied to the backpack. This is firstly in order to provide a break in the language between the towers main body and the backpack element. The second reason being to allow the backpack to read as a lightweight element between the tower and Garrard House.



General Composition

Our initial concept explores a contemporary design with contextual links to the history of Reading; in particular reference to the local vernacular of brick and Readings brick history. The detailing has been carefully considered to give a timelessness to the simple rhythm of the façade. The detailing to the private amenity space, window openings, balconies will be vital in achieving a successful design, providing the texture and richness to the simplistic façade rhythm.

This typical façade is repeated across all elevations, the vertical brick columns provide a strong delineation to each façade and the primary columns tie through the commercial floors to the plant at the top floor.

The building base provides larger openings for retail and leisure, this then progresses to a simple grid of primary columns, narrower secondary columns and openings for private amenity space for all apartments, before concluding in a set back storey where the plant is located, differentiated by a change in material palette.

The private amenity space provides an area that is set 1100mm back from the columns. This provides shelter, allows for ease of movement and each private space maximises the great views out across the surrounding town.

The following key principles apply to the proposal:

Each façade shall have a regular structural rhythm. Where appropriate this will be enhanced with the use of a metal cladding.

The building as a whole must relate to and complement Garrard House to the West of the proposal.

The elevations of the proposed part of the building that connects to Garrard House should relate to the tower whilst also providing its own character to the proposal.





Artists Impression 1

Artists Impression 2

07

MANAGEMENT

Access Statement

This Access Statement has been prepared to explain how the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the Proposed Development, how relevant best practice standards have been complied with and how inclusion will be maintained and managed.

This is key to ensuring that the built environment is safe, accessible and convenient and ensuring everyone has access to jobs, opportunities and facilities.

Inclusive Design Principles

The proposed development aspires to be:

- Welcoming with no barriers which may exclude people.
- Inclusive so everyone can use it safely and easily.
- Legible to ensure ease of movement and way finding.
- Adaptable to respond to changing needs of the user.
- Flexible so different people can use it in different ways.

Building Design Standards

All of the apartments within the proposal have been designed to comply with current standards and approved documents.

All non-residential elements of the site are designed to be accessible in accordance with Part M of the Building Regulations as a minimum where appropriate.

Pedestrian Access

The principle pedestrian access for the residential apartments is via the 'Residential Lobby & Concierge' off Garrard Street at ground floor level.

There is disabled access from this lobby via the two residents (private) lifts to the residential floors.

Level Changes

The existing floor levels are taken into account.

Streetscape & Public Realm

High quality materials and lighting are proposed to provide a welcoming attractive environment for pedestrians. Replaced paving will be enhanced and made good; to be firm, non-reflective, slip resistant and evenly laid. The shared access to the west of the proposal will provide a pedestrian friendly shared surface, allowing for building users to access the cycle stores and parking safely.

Street lighting will be of a good quality, consistent and well maintained. It will be designed to reduce shadowing to increase positive perceptions of personal security.

Parking

There are three disabled designated car parking spaces at 29 to 35 Station Road, accessed via the access road off Garrard Street.

Cycle Storage

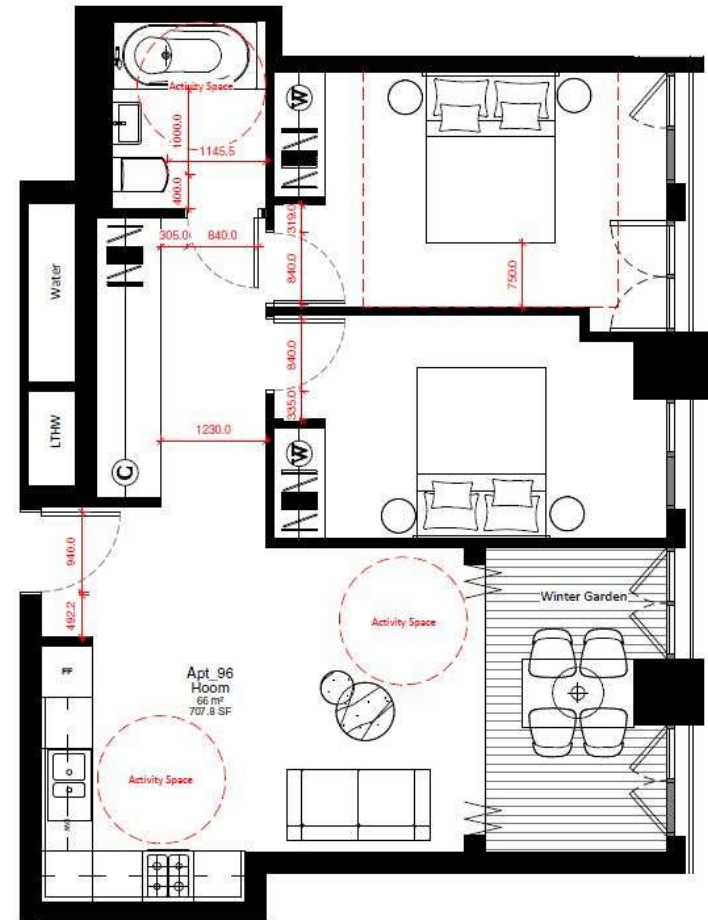
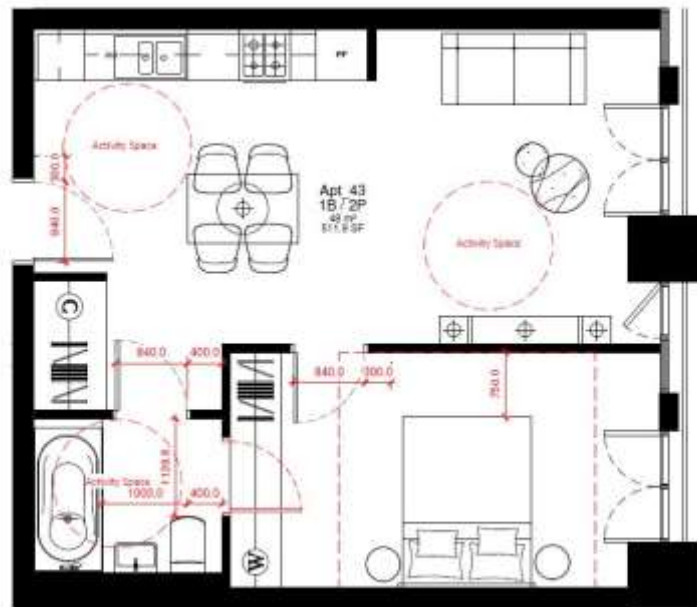
Bicycle storage will be provided at lower ground floor level, accessed from Garrard Street. There are 82 spaces for residents in total.

Vertical Circulation

There are two lifetime homes compliant resident lifts, which span the whole building. One is slightly larger for the ease of transportation of large/heavy goods.

The two residents lifts accessed from the residential lobby provide vertical circulation from the lower ground across all floors to the twenty second floor.

Both lifts have been dimensioned to ensure that they are able to accommodate a wheelchair user together with a couple of other passengers.



Typical Life Time Home Compliant Apartments / One Bedroom and Two Bedroom Units

The plans opposite detail the Lifetime Homes criteria. 72% of the total number of apartments are to comply to Lifetime Homes. These are to be achieved across typical units for the scheme as per the following criteria:

Life time Homes 1 - Car Parking

There is three disabled spaces at least 3300mm wide x 4800 deep to the rear of Garrard House.

Life time Homes 2 – Approach to dwelling from parking

The three disabled parking spaces are located in close proximity to the residential lobby providing easy access for residents from car to lobby's/lifts.

Lifetime Homes 3 – Approach

All approaches to the building are level or gently sloping.

Lifetime Homes 4 – External Entrances

All entrances are illuminated to conform with British Standards, have level access, with effective clear opening widths and nibs, and adequate weather protection.

Lifetime Homes 5 – Communal Stairs

All stairs within the development are designed to be ambulant disabled stairs and all lifts are, as a minimum 8 person lift cars, with internal dimensions no less than 1100 x 1400mm.

Lifetime Homes 6 – Internal doorways and hallways

All corridors within the apartments are at least 900mm wide minimum and doorways within apartments provide a clear opening of at least 750mm.

Entrance doors to all the apartments and apartments blocks provide a clear opening of at least 800mm, with a 300mm to the side of the leading edge of the doors on the entrance level.

Lifetime Homes 7 – Circulation Space/Wheelchair Accessibility

Turning circles in the kitchens and dining areas of 1500mm diameter is provided.

Lifetime Homes 8 – Entrance level living space

All apartments are across a single floor and therefore have an entrance level living room.

Lifetime Homes 9 – Entrance level bed-space

All apartments are across a single floor and therefore have an entrance level bed space.

Lifetime Homes 10 – Entrance level WC and Shower Drainage

The majority of apartments propose a bath/shower. In those that do not the drainage provision for a future shower will be provided in all dwellings.

All units have a wheelchair accessible bathroom at entrance level.

Lifetime Homes 11 – WC and bathroom walls

Walls in bathrooms and WC's will be specified to be capable of taking adaptations such as handrails.

Lifetime Homes 12 – Stairs and potential through floor lift

This is not a requirement for the single level apartments proposed.

Lifetime Homes 13 – Bedroom to Bathroom Hoist

Construction would allow for easy fixing and flexibility of the hoist route from bedroom to bathroom within all apartments.

Lifetime Homes 14 – Bathrooms

Whilst there is no requirement for a turning circle in the bathroom, they have been designed with consideration for ease of access to bath, WC and wash basin.

Lifetime Homes 15 – Glazing and window handle heights

All units have glazing which starts at 800mm or lower. All units have windows which should be easy to operate for all users.

Lifetime Homes 16 – Location of service controls

All sockets ventilation and service controls are located between 450mm and 1200mm from the floor, ensuring that they are at a height usable by all. They are also at least 300mm away from any internal room corner.



Refuse Strategy

This refuse strategy has been prepared with reference to BS5906:2005 waste management in buildings code of practice.

The proposal has followed the requirements of this document by ensuring the key aspects of the refuse strategy have been addressed.

The apartments will be provided with:

Type	Size	Collection
Euro Bins	1100 litres	Weekly
Paper/Cardboard Bins	1100 litres	Weekly
Plastic Bins	1100 litres	Weekly
Glass/Can Bins	1100 litres	Weekly

Total number of bins = 12 bins (min)

System to encourage segregation of waste

Each apartment will have triple bins within the kitchen to enable waste to be sorted at source into the different waste types. Apartments will be provided with a store and sort sack. The residents will be provided with O&M manuals and clear signage within the bin storage room which will encourage residents to deposit recyclables in the correct containers.

Location of Refuse and Recycling Store

The apartments have a refuse store located on the lower ground floor level. This is accessed externally from the access road, for maintenance and to empty the bins.

The bin store room is accessed internally from the primary stair and lift core so the residents will not have to carry the refuse further than 30m (excluding vertical distance). There is a very slight gradient between the Bin Store and the external waste collection point but is accessible to all.

The refuse store will be designed to comply with BS5906 in respect of space allocation, access, wash down facilities, drainage, ventilation, lighting, smoke detection etc. The residents will have to ensure the storage room is kept clean and tidy.

Method and Frequency of Collections

It is anticipated that refuse and recycling will be collected twice a week. It is anticipated that the waste will be collected by a private waste collection company.

The management company will ensure that the area is left clean and tidy once rubbish has been collected.

Refuse Vehicle Access

The refuse vehicle will collect the refuse from a designated pick up point to be agreed with the selected refuse company.

Details of access for disabled people

The refuse store can be accessed via a lift, accessible for disabled people. All doors used to access the refuse stores will be designed to be of sufficient width and not require excessive opening force so that they can be easily negotiated by disabled people.

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SUSTAINABILITY



The scheme proposal has been designed to create a sustainable solution with a minimal impact on the environment whilst creating homes that meet current design standards.

Key sustainability features within the scheme are as follows:

- Roof mounted Photovoltaic panels will provide low energy renewable power to the scheme.
- Air tight construction to minimise fabric heat loss
- High performance double glazing throughout to reduce heat loss and solar gain
- Dual flush WC's to reduce water usage
- Thermostatic valves fitted to all heaters with local controls to each heating zone
- Low energy lighting
- Refuse areas have space for recycling containers, in compliance with the councils recycling policy
- The scheme encourages sustainable forms of transport with minimal amounts of parking and cycle storage space for all apartment.
- Materials will be sourced from ethical locations
- Ecology has been promoted across the site with native species being selected where possible

This chapter summarises the Sustainability Strategy for the proposed scheme. The scheme has been developed with energy efficiency, environmental performance and the local context in mind.

It should be noted that at this stage of the project a number of features cannot be confirmed and therefore WCEC has focused on overall principles and performance targets rather than detailed design considerations.

The sustainability Strategy responds in particular to the following:

- UK national sustainable development policy.
- The Reading Borough Council Core Strategy
- Supplementary Planning Document on Sustainable Design and Construction.

This proposal promotes a design centred on a low energy and sustainable building with ambitious yet realistic carbon performance, Code for Sustainable Homes and BREEAM targets.

Energy and CO2 Savings

For further detail on the energy proposal refer to the Energy Strategy Report submitted as part of this planning application.

This aim of the energy strategy is to adopt a 'fabric and energy efficiency first approach, followed by the implementation of a Low and Zero Carbon technology to achieve a minimum overall improvement over Part L 2010 in CO2 emissions of 20-25%. This target is proposed to be achieved entirely through passive design, energy efficiency and Renewable technologies.

Environmental Assessment Methods

The proposal aims to achieve:

- BREEAM New Construction 2010 'Very Good' for commercial areas and residential areas.
- Code for Sustainable Homes Level 4 rating for the residential areas or equivalent.

The full pre-assessment reports are given in the Sustainability Statement submitted as part of the planning application. Among the key sustainability measures which are currently considered and the key performance levels targeted, the following should be noted:

1) Waste Management

A strategy to monitor, sort and recycle construction waste on site will be prepared by the contractor in order to limit construction waste sent to landfill.' There will be a dedicated area for waste recycling to be provided in each apartment and centrally in waste stores.

2) Water Strategy

Water consumption in the proposal will be minimised by the specification of highly efficient water installations. This will limit water consumption in apartments. The site currently comprises of predominantly hard standing and therefore flows to local sewers with little attenuation.

The scheme provides the opportunity to reduce surface water runoff through Sustainable Drainage Systems. Rainwater harvesting will be incorporated for irrigation of external areas.

3) Transport Strategy

The site benefits from excellent access to public transport, located within close proximity to Reading Station, which is the main transport hub for the town.

Both public transport and cycling will be promoted as means of getting to and from the scheme; the site will include secure and sheltered bicycle parking spaces for residents as well as the sites commercial uses.

4) Other measures

The project will adhere to the principles of 'Secured By Design' and 'Lifetime Homes' Standards.

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CONCLUSION



This Design and Access Statement demonstrates that the approach to design is based on a thorough understanding of the site and its wider context. The overall scale and form of the development is considered appropriate on this site which is identified for commercial, leisure and residential.

The site is well integrated into the local road network, located on Station Road, which is one of the main thoroughfares through Reading. Within the context of the town centre it is appropriate to propose commercial, leisure and residential in this prominent position.

The proposed development will be constructed to meet or exceed the standards set out in the Building Regulations and we aim to achieve a BREEAM pre-assessment 'Very Good' rating.

In addition there will be site pavement upgrades and enhancements to the immediate urban landscape, providing much needed improvement to the site. The proposal is sensitive to all neighbouring buildings, in particular Garrard House and Thames Tower, and maximises views across Reading town centre and beyond.

The proposal will greatly enhance the quality and appearance of the site; It will not only remove the existing derelict building but provide new commercial units, leisure facilities, affordable housing/private housing and secure long term sustainable use of the site. 29 to 35 Station Road will deliver a positive addition to the local area and enhance the character of Reading town centre.

Fig 9.01: Sketch of Final Scheme 29 to 35 Station Road in context

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DEVELOPMENT TEAM



Fig 10.1: Images from www.titan-property.co.uk

An extract From Titan Properties Website:

“Titan Properties are residential developers with an established and formidable platform of investment, development, construction & management team, in London and the South of England. Based on our track record and reliability to perform, we have exceptional relationships for off/restricted market deals, with strong relationships with retained agents.

Our associates and external professional team are ‘best in class’ including planning consultants, architects, lawyers and sales and marketing agents, giving us the edge in an ever increasingly competitive market place.

Our identity derives from our experience of developing properties that best accentuate space and modern living. This incorporates innovative architectural style and layout, as well as top quality, market leading specification and finish. Our expertise in this field has put us firmly ahead of the curve in our field.

Titan pride themselves in building longstanding relationships based on our integrity, performance, and success. We genuinely enjoy what we do and the ‘work hard play hard’ mentality underpins our work ethic.”

www.titan-property.co.uk



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www.wcec.co.uk

Fig 10.1: Images from Wcec website

