

52-55 Friar Street & 12 Greyfriars Road Reading

DESIGN & ACCESS STATEMENT

CIP Property (AIPT) Limited

NOVEMBER 2016
ISSUE 1

LDA Architects Ltd

52-55 FRIAR STREET & 12 GREYFRIARS ROAD READING

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Purpose of Issue	Revision	Date	By	Checked
1st Planning Draft	Issue 1	15-11-2016	PW	MM
Planning	Issue 2	23-11-2016	PW	CG

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Design and Access Statement Methodology

This Design and Access Statement has been prepared in support of a full planning application for the redevelopment of the application site.

This Design and Access Statement fully accords with both the Government and CABE advice and responds to the assessment - involvement - evaluation - design process methodology. The document also has the following functions and purpose:

- to provide a concise description of the key issues and their evaluation that informed the design decisions and led to the current form of development; and

- to provide comprehensive information on the development in terms of composition, urban design, access and landscaping

Summary of Application Proposals

The application is for a mixed use redevelopment following the demolition of the self-contained existing Sainsbury food store, basement and service yard comprising:

137 apartments with minimum 30% affordable housing

1 no. studio unit
60 no. 1-bed units
69 no. 2-bed units
7 no. 3-bed units

660 sq.m commercial units

Unit 1: 540 sq.m A1-A5 retail use
Unit 2: 120 sq.m flexible uses of either A1-A5 retail or B1(a) Office or D2 Gymnasium

Basement

For car parking, servicing, cycle parking and ancillary accommodation for the building including plant, refuse and recycling facilities.

Station Hill Planning Context

The proposed scheme is illustrated with the current existing buildings on the adjacent Station Hill site. In parallel with this, the application should be considered alongside the wider redevelopment of the Station Hill area (planning reference 13/0436) consented in January 2015 and the more recent Station Hill Site E and Telecom House outline application parameter plans (planning reference 15/1426) approved in July 2016.



Aerial 3D view from southwest

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Assessment
Site Location

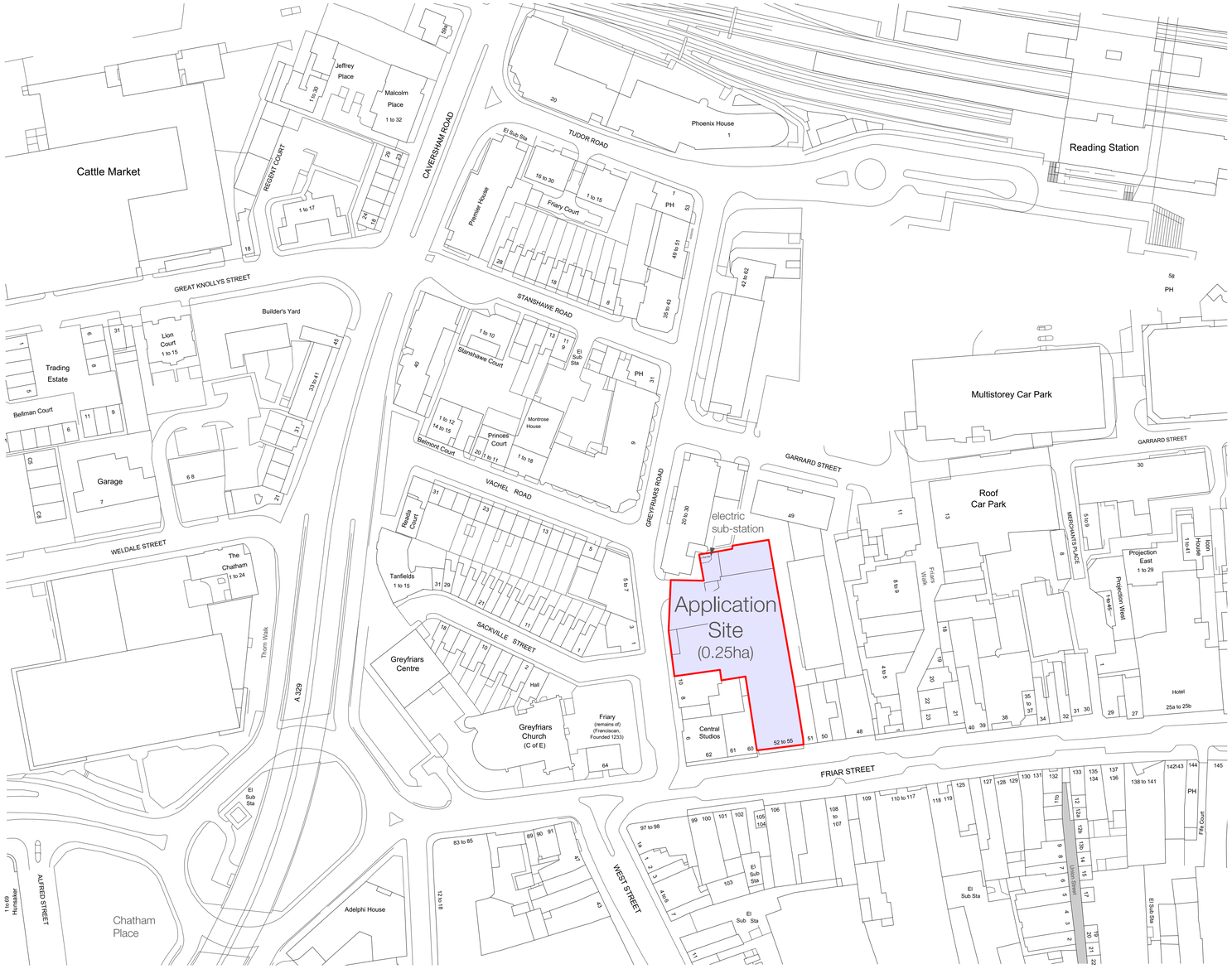
The Application Site

The Sainsbury store is located within Reading town centre approximately 500m south of the main railway station. The property is broadly L-shaped on plan with the main retail frontage mid terraced along Friar Street. A secondary frontage, is on Greyfriars Road adjacent to the access to the existing rear service yard. In the northwest corner of the site is an existing electric substation enclosure.

The site slopes by approximately 3.2m from front to back facilitating dock level loading platforms within the lower ground floor onto the rear service yard.

Immediately to the southwest of the property is the recently constructed Central Studios student housing with ground floor retail accommodation. The properties immediately to the west of the site comprise ground floor retail units with separate office accommodation on five floors above extending to the rear. To the north of the site is the 6-storey Greyfriars House office building.

The application site is not listed or within a conservation area.



Site Location Plan

N

0 10 20 30 40 50 m

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Existing Aerial View - Proposed Site



Existing Site Frontage - Friar Street



Existing Site Frontage - Greyfriars Road

Existing Site Context - Friar Street



Friar Street is an eclectic mix of Victorian and modern building styles juxtaposed alongside one another. The majority date from the mid-late 20th century and are considered to be of limited architectural merit, overall producing a somewhat under-whelming, dilapidated streetscape. Ground floor uses are primary and secondary retailing, with some value outlets and a concentration of pubs, restaurants and coffee bars with mixed uses above.

Along Friar Street to the east there is an active retail street frontage, but with a number of vacant units around the Friars Walk due to their proposed redevelopment as part of the Station Hill site identified in section 2.

At the west end of Friar Street, the retail offering drops off after the McDonalds store at no, 128/129. The A329 ringroad cuts the western end off Friar Street, however, beyond this is the Chatham Place new residential and mixed use development nearing completion which provides a connection across this busy main road.

There is no customer car parking on the Sainsbury site so it caters to pedestrians rather than weekly car shops. The current retail offering draws pedestrians to this end of Friar Street and any replacement should seek to replicate this.

At 160-161 Friar Street to the west is the Central Studios student accommodation with ground floor retail.



Corner of Friar Street & Greyfriars Road



64 Friar Street

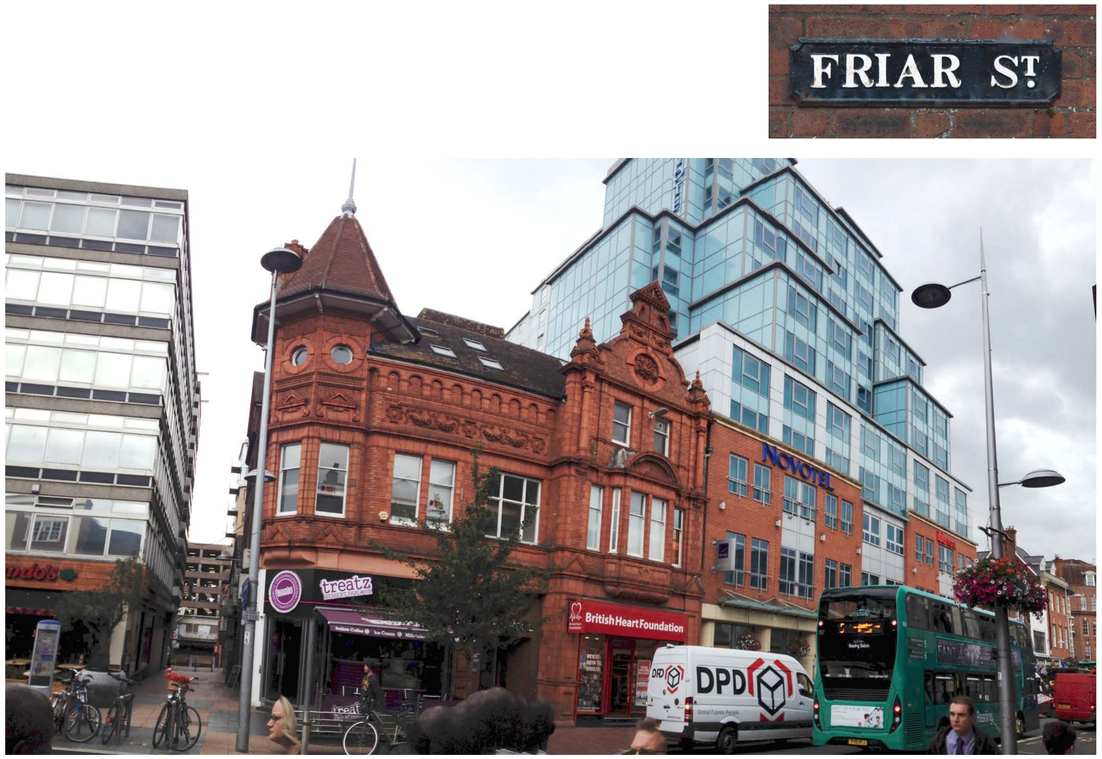


Greyfriars Church

Existing Site Context - Friar Street



Friars Walk Mall



Novotel / Ibis Hotel - 30-20 Friar Street



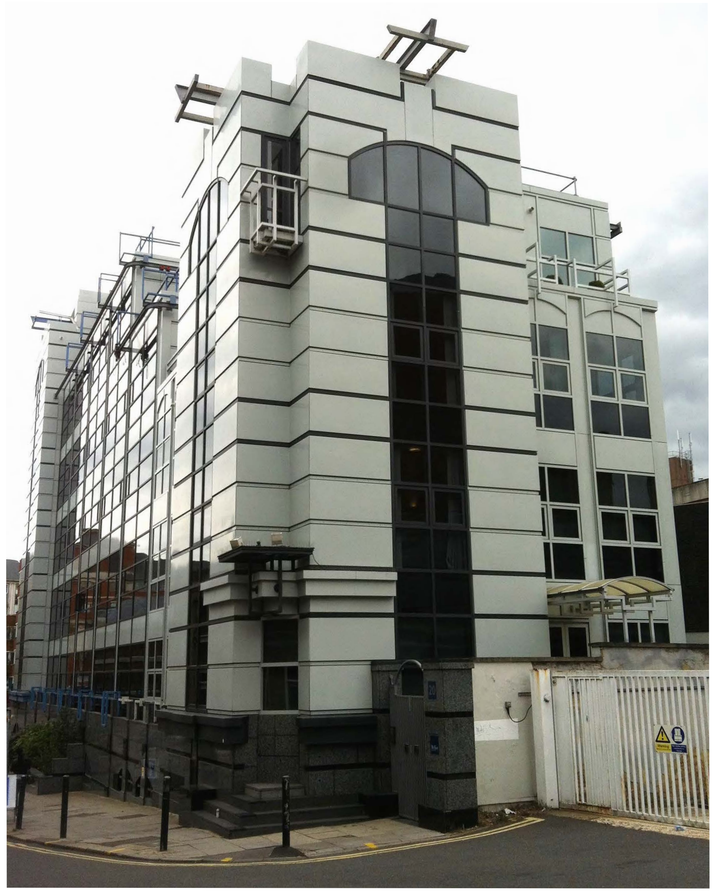
106-108 Friar Street opposite application site

Assessment

Existing Site Context - Greyfriars Road



Central Studios



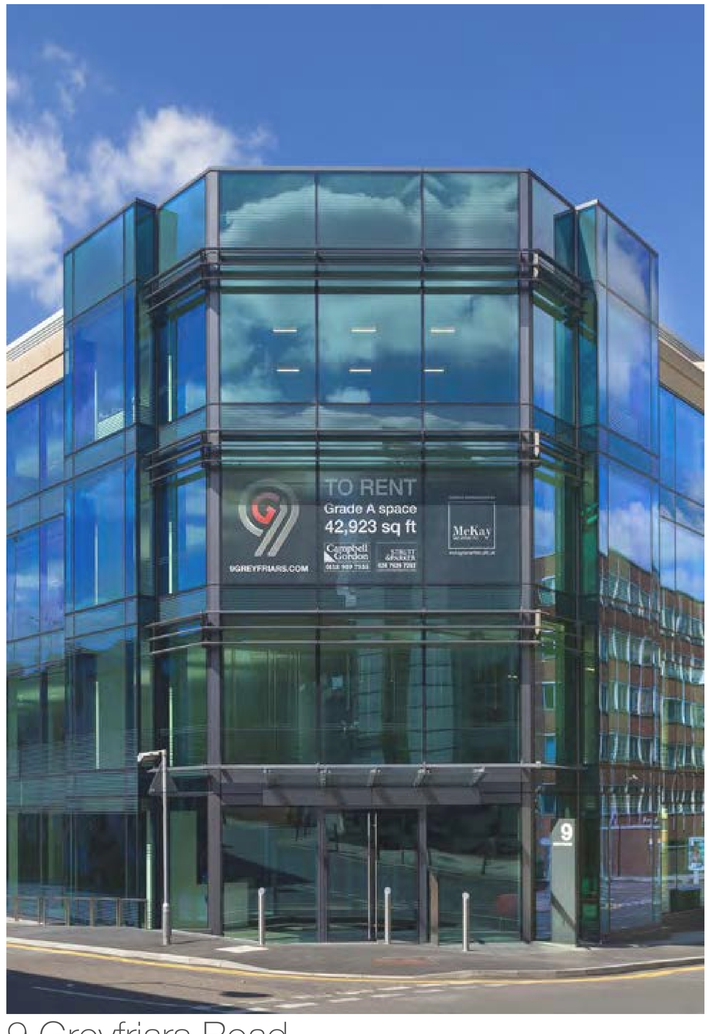
Greyfriars House



1-7 Greyfriars Road



The character of the area changes swiftly heading north along Greyfriars Road from Friar Street, with medium-high rise buildings becoming the norm as the area moves from a predominantly retail area to an office location.



9 Greyfriars Road

Assessment

Existing Site Context - Sackville Street



1-31 Sackville Street (North Side)

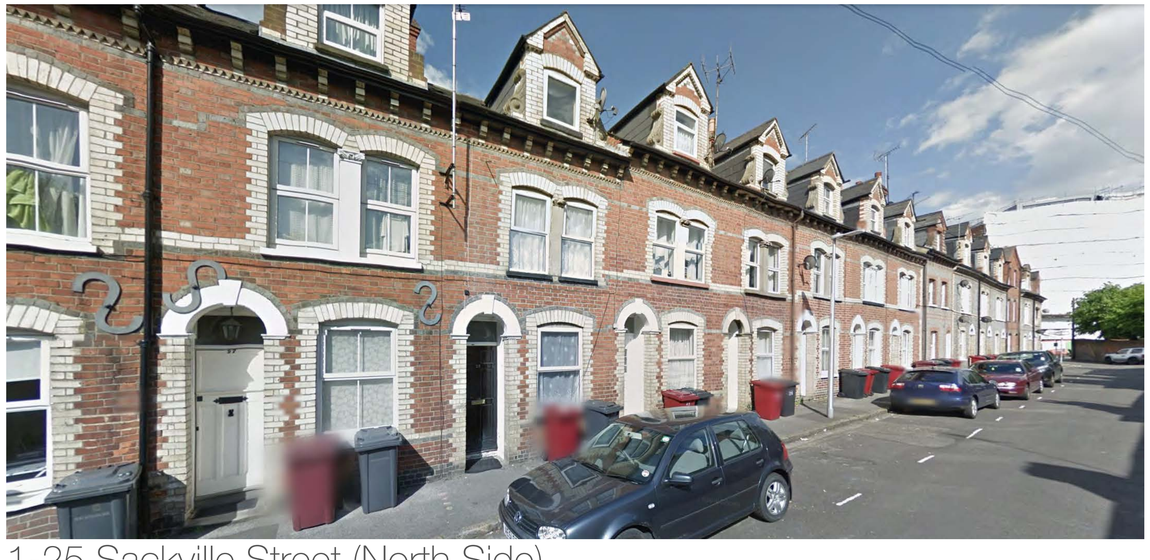


Sackville Street

Further to the west of Greyfriars Road is a Victorian residential area with two and three storey brick buildings with pitched slate roofs incorporating narrow dormers. The area is characterised by the use of red and light grey facing brick with contrasting cream brick banding, corner quoining, door and window reveals. Individual or groups of houses are picked out in contrasting brick colours creating variety along the streetscape.



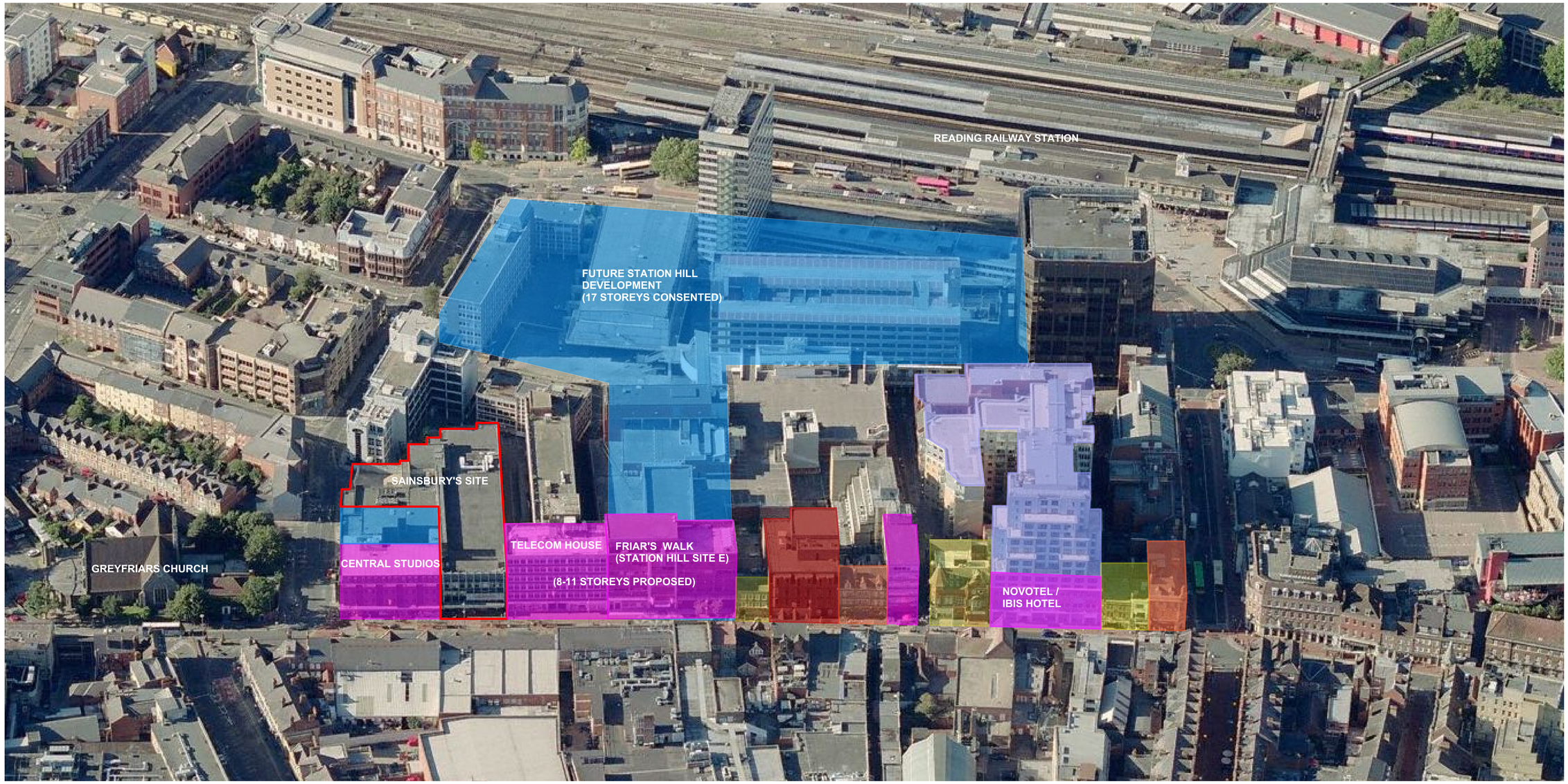
Memorial Hall & 2-18 Sackville Street (South side)



1-25 Sackville Street (North Side)

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Assessment
Existing Height & Massing



Existing massing context

Reference Key:

- 13 Storeys
- 8 Storeys
- 6 Storeys
- 5 Storeys
- 4 Storeys
- 3 Storeys

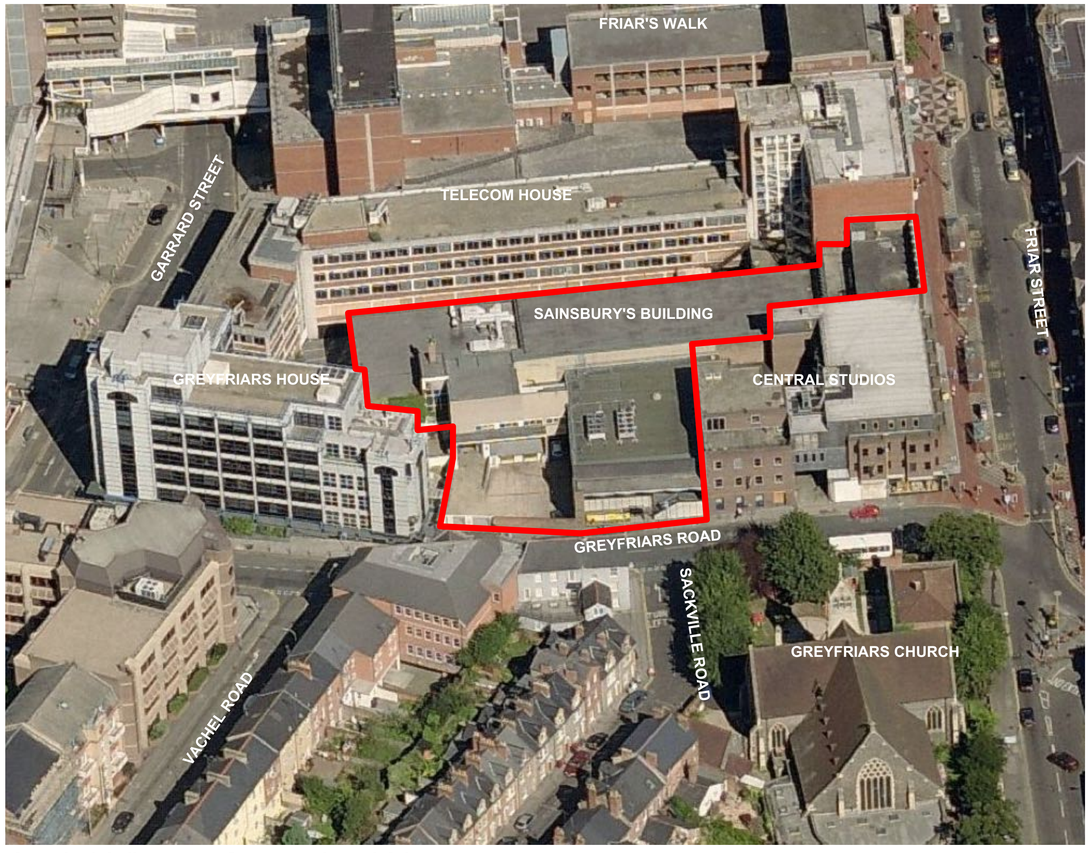
At three storeys, the existing Sainsbury building sits comparatively low in the streetscape and clearly there is potential to increase the building height. The student accommodation to the South West is six storeys high on the front stepping up to eight at the rear on Greyfriars Road.

The existing Ibis / Novotel is the tallest building on Friar Street stepping up to 13 floors. The new Station Hill Development will be 17 storeys high.

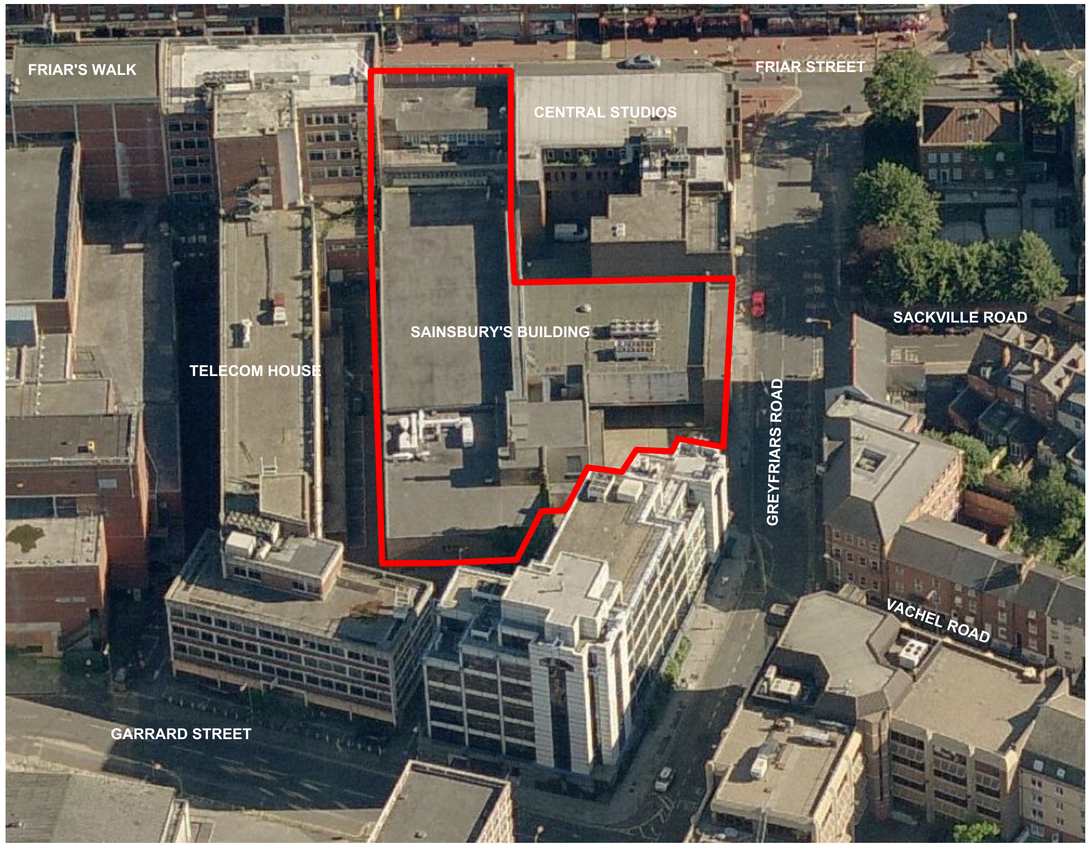
52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Assessment

Existing Height & Massing - Aerial Views



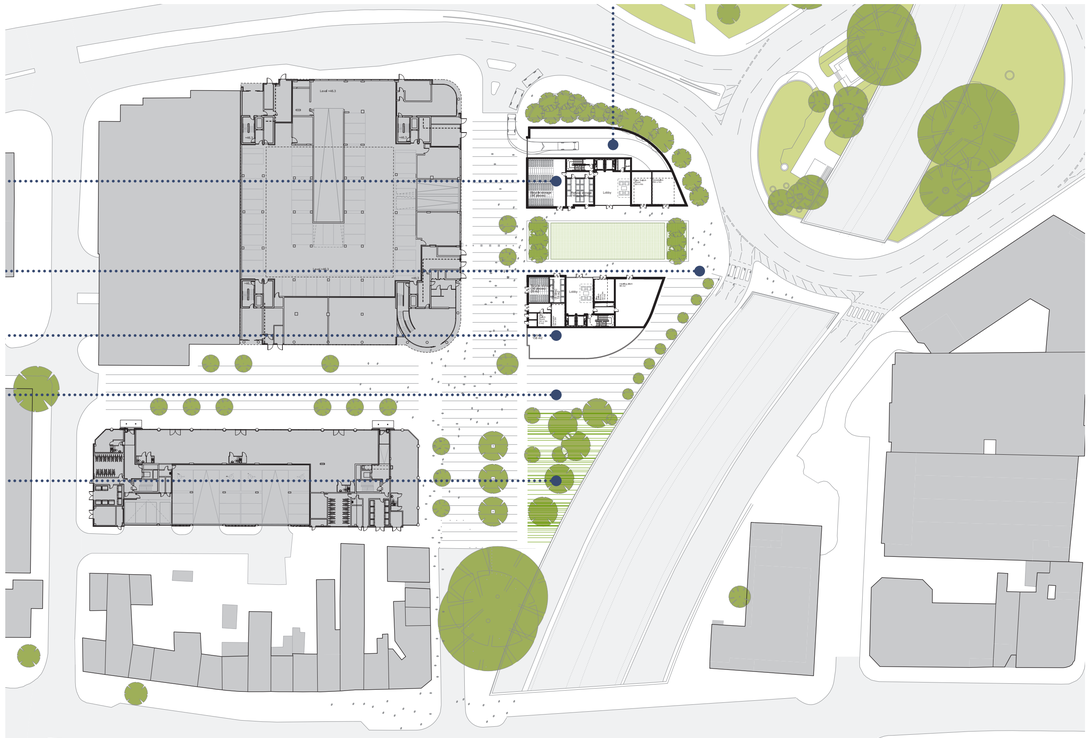
Aerial View - from the West



Aerial View - from the North

Assessment

Existing Site Context - Chatham Place
Development Under Construction



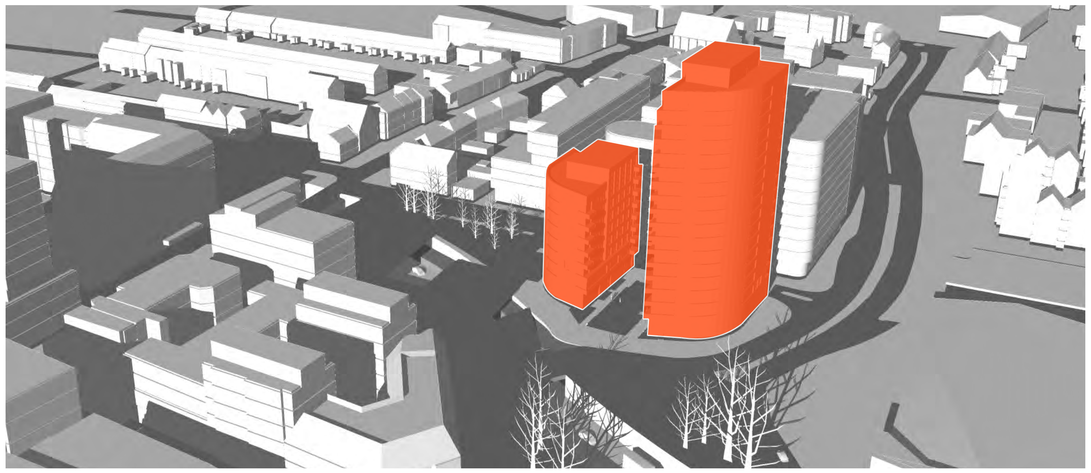
Site Plan



3D Visual



Height and Massing



Height and Massing

Station Hill South Planning and Urban Design Brief - 2007

Reading Borough Council prepared the 'Station Hill South Planning and Urban Design Brief' in 2007, to establish specific urban design and planning principles and provide a statutory planning framework for future planning application in this part of the city centre.

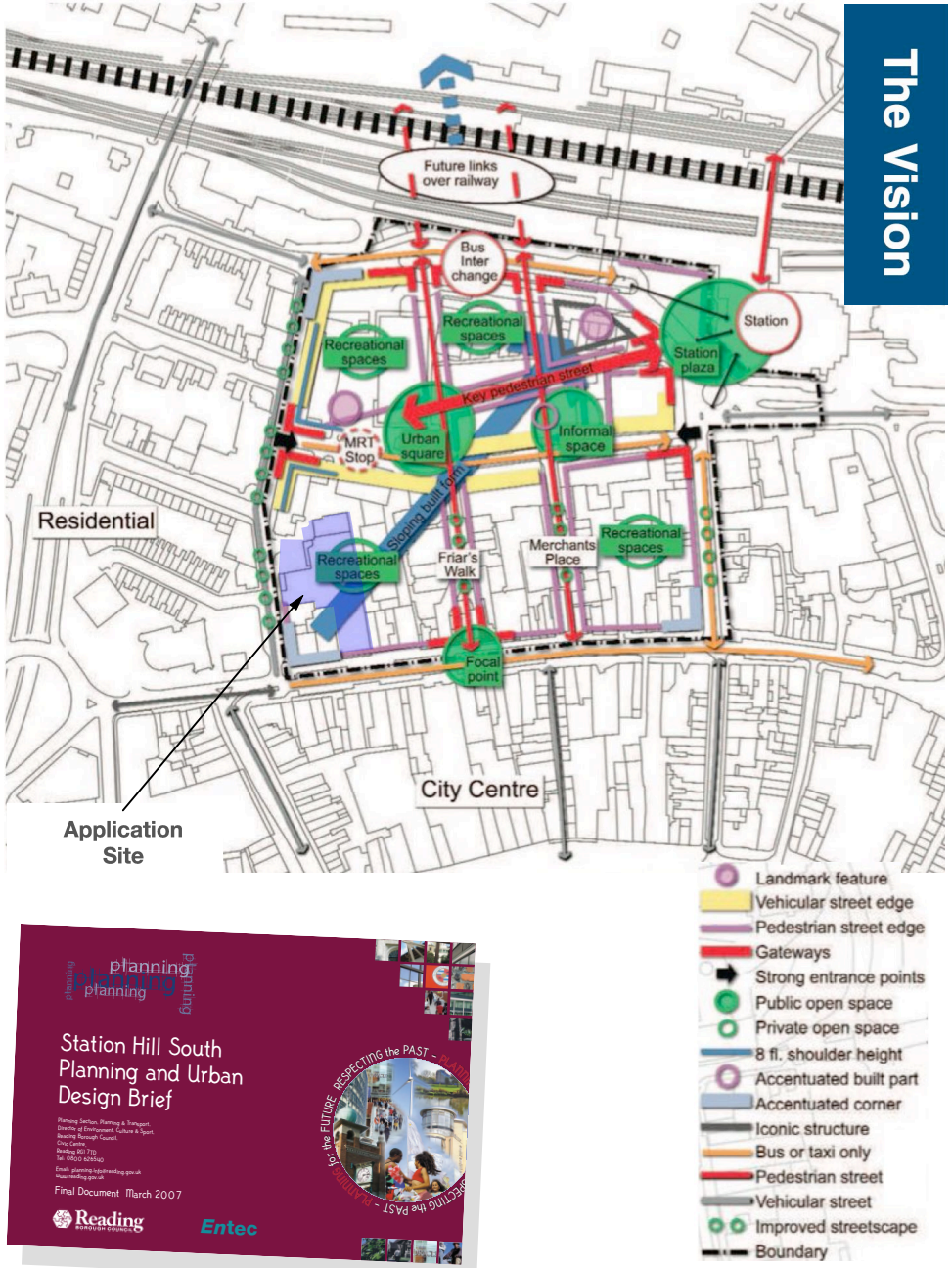
The Vision for the Station Hill South area is of a thriving, safe and high quality redevelopment, with tall buildings at gateways between a network of public open spaces. The area between the new station and the existing retail core to the south is identified as being suitable for a significant amount of new development creating places to work, live and visit.

Ten key principles are presented in detail:

1 Establishing a clear character
2 Allowing for improved freedom of movement
3 Open space and landscape
4 Designing for tall buildings
5 Determining appropriate scale, height and massing
6 Active street frontage
7 Achieving mixed-use development
8 Incorporating high standards of sustainable design
9 Designing in safety and security
10 Demonstrating viable and flexible phasing

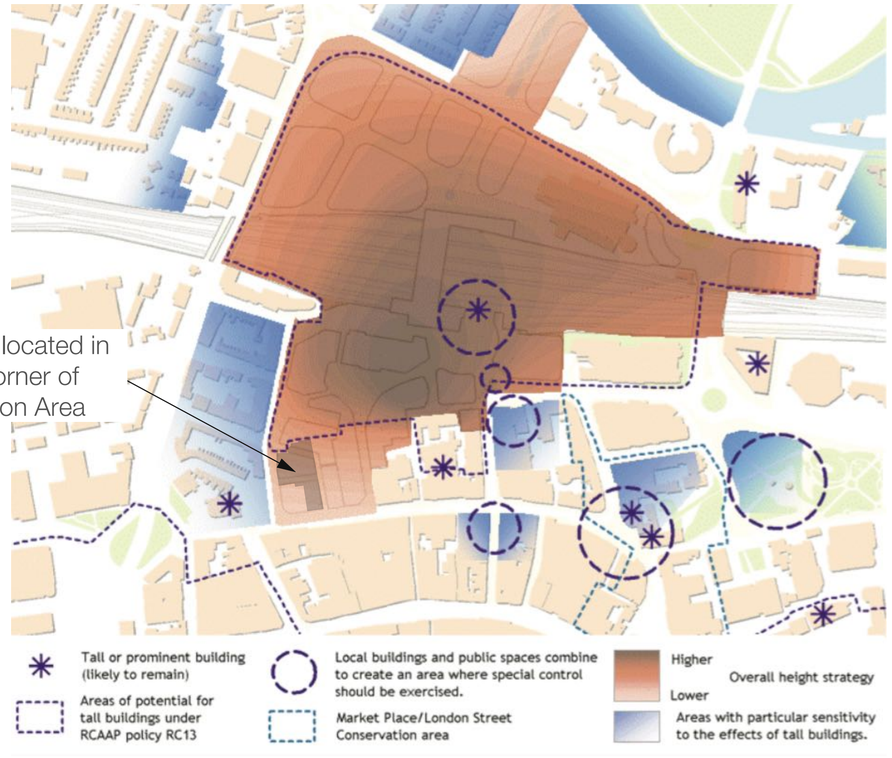
Implications for the Application Site:

- Sloping built form from southwest corner towards Station
- Central private open recreational spaces assuming a perimeter block development approach
- 8-Floor 'shoulder height' on Friar Street & Greyfriars Road
- Improved streetscape on Greyfriars Road
- Accentuated corner on Friar Street / Greyfriars Road - the Central Studios has already been redeveloped



Reading Borough Council's Vision

Application site located in southwest corner of Reading Station Area



Application site located in southwest corner of Reading Station Area

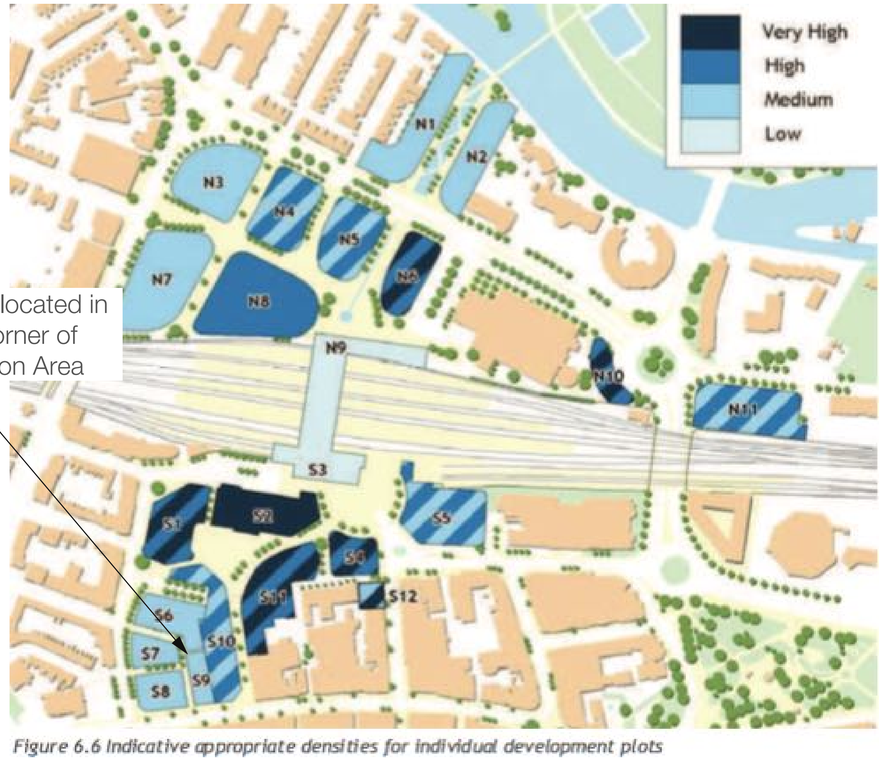


Figure 6.6 Indicative appropriate densities for individual development plots

Reading Station Area Framework - 2010

In 2010 Reading Borough Council updated their approach to the area with the 'Reading Station Area Framework' SPD document and following the first Station Hill development application in 2009.



Key Principles are:

1. **Uses** The centre will contain a broad range of different but complementary uses within an area easily accessed by foot.
2. **Inclusion** The centre will appeal to Reading's population as a place to live, work, study and visit.
3. **Safe & Sustainable Design** New development will exhibit an excellent, safe and sustainable quality of design that contributes to the attraction of the centre.
4. **Waterside areas** The centre will make the most of its waterside areas as a destination for leisure and recreation, and protect and enhance wildlife habitats.
5. **Areas of open space** within the centre will be protected and new opportunities sought.
6. **Access to the centre** by foot, cycle and public transport will be improved.
7. **Access within the centre** by foot and cycle will be improved and barriers to this improved access will be overcome, particularly in a north-south direction through the core.
8. **Transport Improvements** Development in the centre will benefit from and contribute towards forthcoming major transport improvements.
9. **Historic Character** Areas and features that positively contribute to the unique and historic character of central Reading will be protected and, where appropriate, enhanced.

Implications for the Application Site

The application site is located in the southwest corner of the Reading Station Area; factors affecting the application site are:

- **Sloping Built Form** - from southwest corner towards Station
- **Protection of Prominent Buildings** - Greyfriars Church Listed
- **Sensitivity to Tall Buildings** - residential area opposite site on Greyfriars Road
- **Area for Potential for Tall Buildings** - site is outside area

Station Hill Development

The 2009 planning application (09-0622) for the redevelopment of the Station Hill site was never implemented. In 2013 Stanhope plc under the Sackville Development vehicle obtained an outline consent (13-0346) for the phased redevelopment of the site providing a mixed use with office towers near Reading Station and retail along Friar's Walk with residential perimeter block development (Site E) to the east of the application site.

Station Hill Site E & Telecom House

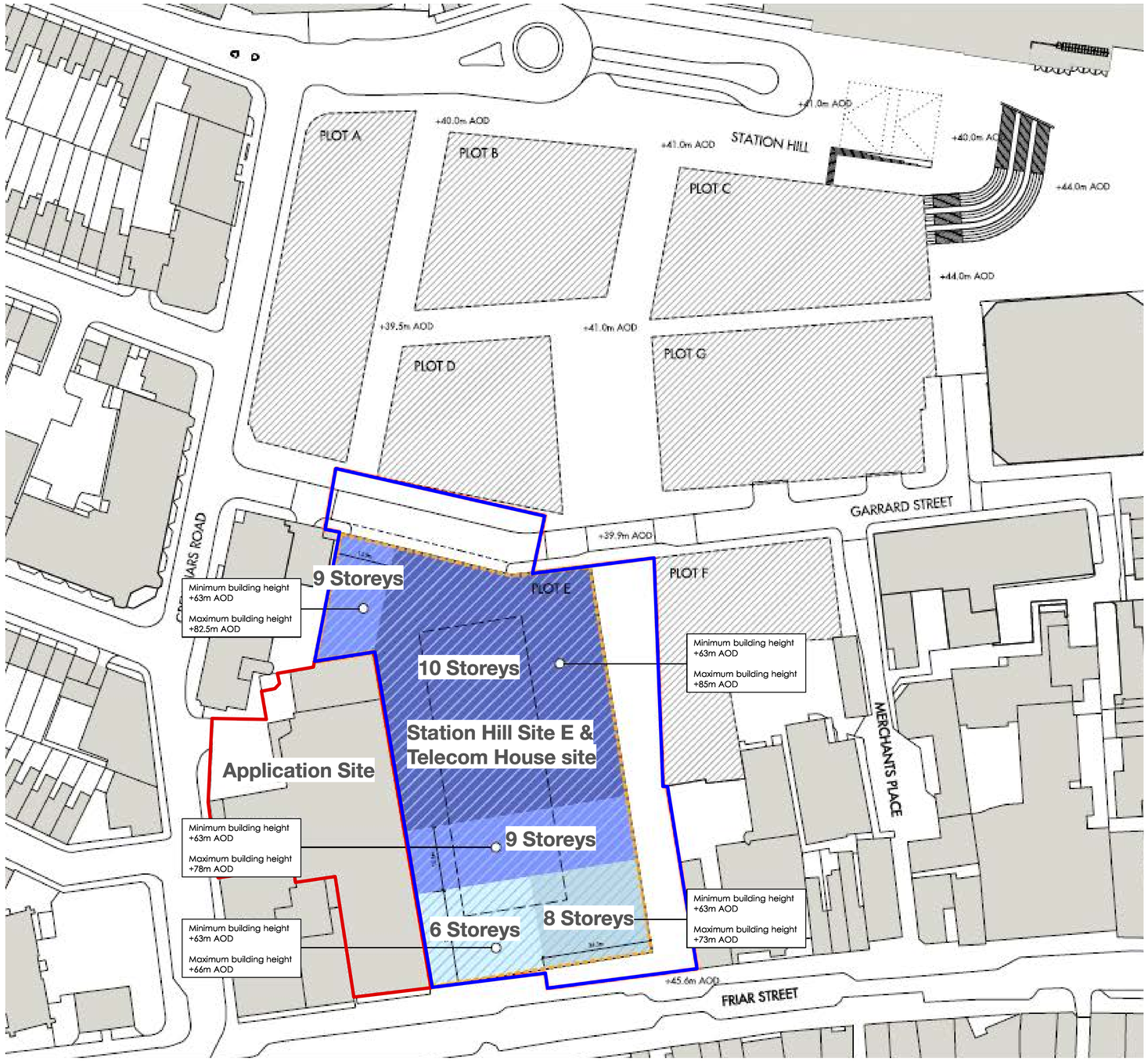
In 2016, a new outline application was approved that extended Site E to include the Telecom House building pushing the the retail and residential perimeter block immediately up to the Eastern boundary of the Sainsbury's application site.



Station Hill - Friar Street Illustrative Visual

Main features effecting the application site:

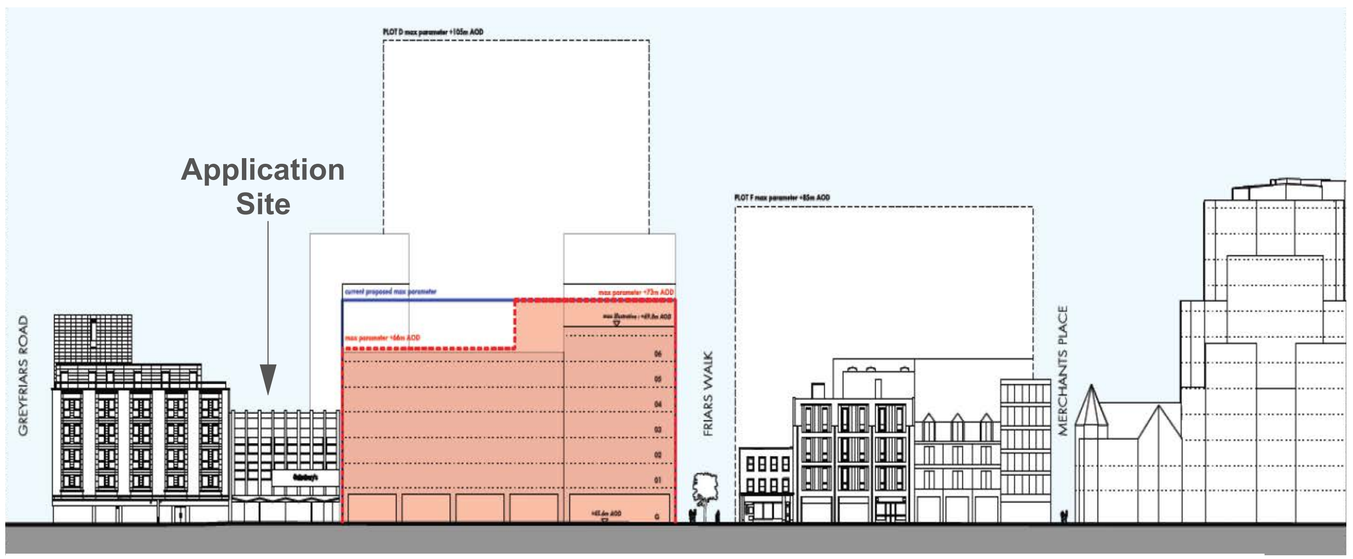
- **Perimeter and block development**
- **Central private courtyard**
- **Mixed Uses with retail and residential above**
- **6-10 Storeys parameter plans**
- **High building density**



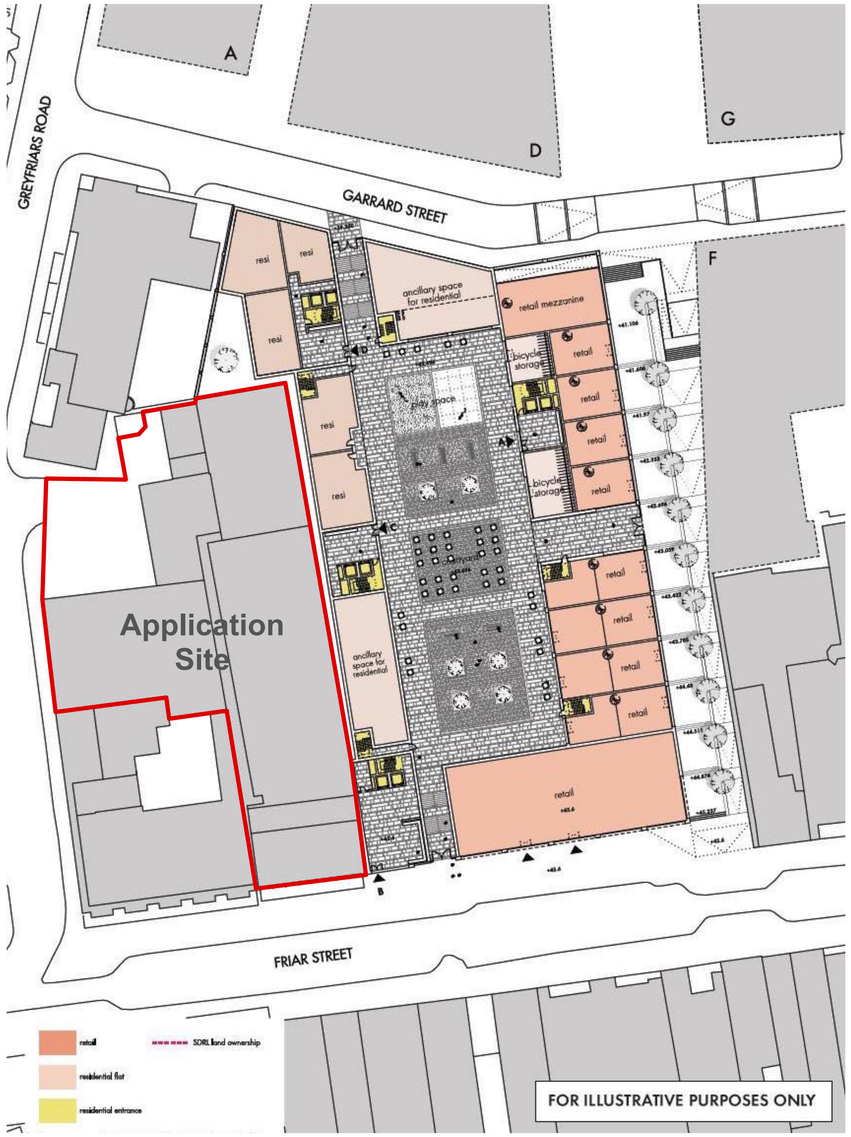
Future Development Context - Site Plan



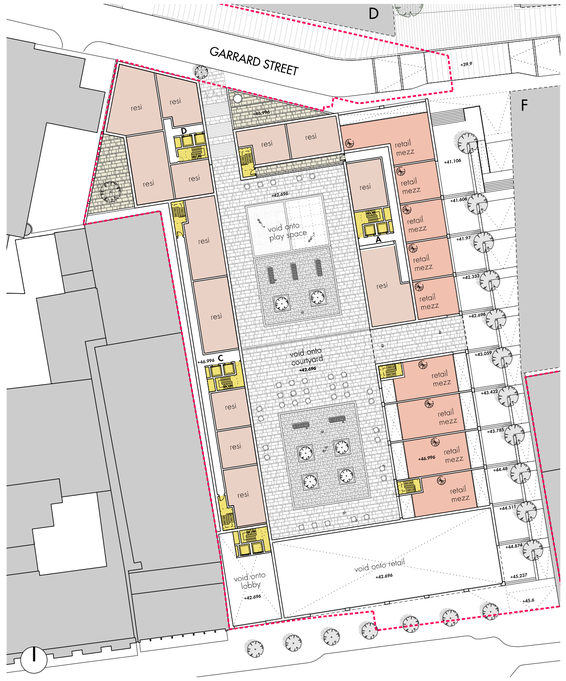
Proposed Station Hill Friar Street Illustrative Visualisation



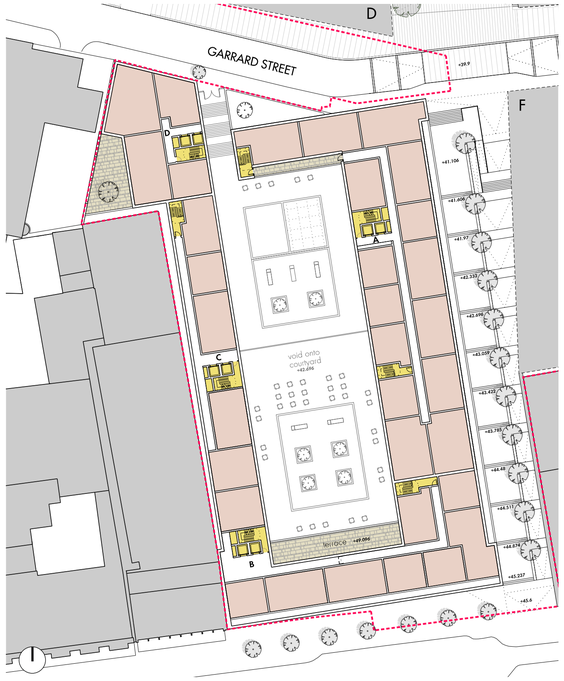
Proposed Station Hill Approved Parameters for Friar Street Building Heights



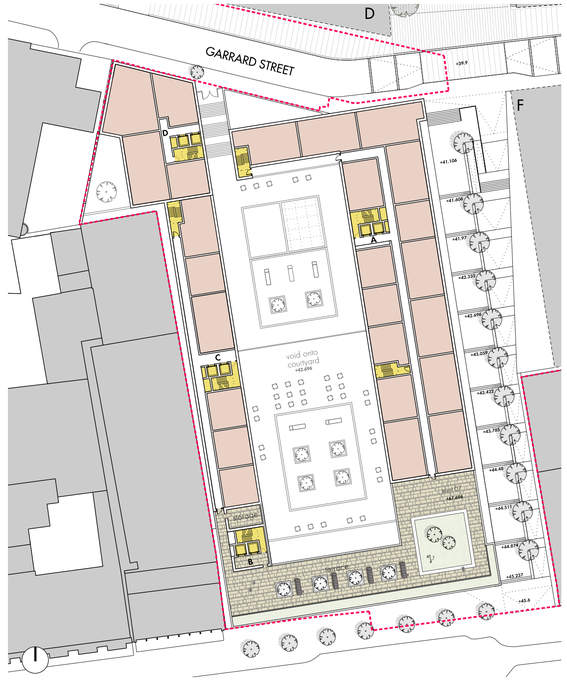
Proposed Station Hill Illustrative Site Plan



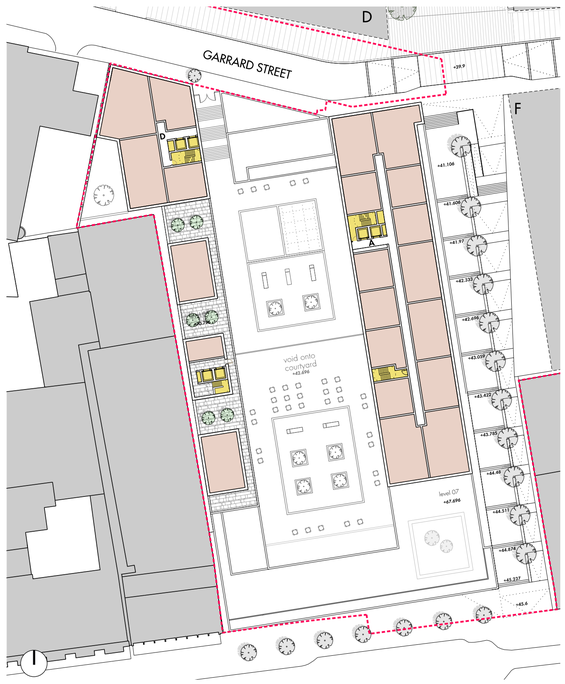
Illustrative Mezzanine Floor Plan



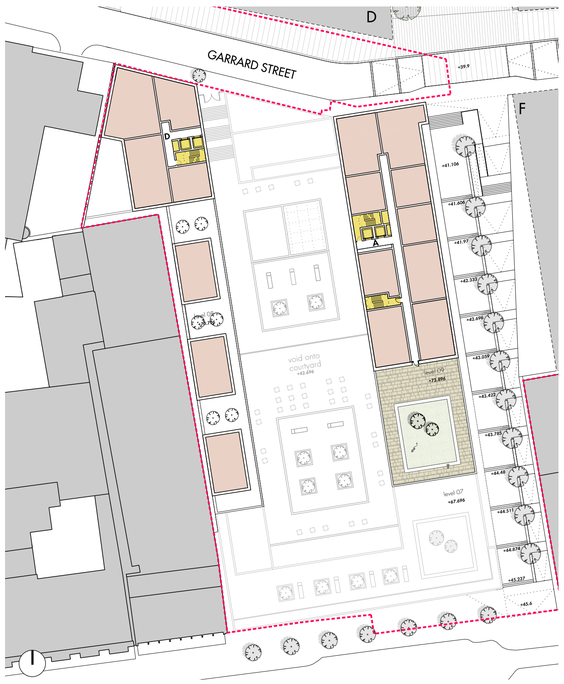
Illustrative First-Sixth Floor Plan



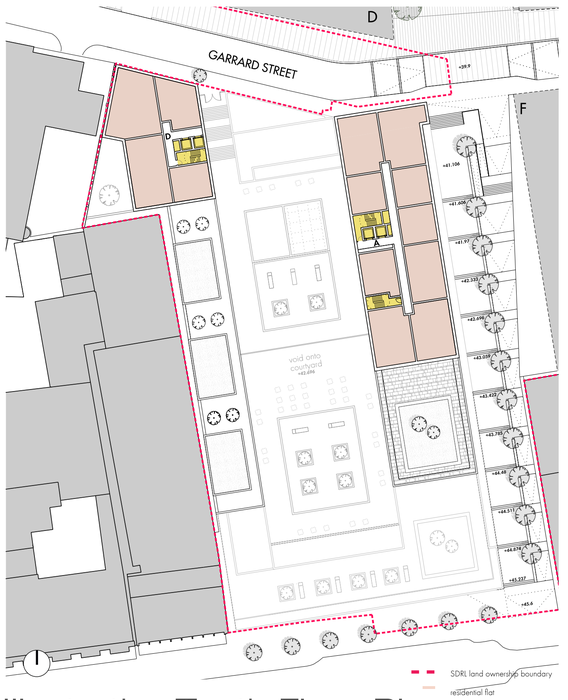
Illustrative Seventh Floor Plan



Illustrative Eight Floor Plan



Illustrative Ninth Floor Plan



Illustrative Tenth Floor Plan

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Assessment
Constraints

CONSTRAINTS:

1. Building Heights - planning policy requires a sloping built form from the southwest corner towards the Station. 8-Floor 'shoulder height' limited along Friar Street and part of Greyfriars Road

2. Station Hill Site E / Telecom House Proposals

3. Proximity to adjacent office building - overlooking windows from Greyfriars House

4. Protection of Prominent Building - Greyfriars Church

5. Area of Particular Sensitivity to Tall Buildings - to the west of the Sainsbury's site is a low-scale residential area on Sackville Street, Vachel and Greyfriars Roads

6. Limited vehicular access - for servicing and parking is at the lower end of site off Greyfriars Road

7. Change in level across site - 3.2m drop from Friar Street to rear access off Greyfriars Road

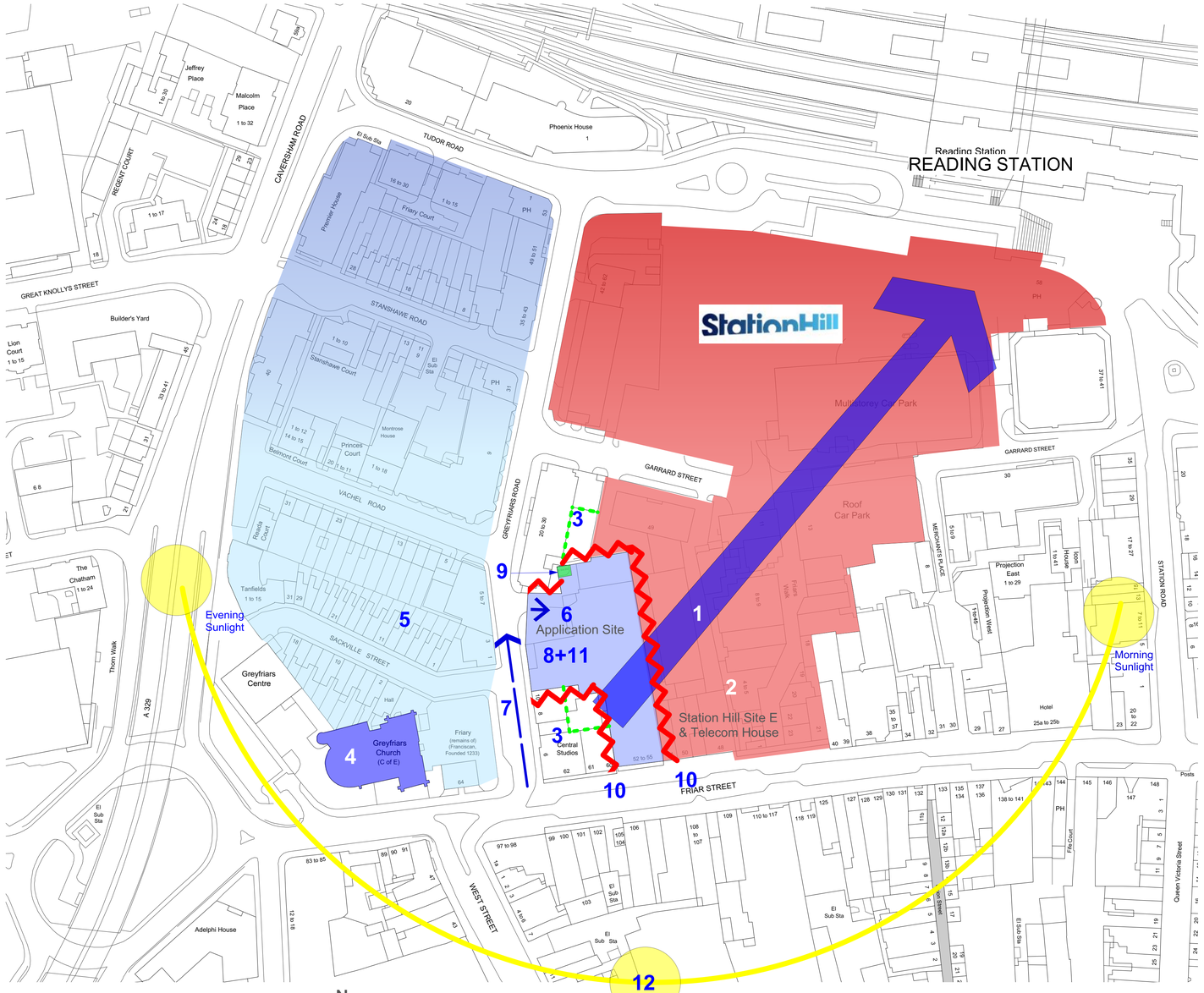
8. Existing Basements - to two thirds of Sainsbury's

9. Existing Electric Sub-Station

10. Party Walls

11. Archaeology - area with potential for encountering archaeological remains

12. Solar Penetration - into proposed development



Site Constraints Plan

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

OPPORTUNITIES:

1. Sloping built form

Sloping built form from the southwest corner towards Reading Station. Increase building heights along Friar Street and part of Greyfriars Road from 3 to 8-floors 'shoulder height'

2 Tie in with Station Hill Site E & Telecom House

Match height and massing parameter plans of the neighboring consented proposals

3 Perimeter and block layout approach

Create a central private recreational courtyard mirroring the Station Hill Site E & Telecom House approach to the site layout

4. Create active frontage on Greyfriars Road

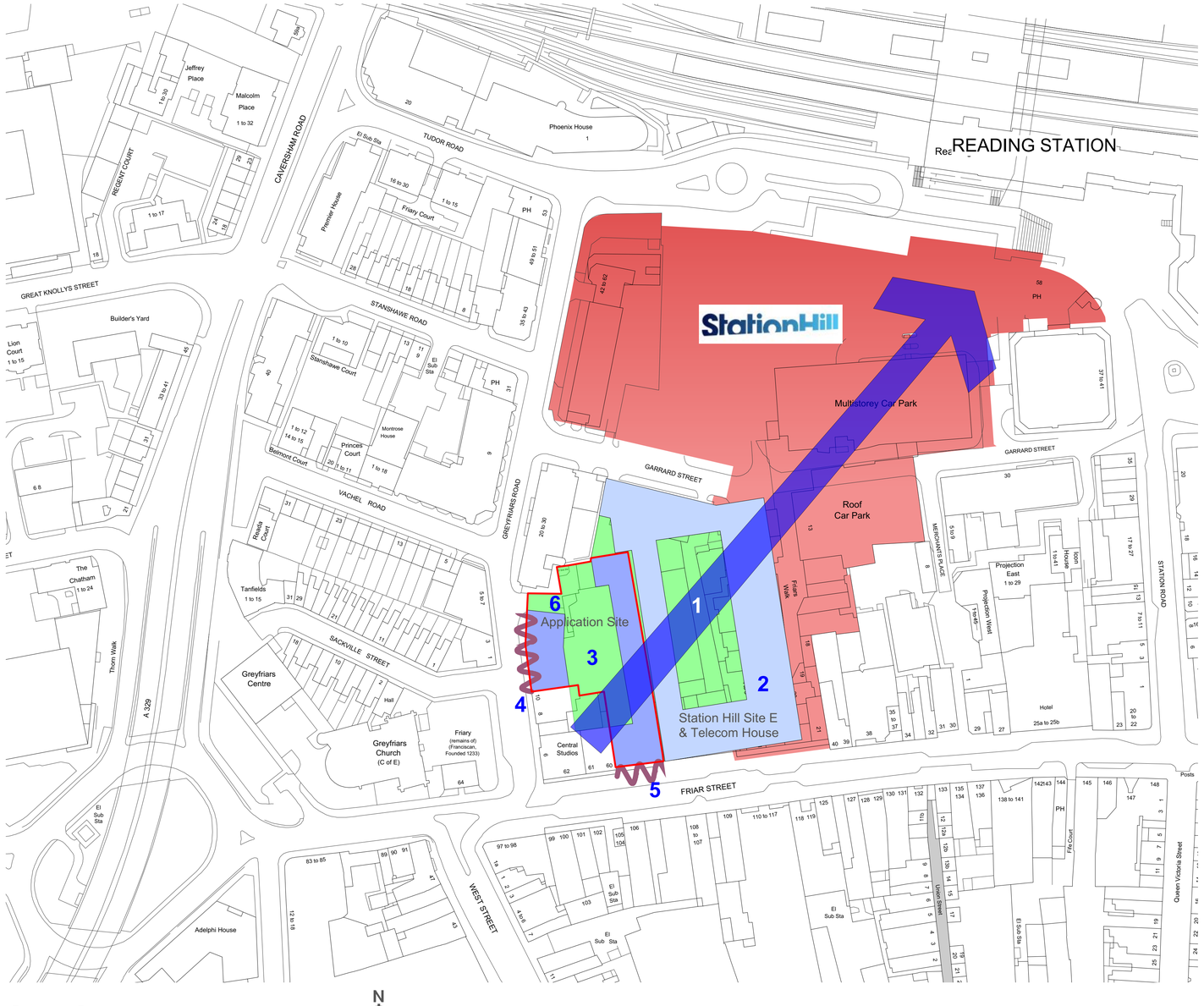
New commercial offering alongside new residential access to improve existing streetscape

5. Retain active frontage on Friar Street

Replacement retail space with new residential access

6. Utilise sloping site levels and basement

Retain existing access for servicing & car park entrance off Greyfriars Road



Site Opportunities Plan

N

0 10 20 30 40 50 m

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Archaeological Assessment

An archaeological desk-based assessment has been undertaken by RPS CgMs to clarify the archaeological potential of the study site and the significance of any archaeological assets in accordance with government planning policy on archaeology.

Based on the available evidence, the study site has a low potential for Prehistoric, Roman and Anglo-Saxon / Early Medieval evidence and a theoretically high potential for Medieval and Post-Medieval evidence.

Any evidence of the Civil War defences present on the study site would be of medium to high significance. Any other remains would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) be of local significance.



Assessment Conclusions:

20th Century redevelopment of the site is likely to have seriously compromised any archaeological interest and the proposed redevelopment has the potential to remove any surviving archaeological features that may be present.

Due to the nature of the building currently occupying the study site, and the evidence extracted from a pre-determination archaeological evaluation on the adjacent site, it is concluded that, unless details of the current building demonstrate complete destruction across the site following demolition foundations groundworks, trial trenching should be undertaken to establish any residual archaeological interest of the site, focusing particularly on the southern and northern parts of the study site. This can be secured by an appropriately worded planning condition.

Heritage Assets Assessment

RPS CgMs were commissioned to prepare an Heritage Statement which accompanies this application. The report identifies the key surrounding heritage assets.



The report provides an appraisal of the history and the significance of the site, its surroundings and also an assessment of the potential impacts of the proposals. Key heritage assets assets have been assessed to determine their significance are:

1. Quadrant Walls and Railings to Former No. 64 (Greyfriars Vicarage) Friar St. (Grade II)
2. The Mitre Inn, 47 West St. and 92 Friar St. (Grade II)
3. WI Palmer Memorial Hall, 42 & 43 West St., (Grade II)
4. 147 Friar St. (Grade II)
5. 1-31 and 2-32 Queen Victoria St., 24-28 and 35-38 Broad St, 148-150 Friar St. (Grade II)
6. 39 Friar St. (Grade II)
7. Greyfriars Church, Friar St. (Grade I)

An initial assessment of the heritage assets concluded that any on-site redevelopment scheme has the potential to impact on the setting of the heritage assets. Careful consideration would be needed to storey heights, materiality, intervisibility and build quality.



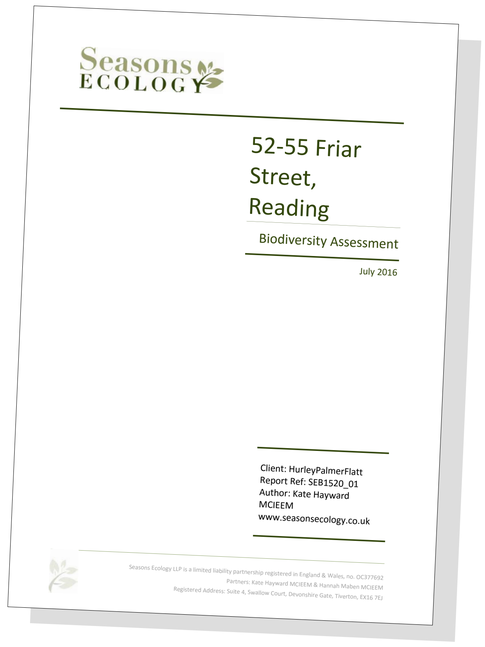
Heritage Asset Locations

0 10 20 30 40 50 m

N

Biodiversity Assessment

Seasons Ecology were commissioned to undertake a biodiversity survey which accompanies this planning application.


Seasons ECOLOGY

52-55 Friar Street, Reading

Biodiversity Assessment

July 2016

Client: HurleyPalmerFlatt
Report Ref: SEB1520_01
Author: Kate Hayward
MCIEEM
www.seasonsecology.co.uk

Seasons Ecology LLP is a limited liability partnership registered in England & Wales, no. OC377692
Partners: Kate Hayward MCIEEM & Hannah Mahon MCIEEM
Registered Address: Suite 4, Swallow Court, Devonshire Gate, Tiverton, EX16 7EJ

Key Findings:

The site lies in the centre of Reading and consists of a retail building and areas of hard-standing.

There are no Local Biodiversity Action Plan (LBAP) Priority Habitats recorded on site or in the vicinity of the site and no potential for LBAP Priority Species.

The construction zone is of low (negligible) ecological value.

There is opportunity during extension and refurbishment of the buildings to create locally relevant habitats and to provide habitat for LBAP species.

There are no ecological features requiring protection.

Biodiversity Enhancement Recommendations:

Target Species identified that would most benefit from ecological enhancements are:

- Pipistrelle bat species Pipistrellus species
- Brown long-eared bat Plecotus auritus
- House sparrow Passer domesticus

Suggestions for habitat creation include:

- Bat boxes
- House Sparrow nesting boxes
- Green walls
- Window boxes / planters
- Green roof / rooftop gardens
- Trees and hedges

Combined implementation of the above recommendations provides a net biodiversity gain within the scheme.

The management and maintenance of new features should be detailed within a Habitat Management Plan for the site.


Brickwork - 64 Friar Street Vicarage

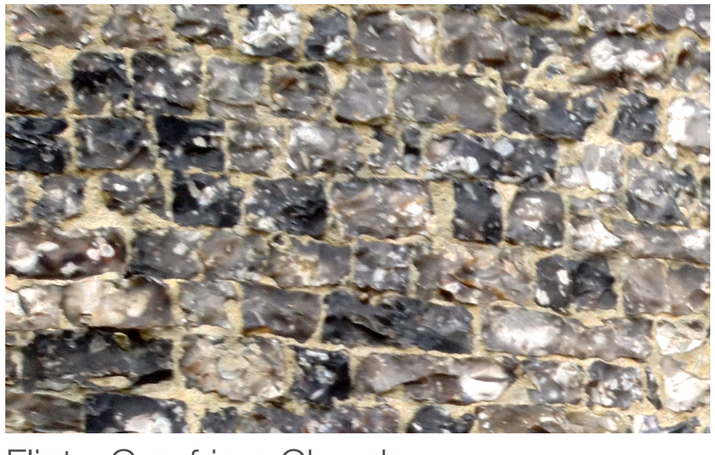

Brickwork - Sackville Street

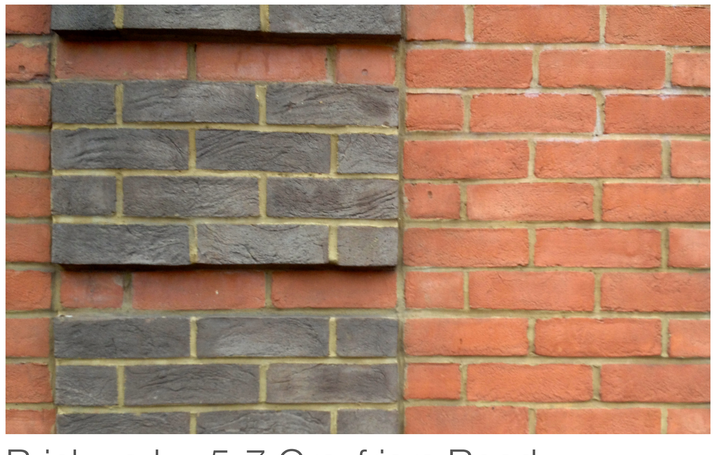

Brickwork - Central Studios

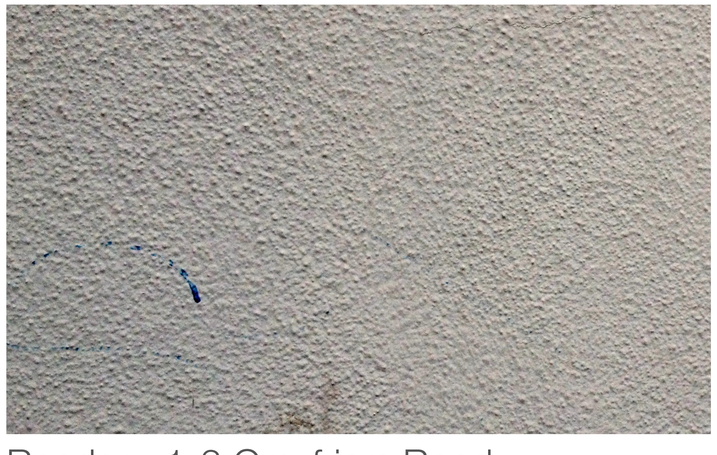

Brickwork - 64 Friar Street Vicarage


Brickwork - Sackville Street


Brickwork - Existing Sainsbury Building


Flint - Greyfriars Church


Brickwork - 5-7 Greyfriars Road


Render - 1-3 Greyfriars Road



Brickwork - 97-98 Friar Street



Brickwork & rainscreen cladding -
Friar Street - Central Studios



Greyfriars House cladding



Brickwork and contrasting rainscreen
on Friar Street Novotel / Ibis Hotel



Brickwork and contrasting tile cladding
on Central Studios Greyfriars Road

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Involvement
Pre-Application Advice

Pre-Application Scheme and Advice

The applicant submitted a pre-application scheme to Reading Borough Council (161065/PREAPP) in May 2016 to obtain the officer's opinion should a planning application be brought forward for their formal consideration.

The scheme was larger than the application currently proposed but comprised of a similar mixed use redevelopment following the demolition of the existing building :

148 apartments:

1 no. studio unit
68 no. 1-bed units
77 no. 2-bed units
2 no. 3-bed units

627 sq.m commercial units

Basement

For car parking, servicing, cycle parking and ancillary accommodation for the building including plant, refuse and recycling facilities.

Three building blocks were arranged around a central courtyard in a perimeter and block approach.

Following a positive meeting with the planners a detailed 15-page letter was provided summarising the council's advise which is contained in **Appendix A** at the back of this statement.

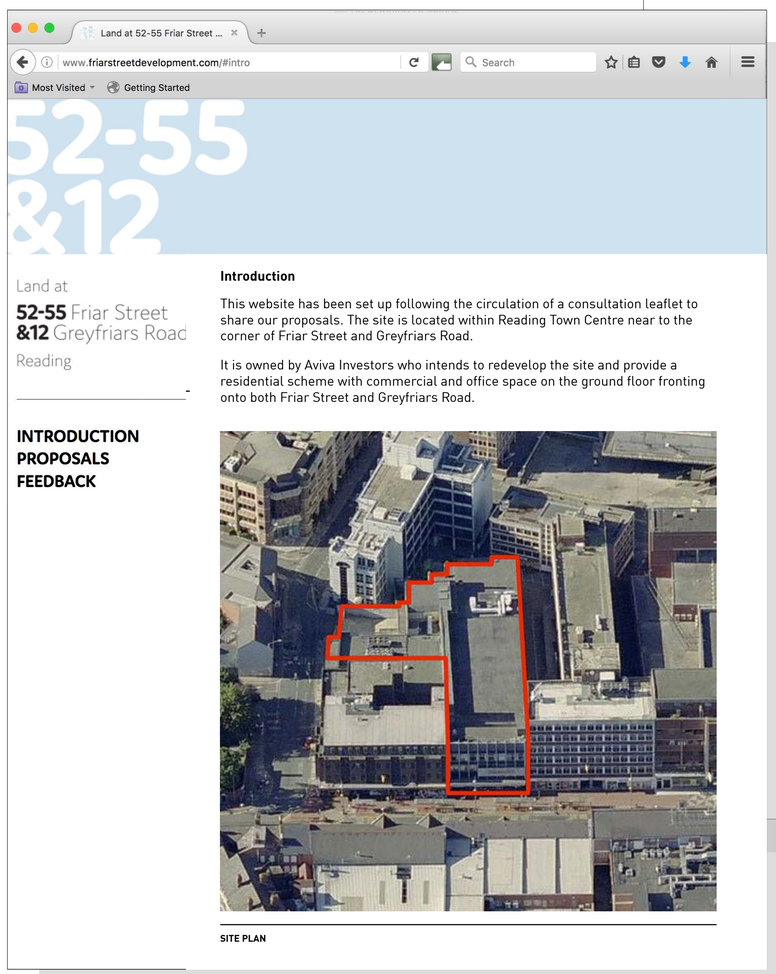
Specific design and access issues raised are addressed in this statement in more detail in sections 4 and 5.



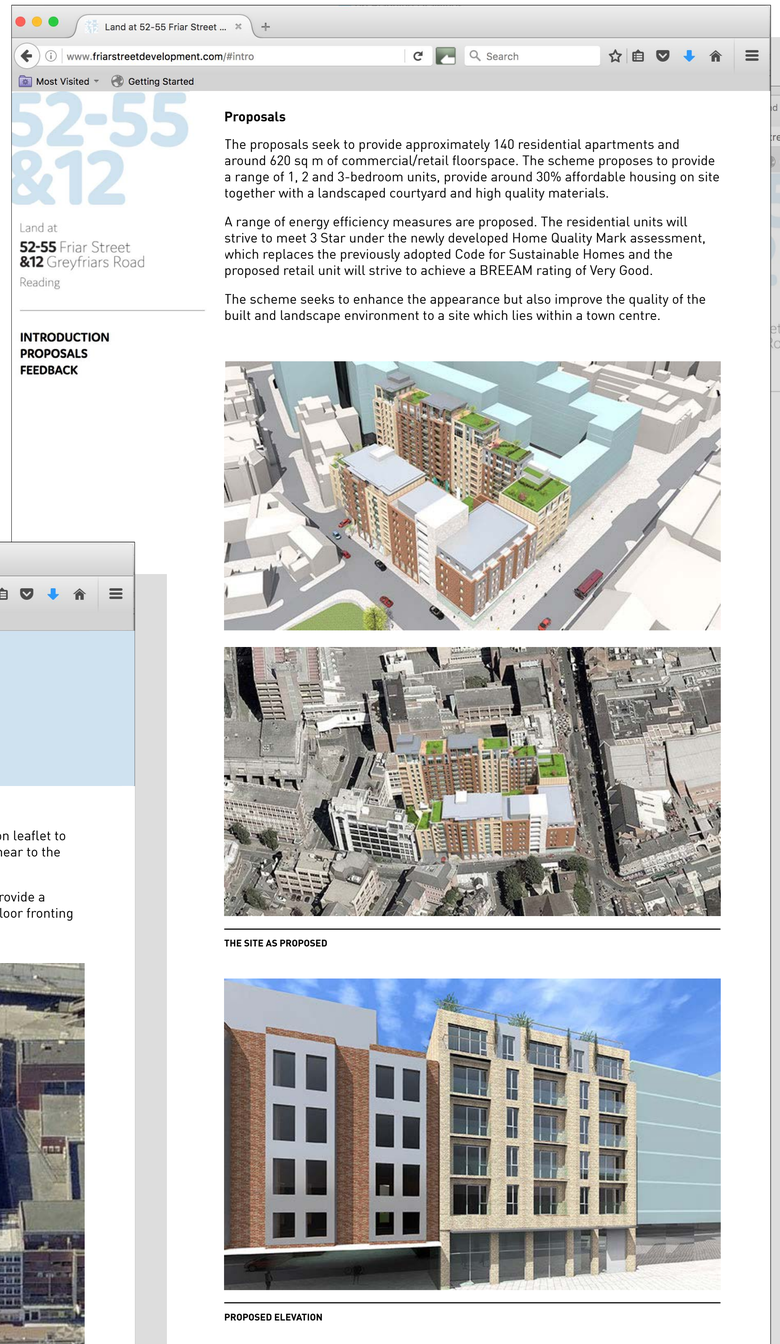
Public Consultation Leaflet and Website

A public consultation leaflet was circulated and a public accessible website (www.friarstreetdevelopment.com) was set up to share the planning proposals to enable public comments on the scheme prior to submitting a formal planning application.

No adverse comments were received. Full details of the public consultation process and responses received are referred to in the Planning Statement accompanying this application.

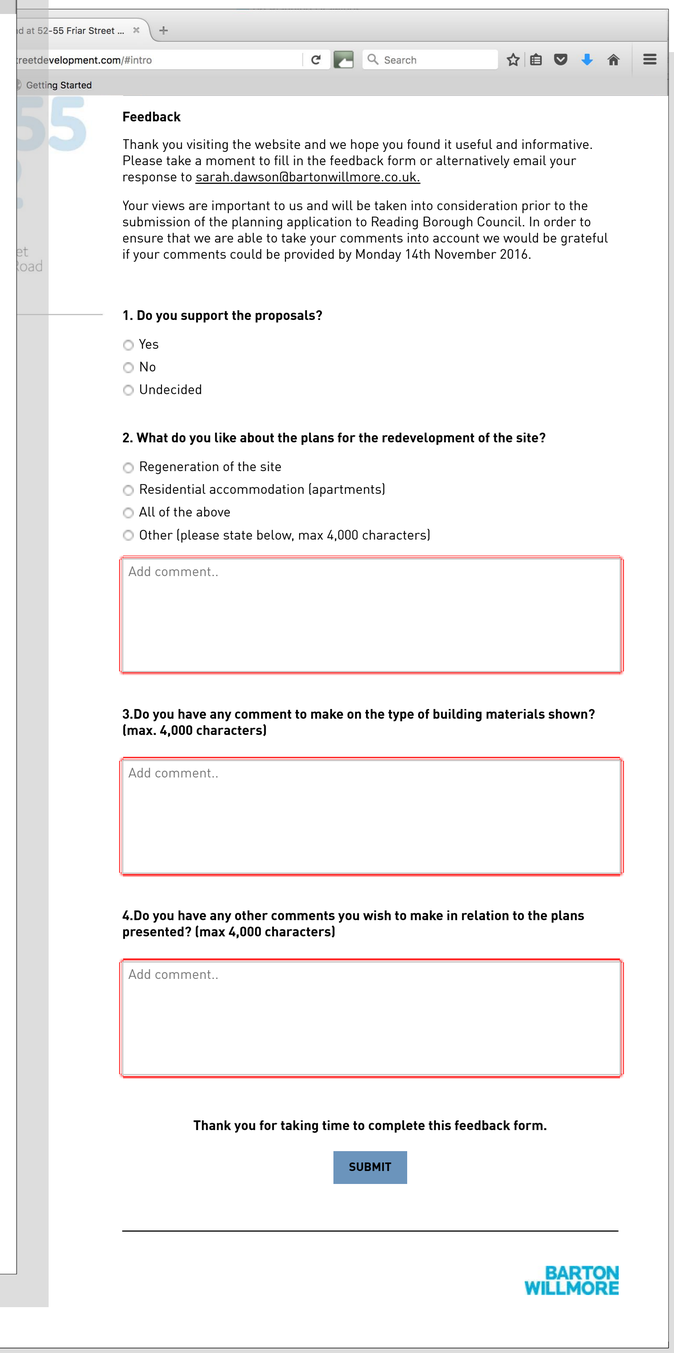


SITE PLAN



THE SITE AS PROPOSED

PROPOSED ELEVATION



Mixed Use Development

Pre-application advice from Reading Borough Council was that with the removal of the large food retail store there will be a loss of retail floorspace at the site. However, the retention of commercial uses on the Friar Street and Greyfriars Road frontages, within the context of planning policies RC1b, RC6, RC10, CS14, CS25, CS26 and CS27, means that in overall terms it is not considered that there are any fundamental land use concerns with the proposals.

Retail uses would be acceptable on the Friar Street frontage as existing. A flexible commercial use comprising of retail / office / leisure uses on Greyfriars Road frontage would also be acceptable. The leisure uses should be in accordance with the RC1b policy, however, the council would seek any D2 occupier to be restricted to a gymnasium type use.

A mixed use development with commercial uses on the ground floors providing active frontages with residential uses on upper levels would be policy compliant.

Residential Mix

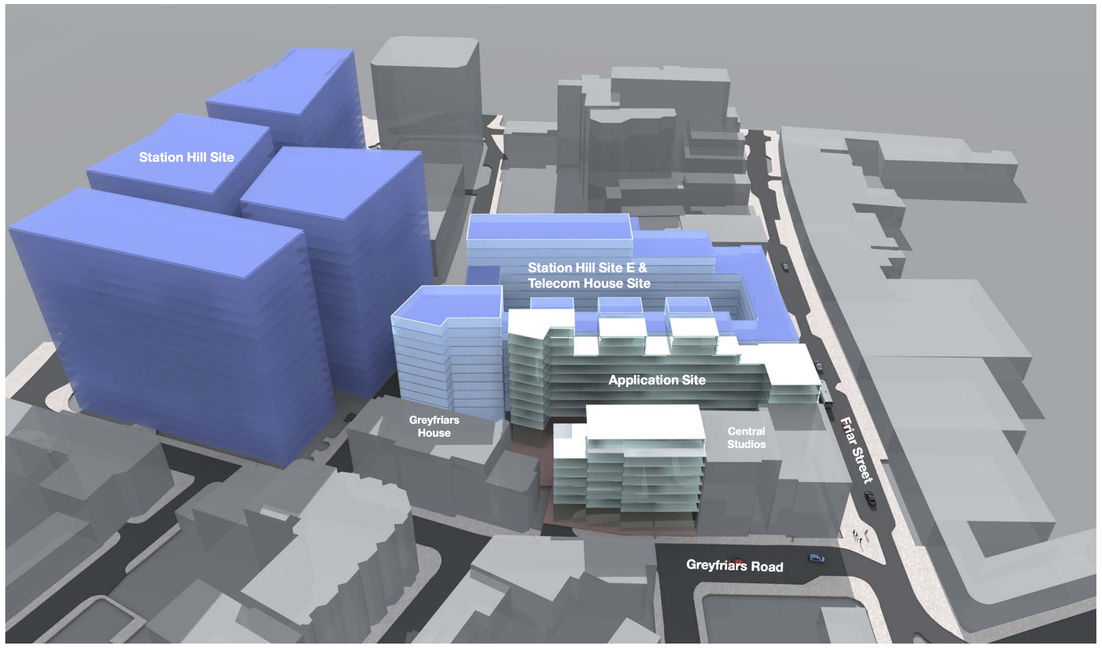
Pre-application advice on the mix and tenure of the residential uses confirmed the policy requirement is for a maximum of 40% 1-bed units and minimum 5% 3-bed units, with the balance as 2-bed units.

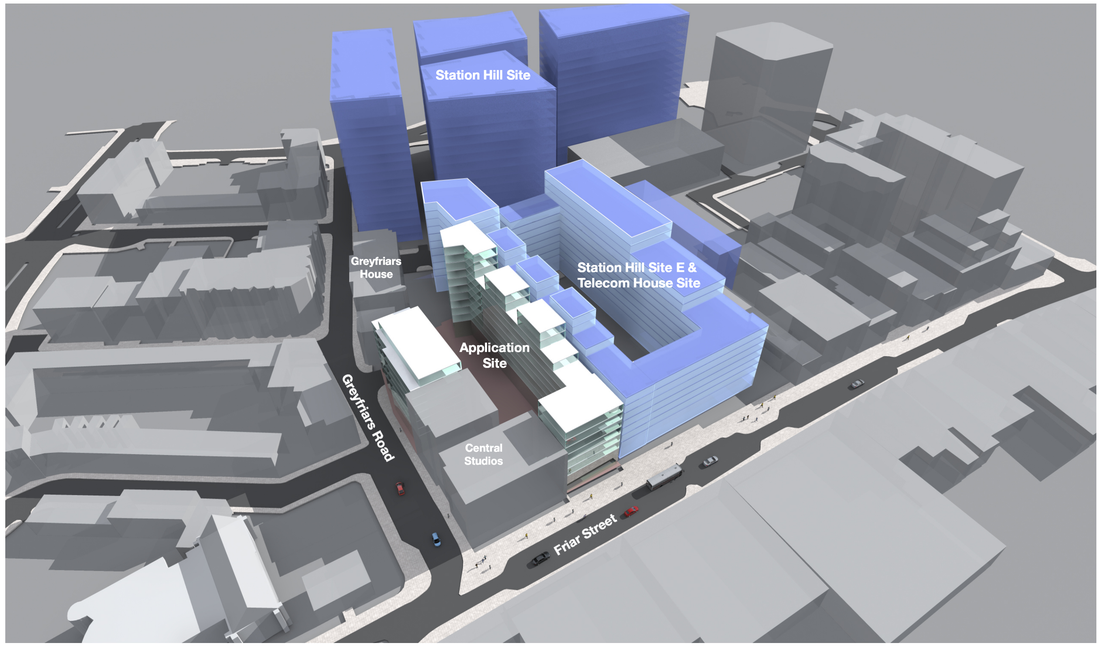
Affordable Housing

30% on-site affordable housing provision is required as per policy CS16. The current target tenure mix should be 70% rent / 30% shared ownership. The remaining 70% will be market housing.



Perimeter & Block Approach





Perimeter & Block Approach Mirroring the Station Hill Site E & Telecom House Site Layout

Pre-application Advice on Layout

Pre-application advice from Reading Borough Council was that in terms of the general layout approach, a perimeter block approach is acceptable. Although this layout differs from that suggested in the Reading Station Area Framework, it is considered to be an appropriate response to the neighbouring proposals at the Station Hill Site E and Telecom House considered under application 151426 (as granted on 26/07/16).

- **Perimeter Block Layout Approach**
  Create a central private recreational courtyard mirroring the Station Hill Site E & Telecom House site proposals.

- **Solar Penetration Maximised into Block**
  Apartments to be orientated to optimise daylight and sunlight. Buildings A & B are east-west facing. Building C is predominantly south facing. All apartments with north facing windows are also to have a double aspect with some south orientated habitable rooms.

- **Tie in with Station Hill Site E & Telecom House Proposals**
  Match height and massing of the Station Hill Site E & Telecom House outline consent.

- **Minimum 20m between opposite facing windows**
  To protect residential amenity.

- **Balconies providing private amenity space.**
  A mix of recessed and projecting balconies onto the courtyard.

- **Retain Active Frontage on Friar Street**
  Retain existing retail use.

- **Create New and Extend Active Frontage along Greyfriars Road**
  New commercial offering alongside residential access and improve Greyfriars Road streetscape.

Scale & Massing - Friar Street & East Boundary

Pre-application Advice on Scale and Massing

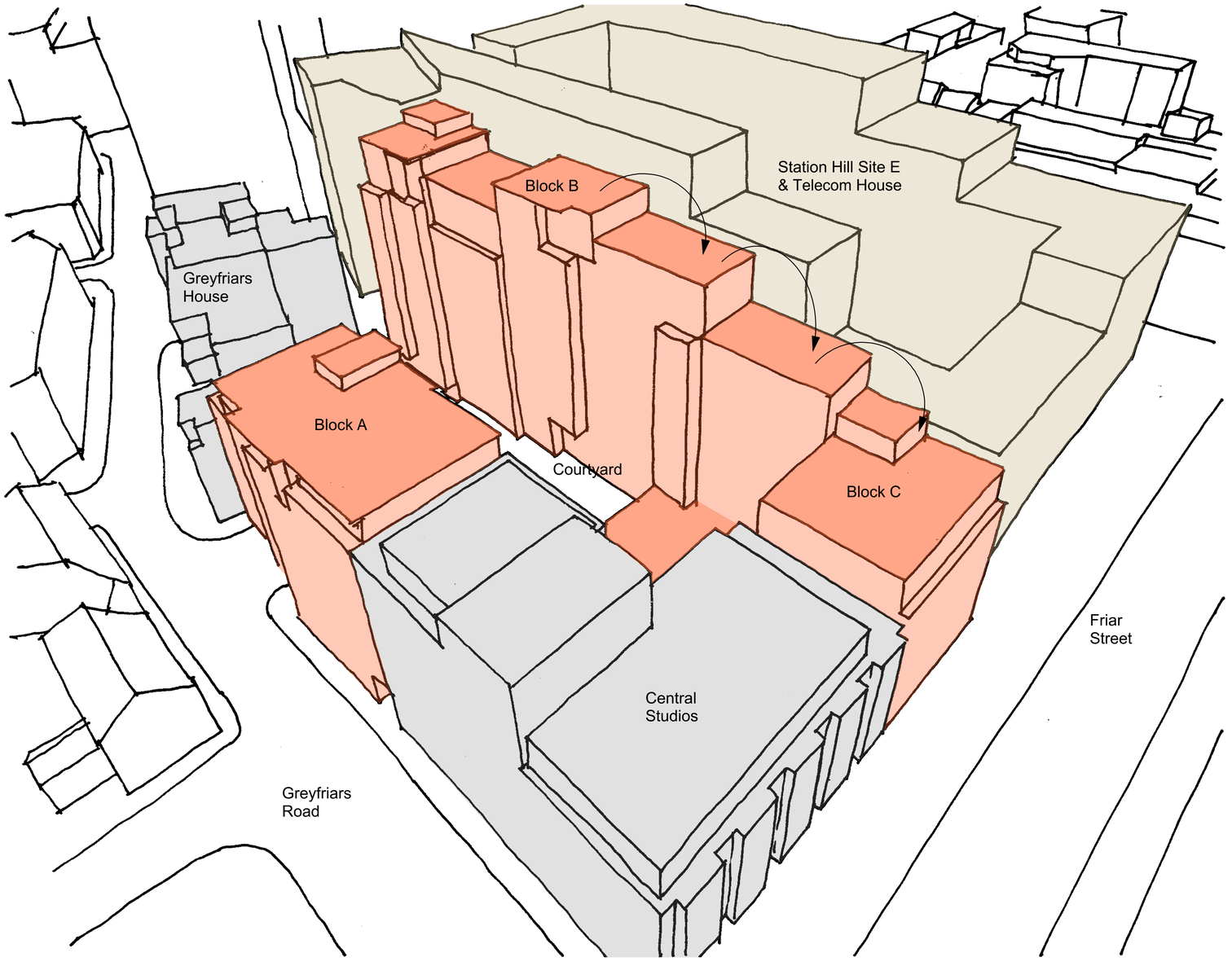
In terms of the general scale and massing the site is located outside of the designated tall building clusters. As such, in order to comply with policy RC13, no building should be more than 12 storeys (36m) in height within the context of all existing nearby buildings and the heights approved as part of permission (151426) at the neighbouring site.

Friar Street (Block C)

In terms of the general scale and massing, the building fronting onto Friar Street, should be no greater than the reduced height of the approved Station Hill Site E and Telecom House scheme (151426), in order to provide a satisfactory transition in scale of buildings along the streetscene at this point, whilst also taking into account nearby listed buildings and conservation areas. The proposal is therefore for five floors of accommodation above the ground floor use.

Eastern Boundary (Block B)

The buildings on the eastern boundary are no greater in height than the maximum parameter heights approved on the Station Hill Site E and Telecom House scheme (151426). The building heights vary between 9 and 12-storeys.

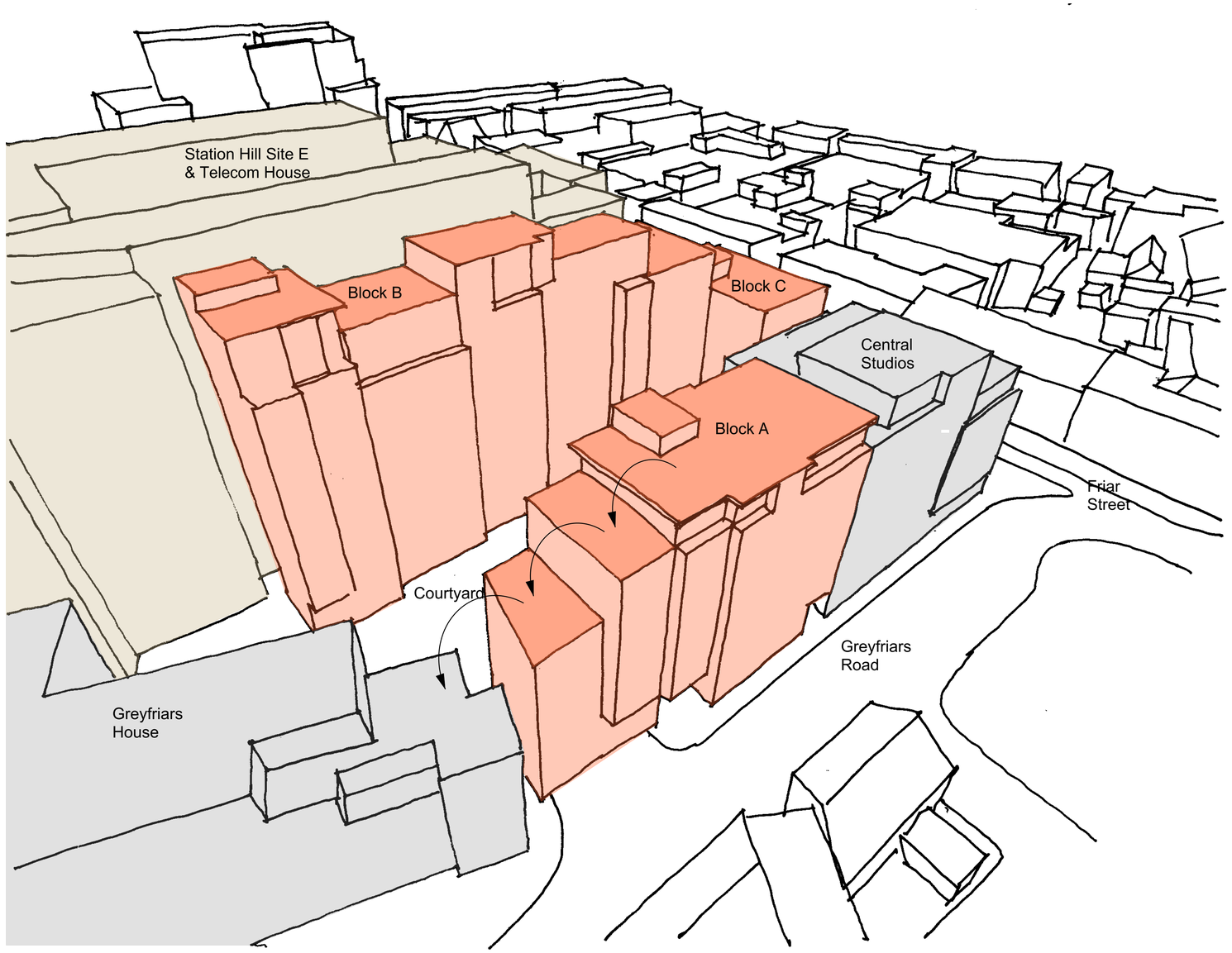


Aerial View of Friar Street from South West

- Block B cascades down towards the southwest corner similar to Site E and Telecom House.
- Block C continues the 8-storey shoulder height along Friar Street with a set back top floor.

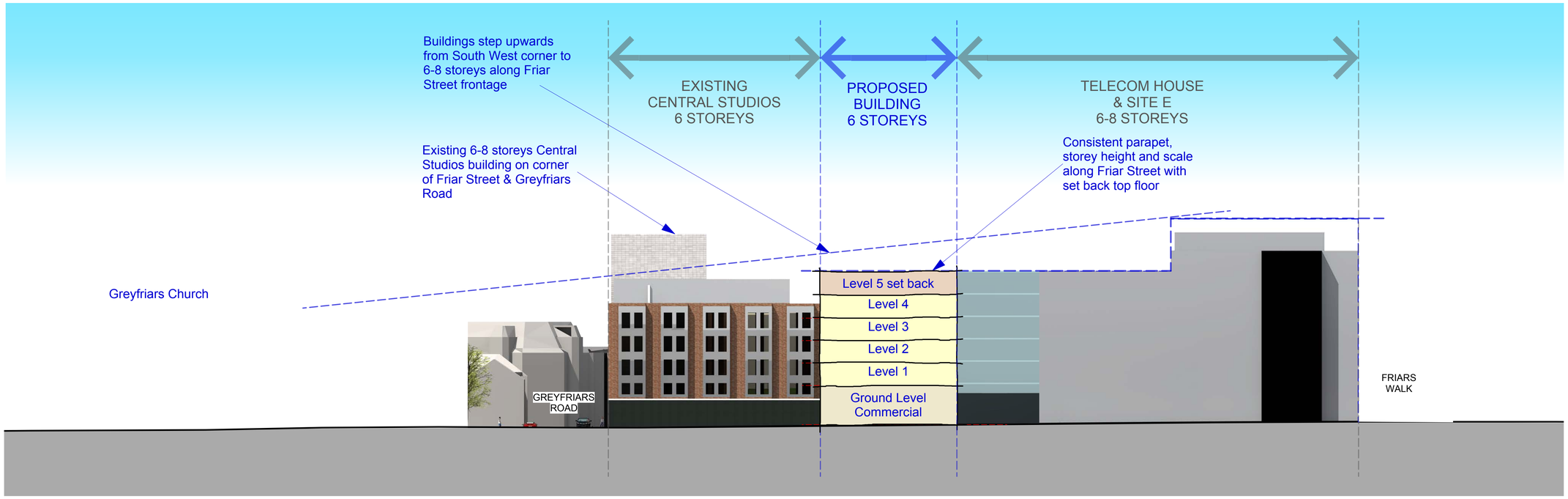
Scale and Massing Greyfriars Road (Block A)

In terms of the general scale and massing, the Greyfriars Road element at 6-8 storeys is considered to be appropriate, responding sufficiently to the neighbouring buildings to the north and south. However, as per policy RC12d&e, the scheme is mindful of the potential impact on the small scale terraced housing on Sackville Street, Vachel Road and Stanshawe Road.



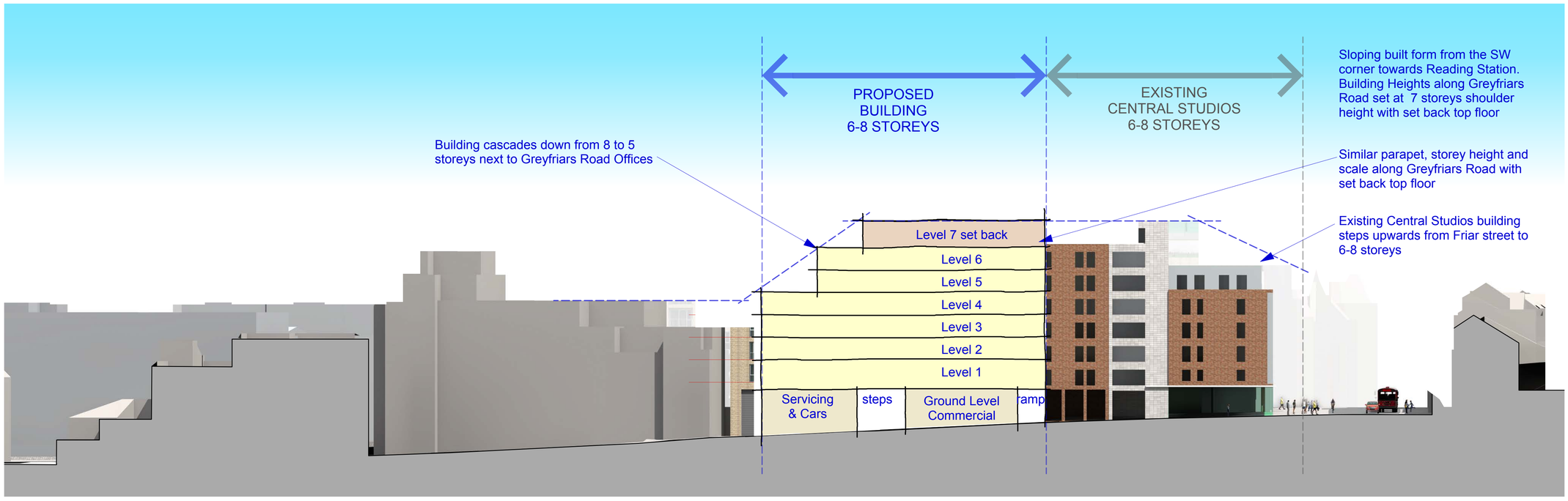
Aerial View of Greyfriars Road from North West

- Block A continues the established building height of Central Studios
- Set back top floor
- Building heights cascade down towards the Greyfriars House office building.



Friar Street Massing Elevation

0 10 20 m



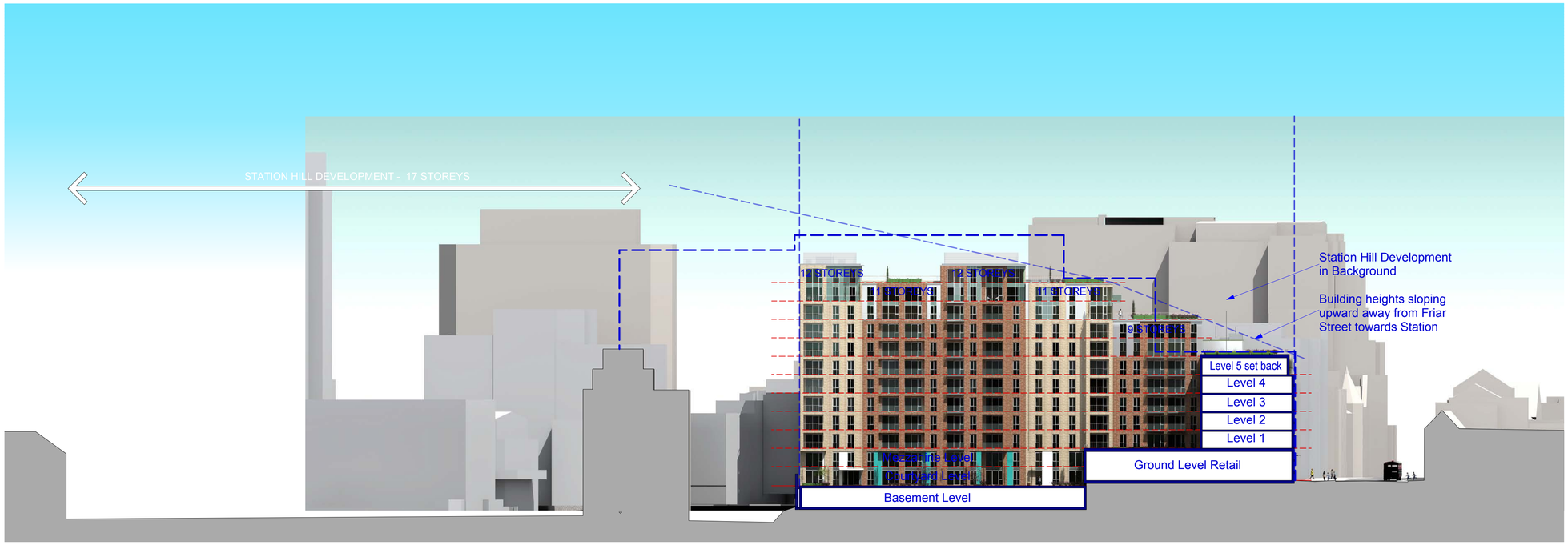
Greyfriars Road Massing Elevations

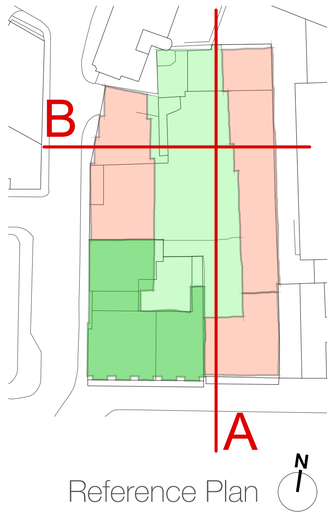
0 10 20 m

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

Design Approach

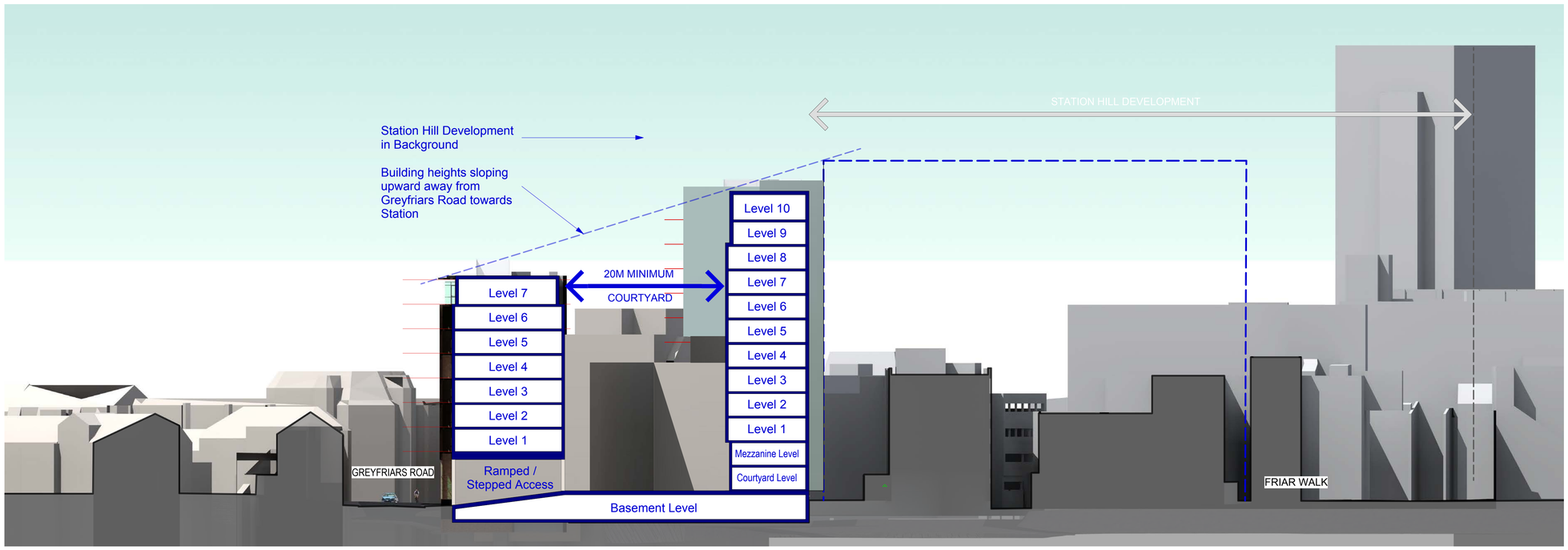
Scale & Massing - Courtyard Sections





Section A-A

0 10 20 m



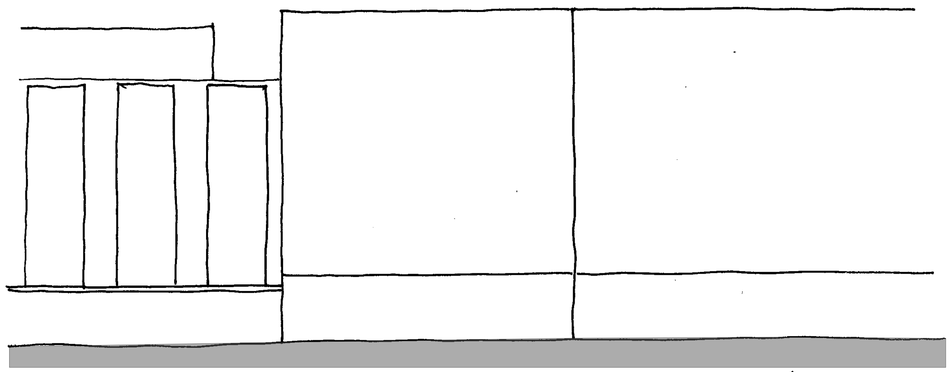
Section B-B

0 10 20 m

LDA Architects Ltd

Appearance - Friar Street Elevational Approach

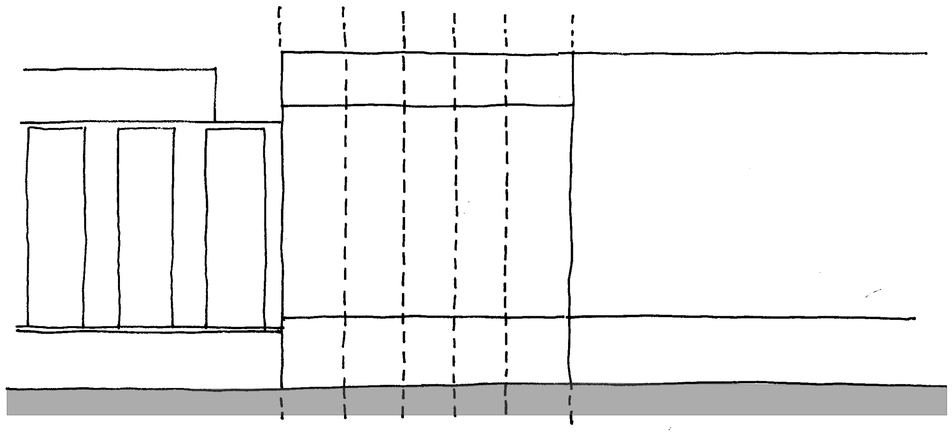
1



1

- Basic outline of proposed massing in context to the adjacent buildings.

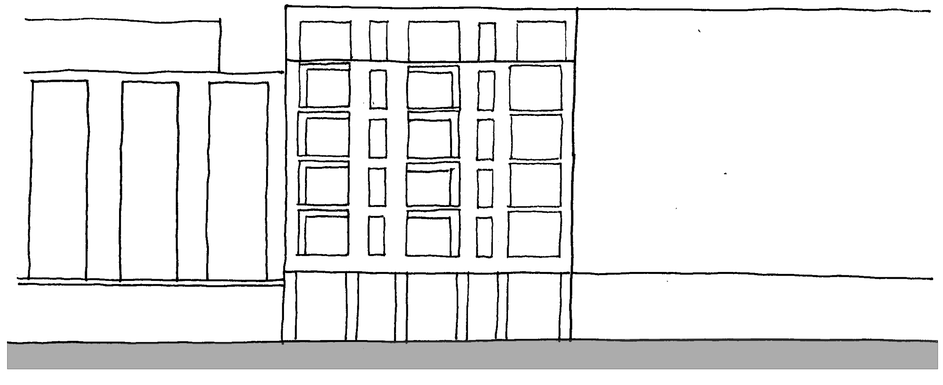
2



2

- Massing divided up vertically with top floor setbacks along the Friar Street frontage.

3



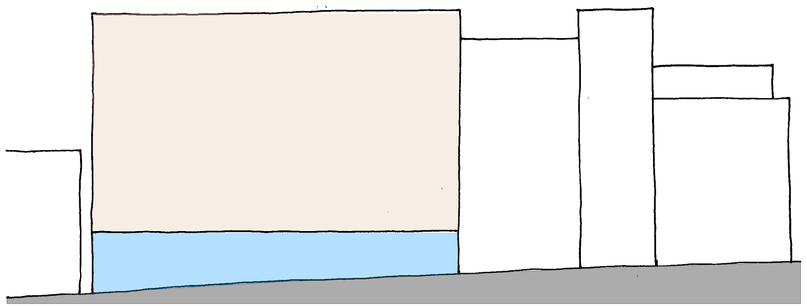
3

- Vertical break-down of the main volume to relate to the massing of the adjacent Central Studios.
- Principal massing elements extended to ground - with the aim of visually connecting the building to the ground.
- Window openings and balconies expressing the scale of the overall building.
- Vertical and horizontal layering to bring depth to the overall facade.

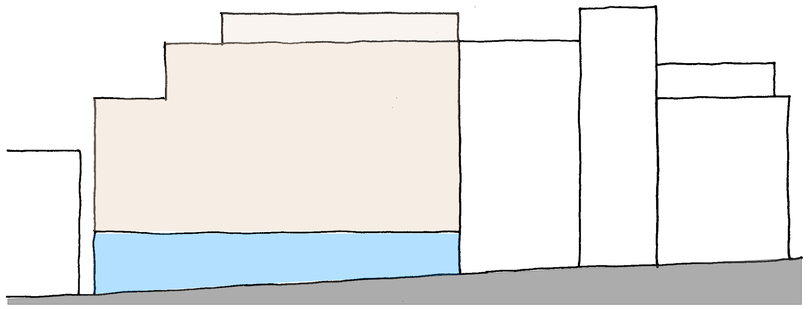
Design Approach

Appearance - Greyfriars Road Elevational Approach

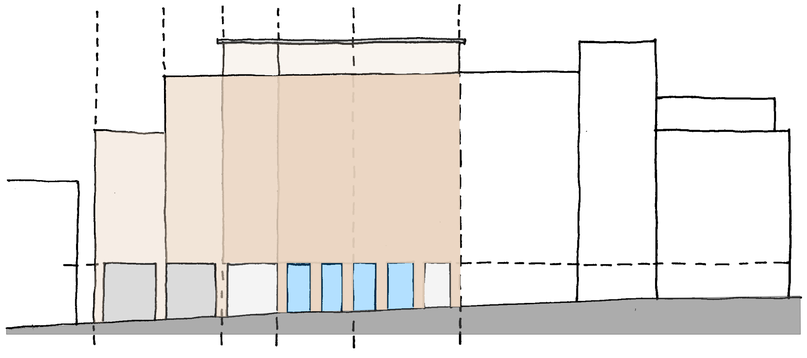
1



2



3



4



1

- Basic outline of proposed massing in context to the adjacent buildings.

2

- Storey massing height relating to the adjacent residential buildings along Greyfriars Road.
- 7th floor parapet and ground floor retail shopfront heights line through with Central Studios.
- Stepped terraces down to Greyfriars House office building

3

- Vertical break-down of the main volume to relate to the massing of the adjacent Central Studios.
- Definition of building's setback top floor to visually lighten up the proposed massing and relate to surrounding massing context.
- Principal massing elements extended to ground visually connecting the building to the ground.

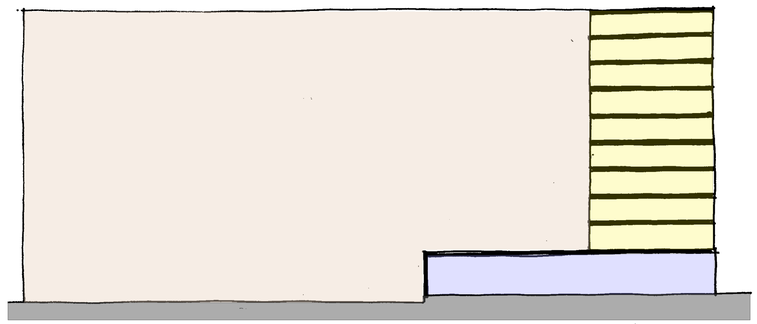
4

- Window openings and balconies expressing the scale of the overall building.
- Vertical and horizontal layering to bring depth to the overall facade.

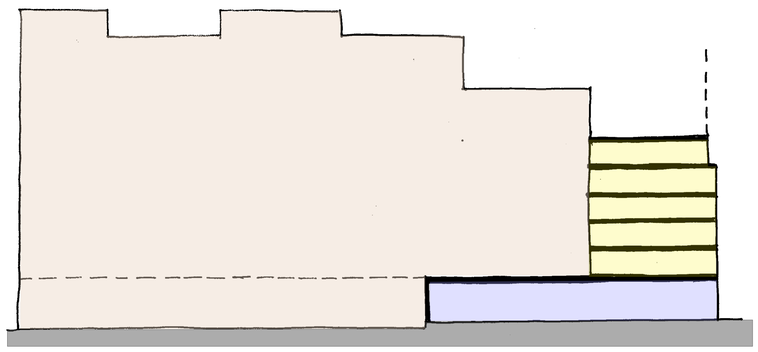
Design Approach

Appearance - Courtyard Elevation Approach

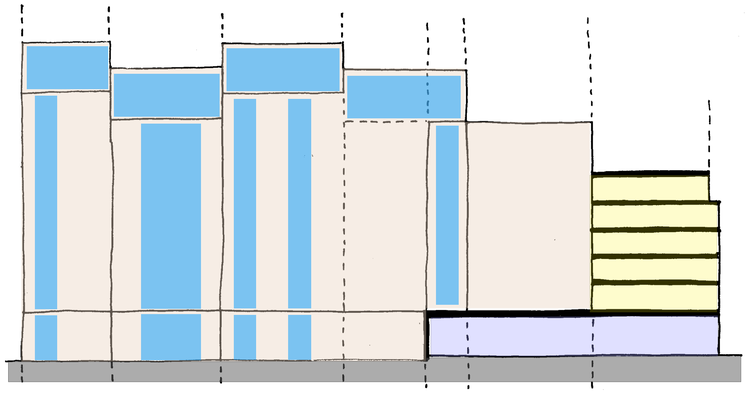
1



2



3



4



1

- Basic outline of proposed massing.

2

- Storey massing height relating to the consented maximum parameter plans on the Station Hill Site E and Telecom House site to the east and stepping down to Friar Street to the south.
- Roofscape broken up with variations in height at upper levels

3

- Vertical break-down of the volume to articulate and give interest to the overall massing.
- Definition of double height building top and duplex units to visually lighten up the proposed massing and relate to the proposed massing context.
- Principal massing elements extended to ground - with the aim of visually connecting the building to the ground.
- Double height glazed plinth at courtyard level as base to the tall building and providing visual interest at lower levels.

4

- Window openings and balconies expressing the scale of the overall building.
- Vertical and horizontal layering to bring depth to the overall facade.

Design Approach
Appearance - Materials

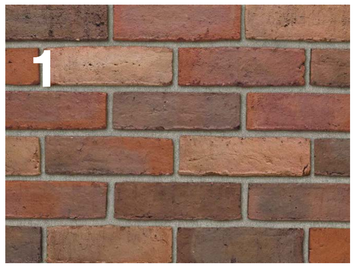
Appearance

Pre-application design advice was:

A brick led approach and narrow frontage buildings along Greyfriars Road is appropriate in principle and is broadly welcomed. Detailed design approach should take cues from some of the positive features which exist in these nearby streets, such as the patterned brickwork housing on Sackville Street.

Inset balconies on Friar Street were considered essential. Balcony materials should ideally be lightweight and subtle in appearance (e.g. single panes of glass with minimal fixings).

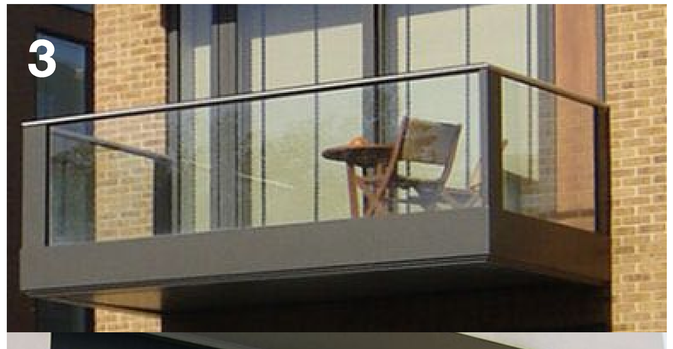
Deep window reveals will assist in increasing the depth of the facades and improve the quality of the finished appearance.

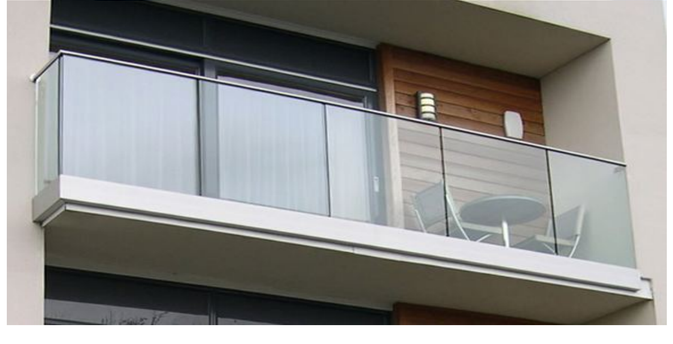
















Material Key

1 Facing brickwork selection referencing local materials. Good quality natural material and texture to create variety and durable facade.

2 Aluminium Window Framing Sections. Glazing both maximizing light into and aspect from proposed living areas.

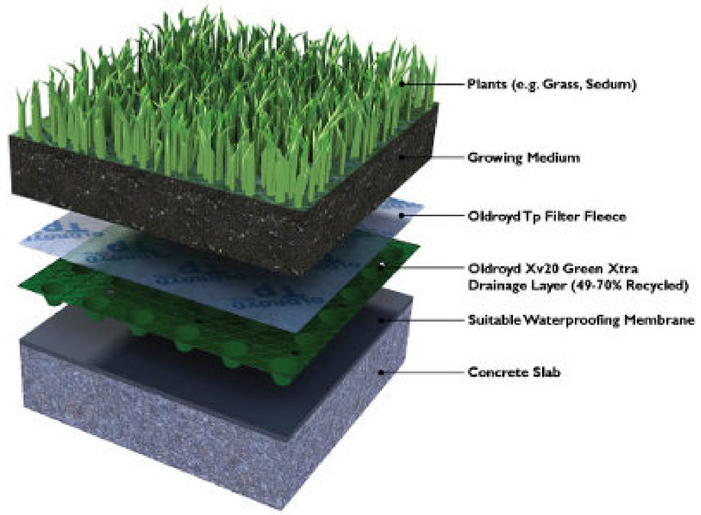
3 Glazed Balconies - cantilevered and recessed

4 Metal Balconies - cantilevered and recessed

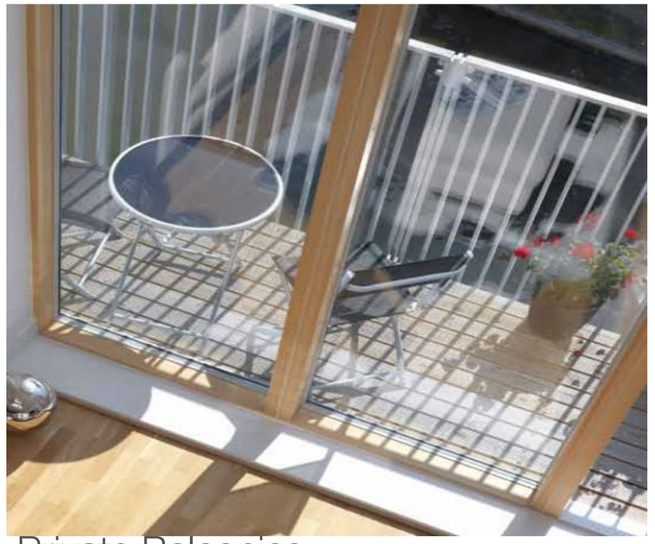
5 Roof eaves and terrace balustrading



Roof Terraces as Green Roofs



Green Roof Construction



Private Balconies



Landscaped Courtyard



Courtyard Trees &
Low-Level Lighting



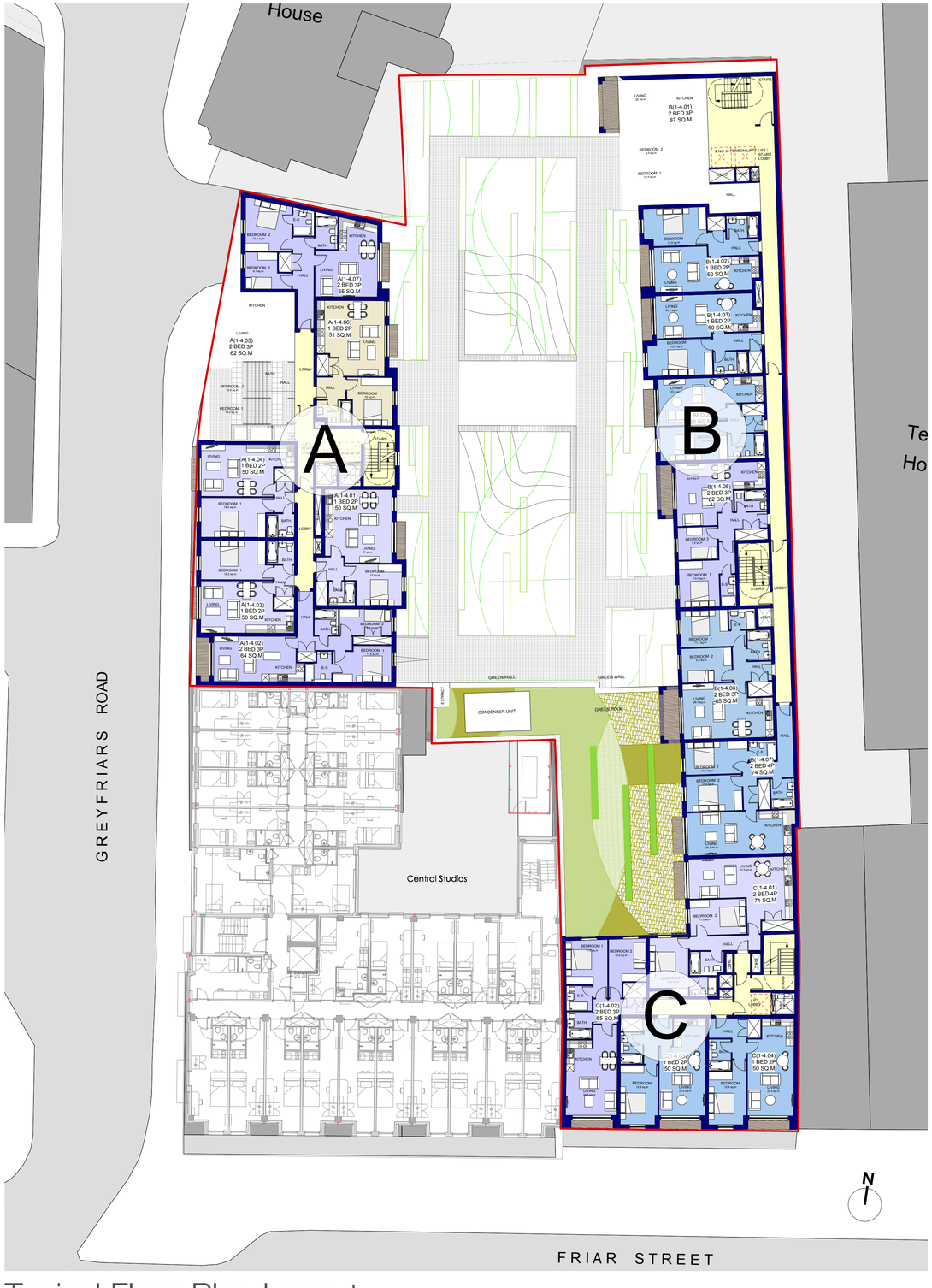
Green Walls at Changes in
Courtyard Level



Courtyard Paving and
Seating Areas

The Scheme

Uses & Amount of Development



Typical Floor Plan Layout

Accommodation Schedule

Basement Level

Car parking, cycle store, servicing, plant, refuse & recycling	gross external	
	sq.m	sq.ft
TOTAL	**1,816**	**20,128**

Block A - 32% Affordable Housing

	COMMERCIAL	STUDIO	1 BED	2 BED	3 BED	TOTAL	HABITABLE ROOMS	gross external	
								sq.m	sq.ft
Ground	120 sq.m			1		1	3	241	2,594
Level 1			4	3		7	17	511	5,500
Level 2			4	3		7	17	511	5,500
Level 3			4	3		7	17	511	5,500
Level 4			4	3		7	17	511	5,500
Level 5			3	3		6	15	444	4,779
Level 6			3	3		6	15	444	4,779
Level 7					3	3	12	341	3,670
TOTAL	**120 sq.m**		**22**	**19**	**3**	**44**	**113**	**3,514**	**37,822**
			(50%)	**(43%)**	**(7%)**				

Block B

	COMMERCIAL	STUDIO	1 BED	2 BED	3 BED	TOTAL	HABITABLE ROOMS	gross external	
								sq.m	sq.ft
Ground		1	5			6	11	489	5,124
Mezzanine			4	2		6	14	489	5,124
Level 1			3	4		7	18	596	6,415
Level 2			3	4		7	18	596	6,415
Level 3			3	4		7	18	596	6,415
Level 4			3	4		7	18	596	6,415
Level 5			3	4		7	18	596	6,415
Level 6			3	4		7	18	596	6,415
Level 7			3	4		7	18	596	6,415
Level 8				3	2	5	17	514	5,533
Level 9				4	2	6	20	510	5,490
Level 10				1		1	3	253	2,723
TOTAL		**1**	**30**	**38**	**4**	**73**	**191**	**6,427**	**68,899**
		(1%)	**(41%)**	**(52%)**	**(6%)**				

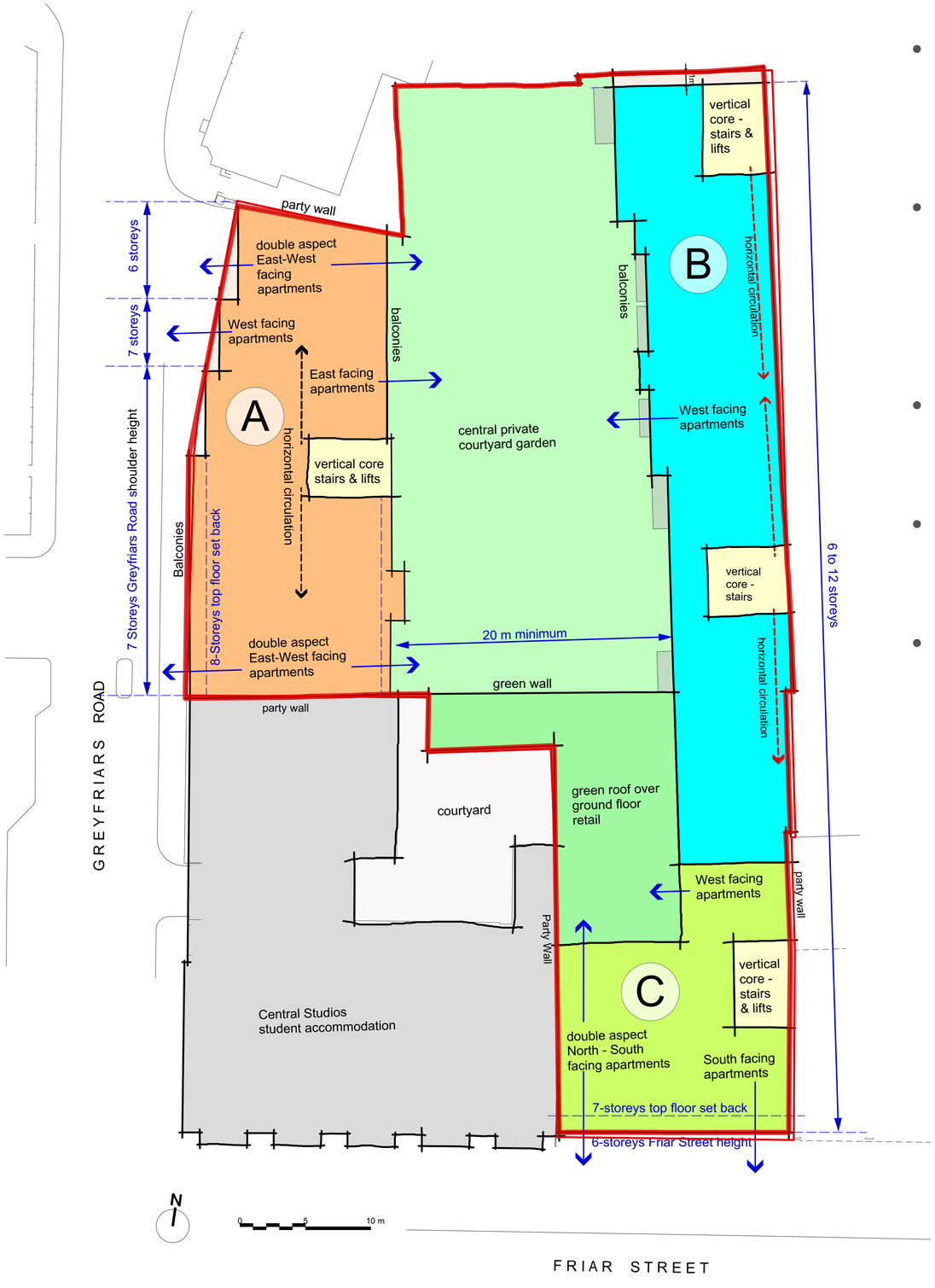
Block C

	COMMERCIAL	STUDIO	1 BED	2 BED	3 BED	TOTAL	HABITABLE ROOMS	gross external	
								sq.m	sq.ft
Ground	540 sq.m							652	7,018
Mezzanine									
Level 1			2	2		4	10	315	3,390
Level 2			2	2		4	10	315	3,390
Level 3			2	2		4	10	315	3,390
Level 4			2	2		4	10	315	3,390
Level 5				3		3	9	300	3,229
Level 6				1		1	3	95	1,022
Level 7								54	581
TOTAL	**540 sq.m**		**8**	**12**		**20**	**52**	**1,709**	**18,392**
			(40%)	**(60%)**					

Overall Total

	COMMERCIAL	STUDIO	1 BED	2 BED	3 BED	TOTAL	HABITABLE ROOMS	gross external	
								sq.m	sq.ft
TOTAL	**660 sq.m**	**1**	**60**	**69**	**7**	**137**	**356**	**11,650**	**125,113**
		(1%)	**(44%)**	**(50%)**	**(5%)**				

The Scheme
Layout



Upper Levels Layout Diagram

- **Perimeter Block Layout Approach**

  Create a central private recreational courtyard mirroring the Station Hill Site E & Telecom House.

- **Solar Penetration Maximised into Block**

  Apartments to be orientated to optimise daylight and sunlight. Buildings A & B are east-west facing. Building C is predominantly south facing. All apartments with north facing windows to be double aspect with south orientation (Block C only)

- **Tie in with Station Hill Site E & Telecom House Proposals**

  Match height and massing of the Station Hill Site E & Telecom House outline consent.

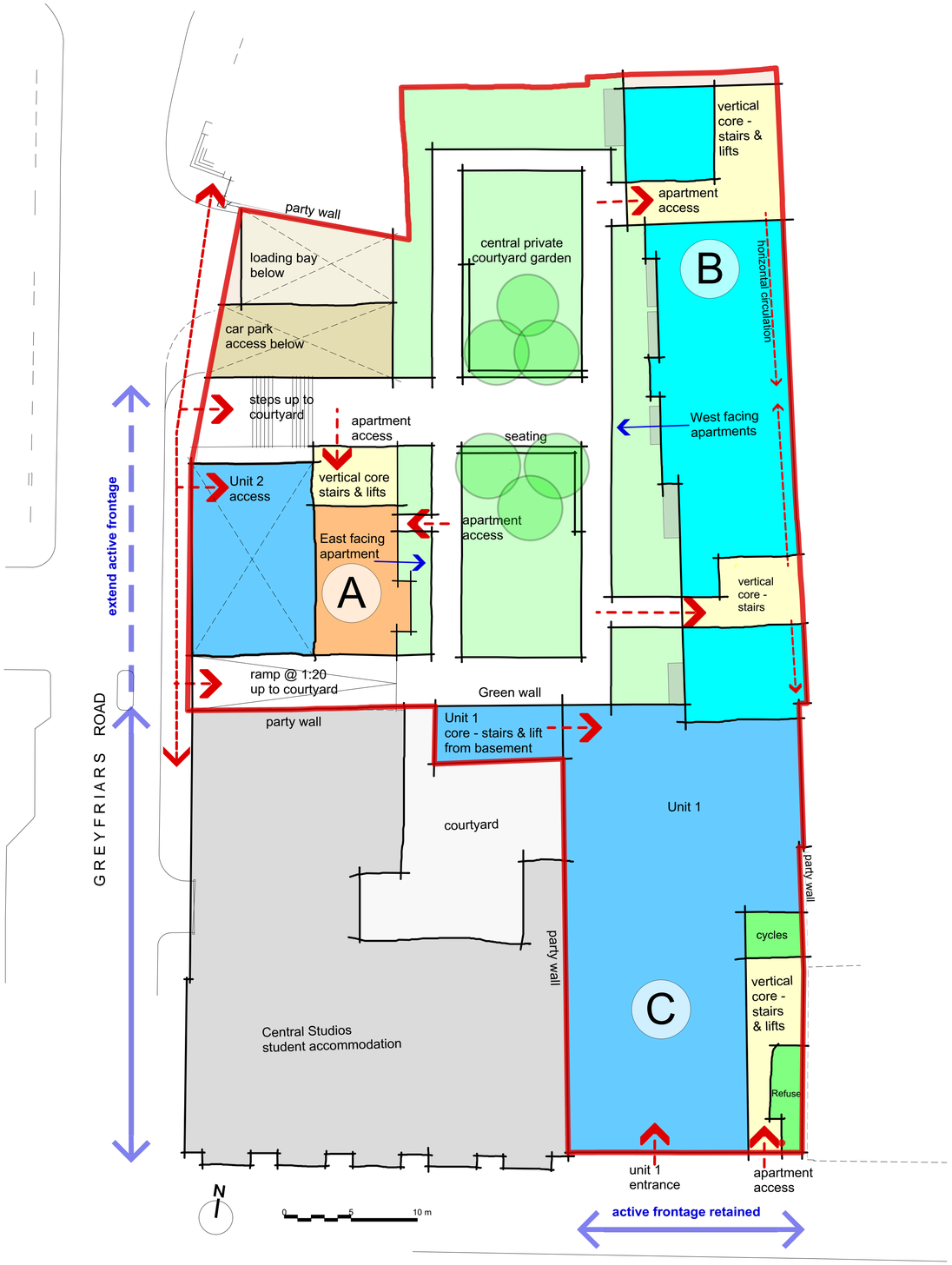
- **Minimum 20m between opposite facing windows**

  To protect residential amenity.

- **Balconies providing private amenity space.**

  A mix of recessed and projecting balconies onto the courtyard.

The Scheme
Layout - Courtyard Level



Courtyard Level Layout Diagram

- **Perimeter Block Layout Approach**

  Create a central private recreational courtyard mirroring the Station Hill Site E & Telecom House.

- **Optimise changes in levels**

  Ramped approach at optimal position at highest point off Greyfriars Road

  Stepped approach to give most direct access to Blocks A & B entrances

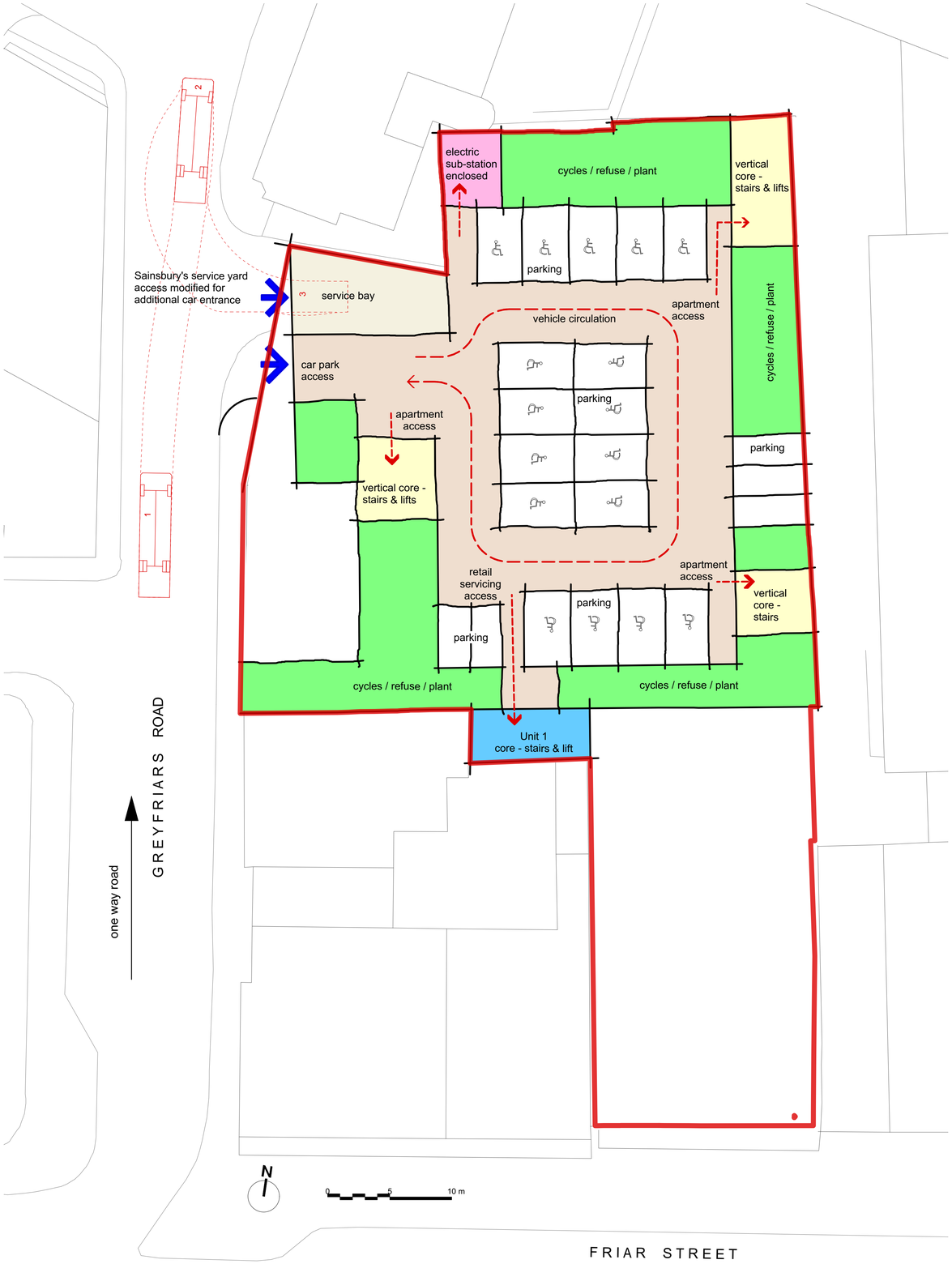
- **Retain Active Frontage on Friar Street**

  Retain existing retail use.

- **Create New and Extend Active Frontage along Greyfriars Road**

  New commercial offering alongside residential access and improve Greyfriars Road streetscape.

The Scheme
Layout - Basement Level



- **Service Bay**

  For commercial units, furniture removals, deliveries and refuse vehicles.

- **Car Parking**

  17 disabled spaces

  5 regular car spaces

- **Cycle Parking**

  Unit 1 = 10 spaces

  Unit 2 = 10 spaces

  Apartments = 108 spaces

- **Refuse / Recycling**

  Space for 137 apartments and commercial uses

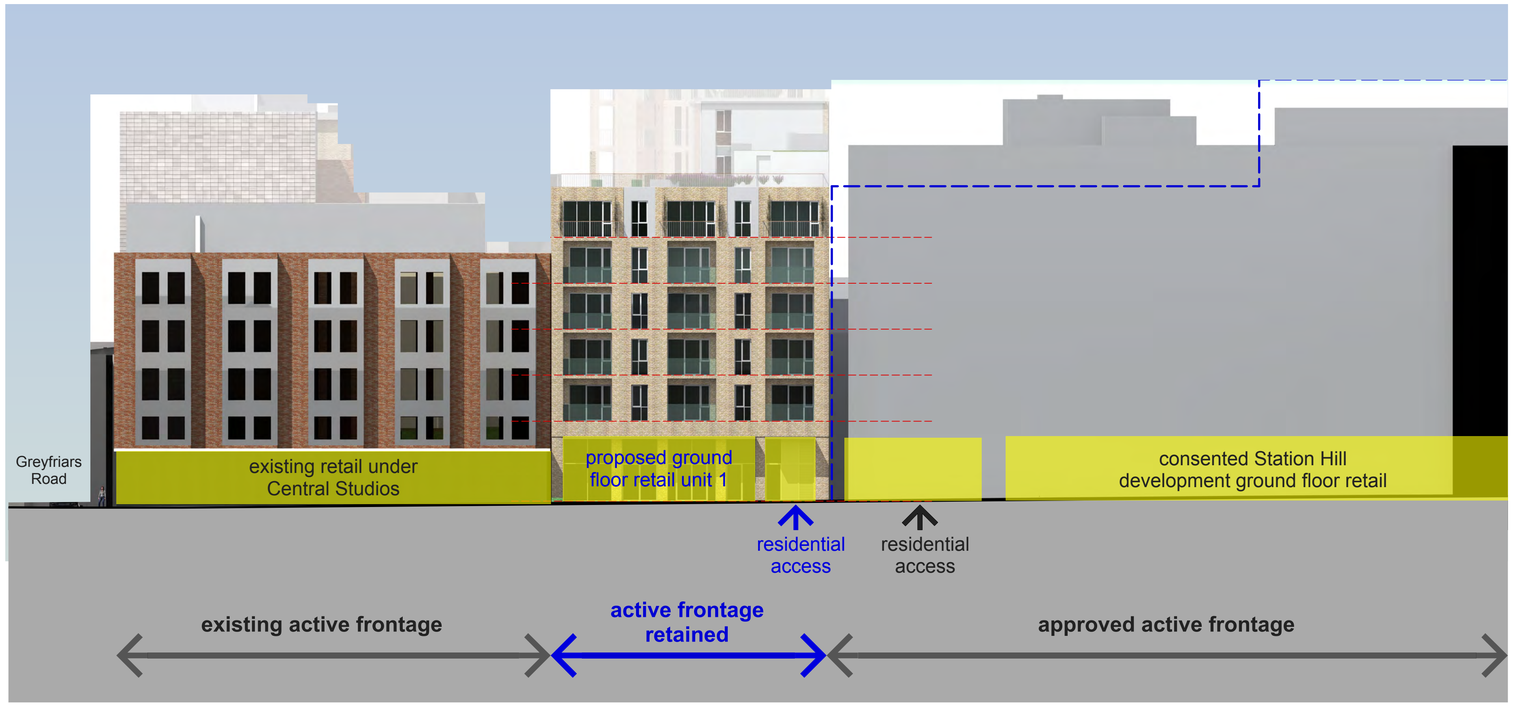
- **Plant**

  Space for plant to service the buildings

- **Electric Sub-station**

  Existing open sub-station enclosed within building

Lower Ground Level Layout Diagram



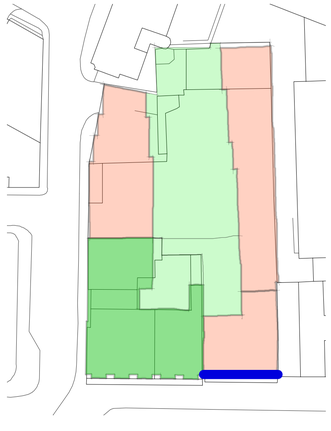
Friar Street Active Frontage

Friar Street Active Frontage

Pre-application advice from Reading Borough Council queried whether the servicing access is located at the optimal point, from the perspective of the future commercial operator to the Friar Street Unit 1. Justification will need to be provided to demonstrate how the servicing would work in practice, to assist in seeking to ensure that the relatively large unit fronting onto Friar Street would be suitably attractive for a future occupier to prevent it being vacant for long periods of time.

The loading bay for Unit 1 is remote from the unit, but is in a similar position to the existing retail unit arrangement used by Sainsburys. Deliveries can be unloaded in a secure basement area and then trolleyed across to the goods lift to take them up to the retail level and back of house facilities on Friar Street. Loading arrangements are also almost identical to the consented outline illustrative proposals for the neighbouring Station Hill Telecom House and Site E site.

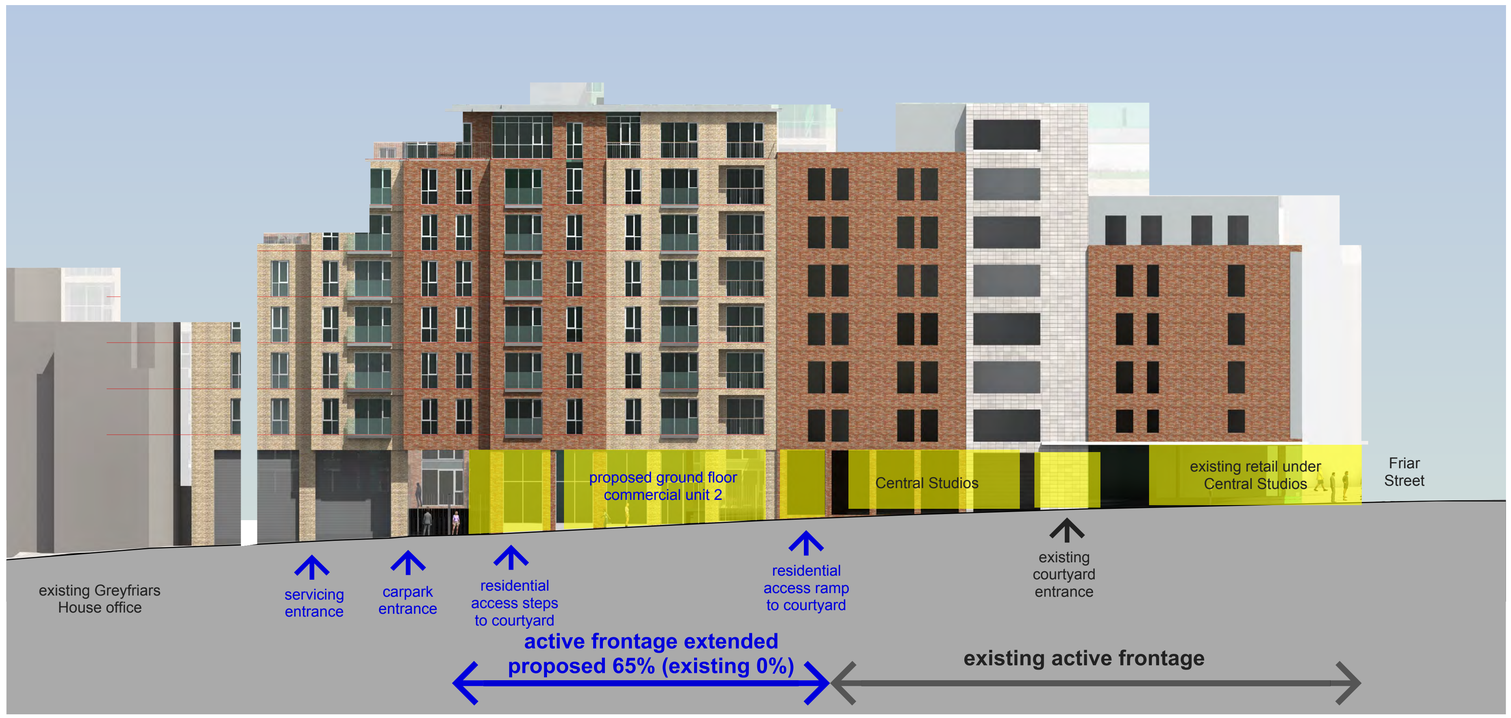
- Active engagement between those in the street and occupiers of the ground floors of buildings. Where possible lively internal uses visible from the outside, or spilling onto the street.
- Front facade of building and main entrances face and open towards the street.
- Shopfront glazing breaking down the barrier between public realm space and building interiors.
- Frequent doors and windows with few blank walls at street level.
- Narrow frontage buildings giving vertical rhythm to the street scene.
- Articulation of facades with projections such as bays and porches providing a welcoming feeling.



Reference Plan

The Scheme

Layout - Active Frontages



Greyfriars Road Active Frontage

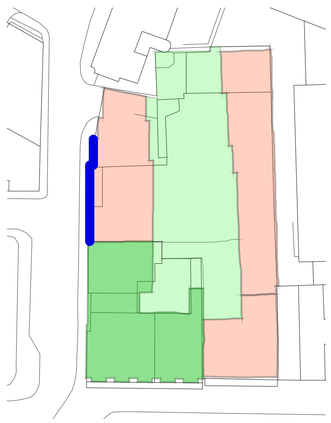
Greyfriars Road Active Frontage

Pre-application advice from Reading Council concerned the multiple entrances on the Greyfriars Road street level which could potentially break up the active frontage. It was queried whether (whilst acknowledging the constraint of the change in land levels) whether some of the entrances could be co-joined to increase the width of the frontage for the commercial unit (to increase the active nature of the frontage as a whole).

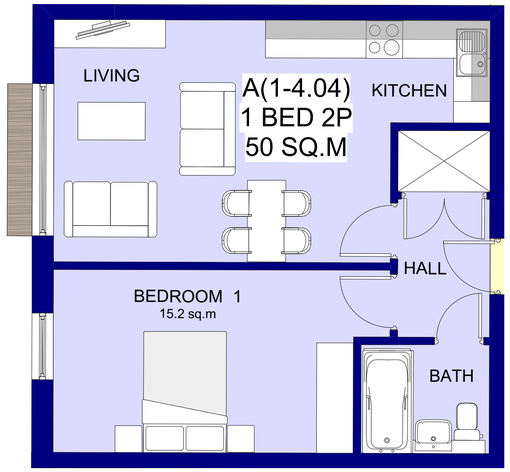
The position and arrangement of the loading bay off Greyfriars Road has been agreed by Reading Borough Council's Highway department. The car access needs to be separate but next to the servicing access. Both vehicular access points will have to stay at these optimal points for the levels to work in the same location as the existing former retail service yard entrance.

Two access points are required to the courtyard. The first is a stepped approach to provide direct access to Blocks A & B. The width of the pedestrian steps has been carefully considered to allow views into the courtyard and not to constrain the approach underneath the building. Unfortunately, the existing levels at this point do not allow a Building Regulations compliant accessible ramp to be installed here, so a second entrance and a 1:20 ramp has to be at the southern end to make the levels work.

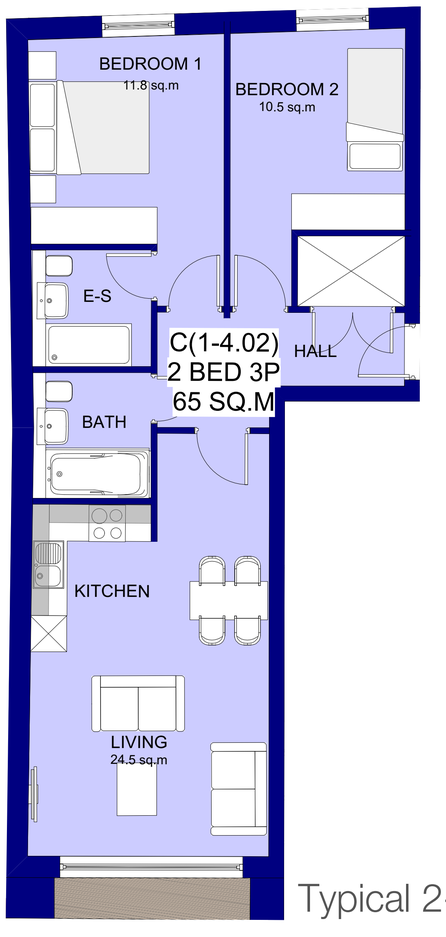
- Active engagement between those in the street and occupiers of the ground floors of buildings. Where possible lively internal uses visible from the outside, or spilling onto the street.
- Front facade of building and main entrances face and open towards the street.
- Transparent glazing breaking down the barrier between public realm space and building interiors.
- Frequent doors and windows with few blank walls at street level.
- Narrow frontage buildings giving vertical rhythm to the street scene.
- Articulation of facades with projections such as bays and porches providing a welcoming feeling.



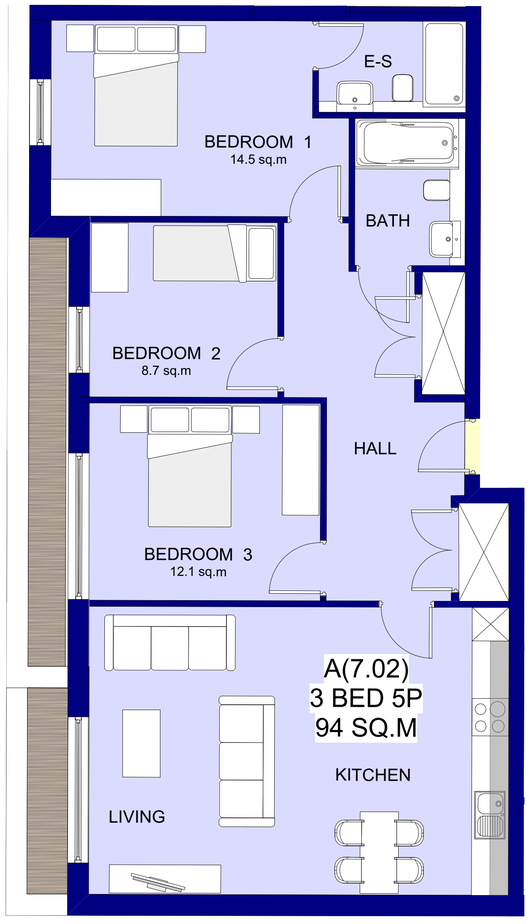
Reference Plan N



Typical 1-Bed (2-Person) Layout



Typical 2-Bed (3-Person) Layout



Typical 3-Bed (5-Person) Layout

DCLG Technical Housing Standards Nationally Described Space Standard - March 2015

The apartment layouts and sizes fully comply with the DCLG Space Standard.


Department for Communities and Local Government

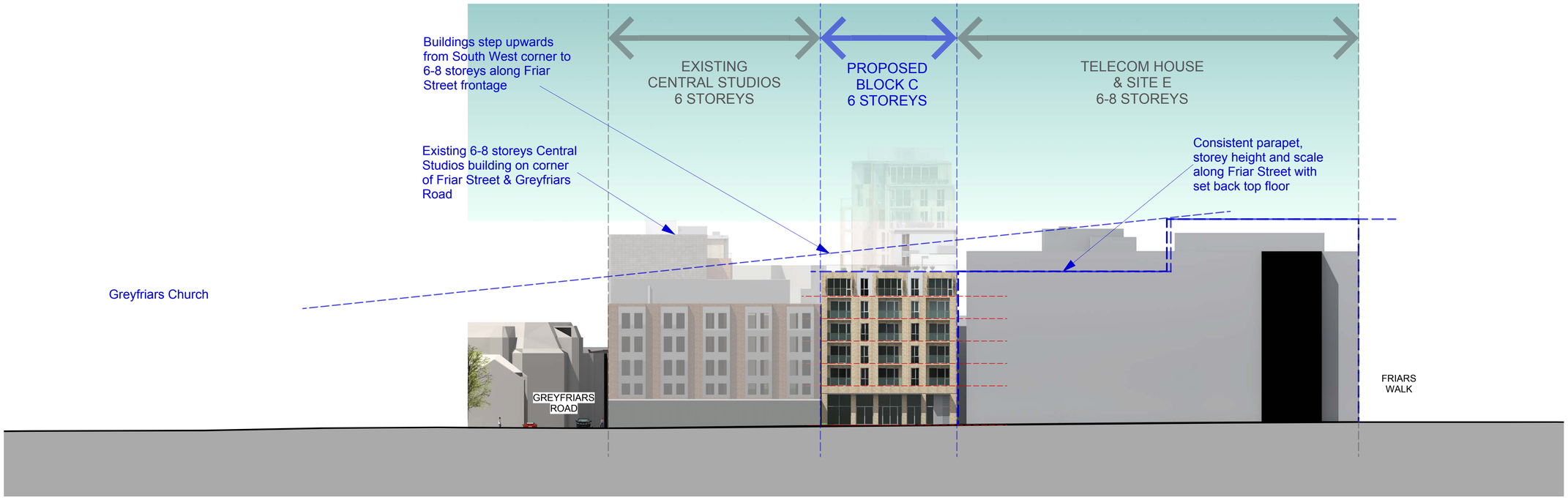
Technical housing standards – nationally described space standard

March 2015
Department for Communities and Local Government

THE DCLG standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal floor area of new dwellings, as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and ceiling heights.

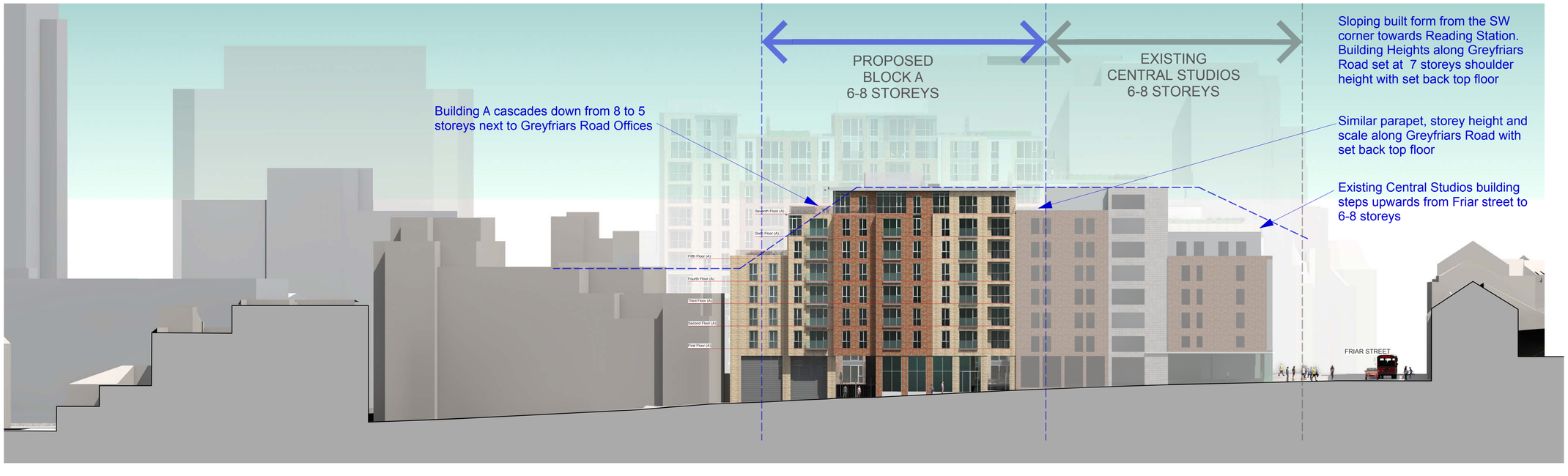
Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



Friar Street Massing Elevation

0 10 20 m



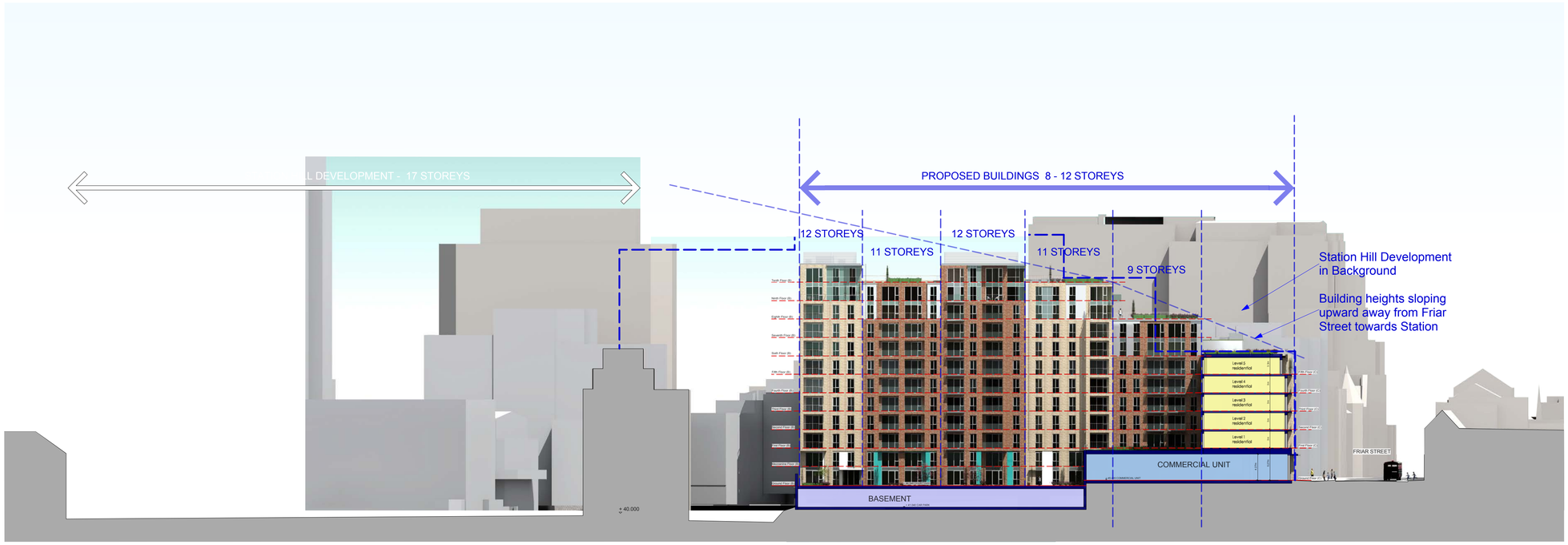
Greyfriars Road Massing Elevations

0 10 20 m

52-55 FRIAR STREET & 12 GREYFRIARS ROAD

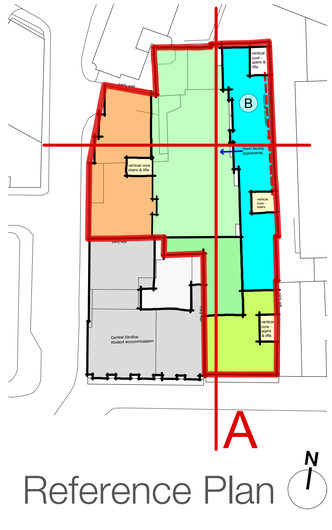
Design Approach

Height and Massing - Courtyard Sections

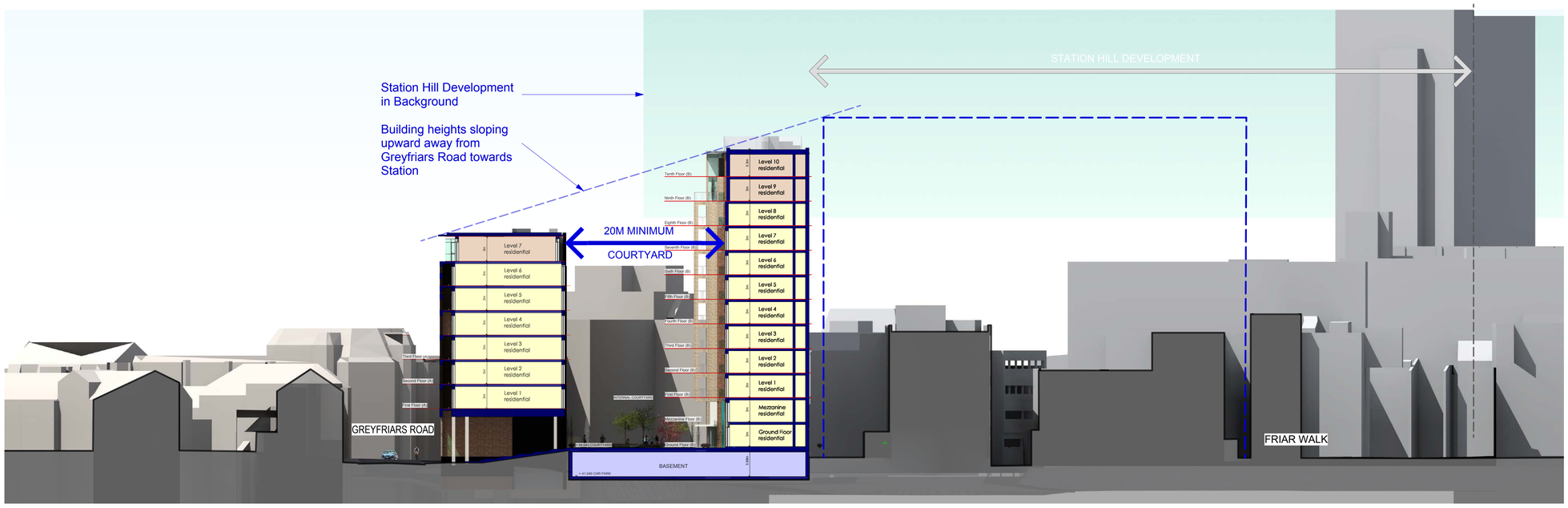


Section A-A

0 10 20 m



Reference Plan



Section B-B

0 10 20 m

LDA Architects Ltd



Aerial 3D View - from South West



Reference plan



Aerial 3D View from North West



Reference plan N



Proposed Friar Street Elevation

0 5 10 m

The Scheme

Appearance - Friar Street Elevation



3D View of Friar Street Elevation

- **Urban Form**

  Sloping built form from the SW corner Central Studios building rising towards Reading Station.

  6-8 storeys building 'shoulder' height along Friar Street.

  Residential upper floors with top floor set back behind parapet level.

  Narrow frontage building giving vertical rhythm to the street scene.

- **Tie in with Station Hill Site Consented Proposals**

  Match building and parapet height and massing of the Station Hill Site E & Telecom House outline planning proposals to the East.

- **Retain Active Frontage on Friar Street**

  Existing ground floor retail use retained with new residential access to upper floors.

- **Public Realm**

  Double height shopfront retail and residential entrance glazing breaking down the barrier between existing public realm space and building interiors.



Reference plan



Proposed Greyfriars Road Elevation

0 5 10 m

The Scheme

Appearance - Greyfriars Road Elevation



3D View of Greyfriars Road Elevation



Reference plan

Urban Form

Building height along Greyfriars Road extended to match Central Studios building at 8-floors, stepping down to Greyfriars House office building.

Perimeter block layout approach with new buildings pushed to the perimeter of the site to create street fronting buildings around a central private recreational courtyard.

Building facade broken down into narrow frontages giving vertical rhythm to the street scene.

Residential upper floors with top floors set back behind parapets.

Juliette & recessed balconies creating uncluttered composition.

Varied use of brickwork.

Create Active Frontage

New commercial street level uses alongside residential access provides active engagement between those in the street and occupants.

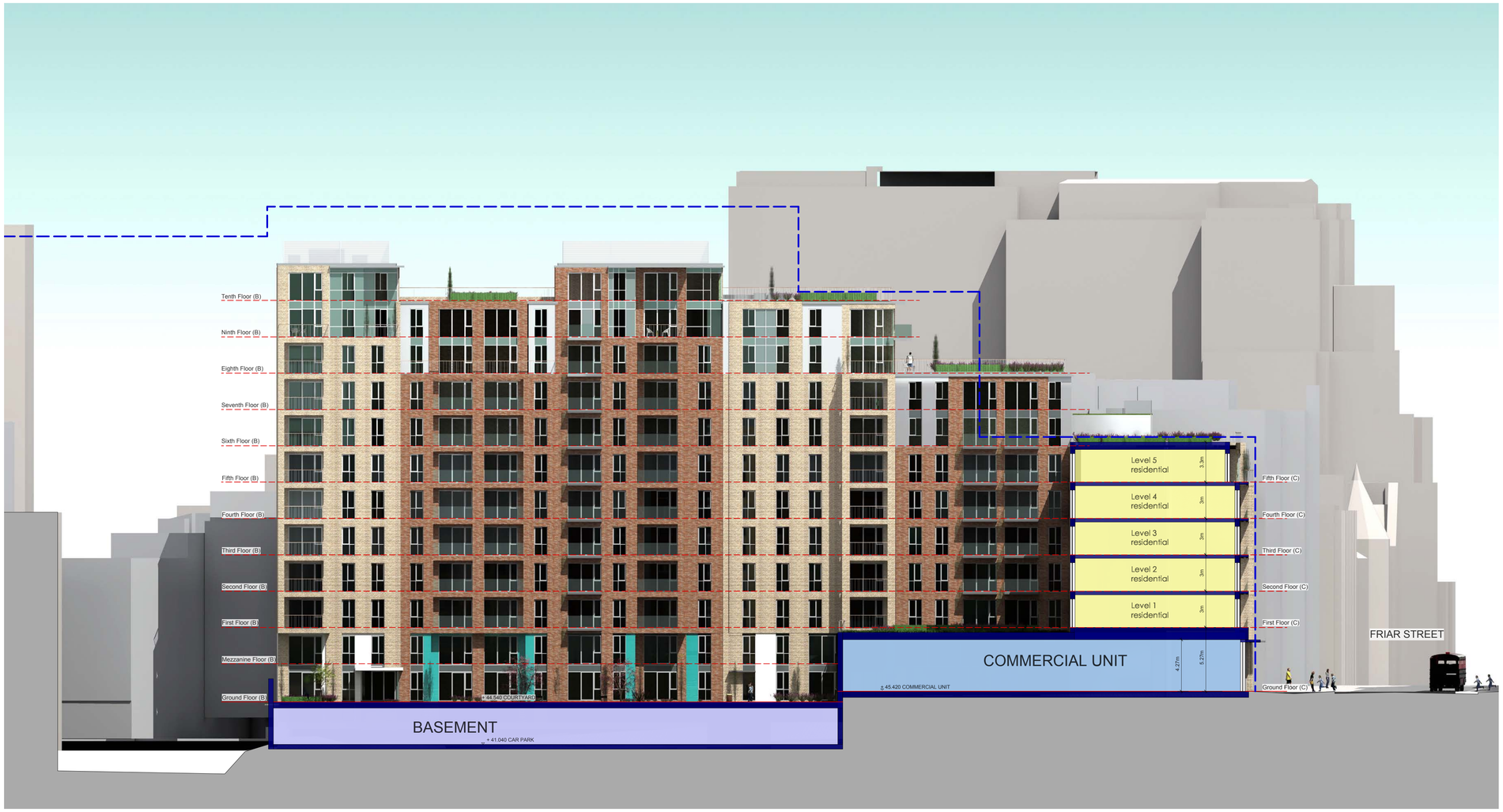
Front facade of building and main entrances face and open towards the street.

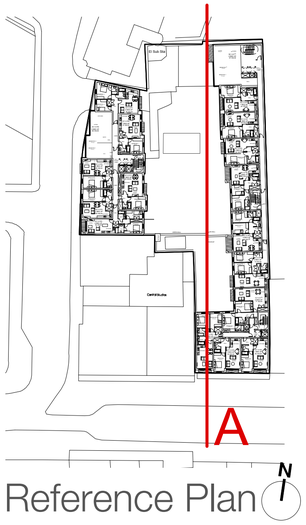
Large glazed areas at street level break down the barrier between public realm space and building interiors.

Frequent doors and windows with few blank walls.

The Scheme

Appearance - Courtyard Elevations





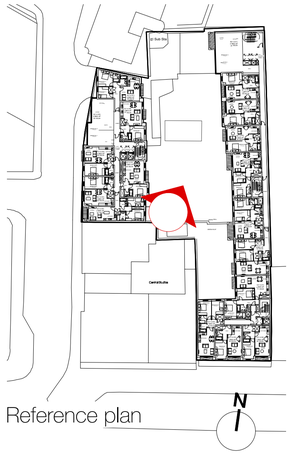
Proposed Courtyard Elevation - Section A-A

0 5 10 m

The Scheme
Appearance - Courtyard Elevations



3D view - Building B - Courtyard Elevation



Reference plan

Urban Form

Sloping built form from the SW corner rising towards Reading Station.

Perimeter block layout approach with new buildings pushed to perimeter of the site to create street fronting buildings around central private recreational courtyard.

Building facade broken down into narrow frontages giving vertical rhythm.

Courtyard level apartments with direct access onto private garden areas outside

Bottom two floors recessed and expressed as double height design providing human scale.

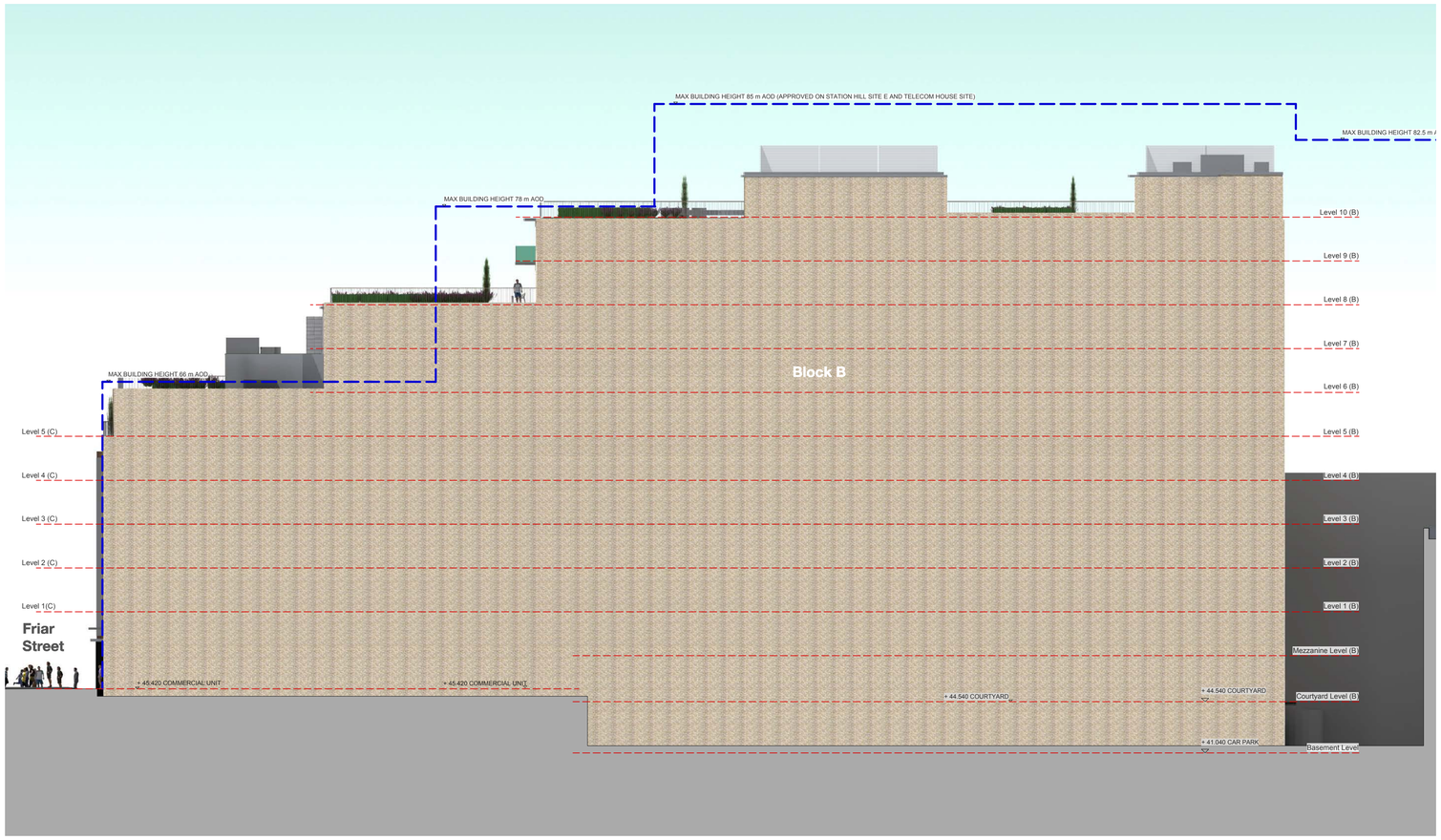
Upper floors with double height glazing and stepped design creating a rhythm and breaking up the roofline and providing human scale.

Use of recessed and semi-recessed balconies creating an uncluttered composition.

Tie in with Station Hill Consented Proposals

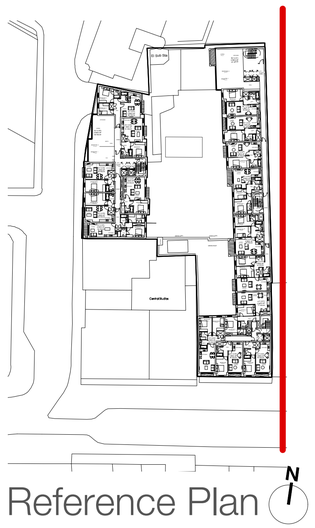
Match building height and massing of the Station Hill Site E & Telecom House outline proposals to the East.

The Scheme
Appearance - Eastern Elevation



Block B East Elevation

0 5 10 m



Reference Plan

Block B - East Elevation

The proposed site layout seeks to mirror the perimeter and block approach taken on the approved Station Hill Site E and Telecom House Site, as outlined in sections 2 and 4 of this statement. On the eastern boundary the Station Hill scheme is set 1m off the boundary stepping up from 6-storeys on Friar Street to 12 storeys towards the station.

At the planning pre-application stage, the scheme sought to mirror the Station Hill Site E & Telecom House approach with a similar 1m offset on the opposite side of the boundary. However, pre-application advice was that in terms of the proximity of the development to the boundary with the site to the east, officers considered that purely from a planning perspective there is no issue with the proposal extending to the boundary (and not being set 1m off the boundary, as the neighbouring scheme is). This is on the proviso that no windows or outlook is provided within the eastern elevation. The benefit of this approach results in the open courtyard space increases in width by 1m too.

As a wall on the boundary, the elevational treatment has no windows or openings and is constructed out of facing brickwork to be robust and maintenance free, which could be mirrored by the adjoining site if required.

The Scheme
Appearance - North Elevations



Blocks A & B North Elevations 0 5 10 m

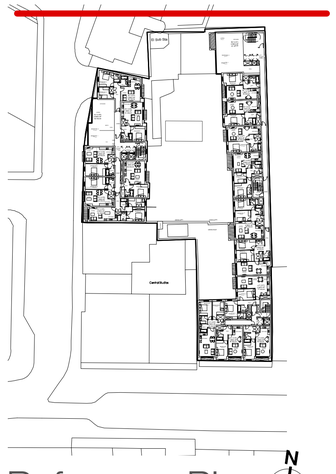
Block B - North Elevation

The design of the north elevation of Block B, responds to the proposed approach taken by the approved Station Hill Site E and Telecom House scheme. The neighbouring parameter plans show their 12-storeys (plus basement) proposal approximately 1m off the northern boundary.

The design response to the northern boundary on the application site is to mirror the consented approach on the neighbouring site with a 1m offset from the northern boundary. The 12-storeys (plus basement) elevation as per the eastern boundary treatment, has no windows or openings and is constructed out of facing brickwork to create a robust and maintenance free wall, which could be mirrored by the adjoining site if required.

Block A - North Elevation

The north elevation of Block B is 5-storeys high and built up to the site boundary. The wall has no windows or openings and is constructed out of facing brickwork to create a robust and maintenance free boundary treatment.



Reference Plan N

Heritage Assets and the Development Proposals

The initial assessment of the heritage assets (see Assessment section 2) found that any on-site redevelopment scheme has the potential to impact on the setting of the heritage assets. Careful consideration would be needed to storey heights, materiality, intervisibility and build quality.


RPS CgMs

Heritage Statement

In respect of

52-55 Friar Street and 12 Greyfriars Road Reading

On behalf of

Aviva Investors

RPS CgMs Ref: JCG22499

September 2016

Secure & Stable ADDING VALUE

Key Findings

- The Heritage Statement finds that the proposed scheme has responded to its heritage context and a scheme of good architectural merit has been advanced.

- Good quality building materials, with the potential for longevity, have been selected to complement traditional materials used on surrounding heritage assets.

- Furthermore, the design's verticality has responded to the local context matching the Stanhope scheme to the Southern boundary.

- The built form would step up as it migrates north, as the site land level drops, towards the sizeable Stanhope scheme consented to the north. The highly detrimental impact of the existing Sainsbury buildings on the Greyfriars listed building's setting is also noteworthy.

The Heritage Statement concludes that overall the proposed scheme is assessed as likely to enhance the setting and significance of the heritage assets.



Proposed 3D View along Friar Street



Existing Photo of Friar Street from the West
with Greyfriars Church in the foreground



Proposed 3D View of Friar Street from the West
with Greyfriars Church in the foreground



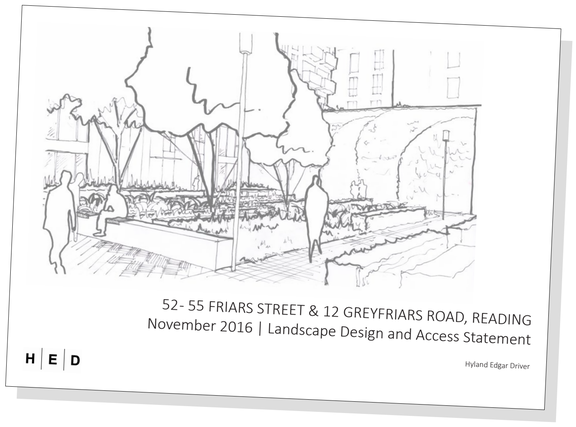
Existing Photo of Corner of Friar Street & Greyfriars Road
from the Southwest



Proposed 3D View of Corner of Friar Street & Greyfriars Road
from the Southwest

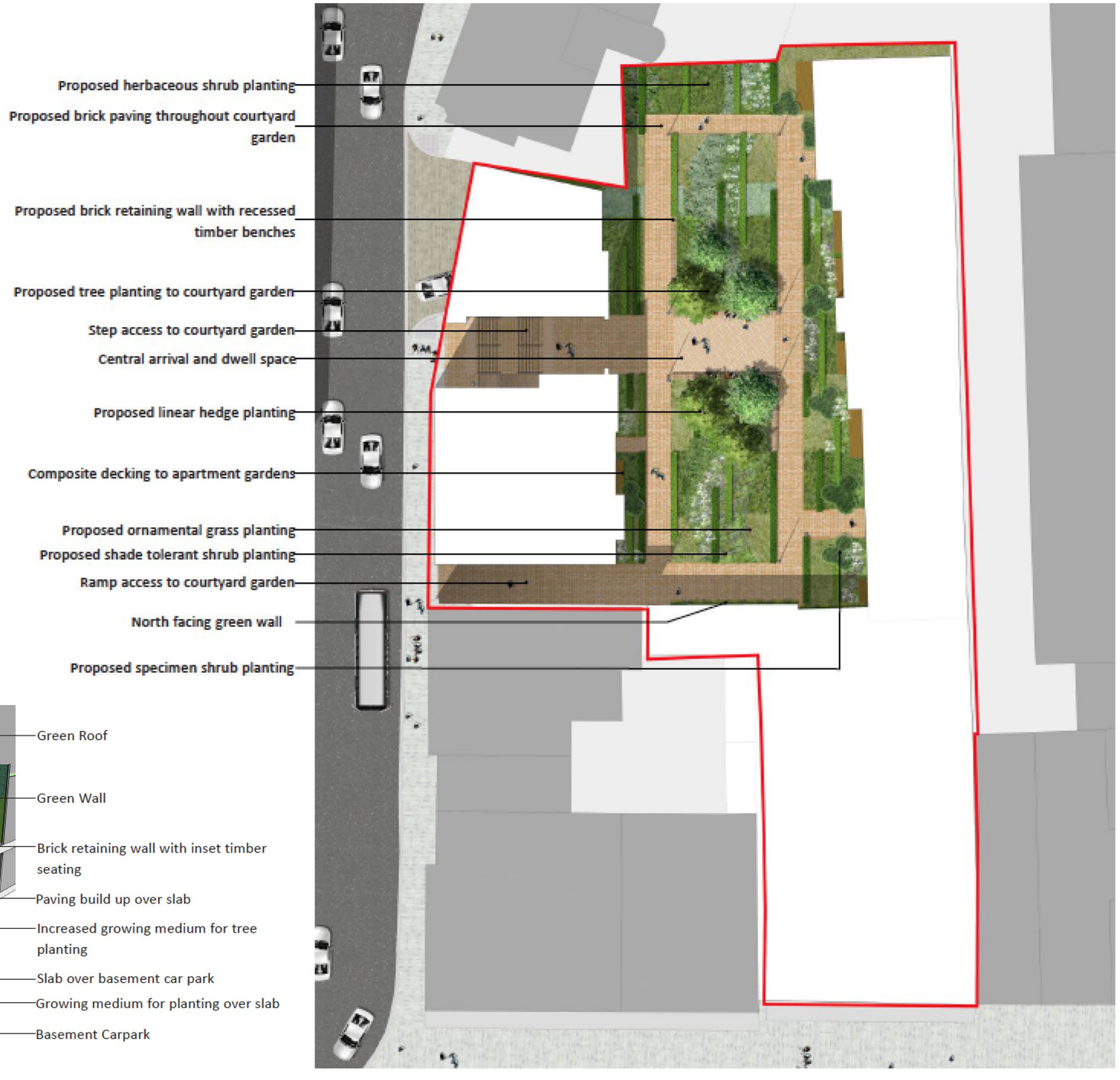
Landscape Design

Hyland Edgar Driver (HED) Landscape Architects have been commissioned to prepare an illustrative landscape design for the building's approach, the courtyard, green roofs, other amenity areas, boundary treatments and external lighting design. HED's Landscape Design and Access Statement accompanies this planning application. The report also addresses maintenance of the landscaping and open space provision.





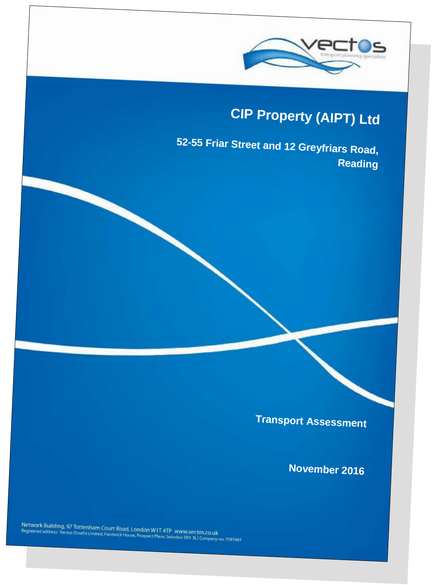
3D View / Section through Courtyard



Courtyard Master Plan

Transport Assessment

Vectos have been commissioned to provide traffic and transport advice in relation to this proposed redevelopment scheme and their report accompanies this application.



The existing site provides approximately 2,062sqm A1 food retail store (Sainsburys) with ancillary offices above the store. The site is primarily accessed via Friar Street with a loading bay to the rear of the site which is accessed from Greyfriars Road.

The development proposal comprises 137 residential units split across 3 buildings. Building C, which fronts onto Friar Street, will maintain 540sqm of A1-A5 retail floorspace and Building A will provide approximately 120sqm of commercial / employment floorspace. The basement of the development will provide car parking via a dedicated car park entrance off Greyfriars Road. Cycle parking will be provided at basement and ground floor levels for residents and users of the commercial units.

Key Findings

The site is located in central Reading, very close to a plethora of amenities including excellent public transport, cycling and walking facilities.

Scoping discussions with Reading Borough Council have been carried out in which the trip generation, on-site car parking provision, site accessibility and servicing arrangements were outlined. The council's highways officers have confirmed that the principles of servicing via the loading bay and the car and cycle parking provision are acceptable.

The development will provide 17 disabled spaces and 5 standard car parking spaces in the basement. This is a reduced provision to that recommended in the Council's parking standards. However, due to the site's central location, the reduced quantum of car parking is considered acceptable as other, more sustainable modes of transport are readily available in the immediate vicinity of the site. The site will also provide 108 residential cycle parking spaces and 20 cycle parking spaces for the commercial/employment uses. This will be supported by a Residential Travel Plan.

Servicing arrangements have been discussed with RBC and several options put forward. Reading Borough Council's preferred option of an off-street loading bay off Greyfriars Road has been taken on board. It is anticipated that a Delivery and Service Plan will be required as a planning condition.

Vehicular access to the site will be from Greyfriars Road. The existing visibility to the loading bay will be maintained. Visibility splays for the car park access comply with the minimum sight stopping distances for the measured speeds on Greyfriars Road.

The development proposals will result in a net reduction of vehicle trips across the day in comparison to the existing site trip generation, benefiting the operation of the surrounding highway network. Accordingly, no traffic modelling has been carried out on the local highway network.

The Transport Assessment concludes that in view of the above, the development proposals are considered sustainable in transport terms and will not result in a material impact on the operation of the local highway network.

Legislation and Guidance

The development will be designed to be as accessible as possible, and has been influenced by the following guidance:

- Approved Document M (2004 Edition incorporating 2010 and 2013 amendments) of the Building Regulations.
- BS8300:2009 'Design of buildings and their approaches to meet the needs of disabled people – Code of Practice'.
- Wheelchair Accessible Housing Best Practice Guidance, Mayor of London 2007.
- Disabled people will not be put at a significant disadvantage, whether as residents or visitors to the commercial units as laid out in the Equality Act 2010.

The development is designed to be accessible for disabled people. A disabled person is defined under the Equality Act as: '.....someone who has a physical or mental impairment which has an effect on his or her ability to carry out normal day to day activities. That effect must be substantial (that is, more than minor or trivial), adverse and long term (that is, it has lasted or is likely to last for at least a year or for the rest of the life of the person affected).' This definition includes but is not limited to, people with a reduced level of mobility or strength, wheelchair users, people with sight loss, people with hearing loss and people with learning disabilities or mental health issues. There are around 10 million disabled people in the UK.



Other Considerations - Refuse & Recycling

Refuse & Recycling Facilities

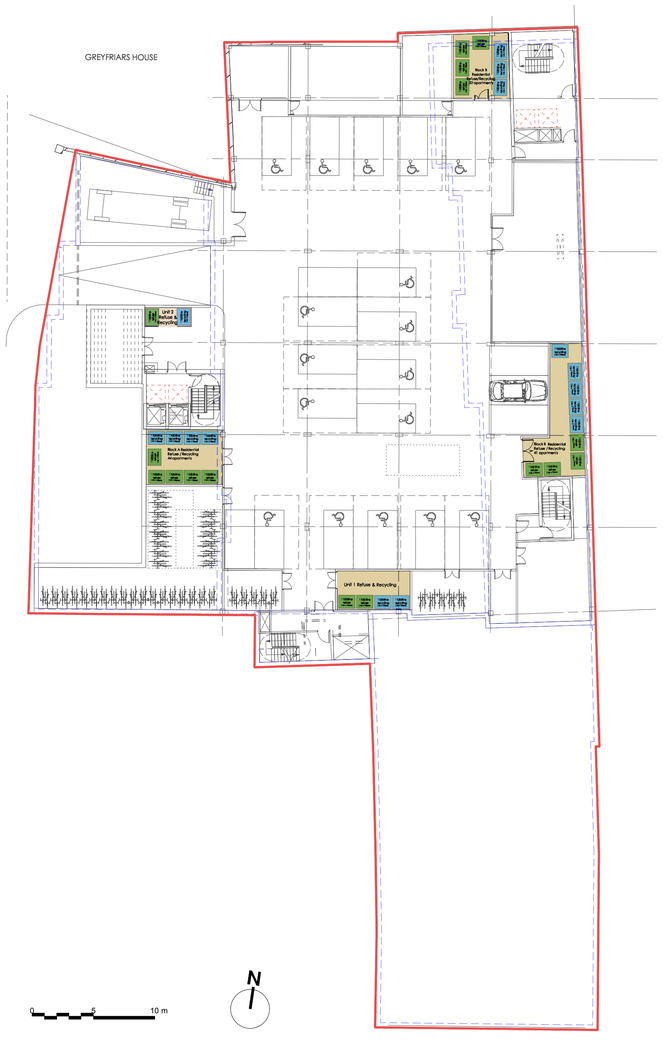
The fully scheme complies with Reading Borough Council's Waste Management Guidelines document.



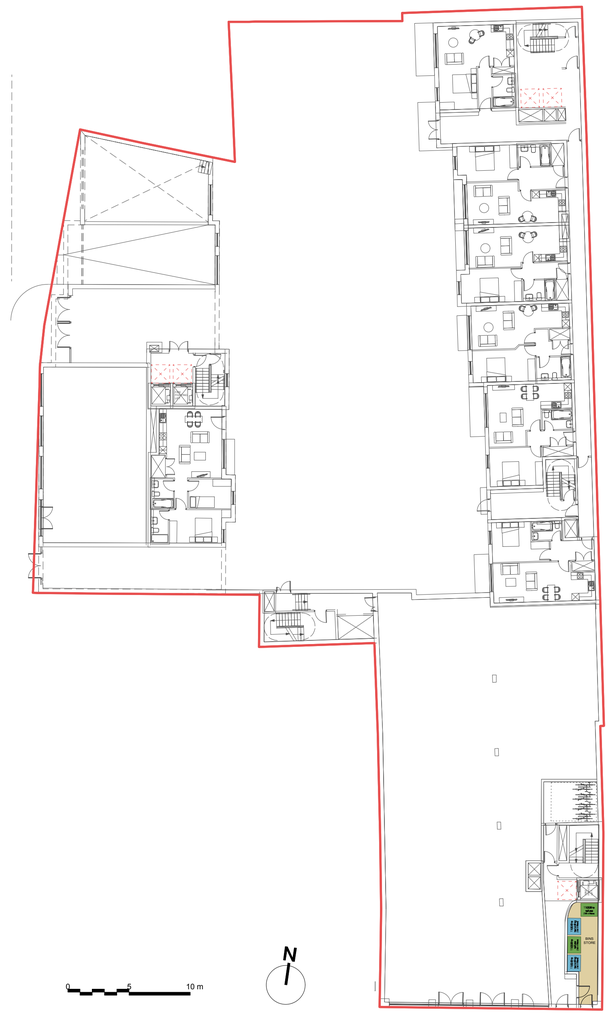
Bin storage and recycling in the car parking area will be serviced via the loading bay area. The majority of bin stores and the collection area are all off street to avoid the stationing of service vehicles on the carriageway for excessive periods.

The horizontal distance between flats and the bin storage areas is less than 30m maximum recommendation. Bin collections will be on a weekly basis by private contractors, who will manage the movement of bins within the basement area to the loading bay for collection. Bin storage for Block C on Friar Street will be on street as per the arrangement for existing adjacent properties.

Use	Class(es)	No. / Area	1,100 litre eurobins	
			recycling	refuse
Block A	C3 residential	44 apartments	5	4
Block B	C3 residential	73 apartments	8	8
Block C	C3 residential	20 apartments	2	2
Unit 1	A1-A5 retail	540 m²	1	1
Unit 2	A1-A5 retail / B1(a) office / D1 gym	120 m²	2	2



Refuse & Recycling - Basement Level
Blocks A & B, Units 1 & 2



Refuse & Recycling - Ground Level
Block C

Crime Prevention Design Advisor Consultation

Thames Valley Police's Crime Prevention & Design Advisor provided a pre-application consultation (date of meeting 5th October 2016). The scheme was generally well received in terms of design and layout. The key issues were access control and reduced permeability.

Key Areas of Concern

- Segregation of retail and residential uses.
- Gates on perimeter with access control for deliveries and visitors.
- Audio & video link between external entrance door and each apartment as per SBD recommendation. Video from entrance phones stored in a secure management controlled location (in riser cupboard) available for police access under warrant.

Residential Block A

- To have secondary access control on entrance.
- Each level to have access control to lobby / corridor space.
- Ideally post boxes in covered entrance area before access to the individual blocks. If not should be in secure entrance lobby with secondary access control securing the stairwell and lifts.

Residential Block B

- To have secondary access control on entrance.
- Connecting corridor issue between two staircases that presents the risk of intruders potentially giving the police the 'runaround' between connecting stairs and levels.
- Post boxes in secure entrance lobby with secondary access control securing the stairwell and lifts.
- Either one of the staircases should be fire exit only or there should be access controls to the corridors.

Residential Block C

- Opening directly onto Friar Street should have a secure airlock with access controls on the front door and at the bottom of the stairs to prevent tailgating through entrance hall.
- Post boxes in secure entrance lobby with secondary access control securing the stairwell and lifts.
- Each level to have access control to lobby / corridor space.

Basement Level

- secure access control with gates and shutter.
- Bins and cycle stores to have access control or locks and separate for residential and commercial uses.

Shared Courtyard Access

- In addition to the gate access, there should be secondary access control on each residential block's entrance.
- Ideally post boxes in covered entrance area before access to the individual blocks. If not should be in secure entrance lobby with secondary access control securing the stairwell and lifts.

Other Areas

- PAS24 doors to external flat entrances - recommend single doors as easiest to procure.
- Roof terraces divided if possible into private rather than communal space.
- Utility meter access - electric smart meters and a single gas supply to a central energy centre.
- Retail areas - Access control on goods, car park, refuse & cycle stores as residential advice above.
- Good lighting to BS5489 to public areas.
- CCTV recommended for any unobserved areas not covered by visual access control.

Other Considerations - Wind Microclimate

Desktop Wind Microclimate Study

Hurley Palmer Flatt were commissioned to prepare a desktop study to provide an overview of the potential wind microclimate around the proposed redevelopment of the site. The first study looks at conditions around the development within the existing surroundings; that is all buildings other than those on the development site are unchanged from the current condition. The second scenario considers conditions with the consented outline planning proposals on the Stanhope Station Hill Telecom House & Site E to the North and East.



Street Level Study

Conditions in both cases (existing and Stanhope) are favourable for the intended uses at street level. The existing configuration provides better conditions to the North of the site, and marginally better conditions on Greyfriars Road and Friar Street while the Stanhope results provide better conditions in the courtyard

Roof Level Study

The study shows that the rooftops are viable amenity spaces. While mitigation measures such as localised screening and the provision of planting will be required, the garden areas are not subject to excessively windy conditions in either case.

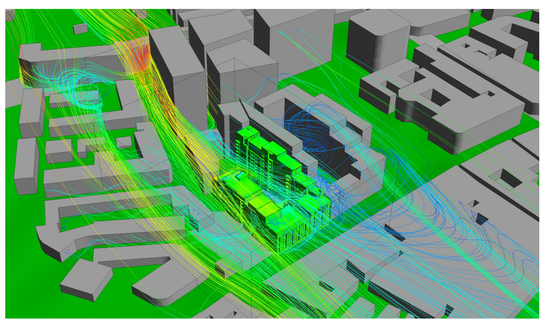
The Stanhope development does provide some additional shelter from northeast winds particularly for the higher gardens; however as the prevailing wind direction is from the southeast mitigation will be required regardless of the surroundings.

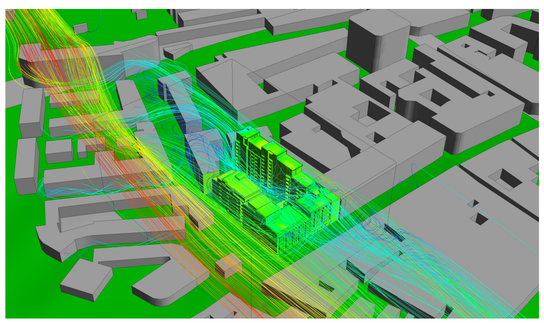
Recommendations

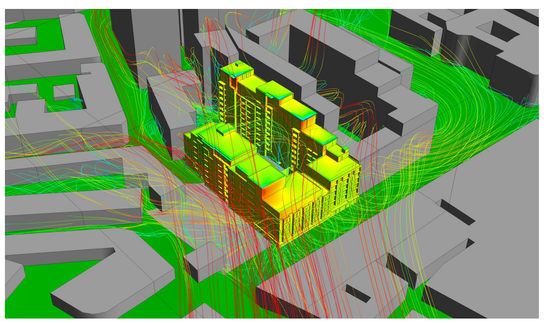
Whilst the general comfort conditions appear satisfactory for the proposed usages in and around the proposed Friar Street development, mitigation measures to localised areas would further improve the comfort levels to roof top terraces. Localised screening such as a 1.8m to 2.1m high glazed fencing should prolong and enhance the area of comfort within the terraces. The actual screening / fencing height will need further investigation either with computational modelling or in a wind tunnel during the next stage of design.

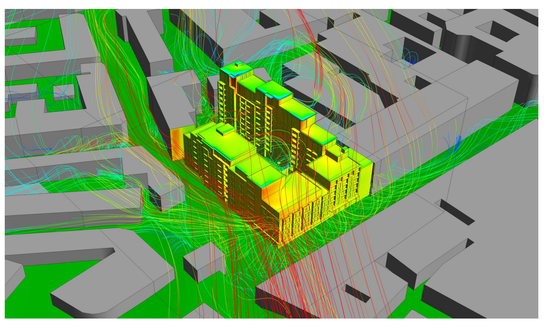
The proposed Stanhope development provides a degree of sheltering to the northern roof top terraces. There is a risk that in the event the mass and form of the Stanhope consented outline scheme is developed differently in a reserved matters application may become less comfortable. It is recommended that mitigation screening / fencing is incorporated in these locations.

The wind study predicts adequate comfort conditions generally across the site, while possible mitigation measures in areas with potential localised issues should be further investigated during detailed design.









Biodiversity Enhancement Recommendations:

The initial biodiversity assessment of the site (see Assessment section 2) recommended there is an opportunity during redevelopment of the buildings to create locally relevant habitats and to provide habitat for LBAP species.

Target Species/habitats	Recommendations
Pipistrelle species of bat and brown long-eared bat	Bat boxes, such as the Schwegler 1FF (suitable for inaccessible locations) could be installed on the external walls, preferably south, south-west and western aspects of the building in sheltered locations, preferably at an elevation of 5m to 7m.
House sparrow	House sparrow nest boxes could be installed on the south, south-west and western aspects of the building (sheltered aspects). The development is large enough to incorporate at least three nest boxes.
Green wall	A green or 'living' wall could be created on the building's south and west aspects. This could incorporate native species, such as honeysuckle (UK Priority species) and clematis, providing a potential habitat and food source for invertebrate species, and in turn potential foraging and refuge for target bird and bat species, whist enhancing the building aesthetically.
Window boxes/planters	Planters could be installed at the front of the building (south and west aspects), courtyard and on any terraces. Planters containing flowering shrubs have potential to attract species of invertebrate, and subsequently bat and bird species. Window boxes could also be attached to the front of the building (south and west aspects) to provide additional planting and enhance the aesthetics of the building. There is also opportunity to place window boxes on to the building (all floors).
Green roof/roof top garden	Wildflower and herbaceous planting, and native shrub and hedgerow species could be used to create green roofs and/or rooftop gardens adding floristic interest to the site and offering foraging habitat for target species.
Trees and hedges	The proposed courtyard would be large enough to accommodate tree and hedge species, such as fruit trees and native hedgerow species such as yew and beech.

Combined, implementation of the recommendations provides a net biodiversity gain within the scheme.

The management and maintenance of new features will be detailed within a Habitat Management Plan for the site.

The proposed landscaping design incorporates the suggested habitat creations. Refer to refer to the separate Landscape Design & Access Statement accompanying this planning application.

Additional Schwegler Type 1FF bat boxes and House Sparrow nesting boxes will be provided in the development in accordance with the report's recommendations.



Schwegler Type 1FF bat boxes



Schwegler Type 1SP House Sparrow nesting boxes

Sustainability Statement

Hurley Palmer Flatt were commissioned to undertake a sustainability statement which accompanies this planning application to detail the sustainable design features for the proposed redevelopment of the site.



Be Lean, Be Clean, Be Green

The proposed energy solution for the development follows and responds to the well established principles of

Be Lean: Use less energy. Minimise energy demand through efficient design and the incorporation of passive measures;

Be Clean: Supply energy efficiently. Reduce energy consumption through use of low-carbon technology;

Be Green: Use renewable energy systems where feasible.

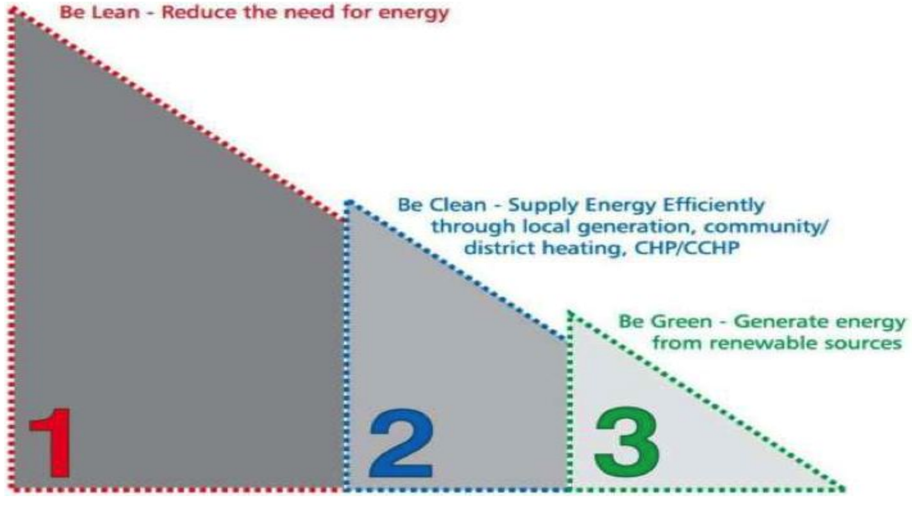
Sustainability Principles

The proposed development has been designed with sustainable design principles at it's core. An integrated and holistic approach to design has been adopted and this document contextualises the process by which sustainability has been addressed as part of the project. The Sustainability Strategy aims to:

- Match or exceed today's requirements
- Anticipate tomorrow's needs
- Adapt and remain relevant to the future

In supporting this strategy a number of national, regional and local policies have been used to inform design decisions.

The report identifies how the proposed development will meet the objectives of Reading Borough Council's Core Strategy and the Sustainable Design and Construction Supplementary Planning Document.



The sustainability statement concludes that the design of the proposed redevelopment addresses all the relevant policy requirements within Reading Borough Council's planning policies. Where feasible, best practice measures have been implemented within the proposal.

The Scheme
Other Considerations - Energy

Energy Statement

Hurley Palmer Flatt were commissioned to prepare an energy statement which accompanies this planning application detailing the assessment process and the estimated CO2 savings achieved through integration of passive design, energy efficiency measures and Low and Zero Carbon (LZC) technology. It also sets out how Reading Borough Council's policies on energy and CO2 emissions have been addressed.



Energy Statement Approach

The approach taken for the energy assessment is in line with the energy hierarchy as follows:

- Calculate baseline CO2 emissions;
- Integrate measures to reduce energy demand and ensure efficient use of energy (Be Lean);
- Integrate CHP/CCHP (where appropriate) (Be Clean);
- Integrate renewable energy technology (Be Green);
- Calculate total CO2 savings and final development CO2 emissions.

Energy Statement's Conclusions

The total CO2 savings achieved by the development's energy strategy is 33.9 tCO2, when compared against the base-line scenario, which is a compliant Part L 2013 development (compliance with Criterion 1 and Criterion 3 achieved).

The savings equate to an overall 23.2% reduction in regulated scheme CO2 emissions over the Part L 2013 baseline building emissions.

Domestic CO2 Emissions Savings

The domestic areas of the development have been designed to show a total CO2 savings of 34.2 tCO2, which equates to a 26.7% reduction over Part L 2013.

Non-domestic CO2 Emissions Savings

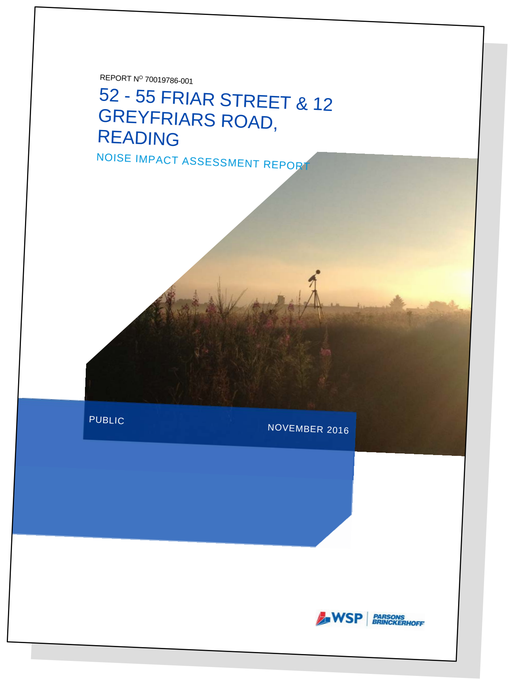
The non-domestic areas of the development have been designed to show a total CO2 savings of 4.3 tCO2, which equates to a 19.7% reduction over Part L 2013.

Site Total CO2 Emissions Savings

The development has been designed to show a total of 38.5 tCO2, which equates to an overall 25.7% reduction over Part L 2013.

Noise Impact Assessment

WSP Parsons Brinkerhoff were commissioned to prepare a noise impact assessment which accompanies this planning application to determine the suitability of the site for the proposed redevelopment's residential and retail, office or leisure uses.



Assessment Findings

It has been identified that with windows open the predicted noise levels inside the worst affected proposed habitable rooms would exceed the relevant criteria from BS8233 and the WHO Guidelines for Community Noise. Consideration has, therefore, been given to appropriate mitigation measures.

It has been identified that, through the selection of appropriate glazing and ventilation units, the applicable internal criteria can be achieved. The final specifications of the glazing and ventilation units would be confirmed during the detailed design stage.

Based on the results of the baseline survey, the guidance in BS4142 and consultation with Reading Borough Council, external noise emission limits have been determined for any external fixed plant associated with the proposed development.

Additional considerations have been identified, noise from delivery activities and the control of noise and vibration within the development itself. Example control measures have been given for consideration in order to keep noise during deliveries to a practicable minimum, whilst all other issues will be addressed during the detailed design stage.

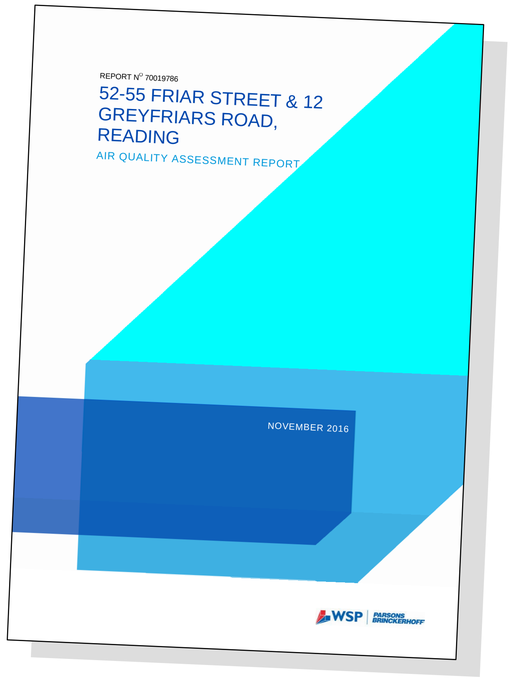
Assessment Conclusion

Given the existing mixed nature of the surrounding area, including residential and commercial uses, and assuming the adoption of mitigation measures and noise emission limits in keeping with those described in the report, it is considered that the site is suitable for the proposed development with respect to noise.

Air Quality Assessment

WSP Parsons Brinkerhoff were commissioned to prepare an air quality assessment which accompanies this planning application, to addresses the potential air quality impacts during the construction and operational phases of the proposed redevelopment.

The type, source and significance of potential impacts have been identified, and measures proposed in order to minimise the impacts. The methodology followed in this study was discussed and agreed with Reading Borough Council's Environmental Health Officer.



Construction Activities Air Quality

A qualitative assessment of the potential impacts on local air quality from construction activities has been carried out for the proposals using the IAQM methodology. This identified that there is a Low Risk of dust soiling impacts and a Low Risk of increases in particulate matter concentrations due to construction activities. Through good site practice and the implementation of suitable mitigation measures, the effect of dust and PM10 releases would be significantly reduced.

The residual effects of dust and PM10 generated by construction activities on air quality are therefore considered to be insignificant.

The residual effects of emissions to air from construction vehicles and plant on local air quality is considered to be negligible.

Energy Centre Air Quality

A quantitative assessment of the potential impacts during the operational phase was undertaken using ADMS 5 to predict the changes in NOx concentrations that would occur due to proposed energy centre. The results show that the greatest predicted change at existing receptors as a result of the proposed energy centre is less than 0.04µg/m^3.

The effects of the Energy Centre on local air quality is considered to be negligible.

Friar Street Residential Air Quality

The exposure assessment predicted that future receptors located at the 1st, 2nd and 3rd floors along Friar Street and Greyfriars will exceed the annual mean NO2 AQS objective.

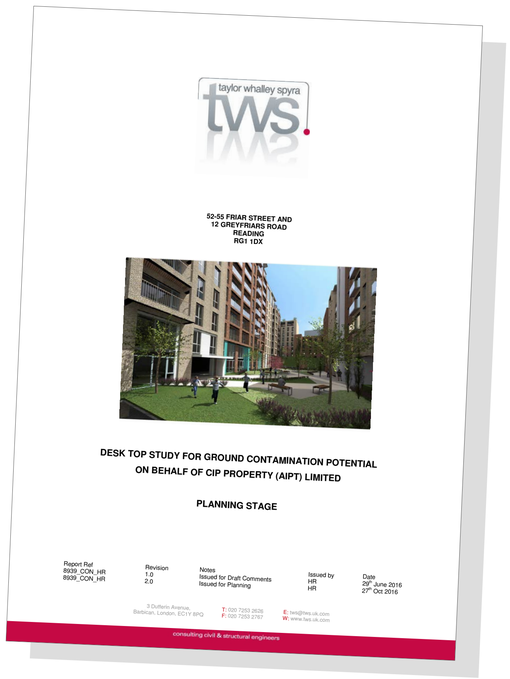
Modelled NO2 concentrations at the future receptors located on or above the 4th floor will be below the AQS objective.

Modelled PM10 and PM2.5 concentrations at the future receptors are predicted to be below the relevant AQS objectives, and do not require further consideration.

It is recommended that a mechanical ventilation system with appropriate filtration be installed at the 1st, 2nd and 3rd floor apartments facing onto Friar Street to reduce the NO2 concentrations below statutory limit values.

Desk Top Study for Ground Contamination Potential

Taylor Whalley Spyra Engineers were appointed to carry out a desktop study to establish the ground conditions present at the site and establish their implication upon the development. The Envirocheck searches within the appendices summarise the principal contamination risks to the surrounding areas.


taylor whalley spyra

twys.

52-55 FRIAR STREET AND
12 GREYFRIARS ROAD
READING
RG1 1DX

DESK TOP STUDY FOR GROUND CONTAMINATION POTENTIAL
ON BEHALF OF CIP PROPERTY (AIPT) LIMITED

PLANNING STAGE

Report Ref
8939_CON_HR
8939_CON_HR

Revision
1.0
2.0

Notes
Issued for Draft Comments
Issued for Planning

Issued by
HR
HR

Date
29th June 2016
27th Oct 2016

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Conclusions

The historical land usage information does not show any major contaminative sites on or around the area. A number of garages and car parks exist in the surrounding areas, however due to the time of their construction it is assumed the contamination has been dealt with locally on each site within their respective drainage systems. Thus there is a low risk from land usage regarding contamination.

The local geology of the surrounding area does not suggest any unique conditions on site. All of the chemical deposits appear to be natural formations and do not pose a contaminative risk.

No intrusive soil investigation has been undertaken specifically in relation to the site; thus the presence of additional contamination such as fuel, oils, metals, organic solvents etc. cannot be discounted. However based on the information gathered within this report regarding previous site uses and geology it is suggested the risk is low.

The SI would determine the presence, location and levels of any existing soil and/or groundwater contamination. There would be no requirement to undertake the site investigation prior to determination of the outline planning application as any contamination is likely to be readily remediated through conventional, established means. However, the investigation should be undertaken after the site has been cleared and prior to construction.

Recommendations

An intrusive investigation should be carried out for potential contamination.

The investigation should give consideration to understanding groundwater levels.

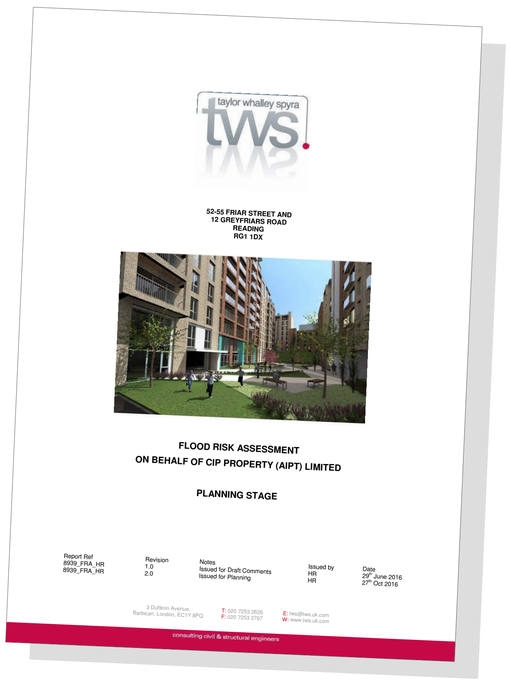
Buried concrete and services should be designed accordingly to suit the ground conditions present.

Trial pits should be carried out prior to works to ensure enough information can be obtained to mitigate potential hazards.

Appropriate mitigation measures should be applied to the design should any contaminants be discovered from the soil investigation.

Flood Risk Assessment

Taylor Whalley Spyra Engineers were appointed to prepare a report is to consider the flood risk assessment in relation to the redevelopment of this site in accordance with National Planning Policy Framework – Flood Risk & Costal Control.


taylor whalley spyra

tws.

52-55 FRIAR STREET AND
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FLOOD RISK ASSESSMENT
ON BEHALF OF CIP PROPERTY (AIPT) LIMITED

PLANNING STAGE

Report Ref	Revision	Notes	Issued by	Date
8939_FRA_HR	1.0	Issued for Draft Comments	HR	28th June 2016
8939_FRA_HR	2.0	Issued for Planning	HR	27th Oct 2016

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Conclusions

The site is not within the River Thames Flood Plain which is protected by the Thames Flood Barrier. Locally well maintained flood defences in this area are all regularly inspected by the Environment Agency.

The site is above the Environment Agency 1:1000 modelled flood level including the effect of climate change.

Thames Water have confirmed no incidents of historic flooding relating to surcharge of the public drain system.

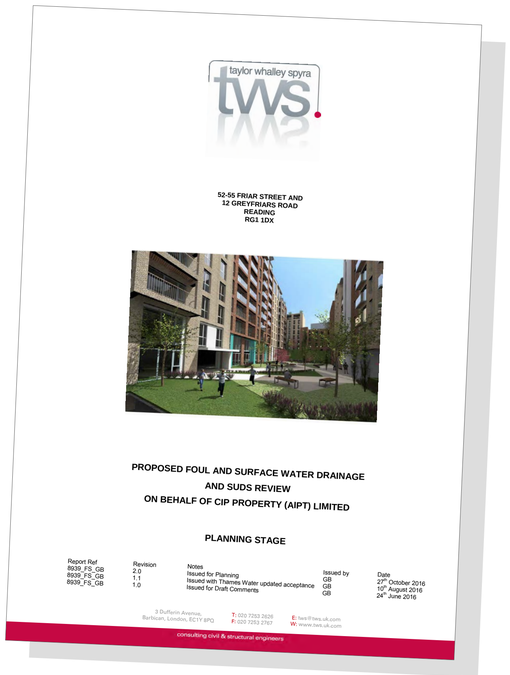
Reference to the Strategic Flood Risk Assessment for Reading Borough show the site is not at risk from surface or ground water flooding.

The site is not a "major" development as the site area is less than 0.5 hectare.

Potential surcharging from the existing sewer system will be dealt with by non-return valves fitted to drainage pipework at the junction with the main system, if required see drainage report for full details.

Proposed Foul & Surface Water Drainage & SUDS Report

Taylor Whalley Spyra Engineers were appointed to prepare a report is to consider the effect of the proposed redevelopment of the site on foul water, surface water and SUDS and the requirement to reduce surface water runoff to the public sewer system.


taylor whalley spyra

tws.

52-55 FRIAR STREET AND
12 GREYFRIARS ROAD
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PROPOSED FOUL AND SURFACE WATER DRAINAGE
AND SUDS REVIEW
ON BEHALF OF CIP PROPERTY (AIPT) LIMITED

PLANNING STAGE

Report Ref	Revision	Notes	Issued by	Date
8939_FS_GB	2.0	Issued for Planning	GB	27th October 2016
8939_FS_GB	1.1	Issued with Thames Water updated acceptance	GB	10th August 2016
8939_FS_GB	1.0	Issued for Draft Comments	GB	24th June 2016

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Conclusions

The use of certain forms of SUDs on the site such as green roofs and grey water harvesting will reduce the surface water runoff from site and the use of mains potable water. The addition of surface water storage tanks will provide initial storage during storm events reducing peak flows to the main Thames Water sewers.

The foul water flow rates from site will increase and Thames Water have confirmed there is additional capacity within their network. The local area will require upgrading as part of the Reading Borough Local Plan for the redevelopment of the surrounding area.

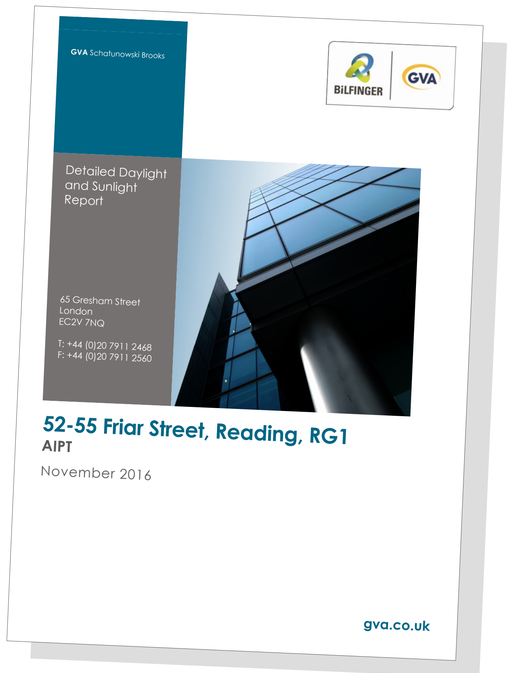
The Scheme

Other Considerations - Sunlight & Daylight

Daylight and Sunlight Report

GVA Schatunowski Brooks were commissioned to prepare a detailed Daylight and Sunlight report considering the potential effects to neighbouring dwellings and the quality of natural light amenity which would be provided for future occupants due to the proposed redevelopment of the site.

The report has been undertaken based on desktop research and a site inspection.



The Report's Findings:

No nearby dwellings will be affected by the proposed development.

The Central Studios student accommodation will be unaffected by the proposals.

Within the proposed development, given the site constraints, degree of existing obstruction and city centre location, the proposals demonstrate a high degree of compliance with the recommendations set out in the BRE/BS Guidance documents and are considered to demonstrate acceptable natural light amenity for future occupants.

The report concludes that the proposed development is fully acceptable on daylight and sunlight grounds.

The following architectural drawings accompany this document:

1509 PL3-01	Site Location Plan
1509 PL3-02	Block Plan - Existing
1509 PL3-03	Block Plan - Proposed
1509 PL3-10	Basement Plan
1509 PL3-11	Courtyard Ground Floor Plan
1509 PL3-12	Courtyard Mezzanine Plan
1509 PL3-13	Levels 1 & 2 Plans
1509 PL3-14	Levels 3 & 4 Plans
1509 PL3-14	Level 5 Plan
1509 PL2-16	Level 6 Plan
1509 PL2-17	Level 7 Plan
1509 PL2-18	Level 8 Plan
1509 PL2-19	Level 9 Plan
1509 PL2-20	Level 10 Plan
1509 PL2-21	Roof Plan
1509 PL3-30	Friar Street Elevation
1509 PL3-31	Greyfriars Road Elevation
1509 PL3-32	Inner Courtyard - Block A Elevation
1509 PL3-33	North End Elevations Blocks A & C
1509 PL3-34	Section AA
1509 PL3-35	Section B-B
1509 PL3-36	Section C-C
1509 PL3-37	Eastern Boundary Elevation (Blocks B & C)
1509 PL3-38	Building top elevations DD EE FF
1509 PL3-40	3D Aerial View 1
1509 PL3-41	3D Aerial View 2
1509 PL3-42	3D View 3

Appendix A
Reading Borough Council Letter of 7 September 2016
with pre-application advise.