



Illustrative view from Friar Street
note: red outline shows the extent of the maximum parameter envelope

4.2 APPEARANCE

Facades

Friar Street elevation

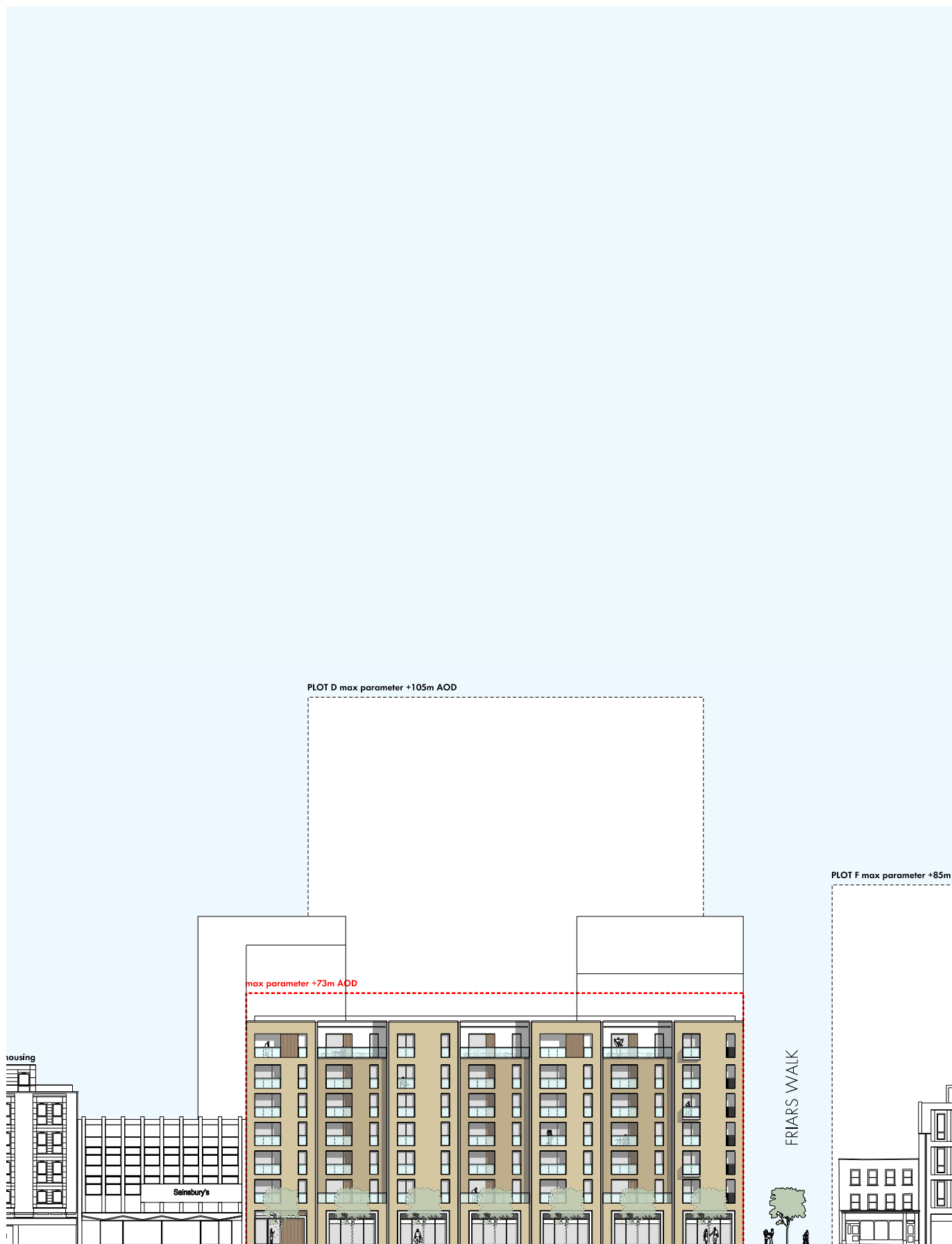
This elevation introduces a substantial new section of facade to the street and it is therefore important that it does not have a monolithic architectural quality in comparison to the range and variety of the existing buildings that surround it. It is also the first large residential component in Friar Street and as such will need to have sufficient character and presence to represent a place for living for its occupiers.

In the illustrative scheme the length of the block has been subdivided into a number of bays with each alternate bay set back to produce a small terrace at the first floor level. The articulation is further emphasised by varying the tops of these bays to produce a larger roof terrace with railings and pergolas to add detail and interest, a level of filigree, and variety to the silhouette. The building form produces a clear strong corner marking the depth of the plan where it returns to Friars Walk, with a more open top storey comprising a terrace set behind the facing brickwork forming a belvedere. Two different colours of facing brick have been suggested to reinforce the rhythm and articulation of the facade.

The window openings in the elevation range in size, with the largest, featuring either a recessed or cantilevered balcony, providing private amenity space for the apartments.

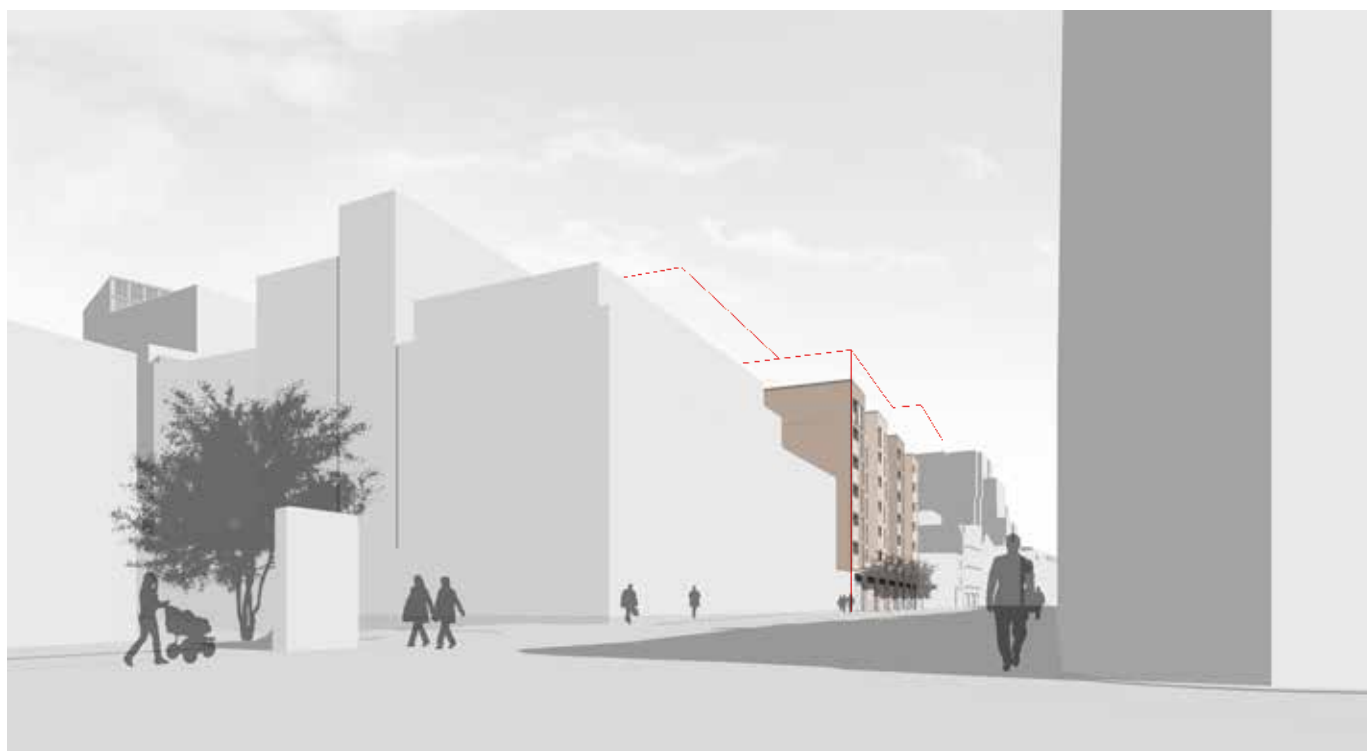
The ground floor retail space is set within a series of repeat bays, with the upper storeys marked by recesses in the facing brickwork.

A line of trees is also suggested to mark out the location of this residential development when viewed obliquely from either end of Friar Street.



Illustrative Friars Street elevation

note: red outline shows the extent of the maximum parameter envelope



Illustrative long view from Greyfriars Road junction
 note: red outline shows the extent of the maximum parameter envelope



Illustrative long view from Station road junction
 note: red outline shows the extent of the maximum parameter envelope



Illustrative Friars Walk elevation

note: red outline shows the extent of the maximum parameter envelope



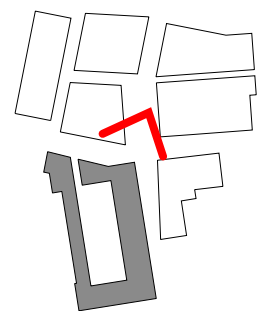
Friars Walk elevation

The elevation to the illustrative Friars Walk is shown and has a series of expressed double bays at the upper floors arranged above the regular rhythm of the retail units lining Friars Walk at the ground level. The double bays are marked by a check in the facing brickwork.

At the southern end a single bay is shown to mark the depth of the return to the facade facing Friar Street, while at the northern end a thinner solid brickwork return is punctuated by a series of regular openings forming external balconies to the residential units.

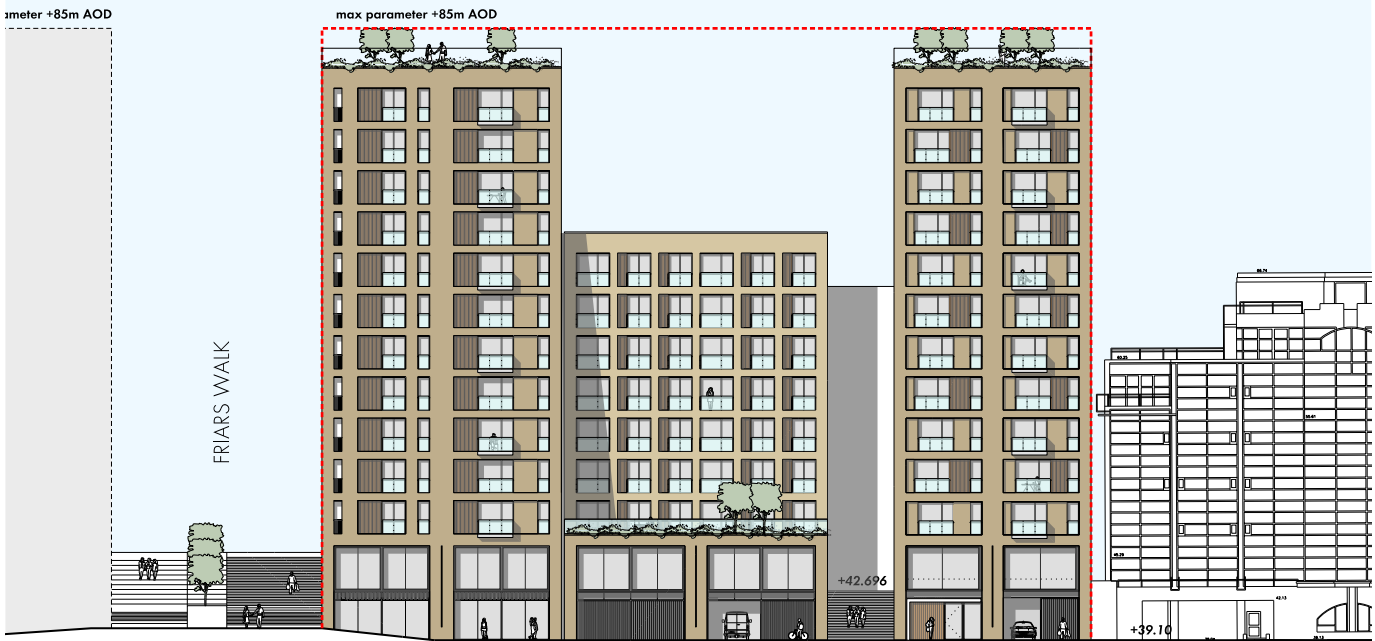
A series of balconies either are shown as recessed or cantilevered within each of the double bays in order to set up the larger openings in the facade, with narrower windows providing a stitching rhythm between these. The fully glazed shop units are marked by a series of metal or stone hoop that extend with the falling ground. Above these a pair of regular windows in metal frames forms the attic storey to each unit.

key





Sketch view of Illustrative Scheme looking south from Garrard Street



Illustrative Garrard Street elevation

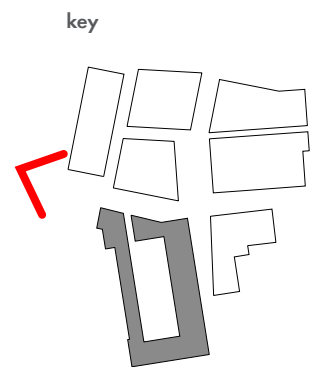
Garrard Street elevation

The elevation to Garrard Street is shown as broken into four distinct components to introduce a more vertical rhythm and variety to the street. The facade is cranked to follow the existing back of pavement and this allows the opportunity to make further adjustments to the architectural composition.

At the corner with Friars Walk the first double bay of the building in facing brickwork reflects the height and window rhythm that to that of Friars Walk but here without any projecting balconies.

The second double bay component follows the fold in the elevational plane at the base, but continues flush at the upper storeys, producing a large shared balcony for the residential units at first floor level. The large window openings to the upper floors are set in a regular grid of bays in a render surface.

The third component is a void, an opening between the facades that produces a well defined and legible connection between Garrard Street and the central courtyard. The fourth component comprises a symmetrical series of large openings in facing brickwork, with the windows to the apartments set back behind recessed balconies, either glazed or screened by timber panels.





Sketch view of Illustrative Scheme looking east from Garrard Street



Buff brick

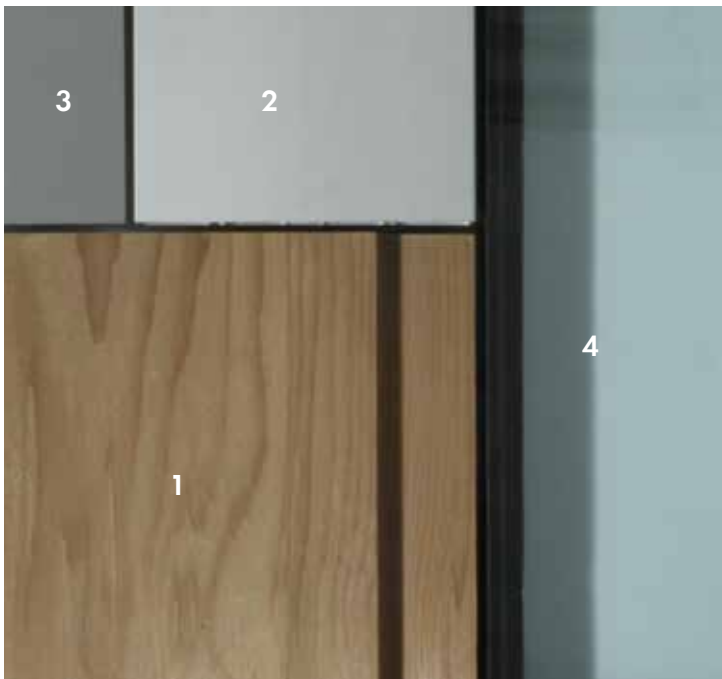


Brown brick



Grey brick

Palette of brick colour



Materials

The predominant material for the elevation of the illustrative scheme is facing brick. The range of colour can vary from buff, brown to grey as per the adjacent palette.

This is used to form the single height bays within the facade and the columns forming the base of the building. The projected balconies of the scheme are constructed in smooth anodised aluminium with clear glazed balustrade.

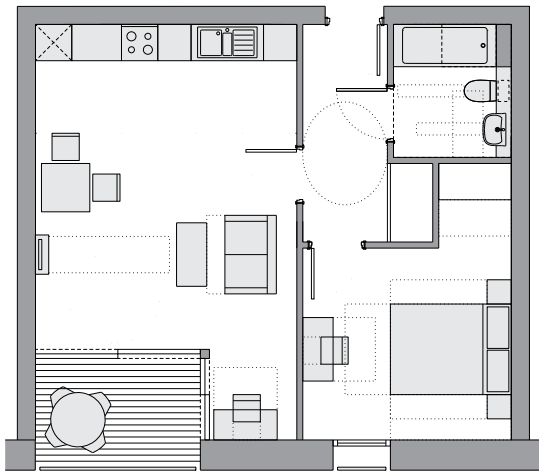
The windows to these balconies are fully glazed with slim profile frames. Some of them are completed by wooden external panels with a vertically mounted red cedar tongue and grooved board finish.

The courtyard elevations are finished in a through colour self-finish insulated render.

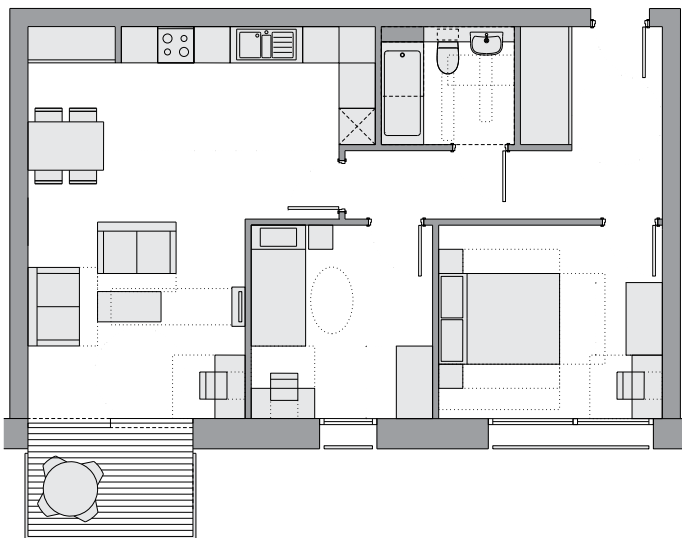
The facades to the ground floor retail accommodation are largely glazed in anodised aluminium frames with a section of regular ventilation louvers and signage totem at high level.

Materials key

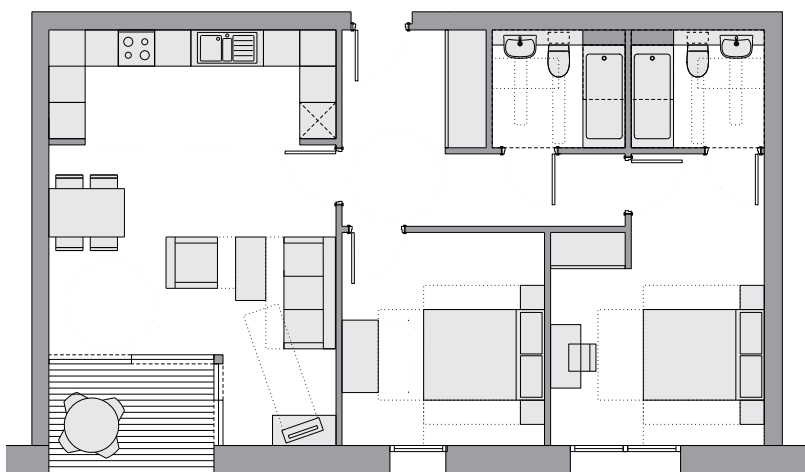
1. Timber
2. Anodised aluminium
3. Painted aluminium
4. Glass
5. Brick selection: buff colour
6. Brick selection : brown colour
7. Brick selection : grey colour



Typical 1bed|2person flat layout (50sqm)



Typical 2bed|3person flat layout (67sqm)

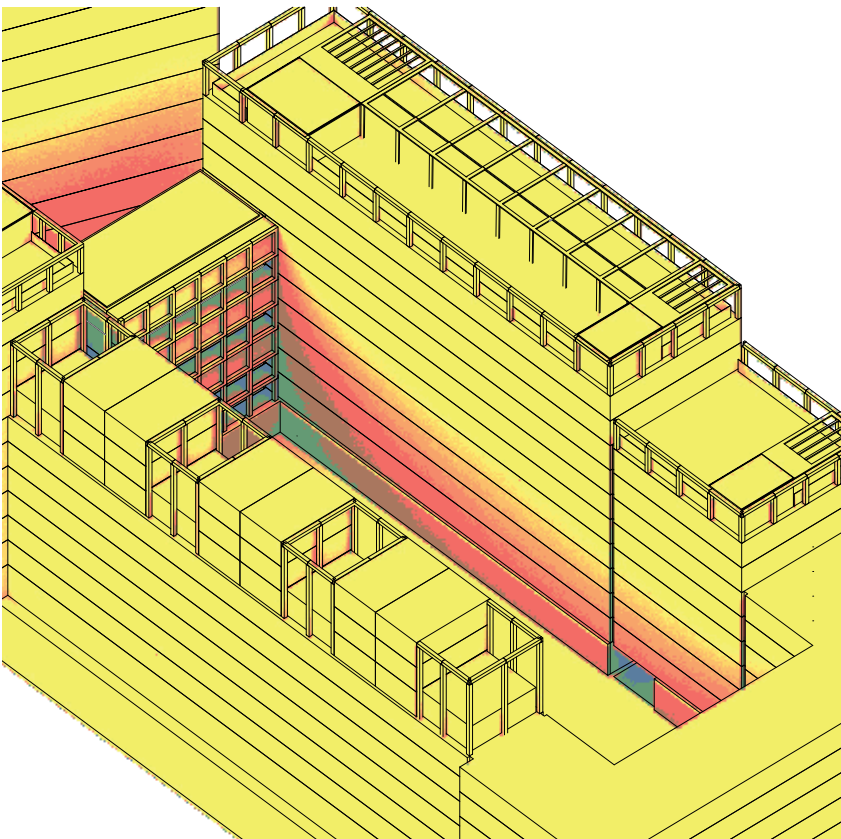
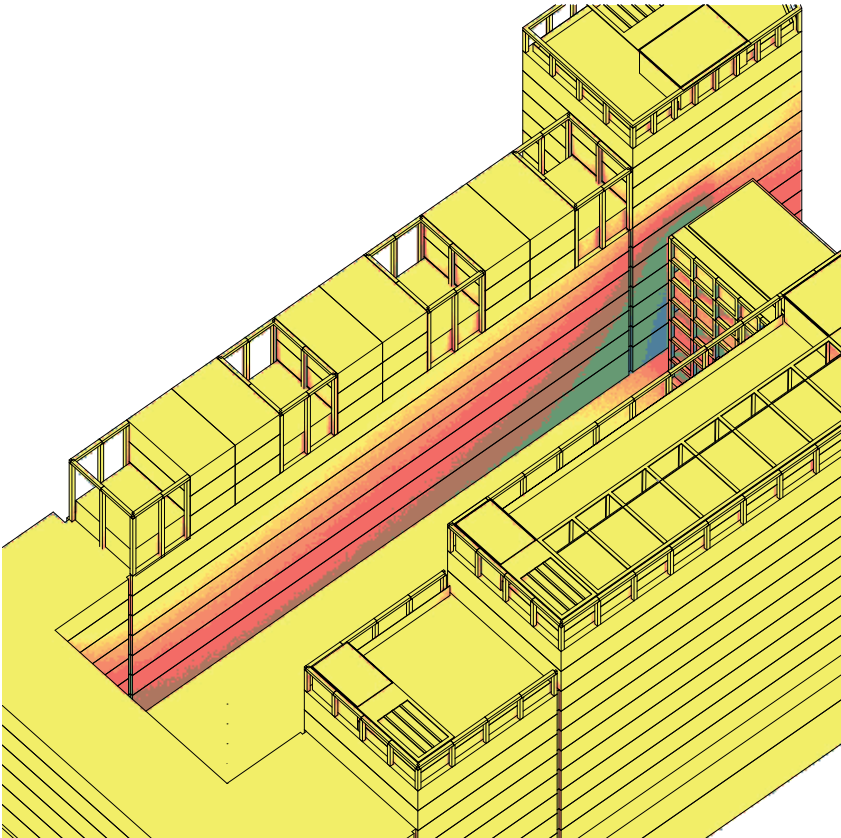


Typical 2bed|4person flat layout (77sqm)

4.3 TYPICAL FLAT LAYOUTS

Opposite are illustrations of possible layouts for a one bed or two bed/ three person and a two bed/ four person apartment taken from a typical floor in plot E.

The habitable rooms shown demonstrate how the apartments can be designed to meet the criteria for day lighting set out in the current BRE Guidelines for Daylight and Sunlight. The room size and circulation spaces are designed to allow for future adaption to meet the Lifetime Homes Standards.

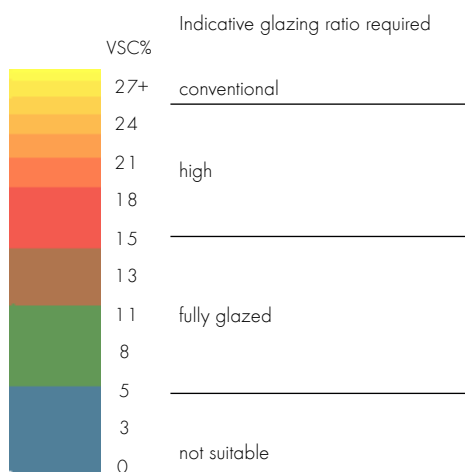


Daylight early study diagram

Daylight provision

An initial Vertical Sky component test (VSC) has been carried out for the illustrative scheme testing the daylight potential of the proposed facades. This initial study complies with the BRE Guide/ BR 2009. The courtyard facade will be mainly composed by a high glazing ratio to satisfy the daylight provision. The north-east and north-west corners at lower levels of the residential building will locate cores or large unit to satisfy the regulation.

Daylight potential key





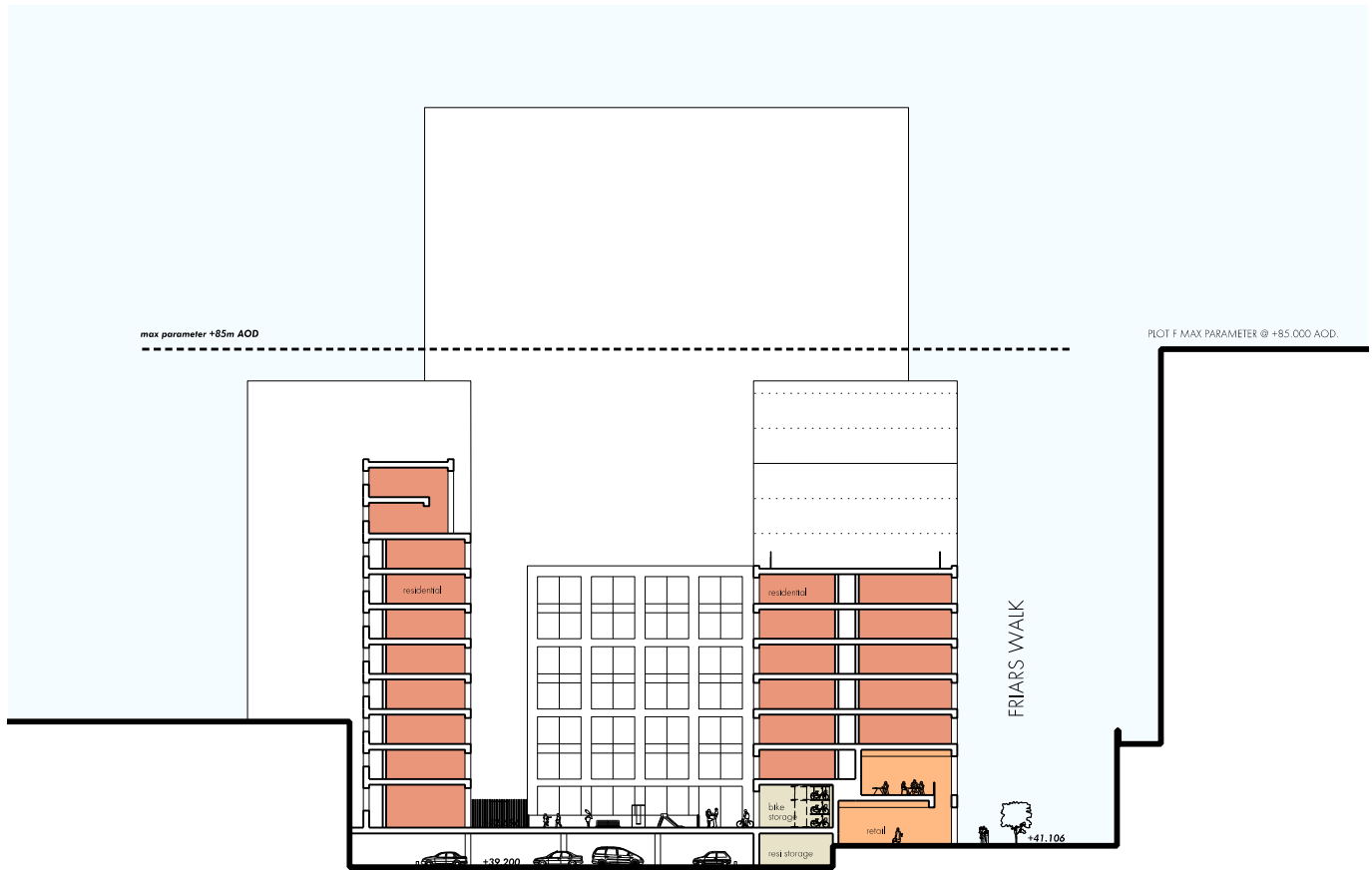
Illustrative sketch view of Friars Walk

4.4 RETAIL

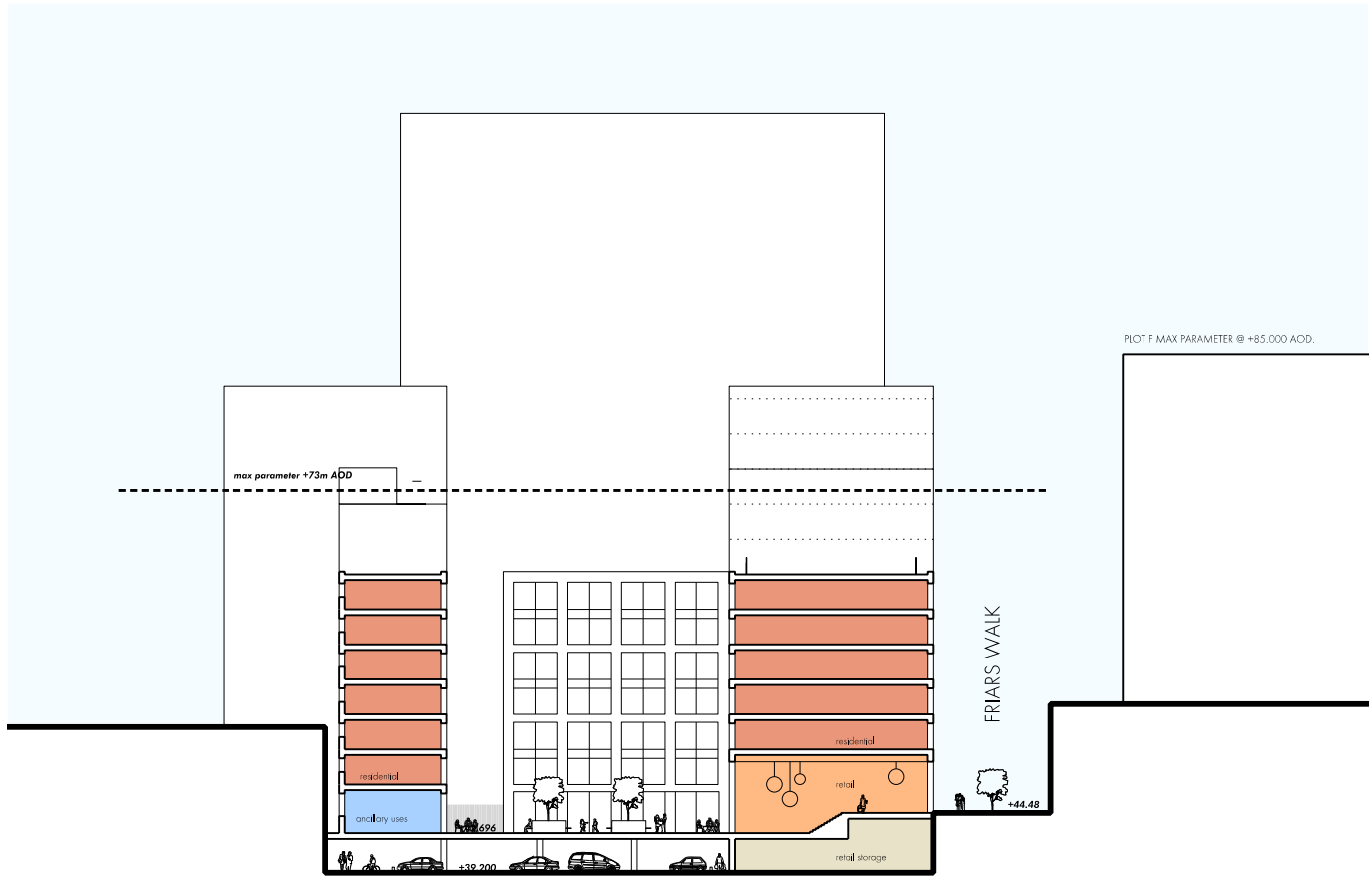
Friars Walk would be an open landscaped street with retail units at ground floor. The Illustrative Masterplan shows retail units on both sides with consistent full height glazing and signage to produce an ordered series of facades.

Retail units at ground floor level would help to distinguish the spaces while making them attractive environments. As set out in the Design Codes the following must be met:

- There must be a high degree of transparency between the public realm and the building interior.
- Shop fronts and entrances to shops must be arranged to achieve a regular rhythm.
- The glazing to shopfronts must be full height without any stall risers.
- The services opening zone must be in a consistent location above the shopfront glazing of each retail unit.
- Coordinated shop signage must be applied within the designated zone.
- Shop signage must be located behind the glazing but not attached to it.
- Projecting signs should be of a consistent size and located in the same position to each of the retail units.

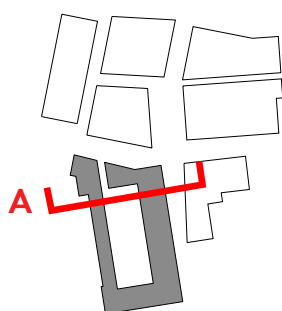


Illustrative section AA through retail unit at lower level of Friars Walk



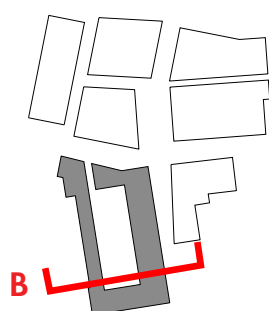
Illustrative section BB through retail unit at upper level of Friars Walk

key

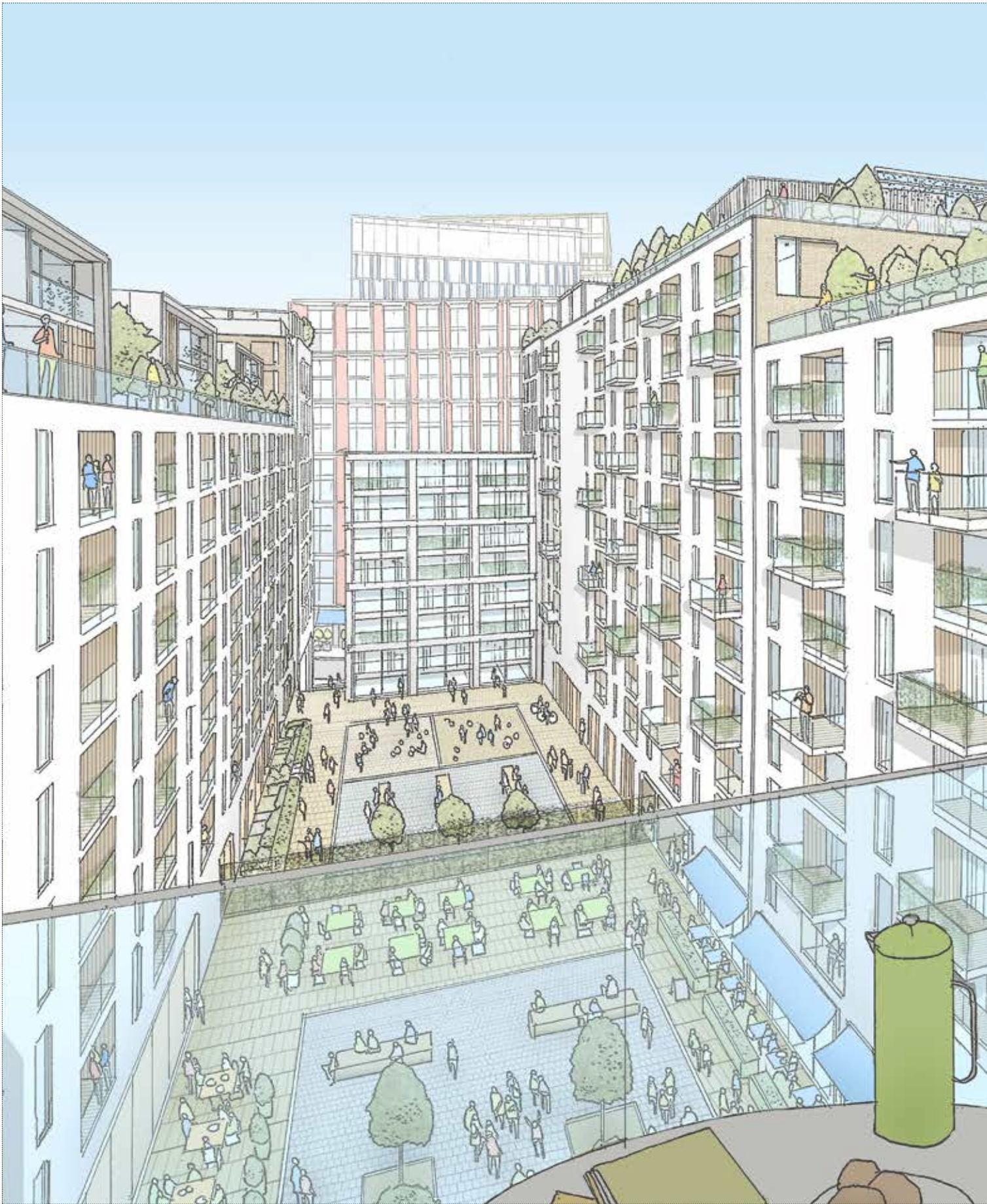


Bankside; London (Allies and Morrison)

key



St Pauls Place; Sheffield (Allies and Morrison)



Sketch view of the Illustrative residential courtyard scheme



4.5 RESIDENTIAL AMENITY SPACE

Courtyard

The illustrative scheme has a courtyard arrangement, accessible from Friars Walk and Garrard Street.

One side of the courtyard would be fully accessible to the public with seating area for the retail units and extra space for ancillary uses.

The other side of the courtyard would be secured and predominantly dedicated to the residents. Children's play spaces and facilities, seating area and access to residential lobby and storage are also shown illustratively.

This main amenity space and recreational area is shown as hard landscape, raised beds for plants and lawns and trees positioned in large planters.

Garden terraces

The Illustrative Scheme shows garden terraces as shared amenity space to each residential building, being located either in the courtyards or on the roof. These are shown contained behind metalwork balustrades and/or glass screens. They are also anticipated to include adequate storage for maintenance equipment and a water point for the irrigation of planting.

The private balcony

In addition to the shared amenity space, each of the residential apartments may be provided with a private balcony.



Communal lawn areas and informal play area

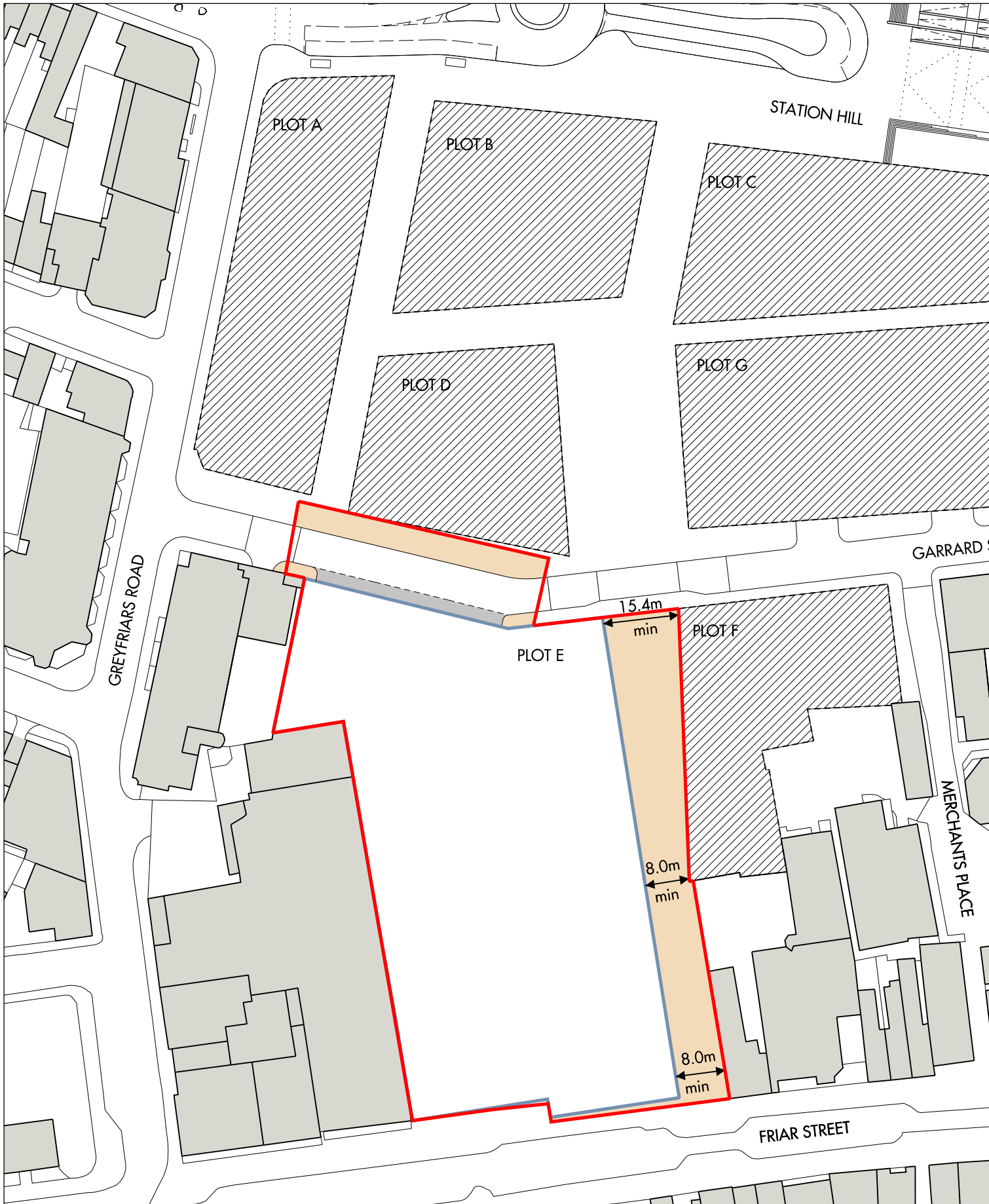
- Relax/social space
- Areas for informal seating
- Areas for informal play for younger children



Accessible roof gardens/terraces and green/brown roofs



St Andrews residential courtyard (Allies and Morrison)



Plot E and Telecom House Parameter Plan 04 : Public Realm



4.6 PUBLIC REALM

Friars walk will provide a key link between the Station Hill development and the town centre.

The Parameter plan require a minimum of 8 metres wide at its southern end and 15.4 metres wide at its northern end, excluding colonnades at the lower floors of buildings.

Key design principles for the space include:

- Framing long views into the central square through careful positioning of trees and street furniture.
- A non-cluttered approach should be used to address the footfall through Friars Walk and also maintain a open usable space in a relatively narrow corridor.
- Provide inclusive/compliant access which addresses the significant level changes between the northern and southern ends.
- Ensure level access into building frontages.
- All selected tree species should be tolerant to conditions that are present within Friars Walk e.g. shade.

key

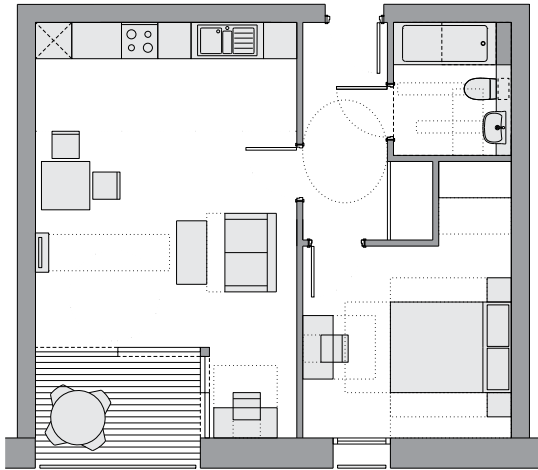
- | | |
|---|---|
|  | Development plot |
|  | Pedestrianised zone |
|  | Shared pedestrian and servicing area |
|  | Plot E and Telecom House Application boundary |



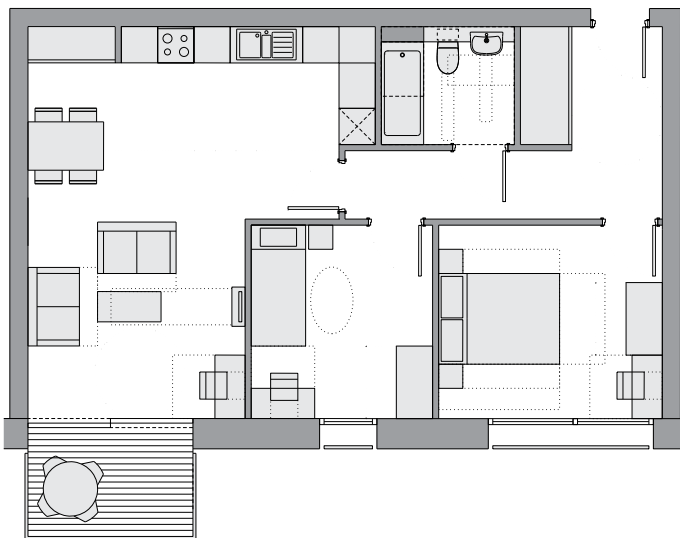
Illustrative landscape plan of Friars Walk



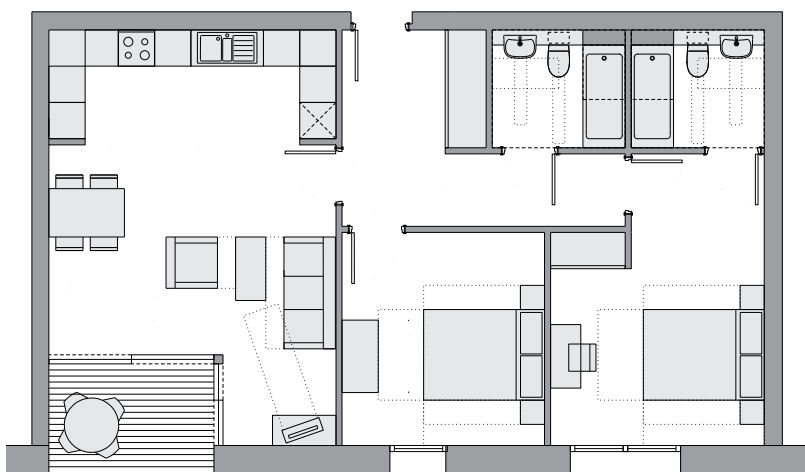
Reference images for hard and soft landscaping



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Typical 2bed|3person flat layout (67sqm)



Typical 2bed|4person flat layout (77sqm)

5 ACCESS

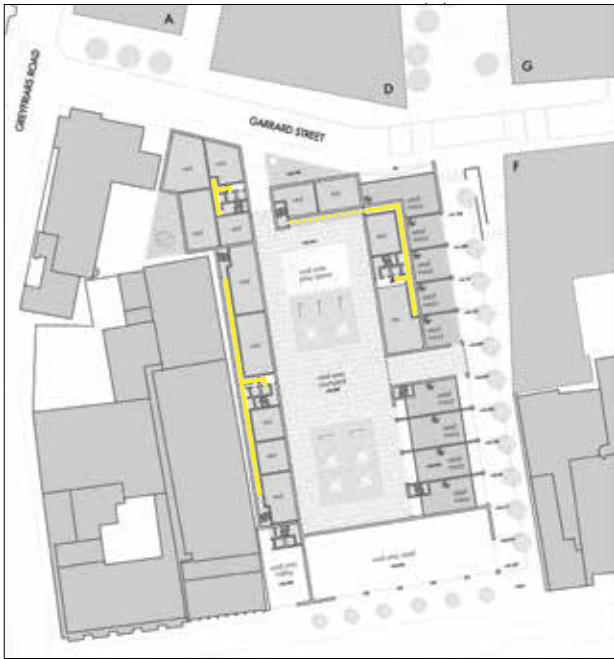
Residential Layouts

The illustrative scheme shows residential units with entrances off Friar Street and Garrard Street. The total number of units for plot E and F will range from 300 to 475. The number of wheelchair accessible units is yet to be agreed with Reading Borough Council. In principle these could be split equally across all tenures, sizes and locations.

The illustrative scheme layouts have been assessed in detail by DBA for compliance (such layouts are not for approval). Layouts reviewed to date have the capacity to meet the Lifetime Home Standards (LHS) requirements. Illustrative unit layouts and floorplates have been included in this statement. Wheelchair adaptable units are yet to be assessed but in principle it is normal for social/ rented affordable units to be fitted out from completion and affordable / private to have the spatial provision but not fixtures and fittings; adaptability does not include moving of doors and structural, partition walls or reduction in bedroom numbers. Layouts will be reviewed as part of the reserved matters stage.



Ground Floor



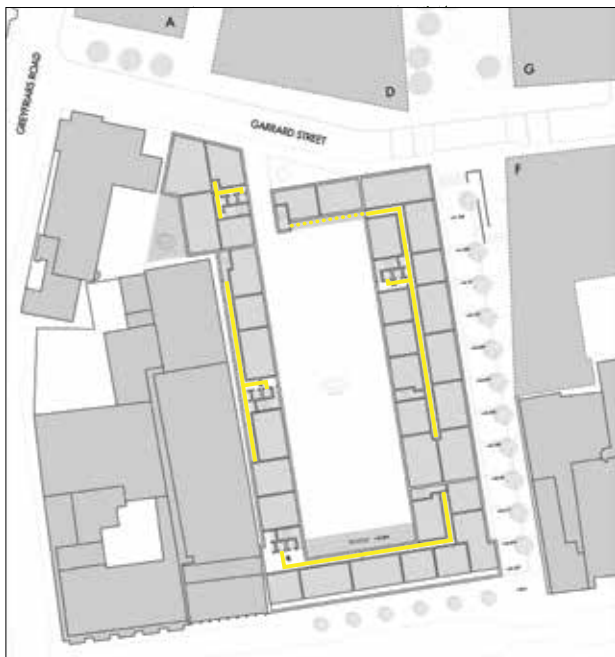
Mezzanine



8th Floor



10th Floor



Floors 1 to 6

Emergency Egress

A fire strategy report will need to be prepared to include the egress of people with disabilities, children and elderly.



Allies and Morrison Studio

6 DESIGN TEAM

Sackville Developments (Reading) Limited (SDRL)

Client/Applicant

Allies and Morrison

Architect

Townshend

Landscape Architect

Quod

Planning Consultant

Waterman

Structures and Environmental

RDWI

Wind modelling

Hoare Lea

Services, Fire, Energy and Sustainability

Peter Brett Associates

Transport

David Bonnett

Access consultant

PFB Consult

CDM coordinator

7 DRAWINGS SCHEDULE

(To be read in conjunction with the separate A3 document)

Plot E and Telecom House Parameter Plans

DRAWING NUMBER	DRAWING TITLE	SCALE	SIZE	REVISION
698_E_07_101	Illustrative masterplan	1:500	A1	P2
698_E_PP_07_001	Plot E Parameter Plan 1: application boundary	1:500	A1	P2
698_E_PP_07_002	Plot E Parameter Plan 2: demolition and retained buildings	1:500	A1	P2
698_E_PP_07_003	Plot E Parameter Plan 3: building plot (including heights)	1:500	A1	P2
698_E_PP_07_004	Plot E Parameter Plan 4: public realm	1:500	A1	P2
698_E_PP_07_005	Plot E Parameter Plan 5: vehicle and pedestrian access routes	1:500	A1	P2
698_E_PP_07_006	Plot E Parameter Plan 6: ground floor uses	1:500	A1	P2
698_E_PP_07_007	Plot E Parameter Plan 7: upper floor uses	1:500	A1	P2

