

MARCH 2024

35-39 FRIAR STREET READING

DESIGN UPDATE - APRIL 2024

STEFAN SHAW STUDIO
LONDON



Aerial view highlighting site in red adjacent to the under construction Station Hill Development

 Site

1.1 EXECUTIVE SUMMARY

1.1.1 Purpose of design update

This Design update report has been prepared to provide additional information to the full planning application made on behalf of the Shaviram Group for the redevelopment of the site at 35-39 Friar Street, Reading.

Since the original application was made, further development of the Friars Walk has been undertaken through a series of workshops with Station Hill Landowners Lincoln MGT, their architects CallisonRTKL and their landscape architects LDA Design. The purpose of those workshops was to devise a coordinated revision to the proposed landscape that works for both schemes should the Shaviram application be approved. The landscape revisions agreed at the workshops were drawn up by LDA and submitted to RBC by Shaviram to illustrate how the landscape can be amended should the Shaviram scheme gain planning approval. Subsequent to that submission, the construction of the Friars Walk landscape adjoining the site was completed. The Design Update document illustrates how the now as build Friars Walk landscape interacts with the current proposal of the Site, as well as other minor amendments to the scheme.

1.1.2 Summary of alterations

Alterations to proposals include:

- The submission drawings now incorporate detailed information regarding the Friars Walk Public realm, following the completion of the public space situated to the west of 35-39 Friar Street.
- Enhancements have been made to the visitor and residential cycle storage facilities, ensuring they align more closely with the project proposals and the actual conditions of the site as constructed.
- Modifications have been implemented in the basement bin and cycle storage areas designated for the restaurant, aimed at improving both accessibility and security.



35-39 FRIAR STREET AND FRIARS WALK AT APPLICATION

The site encompasses both 35-38 and 39 Friar Street. Located to the west of the property is the Station Hill Friars Walk public realm. At the time of the initial submission, this area was still under construction and had not been completed.

During the application process, a series of workshops were held with Station Hill landowners Lincoln MGT and their design team consisting architects CallsionRTKL and landscape architects LDA Design. Shaviram also participated along with their architects Stefan Shaw Studio. The aim was to devise a coordinated revision to the proposed Friars Walk landscape that works for both schemes should the Shaviram application be approved, by enhancing connectivity and accessibility whilst retaining the ethos of the existing Friars Walk design. It was crucial that the Station Hill design team be involved in the process as they have intimate knowledge of the complexities associated with the delivery of the Friars Walk public realm, having been involved throughout the design and construction process. Following the workshops, the adjacent plan was produced which illustrates how the landscape can be amended should the Shaviram scheme gain planning approval. The proposed landscape revisions were drawn up at a high level by LDA and submitted to RBC by Shaviram in June 2023.

Following this submission, the Friars Walk public realm, adjacent to the Site, has been fully constructed and installed. The updated submission for the 35-39 Friar St site now incorporates this completed construction work.

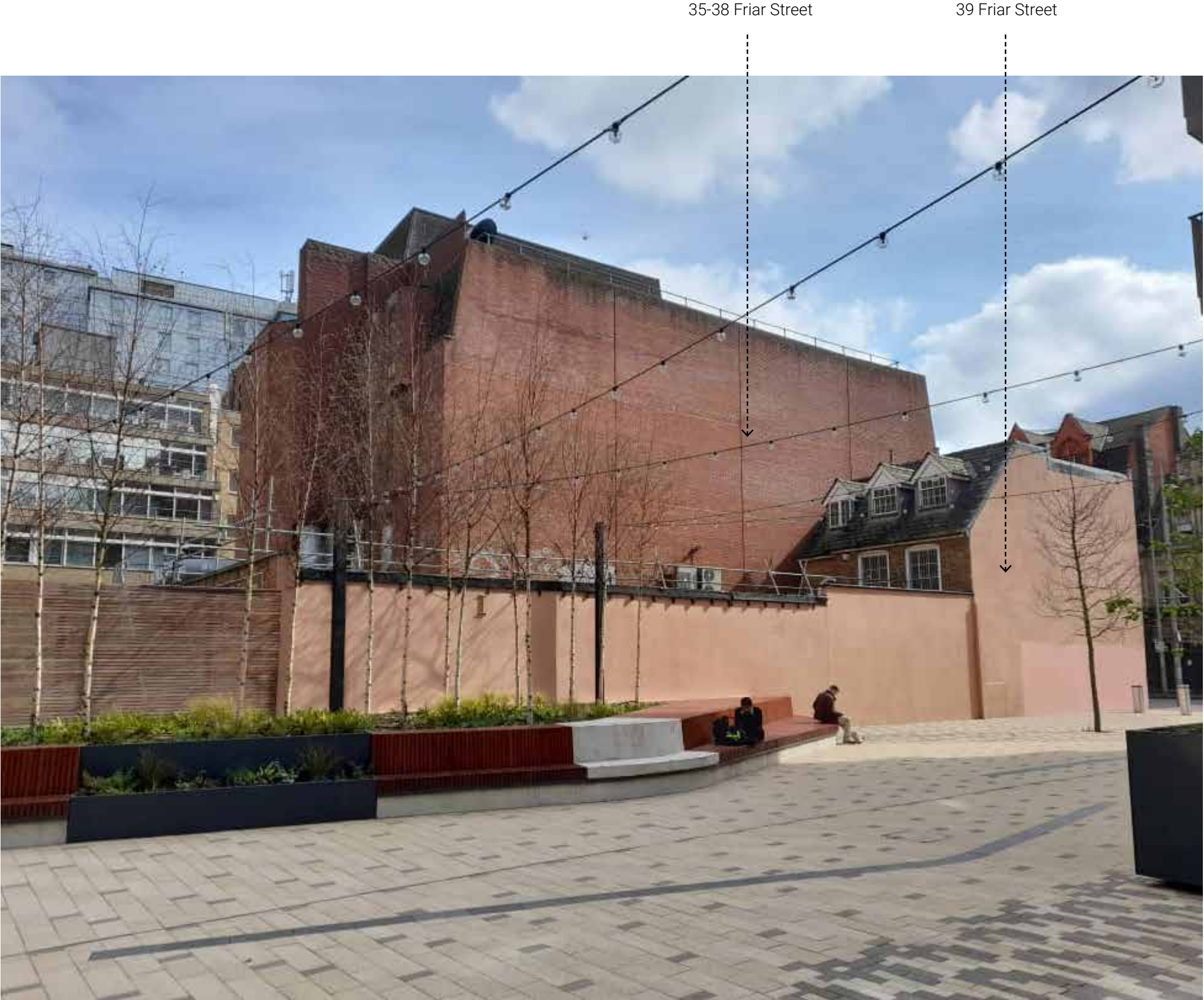


View from Friar Street of existing buildings on site



35-39 FRIAR STREET AND FRIARS WALK TODAY

The images below and adjacent illustrate the newly installed Friars Walk landscape adjacent to Friar Street, featuring a bench integrated with planting along the border with the site at 35-39 Friar Street. The revised application aim to update the landscape information for the western boundary of the site, incorporating details of the landscape as it has been constructed.

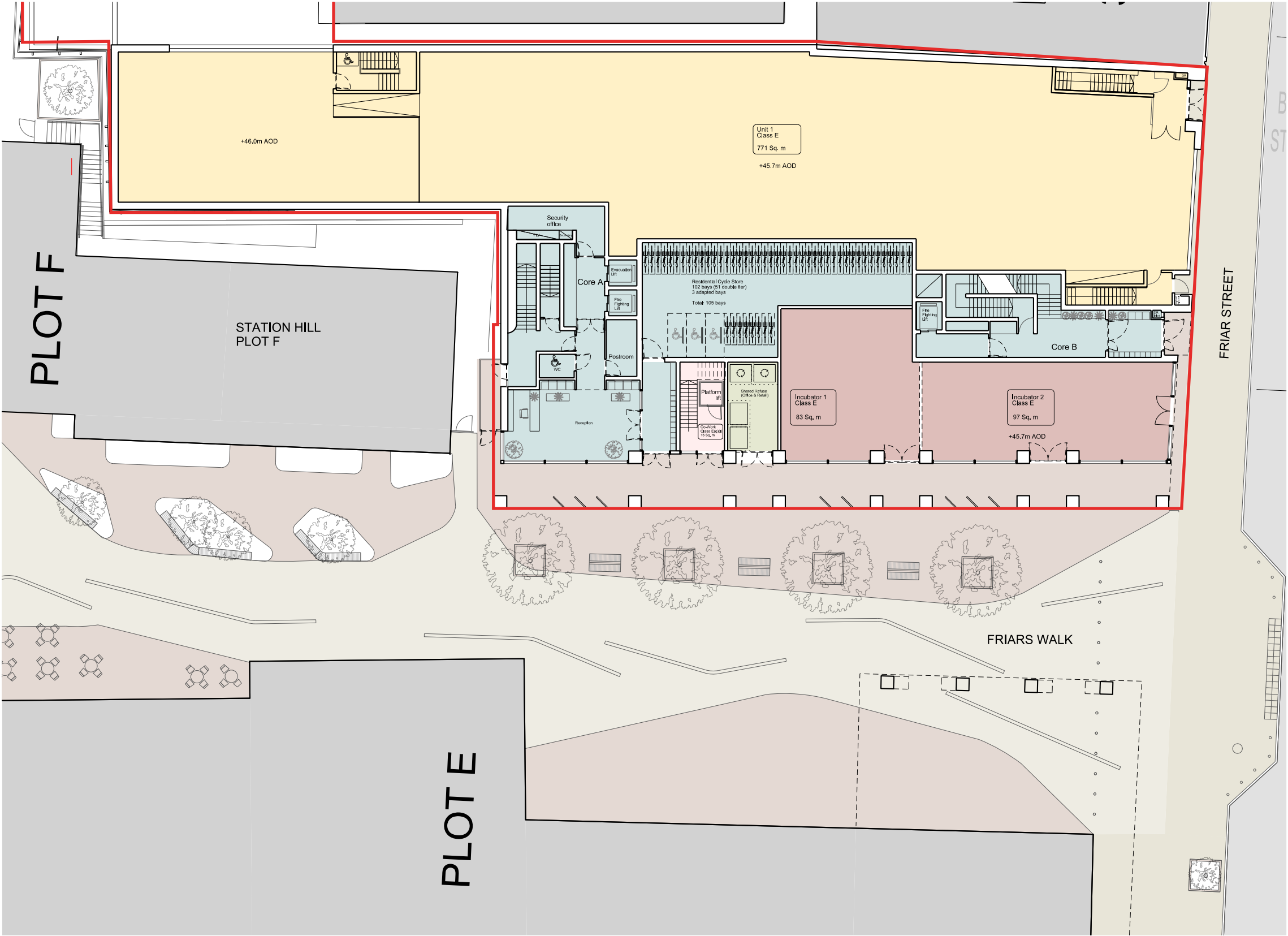


Newly installed Friars Walk landscape adjacent to Friar Street, featuring a bench integrated with planting along the border with the site at 35-39 Friar Street

2.2 GROUND FLOOR AND PUBLIC REALM AT SUBMISSION

Overview

Following a coordinated design effort for the public realm between the design teams of the Station Hill scheme and the Shaviram scheme, the adjacent plan was submitted in June 2023 as an illustration of a future reconfiguration of the Friars Walk public realm. Should the Shaviram scheme gain planning approval, the intent remains to proceed with these landscape revisions through detailed design, planning submission and construction stages.



Previous Ground floor plan illustrating future proposed Friars Walk Public Realm (Landscape Design by LDA)

