

Peveril Securities

Statement of Community Involvement

Napier Court
Napier Road
Reading

by CarneySweeney

Date: June 2024



CARNEYSWEENEY
PLANNING



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1 Introduction

1.0.1 This Statement of Community Involvement (SCI) is submitted on behalf of Peveril Securities (hereafter referred to as 'the Applicant'). It accompanies a planning application for redevelopment of Napier Court, Napier Road, Reading ('the Site') within the administrative boundary of Reading Borough Council (RBC).

1.0.2 In summary, this application seeks permission for the demolition of the existing three, two-storey office buildings (Class E) and the construction of new 11 storey buildings, with amenity space at roof level (part indoor and set back), to provide 576 residential dwellings consisting of 1, 2 and 3-bedroom apartments. The development will include ancillary facilities for residents, such as a residents' lounge, gym and communal workspace. The buildings will be set in landscaping to the front and between the buildings together with roof terraces. Parking is proposed for 39 cars and 6 motorbikes. Three internal storage spaces are proposed at ground floor for 289 bicycles and an additional 20 cycle spaces are provided externally for visitors. The site is 1.26 ha in size and stretches east to west along Napier Road, bound by the railway line to the south, Napier Road and Kings Meadow to the north, Thames Quarter to the west and a Network Rail site to the east. The site is located within the administrative boundary of Reading Borough Council and is very well connected to the train station, bus services and town centre facilities.

1.0.3 The description of development ('the Proposed Development') is as follows:

"Demolition of existing buildings and erection of new 11 storey buildings, with amenity space at roof level (part indoor and set back) to provide 576 residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works".

1.0.4 This SCI demonstrates that a considered approach has been taken towards the consultation strategy. Engagement has been undertaken throughout the design process of the Proposed Development with officers at Reading Borough Council, local councillors, stakeholders and the general public.

1.0.5 Specifically, this SCI outlines the pre-application public and stakeholder consultation strategy developed for this planning application, the activities and engagement that took place with key stakeholders and the local community, the comments that were received throughout the consultation period, and how the Applicant sought to address the feedback raised, where appropriate.



- 1.0.6 All engagement activities outlined in this document were undertaken by the Applicant and their team which includes planning consultants Carney Sweeney, architects 5Plus and landscape architects Stantec.
- 1.0.7 The consultation activities that have taken place are in accordance with the RBC Statement of Community Involvement (2014) and reflect the principles for consultation in the National Planning Policy Framework (2023).
- 1.0.8 This SCI should be read in conjunction with all other supporting information submitted with this planning application, including but not limited to the Planning Statement, which sets out the planning policy justification for the Proposed Development and the Design and Access Statement, which details the design evolution of the scheme.

1.1 Structure of this Statement

1.1.1 This SCI is set out as follows:

- **Section 2:** Site Context and The Proposed Development
- **Section 3:** Policy Approach
- **Section 4:** Engagement Methodology
- **Section 5:** Community Consultation Feedback
- **Section 6:** Conclusion



2 Site Context and the Proposed Development

2.1 Site Context

- 2.1.1 The Site is 1.26ha in size and located within the administrative boundary of Reading Borough Council (“RBC”). The Site currently comprises three two-storey office buildings with associated car parking facilities adjoining the Thames Quarter development to the west and a Network Rail depot to the east. The Site stretches from east to west along Napier Road and is bound by the railway line to the south and Napier Road/Kings Meadow to the north.
- 2.1.2 The Site is allocated for residential development within the Reading Local Plan (2019). In addition to this, the Site is also located in the ‘Station/River Major Opportunity Area’ identified for mixed-use redevelopment in Policy CR11. A full policy analysis is provided within the Planning Statement also submitted with this planning application.
- 2.1.3 The Site’s immediate vicinity is urban in nature, comprising largely residential and office uses, including the adjacent Thames Quarter development, a build-to-rent scheme comprising a 23-storey tower and 12-storey building, and the Forbury Place office development on the opposite side of the railway (comprising three large buildings of up to 10 storeys-in height).

2.2 The Proposal

- 2.2.1 The proposed development is for 576 residential units of mixed tenure and unit type, including 1, 2 and 3-bedroom apartments together with ancillary facilities at ground floor providing an active frontage at street level. The amenity provision includes such areas as a resident’s lounge, gym and communal workspace area. The proposal also includes a rooftop garden and terrace for residents, ground floor landscaping and amenity space, and parking for vehicles and cycles.
- 2.2.2 Full details of the proposed development can be found within the Design and Access Statement.



3 Policy Approach

- 3.0.1 Documents relevant to the preparation of this Statement of Community Involvement are the National Planning Policy Framework (2023) and Reading Borough Council's Statement of Community Involvement (SCI) (2014).

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 The NPPF (2023) sets out the Government's planning policies for England and how these should be applied.
- 3.1.2 In relation to the decision-making process, paragraph 39 of the Framework identifies the potential for early engagement to improve the efficiency and effectiveness of the planning system and highlights the role of good quality pre-application discussion in delivering improved outcomes for the community. Paragraph 40 further encourages applicants to engage with the local community prior to the submission of planning applications.

3.2 Reading Borough Council policy - Statement of Community Involvement

- 3.2.1 RBC's most recent SCI was adopted in March 2014. The Council is currently considering whether there is a need to revise the SCI following a consultation between 22nd March 2019 and 10th May 2019.
- 3.2.2 The RBC SCI provides details on wider community engagement for planning applications. It states that *"developers or prospective applications will be expected to prepare a public report of community involvement for submission with a significant or sensitive planning application (as defined in this SCI), detailing the extent of the community involvement exercise carried out, reporting all views and responses and indicating the actions or changes that have been carried out or that it is proposed are carried out in order to meet the views and concerns raised by the community involvement. Where no actions [or] changes are proposed, the report should explain why this is the case"*.



4 Engagement Methodology

4.0.1 Ahead of the submission of this planning application, the project team undertook a series of public engagement activities. The aim was to provide local people, stakeholders and consultees with the opportunity to review and comment on the proposals for Napier Court, Napier Road, Reading.

4.0.2 The key components of the engagement approach are set out below:

4.1 Pre-Application Consultation

4.1.1 The Proposed Development has been the subject of lengthy pre-application discussions with planning and other officers from RBC. The initial request for advice was submitted in August 2022 and subsequently circa 20 meetings have been held to address various aspects of the scheme. These have ranged from discussions on massing, height, landscaping and architectural treatment, to waste, trees and links with Kings Meadow.

4.1.2 The scheme concept design proposals were first presented to RBC in April 2023. Early plans were shown of the development and key topics of discussion included the relationship with Kings Meadow, height (at that time 13 storeys), massing and articulation, including stepping down in height from west (Thames Quarter development) to east (the Network Rail depot), and the linkages between each of the proposed building blocks. Additional matters discussed were relevant planning policies and housing mix.

4.1.3 The primary topics in subsequent meetings were height and massing, linkages between buildings, architecture and the relationship with Kings Meadow. As part of these discussions viewpoints from around Reading and including from Kings Meadow were agreed.

4.1.4 Discussion continued regarding the overall height of the scheme and tapering across the wider Napier Road site allocation, which includes the Network Rail Site to the east. This resulted in the Proposed Development being reduced in height from 13 storeys, as first presented, to 11 storeys in height with linked building elements varying between 7-11 storeys.

4.1.5 This approach has been discussed at length with Council officers and is supported in principle by the Design Southeast Panel.

4.1.6 Overall, the revisions to the height and massing of the Proposed Development were seen as positive changes.



4.1.7 Further to feedback from Design Southeast (as described in section 4.2 below), discussions involved further consideration of the façade detailing and the mansion block typology of the Proposed Development.

4.1.8 This resulted in the inclusion of protruding metal shrouds, cladding strips and a mixture of light grey, dark grey, red and buff brick to provide a clear visual contrast in the façade of each building.

4.2 Design Southeast Review Panel

4.2.1 The Design Southeast Panel was invited to undertake a review of the project on 31st July 2023. The design approach was discussed at length and supported in principle by Design Southeast.

4.2.2 The Council specifically asked the Panel to particularly concentrate on the following Topics:

- Scale and Massing
- Typology and Layout
- Impact on Kings Meadow
- Transition from Thames Quarter along Napier Road
- Elevational Treatments
- Quality of Accommodation

4.2.3 A summary of the written advice from the Panel is set out in the table below.

Design Southeast Comments in Response to the Council's Topics	Resolution
SCALE AND MASSING	
The proposed height forms an appropriate edge to Kings Meadow.	No further action.
The physical constraints of the site necessitate a long, thin scheme.	No further action.



TYPOLOGY AND LAYOUT	
The mansion block typology is supported but the upper storey set backs should be absorbed into the rest of the building as part of a high-quality façade.	Design development has resulted in a continuous height along the top of each of the four blocks punctuated by lower elements joining the blocks in two distinct buildings and accentuating the entrances into those buildings.
Four blocks rather than three in the revised proposals reduces the scale.	No further action.
IMPACT ON KINGS MEADOW	
The location opposite Kings Meadow sets up an opportunity to create a strong edge relationship that could improve the enclosure and quality of the park.	No further specific action but please see other entries in this table and further detail in the Design and Access Statement which explain the design development undertaken.
A key view across King's Meadow has been identified as "highly sensitive" to the inclusion of tall buildings.	Views analysis has been submitted as part of the application following consultation with the Council.
Linking the two buildings – in which the blocks create an alternating pattern of larger and smaller elements – would create a more cohesive and visually interesting edge to the park.	The buildings have been linked to achieve this.



IMPACT ON KINGS MEADOW (cont'd...)	
Explore greater contrast in the height and scale of the blocks while considering linking the two buildings to present a more unified elevation to Kings Meadow.	The revised design presents the four blocks as two buildings with lower elements between the blocks emphasising the entrances to aid wayfinding. The separation between the buildings has been maintained to break up the building mass, as agreed with RBC.
Develop more detailed strategies for the improvements to Kings Meadow and Napier Road and continue to pursue discussions with the council to realise these.	Proposals for improvements to Kings Meadow are referred to in the planning application material and are under discussion with the Council, including pedestrian crossing on Napier Road and improvements to green areas and pathways within Kings Meadow.
The proposal to forego on-site formal play provision in favour of improving the existing Kings Meadow playground is supported.	No further action
TRANSITION FROM THAMES QUARTER ALONG NAPIER ROAD	
A further increase in height beyond that established by Thames Quarter is not recommended	No further action
The height should remain consistent with no significant stepping down from east to west.	No further action.
Greater undulation in the height of the blocks would offer a positive contrast to the existing town centre skyline	The four blocks have been linked as two separate buildings with entrances marked by lower elements between the two principal blocks of each building.



ELEVATIONAL TREATMENTS	
Continue to develop the articulation and materiality of the buildings to allow greater detail and contrast in the main façade of the building.	As demonstrated in further detail within the submitted DAS, the use of both stretcher and soldier brick-bonding patterns, coupled with a mixture of light grey, dark grey, red and buff brick provides further articulation to the facades of each building and creates a scheme that is complementary to its surroundings.
At planning application stage, the quality of the detailing should be demonstrated through large scale drawings.	Typical Bay Studies are submitted as part of the application materials at a scale of 1:50
ACCOMMODATION QUALITY:	
Daylight, Aspect, Overlooking and Privacy	
All issues relating to daylight, aspect, overlooking and privacy should be addressed in the application material.	Given the Site's size, orientation and linear shape, it is inevitable that a small proportion of the residential units face north in order to achieve an appropriate design and a deliverable density across the Site. However, all these units benefit from a high-quality outlook over activated space within the Site or across Kings Meadow.
Private Amenity Space	
The provision of the private balconies is encouraged and viewed favourably.	No further action.



ACCOMMODATION QUALITY (cont'd...)	
Landscaping	
The proposed green corridor along Napier Road is a positive design approach. The landscape strategy should put a greater focus on this space and approach.	The proposed landscaping provides an integrated, high-quality environment through the creation of a pedestrian focused 'green street'. Into which, following feedback, additional hedges and multi-stem shrubs have been incorporated to soften the built form and provide a human scale to the street as well as privacy to the residential accommodation at ground level.
Opportunities for exploiting the roof space as amenity space should also be considered.	Extensive additional internal and external amenity space is provided in the form of roof terraces and sky lounges across Blocks A&B.
SUSTAINABILITY	
Review the proposed basement given the high carbon load associated with its construction	The basement has been removed .
Ensure the scheme targets the highest possible sustainability outcomes.	An Energy and Sustainability Statement has been submitted as part of the application. It demonstrates that the Proposed Development has been designed to align with Local Plan Policy H5 and the requirements of the Reading Sustainable Design and Construction SPD (2019).



4.3 Community Consultation

4.3.1 The components of the engagement with the local community and nearby residents included:

- **A public consultation event** staffed by members of the design and planning teams at the Thames Lido, Napier Road, Reading, RG1 8FR on 6th November 2023 between 5pm-8pm;
- **A preview event** for key stakeholders between 4pm-5pm on 6th November 2023;
- **Information boards** at the in-person events on 6th November and the chance to discuss proposals with the attendant planning and design team members;
- **A website;**
- **Online feedback forms;** for participant feedback; and
- **A dedicated email address** for participant feedback.

4.3.2 To publicise the in-person, public consultation event a range of communication channels were used, including letter distribution and advertisements placed in local newspapers. Details of the advertisements placed in local newspapers and online information channels are included in Appendix 3. 30,000 digital impressions of the adverts were available through Reading Chronicle Online and Facebook.

4.3.3 A written invitation was issued to all key stakeholders regarding the preview event for the public consultation on 6th November 2023. The key stakeholders (approximately 30) included RBC Councillors and representatives of local business and community/interest groups, including Thames Lido, the Environment Agency, Thames Valley Chamber of Commerce, Reading Civic Society, Reading Conservation Area Advisory Committee, Friends of Caversham Court and Caversham & District Residents' Association. A copy of the invitation can be found within Appendix 1.

4.3.4 Notification letters were circulated by a distribution company to some 630 properties surrounding the Site, including 604 residences and 26 businesses, to publicise the in-person consultation event. Around 50 people attended the in-person event.



4.3.5 The extent of the properties included in the circulation area is shown in the figure below:



4.3.6 The notification letter is included in Appendix 2. It provides the following information:

- The location of the Proposed Development
- A description of the proposal
- Dates of the public consultation event
- Address of the public consultation event
- Details of the website to view the public consultation material and complete a feedback form.

4.3.7 The exhibition comprised nine display boards, identifying the Site's location, its context, details of the proposed site layout, plans, drawings and graphic images. A copy of the exhibition boards can be seen within Appendix 4.



- 4.3.8 Members of the project team attended the in-person exhibition and were available to discuss matters with all those local persons attending. A photograph of the exhibition is provided below.



Figure 1: Image of the Public Consultation Event

- 4.3.9 A summary of the comments received at the exhibition, by email and via the online website is included at Section 5 below.

5 Community Consultation Feedback

5.0.1 This section of the SCI provides a summary of the feedback received from the community consultation, including verbally to members of the planning and design teams present at the exhibition, via the completed feedback forms and via the dedicated email address.

5.1 Verbal Points

5.1.1 Throughout the consultation event, participants had the opportunity to discuss the Proposed Development with members of the planning and design team. The table below summaries the verbal feedback received during the exhibition together with the means by which the matter has been addressed, where appropriate.

5.1.2

Comments Received	Resolution
Positive Comments Received	
An appreciation for the overall improvements to the setting of Kings Meadow. Particularly in relation to the entrance plaza creating a focal point.	No further action.
Support for the shared pedestrian cycle route in front of the Proposed Development, which connects to the underpass at the end of Napier Road providing pedestrian access to the Site and its wider environs.	No further action.
Positive comments regarding the materiality and brick colours of the proposed building façade. It was described as a 'well mannered' proposal similar to other schemes.	No further action.
Comments Received	Resolution



Positive Comments Received (cont'd...)	
Support for the proposed views towards the central private park and small streetside plaza.	No further action.
Support for the gap in the buildings facilitating views to the Abbey. The relationship between the building and the Lido with the suggested road crossing and plaza was well received, particularly in heritage terms.	No further action. Note: A Heritage Impact Assessment has been submitted with this Planning Application. It identifies that there will be a change to the setting of the grade II listed Thames Lido, and within the wider setting of the Reading Abbey scheduled monument. The change will primarily involve an increase in the height and volume of new buildings on Napier Road. However, the proposed change will not reduce the significance of either heritage asset.
Appreciation for the number of affordable units proposed.	No further action.
Clarifications Sought	
The Build-to-Rent model.	General discussion. Clarifications on operation provided.



Comments Received	Resolution
Clarifications Sought (cont'd...)	
Sustainability criteria and heating / cooling / building envelope / power supply	General explanation of proposals. An Energy and Sustainability Statement has been submitted as part of the application. It demonstrates that the Proposed Development has been designed to align with Local Plan Policy H5 and the requirements of the Reading Sustainable Design and Construction SPD (2019).
Technical operation of the building, particularly with regard to acoustics and fire evacuation and suppression.	A general explanation of the proposals was provided. A Noise Assessment has been submitted with the planning application. The Proposed Development has been designed to incorporate mitigation measures and includes mechanical ventilation to give residents the choice as to whether to open windows or not. A Fire Statement has also been submitted. It demonstrates that an appropriate fire solution can be provided through two cores for each block, including firefighting lifts and smoke extraction systems facilitating safe evacuation for all residents in the event of fire to comply with emerging regulations.



Comments Received	Resolution
Concerns Raised	
Proposed parking provision – too few car parking spaces and too many cycle parking spaces.	The Site is located centrally to Reading. It is in a highly accessible and sustainable location. Reading Train Station is approximately 500m to the south-west of the Site. Adjacent to the Train Station is a Bus Interchange providing regular services to the surrounding area and further afield, including to cities such as Oxford. The submitted Transport Assessment demonstrates that the proposed parking provision is appropriate, given the Site's high level of accessibility and is in accordance with national transport planning guidance.
Management of delivery vehicles, including with neighbours such as Thames Quarter, to avoid on-street parking.	Access for servicing and delivery vehicles is from Napier Road with refuse and servicing taking place from the internal access road. The on-site management team will coordinate the waste collection. For small deliveries by courier, vehicles would use the visitor spaces and deliver to the dedicated parcel rooms accessed from the rear..
Current street lighting on Napier Road is inadequate.	Napier Road is adopted highway and improvements to street lighting are the responsibility of Reading Borough Council.



Comments Received	Resolution
Concerns Raised (cont'd...)	
The visual impact of the Forbury Park development from the Napier Court proposals will be significant. How is this being addressed?	Napier Court and Forbury Park sit within the Station/River Major Opportunity Area defined in the adopted Local Plan for Reading. The Area has been identified for increased mixed-use development, including the provision of new homes. The submitted Townscape and Visual Assessment (TVA) analyses the townscape and considers the potential effects of the Proposed Development on the existing and future character and visual amenity of the area. The assessment concludes that the proposals assimilate well into the surrounding context and result in both neutral and beneficial change.

5.2 Feedback Forms

- 5.2.1 The questions on the forms were designed to allow a range of both qualitative and quantitative responses. A copy of the feedback form is provided within Appendix 6 of this SCI.
- 5.2.2 During the in-person events, a total of four feedback forms were completed. One additional form was received by email after the close of the in-person events on 6th November. Two of the forms were supportive and three raised concerns.
- 5.2.3 The table below provides a summary of the responses received through the completed forms. Where two criteria were chosen (e.g. 4 and 5), the lower figure has been reported.



Completed Feedback Forms					
	1	2	3	4	5
On a scale of 1 to 5, where 1 is 'not supportive at all' and 5 'fully supports', to what extent do you support the principle of redeveloping the site?	3			1	1
On a scale of 1 to 5, where 1 'is not supportive at all' and 5 is 'fully supports', to what extent do you support the approach taken to providing a sustainable and energy efficient development?	3			1	1
On a scale of 1 to 5, where 1 'is not supportive at all' and 5 is 'fully supports', do you support our landscaping strategy?	3			1	1
On a scale of 1 to 5, where 1 'is not supportive at all' and 5 is 'fully supports', do you think that the scheme will deliver a positive development for the local area?	3			1	1

5.2.4 The Feedback Forms provided the opportunity for respondents to provide additional comments. These included the following:

Comments Received	Resolution
Positive Comments Received	
Appreciate the amount of consideration given to the look of the building and its context in this area of Reading	No further action.



Comments Received	Resolution
Clarifications Sought	
Programme for commencement of development, construction phasing and completion of development.	The development will be delivered in two phases, relating to each block. Phase one comprises of a total of 318 residential units within Blocks A&B. Phase two will provide 258 residential units within Blocks C&D. Applicant would like to commence development in 2024.
Hours of construction work, including at weekends and over Bank Holidays	The Applicant is committed to the sustainable development of the Application Site. A planning condition on hours of work is likely to be applied by RBC.
Concerns Raised	
Noise pollution related to construction and from the railway	The Noise Assessment submitted with the planning application identifies two dominant sources of noise on the Site; Napier Road to the north, and the railway lines to the south. The Proposed Development has been designed to incorporate mitigation measures and includes mechanical ventilation to give residents the choice as to whether to open windows or not. Construction Noise will be temporary and as stated above, it is likely to be controlled in terms of hours and days of operation so that disturbance to surrounding occupiers is managed.



Comments Received	Resolution
Concerns Raised (cont'd...)	
Detrimental impacts to daylight / sunlight for existing residences in Thames Quarter	The submitted Assessment of Impact on Neighbours evidences that there is no harm to Thames Quarter when the building is assessed in line with the provisions of the best practice guidelines adopted in the RBC Local Plan.
Poor design in a rural area.	The Site is located centrally to Reading in a highly accessible and sustainable location. It is situated within the Station/River Major Opportunity Area as defined by policy CR11 in the adopted Local Plan (2019). The Council recognises this area as a suitable location for accommodating major development and growth with capacity to contribute towards providing a high-density mix of uses (Policy CR11, paragraph (i)).
Housing quality	All residential units within the Proposed Development will be of high quality and would meet or exceed the National Technically Described Space Standards and the Council's Sustainable Design and Construction SPD. This includes provision of private external amenity areas for Blocks A&B, minimum internal storage, room dimensions, areas and layout. All units would also benefit from 2.45m minimum floor to ceiling heights
Transport impacts.	The submitted Transport Assessment demonstrates that the impact of the Proposed Development on the highway network is negligible and unlikely to result in any changes to the current highway



	network.
Comments Received	Resolution
Concerns Raised (cont'd...)	
Reduced privacy from apartments overlooking Thames Quarter	Careful consideration has been given towards the amenity of both future and current neighbouring residents of the Proposed Development. The proposed layouts will maximise outlook and protect privacy between all buildings and residential units.

5.3 Emailed Responses

- 5.3.1 Four emails were received from participants following the consultation events. Comments received are summarised in the table below. Seven supportive observations were made, whilst one matter of clarification was sought, and five issues of concern were recorded. The means by which these are addressed are included in the table below.

Comments Received	Resolution
Positive Comments Received	
A good location for housing given the proximity to Kings Meadow as open space and the use of brownfield land.	No further action.
Substantial affordable housing provision.	No further action.
Good transport links.	No further action.
Proximity to a supermarket.	No further action.



Comments Received	Resolution
Positive Comments Received (cont'd...)	
Variation in materials and façade treatment is welcomed	No further action.
Housing quality	No further action.
Buildings set back from Napier Road	No further action.
Clarifications Sought	
The level of new social infrastructure to be provided, e.g. health care and education	The site is allocated for new residential development in the adopted Development Plan. Healthcare and education matters to meet national and local housing requirements are matters for national and local government.
Concerns Raised	
A more dynamic external design aesthetic is sought as the repetitive design could prove oppressive and unattractive. Could the building heights be varied and peak close to Thames Quarter or in the centre and include stepping down?	Following extensive consultation with RBC officers and the Design Southeast Review Panel, it is considered that the optimal design solution for the Application Site and the wider allocated site is to deliver the proposed uniform development on the Application Site, with lower block linkages. This design approach has been discussed at length with Council officers and is supported by the Design Southeast Panel.



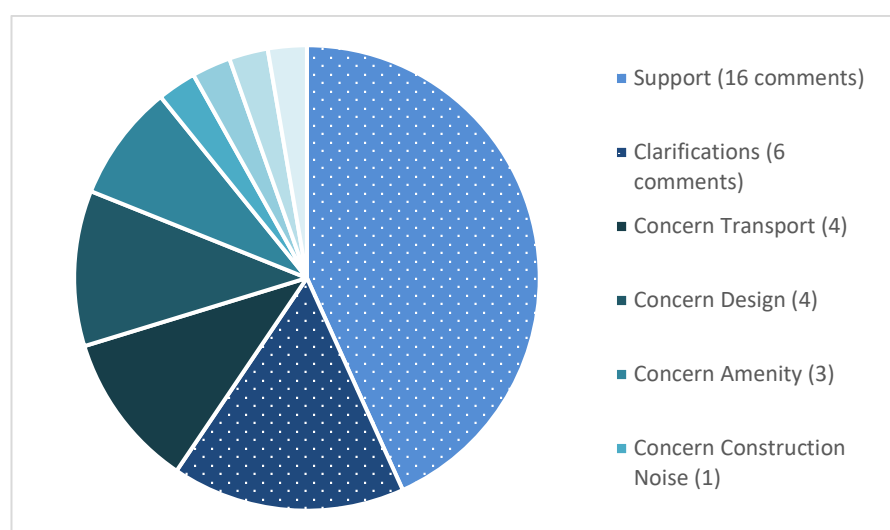
Comments Received	Resolution
Concerns Raised (cont'd...)	
Unrealistic parking ratio encouraging on-street parking.	The submitted Transport Assessment demonstrates that the proposed parking provision is considered appropriate given the Site's highly accessible location and the objectives of both national and local policy. The Site is located centrally to Reading approximately 500m to the north-east of Reading Rail Station. Adjacent to the Train Station is a Bus Interchange providing regular services to the surrounding area and further afield, including Oxford.
The impact on the heritage Lido building.	A Heritage Impact Assessment has been submitted, which identifies that the proposals will not reduce the significance of the lido building.
Flood risk.	A Flood Risk Assessment has been submitted with the Planning Application. the assessment explains that the Proposed Development will be raised above the peak flood levels and will provide a greater flood plain storage for the 1-in-100 year event plus 35% allowance for climate change.



Comments Received	Resolution
Concerns Raised (cont'd...)	
The impact on Kings Meadow	The Proposed Development forms an appropriate edge to Kings Meadow and creates overall improvements to the setting of Kings Meadow. The buildings will be set in landscaping, which will create a strong verdant edge to the Site's northern boundary and Kings Meadow.

5.4 Main Feedback Topics

- 5.4.1 Approximately 50 people attended the consultation event held on 6th November 2023. A total of 37 comments were received through the three methods of response.
- 5.4.2 Sixteen supportive comments were received covering topics such as design, amenity, impact on Kings Meadow and the level of affordable housing proposed. Six clarifications were sought. Fifteen comments of concern were received. The pie chart below depicts the supportive comments in dotted blue and light blue whilst the comments of concern are depicted in turquoise coloured sections. The means by which these matters of concern have been addressed is set out in the tables above.



6 Conclusion

- 6.0.1 This Statement of Community Involvement (SCI) is submitted on behalf of Peveril Securities and demonstrates that a considered approach has been taken to consultation with a variety of stakeholders, including officers at Reading Borough Council, local councillors, stakeholders and the general public.
- 6.0.2 The project team has undertaken a series of public engagement activities to provide local people, stakeholders and consultees with the opportunity to review and comment on the proposals for Napier Court, Napier Road, Reading.
- 6.0.3 The Proposed Development has been the subject of lengthy pre-application discussions with planning and other officers from RBC. The Design Southeast panel also undertook a review of the proposals on 31st July 2023 at which the design approach was discussed at length and supported in principle.
- 6.0.4 A public exhibition was held at the Thames Lido, Napier Road, Reading, RG1 8FR on 6th November 2023 between 5pm-8pm. Notification letters were circulated by a distribution company to 630 properties surrounding the Site to publicise the event, which was staffed by members of the design and planning teams. A total of 50 people attended the exhibition.
- 6.0.5 A total of 37 comments were received through verbal responses at the event, completion of the feedback form, and responses via the dedicated email address. 44% of respondents provided comments in support of the Proposed Development.
- 6.0.6 Further consultation will also take place as part of the planning application process.



APPENDIX 1

PREVIEW INVITATION

Dear

We are writing to invite you to view our plans in your position of for the redevelopment of Napier Court on Napier Road, Reading. The development is being brought forward by Peveril Securities and Sladen Estates. The site is allocated for housing in the Reading Local Plan 2019.

The proposals include the demolition of the existing three office buildings, and construction of new 11-storey buildings to provide 570 residential dwelling consisting of studio, 1, 2 and 3-bedroom apartments. The development will include ancillary facilities for residents, including residents' lounge, gym and workspace, together with a small retail unit at ground floor level. The buildings will be set in landscaping in the form of courtyards to the rear and between buildings, public realm fronting Napier Road and roof terraces. Parking is proposed for 56 cars and 8 motorbikes.

The design approach has been carefully considered to create a sustainable development that will enhance the surrounding area and maximise the potential of this highly accessible site.

VIP Session Invitation

We invite you to attend our VIP session which will be held on **Monday 6th November** from **4 pm – 5pm** at the **Thames Lido, Napier Road, Reading RG1 8FR**. The design team will be present to answer any questions you may have and to take you through the proposals. Additionally, you're more than welcome to join us during the public session, details of which are below:

Date: Monday 6th November

Time: 5 pm – 8 pm

Location: Thames Lido, Napier Road, Reading RG1 8FR

I would be grateful if you could RSVP by replying to this email if you're planning to attend.

Kind regards

Paula Carney
Director
CarneySweeney



APPENDIX 2

RESIDENTS' INVITATION LETTER

31 October 2023

Dear Resident

RE: NAPIER COURT – PUBLIC CONSULTATION

We are writing to invite you to view the plans for the redevelopment of Napier Court on Napier Road, Reading. The development is being brought forward by Peveril Securities. The site is allocated for housing in the Reading Local Plan 2019.

The proposals include the demolition of the existing three office buildings, and construction of new 11-storey buildings to provide 570 residential dwelling consisting of studio, 1, 2 and 3-bedroom apartments. The development will include ancillary facilities for residents, including residents' lounge, gym and workspace, together with a small retail unit at ground floor level. The buildings will be set in landscaping in the form of courtyards to the rear and between buildings, public realm fronting Napier Road and roof terraces. Parking is proposed for 56 cars and 8 motorbikes.

The design approach has been carefully considered to create a sustainable development that will enhance the surrounding area and maximise the potential of this highly accessible site.

Public Consultation

We invite you to attend a public consultation where members of the design team will be present to answer any questions you may have. Your comments will help inform the design in advance of submitting a planning application to Reading Borough Council.

Date: Monday 6th November

Time: 5 pm – 8 pm

Location: Thames Lido, Napier Road, Reading RG1 8FR

Further information will be made available on our project website, along with the opportunity to share your views. Please ensure that you provide any comments by 5 pm on the 13th of November.

To visit the website, please go to: www.carneysweeney.co.uk/consultations/the-redevelopment-of-napiercourt-in-reading.html

Yours sincerely

Paula Carney
Director
CarneySweeney



APPENDIX 3

ADVERTISEMENTS



COME AND HAVE YOUR SAY

The public consultation for the Napier Court redevelopment project will be taking place at:

Thames Lido, RG1 8FR on Monday 6th November between 5-8pm.

**PEVERIL
SECURITIES**

**SLADEN
ESTATES**

**COME AND HAVE YOUR
SAY ON NAPIER COURT**

**Thames Lido, RG1 8FR
Monday 6th November between 5-8pm.**

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APPENDIX 4

CONSULTATION EXHIBITION BOARDS



NAPIER COURT READING

Currently occupied by poor grade office space and associated car parking, Napier Court is bounded by the railway to the south and Napier Road to the north.

To the east, the existing network rail depot forms part of a wider 'local policy major opportunity area' which alongside the application site itself, is allocated for new residential led development.

Thames Quarter, a major residential development to the west of the site is a new and highly occupied Build to Rent community.

Kings Meadow, beyond Napier Road, is a major landscape feature characterised to the edge of the Napier Court site by car parking, sports pitches, a small playground and the Thames Lido.



Examples of residential developments delivered by 5Plus.

Client(s)

Sladen Estates



Peveril Securities

**PEVERIL
SECURITIES**

Project Team

Curtins,
Structural Engineer



DFC,
Fire Consultant



CPW,
Services Engineer



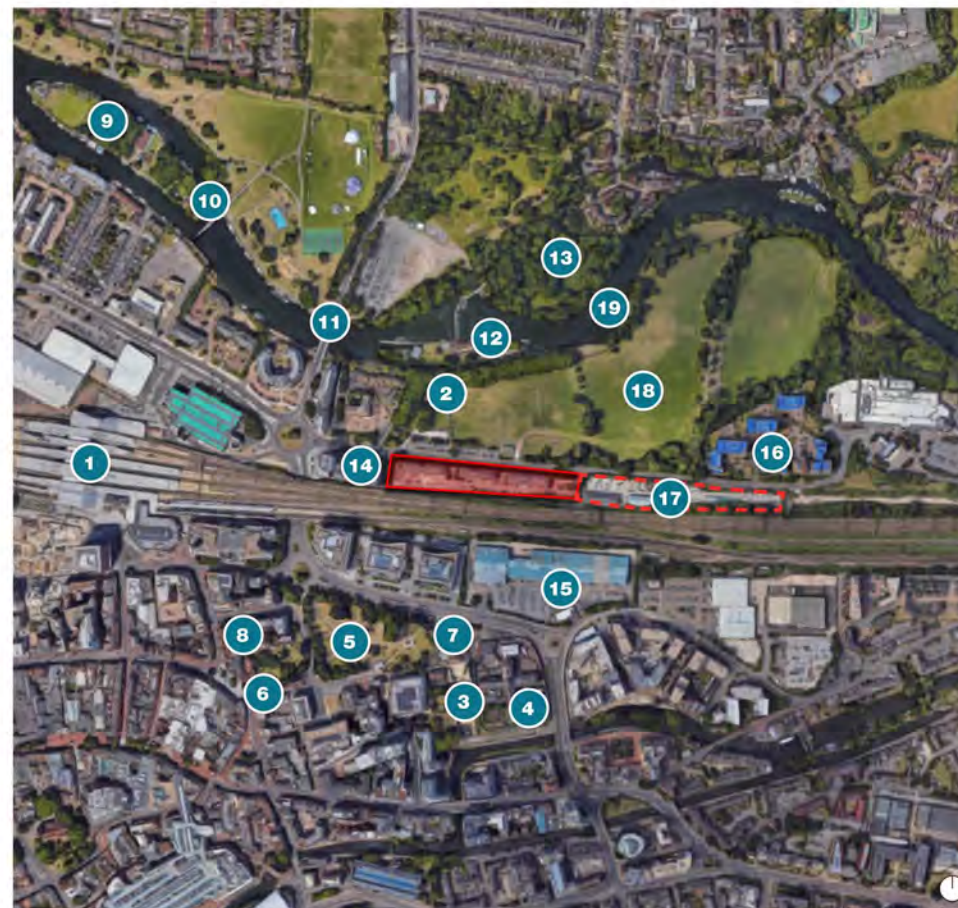
Avison Young,
Project Manager



Stantec,
Landscape Architects



Ryder,
CDM / BIM / BSA

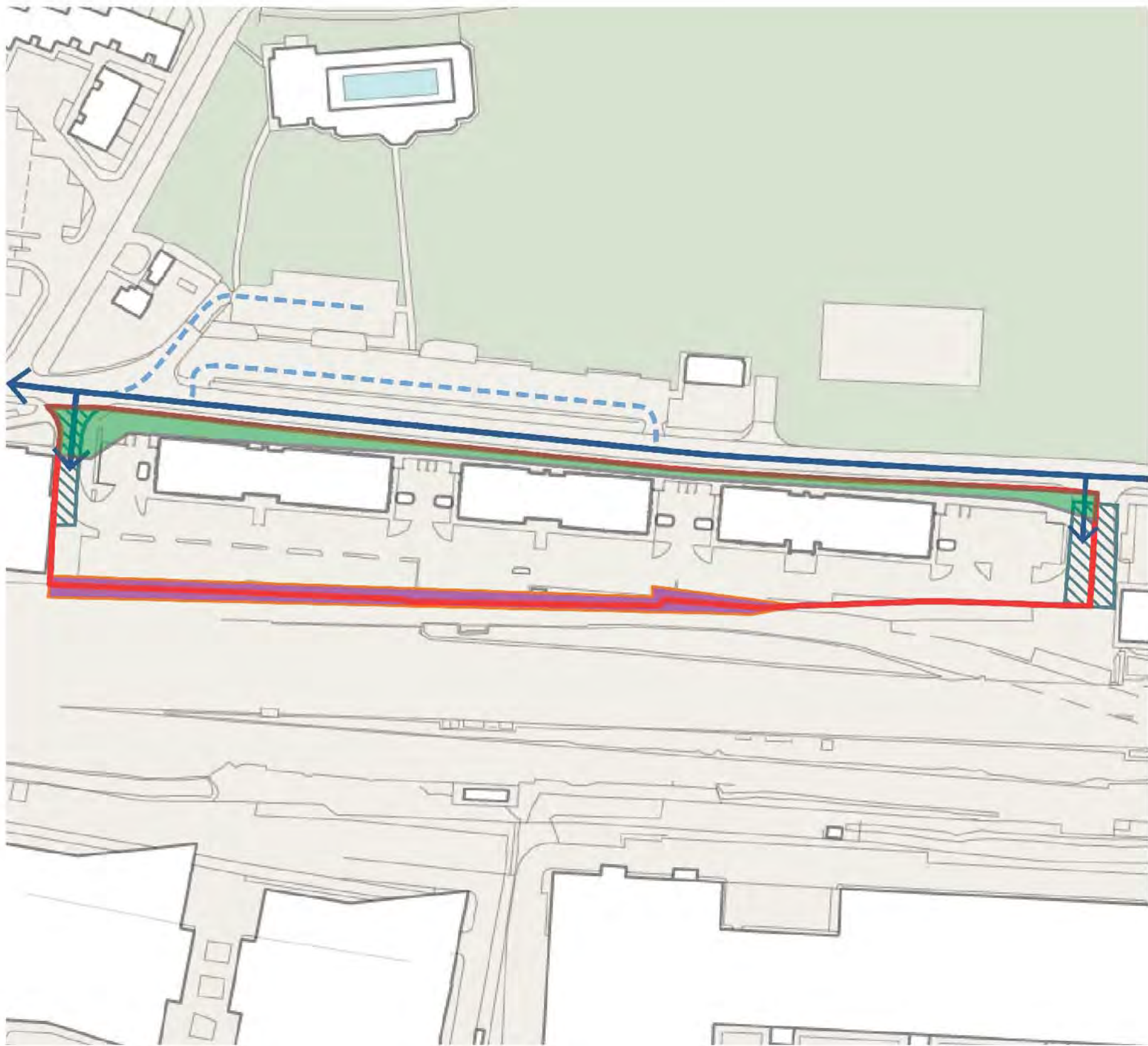


Site Extents Network Rail Depot

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3. Reading Abbey Ruins
4. HM Prison Reading
5. Forbury Gardens Public Park
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7. St. James Roman Catholic Church
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9. Fry's Island
10. Christchurch Bridge
11. Reading Bridge
12. Caversham Lock
13. View Island
14. Thames Quarter
15. Forbury Retail Park (planning application currently with RBC)
16. Luscinia View
17. Network Rail Depot
18. Kings Meadow
19. Thames River

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5plus



Access

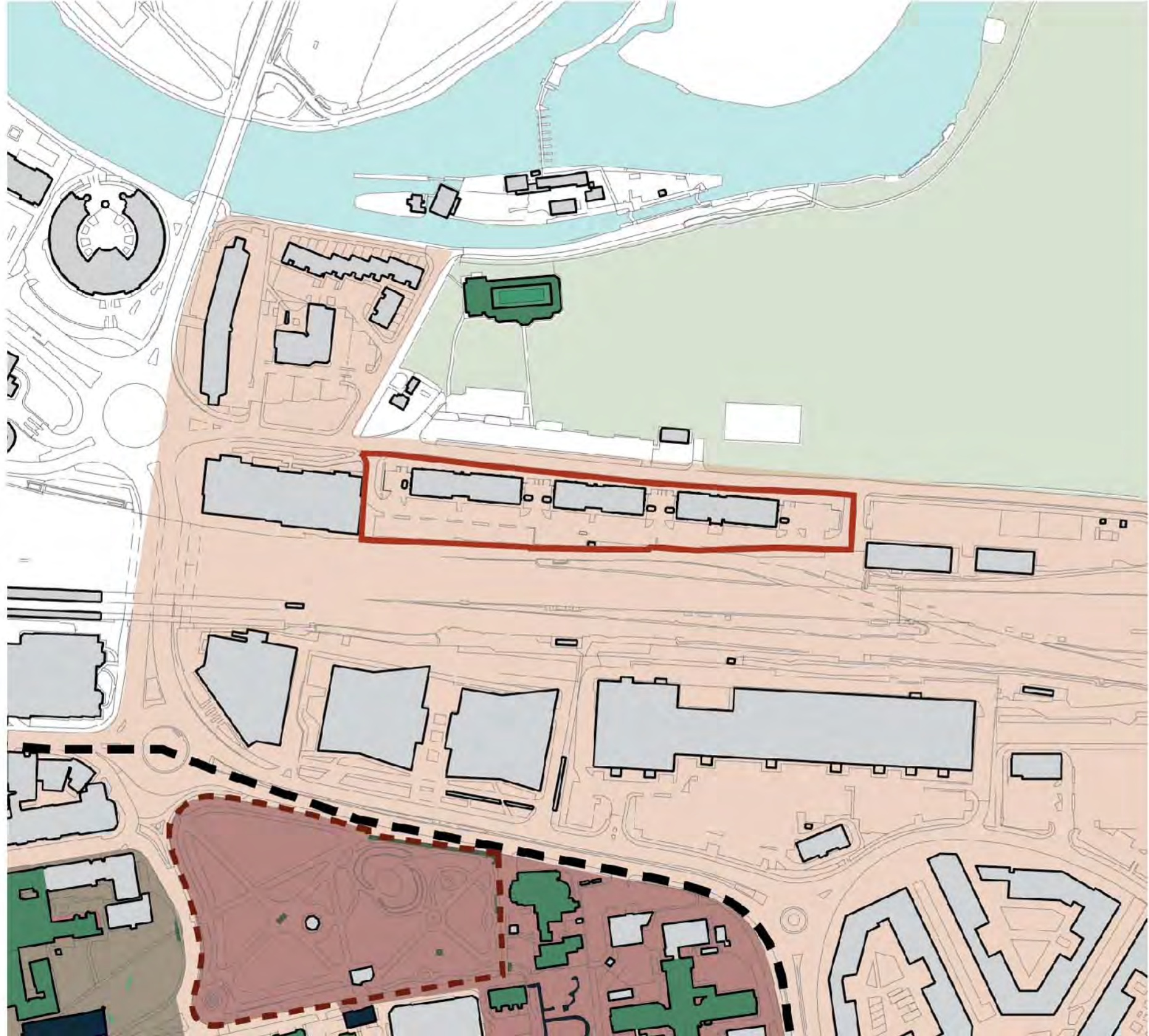
The site is dominated by vehicular traffic to Napier Road severing good access to Kings Meadow and the River Thames / Lido.

Footpath connections to the meadows is poor with car dominated frontage the whole length of the interface with Napier Road.

To the south the railway rises to the approach to Reading Station which is within a 10 minute walk from the site.

There are existing accesses to the east and west and land for a future MRT is safe guarded.

- Key**
- Site Boundary
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 - Secondary Vehicular Movement
 - Pedestrian Movement
 - Shared access with adjacent site
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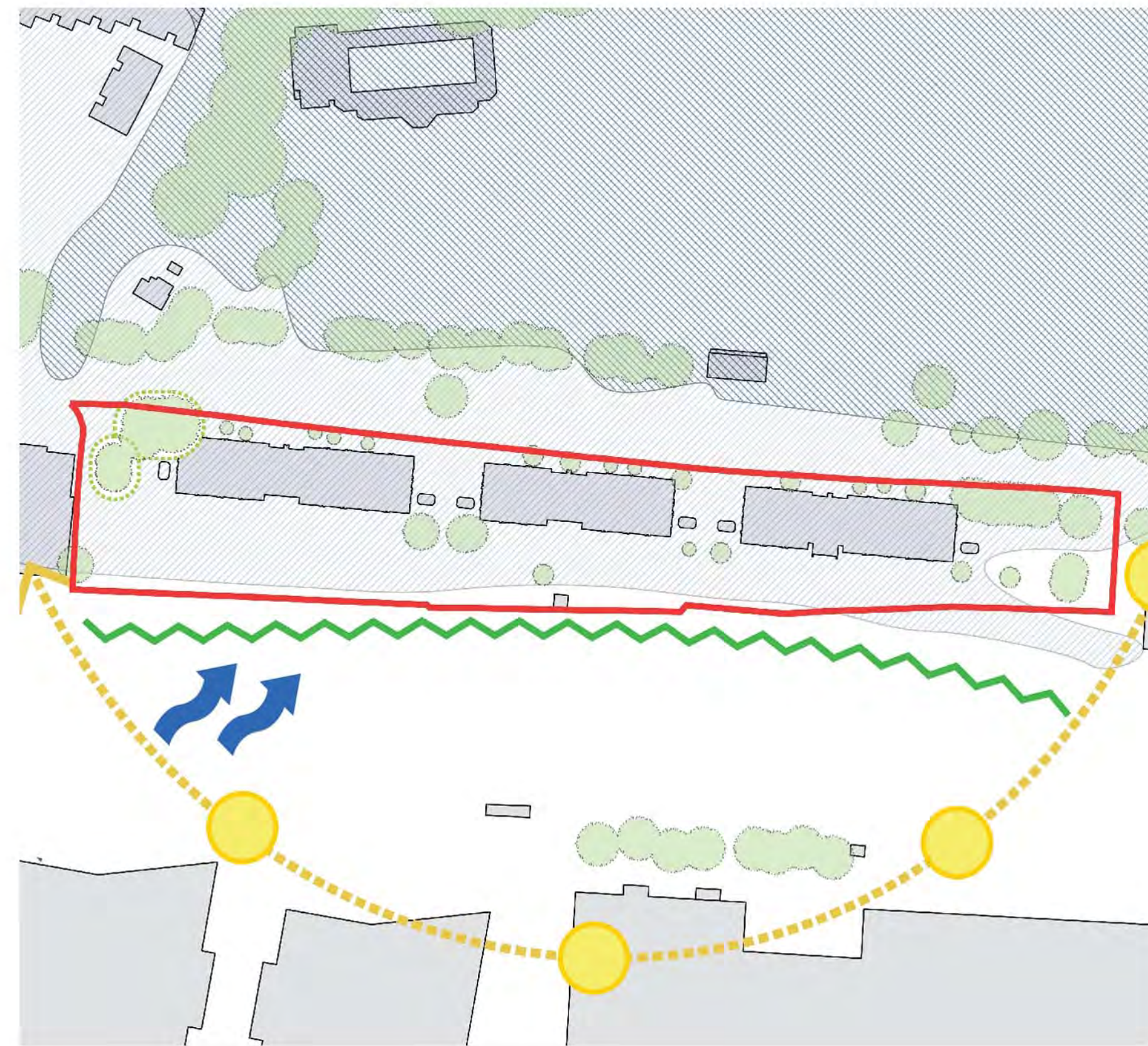


Heritage

Napier Court sits on an area of archaeological impact - previously used as a railway warehouse zone since its demolition.

The Thames Lido within Kings Meadow is grade II listed. Across the railway to the south lies Forbury Gardens with further listed buildings fronted to Forbury Road by new office buildings.

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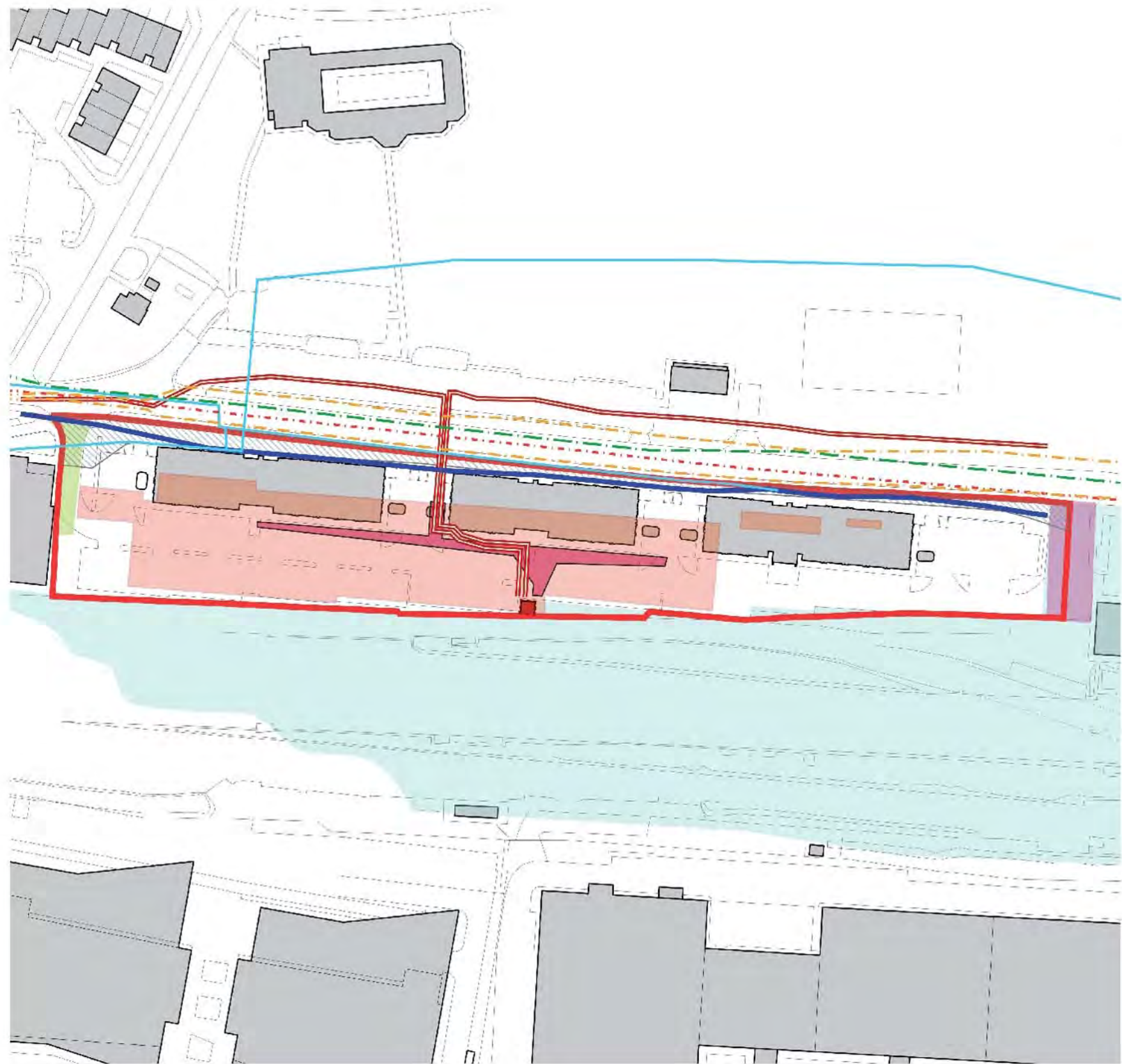
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 - Low voltage cables
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 - Extent of land dedicated as public highway
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Development: Forbury Retail Park
Planning Reference: -
Status: Planning Submitted



Development: Kenavon Drive
Planning Reference: 170509
Status: Under Construction



Development: Station Hill
Planning Reference: 00280852
Status: Under Construction



Development: Reading Metropolitan
Planning Reference: 182252
Status: Outline Approved

The Napier Court site is identified in local policy as suitable for residential development across both Napier Court and the neighbouring Network Rail depot site.

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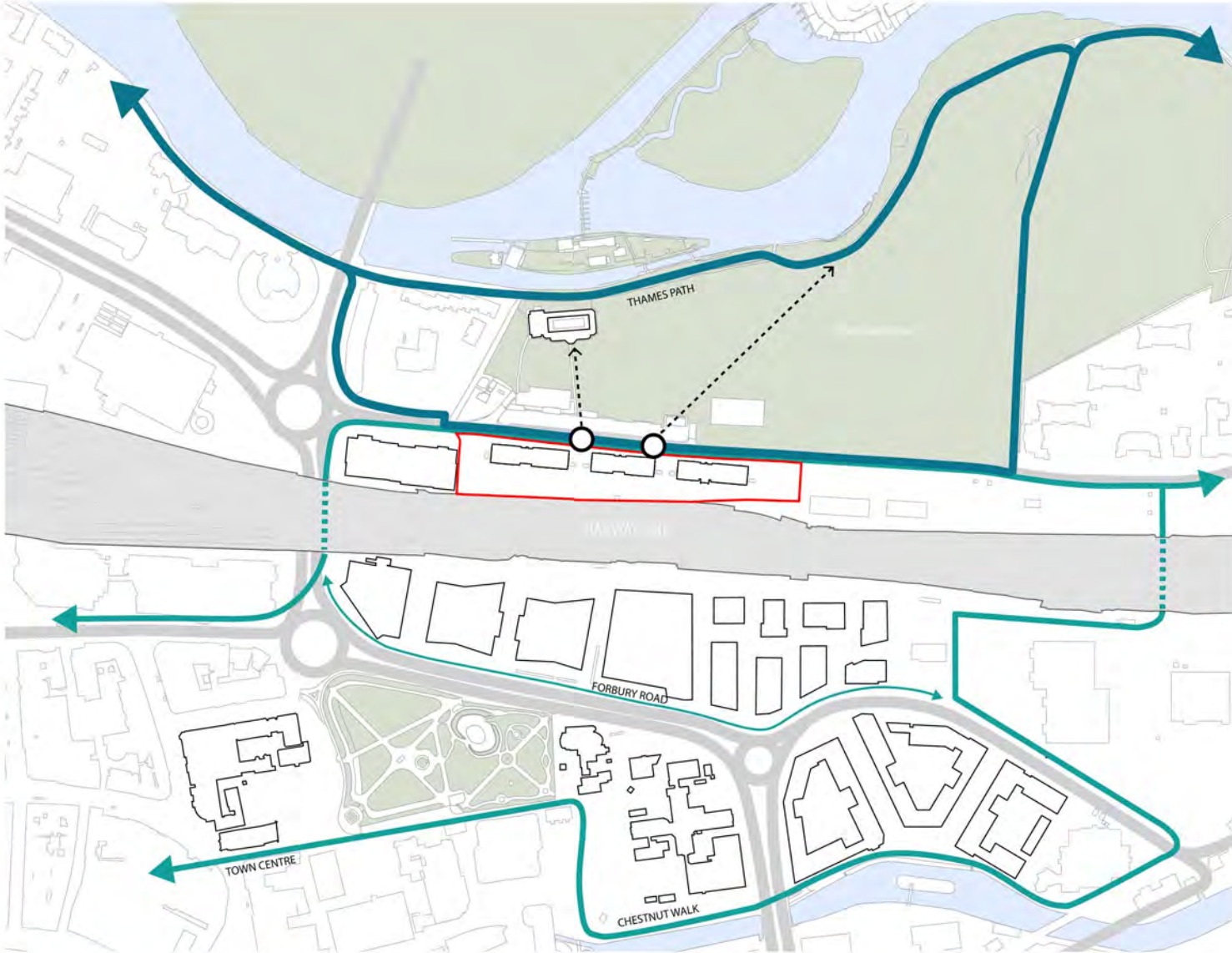
We have taken precedent from mansion block typologies used commonly within major landscape feature settings across townscapes with examples of modern developments illustrated adjacent.



Development: Reading Station Park
Planning Reference: 200328
Status: Appeal Made



Development: Vestern Road
Planning Reference: 200188
Status: Planning Approval



Connecting Reading - Creating An Active Loop

Emerging Major Reading Developments



Reading Policy Major Opportunity Area Strategy Diagram

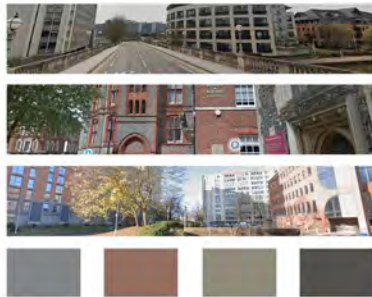
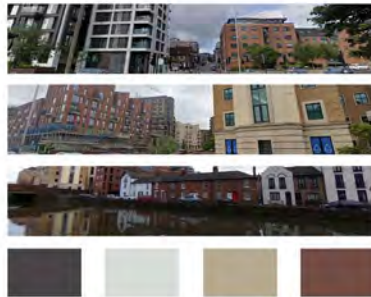
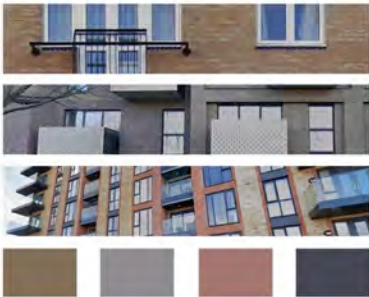
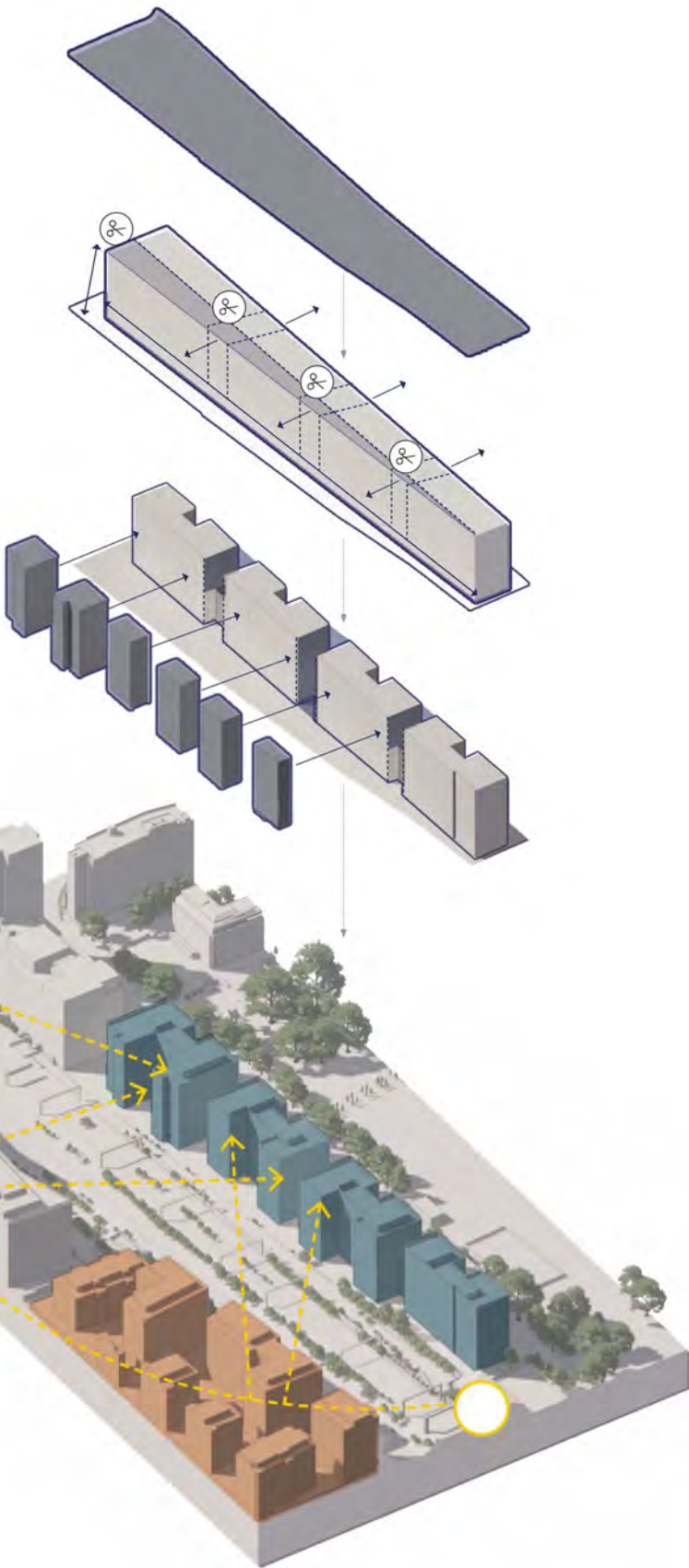


Contemporary Precedents Fronting Major Landscape Settings

Scheme Response

Adopting a mansion block approach allows the framing of the open nature of aspects from Kings Meadow, creating a restrained and well mannered backdrop of appropriate scale, articulation and materiality to compliment and positively reference their context.

- 1 Establish the footprint
- 2 Contextual Height
- 3 Articulate Massing
- 4 Appropriate Massing
- 5 Courtyards
- 6 Connect to the Park



To ensure a contextual response, our proposals reference the rich brickwork heritage of Reading, reflecting a modern approach to the diverse mix of brick colours, bonds and textures present across the Town.

- 1. Thames Quarter
- 2. Napier Court (12 storeys max)
- 3. Network Rail Site (stepping down from Napier Court in accordance with policy)
- 4. Focal building to mark pedestrian back to town city centre
- 5. Luscinia Views Apartments (4-11 storeys)
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- 7. Completing the City Route



Proposed View from Kings Meadow
Kings Meadow Elevation



General Arrangement

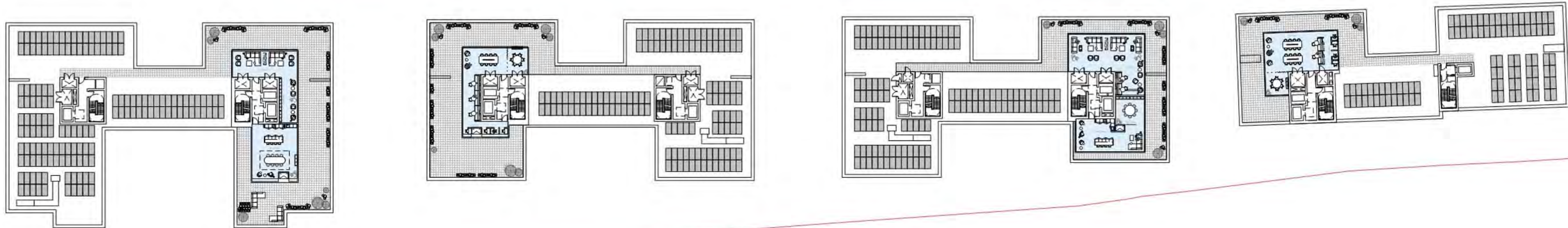
Ground Floor Plan



General Arrangement

Sustainability Built In

5plus



Roof Plan



Ninth to Tenth Floor Plan *Green Roof Applicable To Floor 9 Only



Seventh to Eighth Floor Plan *Green Roof Applicable To Floor 7 Only



First to Sixth Floor Plan *Green Roof Applicable To Floor 1 Only

- Site Boundary
- Amenity
- Back Of House
- 3 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom Accessible Apartment
- 1 Bedroom Apartment
- Studio Apartment



Our proposal seeks to provide high levels of sustainability built in from the outset, proposing high performance approaches to thermal comfort and low energy design.

On site renewable energy via roof mounted PV compliments an all electric building.

Residents will have access to high quality amenities at both ground and roof levels with an emphasis on creating a desirable new place to live.



Recycle / Sustainability



Solar Shading



Openable Windows



Natural Ventilation



Solar Panels



Power Electric



Design



Outside Space



EPC Rating



Happiness Well-Being



Roof Terrace



Sun Daylight



Apartment Type Plans

Proposed Napier Road Elevation

Typical Bay Treatment

5plus



Landscape Strategy

Site Wide Context



1 LIDO 2 Existing Play Area 3 Existing Pavilion (Sports Changing Rooms) 4 Focal Corner - Existing Retained Trees



Access to Tow Path Better access to Play Pitches Access to LIDO

Enhanced Connectivity



1 East-West Pedestrian Route 2 Pedestrian Cycle Route 3 Better Access to Play Area and Tow Path 4 Potential Pedestrian/Cycle Crossing



Improving access routes to the Park Pedestrian/Cycle Priority Crossings



1 Enhanced Park Entrance 2 Potential Entrance Plaza 3 Potential Outdoor Gym Trail



Park Entrance Activating Edges Outdoor Gym

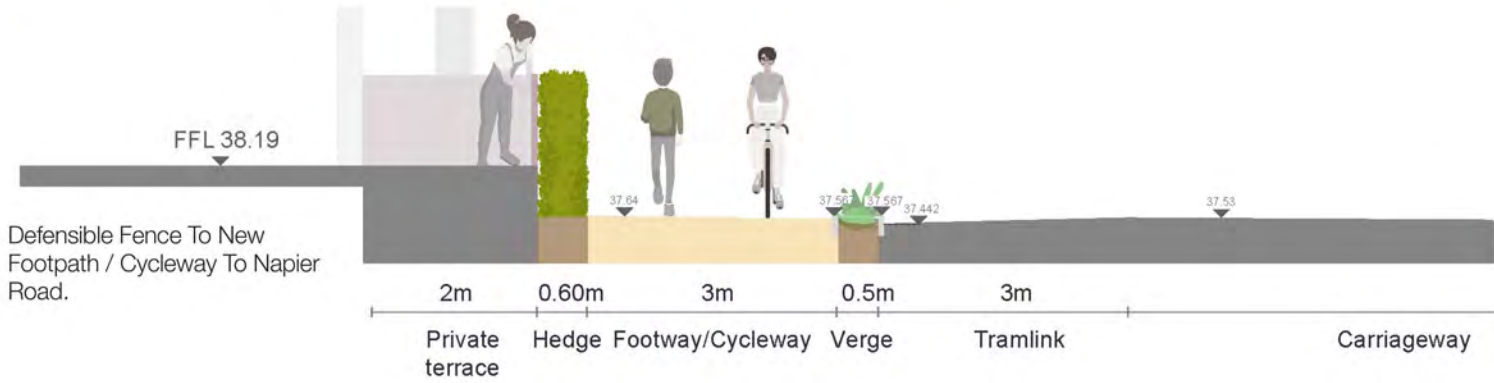


1 Green Street 2 Retained Trees 3 Main Entrances to building



Green Street

Conceptual Approach To A Landscape Masterplan - Site + Illustrative Connection To Kings Meadow



Landscape Masterplan



Landscape Precedent Images

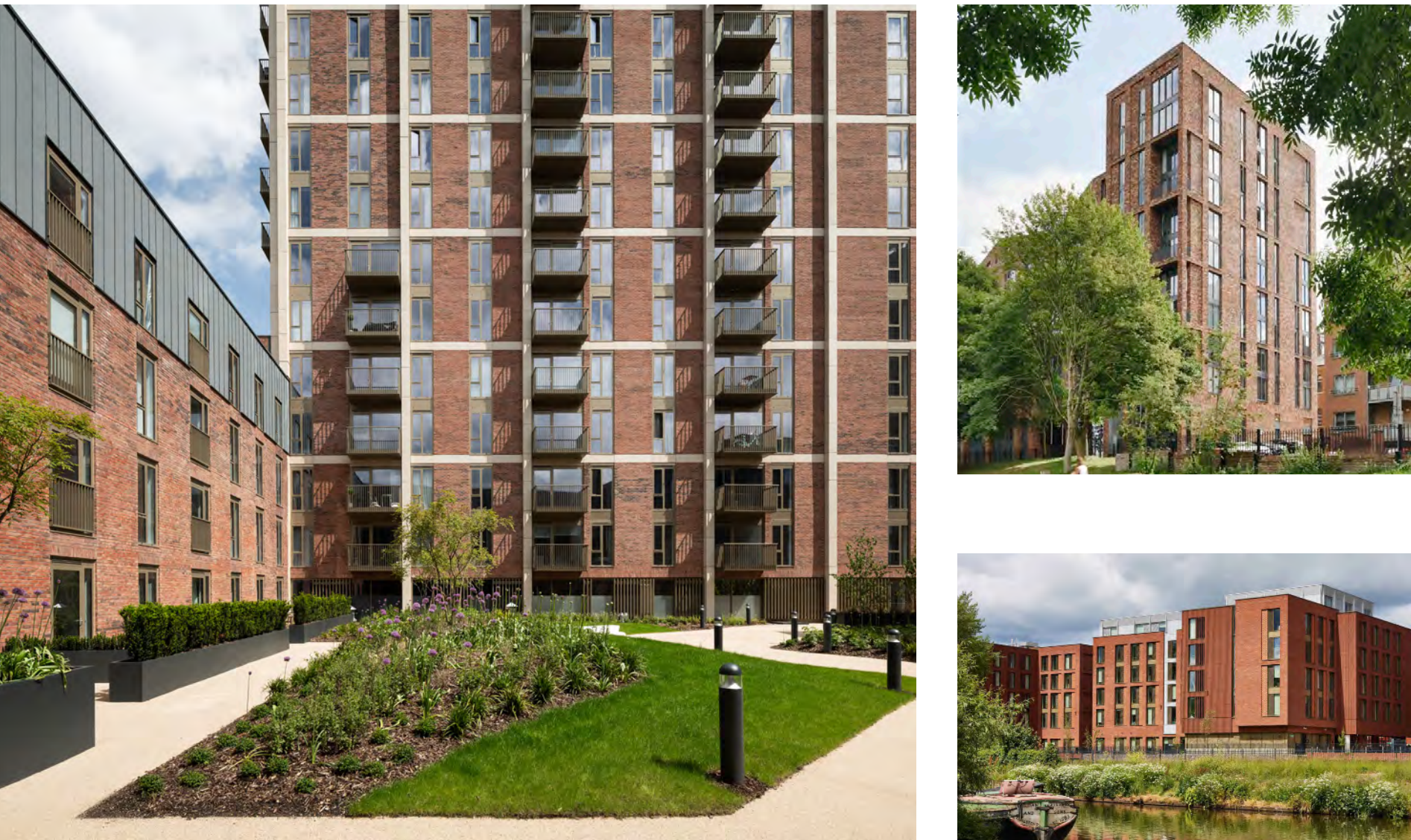
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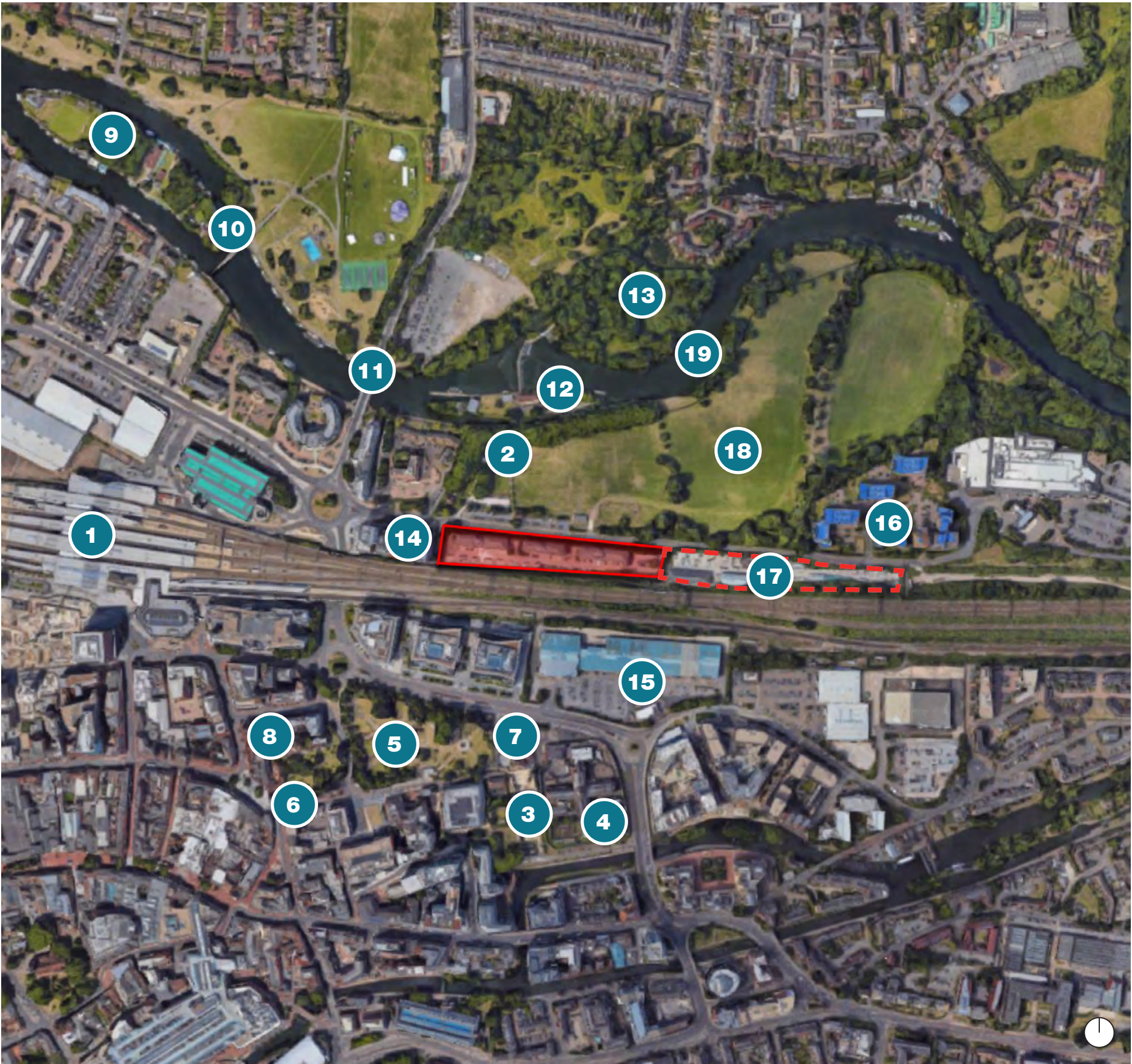
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Ryder

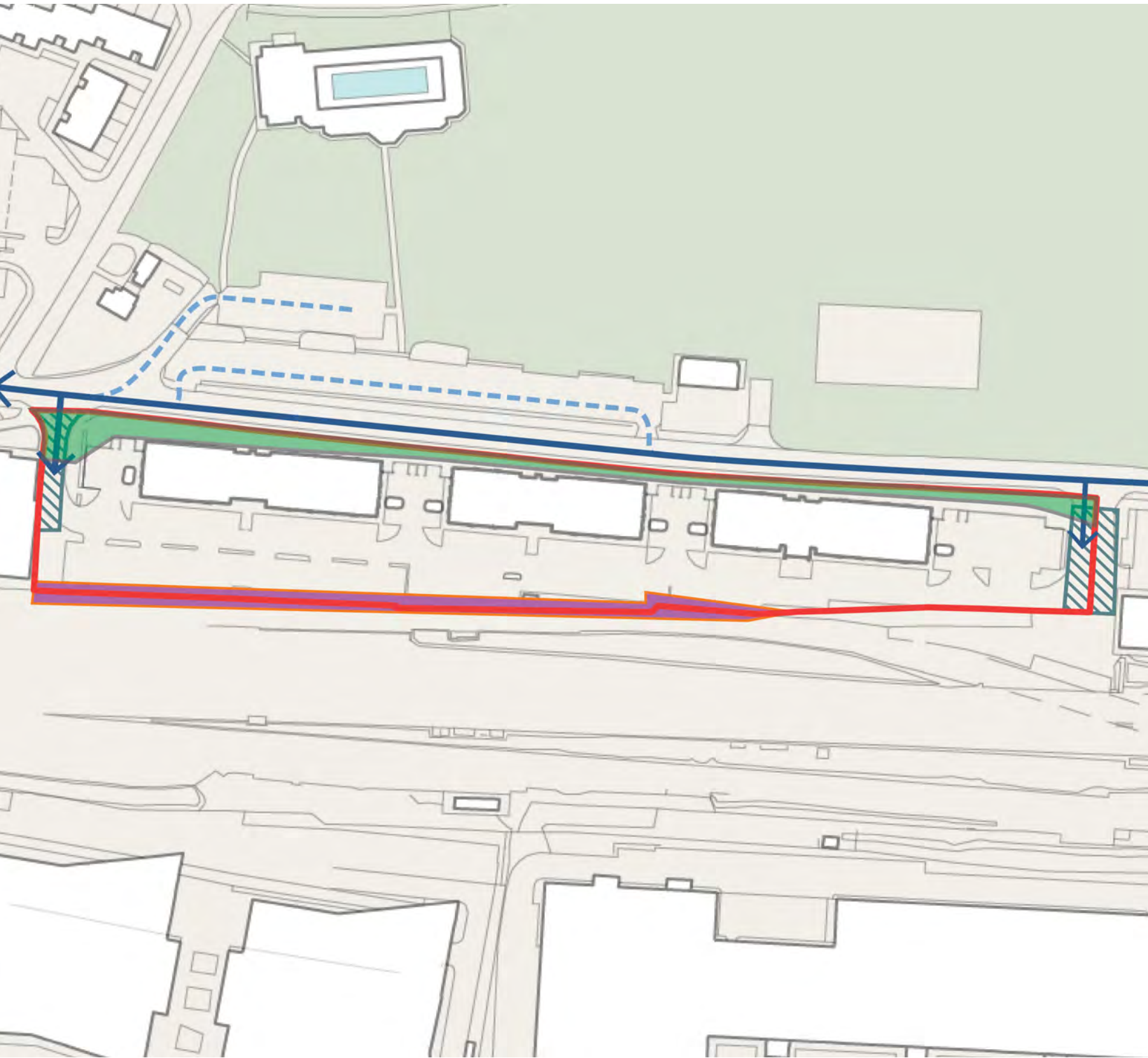
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5plus



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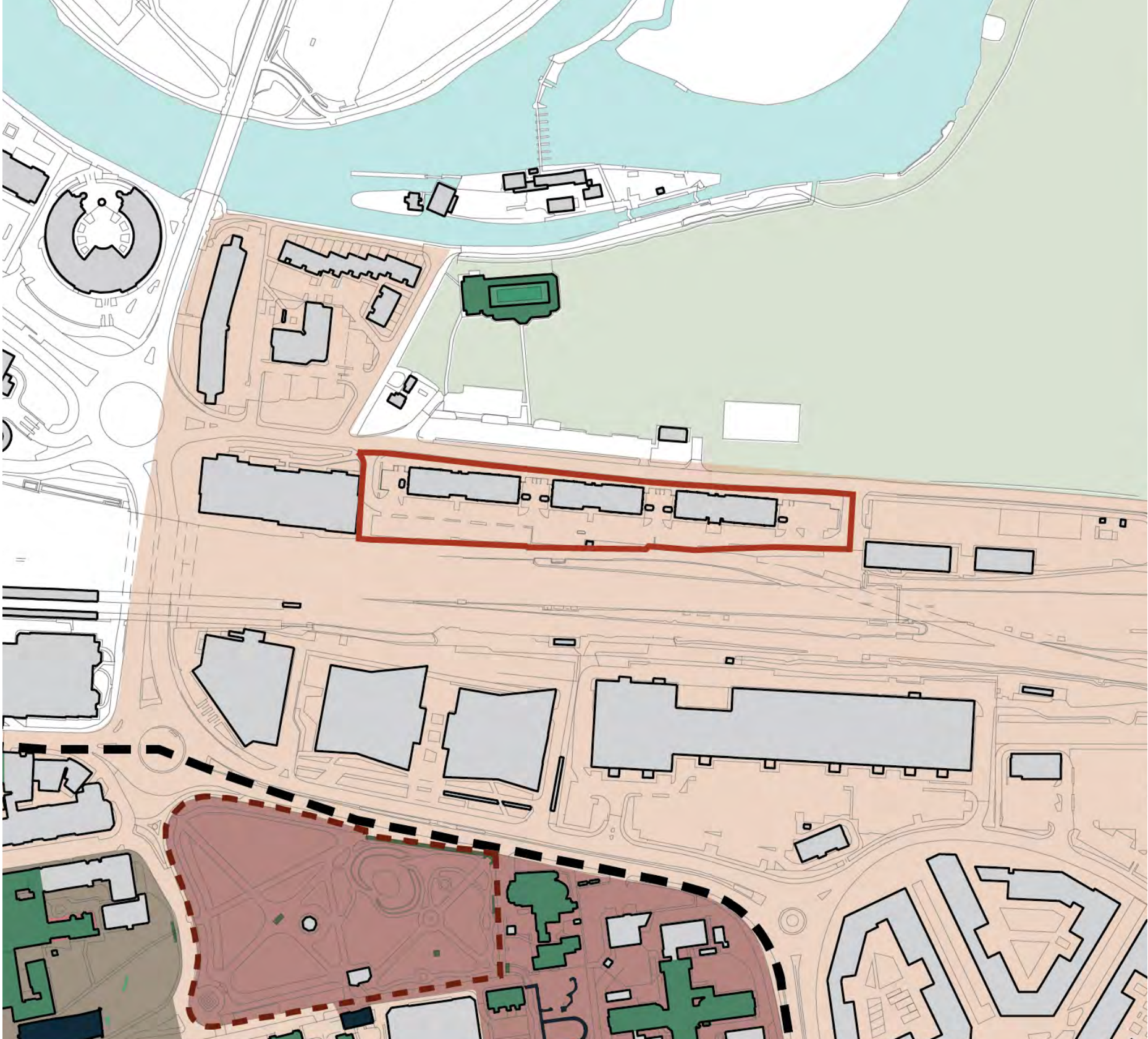
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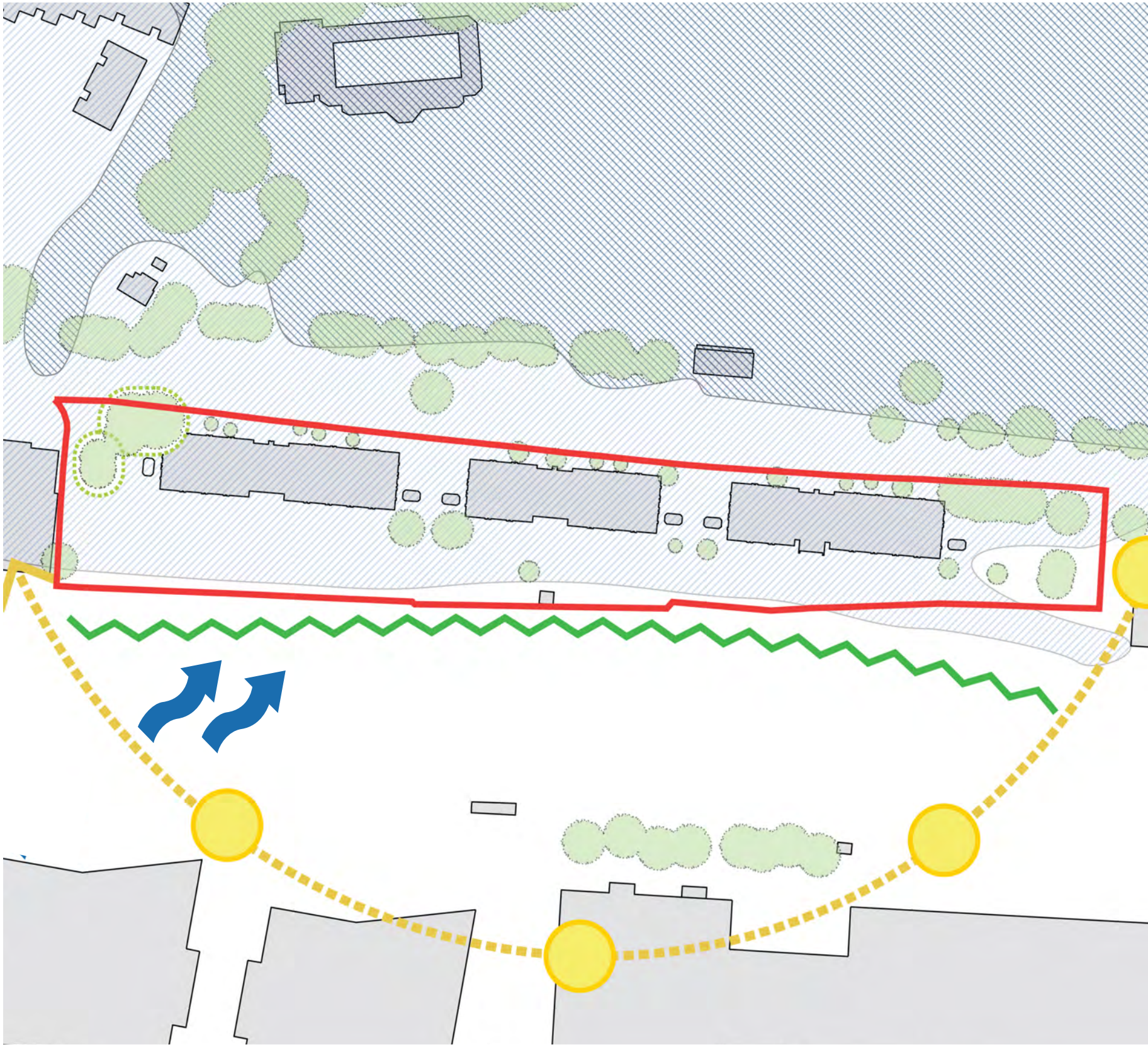


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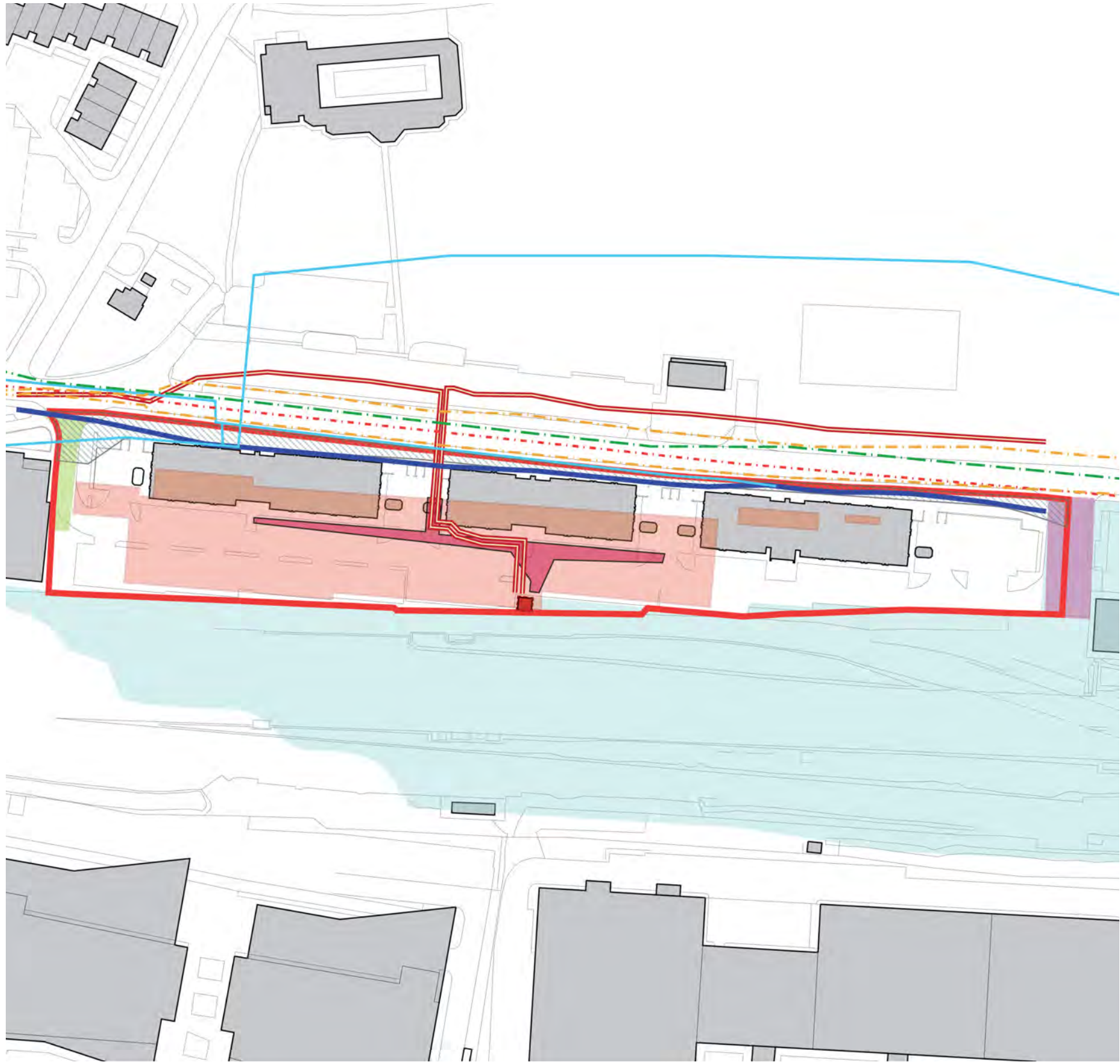
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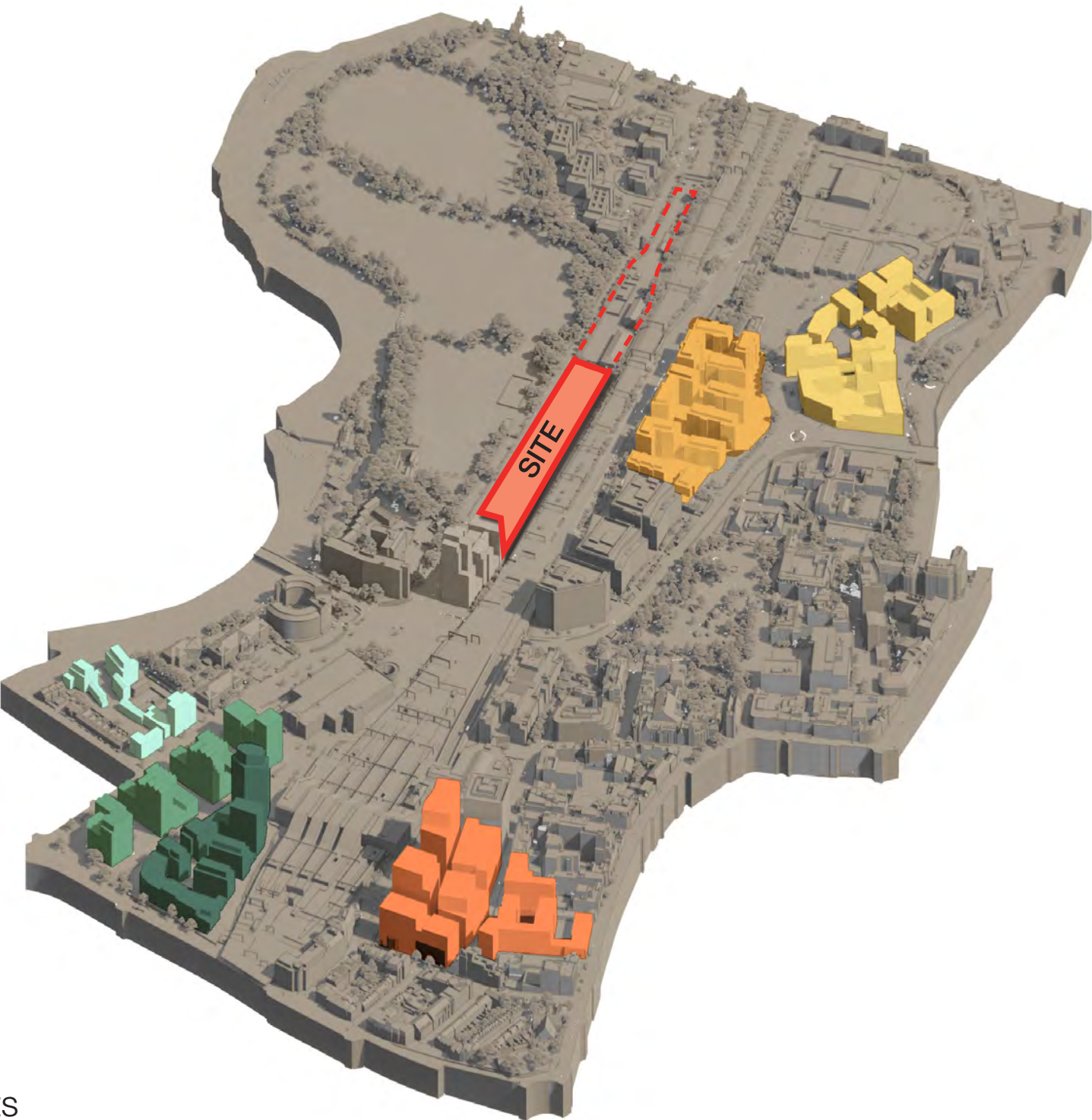
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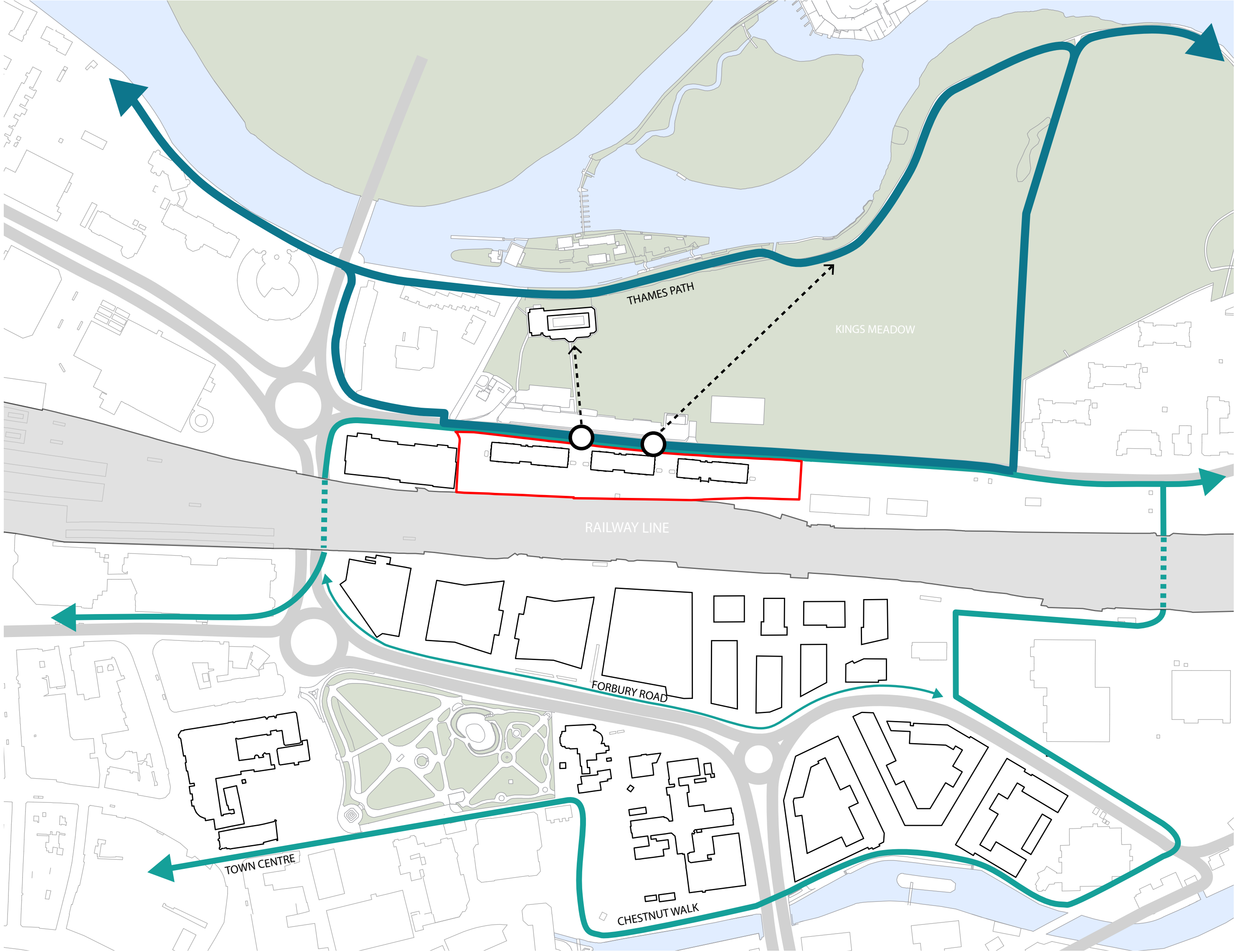
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Status: Appeal Made



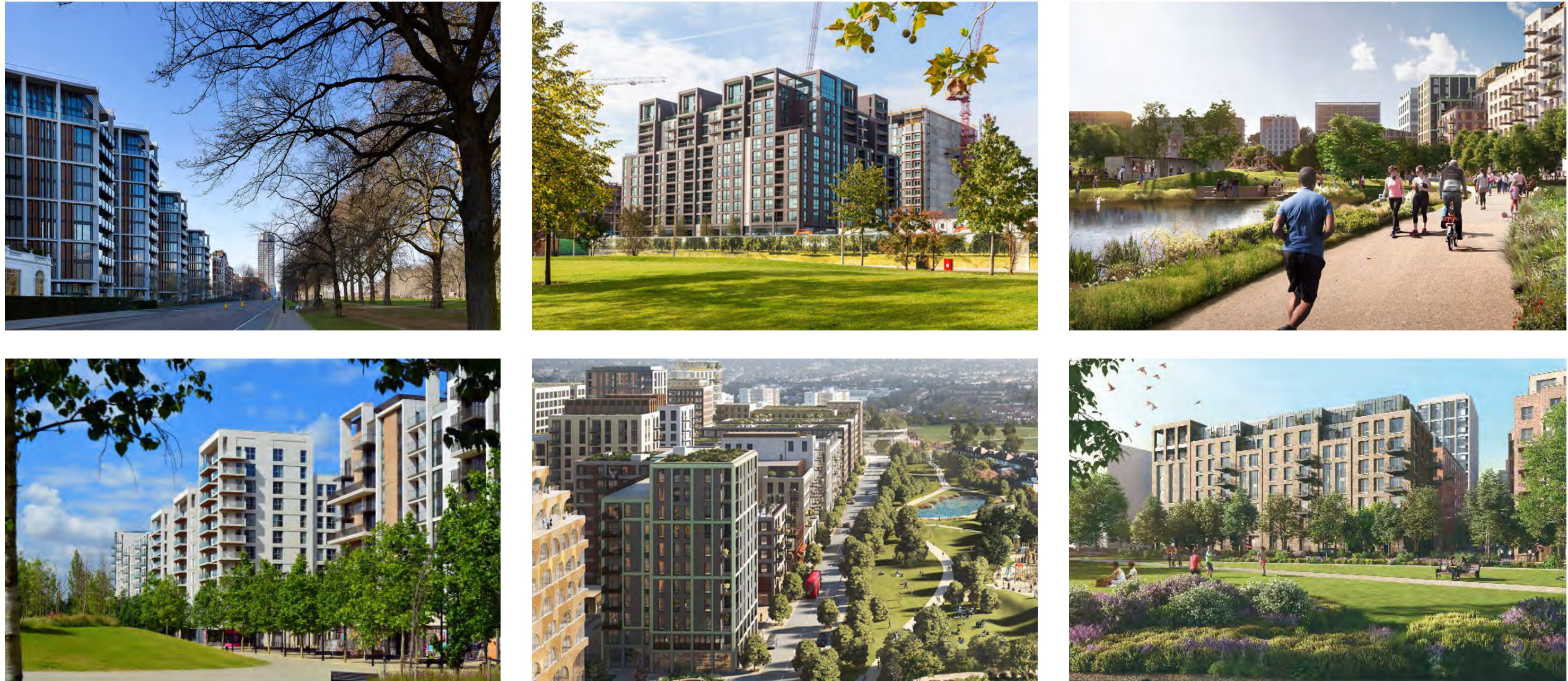
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Connecting Reading - Creating An Active Loop



Reading Policy Major Opportunity Area Strategy Diagram

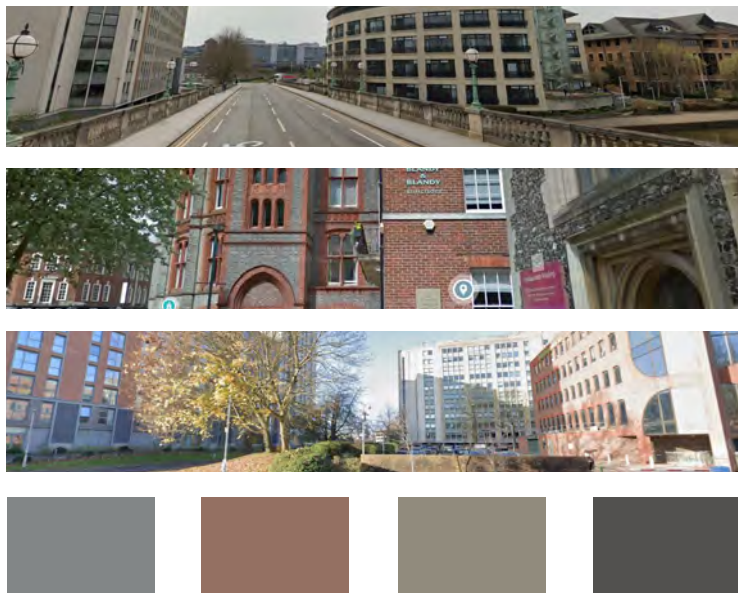
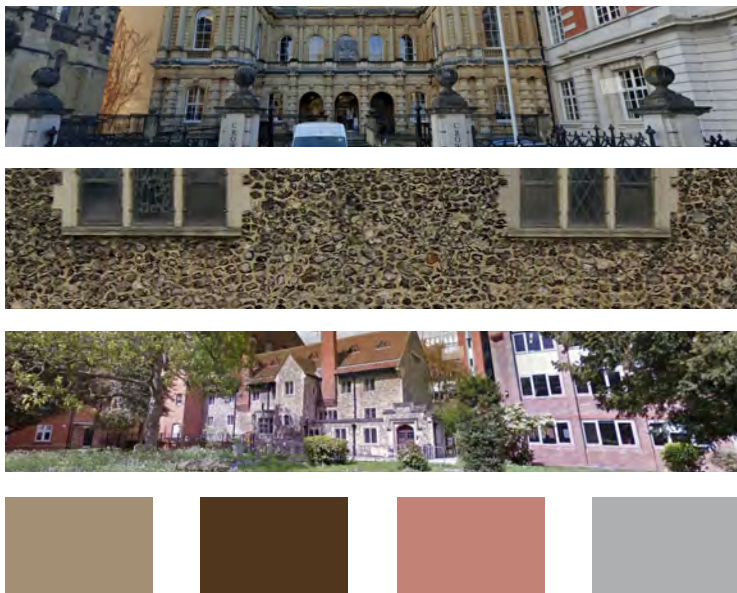
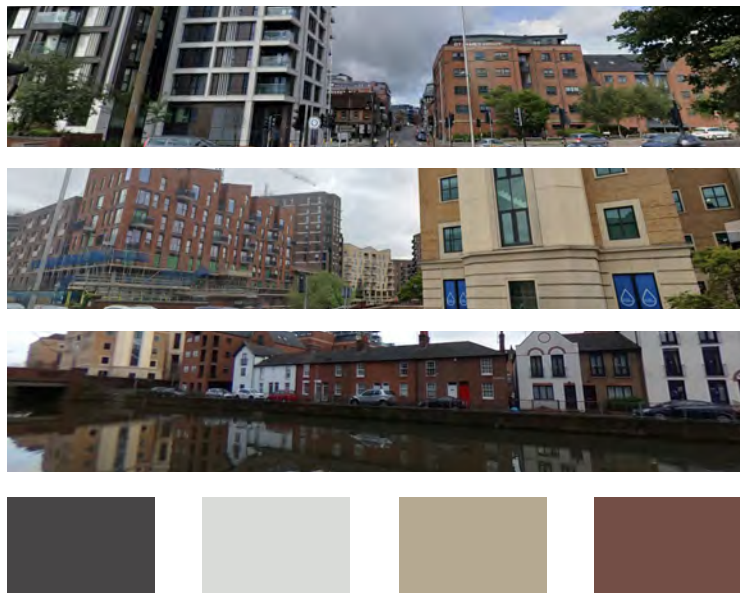
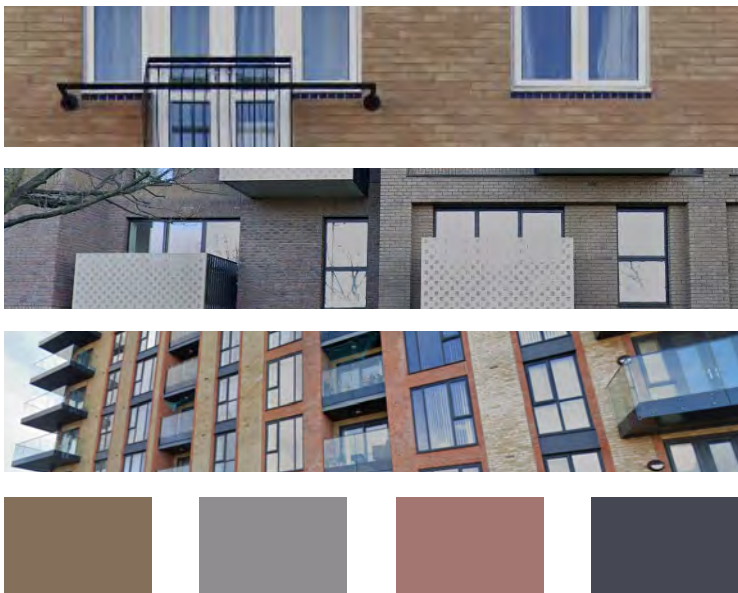
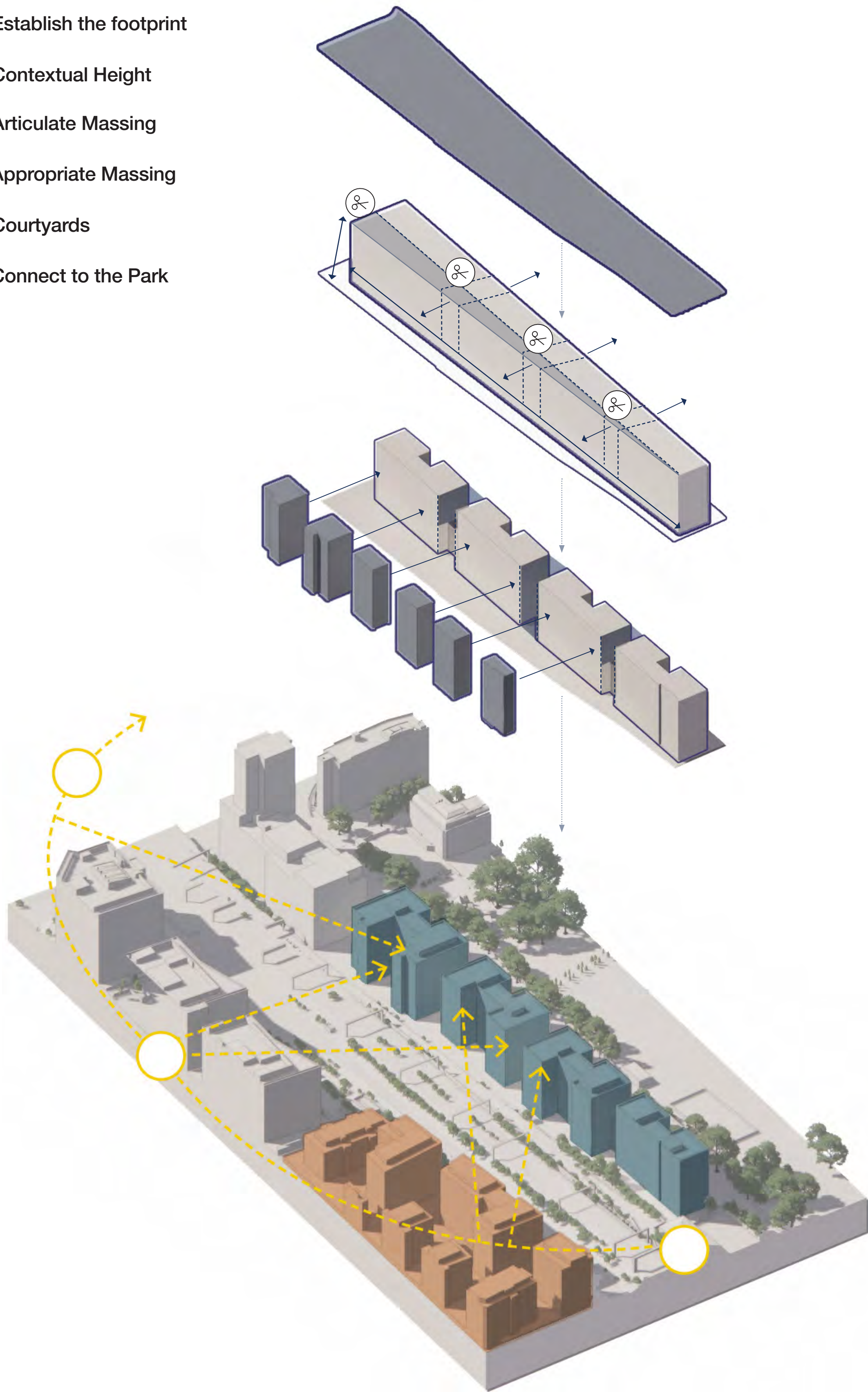


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