



Roof Plan

Accommodation

1B1P	- 20 (9%)
1B2P	- 81 (38%)
1B2P WA	- 10 (5%)
2B3P	- 10 (5%)
2B4P	- 78 (36%)
2B4P WA	- 4 (2%)
3B4P	- 6 (3%)
3B5P	- 6 (3%)
Total	- 215

Amenity

Residential Amenity	- 692 sqm (3.2 sqm / Unit)
Flexible Community /Commercial	- 74 sqm

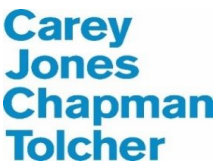
Parking

Blue Badge Car Parking Spaces	- 3 Spaces
Car Club Parking Space	- 1 Space
Affordable Housing (Essential Car Use Only) Car Parking Spaces	- 4 Spaces
Residential Cycle Parking	- 114 Spaces
Visitor/Commercial/Community Cycle Parking	- 6 Spaces

PF-AS-004

Schedule of Residential Net & Gross Floor Areas

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)



Job Number : 35054
File Ref : PF-AS-004

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Author of Original : AAM

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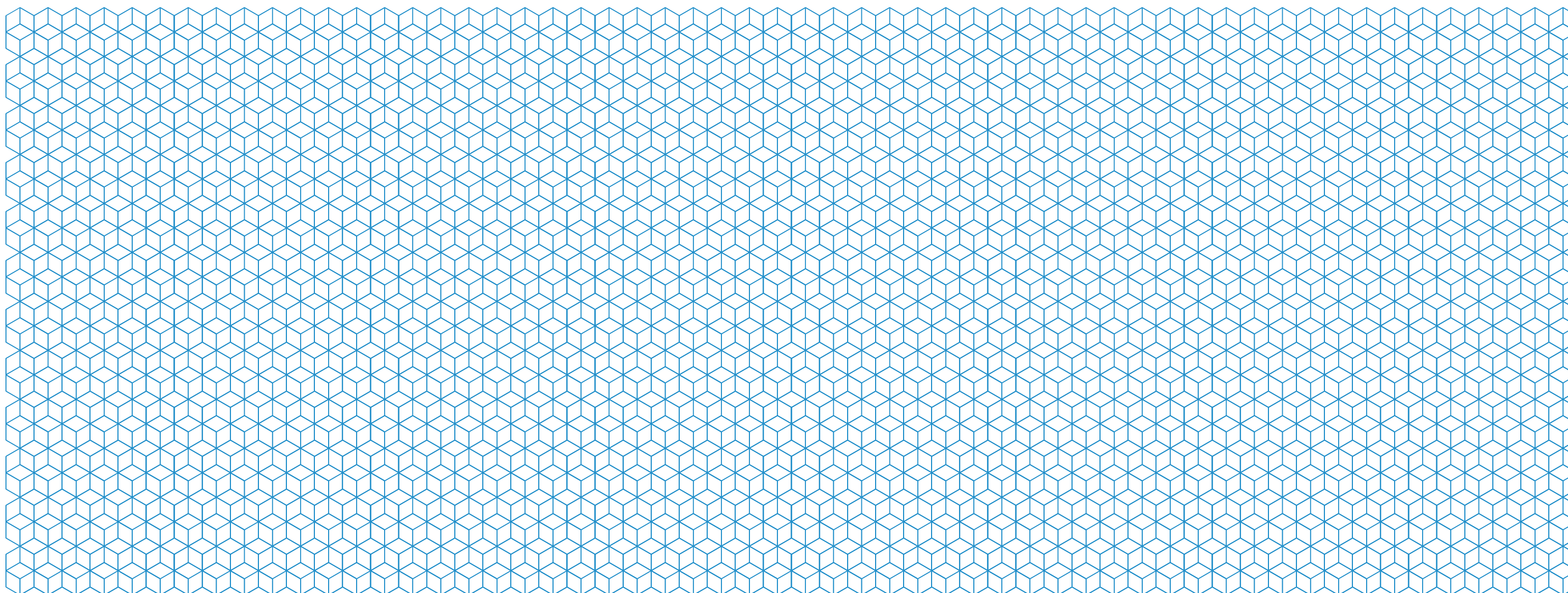
Level	Building GIA		Residential GIA		Residential NIA		Shared Amenity*		Unit Type								
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	1B1P	1B2P	1B2P WA	2B3P	2B4P WA	2B4P	3B4P	3B5P	Total
0	2,236	24,068		-	-	-	692	7,449									-
1	2,241	24,122	2,241	24,122	1,735	18,670	-	-	3	10	1	2	1	9	1	1	28
2	2,241	24,122	2,241	24,122	1,735	18,670	-	-	3	10	1	2	1	9	1	1	28
3	2,241	24,122	2,241	24,122	1,735	18,670	-	-	3	10	1	2	1	9	1	1	28
4	2,241	24,122	2,241	24,122	1,735	18,670	-	-	3	10	1	2	1	9	1	1	28
5	2,085	22,443	2,085	22,443	1,595	17,163	-	-	2	10	1	2		10	1		26
6	1,965	21,151	1,965	21,151	1,492	16,060	-	-	2	9	1			11	1		24
7	1,302	14,015	1,302	14,015	966	10,398	-	-	1	7	1			7			16
8	1,302	14,015	1,302	14,015	966	10,398	-	-	1	7	1			7			16
9	1,265	13,616	1,265	13,616	932	10,032	-	-	1	6	1			6		1	15
10	540	5,813	540	5,813	369	3,967	-	-	1	2	1			1		1	6
Total	19,659	211,609	17,423	187,541	13,257	142,698	692	7,449	20	81	10	10	4	78	6	6	215
								%	9%	38%	5%	5%	2%	36%	3%	3%	
								Total % (Rounded)	9%	42%		43%			3%	3%	
								Habitable Rooms	20	162	20	30	12	234	24	24	526

*Shared amenity includes; Lobby, Gym, Lounge, Dining & Home-work

Shared Amenity per Unit	3.2 sqm / unit	Car Parking		Bin Store	296 sqm
Accessible Units M4(3)	14	Disabled Car Parking Spaces	3	1110L bin	71
Site Area	0.44 Ha	Car Club	1	240L bin	15
Density	1,195 HR / Ha	Affordable Housing (Essential Car Use Only)	4	1110L bin (Under Refuse Chute)	12
	489 Units / Ha	Total Provided	8	Total Provided	98
		Cycle Storage	86 sqm	External Amenity	718 sqm
		1-2 Bed	102	Wellness Garden	359 sqm
		3+ Bed	12	Neighbourhood Garden	359 sqm
		Visitor/Commercial/Community	6	Plant Rooms	403 sqm
		Total Provided	120	Flexible Community / Commercial	74 sqm

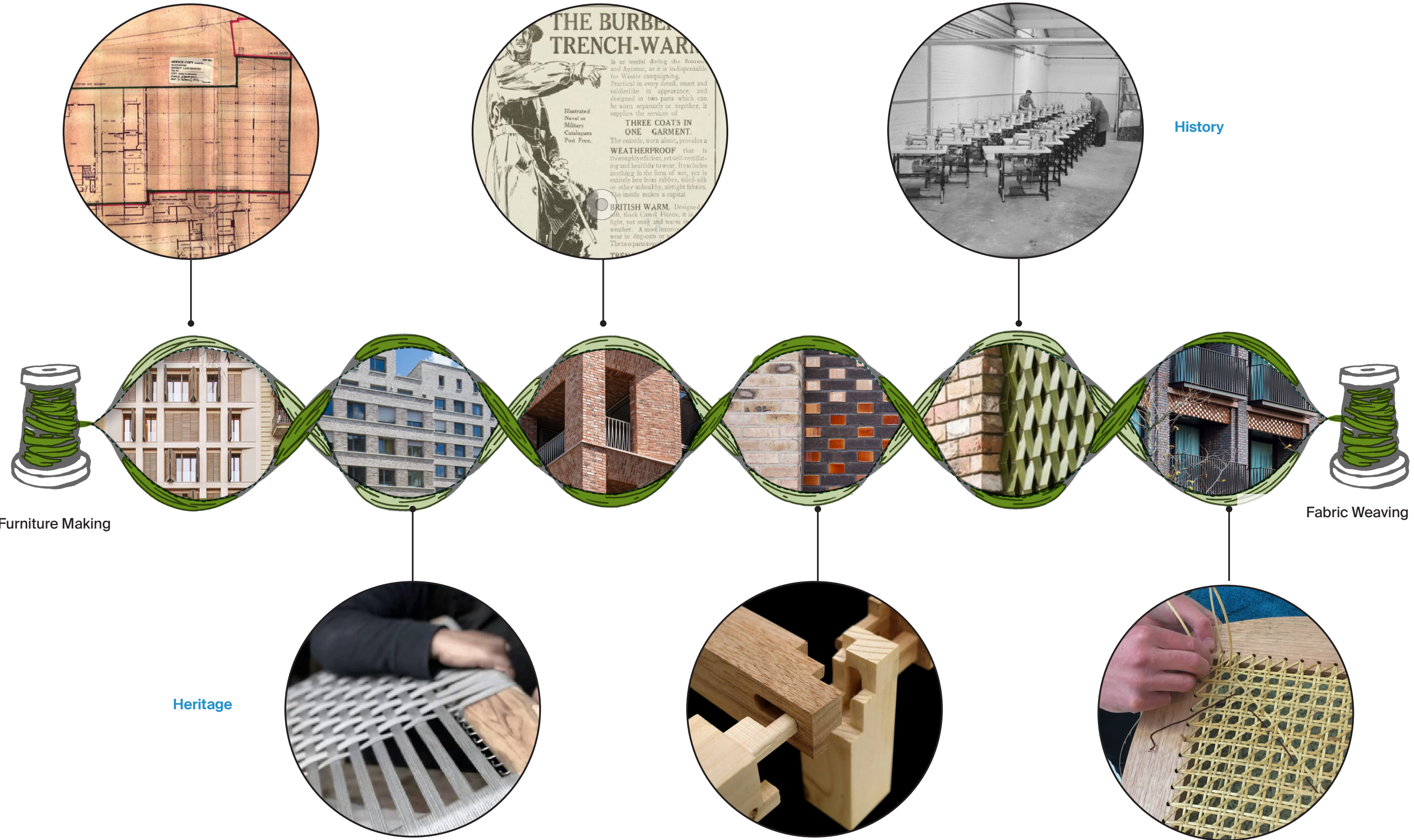
9.0

Proposed Appearance



9.1 Elevation Concept

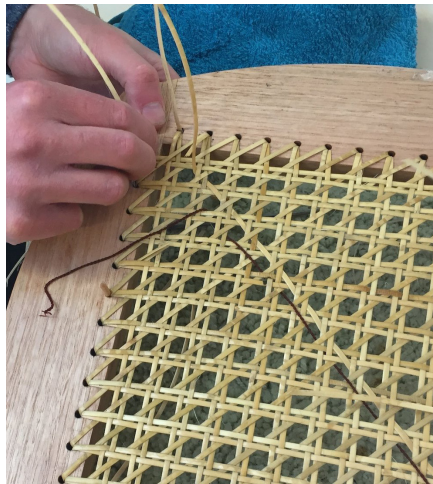
The building's design has taken influence from the history and heritage of the site, Reading and JLP's long-standing presence in the town.



9.2 Elevation Narrative

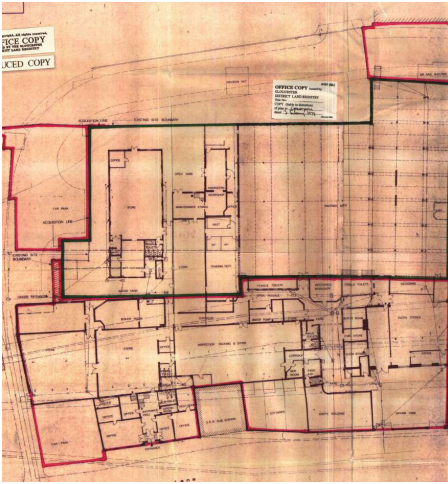
Manufacturing Furniture

- Furniture and drapery have been a strong link between the John Lewis Partnership and Reading. Heelas, the origins of John Lewis in Reading were renowned for their home furniture and lined drapers. In 1890 the 'House of Heelas' was appointed Linen Drapers and House Furnishers to the then Prince of Wales. This warrant was continued on his accession to the throne as King Edward VII. By 1953, Heelas was the biggest shop in Berkshire, and sold far more than furniture and fashion.
- The process of manufacturing furniture requires a number of different processes. The processes include pattern making, weaving, connections and assembly to name a few.



Manufacturing Fabric

- The site at Mill Lane was once home to a clothing manufacturing factory. In 1916, the Reading factory for Burberry was built to aid production of suitable clothing (the trench-coat) for servicemen of WW1.
- The process of manufacturing clothing includes a number of processes; pattern making, weaving, cutting, stitching and assembly.



Weaving Craft and Heritage into the design

- Ordered façades that weave rich colours and textures through the elevation
- Varying grid sizes to respond to change in context between the north and south side of the plot



9.3 Elevation Approach

Local precedent are prioritised to influence the appearance of the proposals and embed the in Reading's rich local context.

The local character around the site is rich and varied as highlighted in Section 2. Large grain, commercial buildings are present to the north, whilst finer grain mix used buildings are present in the London Street conservation area to the south.

The analysis in Section 2 has informed how the building should respond and enhance the existing local character. Three key characteristics have been identified which the building will seek to reference.

Building Breakdown and Expression of Typologies

- The building is broken down into different elements, reducing scale and transitioning from the large urban grain to the north and fine urban grain to the south.
- Details and materials are used to express a base, middle and top for the building referencing the near by conservation area.



Craftsmanship and Decoration

- Details seen in the London Street conservation area are referenced in the design creating character and distinction.
- These references ground the building in its context and make it relevant to Reading and the local context.



Materiality

- Brick is used as the primary facade material.
- Stone, and ceramic effect details are used to layer the facade and create depth and interest.
- High quality materials and rich detailing provide human and haptic qualities to the scheme

