

CJCT

Carey Jones Chapman Tolcher (CJCT) is a RIBA award winning Master planning, Architecture and Interior Design practice based in London and Leeds.

Delivering creative solutions to challenging briefs, the firm has developed long term partnerships with public and private sector clients alike. CJCT is a vibrant practice with 30 years experience delivering across a wide range of building sectors.

The practice seeks to understand the design aspirations of every client and produce site specific solutions which respond to the needs, aspirations and concerns of both clients and users. CJCT is renowned for delivering schemes which are sensitive to the needs of its inhabitants, surrounding environment and local contexts.

From studios in London and Leeds, our experienced teams have developed long term successful partnerships with public and private sectors clients, delivering creative solutions to challenging briefs.



Hove Gardens, Brighton and Hove



Queenshurst, Kingston, London



Latitude Blue, Leeds



The Lighterman, Greenwich Peninsula, London



1.3 Project Aims

John Lewis Partnership BTR Ltd wants to bring the unique strengths of their brand - trust, quality and service - to the experience of renting a home.

Their expertise in products and services like John Lewis furnishings and fitting services, insurance, savings, broadband and home styling also lend themselves to owning and managing homes.

As developer, owner and manager of these new homes, JLP is committed to delivering an attractive new housing offer, which see the creation of a new outward facing community in the heart of Reading.

The homes would be supported by a range of shared facilities and spaces designed to bring residents together and create a sense of community.



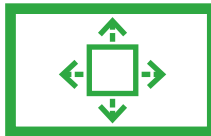
Provide much needed new homes for Reading



Deliver a development which promotes the principles of wellbeing



Create an inclusive scheme focused around community



Respond to the site's varied historic and emerging context



Provide high quality landscape proposals for the residents and the wider community



A low carbon development and on site energy generation through renewable resources



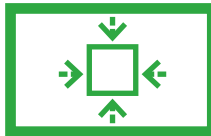
Generous internal and external amenity provision for residents



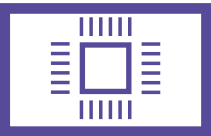
Improve local biodiversity through new biodiversity ecology features and habitats.



Prioritise green transport strategies and strengthen links to the station



Strengthen links to the site and provide public realm improvements



Maximise active frontage to all sides of the site



Engaging proposals with a human scale

Establishing a healthy community for people and planet

- The proposals should be future proofed to enable contemporary urban living for people and the planet. This includes mitigating pollution, addressing air quality, providing high quality, green open space which includes for outdoor fitness and play, pollution buffers, sustainable drainage systems and creating micro habitats
- The outdoor spaces should create environments which can have a variety of uses, for example community events or allotments with space for refection and mindfulness
- Explore incorporating flexible indoor/outdoor space with good access to natural light and ventilation

Creation of an outward facing development for residents and the community

- Rethink the brief for indoor amenity spaces that offers more flexibility for socialising, working, relaxing and learning
- A development that reaches out to the surrounding community and looks for opportunities to invite them into the development
- Turn back-of-house areas into exciting spaces and edges adding to the community's visual identity
- Designing for social well-being and mitigate loneliness

Homes for way people live

- Design homes for all ages and abilities
- Maximise utility, personal independence and peace of mind
- Take a fresh approach to the internal arrangement of the homes using multi-use furniture and clever storage design to create a perceived more generous space



Strategic Approach to Sustainability and Social Value

The Sustainability and Social Value Strategy for the Letcombe Street scheme reflects the applicant’s mission to deliver world-class mixed-use developments which are underpinned by three key pillars. The partnership is committed to understanding and investing in the communities in which they develop. Designing and delivering projects with social and environmental consideration fully integrated into the companies working practise.

The overarching Partnership Sustainability Framework focuses on the following five imperatives:

- Climate Change
- Health and Wellbeing
- Socio-Economic
- Resource Use
- Nature and Biodiversity

Empowering Communities	Protecting the Planet	Stimulating Economies
Aim to empower the community by creating a place that supports individuals, families, groups and businesses to come together and support each other to lead happy, healthy and prosperous lives. The Applicant’s focus areas are: • Connectedness • Health and Wellbeing • Community Engagement • Diversity and Inclusion	Aim to identify leading approaches to enhance environmental performance, protect the planet and positively contribute to tackling future climate change. The Applicant’s focus areas are: • Climate Change and Carbon • Resource Efficiency • Air Quality • Biodiversity	Aim to stimulate economies by creating new jobs and training, whilst providing support for local businesses and SME’s. The Applicant’s focus areas are: • Education, Skills and Jobs • Supporting Businesses • Responsible Procurement • Innovation

Aligning the UN Sustainable Goals with the John Lewis Partners Sustainability Framework

Good Health and Well-being

To ensure healthy lives and promote well-being for all ages.

Affordable and Clean Energy

To ensure access to affordable, reliable, sustainable and modern energy for all.

No Poverty

To ensure healthy lives and promote well-being for all

Reduce Inequalities

To reduce inequalities based on income, sex, age, disability, sexual orientation, race, class, ethnicity and religion.

Responsible Consumption and Production

To ensure sustainable consumption and production patterns.

Decent Work and Economic Growth

To promote inclusive and sustainable economic growth, employment and decent work for all.

Climate Action

Taking urgent action to tackle climate change and its impacts.

CJCT Sustainability Tool Kit

1.1

1.2

1.3

2.1

2.2

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2.4

2.5

2.6

3.1

3.2

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Strategic Design

1.1 Mass, form and orientation
1.2 Prioritise re-use
1.3 Build less, build light... maximise

Embodied

2.1 Responsive façades
2.2 Passive systems
2.3 Fabric first approach
2.4 Specify for permanence
2.5 Specify for multiple uses
2.6 Specify low carbon

Operational

3.1 Renewable energy strategy
3.2 Consider re-use
3.3 Long lifespan finishes
3.4 Consider demolition
3.5 Extend useful lifespan
3.6 Expose mass