

Balconies

Following officers comments that ‘Where provided, they should ensure that levels of air and noise pollution would be acceptable for balcony provision. In particular, balconies on the northern elevation of the site, which faces directly onto the IDR, should be avoided. Furthermore, careful positioning of balconies should be considered to ensure that units are not overshadowed by projections, for instance, they may not actually be suitable in the relatively modest courtyard areas’ the design an positioning of balconies have been reviewed with the Daylight & Sunlight and Wind & Microclimate consultants.

The Wind & Microclimate testing highlighted that the ‘Upper five balconies nearby the south-western corner, which would have strolling conditions during the summer season, and anticipated strong wind exceedances’.

To mitigate this concern 1.5m solid balustrades have been introduced to the stack of balconies. Introducing this mitigation measure has insured that the ‘balconies would have suitable wind environment for occupants’. Further detail can be found within the Wind & Microclimate Assessment which accompanies this application.

- - - - Pre App 06 Massing



South Elevation - Pre App 08

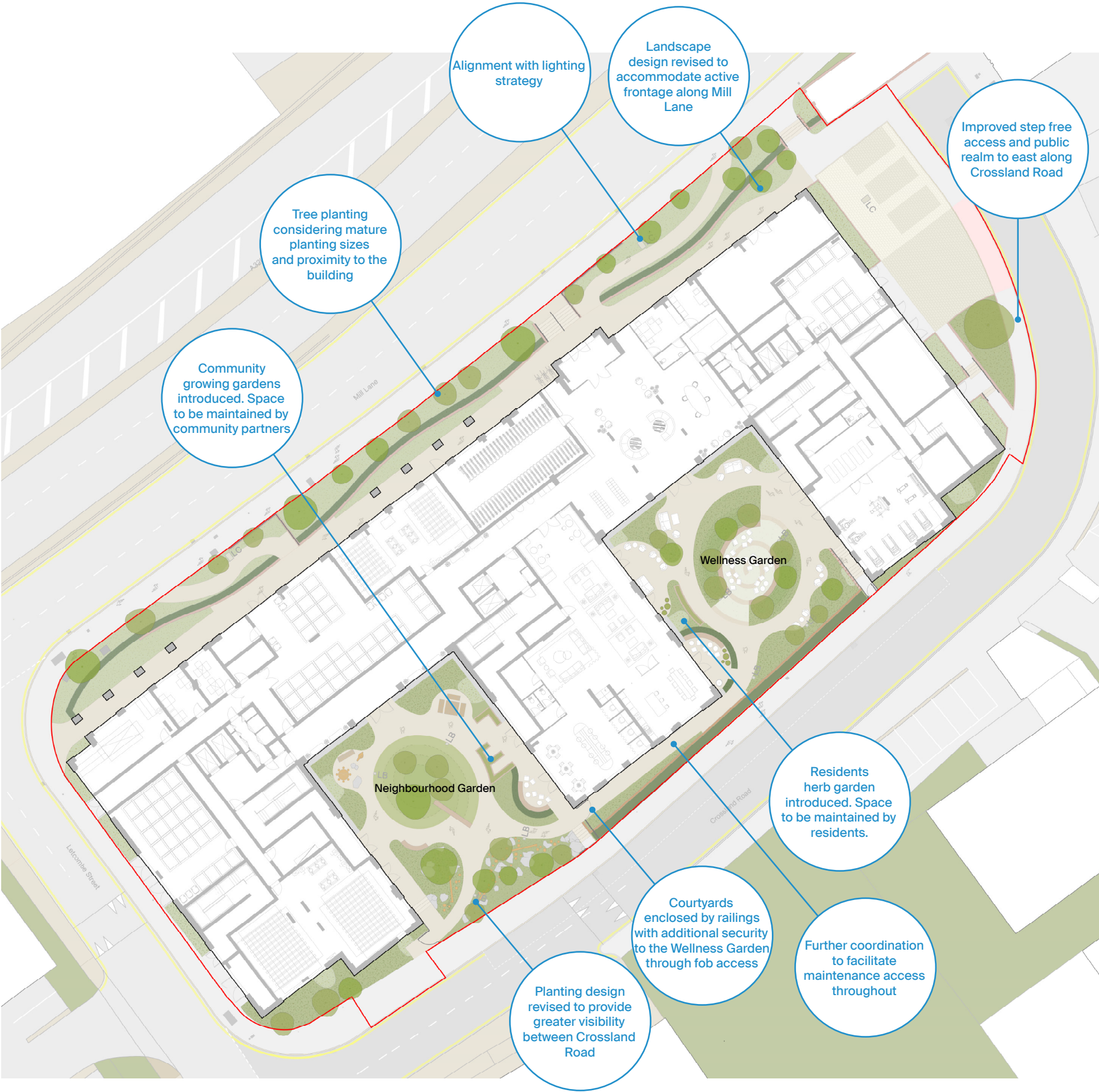


South Elevation - Post Pre App 08 Proposal

Landscape Design

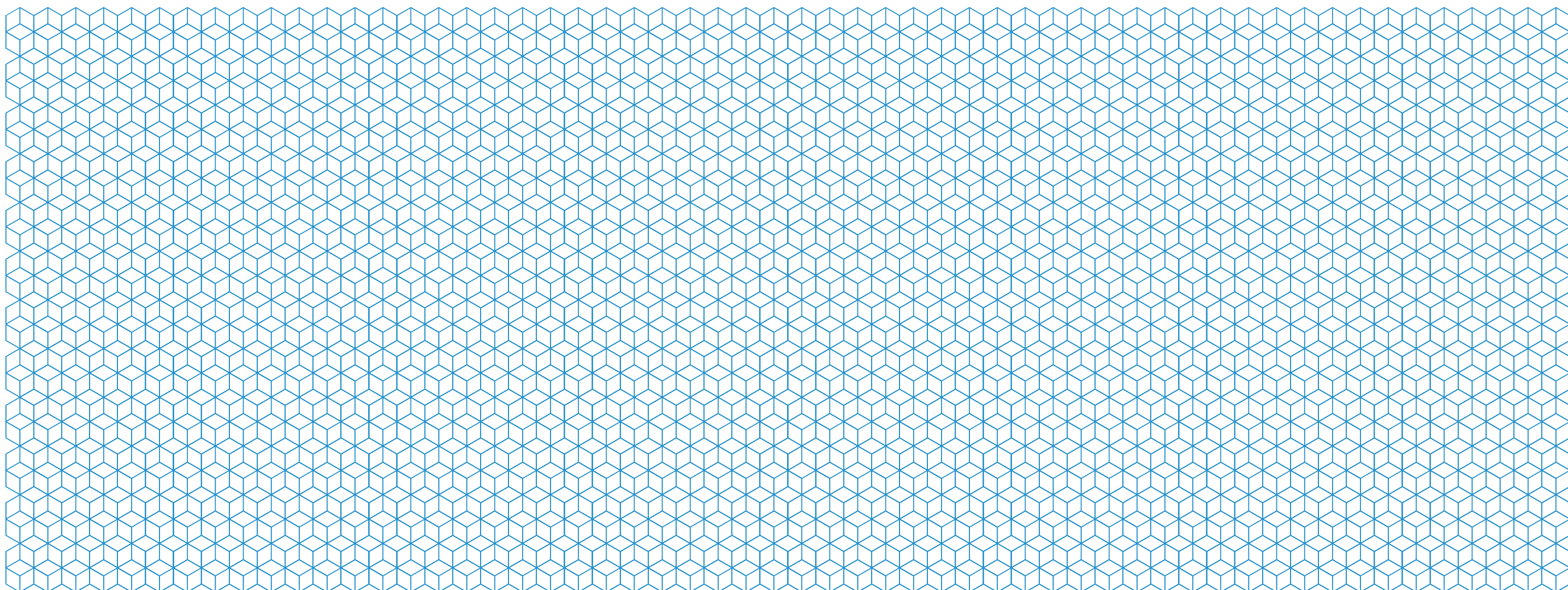
Following officers comments the landscape design presented at Pre App 08 has been further refined. These refinements to the design include:

- A revised planting design which provides greater surveillance between the Neighbourhood Garden and Crossland Road, whilst providing privacy in the Wellness Garden.
- The introduction of both community growing spaces as a result of he public consultation, alongside a residents herb garden, creating a sense of ownership within the gardens.
- Improving the step free access within the public realm to the east along Crossland Road.
- Alignment of the lighting strategy and landscape strategy ensuring appropriate lighting levels are provided throughout the site.
- Re-evaluation of the tree planting design considering mature tree sizes, proximity to the building and maintenance access across the site.
- Security of the gardens through planting, boundary treatments and access controls.
- Designing the landscape to compliment the active frontage to the north (Mill Lane) allowing for more generous movement in this area.



5.0

Proposal



5.1 Scheme Overview

The following section explains the design proposals, demonstrating the contextual and analytical approach undertaken in order to achieve a successful and cohesive scheme.

The design has evolved following a thorough process of researching and understanding the site and its emerging context. The scheme has also undergone a comprehensive process of consultation with the Reading Borough Council, Design South East, and key stakeholders, whose opinions have informed the design.

Development of the former John Lewis Depot, Letcombe Street represents a significant regeneration opportunity, to provide high quality build to rent homes on a well connected but under utilised site.

In summary, the proposed scheme will deliver the following:

- Provision of 215 high-quality build to rent homes (Use class C3) together with a flexible commercial/community space (Use Class E/F1/F2), delivered alongside a series of shared internal and external amenity spaces.
- Improved use of an under-utilised brownfield site.
- Creation of new public and private landscaped spaces benefiting from high-quality hard and soft landscaping, street furniture, lighting and accessible play.
- Improved links around the site to enhance accessibility and safety for pedestrians and cyclists
- Active frontage which will make the area more attractive and improve security and surveillance.
- Enhancement of local pedestrian and cycle routes.
- Provision of long and short stay cycle parking, in line with planning policy requirements.
- Enhancement of the existing ecology and biodiversity through the delivery of planting and sustainability measures.
- Well considered elevations which have been assessed in long, mid and short range views to enhance the street scape and local area.
- A high quality material palette which references and enhances the local area.





6.0

Proposed Ground Floor Layout

