



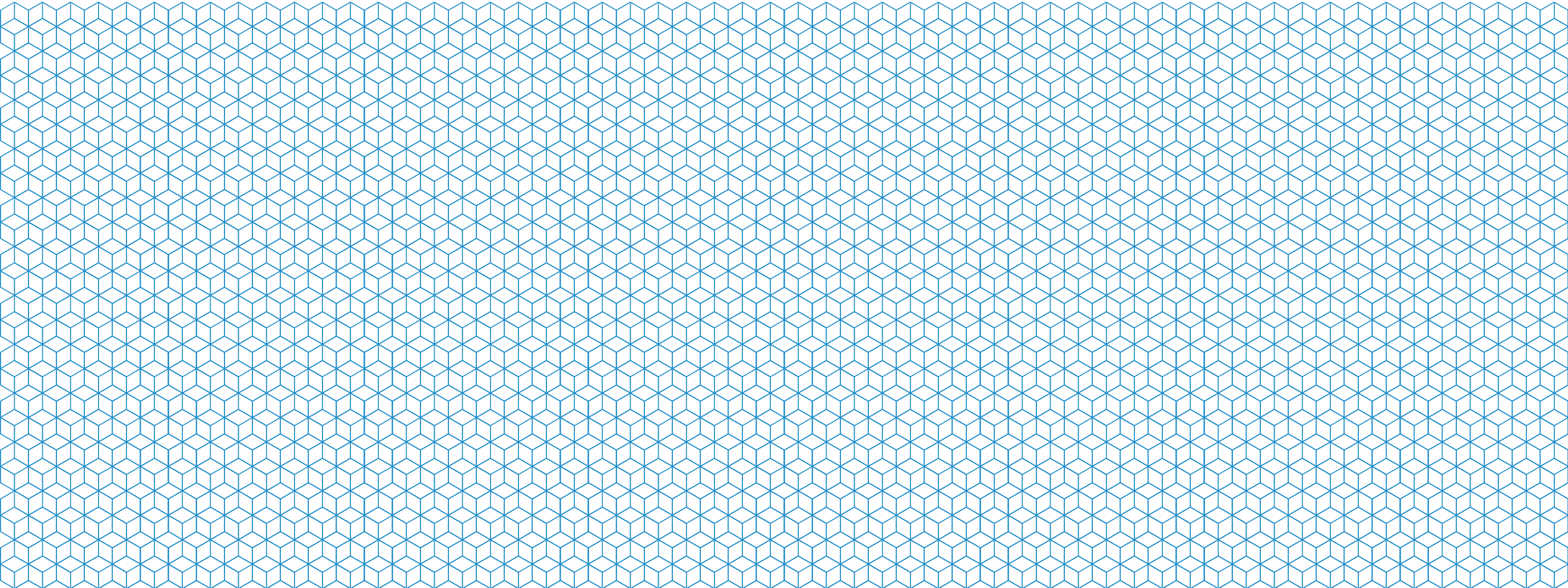
FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING  
(ALSO KNOWN AS JLP MILL LANE)

DESIGN & ACCESS STATEMENT  
AUGUST 2024



|                  |                                                                                                                                                                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Job Title        | Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)                                                                                                          |
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Former John Lewis Depot,  
Letcombe Street, Reading  
(Also known as JLP Mill Lane)



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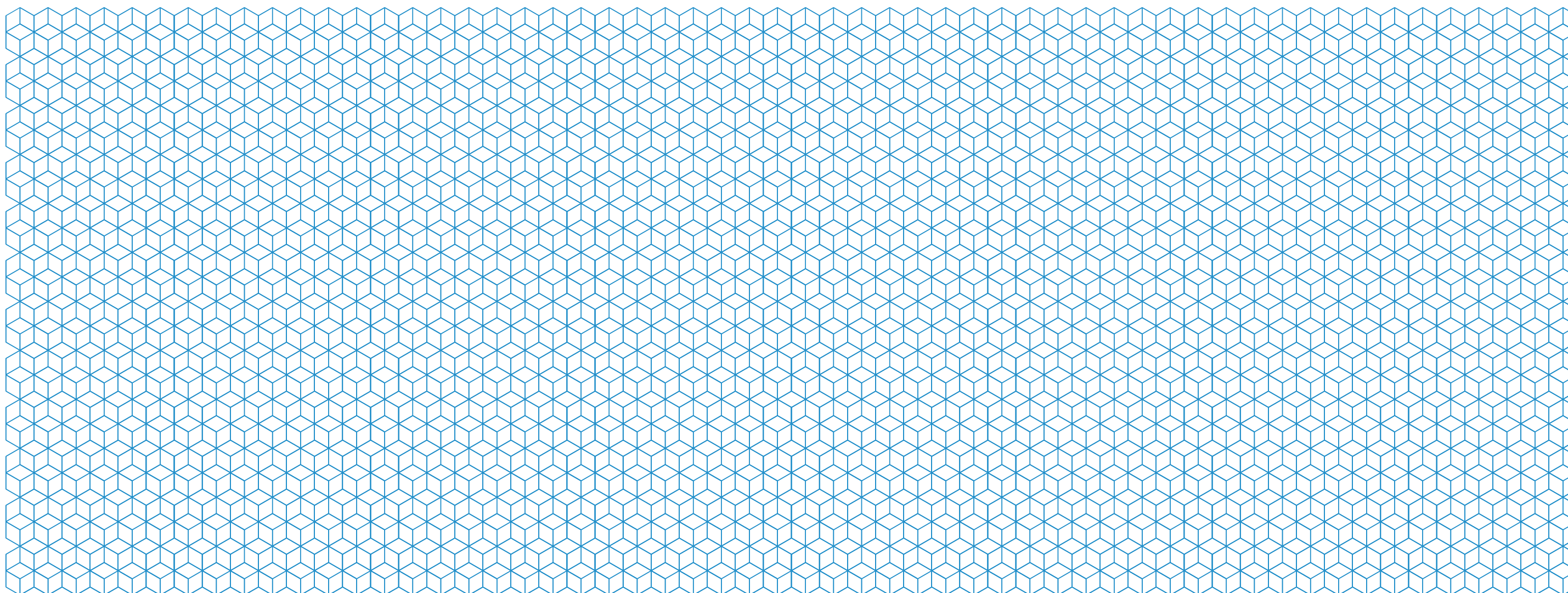
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## Introduction



Executive Summary

Full planning application for the ‘Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents’ facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking’.

This Design and Access Statement (DAS) has been prepared by Carey Jones Chapman Tolcher (CJCT) on behalf of John Lewis Partnership BTR Ltd to support the full planning application for the former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane).

The 0.44 Hectare site is located in Central Reading (as defined in the adopted Local Plan (2019)). The site is located within Flood Zone 1 and is outside, but adjacent to the edge of, the Market Place and London Street Conservation Area. It is also located within an Area of Archaeological Potential and an Air Quality Management Zone which covers the entirety of central Reading.

The application is for full planning permission, for demolition of the existing building and the erection of a new building for up to 215 build to rent residential dwellings (Use Class C3) together with flexible commercial / community space (Use Class E/F1/F2), residents’ facilities, landscaping, public realm, amenity space, cycle parking and disabled car parking.

In preparing the scheme the design team have undertaken extensive dialogue with RBC’s planning officers and the Design Review Panel (DRP) to ensure the proposals align with their vision for the site. The team have sought to address the valuable feedback gained from these meetings in order to achieve a design of the highest quality.

The design takes influence from the area’s rich historic context to help provide a transition between the Market Place & London Street conservation area and Character Area 18: The Oracle (Reading Tall Building Strategy, 2008).

Design Team

- Client : John Lewis Partnership BTR Ltd
- Development Manager: M3
- Architect : Carey Jones Chapman Tolcher (CJCT)
- Planning Consultant : Savills
- Landscape Architect : Camlins
- M&E Engineer : Hoare Lea
- Structural Engineer: Fairhurst
- Fire Engineer : Hoare Lea
- Transport Consultant : Glanville
- Daylight Sunlight Consultant : GIA
- Energy & Sustainability : Hoare Lea
- Waste Consultant: SLR
- Heritage, Townscape and Visual Impact : Montagu-Evans
- Wind / Microclimate : AECOM
- Interior Designer - TEN

Information Pack

This design and access statement should be read and considered in conjunction with the plans and drawings submitted as part of this Application, together with the following supporting documents:

| Document                                         | Consultant    |
|--------------------------------------------------|---------------|
| Application forms and notices                    | Savills       |
| Application drawings                             | CJCT          |
| Arboricultural Impact Assessment                 | AECOM         |
| Affordable Housing Statement                     | DS2           |
| Archaeological Assessment                        | RPS           |
| Air Quality Assessment                           | Hoare Lea     |
| Construction Management Plan                     | Graham        |
| Contaminated Land Assessment                     | Ramboll       |
| Daylight/Sunlight Assessment                     | GIA           |
| Design and Access Statement                      | CJCT          |
| Ecological Assessment                            | AECOM         |
| Energy Statement                                 | Hoare Lea     |
| External Lighting Assessment                     | Hoare Lea     |
| Fire Statement                                   | Hoare Lea     |
| Flood Risk Assessment                            | Fairhurst     |
| Heritage, Townscape and Visual Impact Assessment | Montagu Evans |
| Landscape Strategy                               | Camlins       |
| Noise Assessment                                 | Hoare Lea     |
| Planning Statement                               | Savills       |
| Statement of Community Involvement               | Cratus        |
| Sustainability Statement                         | Hoare Lea     |
| Transport Assessment                             | Glanville     |
| Travel Plan                                      | Glanville     |
| Viability Assessment                             | DS2           |
| Wind and Microclimate Assessment                 | AECOM         |



1.2 Design Team Experience

John Lewis Partnership BTR Ltd

JLP is the UK's largest employee-owned business, operating two of Britain's best-loved retail businesses – John Lewis and Waitrose. Founded over 100 years ago, the company has been built on a vision to ensure a better way of doing business by benefitting its Partners, customers, suppliers and the communities in which JLP operates. JLP is a principal source of employment for the local community in Reading.

As JLP's retail business has expanded over many years, it has grown a sizable property portfolio of shops, warehouses and previously developed land. By transforming some of its underutilised, brownfield sites, it has the opportunity to both upgrade some of its stores and provide much-needed homes, including as much affordable housing as is commercially viable, in the communities it serves.

These BTR homes will be purpose-built for renters, developed and managed by the JLP, which means it's in JLP's interest to deliver high-quality buildings that are thoughtfully designed with the same commitment to high standards as it applies to its John Lewis and Waitrose shops. Residents would rent directly from a trusted business, providing them with greater certainty around areas such as quality, service, community and security of tenure.

Many of JLP's stores and land holdings are close to transport links and amenities - and the Partnership believes it has a social responsibility to make as best use of these sites as possible to play a role in addressing the housing crisis facing London and the UK .



Residential Entrance - West Ealing, London (CGI of proposed development)



Piazza and Waitrose Entrance - Bromley South, London (CGI of proposed development)



External Walkway - Bromley South, London (CGI of proposed development)

