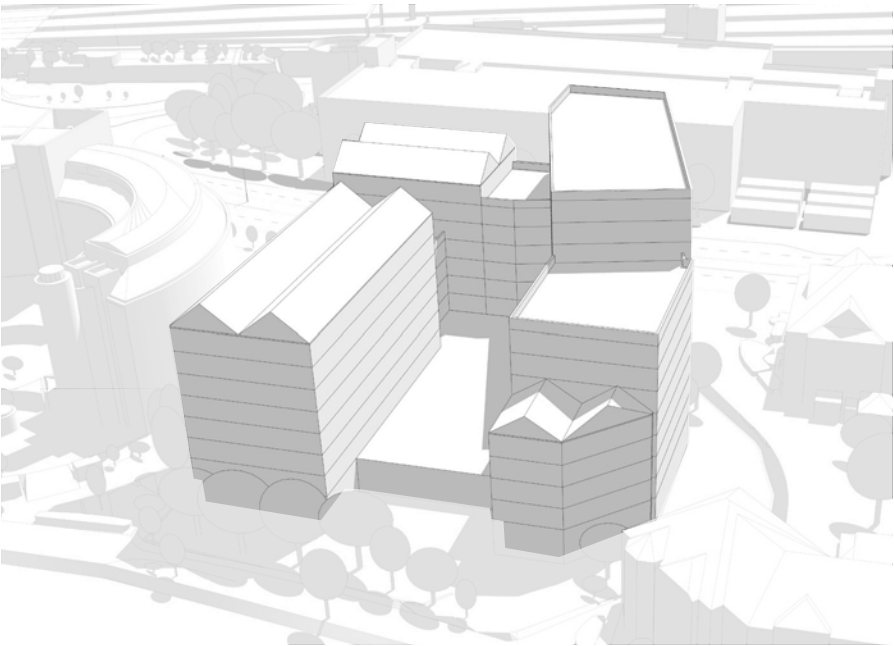


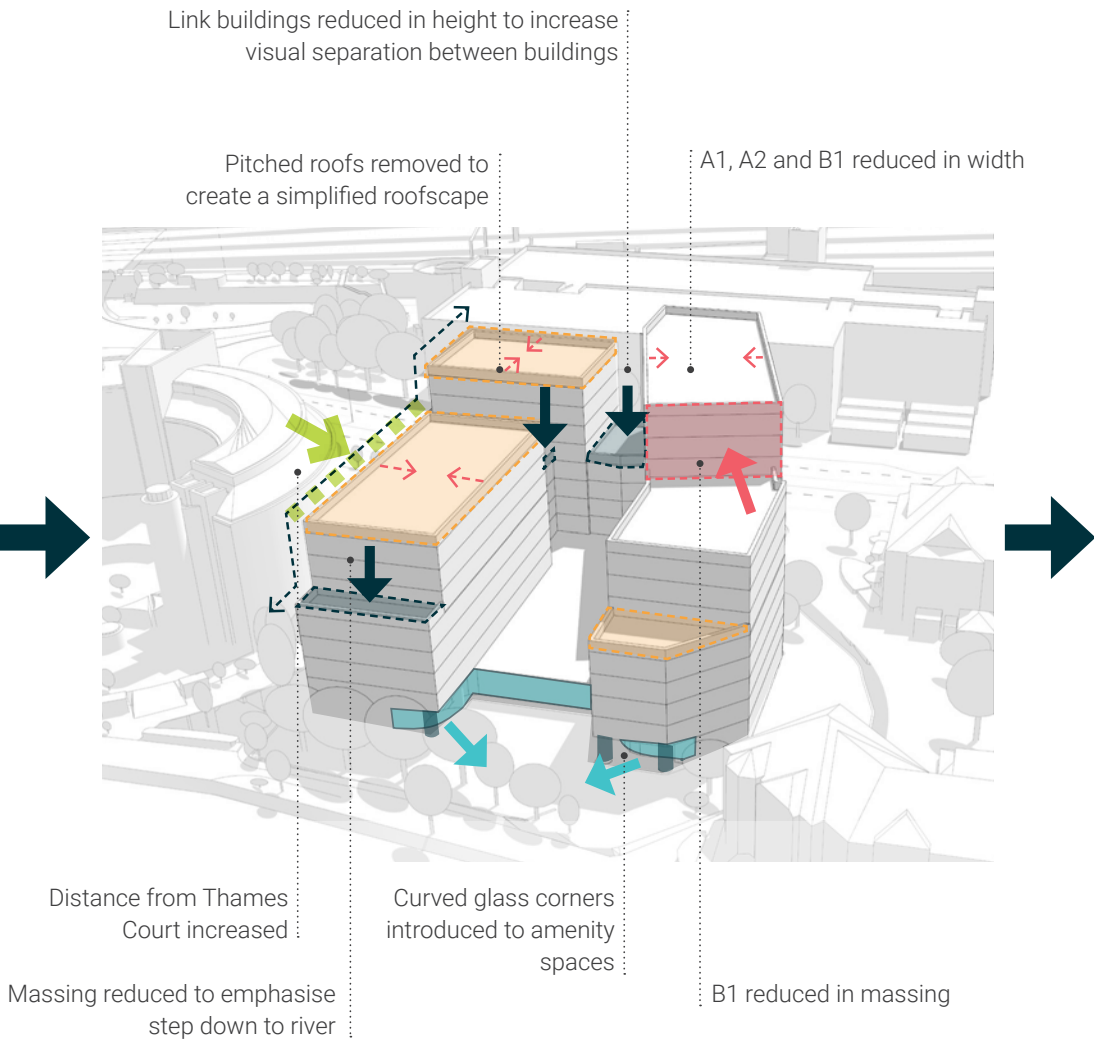
3.5.12 Summary of key changes

The diagrams below show the key changes made following feedback received at the pre-application meeting.

Pre-application 03 massing 22/02/2024



Updated massing



Updated massing in context



Introduction

Context

Design process

4.0 Design response

Landscape proposals

Access

Appendices

4.1 Introduction

The following section details the proposals, demonstrating that a contextual and analytical approach has been undertaken in order to achieve a successful and cohesive scheme.

The design has evolved through a thorough process of researching and understanding the site, its existing and emerging context and the regional and local planning policies. The design development has followed a comprehensive process of consultation with officers from the Reading Borough Council and key stakeholders, whose commentary has informed the design.

4.2 Scheme summary

The proposal is for a residentially-led, mixed-use scheme set on the River Thames. The scheme will provide 254 high-quality new homes, generous internal and external residents' shared amenity spaces, a variety of commercial spaces at ground and the delivery of a new public square fronting the river and new public realm.

The proposal takes the form of a collection of buildings of varying heights, ranging between 5 and 11 storeys, set around a residents courtyard garden and a public square fronting the River Thames. The buildings will re-establish the predominant building line along Vastern Road and Norman Place with active uses positioned at ground floor along Vastern Road and the river.

The proposal will revitalise a key site on the River Thames and provide new and existing residents with significant new amenities for recreation and relaxation, helping to foster a strong sense of community.

Summary of the proposed development

- 254 new homes
- Generous internal and external residents' shared amenity spaces
- 268 sq m flexible commercial space at ground level
- Enhanced connections to the river from Vastern Road for both pedestrians and cyclists.
- Creation of a new public square and associated landscape.



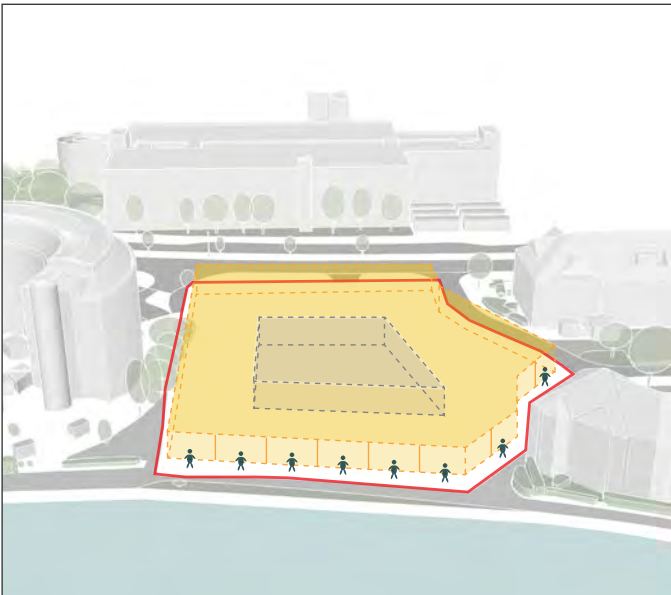
View of the public square

4.3 Key moves

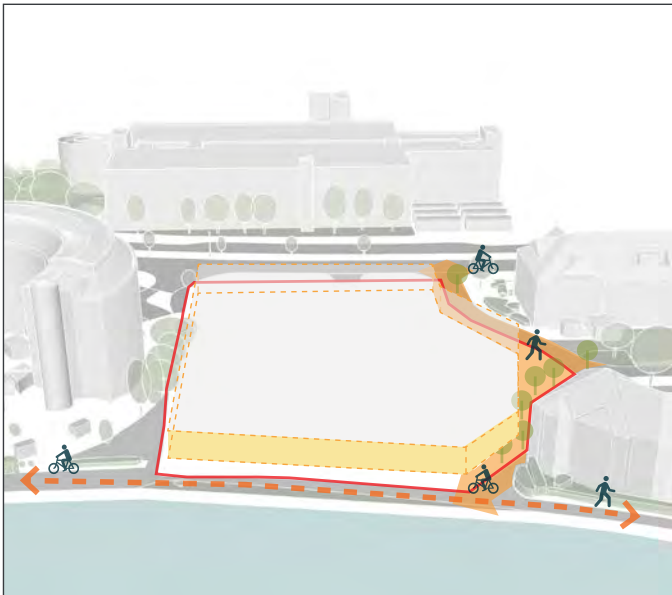
The following diagrams illustrate the key moves taken when setting out the site:



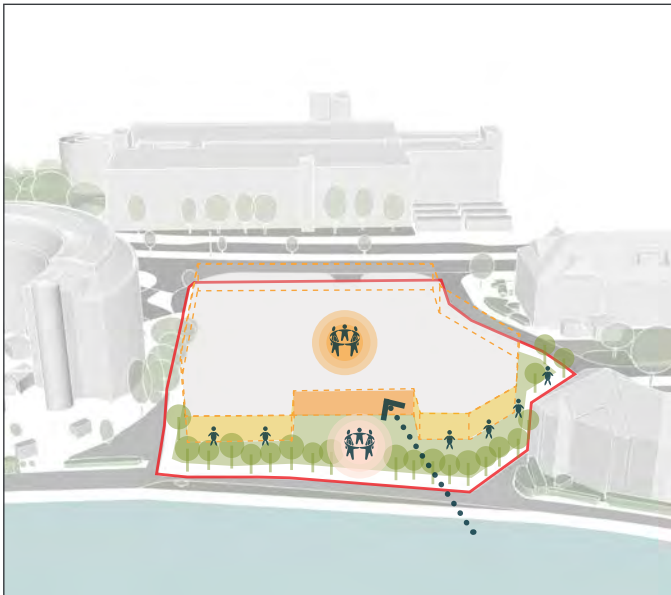
Existing site



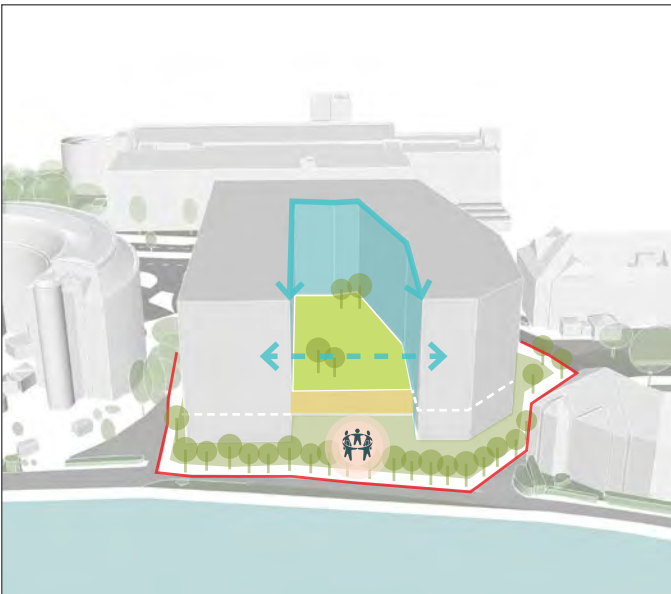
Repairing the streetscape and creating active edges. BOH positioned centrally and screened by active uses.



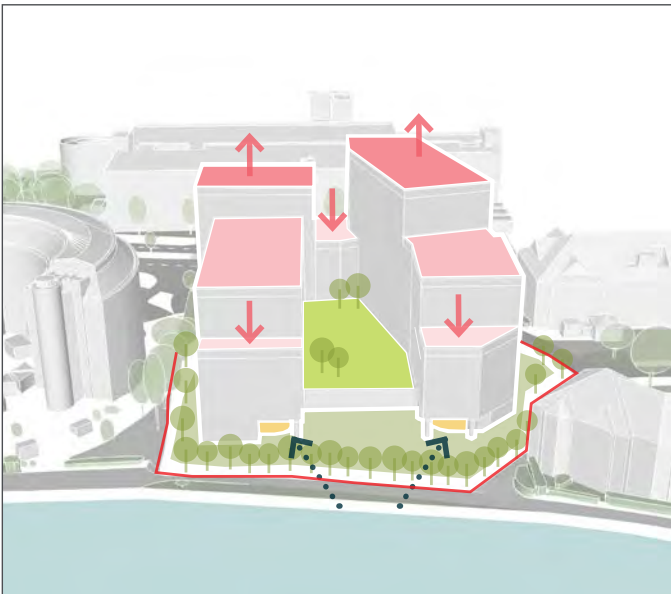
Significantly enhanced pedestrian and cycle route through to the river. New public realm and active uses lining the street and river's edge.



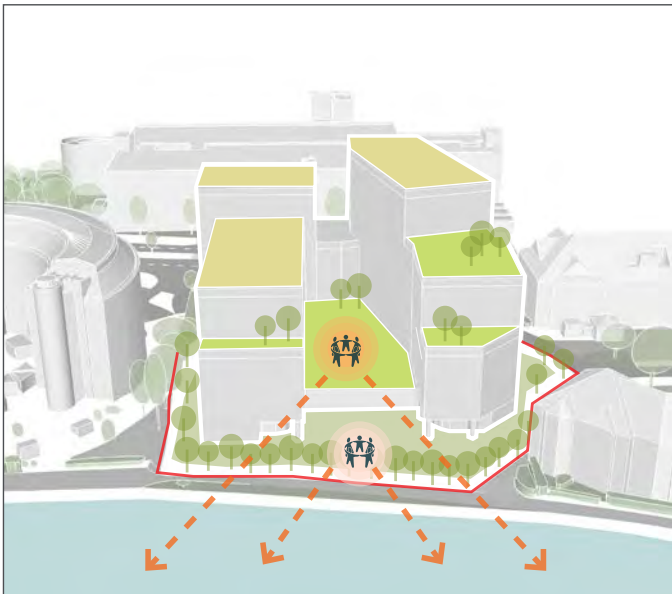
Public space at the heart of proposals framed by active uses to be enjoyed by the local community .



High quality residential homes wrapping around generous resident's courtyard gardens.



Sculpt and split the buildings to step down to the river and respond to local townscape and context.



Maximise biodiversity and tree planting, utilising residents' roof terraces, podium gardens and the public realm.



Flexible locally-led amenity and public space at ground floor, open to local groups and bringing together existing and new residents.

4.4 Layout

The proposals take the form of a courtyard style building, with a series of interlinked blocks forming 3 sides of the courtyard, opening out to the north, towards the river.

Norman Place, on the east edge of the site acts as a National Cycle Route and forms a recognised and important link between Vastern Road and the Thames. The layout of the buildings have been developed to:

- Celebrate the river setting and sites natural assets
- Significantly enhance the route through to the river
- Provide a new public square along the river to foster a true sense of community
- Make efficient use of a brownfield site currently occupied by a vacant office building

Ground floor

The ground floor comprises the main residential entrance and amenity space to the south fronting onto Vastern Road and wrapping around the corner of Norman Place. Residents homes line the Mews Street to the east and Norman Place to the west with the carpark entrance tucked in between the active uses.

To the north the buildings are pulled away from the boundary to create a new public square, which is highly planted and offers a variety of quiet seating areas as well as informal play space. The space is framed by residential entrances to the east and west with commercial and amenity space to the centre creating the opportunity for views out to the river and Christchurch Meadow.

Upper floors

Residential homes are set around courtyard gardens and designed to foster a sense of community and provide a shared outdoor space for relaxation and socialization. It serves as a safe, enclosed space for children to play and for neighbours to interact, strengthening the community bond. This arrangement combines the benefits of private residences with the communal aspects of traditional village squares, creating a harmonious living space that balances privacy with connectivity.

At the eighth floor, an internal amenity space spills out onto a shared terrace, providing a serene oasis with views of the River Thames and Christchurch Meadows beyond.



Cafe / Deli



Amenity / co-working space



Parking area / moving in and out area



Resident cycle storage

Residents amenity space

Residents 8th floor roof terrace

Highly planted residents courtyard garden

Dual aspect 2-3 bedroom homes

Main residential entrance, concierge & amenity space

Vehicular access

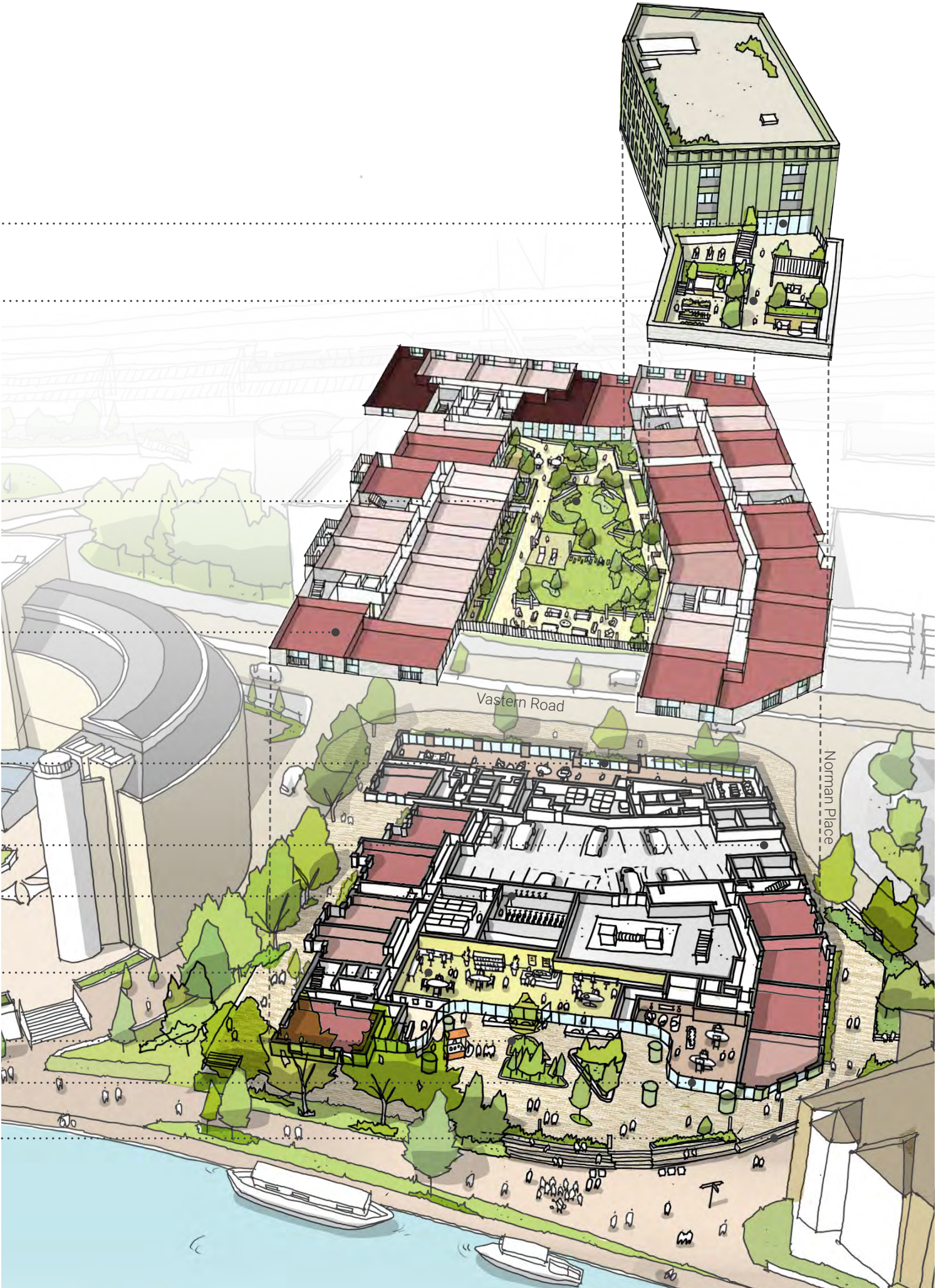
Mews Street residential entrances

Commercial cafe/deli space

New public space

Residents amenity/entrance

Enhanced public realm



Aerial sketch showing ground and first floor arrangement

4.5 Use & amount

Key figures summary:

Residential

254 homes

15	Studios	(7 %)
105	1 beds	(41 %)
116	2 beds	(46 %)
15	3 beds	(6 %)

14,539 sq m	156,502 sq ft	Net Internal Area
21,549 sq m	231,955 sq ft	Gross Internal Area
23,349 sq m	251,331 sq ft	Gross External Area
(Including 508 sqm GIA residents internal amenity space)		

Accessibility

5%	Part M4(3) homes
95%	Part M4(2) homes
5%	accessible cycle spaces

Commercial

268 sq m	2,885 sq ft	Gross Internal Area
278 sq m	2,990 sq ft	Gross External Area

Car parking provision

18	Spaces within podium (of which 8 are accessible bays)
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Cycle parking

136	Long stay residential spaces
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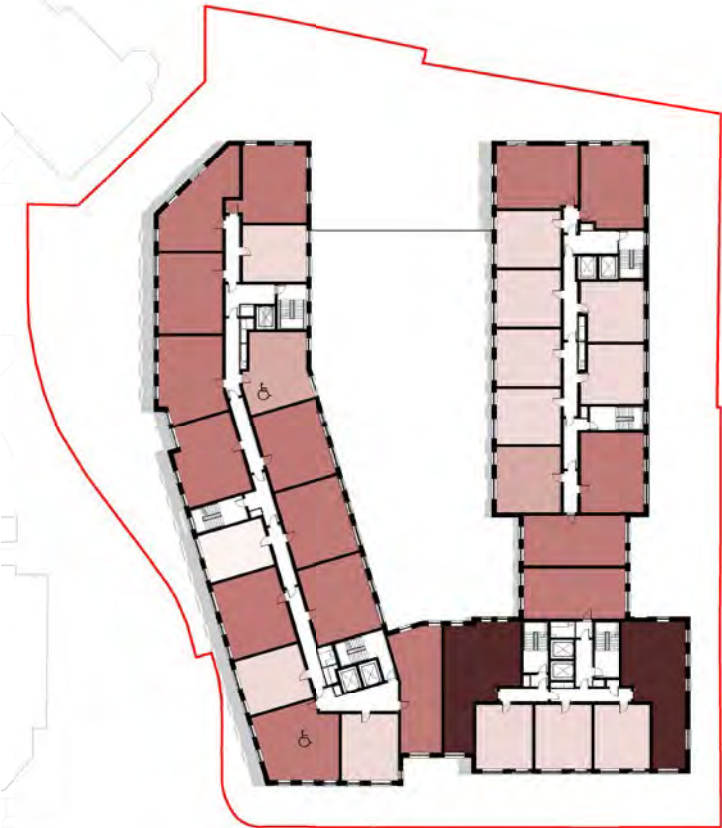
Commercial Space	Amenity Space	Entrance Lobby	Plant/ancillary
Studio apartment	1 Bed apartment	2 Bed apartment	3 Bed apartment



Ground floor



First floor



Second - Fourth floor



Fifth-Sixth floor



Eighth - Tenth floor (Amenity space occurs at eight floor only)

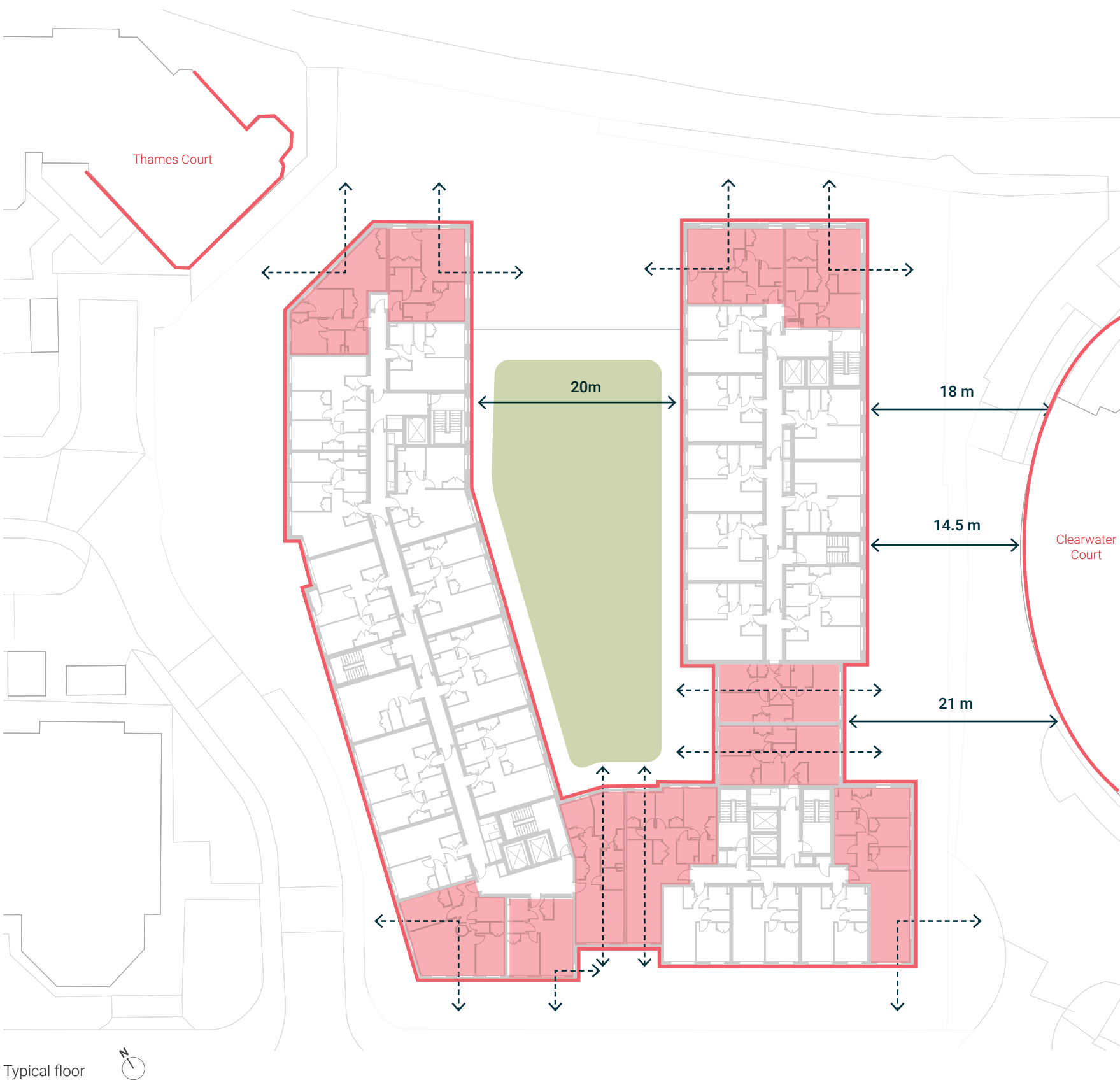
4.6 Aspect & separation distances

The proposal has been pulled in from the east and west boundaries as much as possible in order to maximise the separation distance from the neighbouring properties, and to avoid overlooking.

20m has been provided for between buildings across the podium and the angled forms further reduce the potential for overlooking.

The distance to Clearwater Court varies and the layout of the eastern building has been carefully considered so that the stair core is oppose the neighbouring building where distances are at their smallest to avoid direct overlooking.

Buildings have been orientated to allow for good levels of daylight to the apartments. Where possible, larger homes are dual aspect and all 3 bedroom homes are dual aspect. There are no single aspect north facing homes.

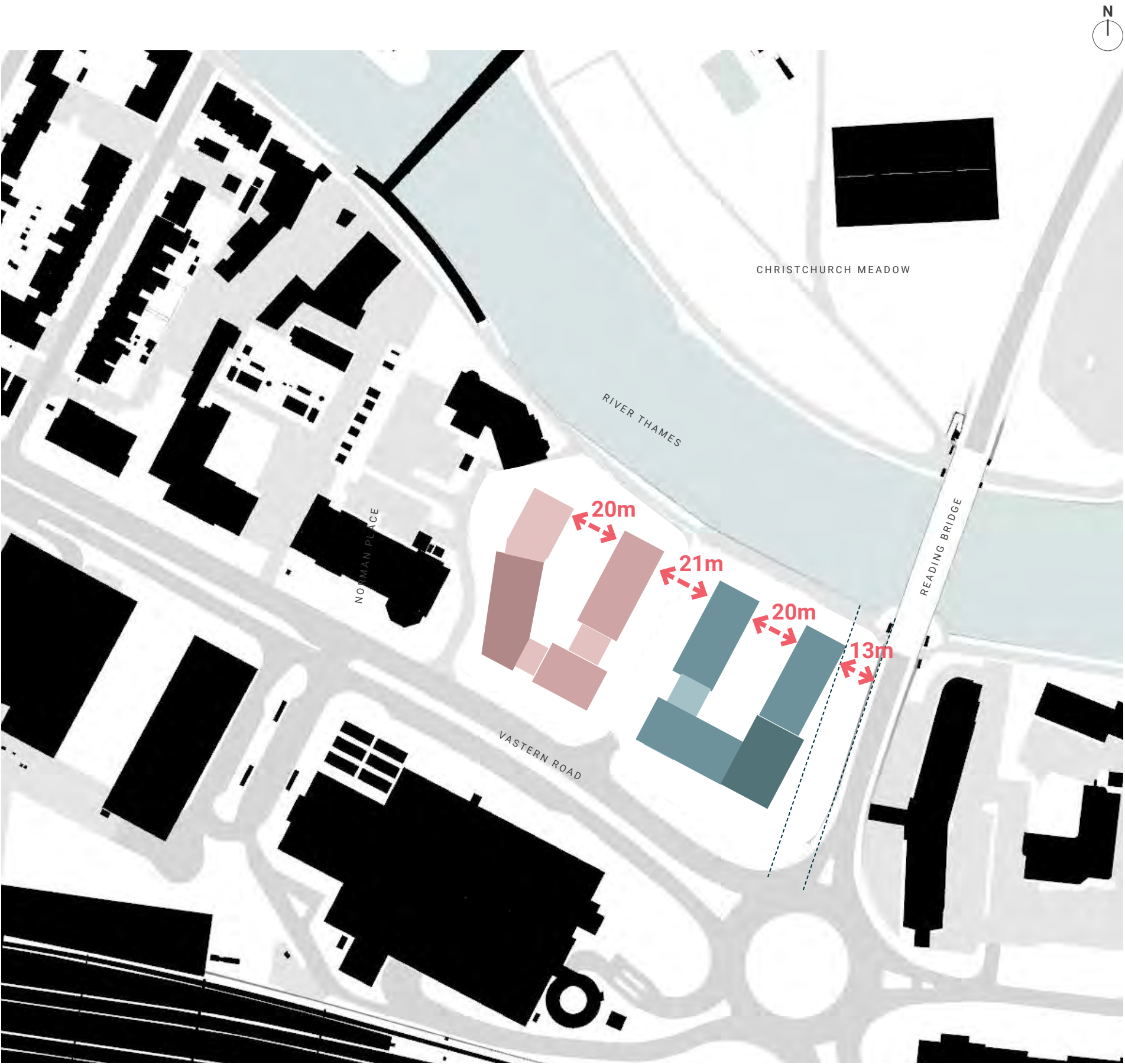


4.7 Consideration of future development

Throughout the development of the design a holistic approach whereby the context and potential future development has been taken into consideration. The adjacent diagram demonstrates a potential future development footprint for the Clearwater Court site. The diagrams allow for the following:

- A separation distance of 18-21m from Waterfront Square
- 20m across the courtyard to both sites and framed by buildings 17-18m wide
- Allowance of 13m set back from George Street

This approach allows for future flexibility and development of surrounding sites should they come forward in the future.



Potential future development footprint identified to Clearwater Court site

4.8 Residential accommodation

There are a variety of homes within the proposal, designed for a mixture of demographics. Homes are designed to provide spacious open plan living spaces, whilst carefully positioning windows to improve privacy and reduce potential overlooking from neighbouring properties. Every apartment is designed to meet Nationally Described Space Standards(NDSS), with the following key points in mind:

- All two and three-bedroom homes to include an ensuite bathroom and family-sized bathroom to cater for a range of needs
- Spacious open plan living kitchen and dining rooms

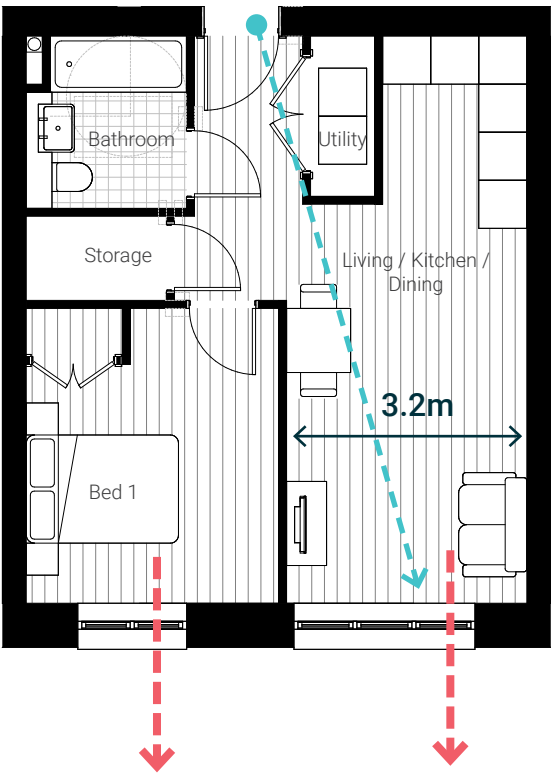
- Equal size bedrooms with generous storage
- 5% of dwellings to meet Part M4(3) and remaining dwellings to meet Part M4(2)
- Tenure-blind with equal access to all facilities
- All homes are designed to NDSS

Key

Aspect

Views out

Typical one bedroom apartment - 40-55sqm



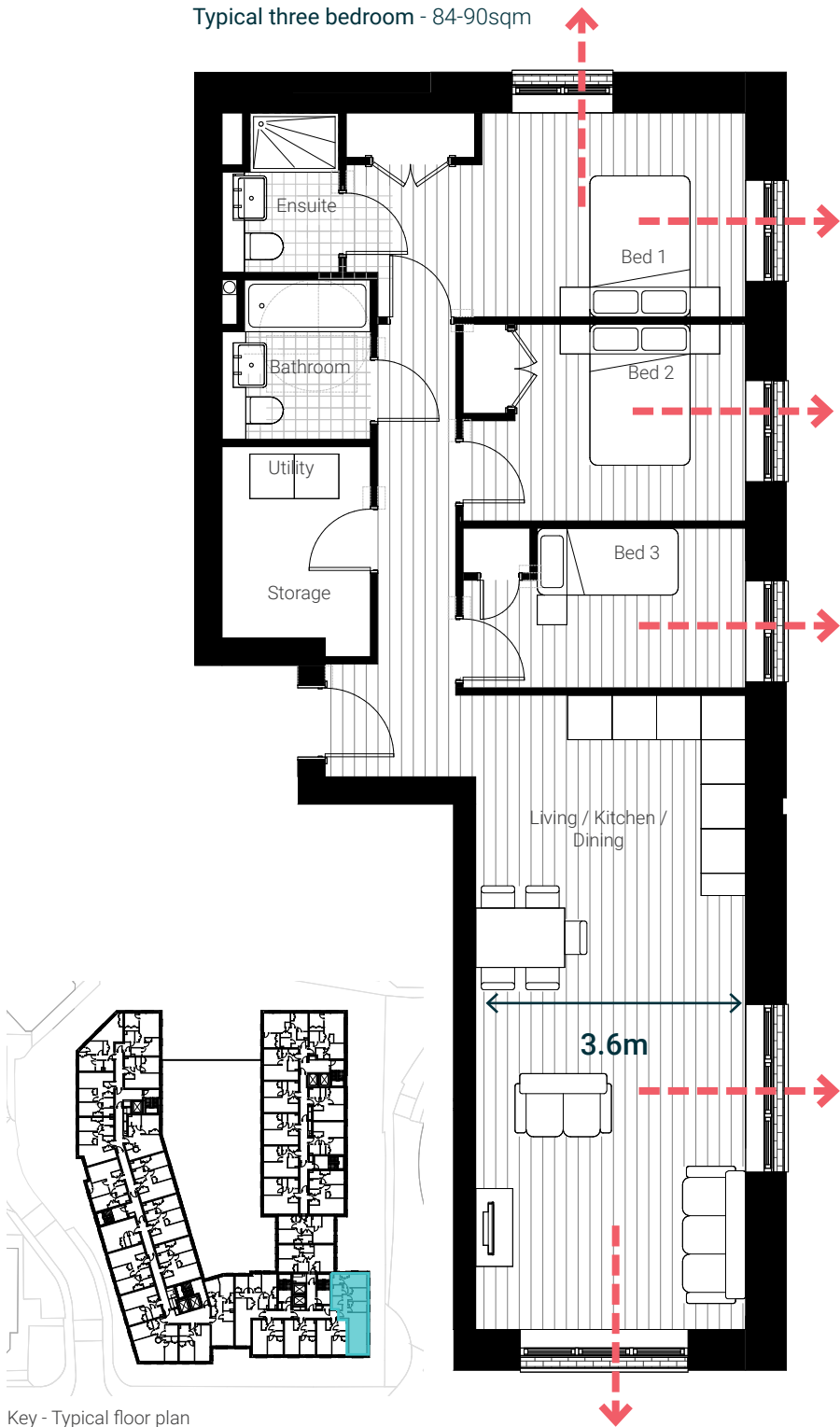
Key - Typical floor plan

Typical two bedroom apartment - 61-70sqm



Key - Typical floor plan

Typical three bedroom - 84-90sqm



Key - Typical floor plan

4.8.1 Vastern Road amenity

Shared amenity spaces are a key element to creating a community and street-level vibrancy. By thoughtfully integrating amenities such as a cafe, lounge, studio, and green spaces into the ground floor this creates an inviting environment that fosters social interaction.

These dynamic spaces not only enhance the quality of life for residents but also transform the surrounding streetscape into a lively, welcoming hub for the wider community.

The amenity space has been designed to allow for:

- Generous residents entrance and concierge positioned next to flexible lounge space
- Residents co-working space conveniently located adjacent to the concierge
- Gym / studio space
- Active uses animating ground floor frontage on Vastern Road and Norman Place



Axonometric render view of residential entrance and amenity spaces



Example: Co-working / Lounge / Studio / Fitness space

4.8.2 Vastern Road and Norman Place

The taller building on the corner of Norman Place and Vastern Road acts as a marker signposting the national cycle route and a key route through to the river. A generous residents entrance and amenity spaces provide an active and inviting frontage to Vastern Road with full height glazing wrapping around the corner to Norman Place.

Significant planting along Vastern Road softens the approach to the building with planting continuing around the corner on to Norman Place providing a green route through to the river.



4.8.3 Riverfront commercial & amenity

The waterside commercial and amenity spaces have the opportunity to create a vibrant hub of economic and social activity, offering a unique blend of natural beauty and urban convenience. The integration of commercial establishments with public amenities creates a dynamic environment that supports local businesses, attracts investment, and promotes sustainable urban development. Architecturally, the

spaces are designed to be open and inviting, with curved glazed facades softening in the edges and drawing people into the square.

The riverfront commercial and amenity space has been designed to allow for:

- Open space which accommodates flexible uses
- Uses to be defined by local demand / need
- Active uses wrapping around the public space
- Curved glazing to draw people into the public space and create a softer edge to complement the landscape proposals

Flexible commercial



Axonometric render view of commercial and amenity spaces



Example: Cafe / Deli / Cycle repair

Design response

4.8.4 Riverfront square

Positioned along a national cycle route and a key pedestrian connection, the riverfront square is designed to be welcoming and tranquil. The space is softened by stepped seating and planting.

The approach taken to the design and layout of the public realm helps to delineate usable space from adjacent cycle and pedestrian connections, whilst also enhancing these thoroughfares.



4.8.5 Mews street

The Mews Street provides a secondary pedestrian route through to the river, it is activated by residential accommodation with front doors to the street.

Homes along the mews provide variety to residents, offering the ability to be part of a wider community but also offering a more intimate space where the mews acts as a communal space where neighbours can interact and build relationships, enhancing the overall sense of community.



Key plan



4.8.6 Norman Place

The public realm along Norman Place will be enhanced as part of the proposal, with a dedicated pedestrian and cycle route and a vibrant and accessible urban space, seamlessly integrating with the surrounding residential accommodation. The route is designed for safety and convenience, and to encourage active transportation.

The adjacent residential buildings, are carefully positioned to frame the route, provide a backdrop that enhances the visual appeal and practical functionality of the area. Landscaping elements, seating areas, and rain gardens along the route further enrich the experience, creating a lively and inviting environment for all.



Key plan