

KEY PROJECT PRINCIPLES

Client: Elder

Project Name: Co-living Scheme at 20-30
Greyfriars Road

Full Site Address: 20-30 Greyfriars Road, Reading,
RG1 1NS

Site Location: The site is located within Reading
town centre and is bound to the west by
Greyfriars Road and to the north by Garrard
Street. The immediate surroundings are primarily
office and commercial developments, including
the emerging Station Hill development to the east
and north of the site.

Application Boundary Area: 0.12ha

Description of Development: Demolition of the
existing building and the erection of a part-7, part-
13 storey building comprising 266 Co-living units
(Sui Generis) and associated communal amenity
facilities, refuse storage, cycle parking and plant
equipment.

Proposed Floor Area: GIA: 9673 sqm

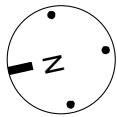
Proposed Use: Sui Generis

Room numbers: 243 standard, 23 accessible = 266
total

Car Parking: Car free development

Cycle Parking: 72 spaces





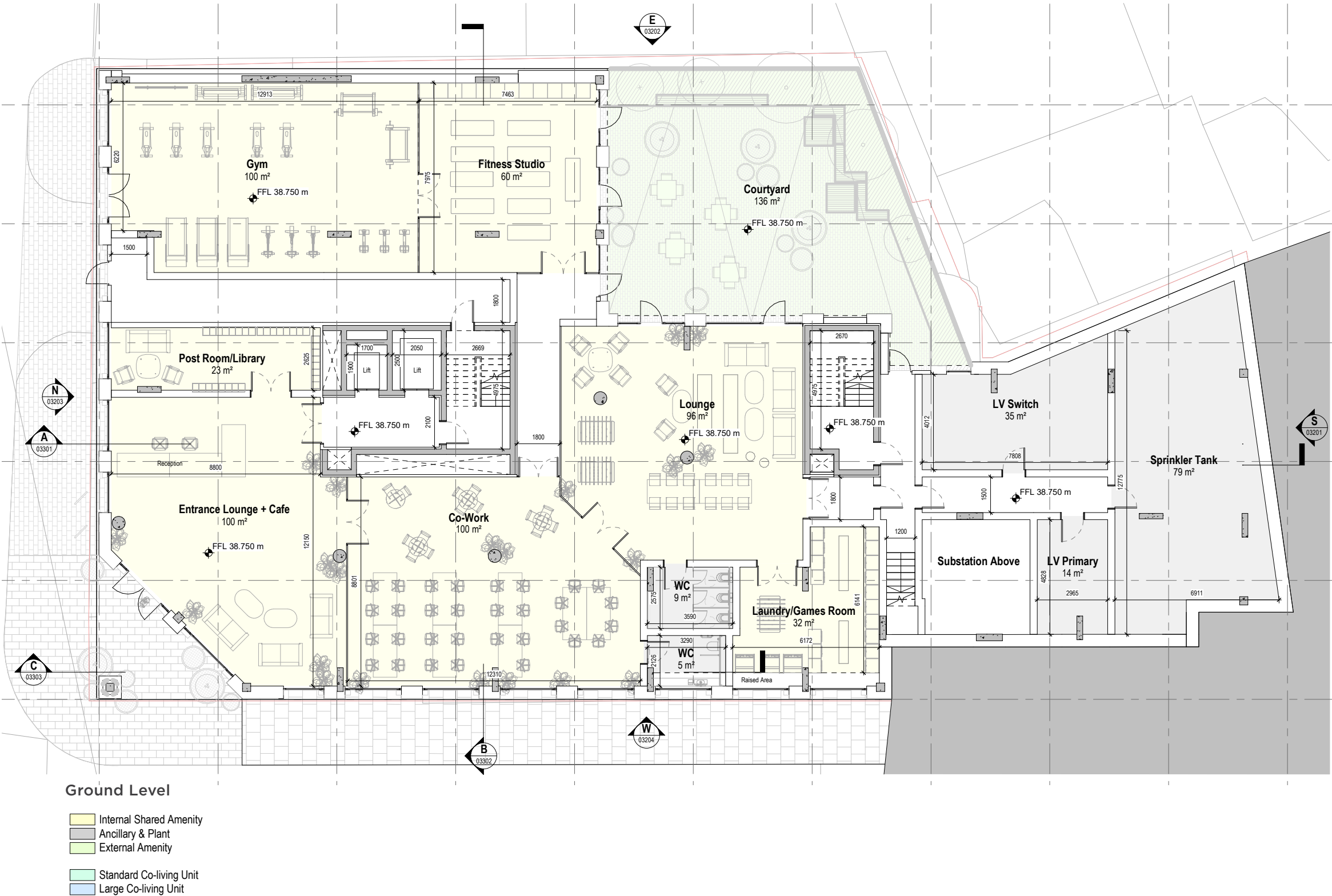
PROPOSED GROUND FLOOR

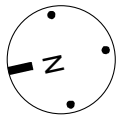
The ground floor looks to maximise the full site by incorporating the existing courtyard. This allows for a generous external amenity to be a part of the scheme alongside internal amenity including an entrance lounge & cafe, lounge, co-work space, gym & fitness studio, ancillary and plant spaces at this level.

The building entrance is along the chamfered edge of the building to the north-west of the site and leads into a generous entrance lobby and cafe area. This will include a managed reception and be the main space users and visitors will pass through to reach the rest of the spaces.

Leading on from the entrance lounge and cafe, co-working and lounge spaces will be provided to create specific areas for working and socialising at the base of the scheme for residents use. It will also help activate the buildings frontage above street level on Greyfriars Road and improve the scheme’s interaction with it’s surroundings. The lounge space will also lead out to the outdoor courtyard, offering a private retreat for all to use.

Additionally, a private residents gym, fitness studio which leads onto the courtyard and various ancillary and plant spaces will be provided for use by the future residents and management of the building.

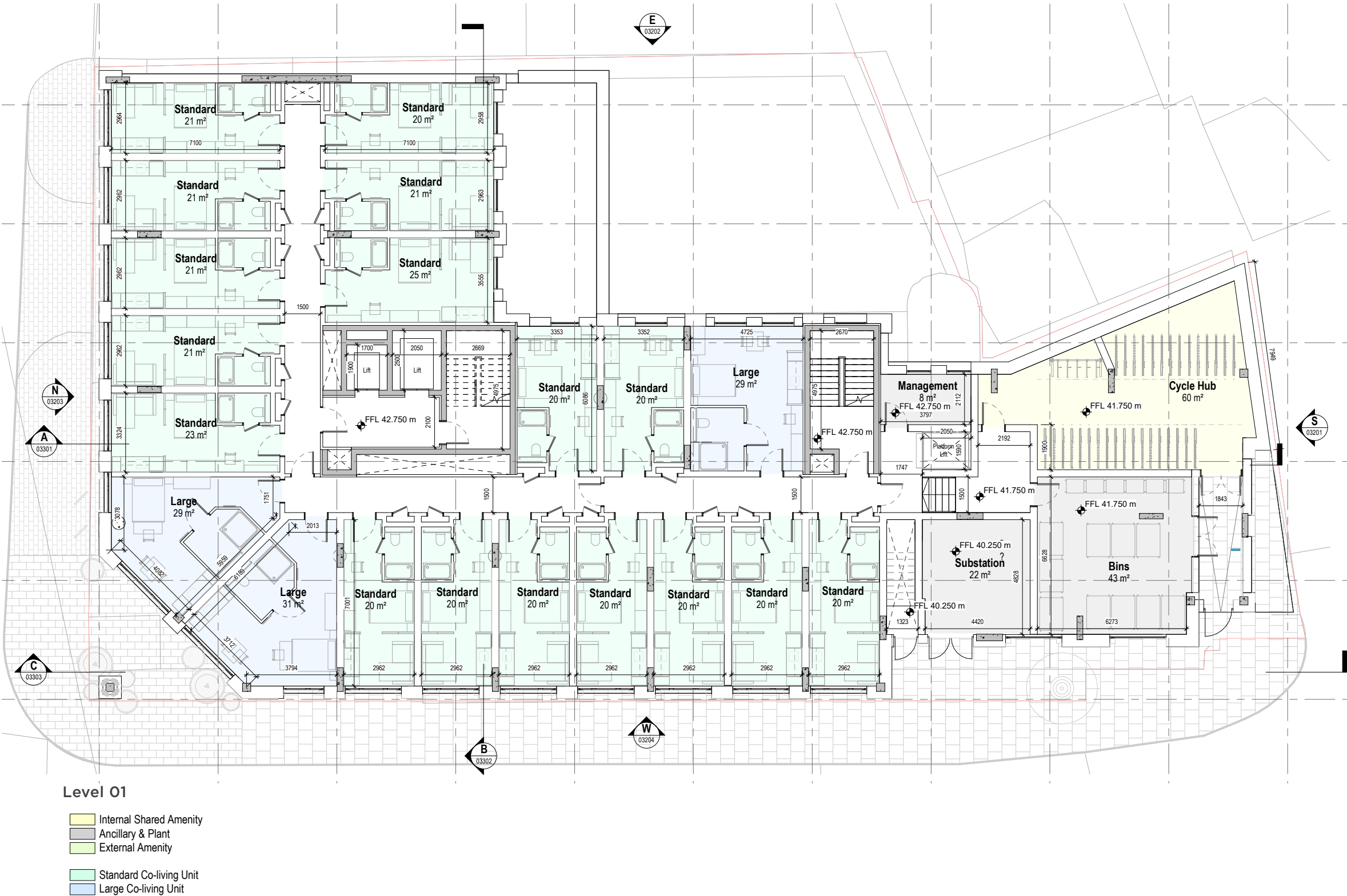




PROPOSED FIRST FLOOR

The first floor starts to introduce co-living units, arranged around two main corridors running along the L-shape of the building. This will include a mix of standard and large units, with two larger units being located along the chamfered edge.

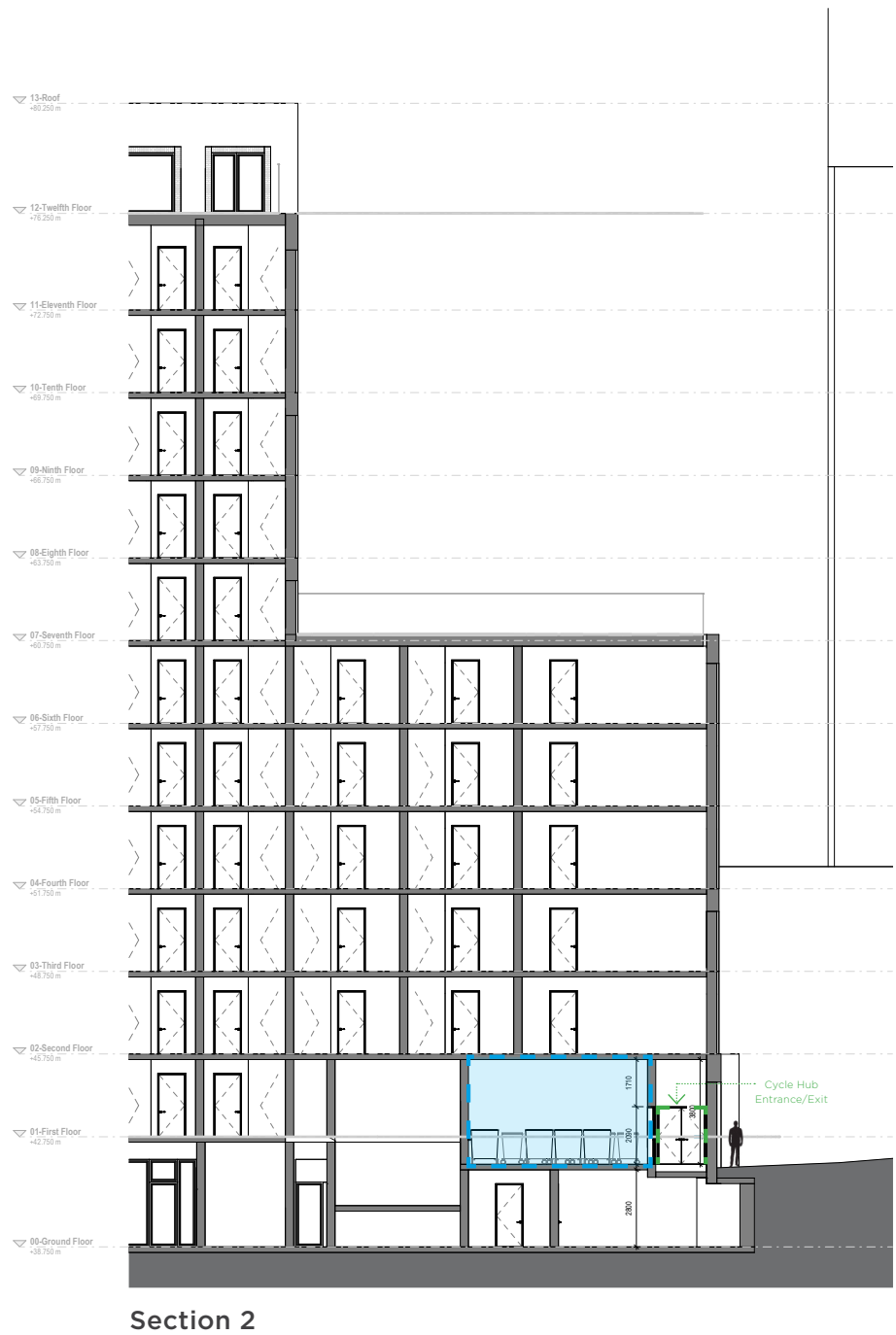
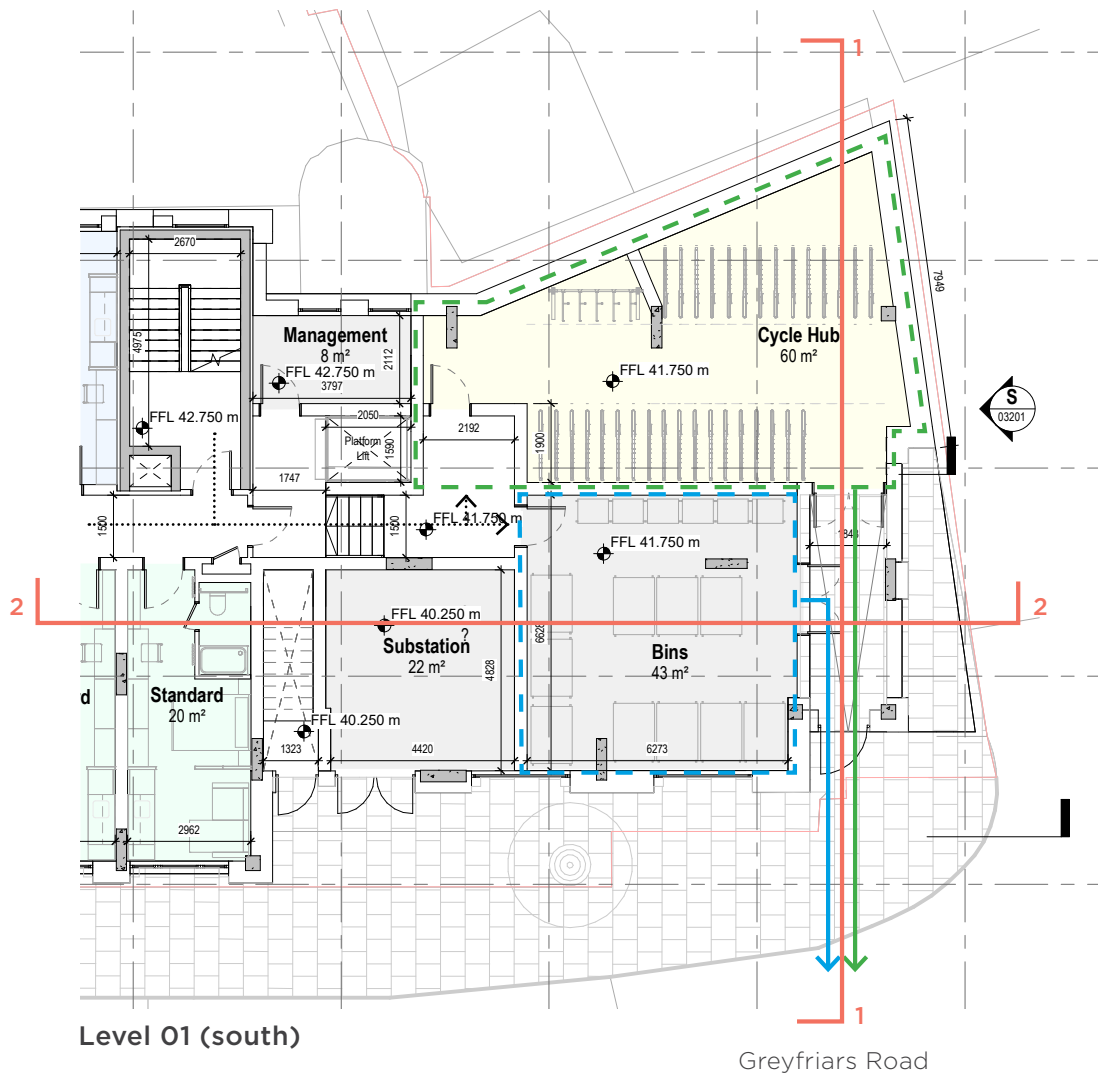
Due to the sloping nature of Greyfriars Road, the southern part of the building will meet street level at Level 01 of the building. Therefore, the cycle hub, substation and bin store have been positioned at this level so they can be accessed directly from Greyfriars Road. A space for the building management has also been included at first floor.

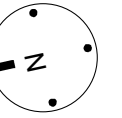


CYCLE & BIN STORE ACCESS

The building will provide a generous cycle hub and bin store for residents on Level 01. Both spaces have been located at this level to give them access to Greyfriars Road once the site topography is taken into account.

Both the cycle hub and bin store sit at the end of the main corridor of Level 01, allowing easy access for residents. And each will have exits along the southern facade, connecting to a ramp, which will allow bikes and bins to be brought in and out of these spaces from the street directly.





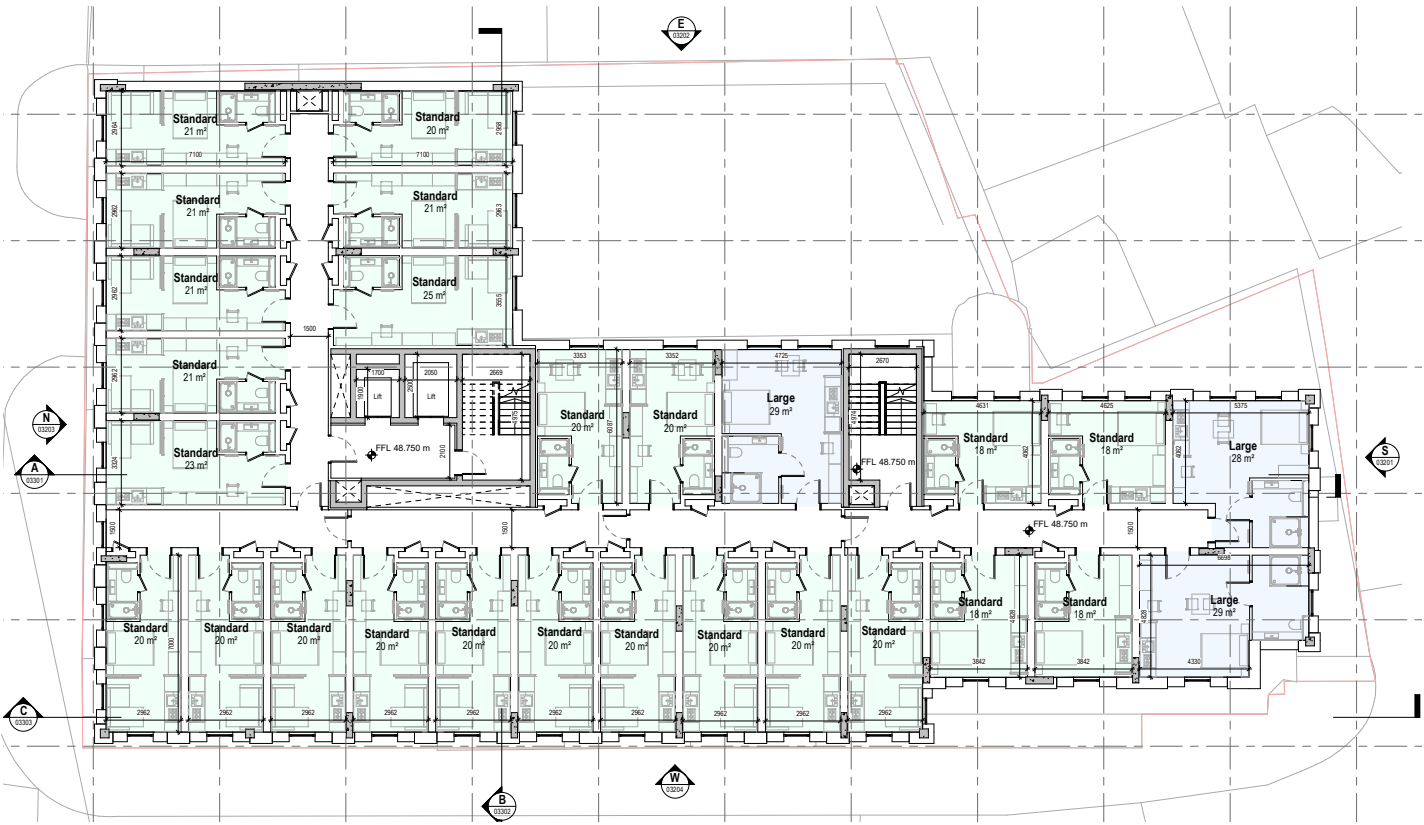
PROPOSED TYPICAL FLOOR (L02 TO L06)

The co-living units are located from Levels 01 - 12, along with some shared internal and external amenity spaces

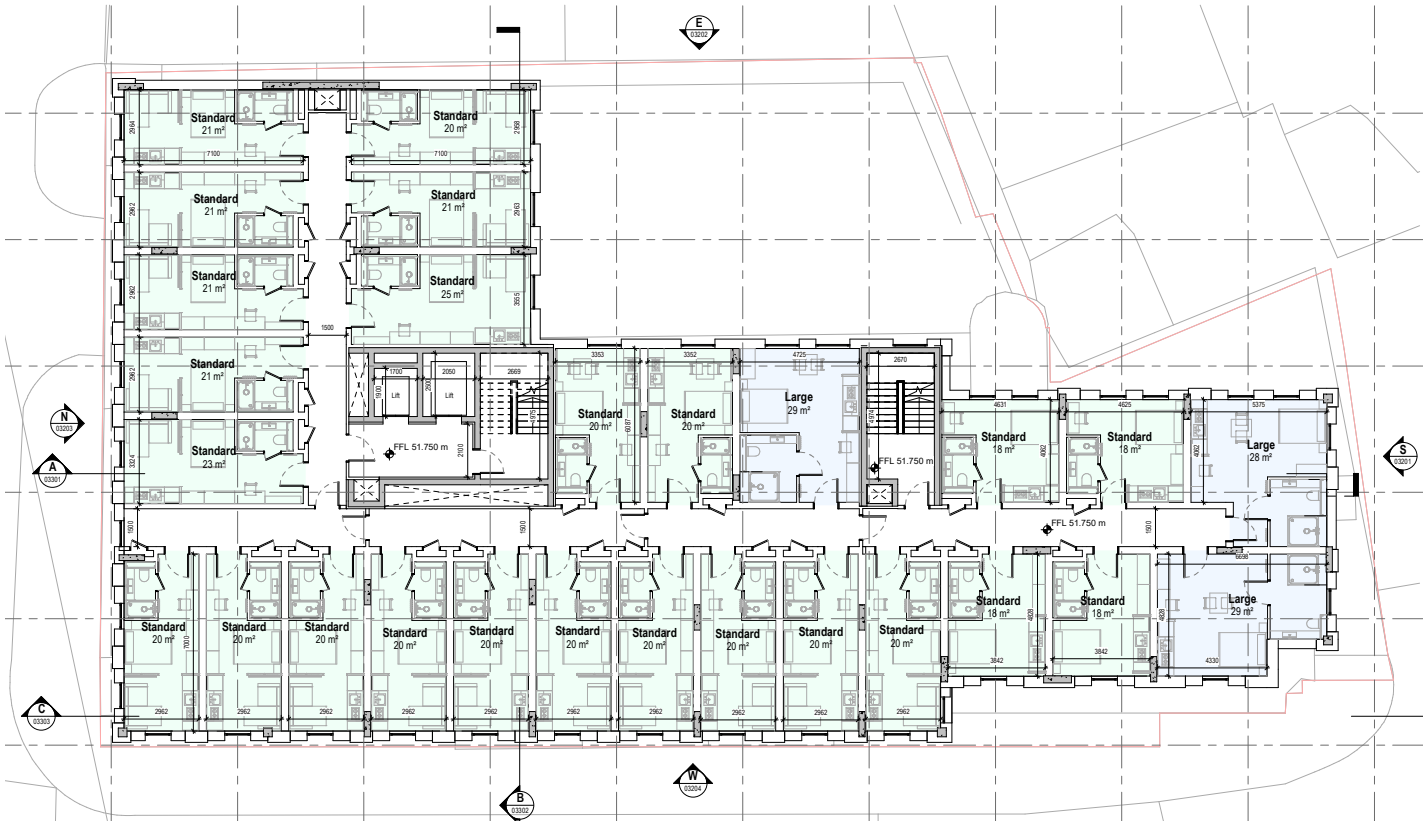
The scheme contains 266 Co-living units, 243 standard and 23 large accessible, that have been designed in line with the relevant co-living design standards. All units will be fully furnished, have access to a bathroom with shower and have sufficient space to be a comfortable place for the resident's to sleep, relax, eat and store their clothes and belongings. The larger accessible units are designed to provide adequate space and wheelchair accessibility.

A typical floor is made up of 24 standard units and 3 large accessible units. They have been arranged along the L-shape building footprint around a main core in the corner of the development, and a secondary core further across the long corridor.

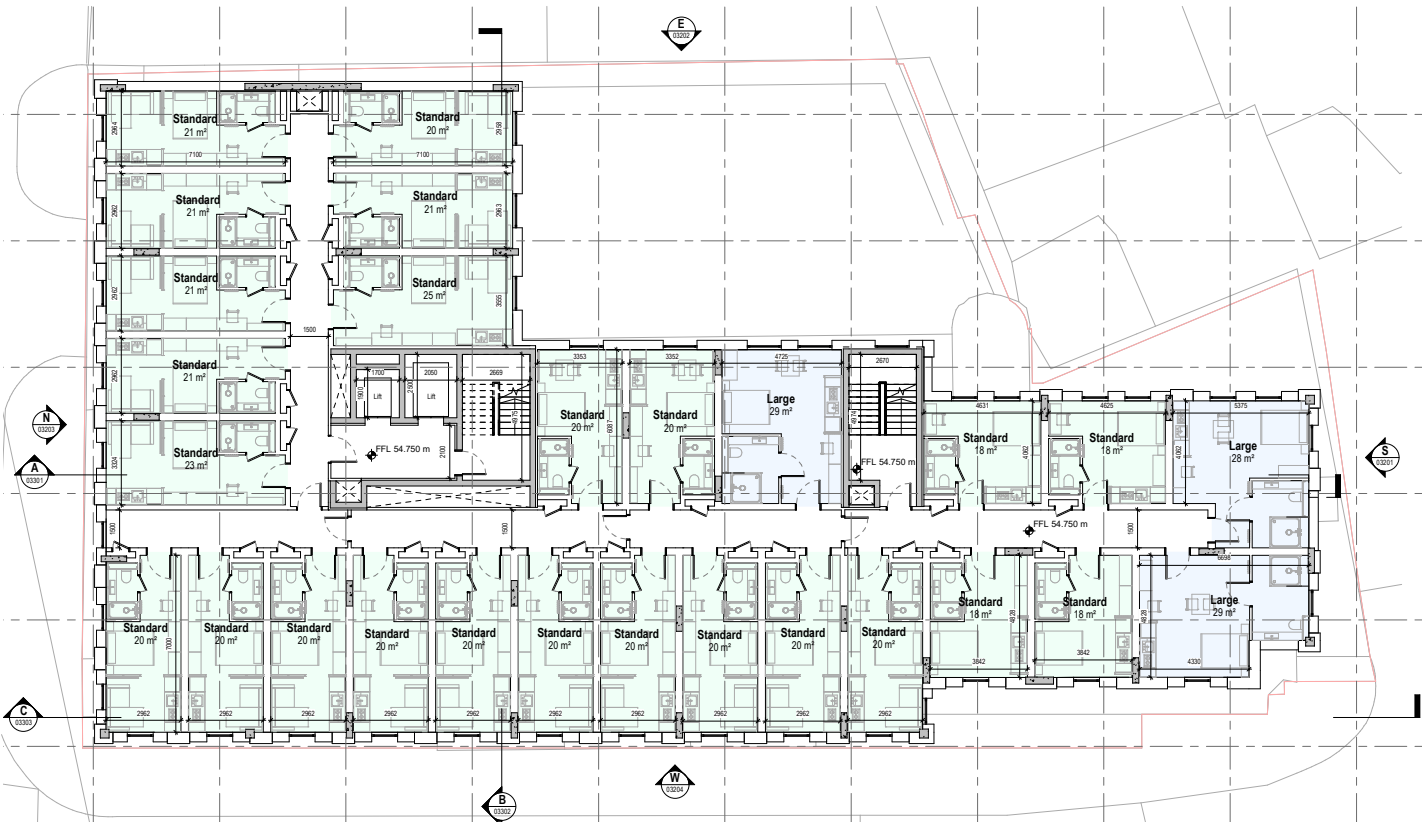




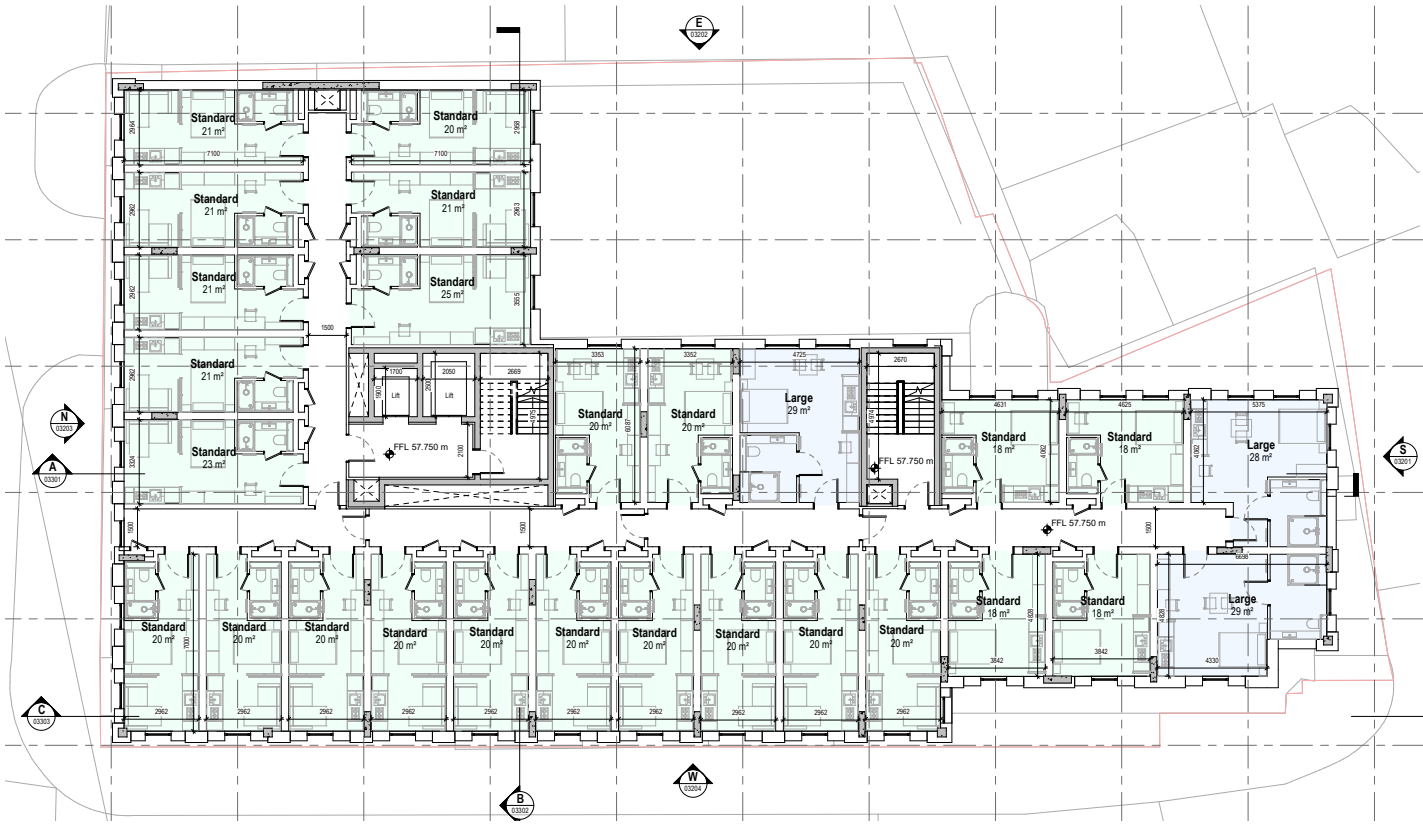
Level 03



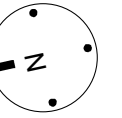
Level 04



Level 05

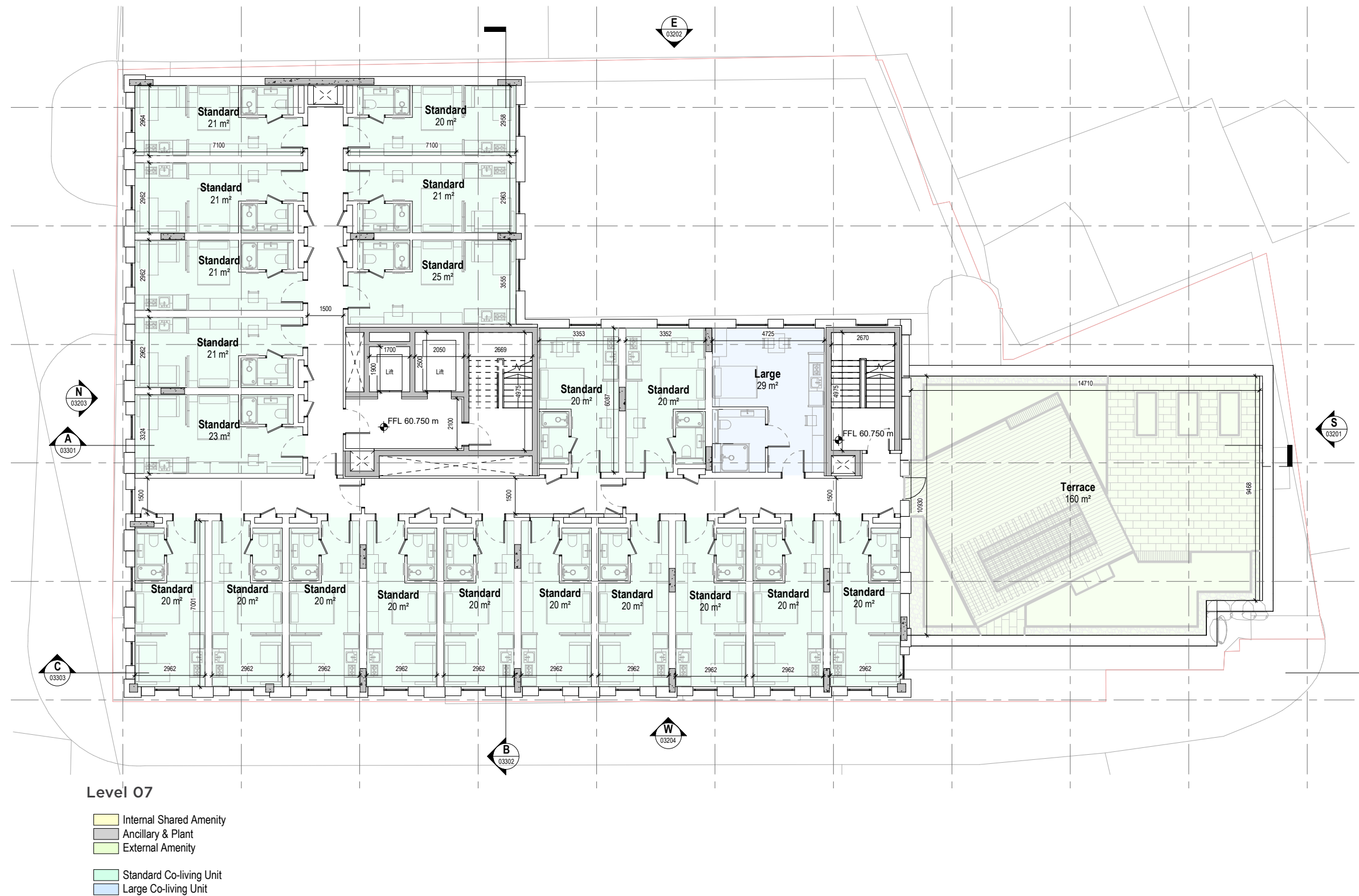


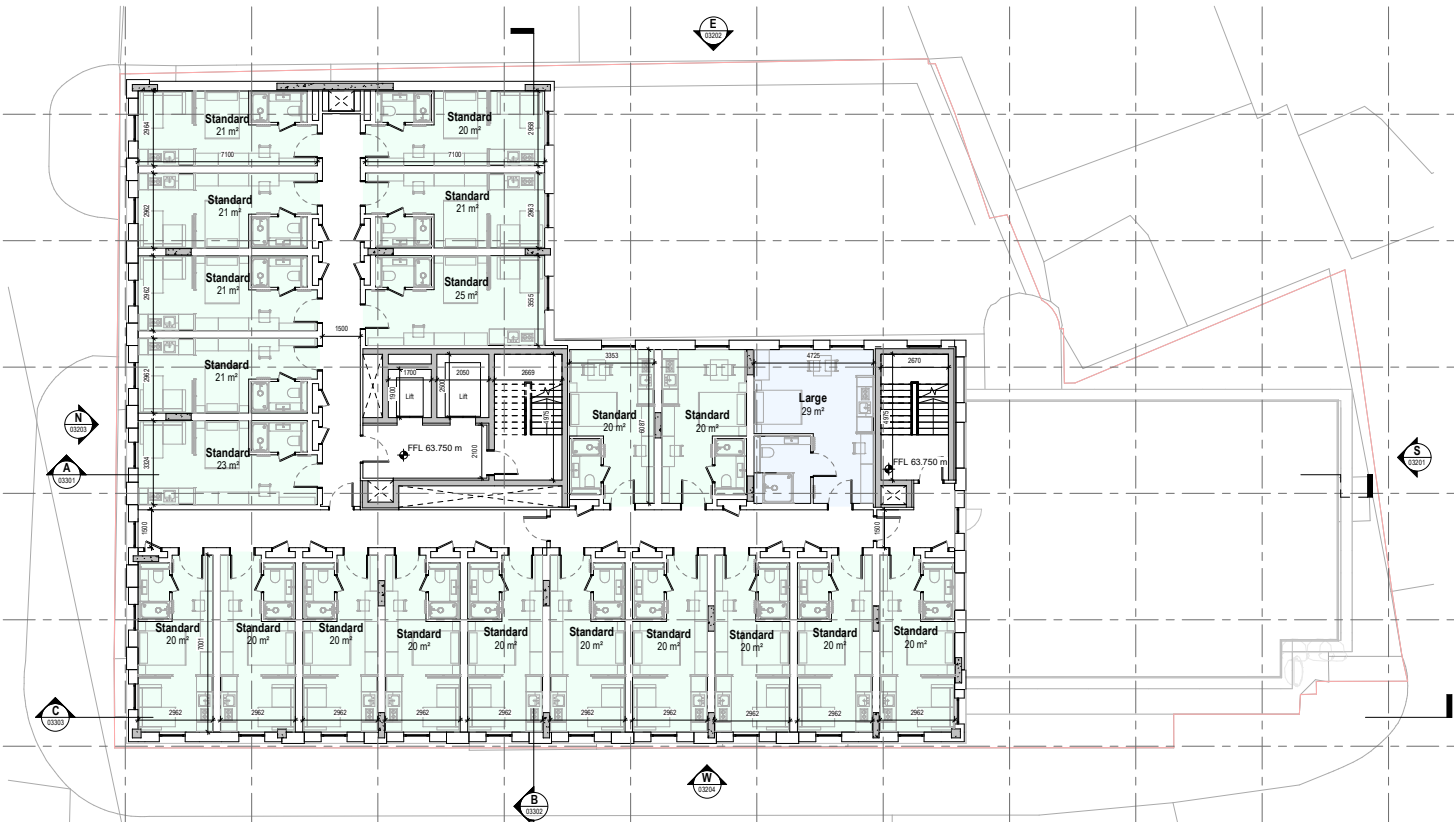
Level 06



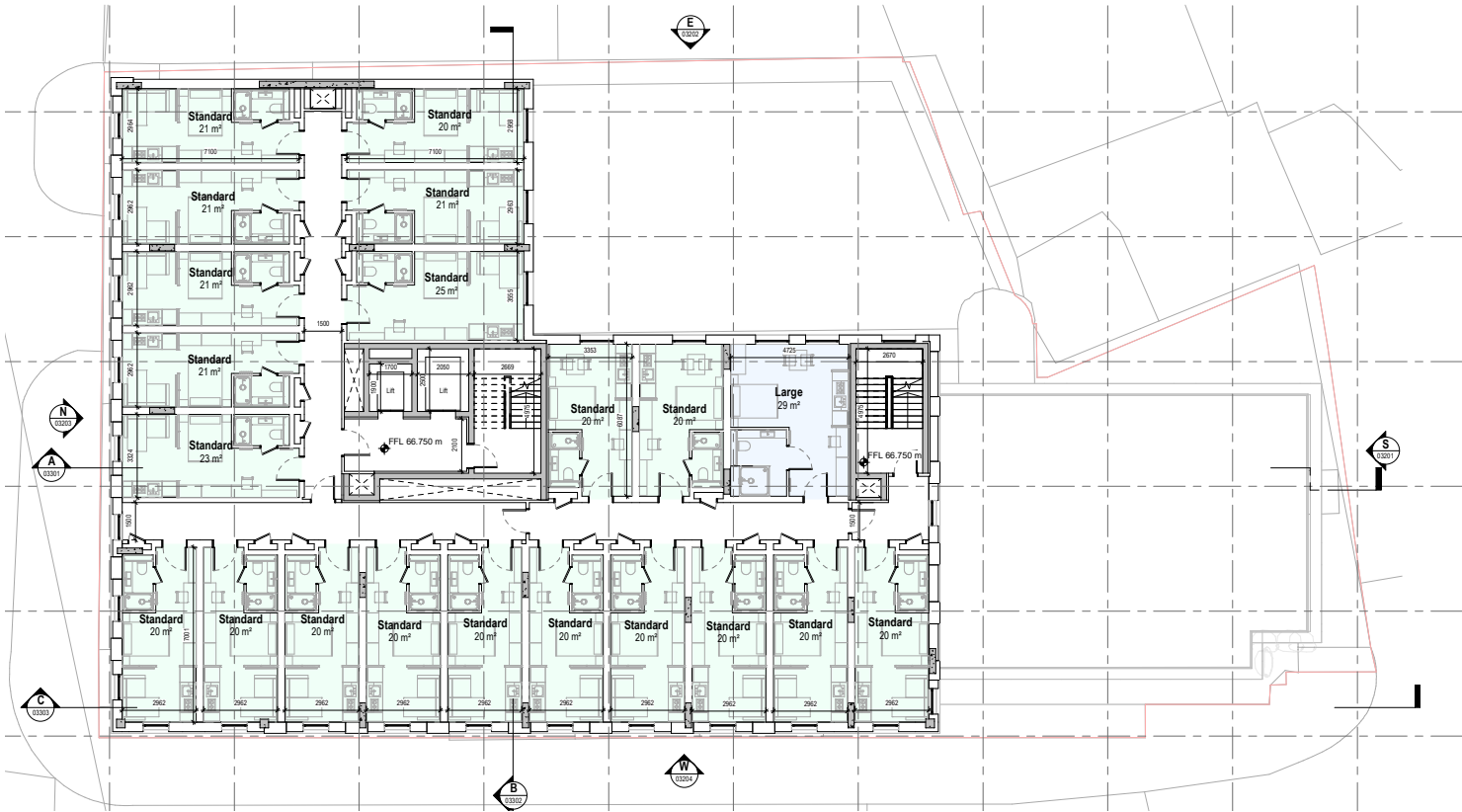
PROPOSED 7TH FLOOR

At level 07, where the building begins to step back, a south-facing terrace will be provided for private resident use. This will create another external amenity area for socialising, entertainment, group fitness classes etc.

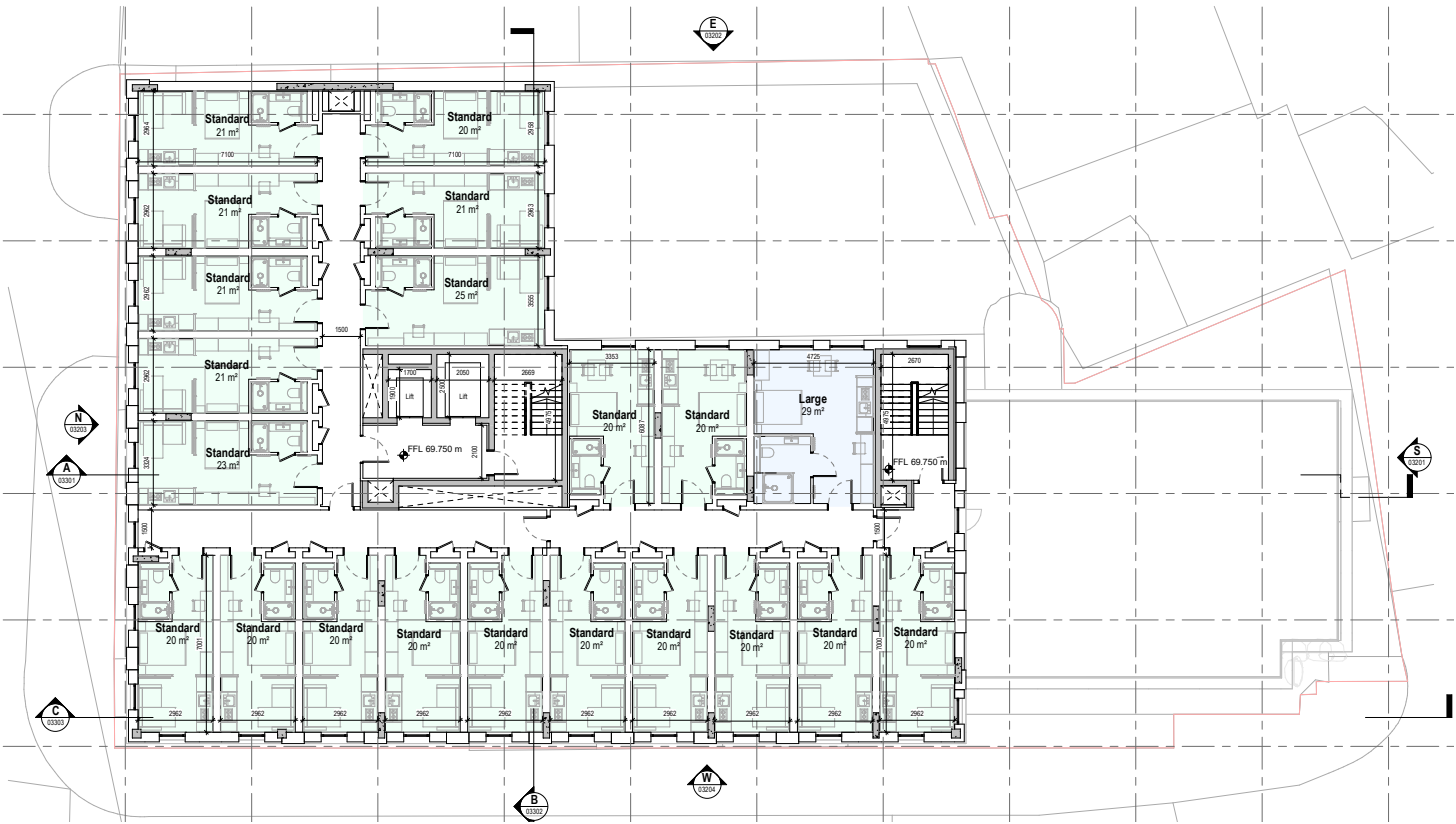




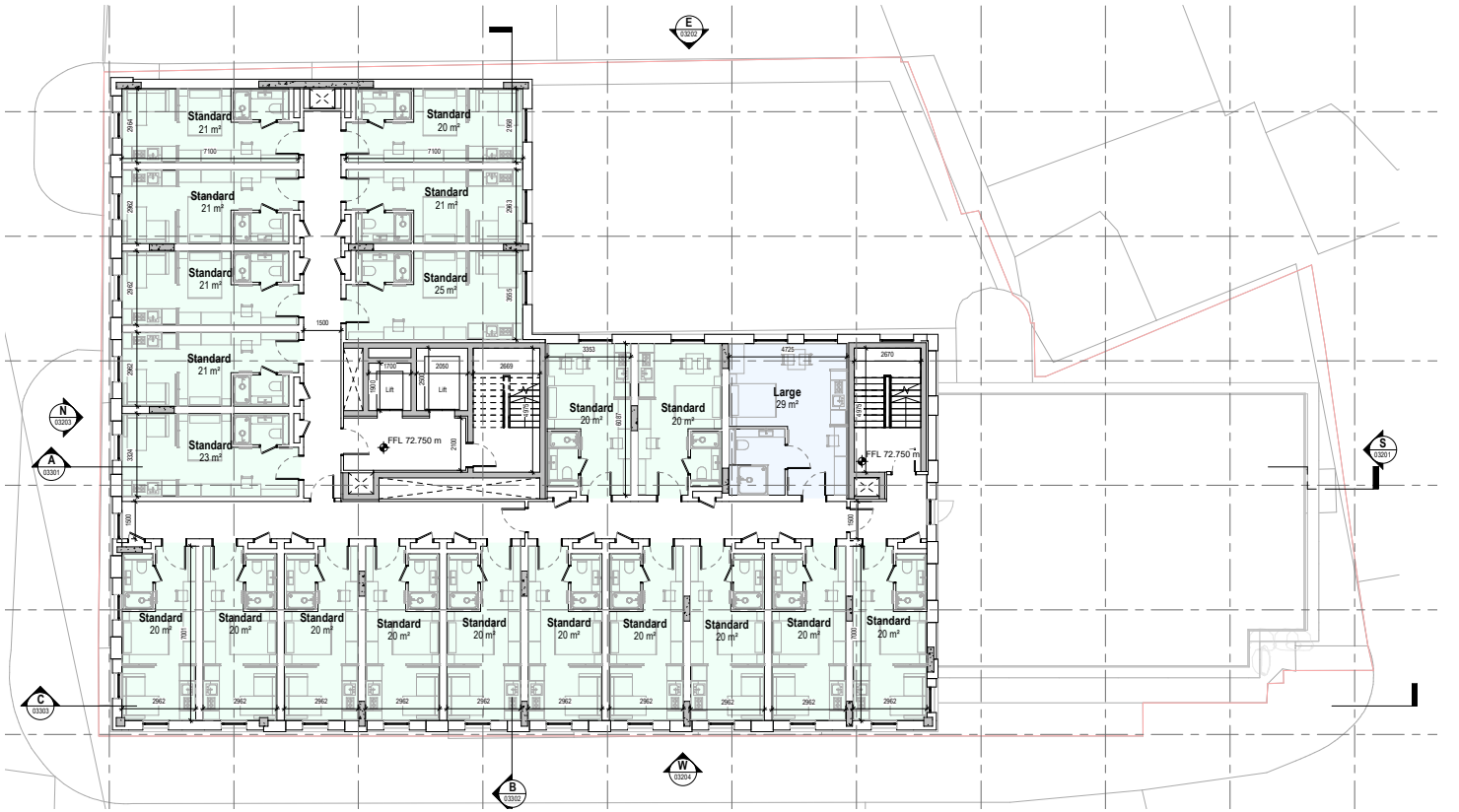
Level 08



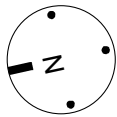
Level 09



Level 10



Level 11



PROPOSED 12TH FLOOR

As well as at the lower levels, an extensive amount of high-quality amenity space has been provided for on the top level of the building (12th floor).

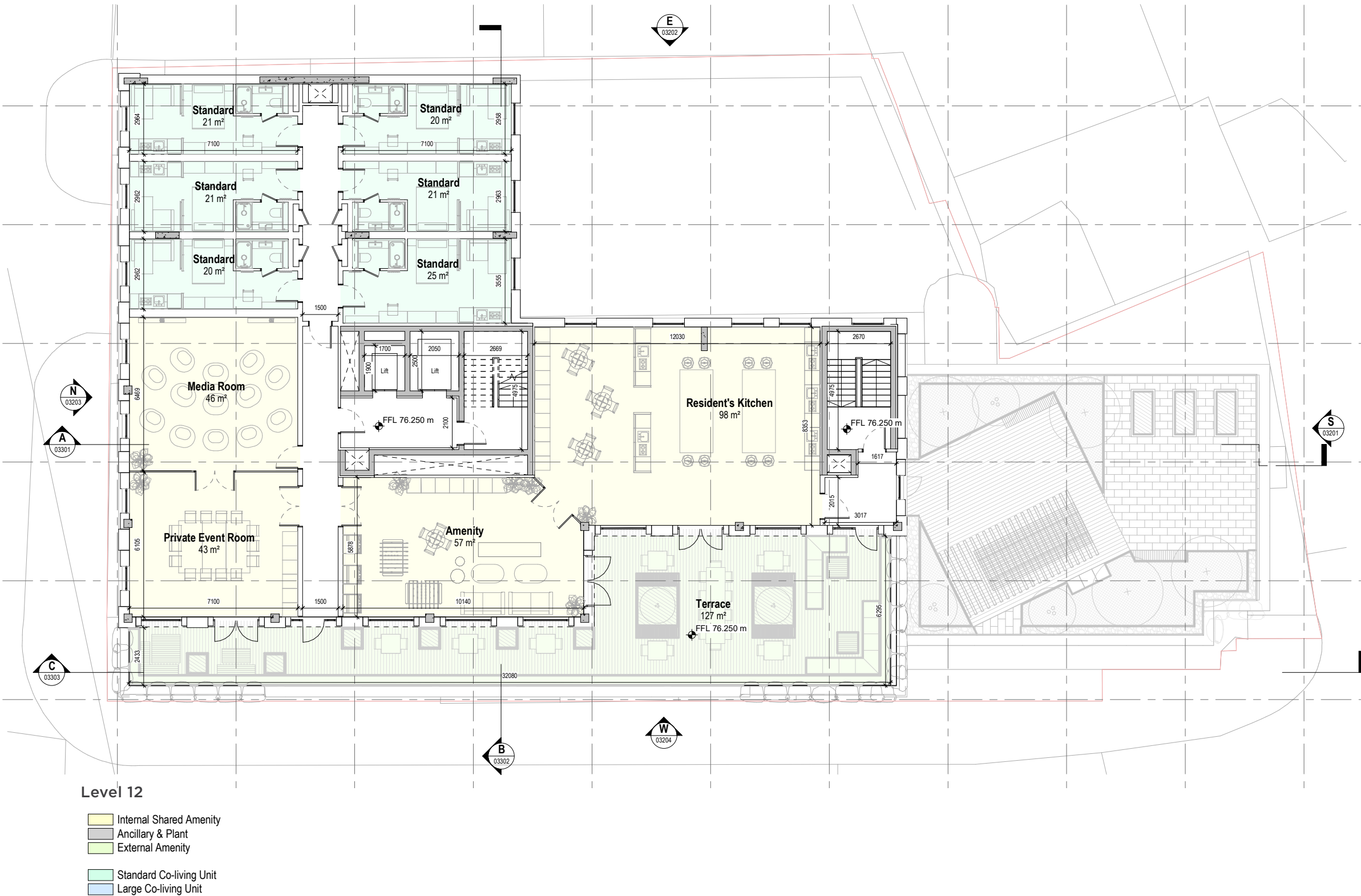
A large lounge/games space and master-chef style kitchen has been included to provide a social and entertainment space for future resident's use. Both connect to an external terrace which spans the western side of the building, creating a large rooftop amenity area for resident use.

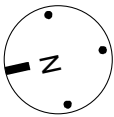
Off the lounge/kitchen will also be a private meeting/event space which will have it's own access to the external terrace and therefore could be hired out by both residents and the general public.

A media/cinema room is another internal amenity space provided at this level. The multi-purpose space can be used for film screenings, presentations or group meetings.

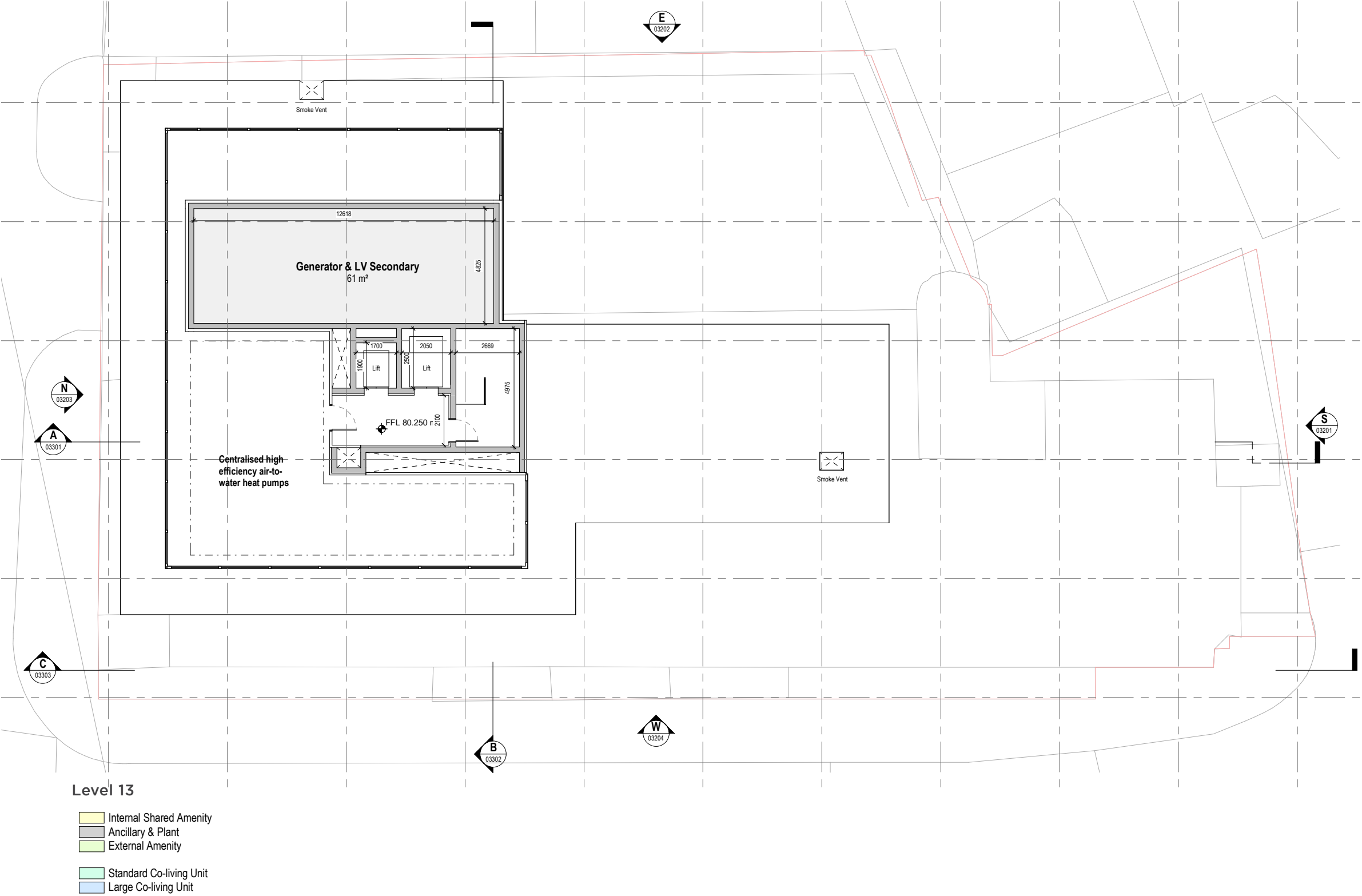
All amenity spaces at this level have been designed to be flexible so they allow for their use to adapt and change based on future needs.

A small number of standard units have also been positioned at this level. These units will be physically separated from the amenity space by a cross corridor door and the wall to the media room will be treated appropriately to ensure the acoustics of these units aren't compromised.





PROPOSED ROOF LEVEL



SCHEDULE OF ACCOMMODATION

Overall GEA: 10275m² (110599 sqft)

Overall GIA: 9673m² (104119sqft)

Co-living STANDARD Units

243 UNITS BETWEEN 20-25 SQM

Co-living LARGE ACCESSIBLE Units

23 UNITS BETWEEN 28-32 SQM

INTERNAL AMENITIES (SHARED) 823 SQM

(3.1 SQM PER UNIT)

EXTERNAL AMENITIES 423 SQM

(1.6 SQM PER UNIT)

ANCILLARY & PLANT 222 SQM

Area Schedule - GEA Breakdown

Project Procedures

Level	m2	sqft
Ground Level	930	10,010
Level 01	874	9,408
Level 02	867	9,332
Level 03	867	9,332
Level 04	867	9,332
Level 05	867	9,332
Level 06	867	9,332
Level 07	694	7,470
Level 08	694	7,470
Level 09	694	7,470
Level 10	694	7,470
Level 11	694	7,470
Level 12	544	5,856
Level 13	122	1,313
TOTAL	10275	110599

Area Schedule - GIA Breakdown

Project Procedures

Level	m2	sqft
Ground Level	874	9,408
Level 01	822	8,848
Level 02	818	8,805
Level 03	818	8,805
Level 04	818	8,805
Level 05	818	8,805
Level 06	818	8,805
Level 07	654	7,040
Level 08	654	7,040
Level 09	654	7,040
Level 10	654	7,040
Level 11	654	7,040
Level 12	509	5,479
Level 13	108	1,163
TOTAL	9673	104119

Area Schedule - Area Breakdown (GIA)

Project Procedures

Name	Level	Number	Category	Area SQM	Area SQF
Entrance Lounge + Cafe	00	1	Internal Amenity	100	1076
Co-Work	00	1	Internal Amenity	100	1076
Fitness Studio	00	1	Internal Amenity	60	646
Gym	00	1	Internal Amenity	100	1076
Lounge	00	1	Internal Amenity	100	1076
WCs	00	2	Ancillary & Plant	14	151
Laundry & Games Room	00	1	Internal Amenity	36	388
Post Room & Library	00	1	Internal Amenity	23	248
Courtyard	00	1	External Amenity	136	1464
Plant (LV Switch, Sprinkler Tank & LV Primary	00	3	Ancillary & Plant	128	1378
Bins	01	1	Ancillary & Plant	43	463
Cycle Hub	01	1	Internal Amenity	60	646
Substation	01	1	Ancillary & Plant	22	237
Management	01	1	Ancillary & Plant	15	161
Terrace	07	1	External Amenity	160	1722
Amenity	12	1	Internal Amenity	57	614
Media Room	12	1	Internal Amenity	46	495
Private Event Room	12	1	Internal Amenity	43	463
Resident's Kitchen	12	1	Internal Amenity	98	1055
Terrace	12	1	External Amenity	127	1367

Amenity	GIA sqm	GIA sqft
Internal Amenity	823	8,859
External Amenity	423	4,553
	1,246	13,412

	GIA sqm	GIA sqft
Ancillary & Plant	222	2,390

Co-Living Units & Amenity Spaces

CO-LIVING UNITS - STANDARD

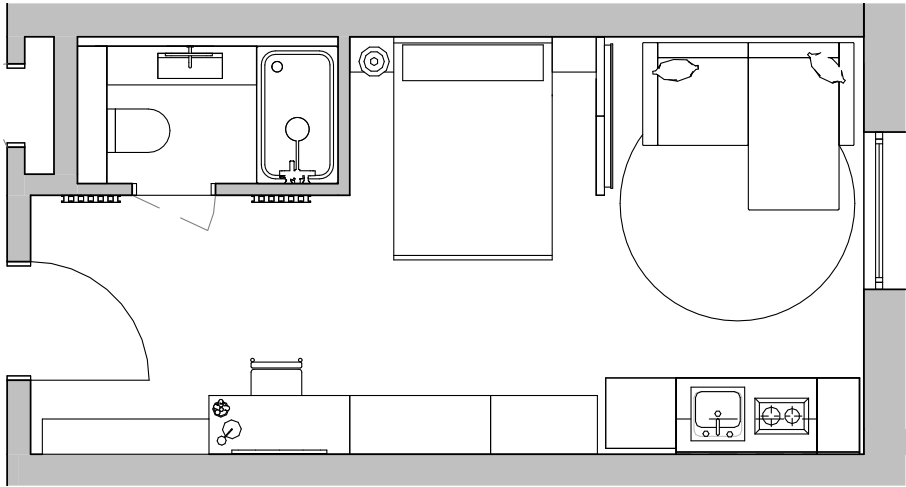
The design strategy is centred on maximising the site to provide 266 co-living rooms across all floors for future residents. A variety of standard and large accessible rooms have been designed into the scheme, creating different options for future residents.

243 standard rooms have been provided, ranging between 20 m² - 25 m² and designed to create a comfortable space for sleeping, eating, working and relaxing for each resident. Each will provide a double bed, wardrobe and sufficient storage space, full bathroom with shower, kitchenette and space for a dining table and living area.

All co-living rooms have been designed to meet the relevant design standards and follow the Emerging Local Plan’s policy suggesting a minimum room size of 20 m².

Typical Standard Unit

- 23 m²
- Double Bed (with bedside cabinet)
- Kitchenette
- Seating area
- Desk with worktop space
- Wardrobe & Storage
- Bathroom (with shower)



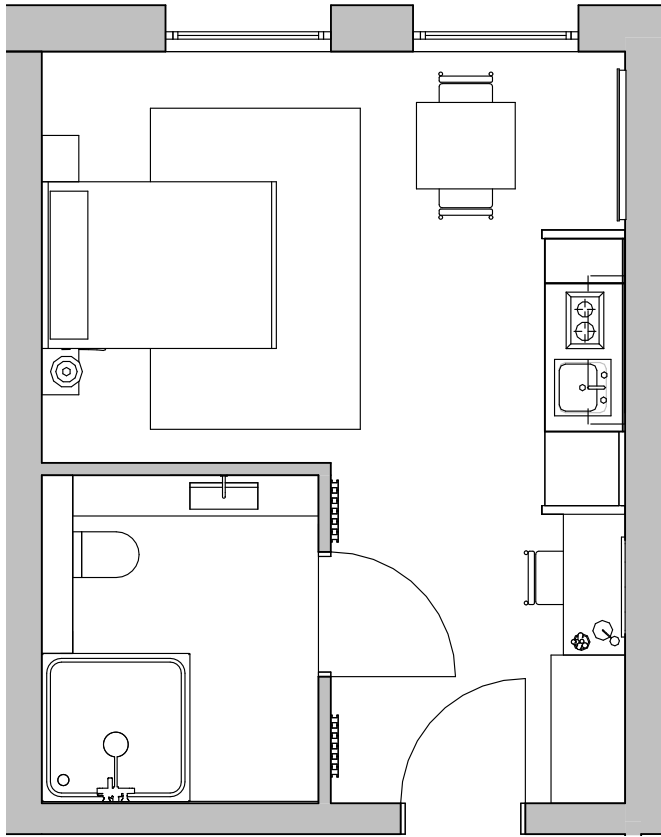
CO-LIVING UNITS - LARGE

23 larger accessible rooms will also be provided within the scheme, ranging between 28 m² - 32 m². These units will provide more space and accessible facilities on top of what is provided within the standard units.

All co-living rooms have been designed to meet the relevant design standards and follow the Emerging Local Plan’s policy suggesting a minimum room size of 20 m².

Typical Large Unit

- 29 m²
- Double Bed (with bedside cabinets)
- Kitchenette
- Seating area
- Desk with worktop space
- Wardrobe & Storage
- Bathroom (with shower)



AMENITY SPACES - GROUND FLOOR

Alongside the private rooms provided to residents for their own space, a range of shared internal and external amenity spaces have been provided throughout the building. With the help of VerveLife, a leading operational manager of co-living schemes in the UK, each space has been designed to provide a range of amenities that residents can use as part of the co-living offer and help foster a sense of community within the scheme. At ground floor, the scheme provides:

GYM & FITNESS STUDIO

Residents will have access to a gym and fitness studio within the building. The gym will provide a range of equipment and connect to the fitness studio which could host a variety of fitness classes. This also has the benefit of connecting to the external courtyard of the building.

POST ROOM & LIBRARY

Area which provides a range of bookshelves and small lounge area for reading. Additionally, resident's postboxes will be located in this space.

ENTRANCE LOUNGE & CAFE

The main entrance for both residents and visitors to the scheme. A 24/7 managed reception desk will provide security to the building, particularly entrance to the main core and other amenity spaces, and be a point of contact for all those using the building.

EXTERNAL COURTYARD

A landscaped external terrace provides and outdoor area for socialising, entertainment and organised activities. This connects directly to the lounge and fitness studio and could be used as excess space for both.

LOUNGE

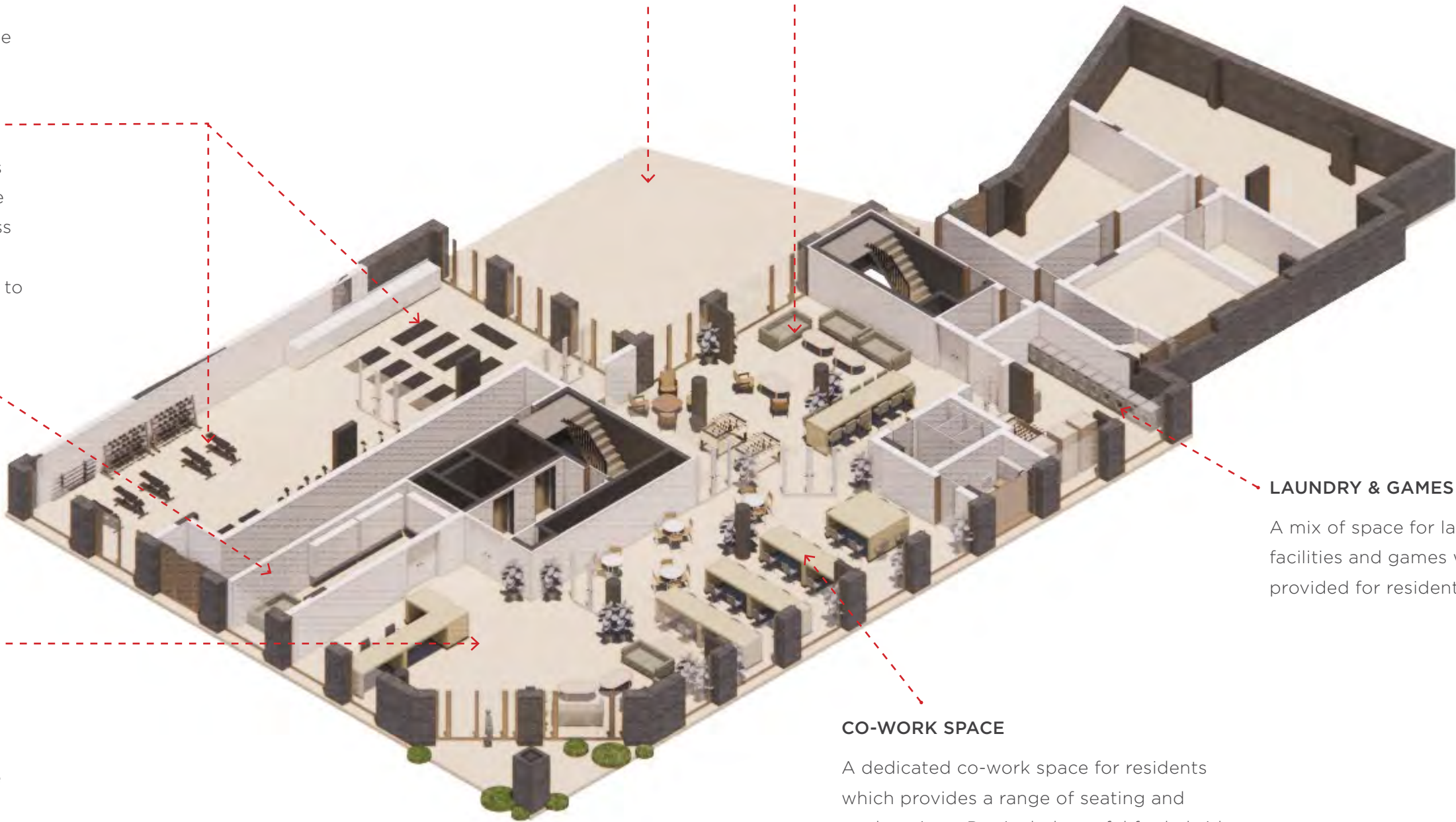
A multi-purpose space for entertainment, socialising and activities. The space also benefits from being directly connected to the external courtyard of the building.

LAUNDRY & GAMES ROOM

A mix of space for laundry facilities and games will be provided for residents.

CO-WORK SPACE

A dedicated co-work space for residents which provides a range of seating and workstations. Particularly useful for hybrid workers.

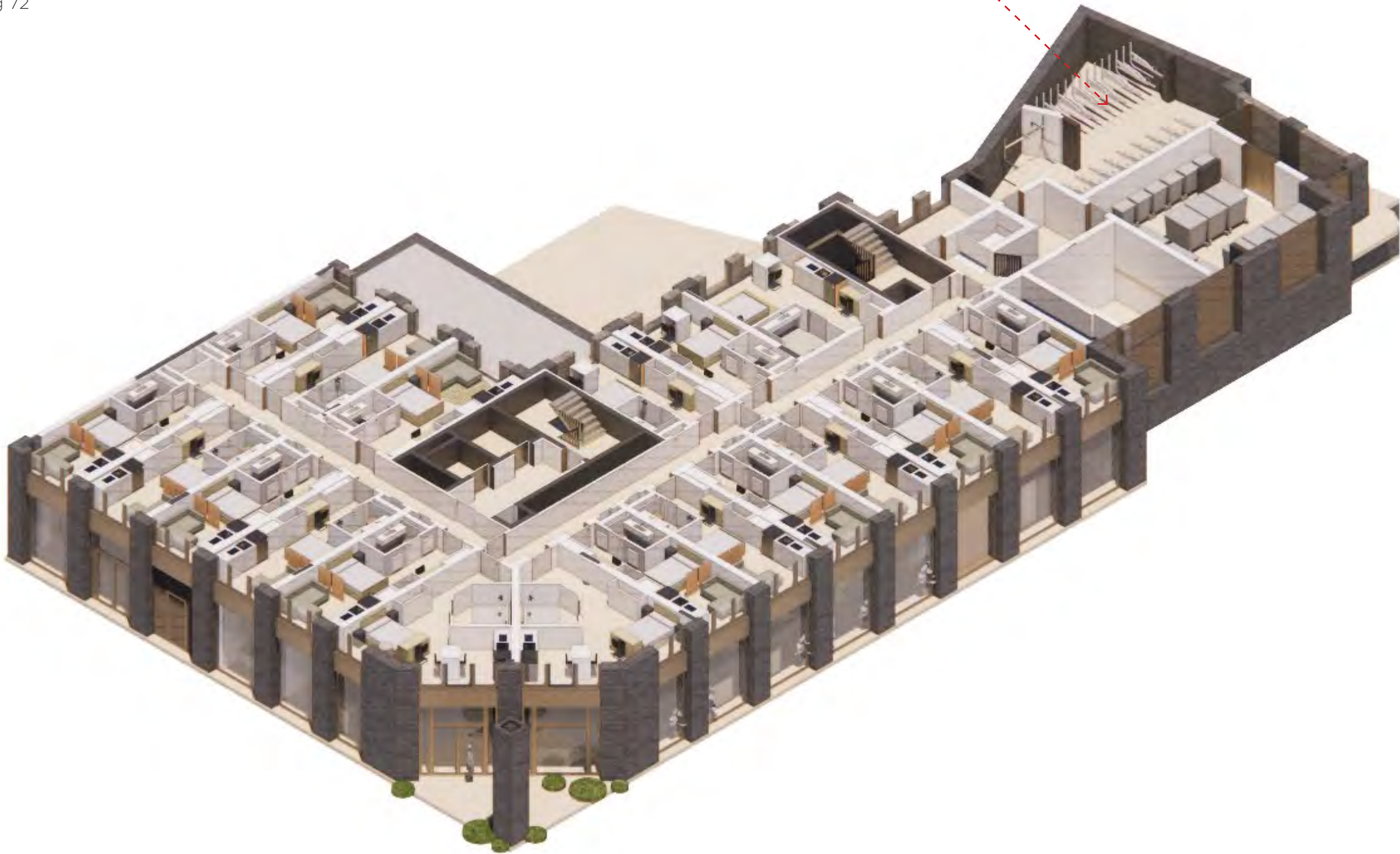


AMENITY SPACES - FIRST FLOOR

Moving up to the first floor, in addition to co-living units and various ancillary/plant space, the scheme provides:

CYCLE HUB

A dedicated cycle store for residents, providing 72 cycle spaces in total.

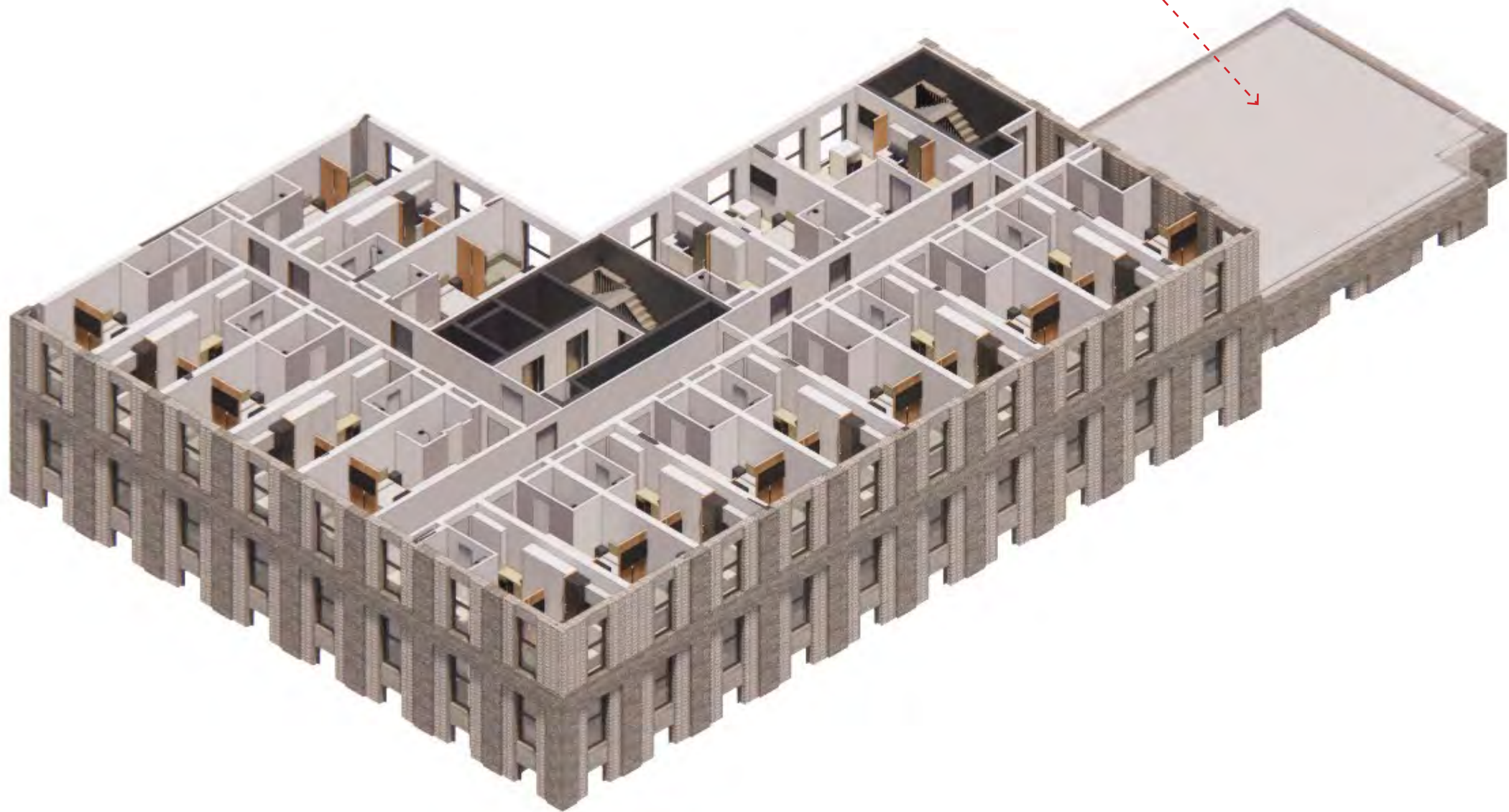


AMENITY SPACES - SEVENTH FLOOR

At the seventh floor, the scheme provides:

EXTERNAL TERRACE

A south-facing external terrace will be available for all residents at this level. Due to it's orientation and location, the space will provide areas for socialising, organised activities and allotments for its residents to use to grow their own plants. A 1500mm high balcony has been designed along the perimeter to provide wind protection for this terrace.



AMENITY SPACES - TWELFTH FLOOR

The top level of the building will provide additional residents amenity, including:

MEDIA ROOM

A space for socialising, presentations or film nights. The space could be repurposed into a meeting room or connected to the private event room by a bi-fold wall to create a large room with terrace access.

PRIVATE EVENT ROOM

This multi-purpose space will be available for hire for the residents, for the hosting of events, dinner parties etc. It has direct access to the external terrace at this level, which could be sectioned off for private events. This room can be connected back to the media room to create a bigger space.

EXTERNAL TERRACE

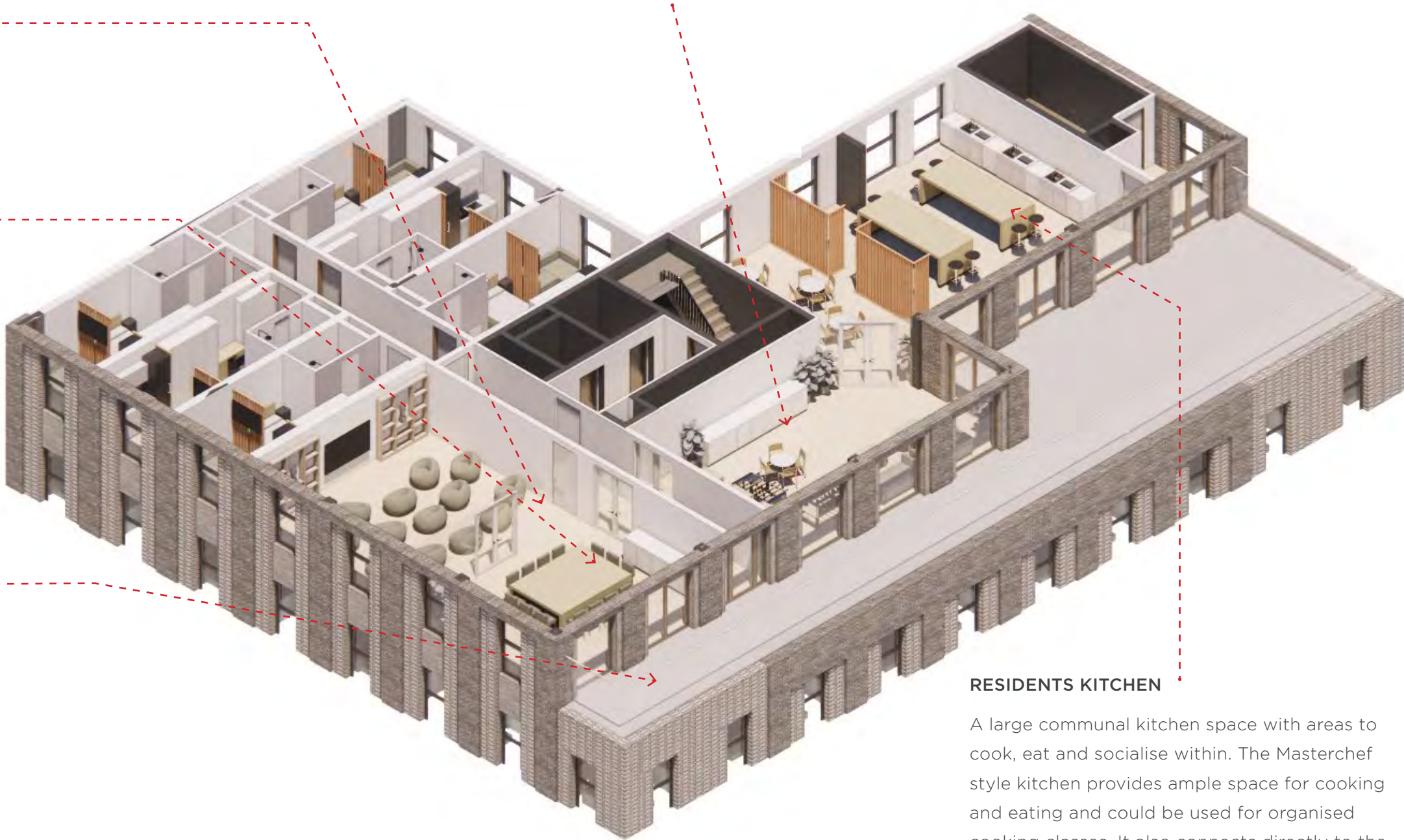
This multi-purpose space will be available for hire for the residents, for the hosting of events, dinner parties etc. It has direct access to the external terrace at this level, which could be sectioned off for private events. This room can be connected back to the media room to create a bigger space. A 1800mm high balcony has been designed along the perimeter to provide wind protection for this terrace.

AMENITY SPACE

This multi-purpose space for socialising, entertaining and activities.

RESIDENTS KITCHEN

A large communal kitchen space with areas to cook, eat and socialise within. The Masterchef style kitchen provides ample space for cooking and eating and could be used for organised cooking classes. It also connects directly to the external terrace.



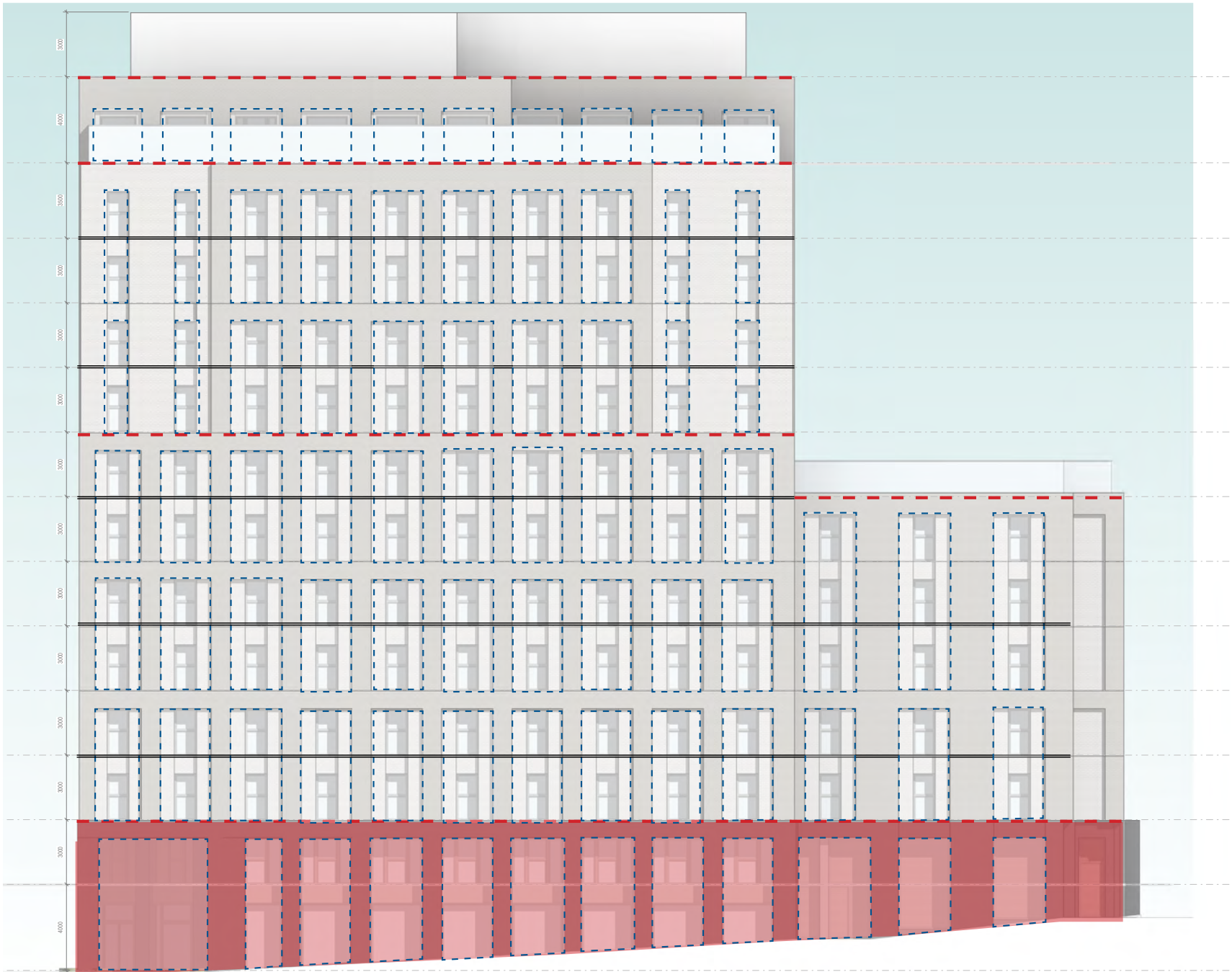
Elevational Strategy

KEY PRINCIPLES

Elevationally, we have looked to Reading's character for inspiration. Having done a character study of Reading, it is clear that brick is one of the predominant façade materials, and the use of decorative banding and window surrounds, with strong rhythms and patterns of openings is visible in buildings such as the Huntley & Palmers Building, Reading Town Hall and properties along Queen Victoria Street and Broad Street. The proposed scheme acknowledges this and predominantly uses a grey brick for the upper levels and a darker grey brick for the base.

The common characteristic of Reading's building is also in the fenestration, which is often laid out in a grid with strong emphasis horizontal features. This grid-like characteristic has been recreated through the grouping of windows and brickwork. Two types of window groupings helps add variety to the facade and break the repetitiveness. One type groups 2 windows together horizontally whilst the other groups vertically, emphasising the geometrical characters of the proposal.

Dark grey brick defines the double height base of the building where the amenity space is located. Typically, town houses in Reading's town centre have a commercial space at ground level that is defined by a different material/pattern (i.e. stone work or different coloured brick).



- KEY:
- Defined Base
 - Fenestration Grouping
 - Facade Divisions
 - Window Alignment

Proposed West Elevation



Huntley & Palmers Building

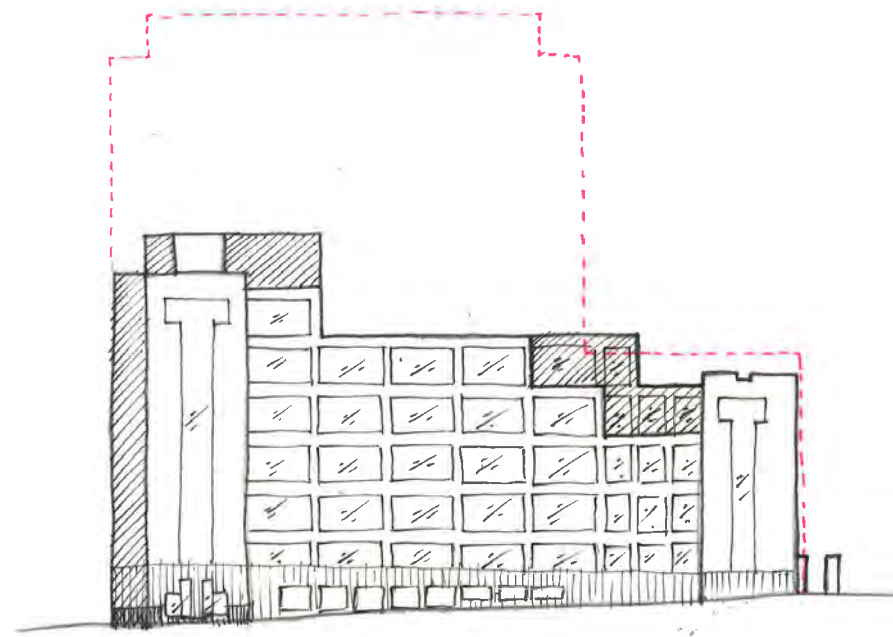


16 - 18 Friar Street



Reading Town Hall. 1786 - 1897

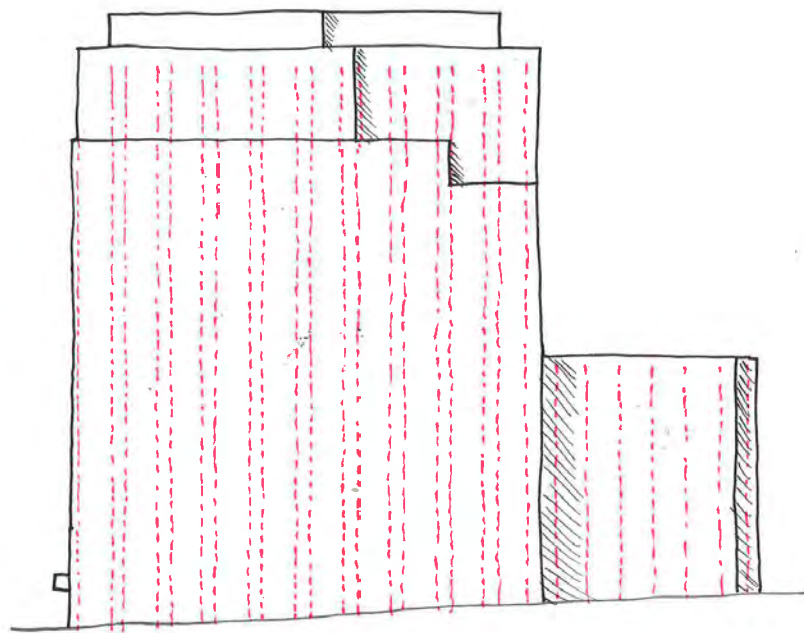
FACADE COMPOSITION RATIONALE



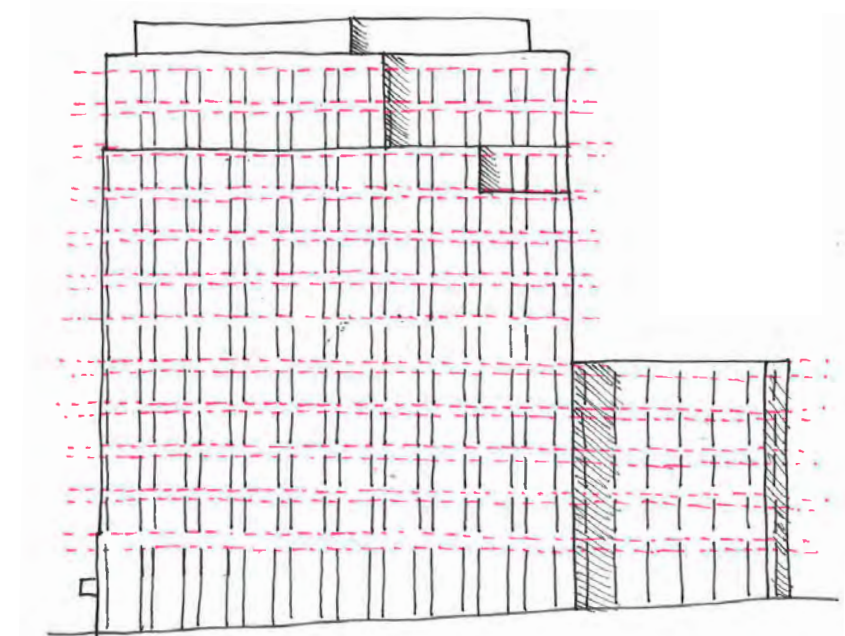
1 The existing building and proposed extension upwards.



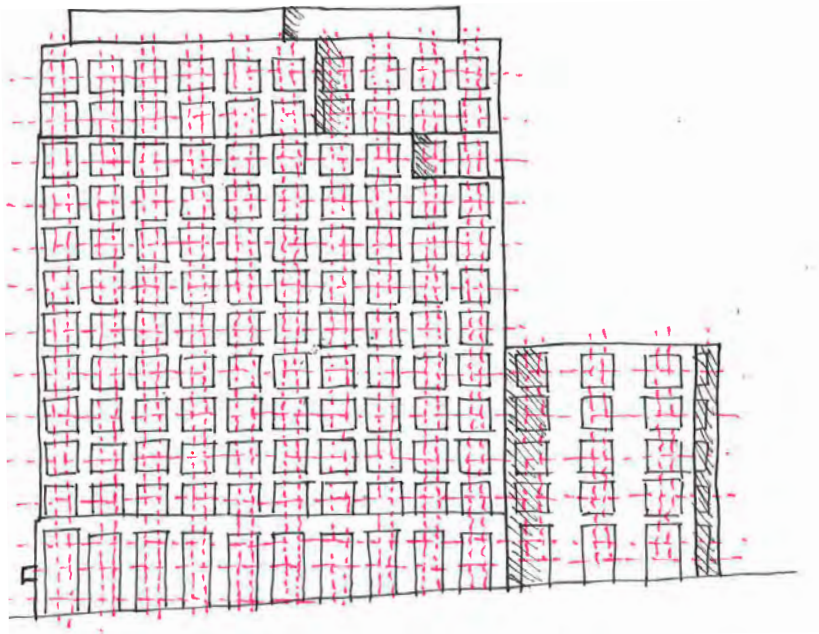
2 Establish massing and heights, defining horizontals across the proposal.



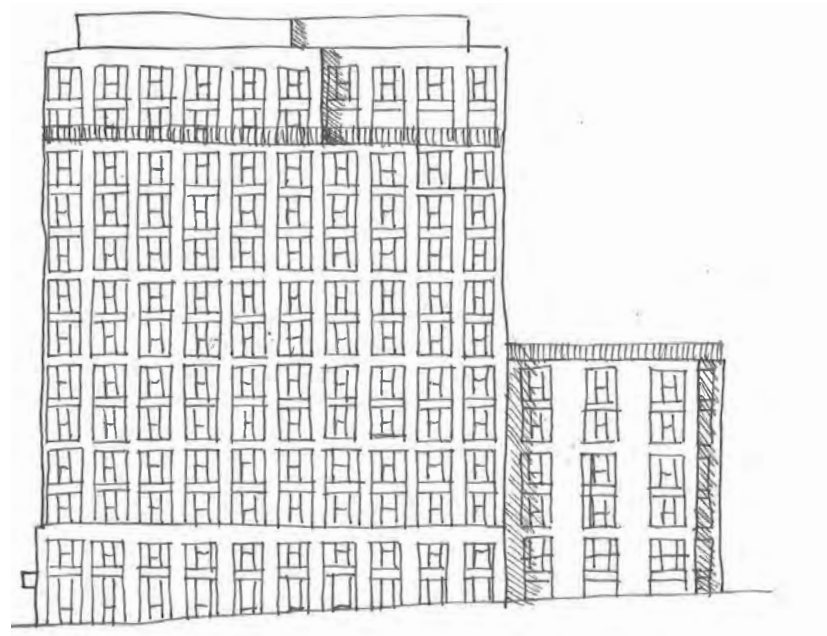
3 A strong vertical grid is applied, defining vertical elements within the facade, which is typical of buildings in Reading.



4 Horizontal banding is introduced, completing the strong grid fenestration. This has been inspired by the surrounding context in Reading.



5 Additional vertical and horizontal elements emphasise both planes. Windows are grouped together to form bays.



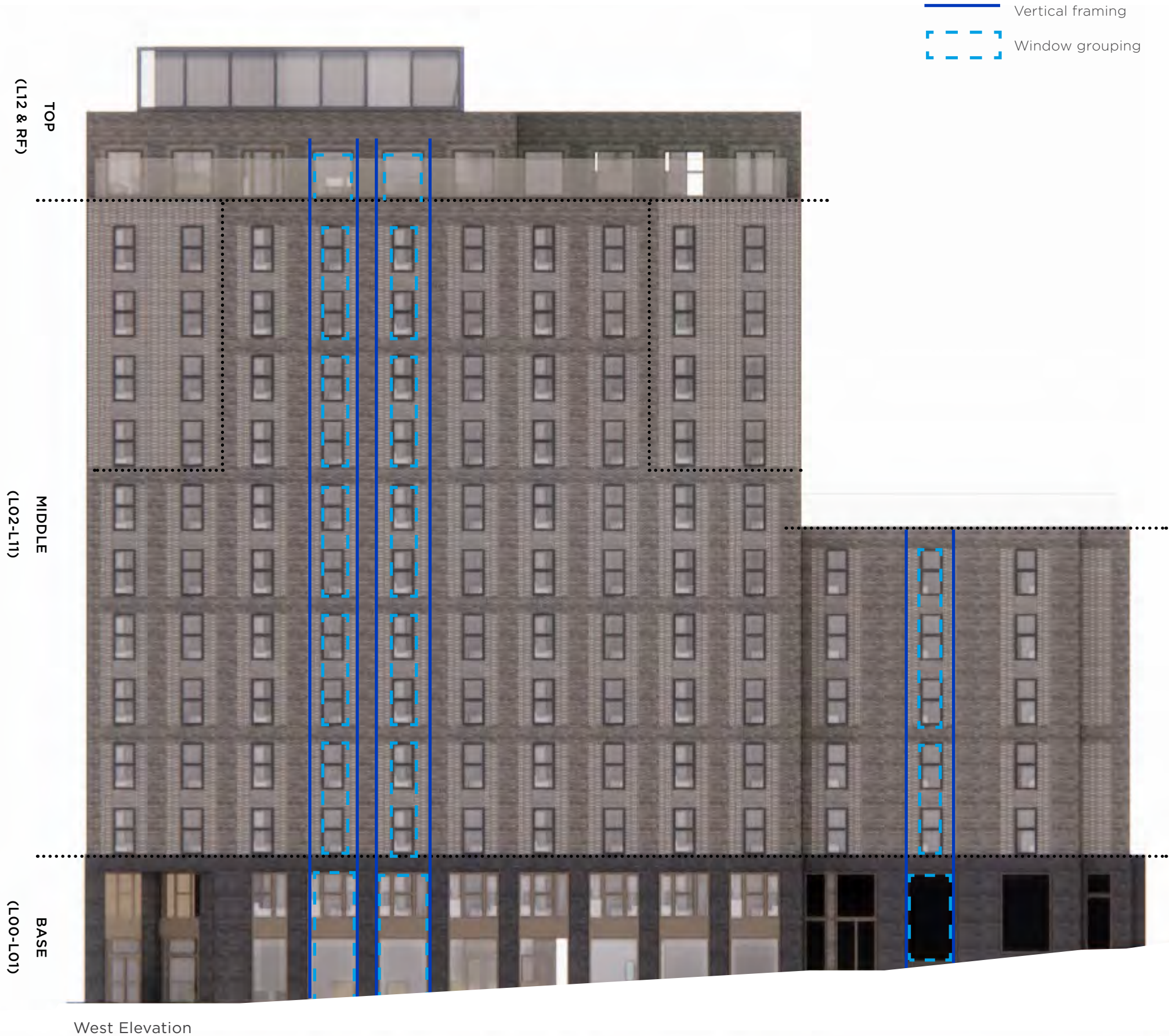
6 The final step adds window reveals to further frame the grouped windows and create a uniformed order to the facade. Additionally, balconies for terraced areas are added.

PROPOSED ARCHITECTURAL LANGUAGE & INTENT

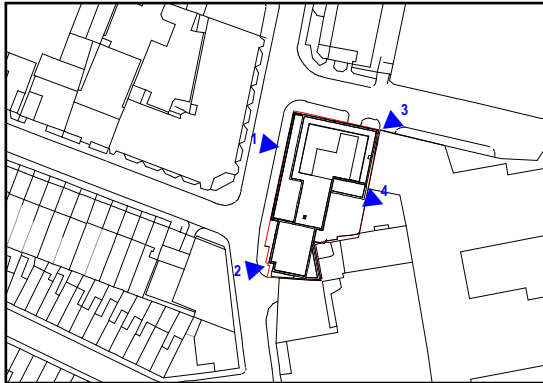
Brick has been incorporated into the scheme as a primary façade material to respond to the existing context of the surrounding streets. The brick colour choices also follow a similar colour palette to the existing building on the site.

The materiality of the building is consistently a grey brick, with more single order fenestration grid and brick features. Lighter grey textured brick has been proposed to the corners of the building at the upper levels to add more detail and articulation to the facade.

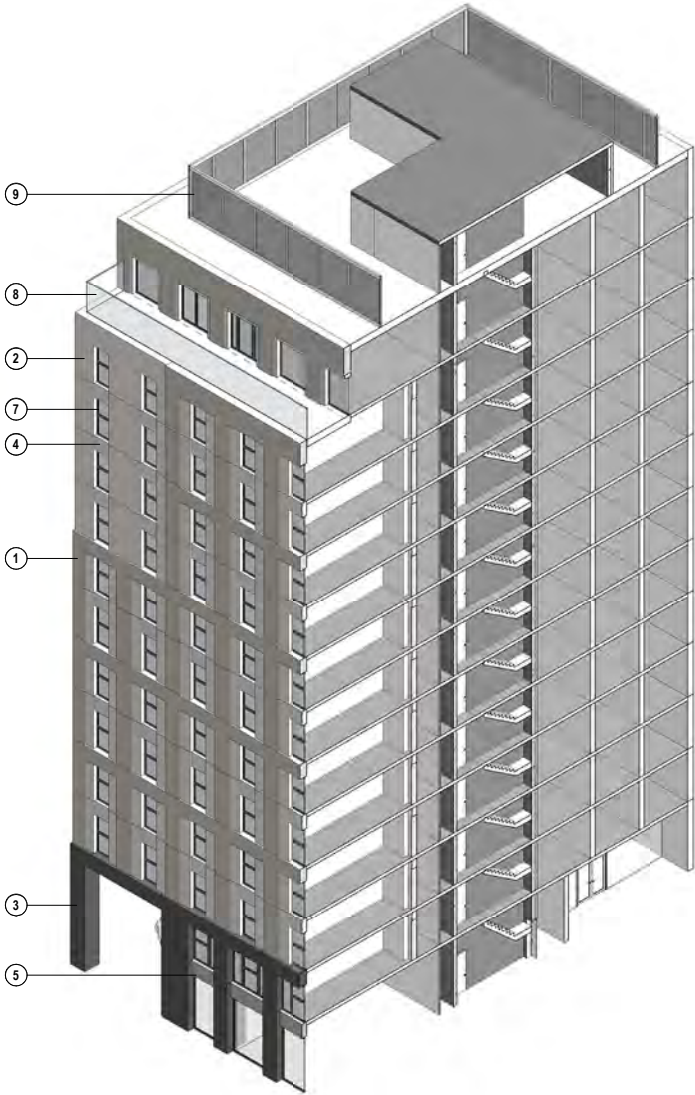
The base of the building will be defined by the use of a dark grey brick. This differentiation of colour will help define these parts and create a more interesting architectural design.



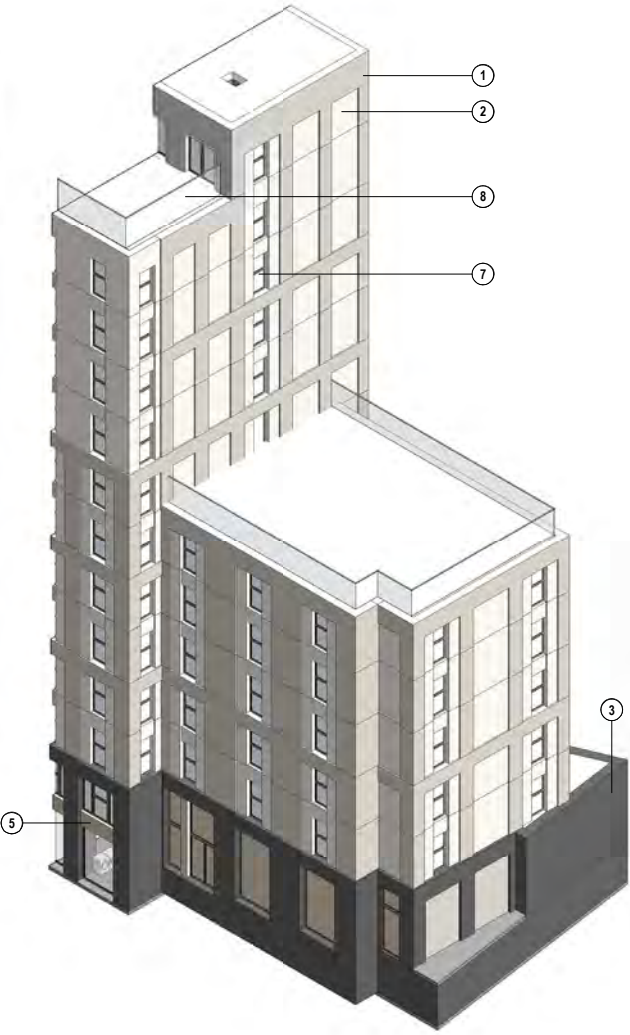
FACADE TREATMENTS OVERVIEW



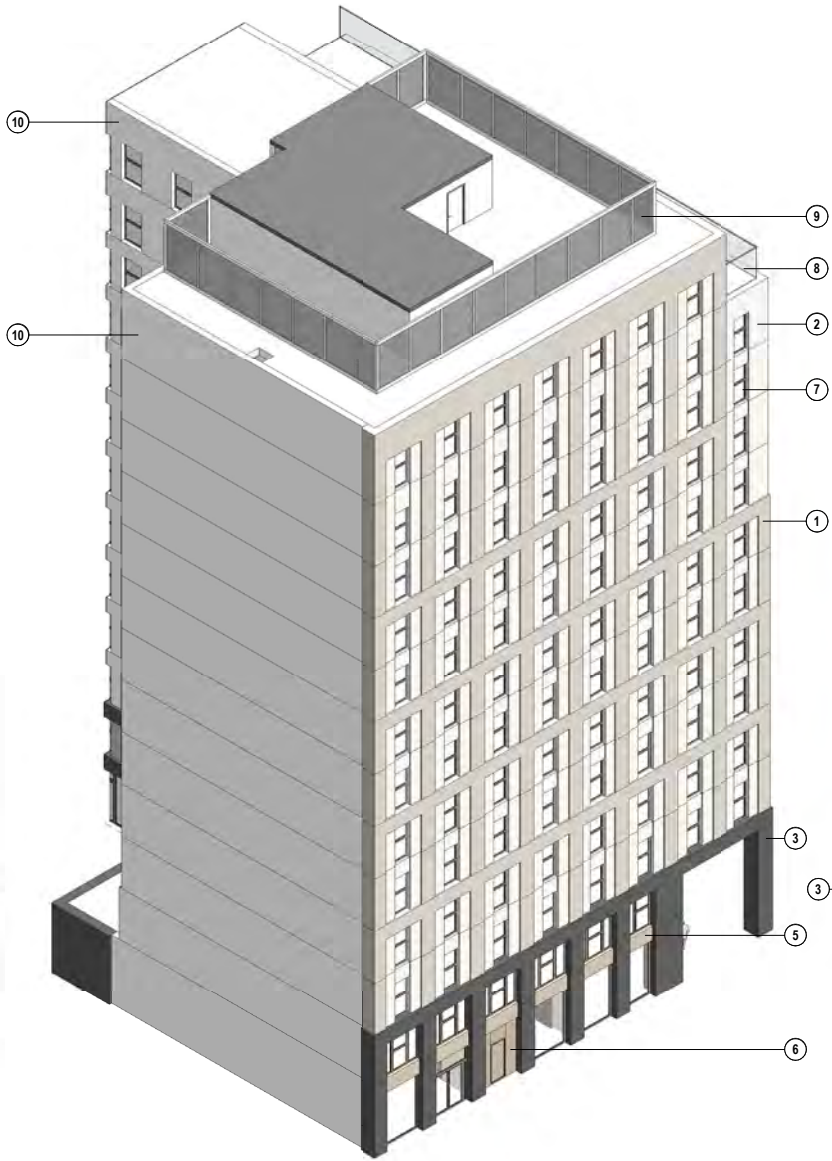
- ① Grey Brick Cladding
- ② Light Grey Textured Brick Cladding
- ③ Dark Grey Brick Cladding
- ④ Light Grey Brick Cladding
- ⑤ Bronze PPC Metal Panel
- ⑥ Bronze Louvred PPC Metal Panel
- ⑦ Glazing with Projecting Mullions
- ⑧ Glass Balustrade
- ⑨ Perforated Mesh Panel
- ⑩ Light Render



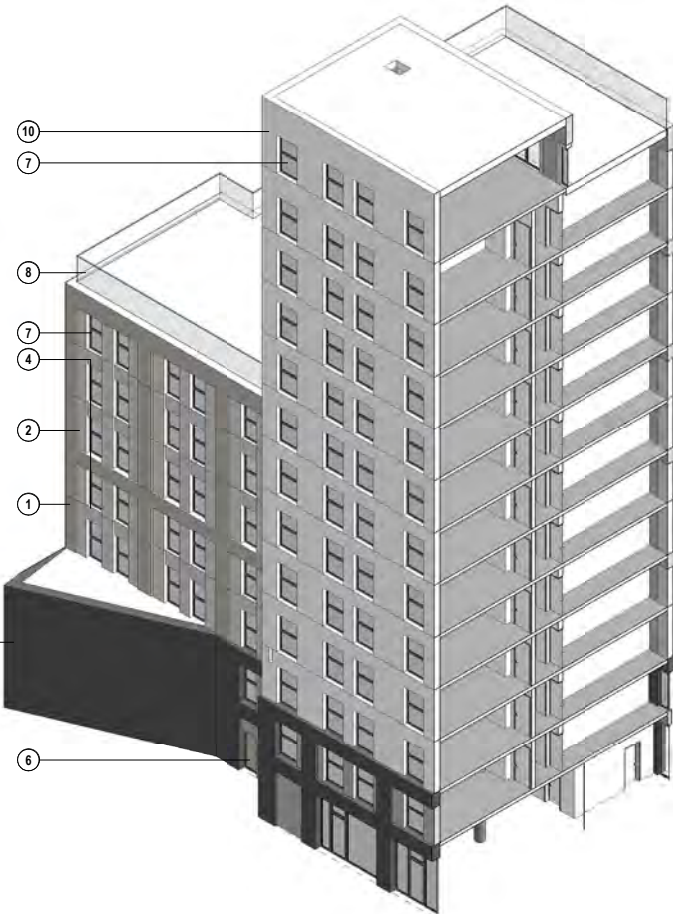
1 Axonometric View 1



2 Axonometric View 2



3 Axonometric View 3



4 Axonometric View 4

FACADE TREATMENT (BASE)
(NORTH-WEST CORNER)

- 01 Grey Brick Cladding
- 02 Light Grey Textured Brick Cladding
- 03 Dark Grey Brick Cladding
- 04 Light Grey Brick Cladding
- 05 Bronze PPC Metal Panels
- 06 Bronze Louvred PPC Metal Panels
- 07 Glazing with Projecting Mullions
- 08 Glass Balustrade
- 09 Perforated Mesh Panel
- 10 Light Render



Various shades of Grey Brickwork



Ground Floor Active Frontage



Fully glazed windows



FACADE TREATMENT (MIDDLE)
(NORTH-WEST CORNER)

- 01 Grey Brick Cladding
- 02 Light Grey Textured Brick Cladding
- 03 Dark Grey Brick Cladding
- 04 Light Grey Brick Cladding
- 05 Bronze PPC Metal Panels
- 06 Bronze Louvred PPC Metal Panels
- 07 Glazing with Projecting Mullions
- 08 Glass Balustrade
- 09 Perforated Mesh Panel
- 10 Light Render



Various shades of Grey Brickwork



Brick Window Detailing



Fully glazed windows



FACADE TREATMENT - TOP
(NORTH-WEST CORNER)

- 01 Grey Brick Cladding
- 02 Light Grey Textured Brick Cladding
- 03 Dark Grey Brick Cladding
- 04 Light Grey Brick Cladding
- 05 Bronze PPC Metal Panels
- 06 Bronze Louvred PPC Metal Panels
- 07 Glazing with Projecting Mullions
- 08 Glass Balustrade
- 09 Perforated Mesh Panel
- 10 Light Render



Various shades of Grey Brickwork



Brick Window Detailing



Fully glazed windows



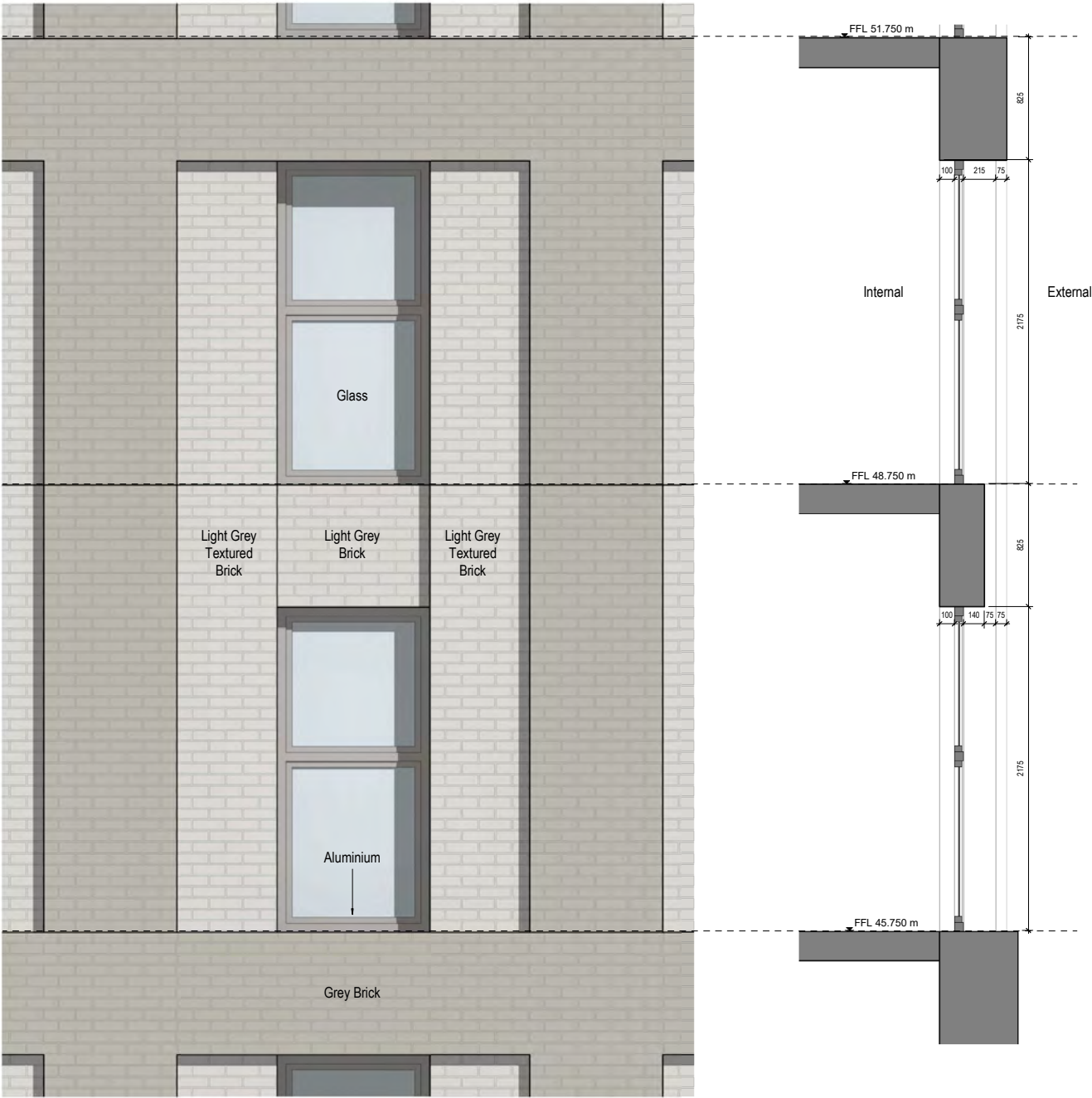
FACADE DETAIL - TYPICAL BRICK

Brick has been incorporated into the scheme as the prominent facade material to respond to the existing context of the surrounding streets.

The materiality of the northern, southern and western façades of the building is consistently use grey brick to create the strong facade grid and a lighter grey textured brick to frame the windows of the scheme. Taking influence from the existing building, the material palette reflects the distinctive materiality of the town but introduces a more modern window and gird pattern.

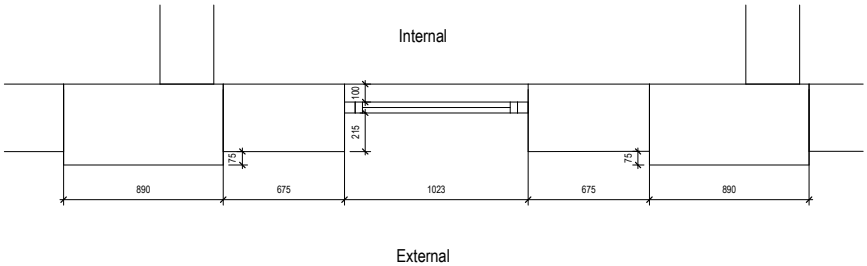
At ground level, the brick colour changes to dark grey, to help create a strong base for the building and again takes cues from the existing building colour.

The eastern facade of the building will be treated with a light render to help lighten the façades facing onto the external courtyard at ground level.

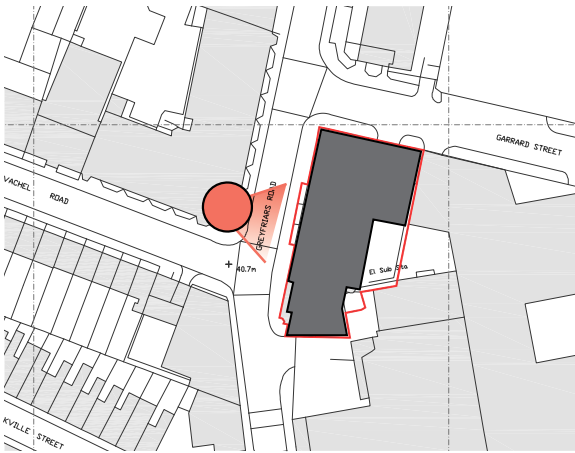


1 Brick Facade Bay - Elevation
Scale 1: 20

3 Section
Scale 1: 20

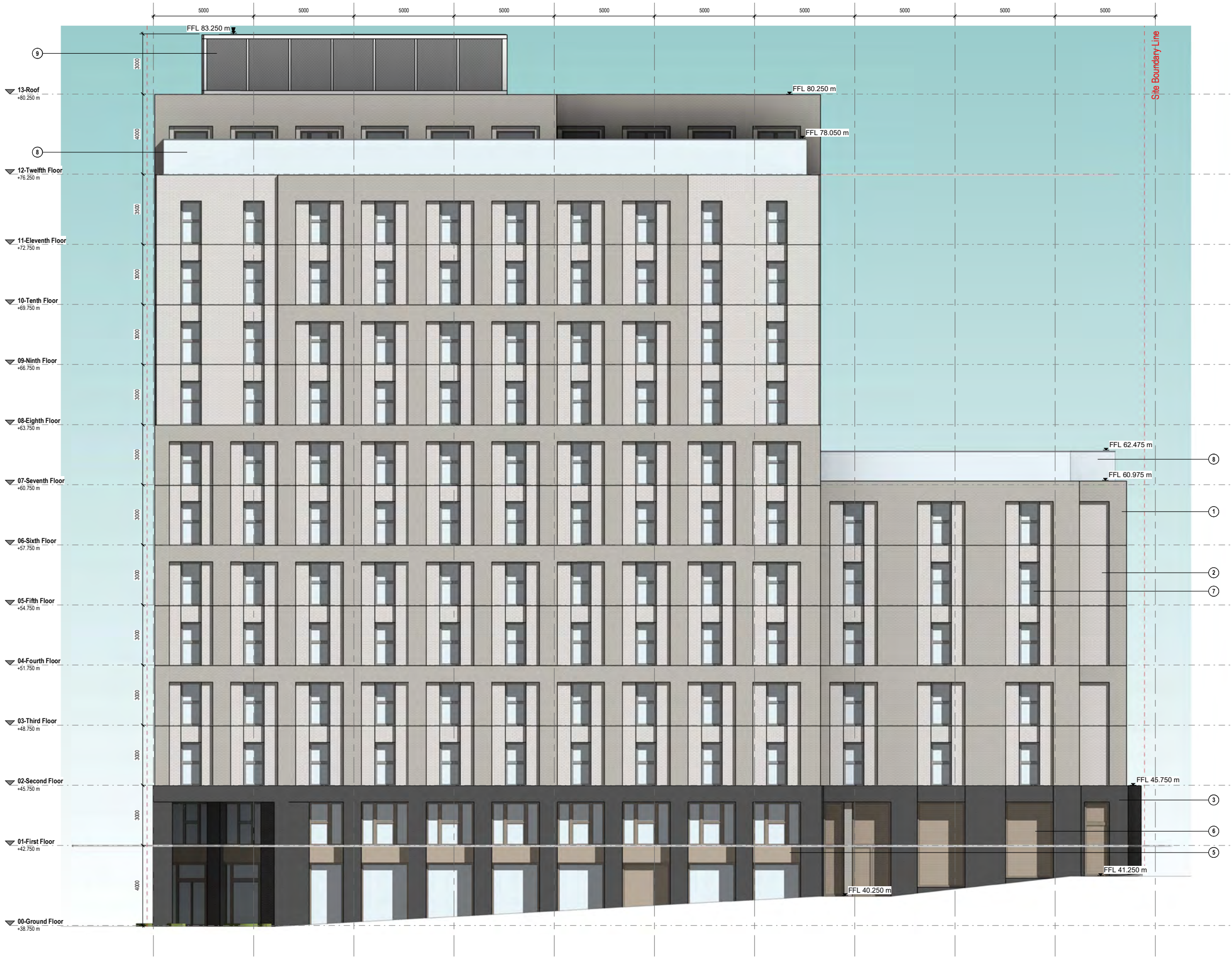


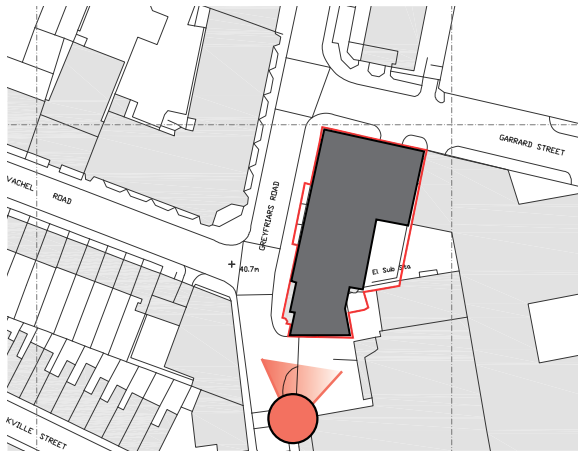
2 Plan
Scale 1: 20



PROPOSED WEST ELEVATION

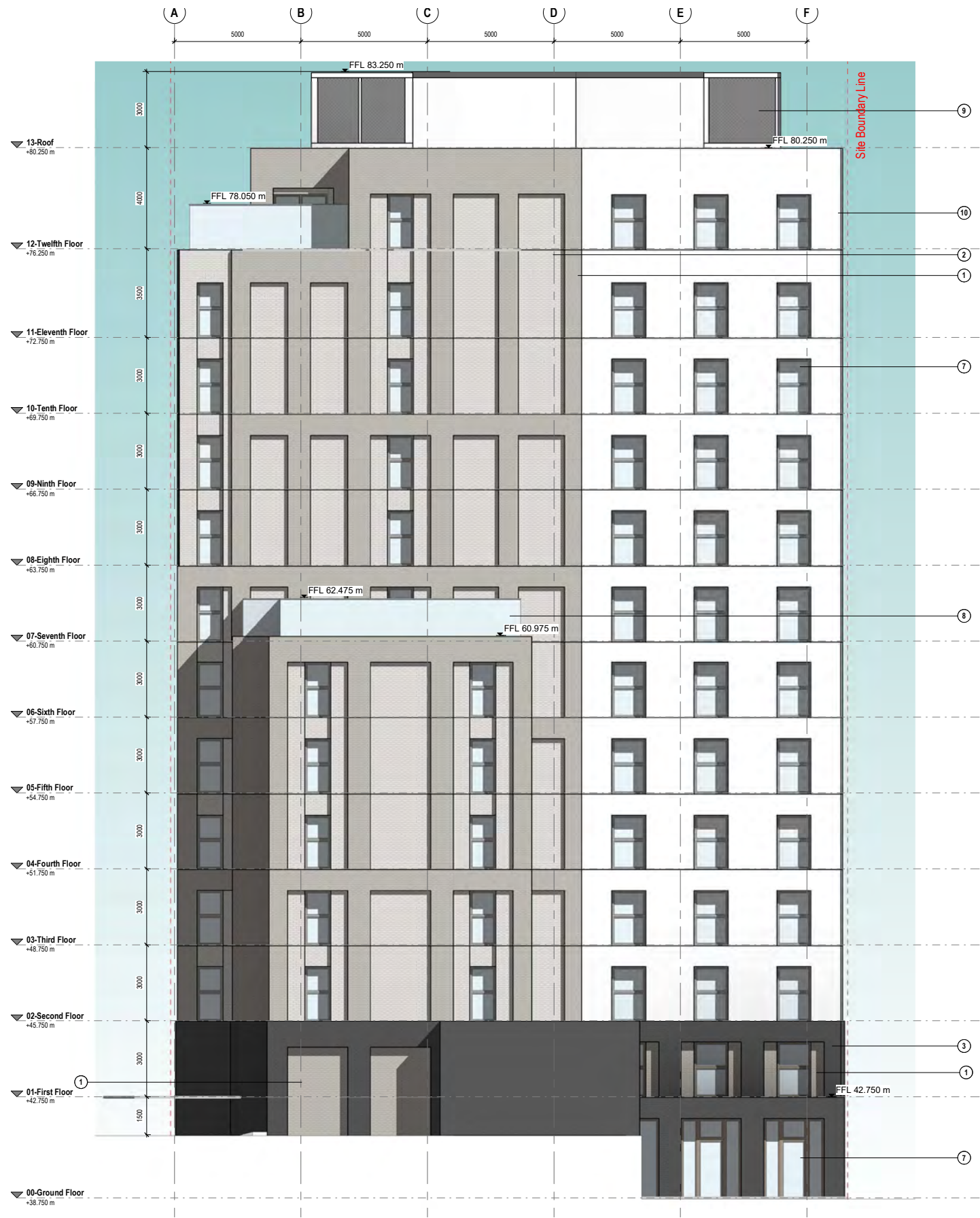
- ① Grey Brick Cladding
- ② Light Grey Textured Brick Cladding
- ③ Dark Grey Brick Cladding
- ④ Light Grey Brick Cladding
- ⑤ Bronze PPC Metal Panel
- ⑥ Bronze Louvred PPC Metal Panel
- ⑦ Glazing with Projecting Mullions
- ⑧ Glass Balustrade
- ⑨ Perforated Mesh Panel
- ⑩ Light Render



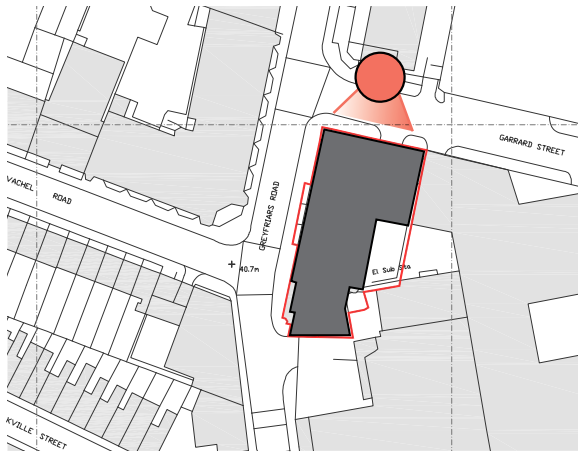


PROPOSED SOUTH ELEVATION

- ① Grey Brick Cladding
- ② Light Grey Textured Brick Cladding
- ③ Dark Grey Brick Cladding
- ④ Light Grey Brick Cladding
- ⑤ Bronze PPC Metal Panel
- ⑥ Bronze Louvred PPC Metal Panel
- ⑦ Glazing with Projecting Mullions
- ⑧ Glass Balustrade
- ⑨ Perforated Mesh Panel
- ⑩ Light Render

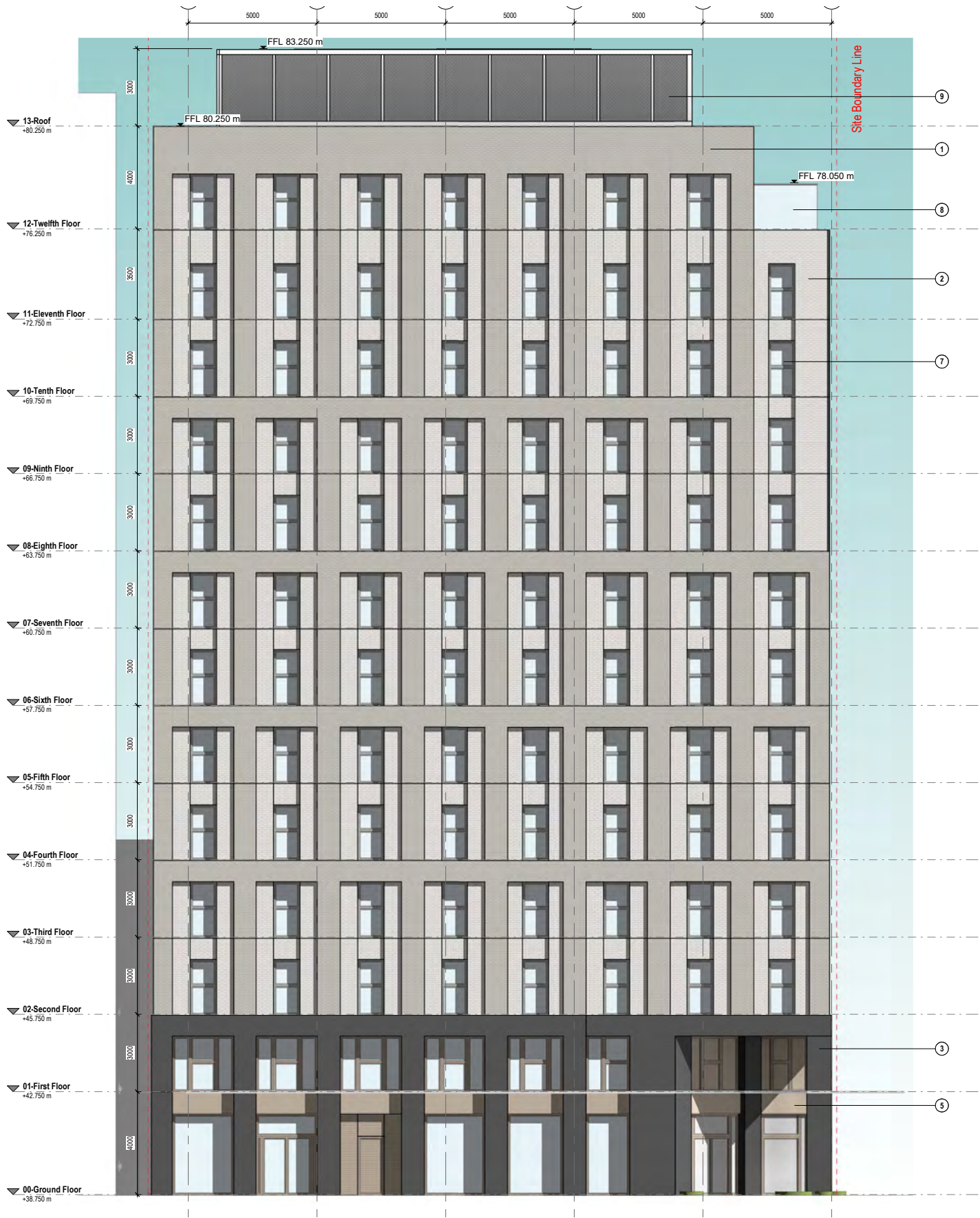


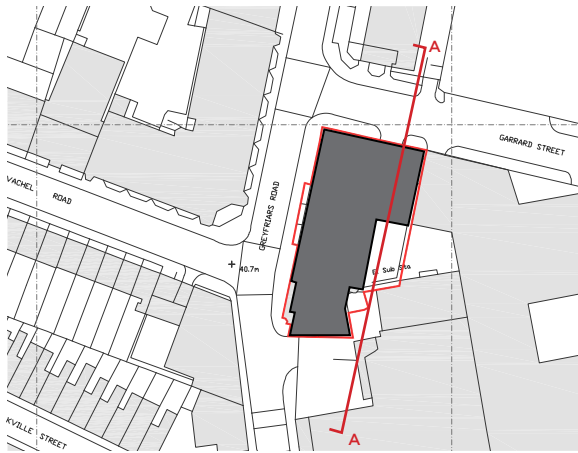




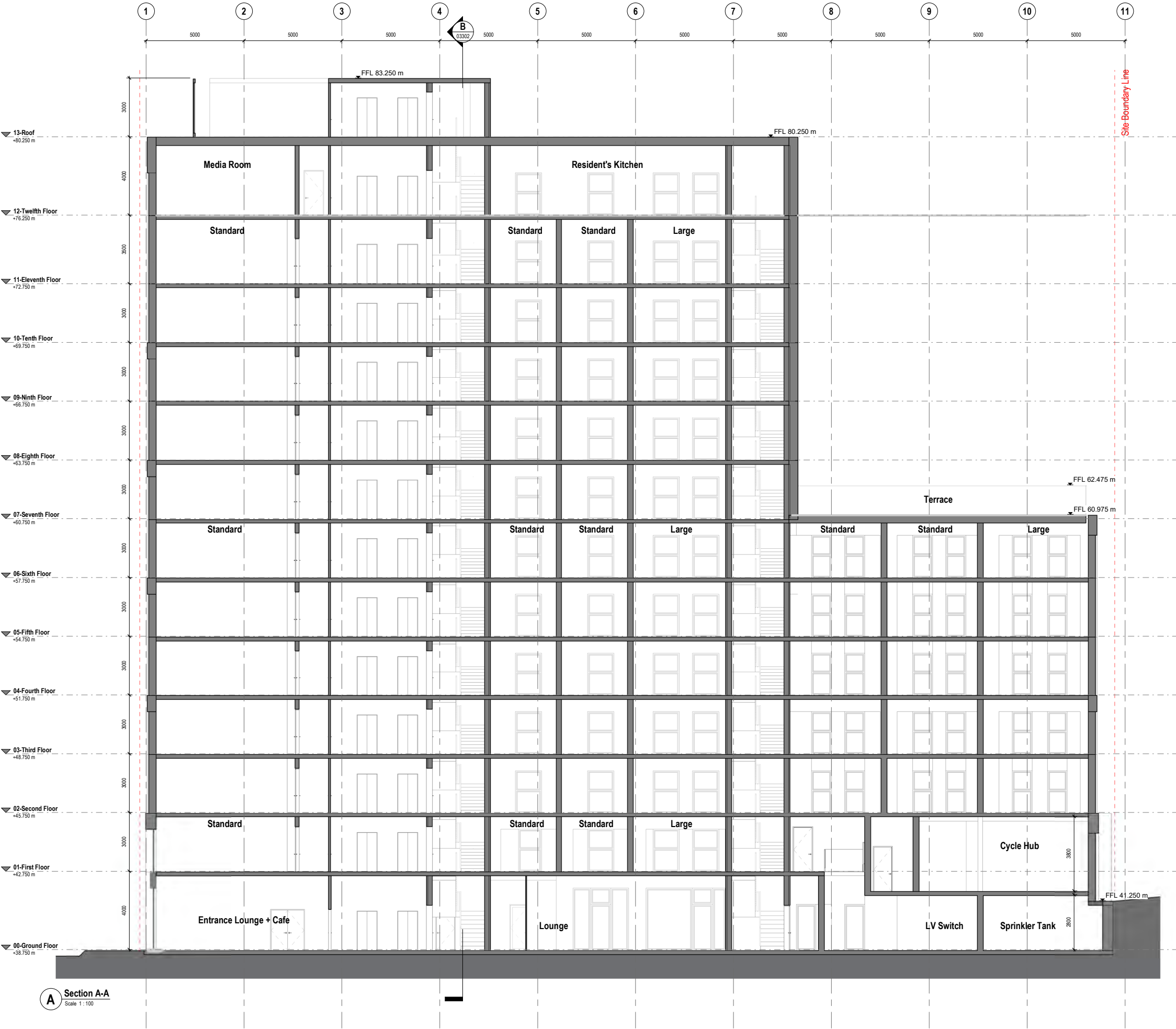
PROPOSED NORTH ELEVATION

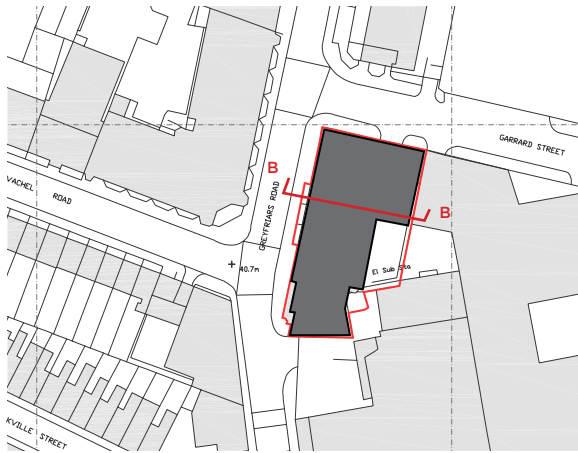
- ① Grey Brick Cladding
- ② Light Grey Textured Brick Cladding
- ③ Dark Grey Brick Cladding
- ④ Light Grey Brick Cladding
- ⑤ Bronze PPC Metal Panel
- ⑥ Bronze Louvred PPC Metal Panel
- ⑦ Glazing with Projecting Mullions
- ⑧ Glass Balustrade
- ⑨ Perforated Mesh Panel
- ⑩ Light Render



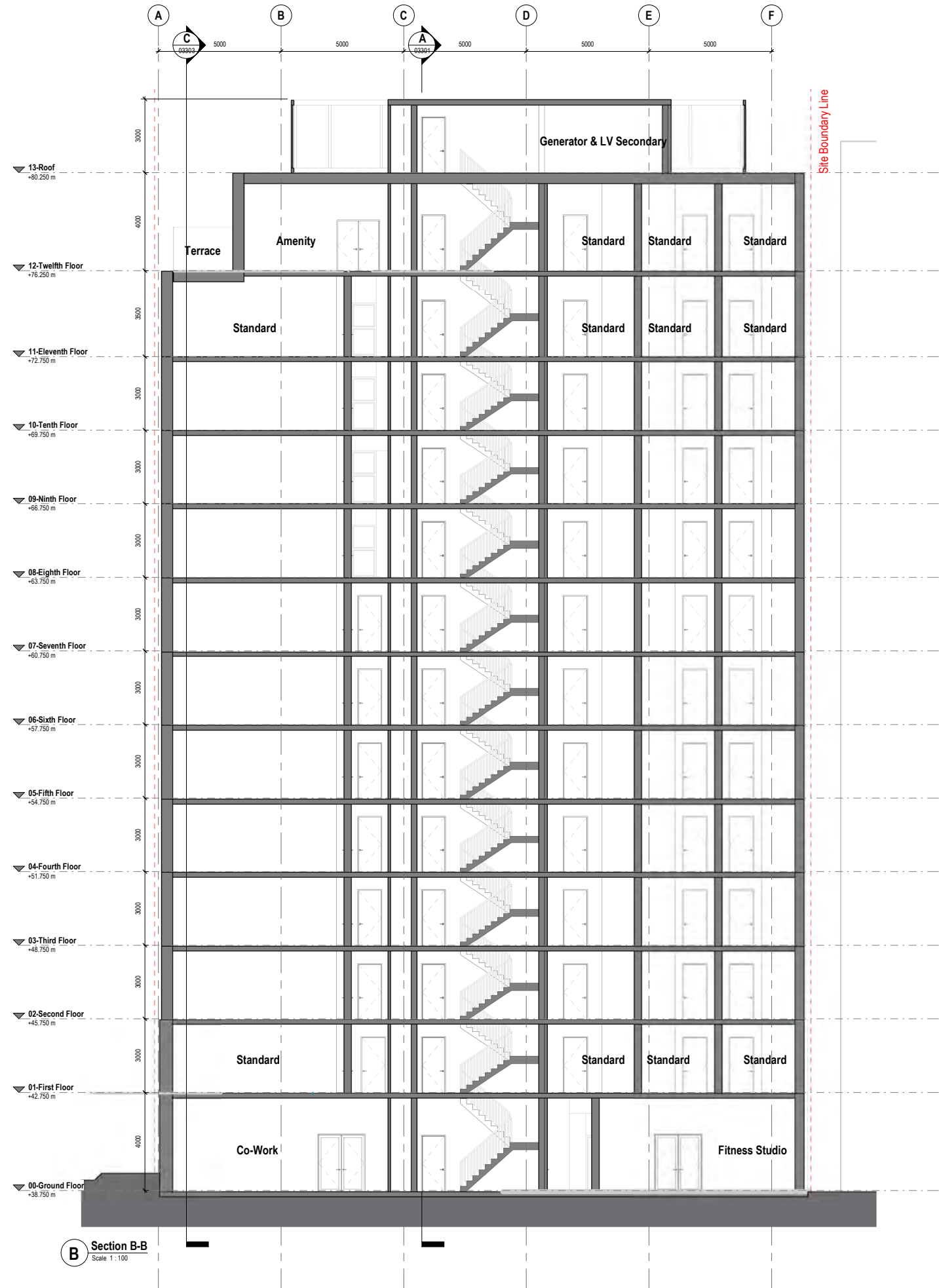


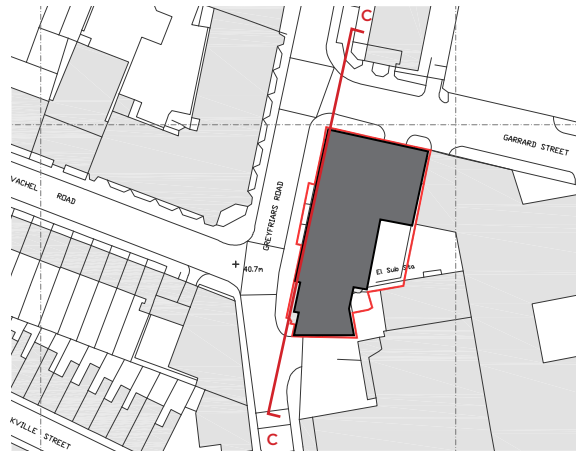
PROPOSED SECTION A-A





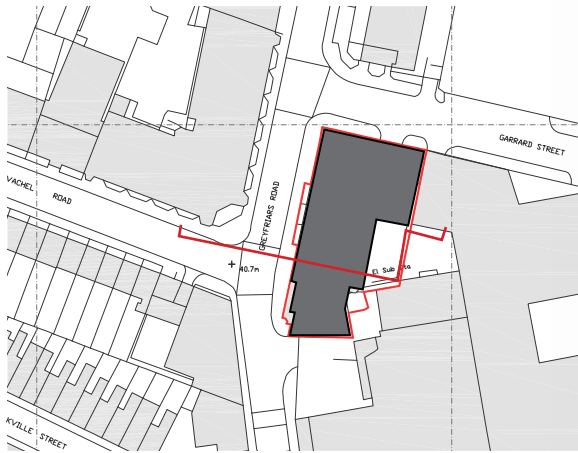
PROPOSED SECTION B-B





PROPOSED SECTION C-C





PROPOSED BUILDING RELATIONSHIP TO
GREYFRIARS ROAD

..... Section Line





CROSS SECTIONS



SECTION 1



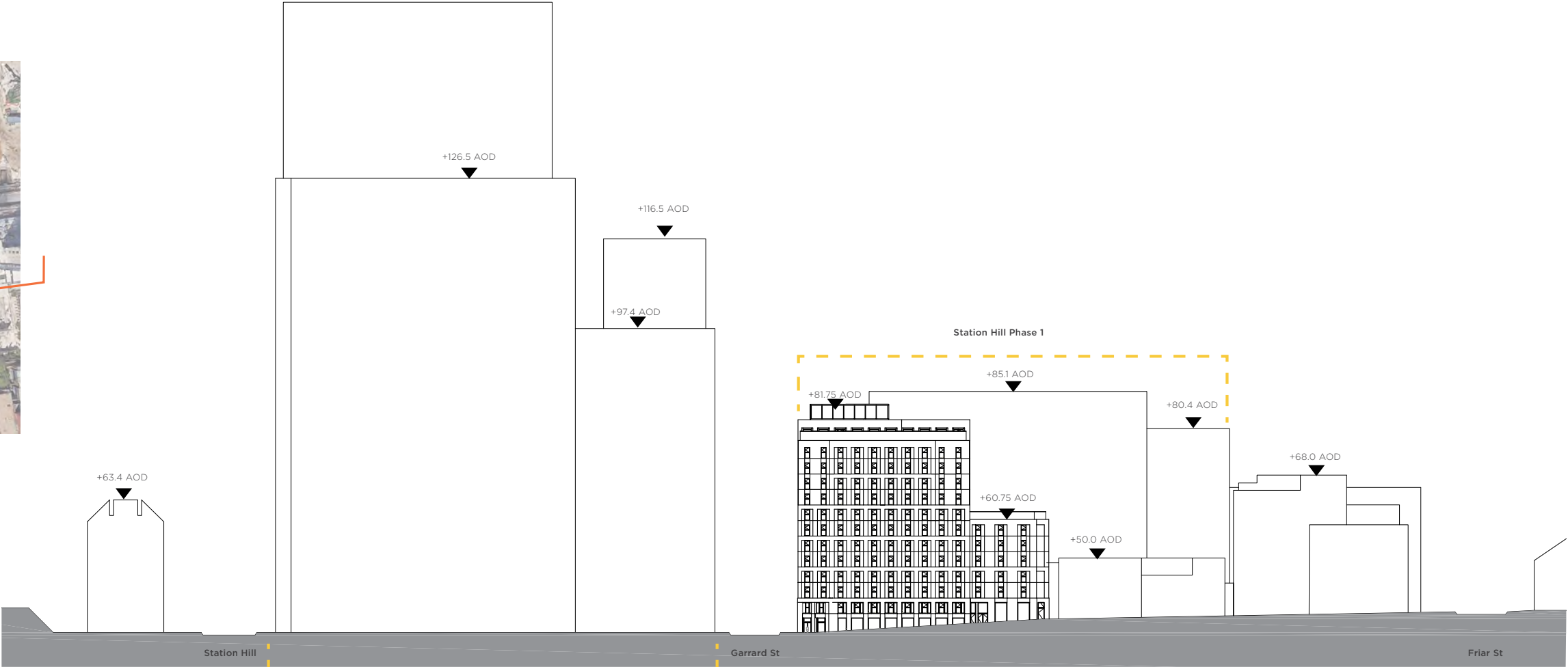
SECTION 3



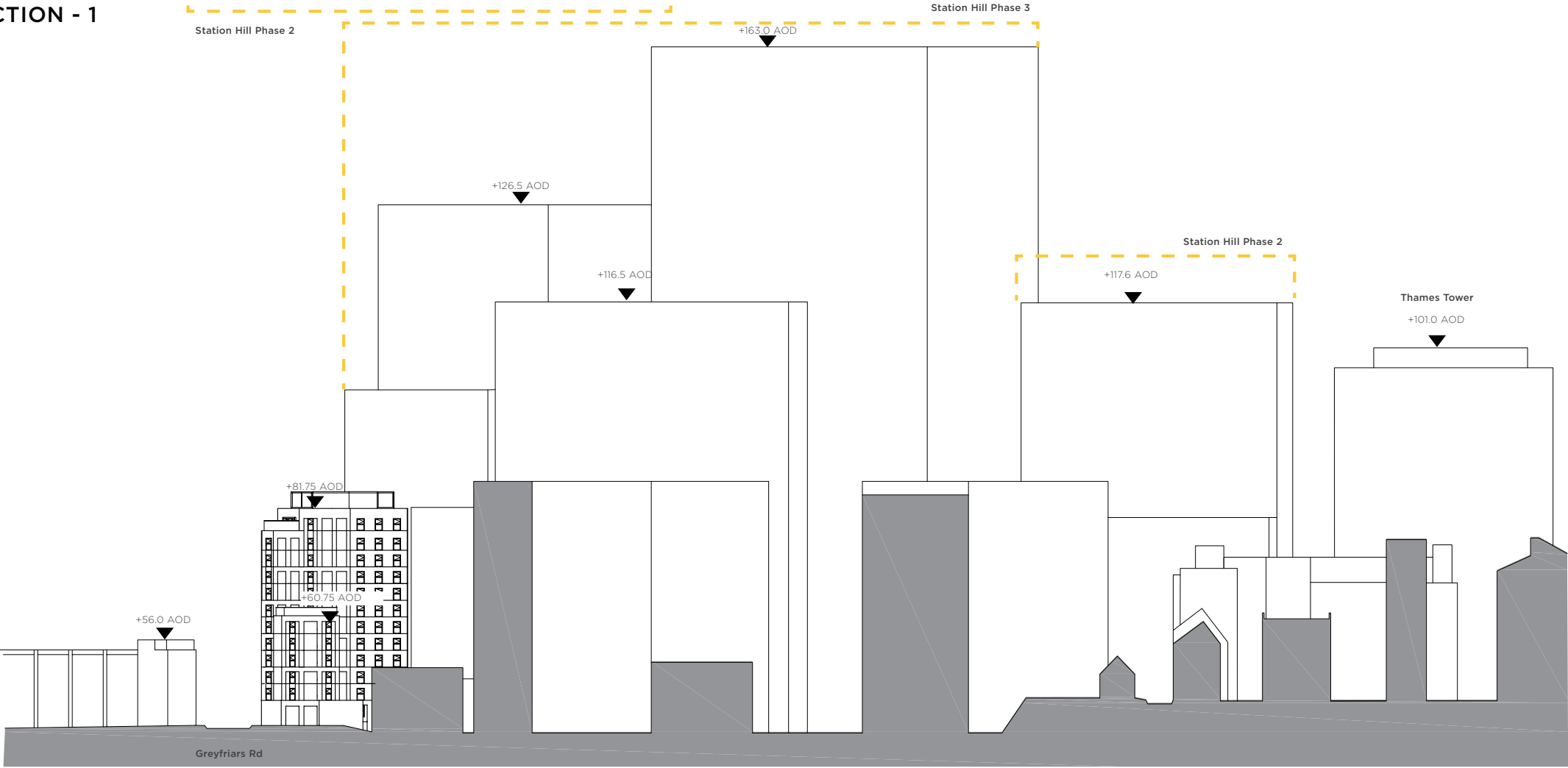
SECTION 2



SECTION 4



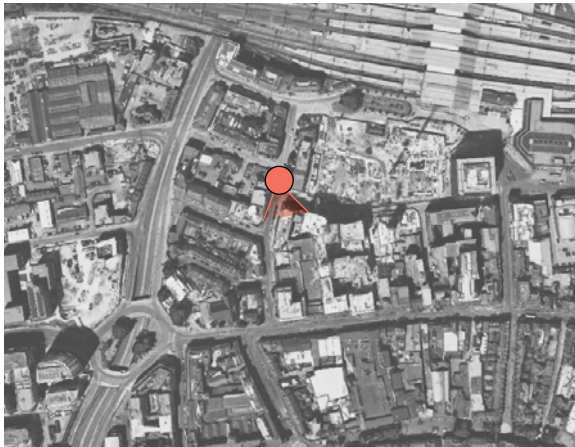
SITE SECTION - 1



SITE SECTION - 2

Appearance

EXTERNAL VIEWS



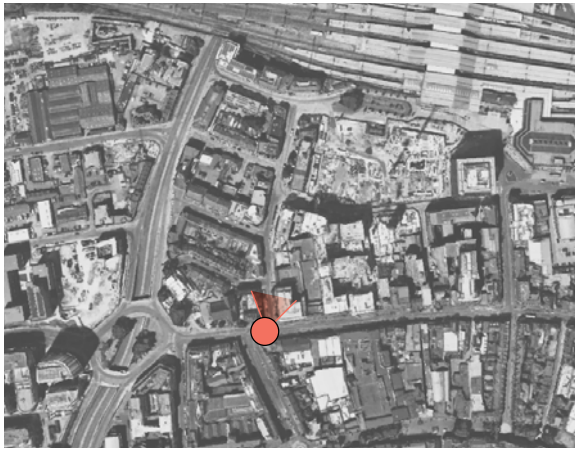
PROPOSED VIEW UP GREYFRIARS ROAD

EXTERNAL VIEWS



PROPOSED VIEW ON GARRARD STREET

EXTERNAL VIEWS



PROPOSED VIEW ON FRIAR STREET