JOHN LEWIS
PARTNERSHIP

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

DESIGN & ACCESS STATEMENT ADDENDUM

JULY 2025

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Former John Lewis Depot, Letcombe Street, Reading

(Also known as JLP Mill Lane)

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WELCOME
HOME

1.0

Introduction

1.1 Executive Summary

Executive Summary

The current live planning application (PL/24/1155) was validated on 3rd October 2024 and has been subject to consultation and detailed engagement with RBC planning officers / members, statutory consultees, neighbours and local residents. In response to the feedback received, the design of the proposed development has been amended and revised plans and additional information is submitted for determination as part of the current planning application. The additional information submitted should be read in conjunction with information previously submitted in August 2024.

This Design and Access Statement addendum (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).

Summary of key proposed changes (from submitted application to current revised scheme)

- Reduction from 215 to 170 units
- Changes to proposed height and massing, including – reduction along Mill Lane frontage from max. GF+10 storeys to max. GF+7 storeys, stepping down to GF+5 storeys along Crossland Road to the south and east towards the Conservation Area. Small 'nib' introduced at eastern end adjacent to Central Club
- Updates to detailed elevation design, including - revisions relating to brickwork detailing, metal cladding, parapet line, introduction of Juliet balconies to part of Mill Lane frontage, and further articulation along frontage
- Setting back building along Letcombe Street to introduce greening and setting back of 'middle finger' on Crossland Road to unify garden spaces.
- Introduction of 4 no. Ground floor apartments with defensible space to Crossland Road
- Updates to proposed unit mix
- Internal changes to ground floor layout including relocation of flexible community space
- Removal of bin chutes throughout
- Removal of disabled car parking provision and on-street 'essential use' car parking spaces
- Increased greening and improved pedestrian foot way arrangements to eastern side of Crossland Road

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 addendum should be read and considered in conjunction with the plans and drawings submitted as part of this Application, together with the following supporting documents and accompanying addendum's:

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	DFL
Fire Statement	Hoare Lea
Flood Risk Assessment	Fairhust
Heritage, Townscape and Visual Impact Assessment	Montagu Evans
Landscape Strategy	Camlins
Landscape & Ecology Management Plan	AECOM
Noise Assessment	Hoare Lea
Operational Waste Management Strategy	SLR
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

2.0

Site Analysis

2.1 Existing Site Photos

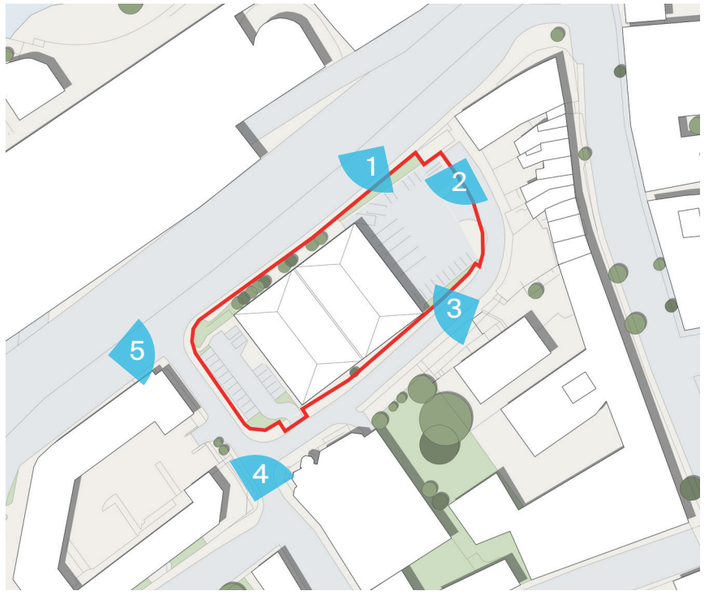
View 01 - Looking South West on Mill Lane. Existing site provides no activation to street.

View 02 - Looking South on Crossland Road towards existing site entrance. Building line stepped back from boundary for service yards weakening frontage.

View 03 - Looking South West on Crossland Road. Metal fence provides hard boundary fronting residential uses to the south.

View 04 - Looking North from junction of Letcombe Street and Crossland Road. Building line stepped back from boundary for service yards weakening frontage.

View 05 - Looking East on Mill Lane. The existing site provides no activation to street weakening a prominent corner.



View plan

2.2 Conservation Area & Listed Buildings

Market Place and London Street and Listed Buildings

The heritage context in which the site is located is fully assessed within the (Built) Heritage, Townscape and Visual Impact Report which accompanies this application.

The site is located outside but adjacent to the lower part of the Market Place and London Street Conservation Area. The Market Place and London Street Conservation Area contains several listed buildings. The majority of these buildings line London Street to the East of the site.

There are two key listed buildings to the south of the site which comprise:

- Reading Quaker Meeting House
- Church of St Giles

Key

- Site Boundary
- Conservation Area Boundary
- Listed Building
- Listed Landmark Building

Source: Market Place/London Street Conservation Area Appraisal

2.3 Character Area Breakdown

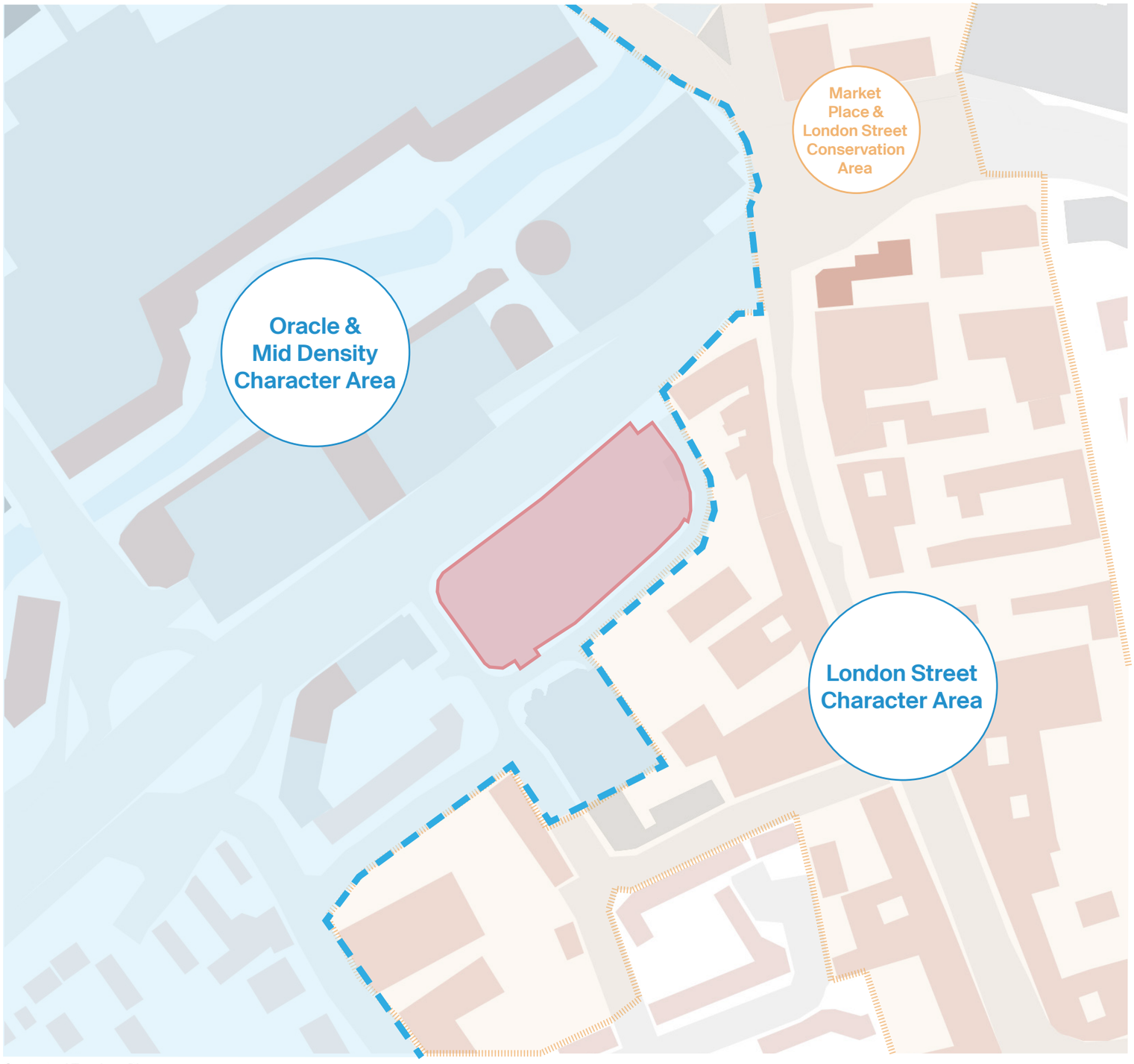
The local context can be broken down into two character areas, The Oracle & Mid Density Character Area and London Street Character Area . Within these Character Areas there are three predominant typologies.

Key

Typology A - Larger building with a vertically emphasised elevation that announces corner and has active frontages

Typology B - Secondary elevations of larger grain buildings which are scaled to buildings across the A239

Typology C - Small and medium sized grain located within the London Street Character Area. Defined by the Listed Buildings and Buildings of Townscape Merit - the buildings have ordered fenestration and distinct architectural features.



Contextual Typology Plan

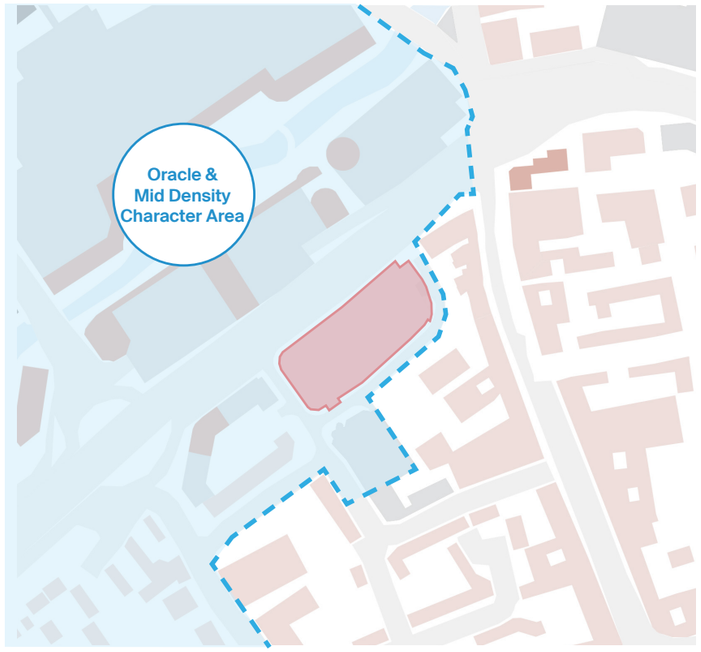
2.4 Oracle & Mid Density Character Area

The images on the right highlight key architectural features that are found within the Oracle & Mid Density Character Area.

Key

Typology A - Larger building with a vertically emphasised elevation that announces corner and has active frontages

Typology B - Secondary elevations of larger grain buildings which are scaled to buildings across the A239



Oracle & Mid Density Character Area

Typology A

Elevations of hierarchy with active frontages of large scale and grain buildings

Typology B

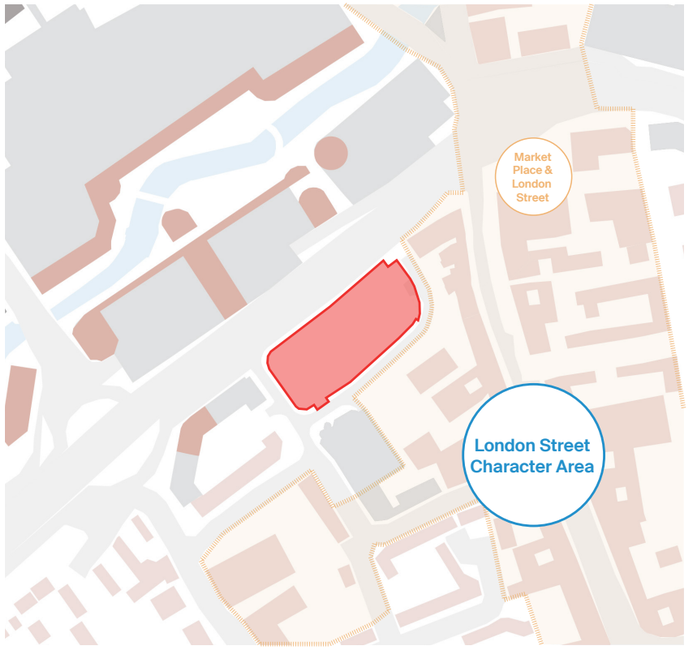
Secondary elevation hierarchy, larger grain buildings scaled to buildings across the A239

2.5 London Street Character Area

The images on the right highlight key architectural features that are found within the London Street Character Area.

Key

Typology C - Buildings of a small and medium sized grain located within the London Street Character Area. Defined by the Listed Buildings and Buildings of Townscape Merit - the buildings have ordered fenestration and distinct architectural features.



London Street Character Area

Typology C

White Horizontal Banding and Cornice Detailing

Grey and Red Brickwork Detailing

Classical Fenestration Order and Geometry

Stone and Faux Stone Detailing

3.0

Project Timeline

3.1 Project Timeline

Pre Application 01 - December 2020

- c.11 storeys
- Could be arranged in 3nr wings
- Prominently visible above roofline from London Street Conservation Area

Pre Application 02 - December 2021

- Refinement of massing
- Depressing to the east and optimising to the west
- Distinct step to south to emphasise primary frontage on IDR
- Articulation of north facade

Pre Application 03 - August 2023

- Scale reduced across whole site
- Fine grain expressed through articulation of wings
- Step in scale to provide contextual scale to south
- Roofline refined to add interest in medium-range views

Pre Application 04 - October 2023

- Fire strategy reviewed to comply with fire safety guidance
- Set back to the 10th floor to reduce the height along Mill Lane
- Transition in height from the East to West along Mill Lane

Pre Application 05 - November 2023

- Massing revised to provide better transition to the London Street Conservation Area.
- Increased set backs to south facade.
- Reduced height to west facade.

Pre Application 06 - January 2024

- Improved elevation strategy based on character area analysis.
- Improved landscape strategy and greening to Mill Lane.

Public Consultation & DRP - January 2024

- Pre Application 06 Scheme presented to the public and Design Review Panel

Pre Application 08 - March 2024

- Massing redistributed across the scheme
- Access decks introduced to provide dual aspect units to the central parts of the building
- Neighbourhood & Wellness Gardens sizes increased to provide additional external amenity space for residents & the local community

3.2 Project Timeline Continued

Planning Submission- August 2024

- 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,

Validation - October 2024

- Planning submission validated by Reading Borough Council

Pre Application 09 - March 2025

- Scale and height reduced
- Massing redistributed across the scheme
- Building footprint reduced with courtyard gardens unified

Pre Application 10 - April 2025

- Elevational design and detail reviewed
- Building stepped away from Letcombe Street to provide opportunity for landscaping along Letcombe Street.
- Pitched and mansard roofs added to scheme

Pre Application 11 - April 2025

- Overall height of the building reduced
- Roof forms reviewed with pitched roofs removed

Local DRP - May 2025

- Mansard roofs removed
- Scheme presented to the Reading Borough Council Local Design Review Panel

Pre Application 12 - June 2025

- Massing reduced to top storey of eastern section.
- Additional articulation added along Mill Lane by the stepping out of the middle section to the western block and the introduction of full height windows with julliette balconies

Planning Submission - July 2025

- 170 high-quality build to rent homes (Use class C3) together with a flexible community space (Use Class E/F1/F2), delivered alongside a series of shared internal and external amenity spaces.
- Creation of new public and private landscaped spaces benefiting from high-quality hard and soft landscaping,

4.0

Revised Proposal

4.1 Revised Scheme Overview

The following section explains how the proposed design has been amended following consultation feedback and ongoing engagement with Reading Borough Council.

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, Reading Local Design Review Panel and key stakeholders, whose opinions have informed the design.

Redevelopment of the site represents a significant regeneration opportunity, to provide high quality build to rent homes on a well connected but under utilised site.

In summary, the revised proposal will deliver the following:

- Provision of 170 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 private communal landscaped gardens benefiting from high-quality hard and soft landscaping, street furniture, lighting and accessible play. Managed access for these spaces will be provided to local community groups.
- 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.
- 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.

4.2 Building Height Principles

Central Club scheme - PL/221364

The height of the proposed building has been guided by an evidence-led design approach. Both CJCT and Montagu Evans conducted detailed character assessments as part of the Heritage, Townscape and Visual Impact Assessment (HTVIA) and the architects own site evaluation as outlined in the Design and Access Statement (DAS) which examined key views within and around the Market Place & London Street Conservation Area.

These assessments identified the potential for increased height at the western part of the site, where a taller building would pair appropriately with the scale and massing of the Oracle Car Park and other tall structures located across the Inner Distribution Road (IDR). In contrast, the scheme steps down in height towards the east to provide a sensitive transition to the consented four storey Central Club (PL/221364) and typically three/four storey buildings in the conservation area beyond. The building is further articulated with 6 storey rear projections to the south. The outriggers refer to a similar typology in the Conservation area and along Crossland Road to the south. Again, designing the Crossland Road elevation at 6 levels provides another sensitive transition to the buildings to the south including the Quaker Meeting House. HTVIA view 4B demonstrates the positive impact the North South as well as the East West transitions in height and overall reduction in height has had.

The originally submitted 11-storey proposal was found to be not visible in viewpoints (2, 3, 5, 6, 10, 11, 12, 13, and 14). From View 1 (Queen's Road/A329 looking west), the building previously stepped from 7 to 11 storeys, aligning in scale with the Oracle Car Park and comparable to the Premier Inn in the West. The elevated nature of the IDR in this location further reduced the perceived visual prominence of the taller elements.

Following discussions with the planning officer and stakeholders, the proposal has been revised to reduce the height at the western end from 11 to 8 storeys. This change in height creates a more balanced relationship with the Oracle Car Park/ Vue Cinema (up to nine storeys) and Premier Inn to the west and has also reduced the visual impact from the Market Place and London Street Conservation area, specifically to the Quaker burial ground (viewpoint 4B). The reduction in height removes the scheme from visibility totally within view 4A.

The reduction in scale where the building has close proximity the conservation area is further assisted with the architectural detailing which forms a distinguished base, middle and crown which helps to mitigate the impact of scale, by adding a human proportionality to the building. The proposed amendments in height and massing across the site strike a comfortable balance between optimising the sites potential whilst sitting comfortably within the existing townscape.

The proposed height range of five to eight storeys reflects the existing pattern of building heights adjacent to the IDR and the conservation area to the south. When viewed from the west, the proposed building forms a cohesive group with the adjacent seven-storey Premier Inn, which also features a stepped form, further reinforcing a sense of contextual integration.

Submitted Scheme - View 1 (Queens Road / A329) Cumulative Scenario

Proposed Scheme - View 1 (Queens Road / A329) Cumulative Scenario

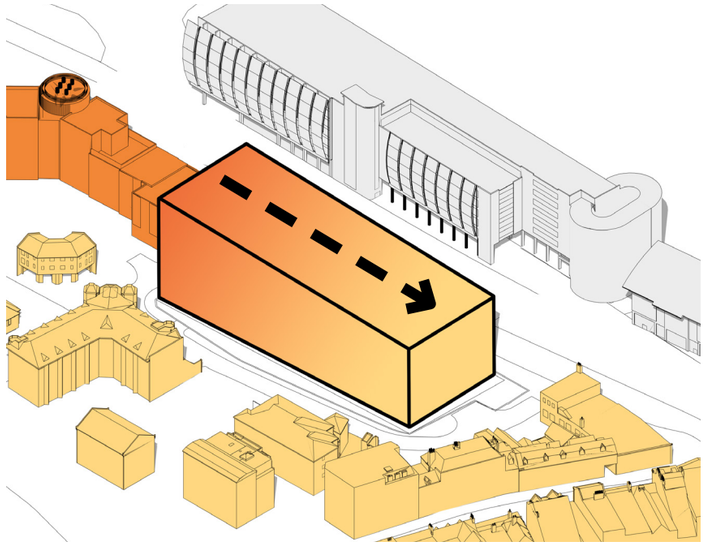
Submitted Scheme - View 3 (A327 Looking North)

Proposed Scheme - View 3 (A327 Looking North)

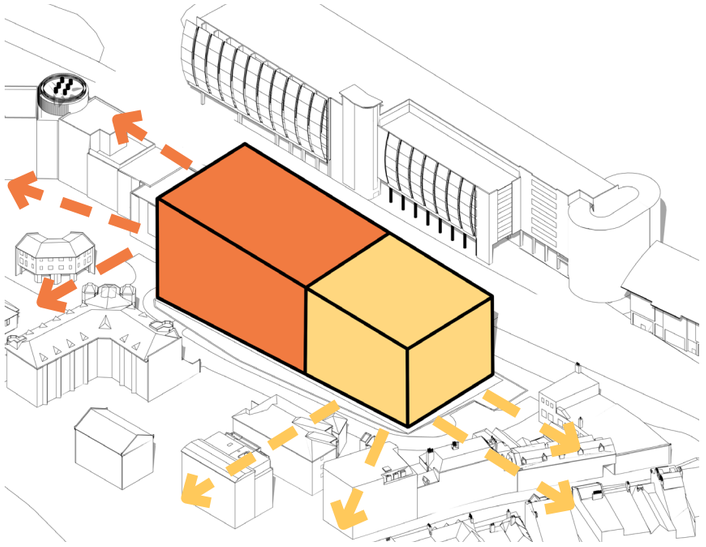
Submitted Scheme - View 4B (Quaker Meeting House Looking North)

Proposed Scheme - View 4B (Quaker Meeting House Looking North)

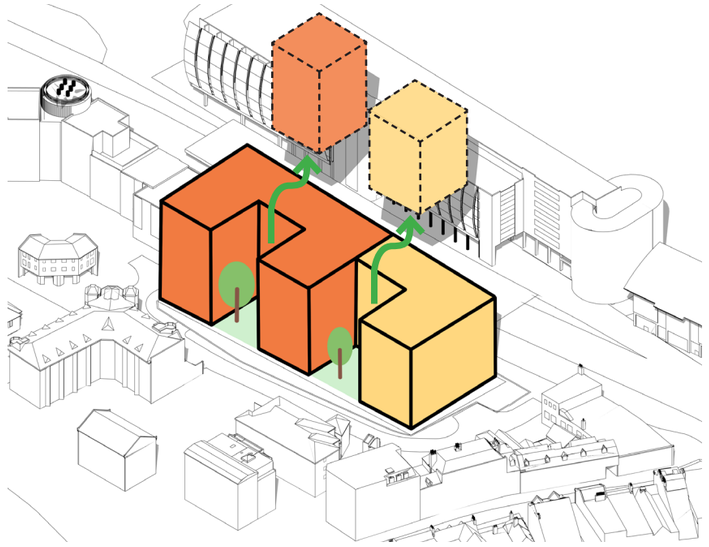
4.3 Building Form Principles



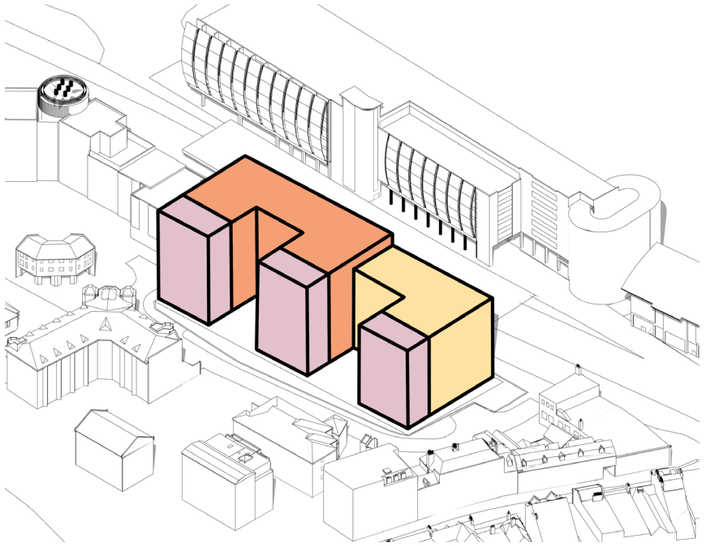
Height principles established through an analysis of the surrounding context. Height is proposed to the west of the site in response to the elevation of the IDR (A329) along western portion of the site and the opposite Oracle Car park. The building form steps down from the west along Mill Lane to the adjacent London Street Conservation Area.



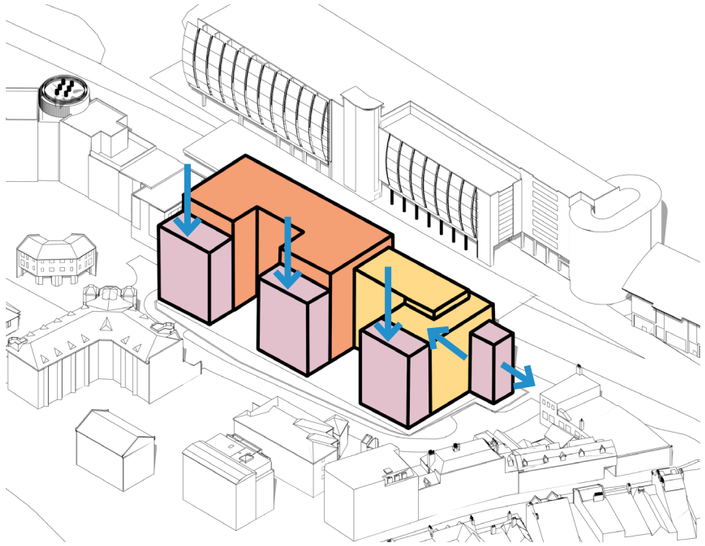
'Urban block' with façades facing all streets divided into two parts to respond to the distinct adjacent character areas. A cohesive overall approach will be maintained through consistent detailing and material choices, while each building will feature slightly different detailing to reflect the unique character of its respective character area.



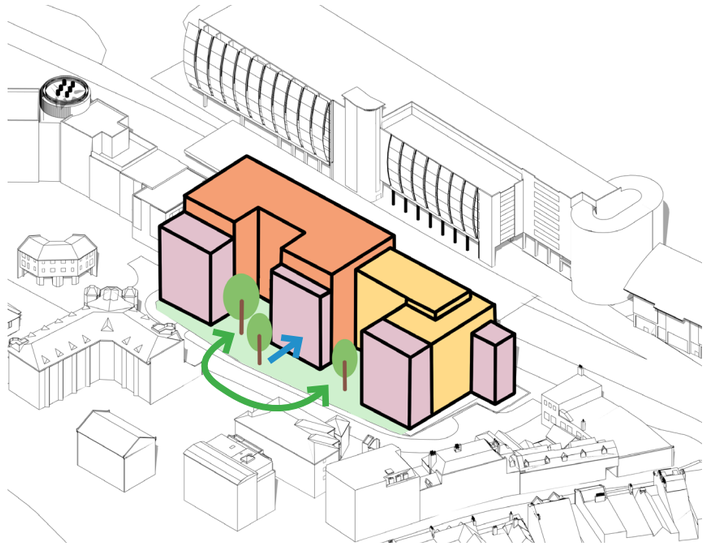
Mass removed to create south facing courtyards and establish the ‘U’ and ‘L’ shaped building forms



Building form spilt in to different design elements to the create a '360 degree' building which responds to its context.

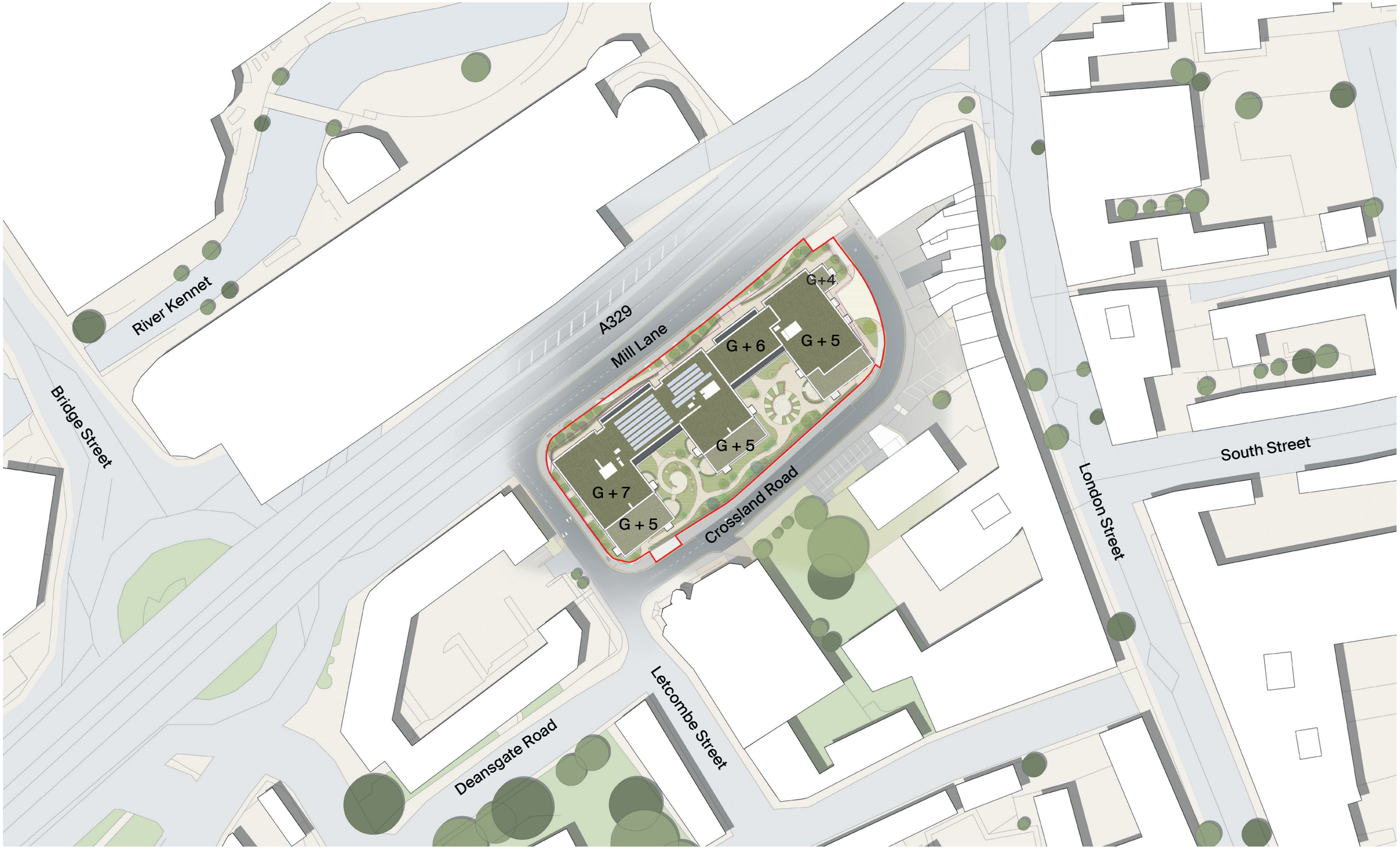


Massing reduced along Crossland Road, setback introduced at Level 6 to better reflect the Base, Middle & Top approach and nib introduced to assist in the stepping down to the London Street Conservation Area.



Central finger recessed to unify the two courtyards and provide additional distance between the Quaker meeting house and the development.

4.4 Masterplan



5.0

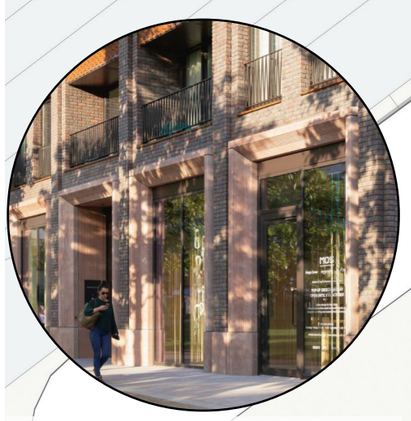
Proposed Ground Floor Layout

5.1 Proposed Ground Floor Plan

Application Boundary

Flexible and engaging shared amenity

Flexible community use spaces

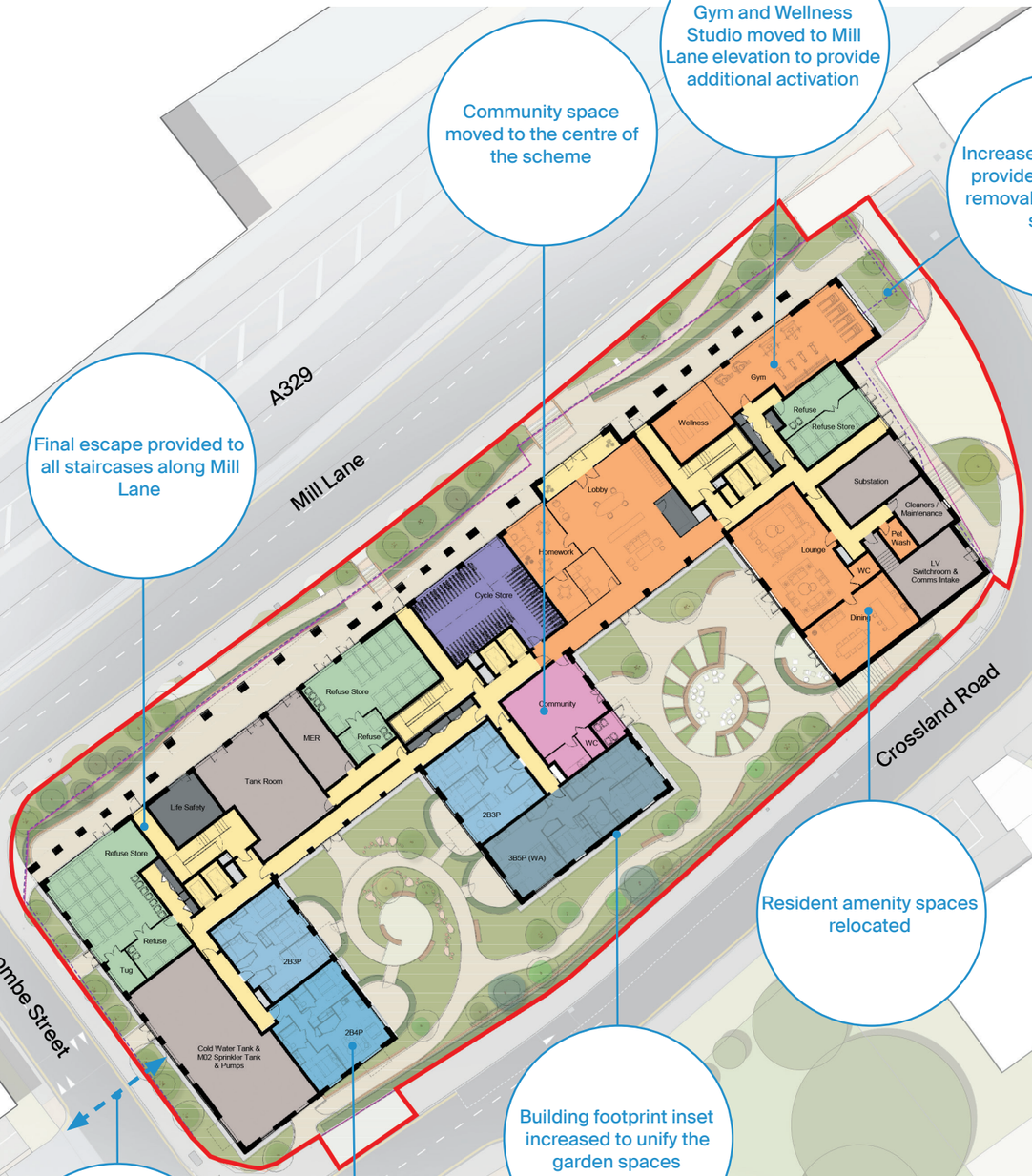


Active frontage

Defined entrance

Public open space

Engaging landscape



Gym and Wellness Studio moved to Mill Lane elevation to provide additional activation

Community space moved to the centre of the scheme

Increased landscaping provided through the removal of 3 x parking spaces

Final escape provided to all staircases along Mill Lane

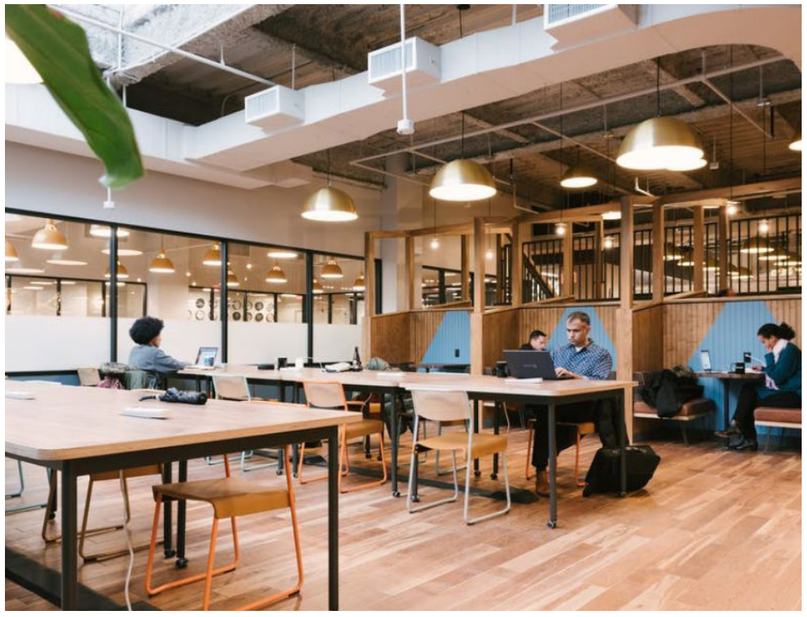
Resident amenity spaces relocated

Building footprint inset increased to unify the garden spaces

Building stepped away from Letcombe Street to provide a 2.7m wide landscape zone

Introduction of four residential units with private amenity space to Ground Floor

5.2 Ground Floor Uses



5.3 Proposed Ground Floor Plan - Access, Entrances and Servicing

Key

- Primary Pedestrian Entrance
- Secondary Pedestrian Entrance
- Goods Entrance
- Refuse Collection Point
- Garden Entrance
- New East West Route
- Cycle Entrance/Exit Route
- Primary Delivery Route (Via Main Entrance)
- Secondary Delivery Route (Via Goods Entrance)
- Delivery, drop off and refuse vehicle stopping location
- Refuse vehicle stopping location

5.4 Ground Floor Uses & Activation - North Elevation

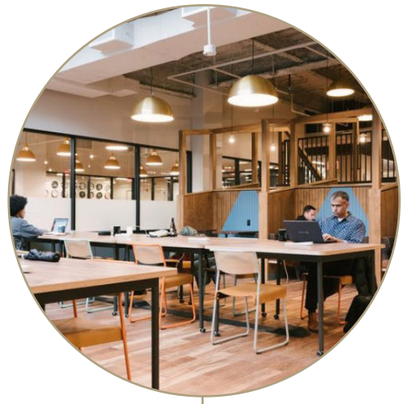
Key

- Glazed Areas
- Louvred/Solid Areas

Gym/Fitness space

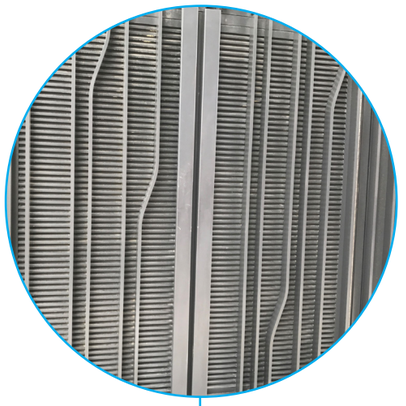
Residential lobby with views out to Mill Lane

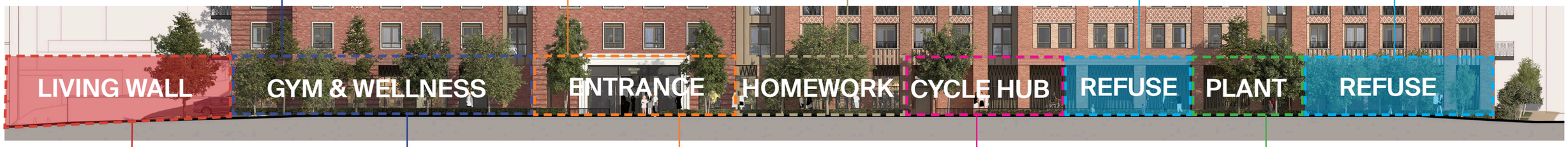
Homework Spaces



Refuse Store

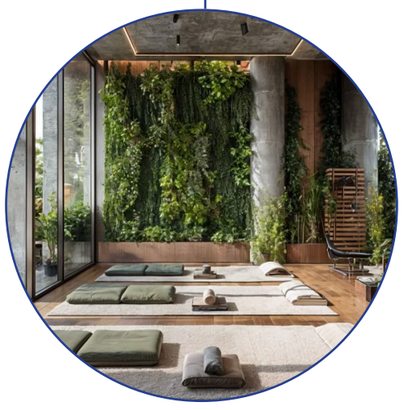
Pattern & articulation to louvred & solid areas by local artist





North Elevation - Mill Lane

Maintain Living Wall



Wellness Studio

Flexible and engaging shared amenity

Glazed Cycle Hub

Plant rooms to be glazed to show how the building functions (possibly lit at night time)

5.5 Ground Floor Uses & Activation - South Elevation

Key

- Glazed Areas

- Louvred/Solid Areas

Plant rooms to be glazed to show how the building functions (possibly lit at night time)

Communal Garden with views in to amenity spaces

Communal Garden with views in to amenity spaces

Pattern & articulation to louvred & solid areas by local artist

South Elevation - Crossland Road

Residential Unit

Residential Unit

Dining Amenity Space

5.6 Ground Floor Uses & Activation - East & West Elevation

Key

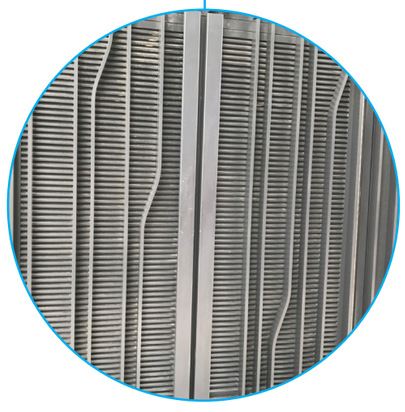
- Glazed Areas

- Louvred/Solid Areas

Pattern & articulation to louvred & solid areas by local artist

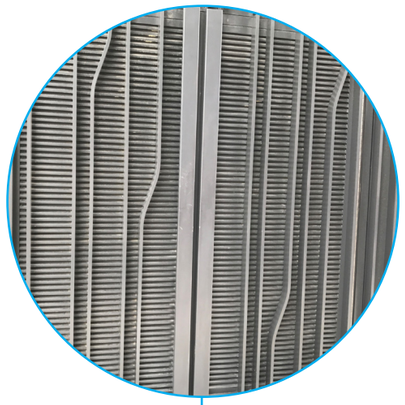
Gym/Fitness space

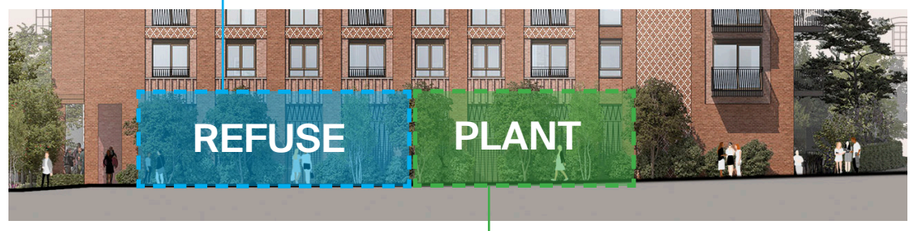
East Elevation - Crossland Road



Refuse Store

Refuse Store





West Elevation - Letcombe Street

Pattern & articulation to louvred & solid areas by local artist

6.0

Proposed Landscape

6.1 Landscape Design

The landscape design for the project focuses on 3 key areas:

Mill Lane Frontage

Transformation of the existing urban edge experience into smart, pedestrian friendly, visually interesting urban centre entrance.

Communal Gardens

Courtyard gardens for the benefit of residents and the local community. The East and West garden provides a space for a number of different uses, including children's play and relaxation.

Greening of Letcombe Street

Offsetting the building from Letcombe Street by circa 2 meters has enabled the introduction of landscaping and greening along Letcombe Street.

Biodiversity Net Gain

The proposed landscape design delivers a Biodiversity Net Gain of 328%, greatly exceeding the local planning policy requirements.

In summary, there are four key elements which help achieve the Biodiversity Net Gain:

- Selection of native species as much as possible and choice of climate change resilient planting. The 2 existing trees species is to be increased to 14.
- Planting design based on informal, mosaic approach, with as much variety as possible. 50 trees to be planted, with approximately 75m of deciduous hedge and approximately 130m of evergreen hedge
- Biodiversity roofs, including native flora and log piles,optimising habitat and microclimate for insects and birds.
- Bird and bat boxes and bee cubes integrated into architecture

Further information on the landscaping design can be found within the landscape strategy which accompanies the application.

6.2 Landscape Design - Mill Lane Frontage

6.3 Landscape Design - Looking East From Communal Garden West

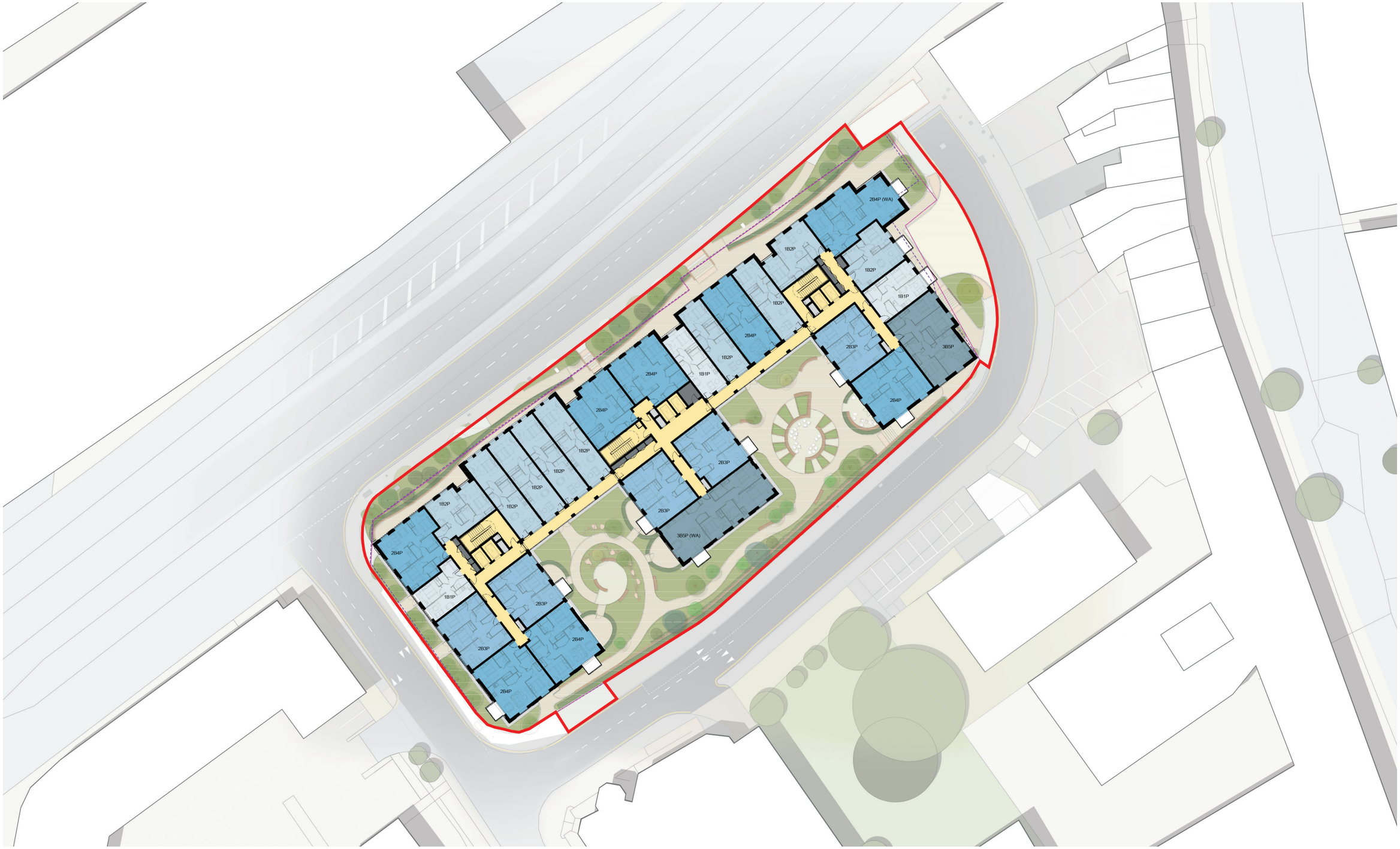
6.4 Landscape Design - Communal Garden East

6.5 Landscape Design - Communal Garden East

7.0

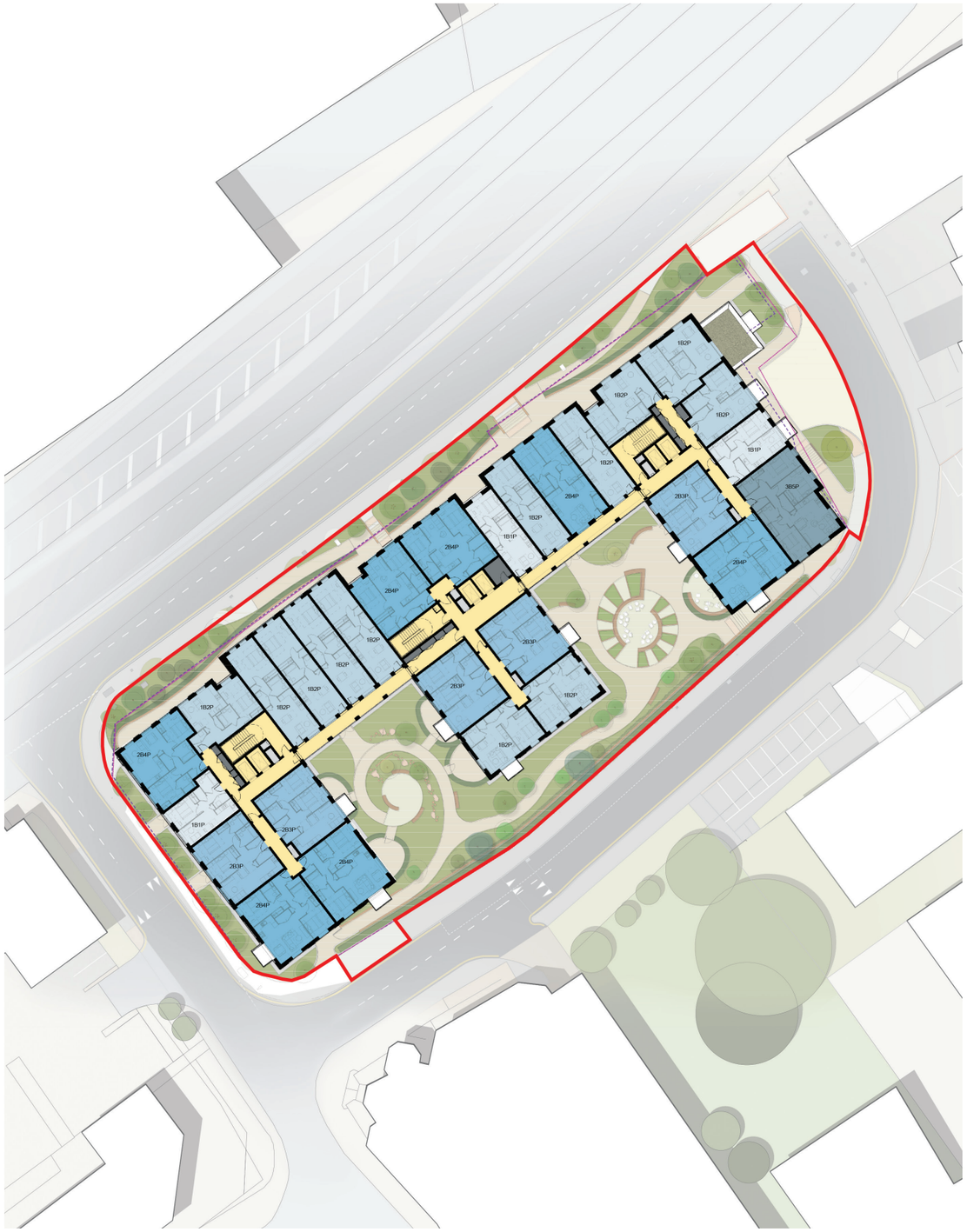
Proposed Upper Floor Layouts

7.1 Proposed Upper Floor Plan

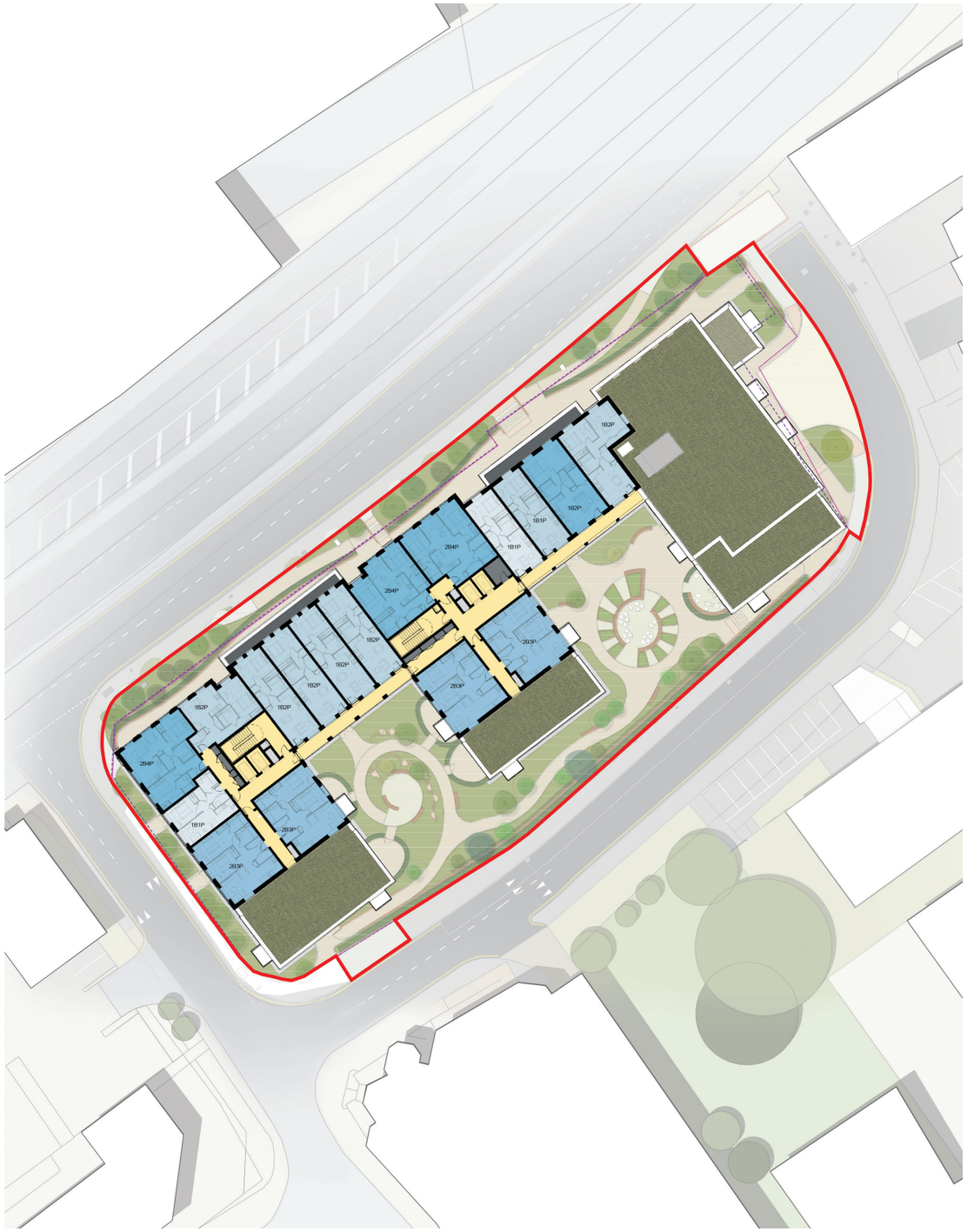


1st - 4th Floor Plan

7.2 Proposed Upper Floor Plans

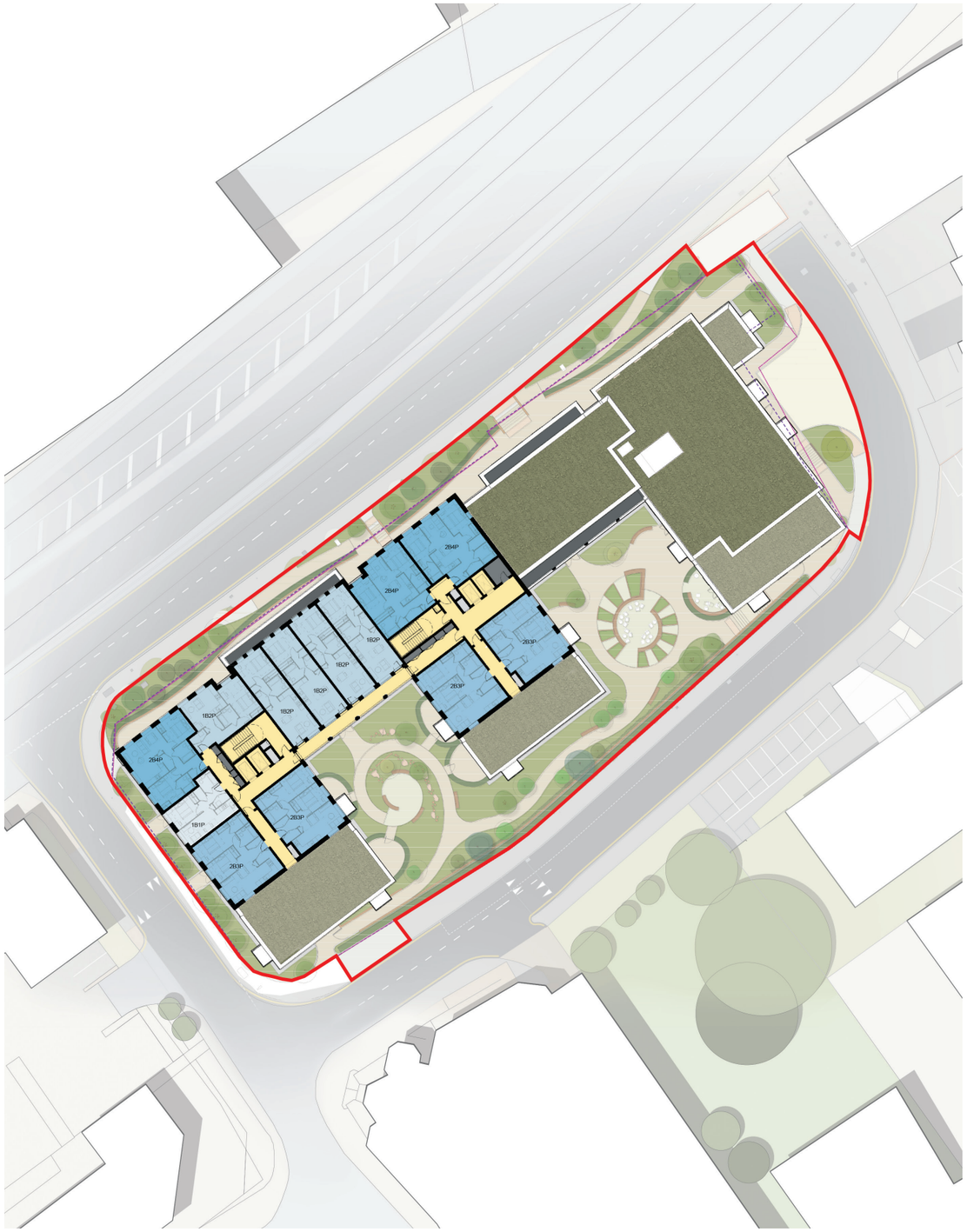


5th Floor Plan

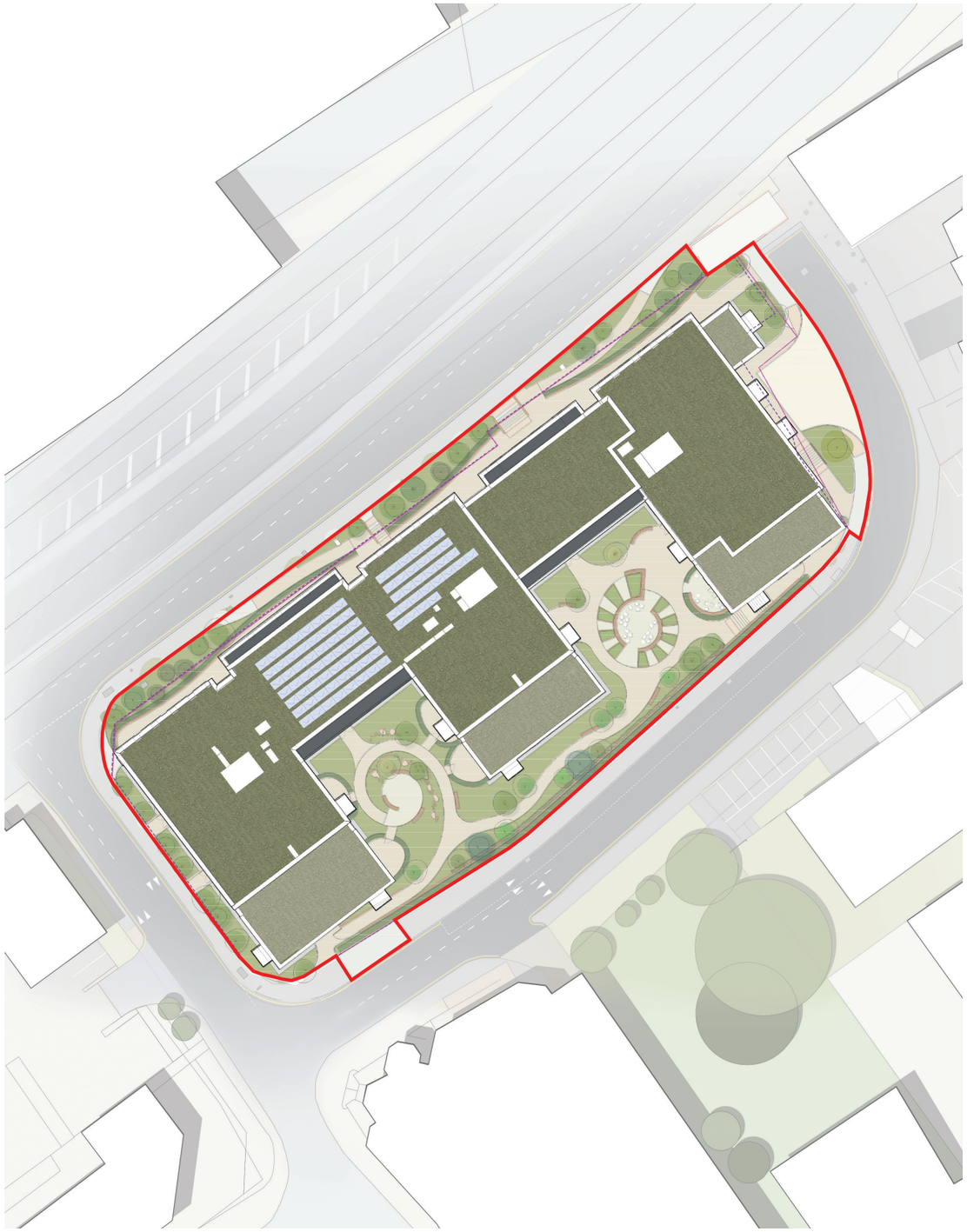


6th Floor Plan

7.3 Proposed Upper Floor Plans



7th Floor Plan



Roof Plan

7.4 Proposed Roof Plan and Accommodation Summary

Accommodation

1B1P	19 (11%)
1B2P	60 (35%)
2B3P	35 (21%)
2B4P	42 (25%)
2B4P WA	4 (2%)
3B5P	5 (3%)
3B5P WA	5 (3%)
Total	170

Dual Aspect Homes

101 Homes	59%

Single Aspect North Facing Homes

25 Homes	15%

Balconies & Terraces

60 Homes	35%

Amenity

Residential Amenity	444 sqm (2.6 sqm / Unit)
External Amenity	927 sqm
Flexible Community	68.5 sqm

Parking

Car Club Parking Space	1 Space
Residential Cycle Parking	96 Spaces
Visitor/Commercial/Community Cycle Parking	6 Spaces

8.0

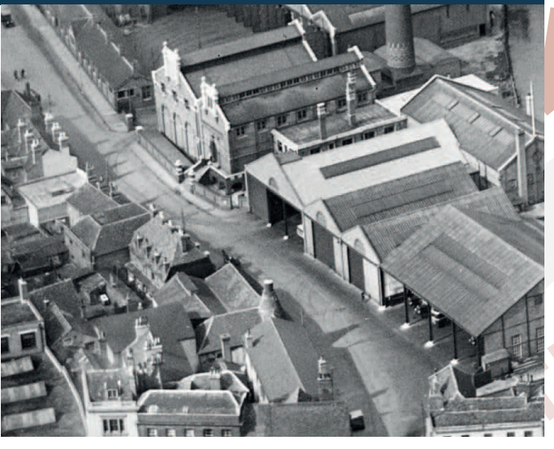
Appearance & Elevations

8.1 Design Approach

Burberry

Heelas

London Street Conservation Area



Context Character 1: Active frontages of large scale buildings

Context Character 1: Form and massing scaled to buildings along the A239

Context Character 3: Classical proportions and geometry

1. Improve frontage along Mill Lane

2. Create frontage along Crossland Road

Mansion Block Design

A cohesive approach to elevations around all sides of the building, creating a 360 degree building that addresses surrounding streets on all sides

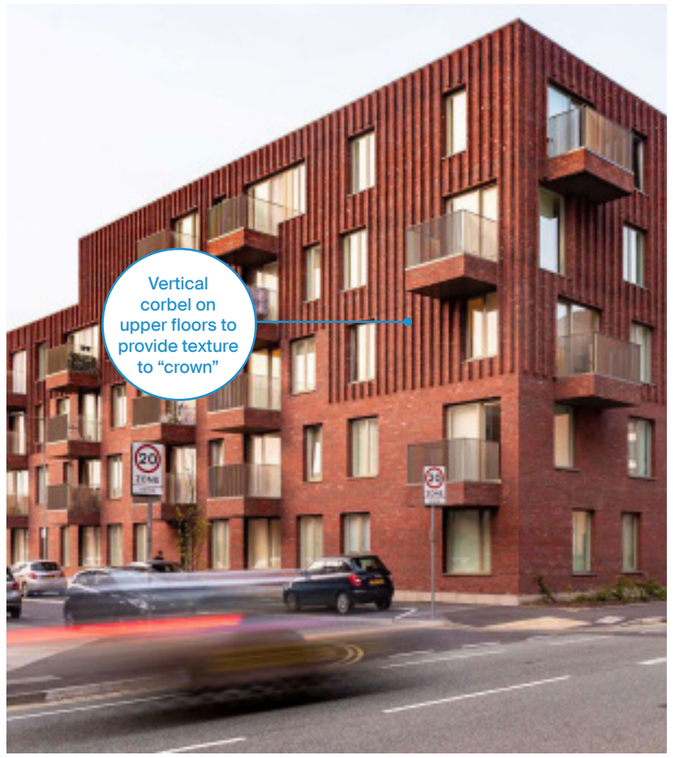
Reduced Material Palette

Concentrate on a simplified palette of brick tones and create consistency around all sides.

Refined Detailing

Use corbelled brick patterns, stack bonds and refined detail interfaces on selected parts of the elevation to lift the overall composition and underline the elevational hierarchy.

8.3 References and Examples: Contemporary Mansion Block Design



8.4 Conservation Area Appraisal - London Street Conservation Area

CA Positive Contributions

"Variety of historic architectural detailing including pedimented doorcases, iron balconies and railings, timber shopfronts"*

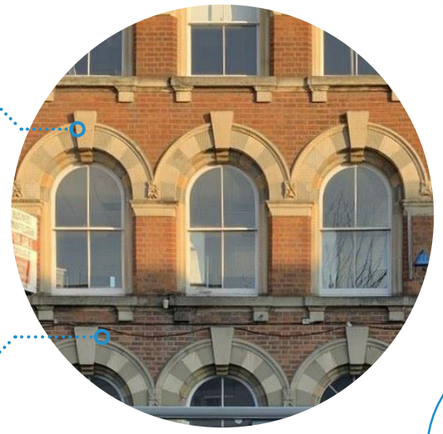
*Reading Borough Council – Market Place/London Street Conservation Area Appraisal

Conservation Area Precedents

Window opening articulated with surrounds

Julliette Balconies & Metalwork detailing

Playful, varied materiality



Varied roof forms including mansard roofs with Grey Clay tiling and articulated dormers that feature a strong parapet

8.5 Proposed North Elevation

Brickwork corbelling & detailing to articulate a 'strong parapet' as used in the London Street CA.

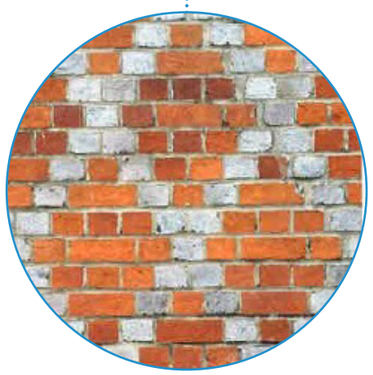
Quoins to mark the corners of the building as common in the London Street CA

Aluminium cladding with vertical joints

Proposed North Elevation along Mill Lane

Ground floor corbelling 'to avoid the monotony of plain brick wall' (Bricks & Brickwork in Reading (Sowan, A 2020)

Decorative Metalwork / Balustrades inspired by the London Street CA



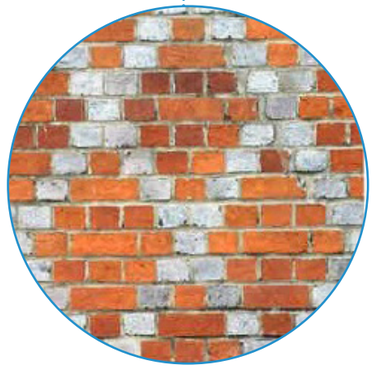
Diamond Brickwork Detailing as features in the London Street CA

8.6 Proposed South Elevation

Aluminium cladding with vertical joints

Brickwork corbelling & detailing to articulate a 'strong parapet' as used in the London Street CA.

Proposed South Elevation along Crossland Road



Diamond Brickwork Detailing as features in the London Street CA

Decorative Metalwork / Balustrades inspired by the London Street CA

8.7 Proposed East Elevation

Aluminium cladding with vertical joints

Brickwork corbelling & detailing to articulate a 'strong parapet' as used in the London Street CA.

Proposed East Elevation

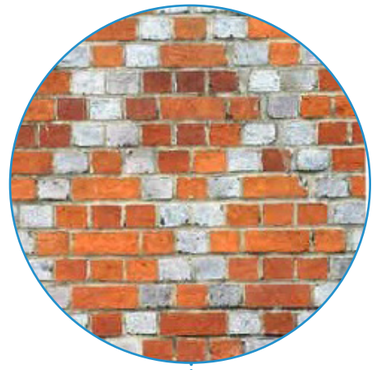
Ground floor corbelling 'to avoid the monotony of plain brick wall' (Bricks & Brickwork in Reading (Sowan, A 2020)

Decorative Metalwork / Balustrades inspired by the London Street CA

8.8 Proposed West Elevation

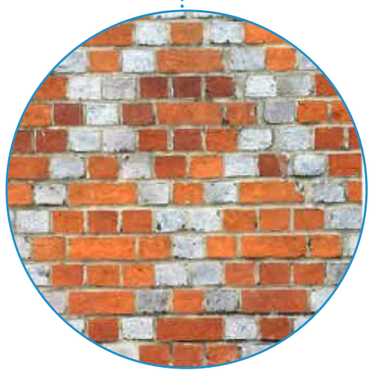
Aluminium cladding with vertical joints

Diamond Brickwork Detailing as features in the London Street CA



Proposed West Elevation

Carved brickwork signage as seen at Dukesbridge House and Heelas



Diamond Brickwork Detailing as features in the London Street CA

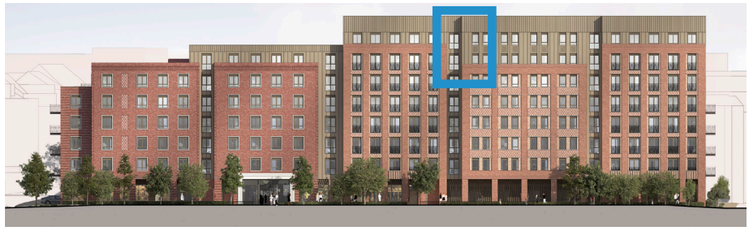
Decorative Metalwork / Balustrades inspired by the London Street CA

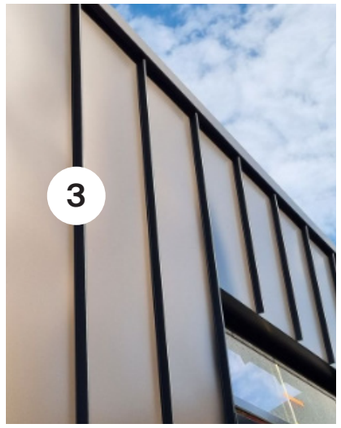
8.9 Materials

Material Key

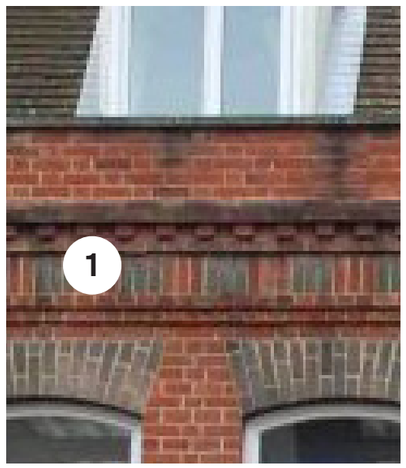
1. Brick Type 1 : Light Red Brick
2. Brick Type 2 : Mid Red Brick
3. Brick Type 3 : Red Brick
4. Brick Type 4 : Grey Brick
5. Brick Type 5 : White Brick
6. PPC Aluminium Cladding : Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

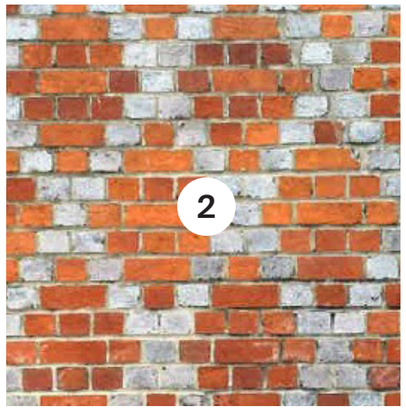
8.10 Bay Study Sketches

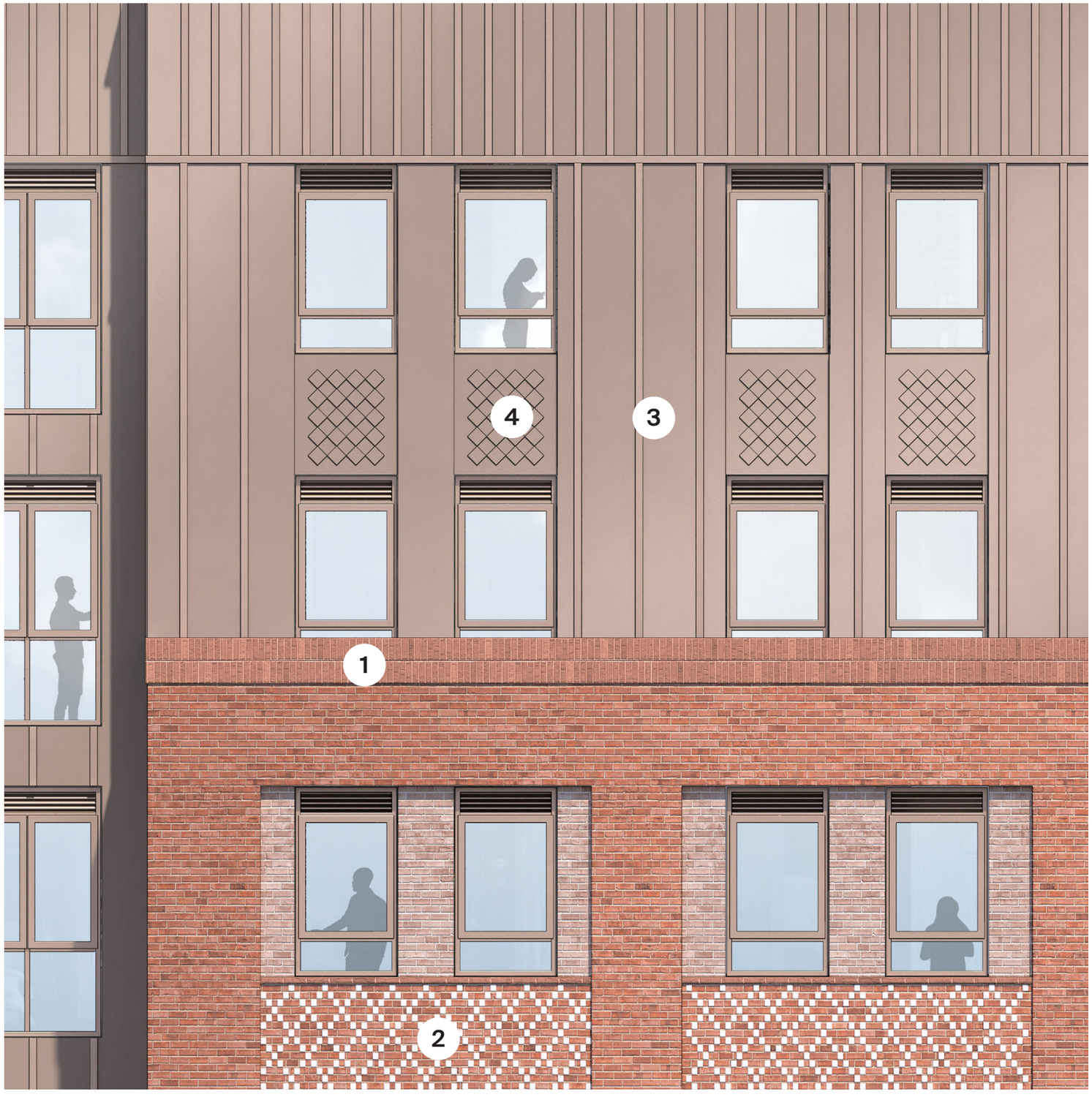




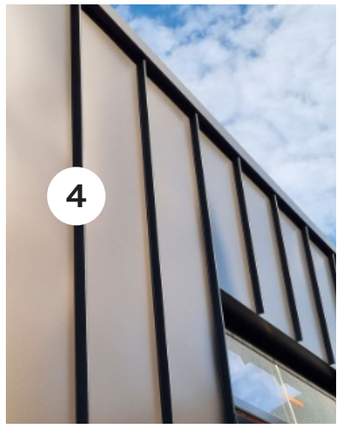
1. Solider course detail to create strong top
2. Diamond brickwork pattern
3. PPC aluminium cladding : bronze
4. Embossed decorative aluminium panel



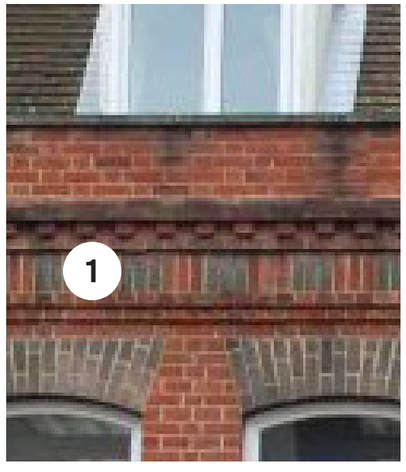


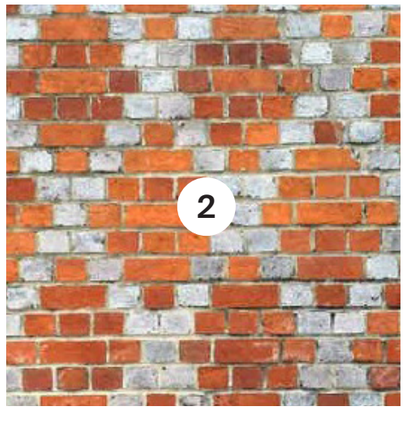


8.11 Bay Study Sketches

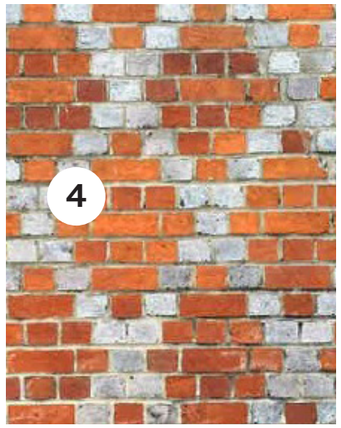


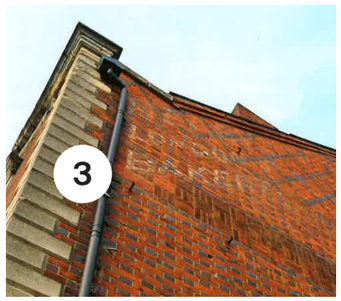
1. Solider course detail to create strong top
2. Diamond brickwork pattern
3. Metalwork detailing
4. PPC aluminium cladding : bronze



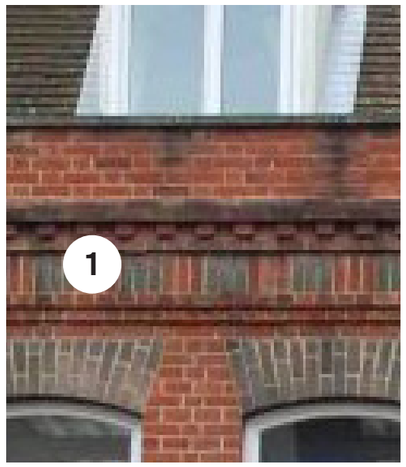


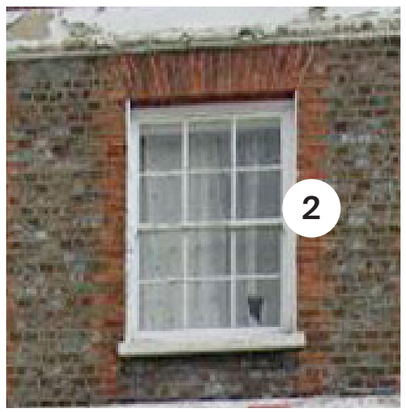
8.12 Bay Study Sketches

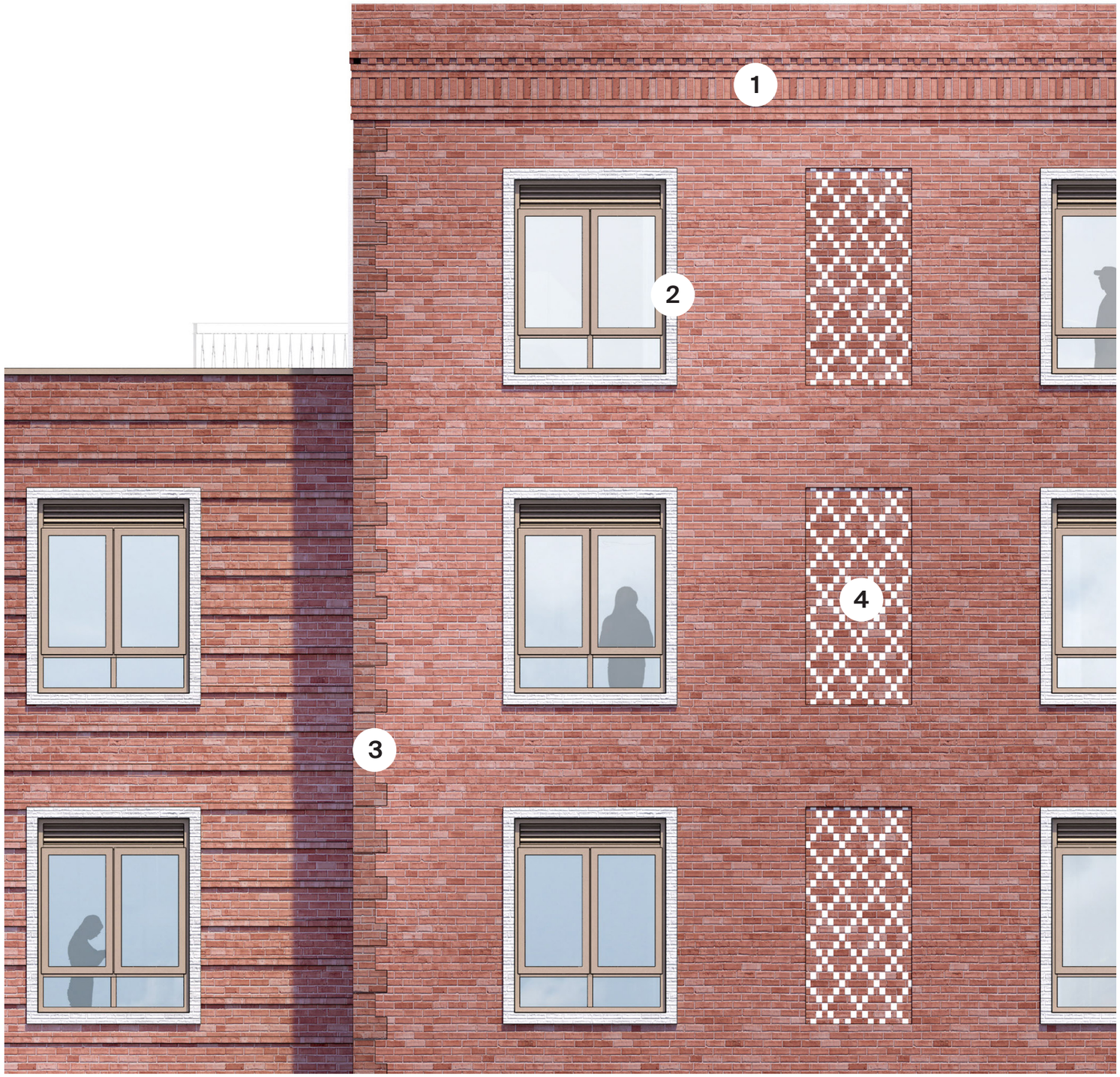




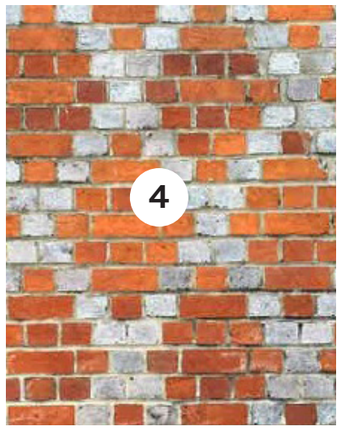
1. Brickwork corbelling to create strong top
2. Contrasting brickwork window surround
3. Brickwork quoin detail
4. Diamond brickwork pattern



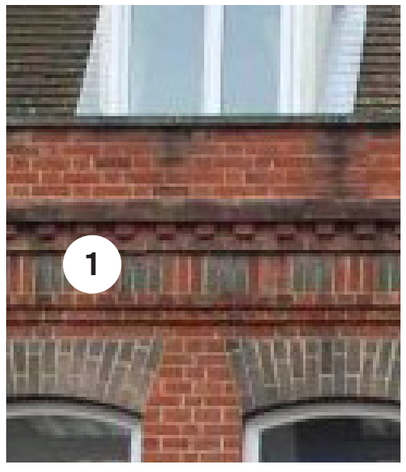


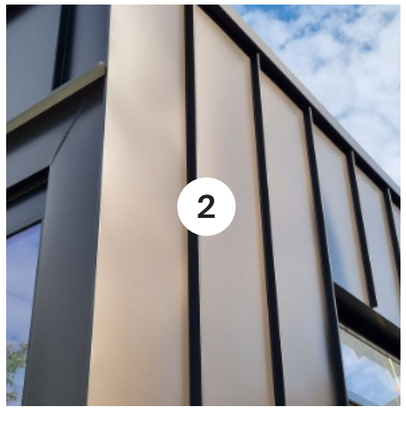


8.13 Bay Study Sketches



1. Brickwork corbelling to create strong top
2. PPC aluminium cladding : bronze
3. Metalwork detailing
4. Diamond brickwork pattern





8.14 Mill Lane - Main Entrance

8.15 Mill Lane - Looking West on A329

8.16 Mill Lane - Looking West on A329

8.17 Mill Lane - Looking West on A329

8.18 Crossland Road - Looking East

8.19 Looking East From Communal Garden West

8.20 Mill Lane - Looking East

9.0

Submitted Scheme & Revised Scheme Comparison AVR's

9.1 View Point 1 - Submitted Scheme

Central Club scheme - PL/221364

9.2 View Point 1 - Proposed Scheme

Central Club scheme - PL/221364

9.3 View Point 4B - Submitted Scheme

9.4 View Point 4B - Proposed Scheme

9.5 View Point 7 - Submitted Scheme

9.6 View Point 7 - Proposed Scheme

10.0

Submitted Scheme & Revised Scheme Comparison GA Plans

10.1 Submitted - Ground Floor Plan

10.2 Proposed - Ground Floor Plan

10.3 Submitted - First Floor Plan

10.4 Proposed - First Floor Plan

10.5 Submitted - Second Floor Plan

10.6 Proposed - Second Floor Plan

10.7 Submitted - Third Floor Plan

10.8 Proposed - Third Floor Plan

10.9 Submitted - Fourth Floor Plan

10.10 Proposed - Fourth Floor Plan

10.11 Submitted - Fifth Floor Plan

10.12 Proposed - Fifth Floor Plan

10.13 Submitted - Sixth Floor Plan

10.14 Proposed - Sixth Floor Plan

10.15 Submitted - Seventh Floor Plan

10.16 Proposed - Seventh Floor Plan

10.17 Submitted - Eighth Floor Plan

10.18 Proposed - Eighth Floor Plan

No Eighth Floor proposed as part of the revised application

10.19 Submitted - Ninth Floor Plan

10.20 Proposed - Ninth Floor Plan

No Ninth Floor proposed as part of the revised application

10.21 Submitted - Tenth Floor Plan

10.22 Proposed - Tenth Floor Plan

No Tenth Floor proposed as part of the revised application

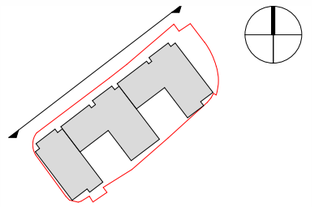
10.23 Submitted - Roof Plan

10.24 Proposed - Roof Plan

11.0

Submitted Scheme & Revised Scheme Comparison GA Elevations

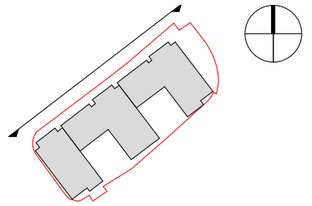
11.1 Submitted - North Elevation



Material Key

1. Brick Type 1: Brown Brick
2. Brick Type 2: Red Brick
3. Brick Type 3: Dark Grey Brick
4. Brick Type 4: Mid Grey Brick
5. Brick Type 5: Mid Red Brick
6. Brick Type 6: Light Grey Brick
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

11.2 Proposed - North Elevation

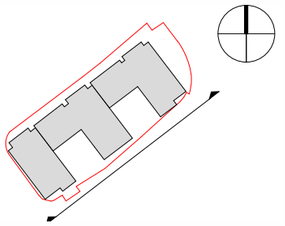


Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

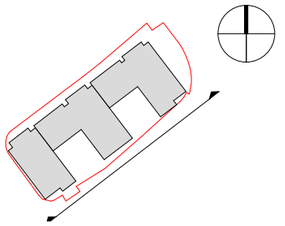
11.3 Submitted - South Elevation



Material Key

1. Brick Type 1: Brown Brick
2. Brick Type 2: Red Brick
3. Brick Type 3: Dark Grey Brick
4. Brick Type 4: Mid Grey Brick
5. Brick Type 5: Mid Red Brick
6. Brick Type 6: Light Grey Brick
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

11.4 Proposed - South Elevation

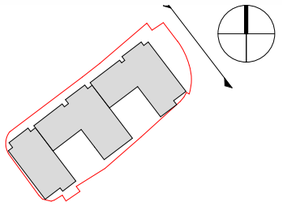


Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

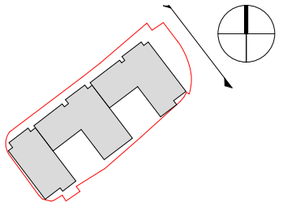
11.5 Submitted - East Elevation

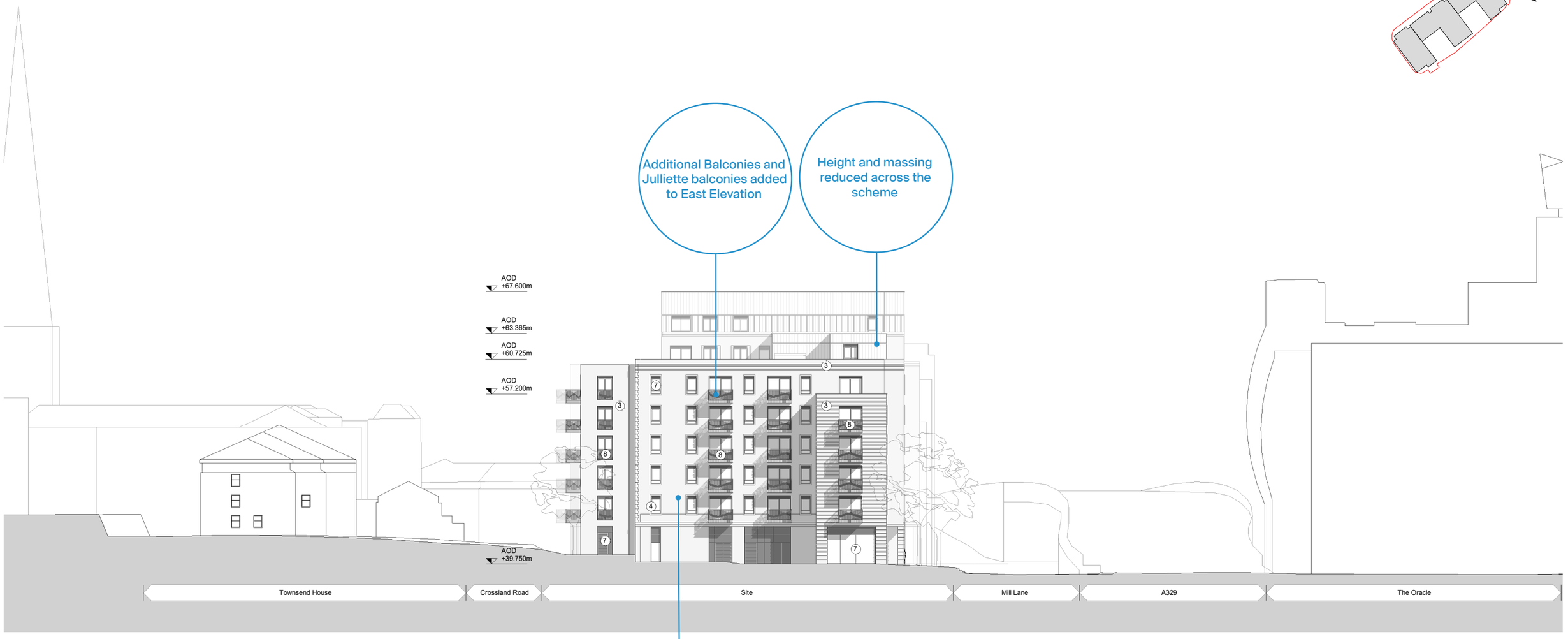


Material Key

1. Brick Type 1: Brown Brick
2. Brick Type 2: Red Brick
3. Brick Type 3: Dark Grey Brick
4. Brick Type 4: Mid Grey Brick
5. Brick Type 5: Mid Red Brick
6. Brick Type 6: Light Grey Brick
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

11.6 Proposed - East Elevation



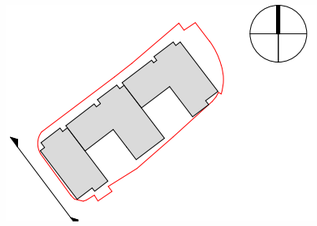


Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

11.7 Submitted - West Elevation



Material Key

1. Brick Type 1: Brown Brick
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5. Brick Type 5: Mid Red Brick
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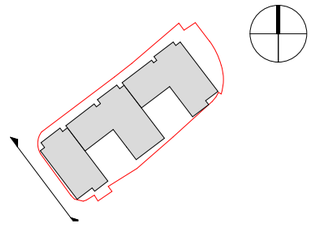
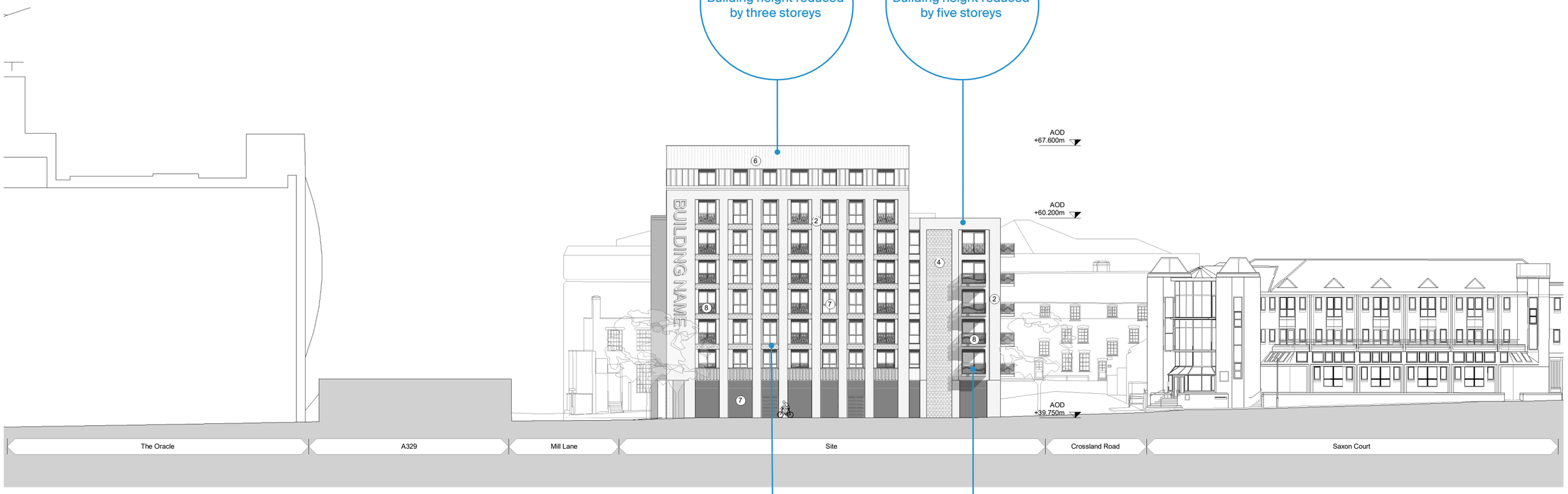
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

11.8 Proposed - West Elevation





Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

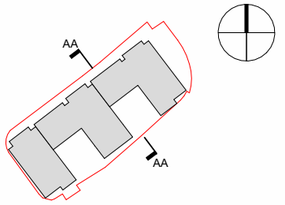
Architectural design revised reflecting the design progression with council officers

Balconies and Julliette Balconies added to East Elevation

12.0

Submitted Scheme & Revised Scheme Comparison GA Sections

12.1 Submitted - Section AA



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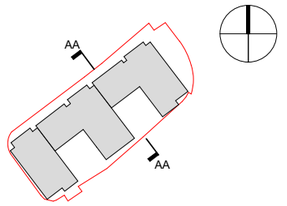
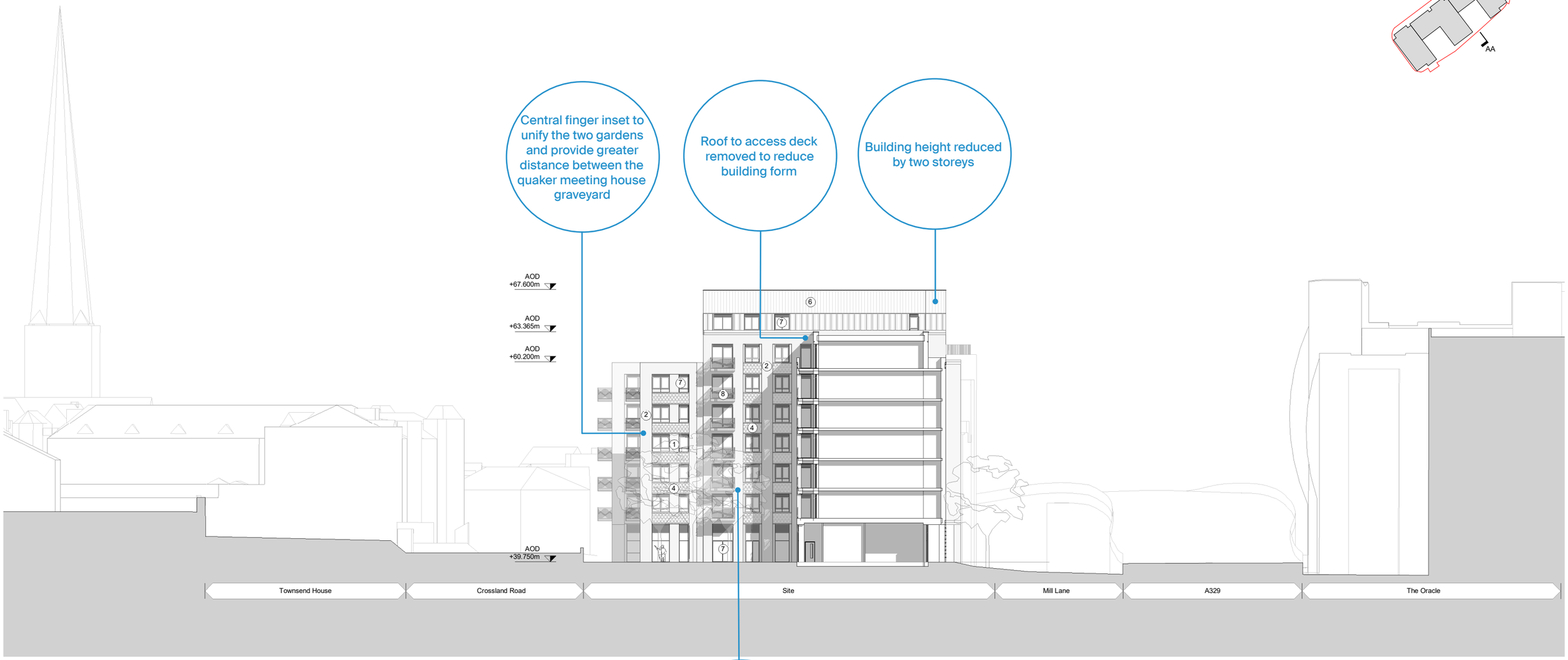
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

12.2 Proposed - Section AA





Material Key

1. Brick Type 1: Light Red Brick
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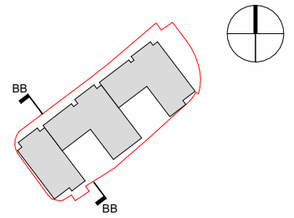
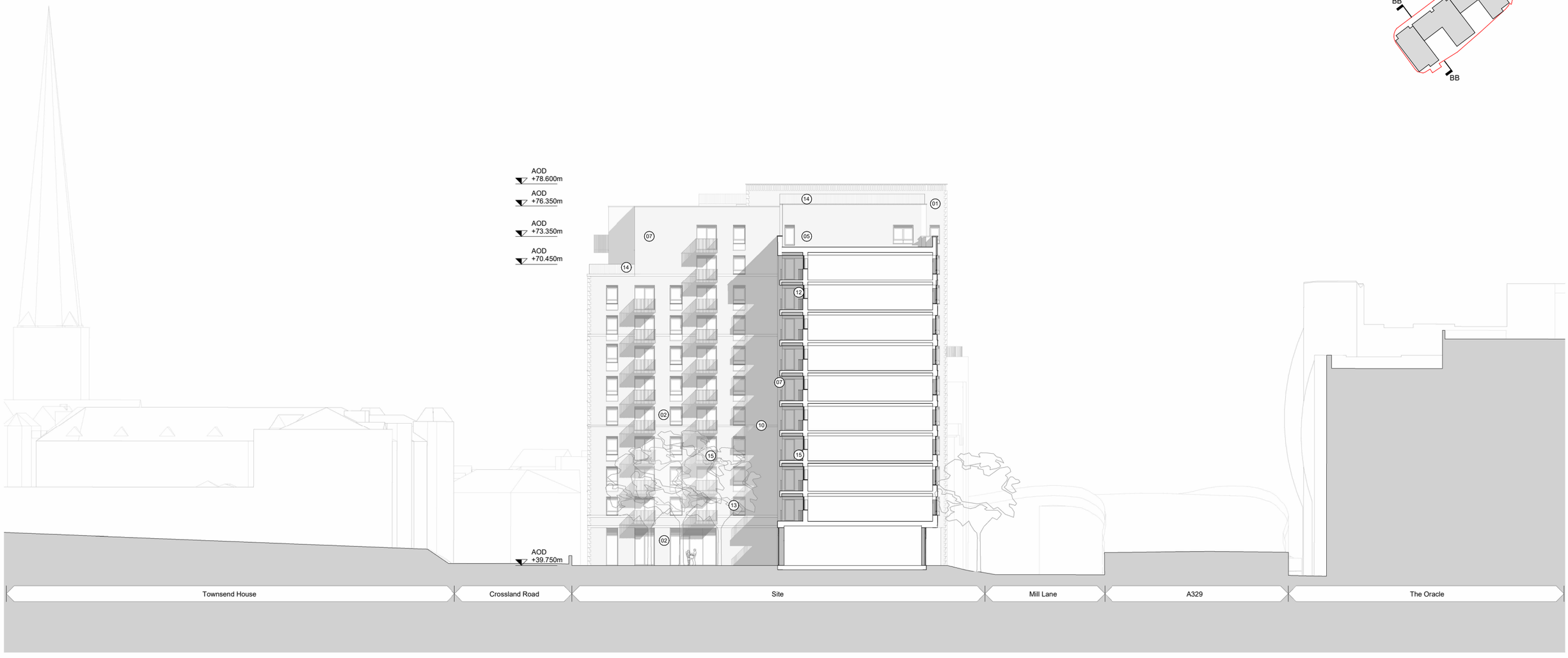
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

12.3 Submitted - Section BB





Material Key

1. Brick Type 1: Brown Brick
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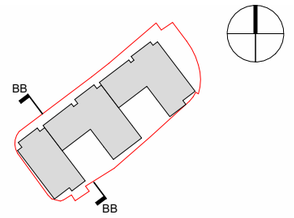
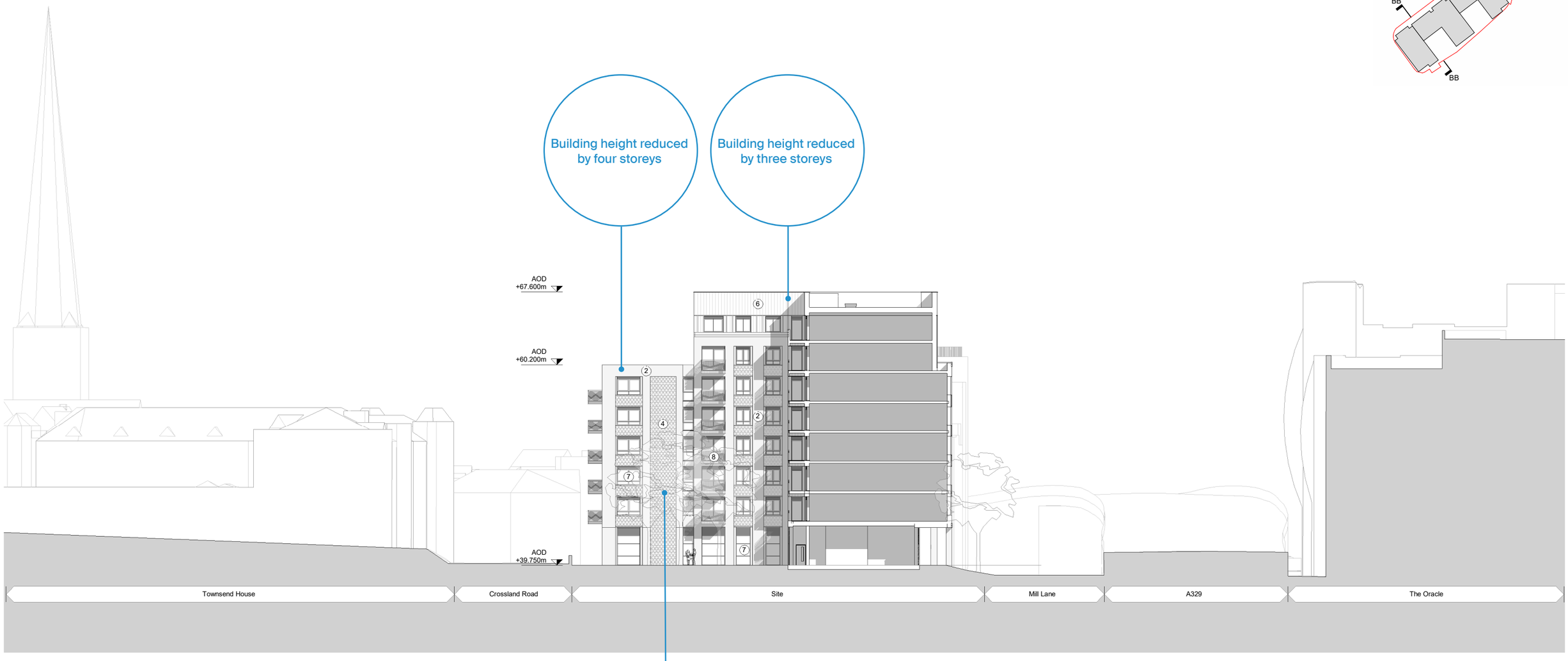
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

12.4 Proposed- Section BB



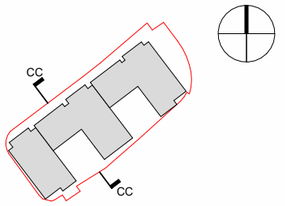


Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

12.5 Submitted - Section CC



Material Key

1. Brick Type 1: Brown Brick
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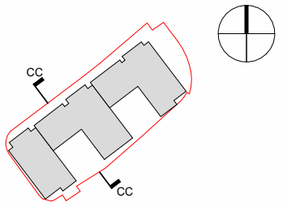
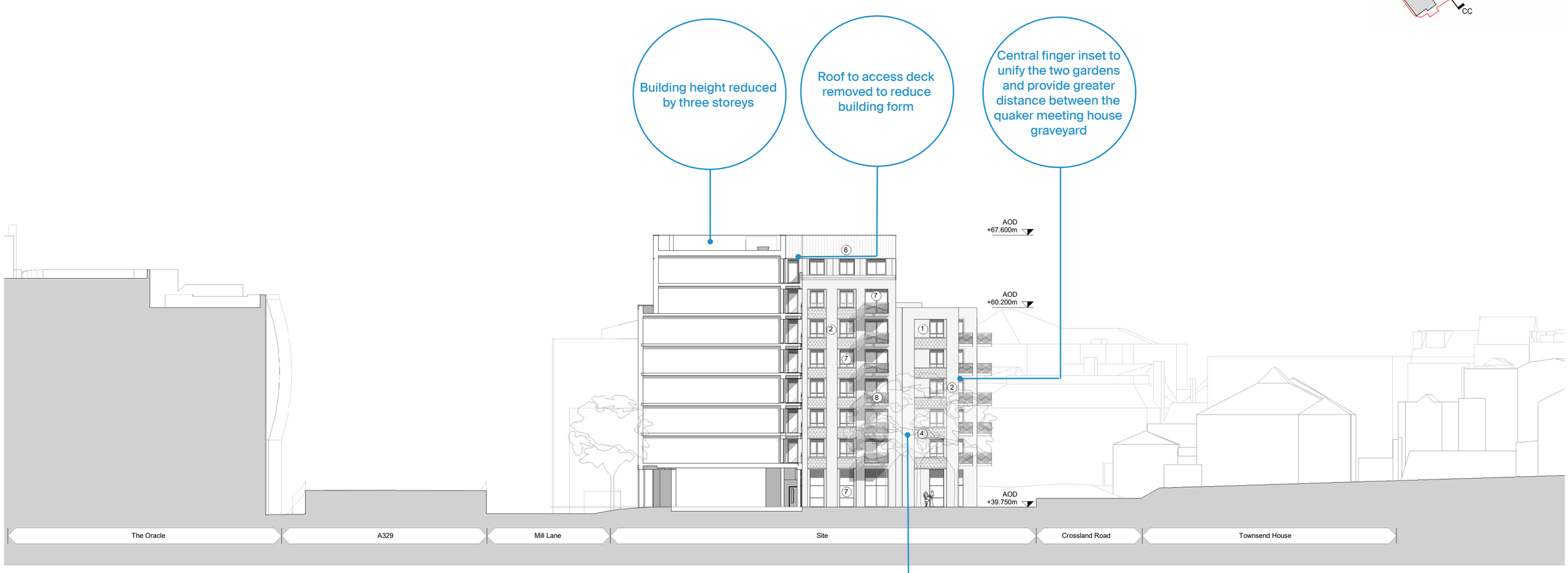
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

12.6 Proposed - Section CC



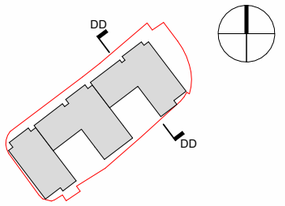


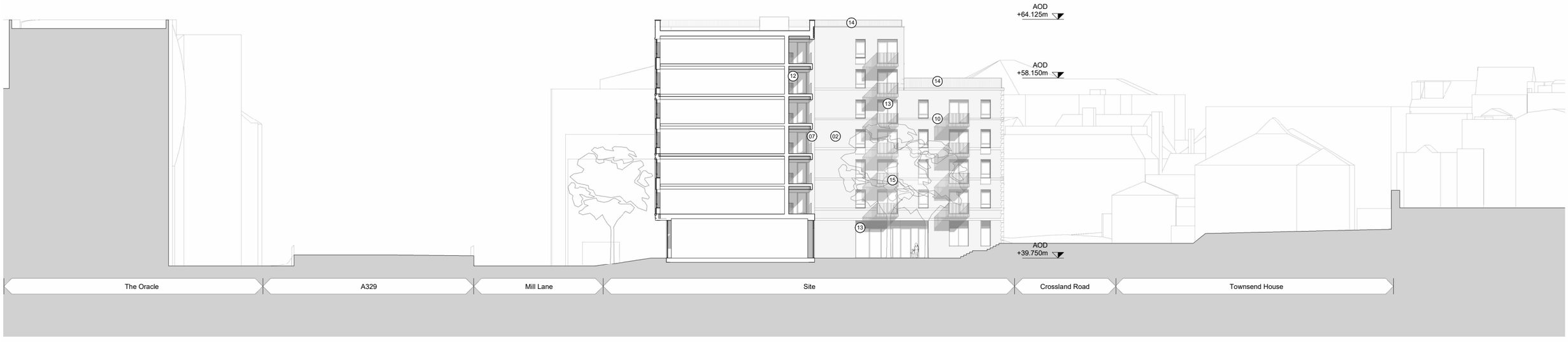
Material Key

1. Brick Type 1: Light Red Brick
2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

12.7 Submitted - Section DD

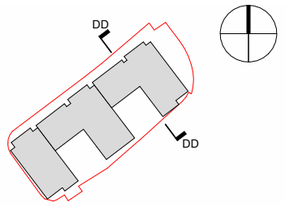


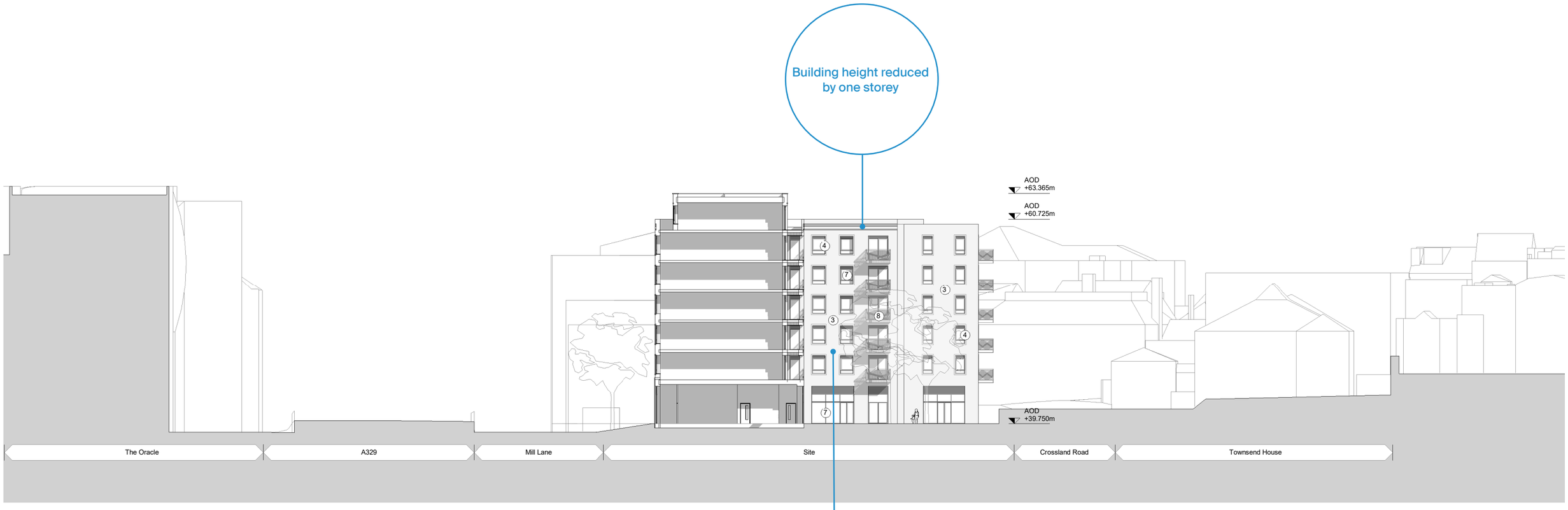


Material Key

1. Brick Type 1: Brown Brick
2. Brick Type 2: Red Brick
3. Brick Type 3: Dark Grey Brick
4. Brick Type 4: Mid Grey Brick
5. Brick Type 5: Mid Red Brick
6. Brick Type 6: Light Grey Brick
7. Brick Type 7: Light Red Brick
8. Brick Type 8: Green Brick
9. Brick Type 9: White Brick
10. Pre-cast Concrete White
11. Pre-cast Concrete Pink
12. Metal Cladding: Champagne RAL TBC
13. PPC Aluminium Window/Door/Curtain Wall: Champagne RAL TBC
14. Metal Cladding: Dark Green Corrugated RAL TBC
15. Metal Cladding: Dark Green RAL TBC

12.8 Proposed - Section DD





Material Key

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2. Brick Type 2: Mid Red Brick
3. Brick Type 3: Red Brick
4. Brick Type 4: Grey Brick
5. Brick Type 5: White Brick
6. PPC Aluminium Cladding: Bronze
7. PPC Aluminium Window/Door/Curtain Wall: Bronze
8. Metal: Black

Architectural design revised reflecting the design progression with council officers

13.0

Key Benefits

13.1 Key Benefits

Redevelopment of an underdeveloped sustainable town centre site providing much needed housing in Reading.

Thoughtfully designed, high quality new rental homes owned and managed by JLP with 24.7 on site management teams, providing the same level of service and quality synonymous with JLP. All homes will be fitted with John Lewis furniture.

A mix of homes including a high proportion of family homes

Provision of a range of residents' facilities including flexible work from homes spaces, gym/fitness studio and communal lounge and dining areas.

Creation of a low carbon development with a target 4-star Home Quality Mark rating.

New landscaped areas with increased tree planting, accessible play areas and public realm improvements.

Significant Biodiversity Net Gain in excess of the 10% requirement, ensuring the introduction of ecological diversity and wildlife habitats.

Improved links around the site to enhance accessibility and safety for pedestrians and cyclists.

Carey Jones Chapman Tolcher

For further information please contact

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tim.tolcher@cjctstudios.com

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+44 (0)113 224 5000