JOHN LEWIS
PARTNERSHIP

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

DESIGN AND ACCESS STATEMENT ADDENDUM 02

SEPTEMBER 2025

Former John Lewis Depot, Letcombe Street, Reading

(Also known as JLP Mill Lane)

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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 & July 2025.

This second addendum 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 proposals (July 2025) to current revised scheme)

- **Elevation design** – the façade material on the upper floors has changed from aluminium cladding to brickwork. The window sizes have also been amended to the top storey to replicate below.

- **Highways / landscaping** – a ramped pedestrian route adjacent to the eastern elevation of the building is now proposed in place of the stepped route shown previously. In turn, the turning head at the eastern end of Crossland Road has been reduced and the adjacent soft landscaping area has increased.



2.0

Submitted Scheme (July 2025) & Revised Scheme Comparison GA Plans

2.1 Submitted - Ground Floor Plan (July 2025)



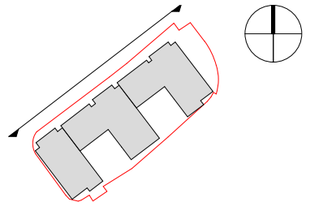
2.2 Proposed - Ground Floor Plan



3.0

Submitted Scheme (July 2025) & Revised Scheme Comparison GA Elevations

3.1 Submitted - North Elevation (July 2025)

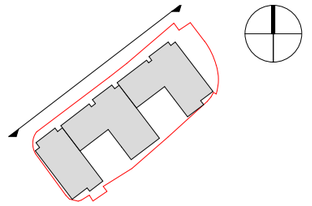




Material Key

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

3.2 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

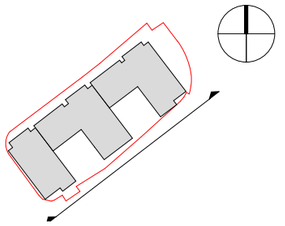
3.3 Submitted - South Elevation (July 2025)



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

3.4 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

Louvred panel and door introduced for LV switch room

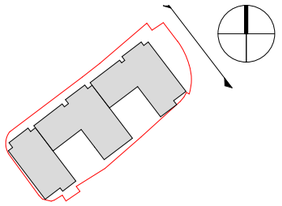
3.5 Submitted - East Elevation (July 2025)



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

3.6 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

Louvred panel /door locations amended at ground floor to provide a step free route along the east elevation

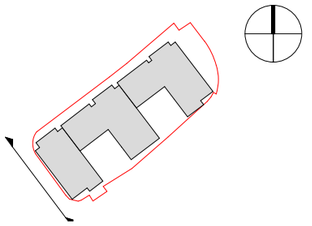
3.7 Submitted - West Elevation (July 2025)



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

3.8 Proposed - West Elevation





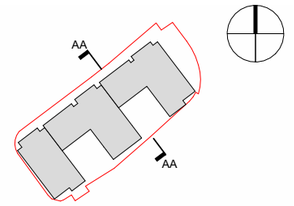
Material Key

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

4.0

Submitted Scheme (July 2025) & Revised Scheme Comparison GA Sections

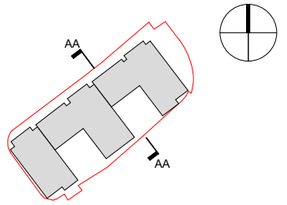
4.1 Submitted - Section AA (July 2025)



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

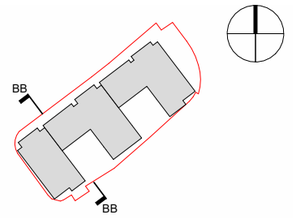
4.2 Proposed - Section AA



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

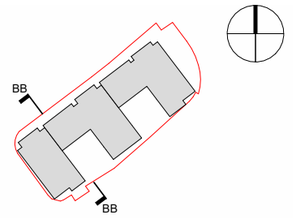
4.3 Submitted - Section BB (July 2025)



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

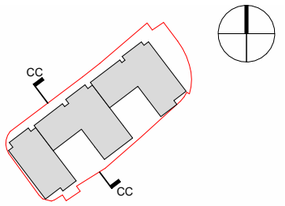
4.4 Proposed- Section BB



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

4.5 Submitted - Section CC (July 2025)

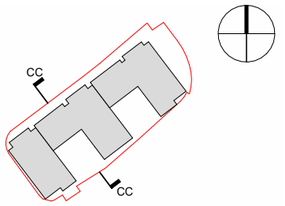


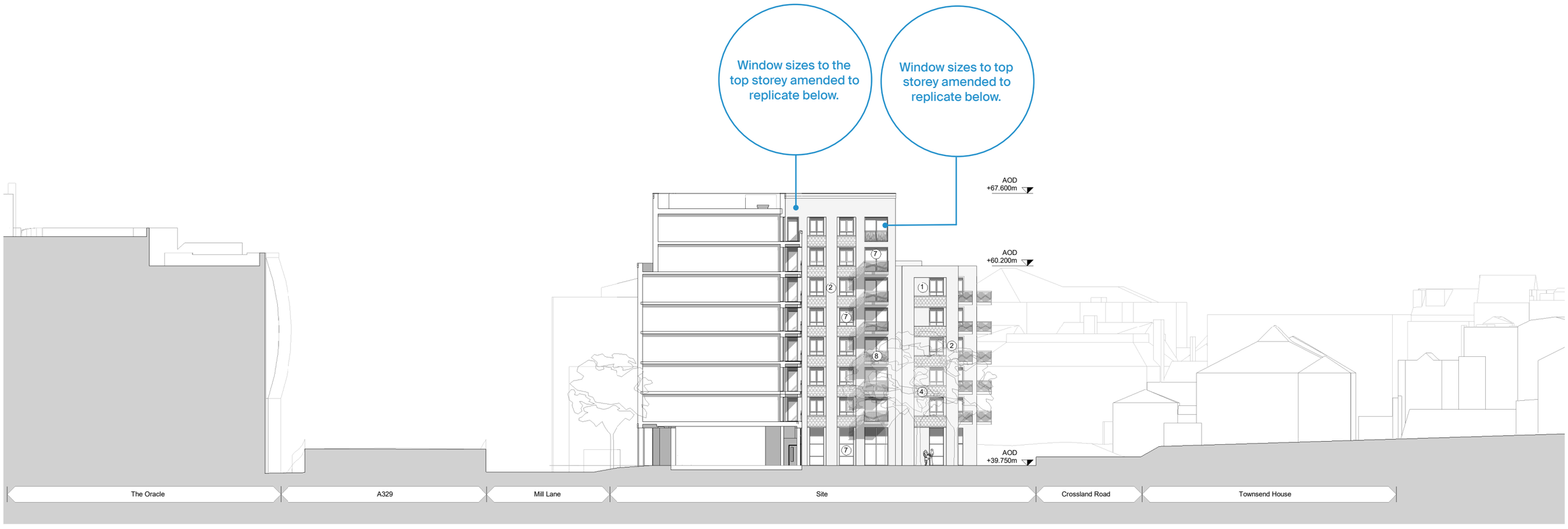


Material Key

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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

4.6 Proposed - Section CC (July 2025)





Material Key

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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

5.0

Revised Scheme CGI's (September 2025)

5.1 Mill Lane - Main Entrance



5.2 Mill Lane - Looking West on A329



5.3 Mill Lane - Looking West on A329



5.4 Mill Lane - Looking West on A329



5.5 Crossland Road - Looking East



5.6 Looking East From Communal Garden West



5.7 Mill Lane - Looking East

6.0

Submitted Scheme & Revised Scheme Comparison AVR's

6.1 View Point 1 - Submitted Scheme

Approved Central Club scheme - PL/221364



6.2 View Point 1 - Proposed Scheme

Approved Central Club scheme - PL/221364



6.3 View Point 4B - Submitted Scheme



6.4 View Point 4B - Proposed Scheme



6.5 View Point 7 - Submitted Scheme



6.6 View Point 7 - Proposed Scheme



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