

2.4 Historical Development of Site

2.4.2 Reading Materiality Analysis

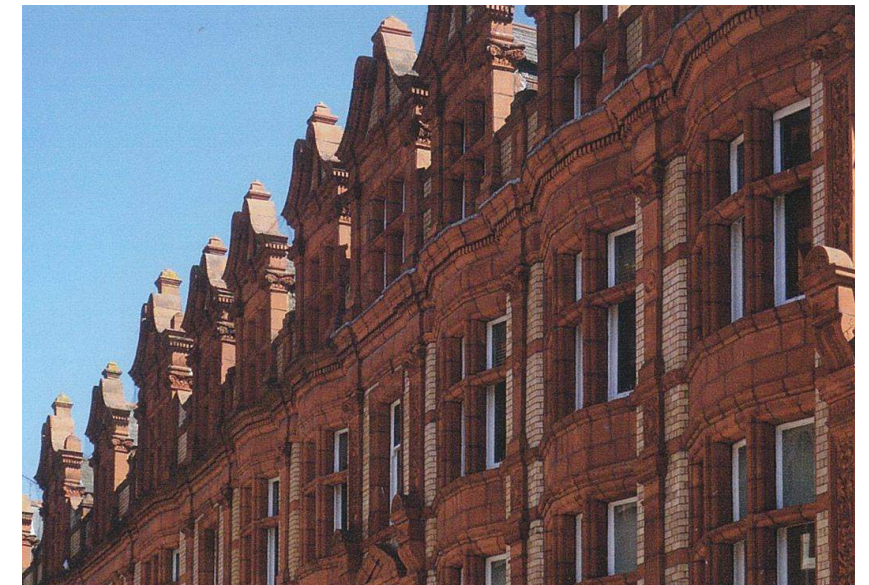
Materiality in Reading

Many bricks were made in Reading and up until recently the town was built entirely from them. The only local building stone was lint, which can be seen in the oldest buildings located in Reading, including the Abbey Ruins. Bath stone was also popular and would be transported via the canal and later the Great western Railway. Brick then came back into fashion during the Victorian times.

The clay beds around Reading are of a high quality and the strong red colour of the bricks is owing to the high iron content in the local clay. There were a series of brick works and kilns operating in the Reading area and many more in the wider area of Berkshire.



Red and grey brick pattern in Reading



Reading Bricks Praised for their Strong Red Colour



The Silver Grey Bricks were more Expensive

Abbey Ruins

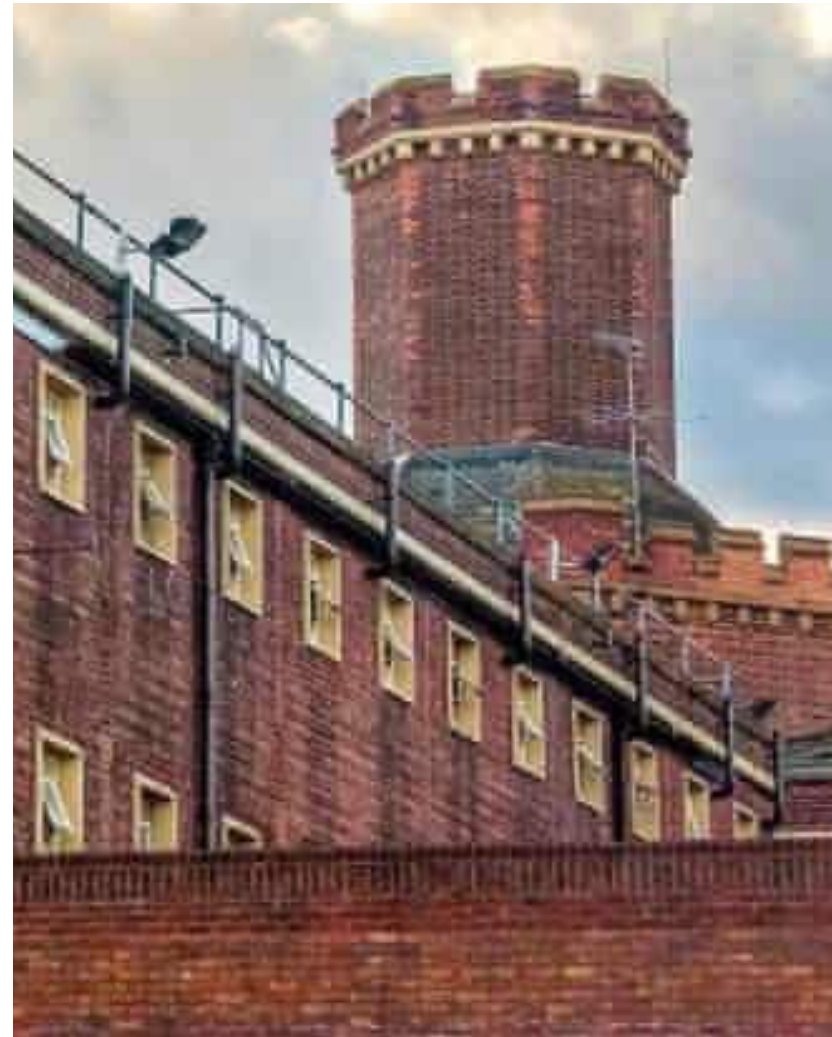


Photograph of Reading Abbey Ruins

Materials:

- Flint and soft chalk
- Originally encased in honey coloured limestone from Taynton, Burford Oxfordshire.

Reading Gaol

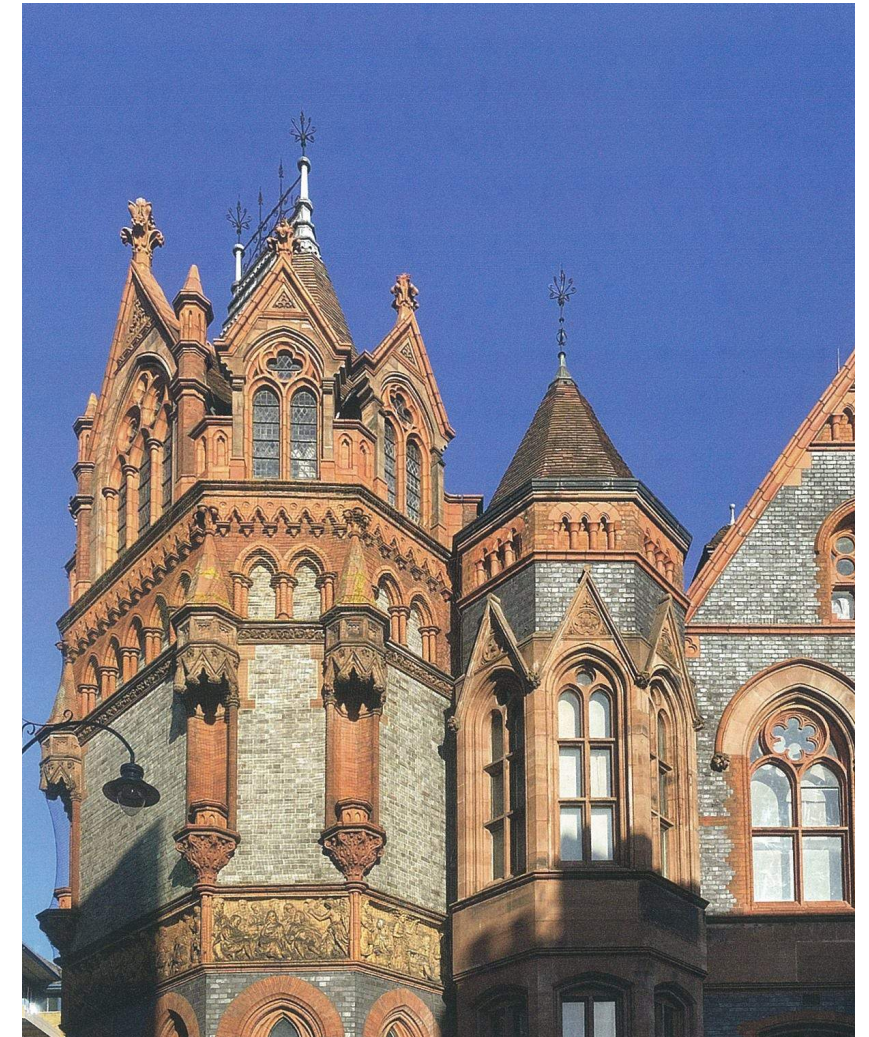


Photograph of Reading Gaol

Materials:

- Brick
- Came back into fashion during Victorian times.

Town Hall



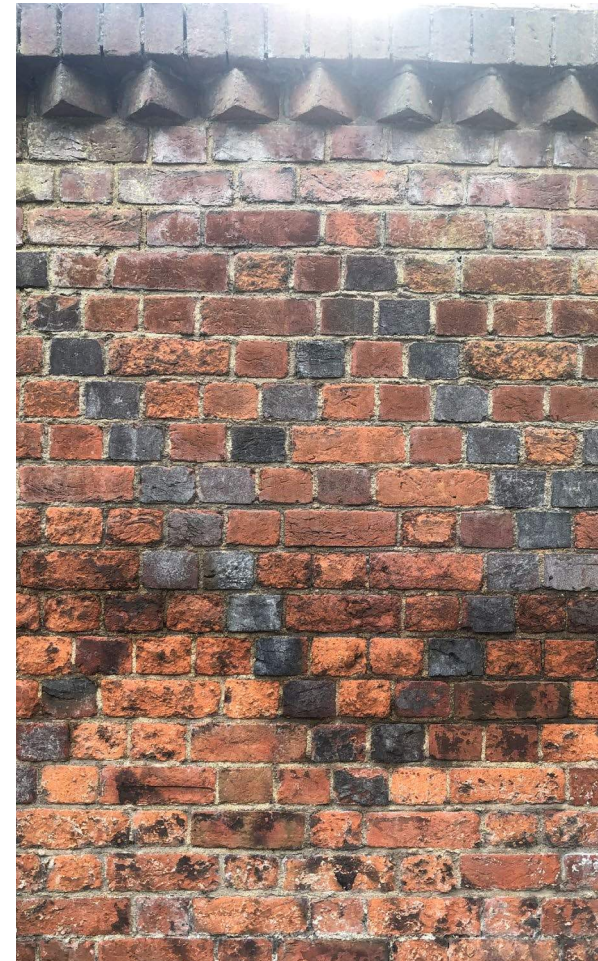
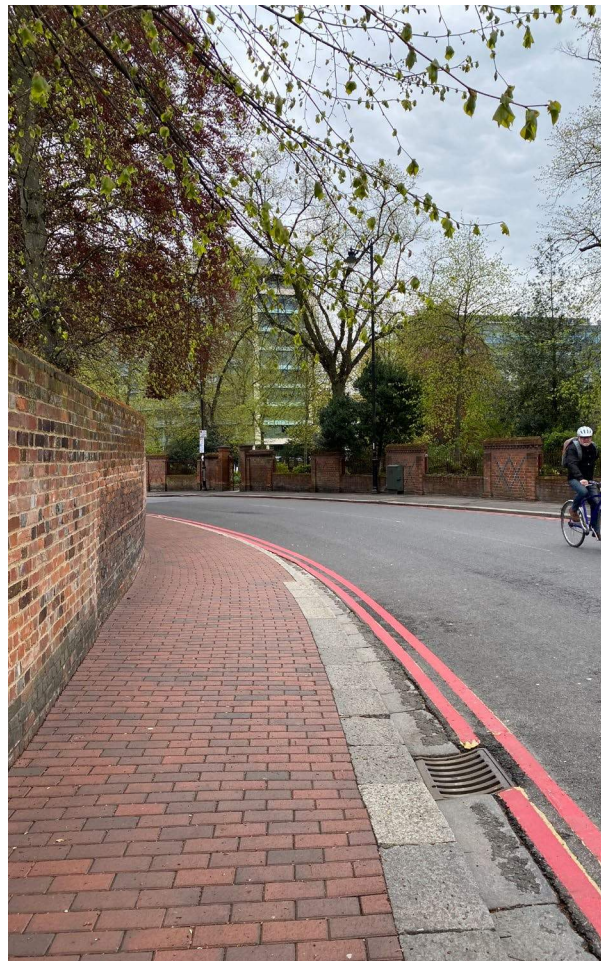
Photograph of Reading Town Hall

Materials:

- Brick
- A number of great buildings were built in brick. Brick makers in Reading went for the gothic decorative details, patterns and polychromy.

2.4.2 Reading Materiality Analysis - Continued

Brick Textures Near Site



Reading Brick Patterns



Decorative Brickwork on Christchurch Road



Decorative Brickwork pattern



Yellow Grey Bricks in Diamond Pattern



Decorated Gables at Reading School

2.4.2 Reading Materiality Analysis - Continued

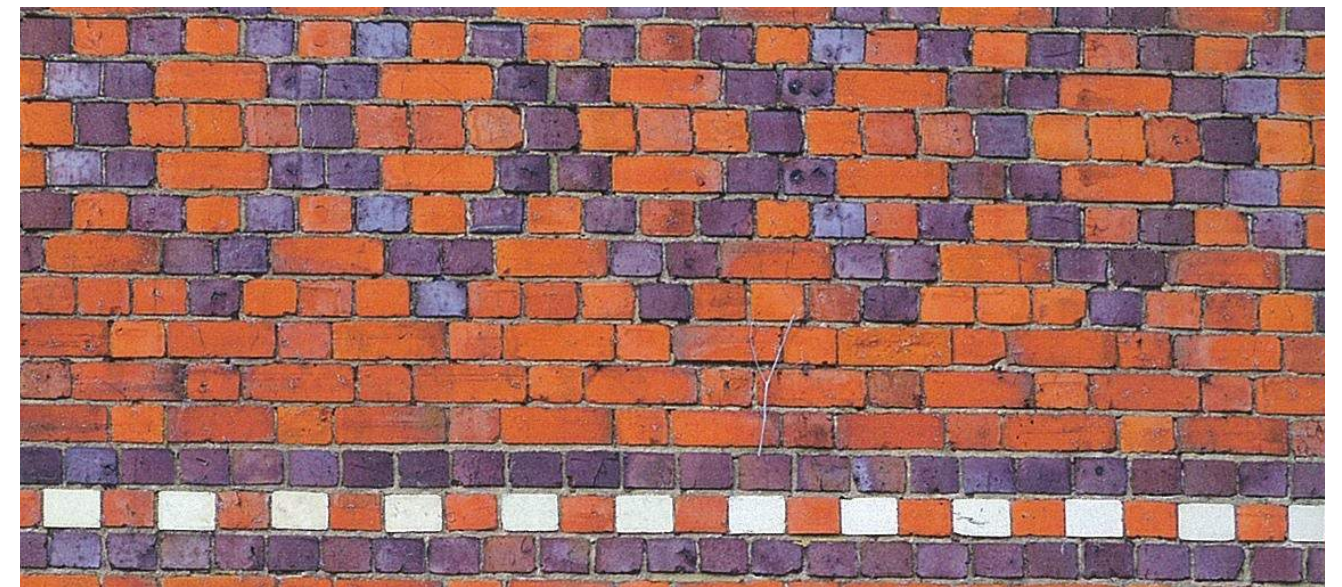
Reading Brick Patterns



Burglar Bond, Dusseldorf Way



Hung Tiles (fishtail)



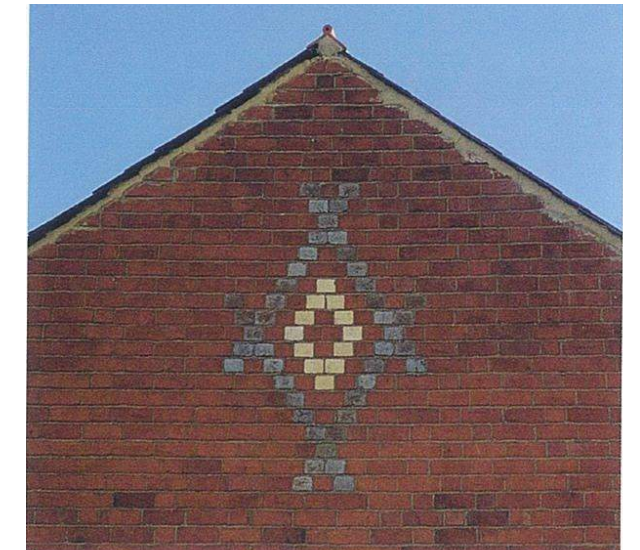
Multi-coloured Brickwork, River Road



Wokingham Road



Checkered brickwork pattern

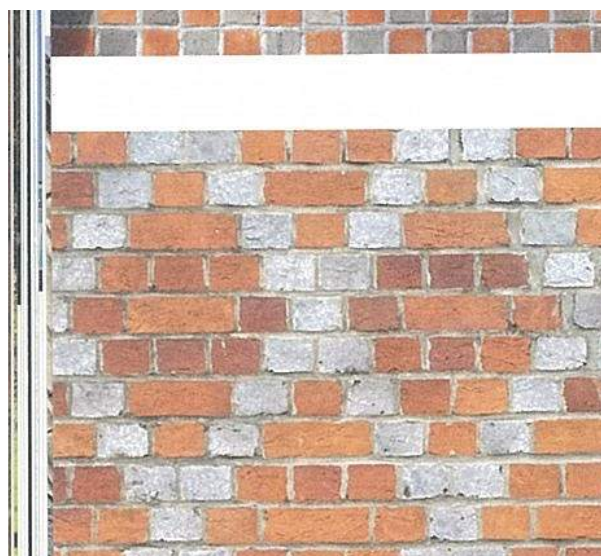


Field Road Diamond

Reading Brick Patterns



Voussoir Arch with Red and Grey
Chequerwork



Diamond Pattern



Stretcher Bond



Stepped Crosses of Purple Bricks, River Rd



Roundel of Red and Cream Bricks, River Rd



Burglar Bond, Dusseldorf Way

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2.5 Environmental Analysis

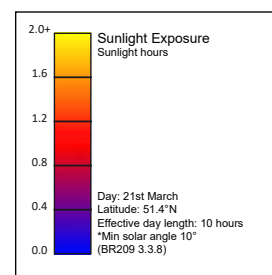
2.5.1 Daylight and Sunlight Analysis

EB7 have produced a daylight & sunlight assessment that accompanies this KMV OPA. The design of the KMV OPA has been refined to optimise the performance of daylight & sunlight within the scheme and minimise the impact on surrounding properties, whilst optimising daylight sunlight potential.

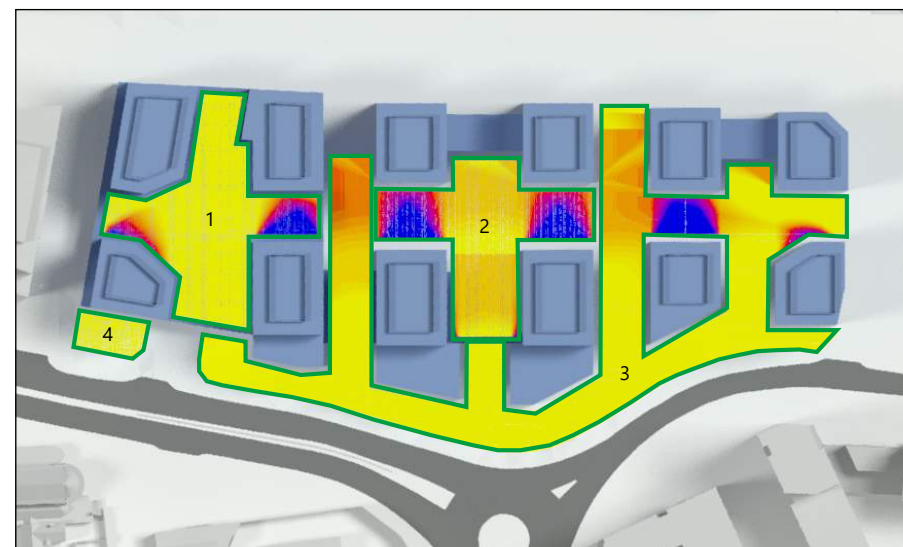
The tapering of the maximum massing around the perimeter of the site minimises the impact on surrounding properties. The street network of the Illustrative Scheme has been configured with several north/south routes with generous building separation distances are also proposed and this also aids the D&S performance.

Key open spaces including Plummery Gardens to the South, and the East & West Courtyards, have been carefully coordinated with the landscape strategy to provide high performing spaces from a daylight / sunlight perspective.

For further information on the daylight sunlight analysis, please refers to EB7's report forming part of this application.



Proposed Illustrative Scheme - Sunlight Exposure



Proposed Aerial View of Illustrative Scheme