FLINT STREET

S2 ESTATES

jtp

DESIGN AND ACCESS STATEMENT

May 2026

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by JTP on behalf of S2 Estates in support of a full detailed planning application and is submitted to Reading Borough Council (RBC) for the redevelopment of Reading Police Station. The description of development is as below:

"Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works."

This Design & Access Statement should be read in conjunction with the application drawings and other submitted documents as detailed in the planning statement.



Illustrative View looking East along Flint Street

KEY BENEFITS

205 NEW HOMES

SUSTAINABLE DEVELOPMENT

NET ZERO STANDARD

C.1850 M²

10 MINUTES



FROM TRAIN STATION



ACTIVE GROUND FLOOR

C.280 M² RESIDENTIAL AMENITY



NEW PEDESTRIAN CONNECTIONS

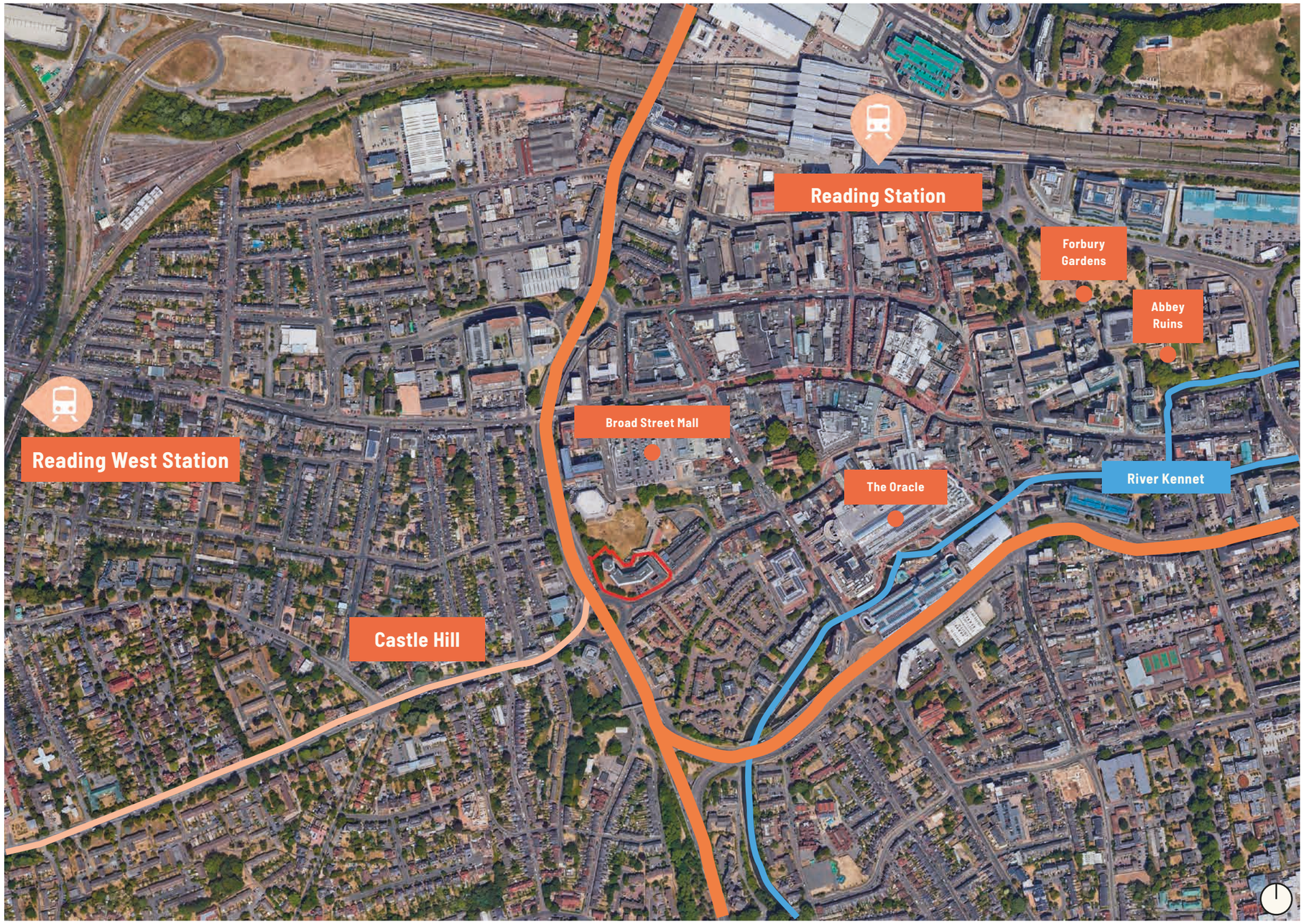
30% AFFORDABLE HOMES

01 THE SITE

The Site

WIDER CONTEXT

Located at the former Reading Police Station site, the site sits along the southern edge of Reading Town Centre. Adjacent to the site runs the Inner Distribution Road (IDR) which is a dual carriageway which encircles Reading Town Centre. Surrounding the site is a mix of residential neighbourhoods and commercial mixed-uses such as The Oracle which is East of the site along Castle Street and Broad Street Mall which is north of the site. Reading Train Station which is 15 minute walk north of the site provides direct links to Central London whilst also connection London to the west, south coast, Midlands and beyond.



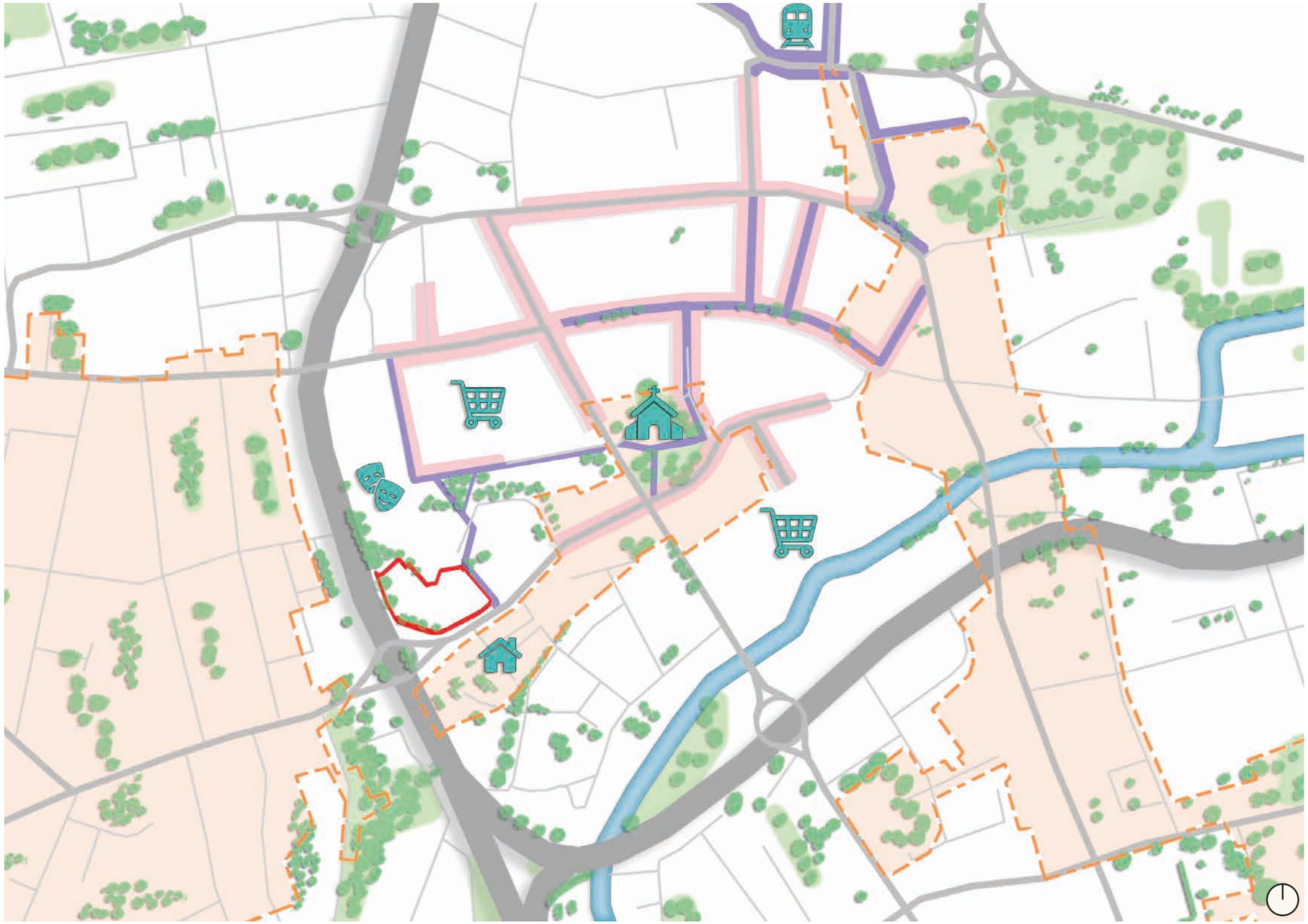
Site location plan

The Site

KEY FEATURES

Key

- Site boundary
- Buildings of interest
- Conservation area
- Green spaces/soft landscape
- High street
- Pedestrian ways
- Major ring road
- Vehicular routes
- Minor vehicular routes
- River
- Existing trees
- Hexagon Theatre
- Adjacent Residential
- Shopping Centres
- Reading Minster
- Train Station

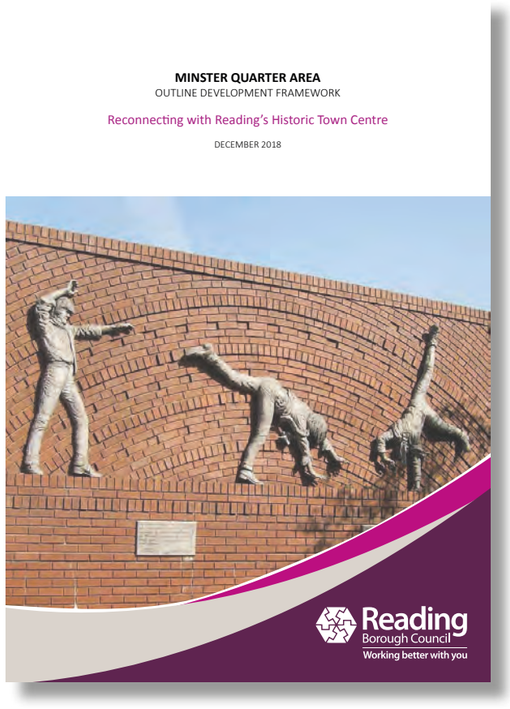


Key features plan

PLANNING CONTEXT

NPPF notes:

"Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics."



Paragraph 135 specifically addresses design expectations as part of new development proposals:

Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users

51 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 137 continues:

"Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community."

Accordingly the following principles are adopted to avoid prejudicing future development:

- Separation distances
- Aspect / Building Footprints
- Habitable façades
- Public realm

For each, absent a local standard we have promoted the general principles adopted within the Minster Quarter Outline Development Framework (2018).

This document notes it's intended purpose and scope:

"The purpose of this document is to set out a framework and principles for promoting the development of the area to ensure a co-ordinated, high quality, comprehensive development creating a multi-purpose urban quarter in Central Reading. This framework interprets relevant policies in the Council's existing and emerging local plans and offers further detailed guidance on how the area could be developed.

"It indicates one possible way of developing the site in accordance with those planning policies, subject to further more detailed consideration. However, the site could be developed in different ways. This framework does not prevent alternative layouts and forms of development subject to demonstrating compliance with relevant planning policies."

The Site

LOCAL POLICY CONTEXT

Reading Local Plan (2019)

Land uses

Office Core

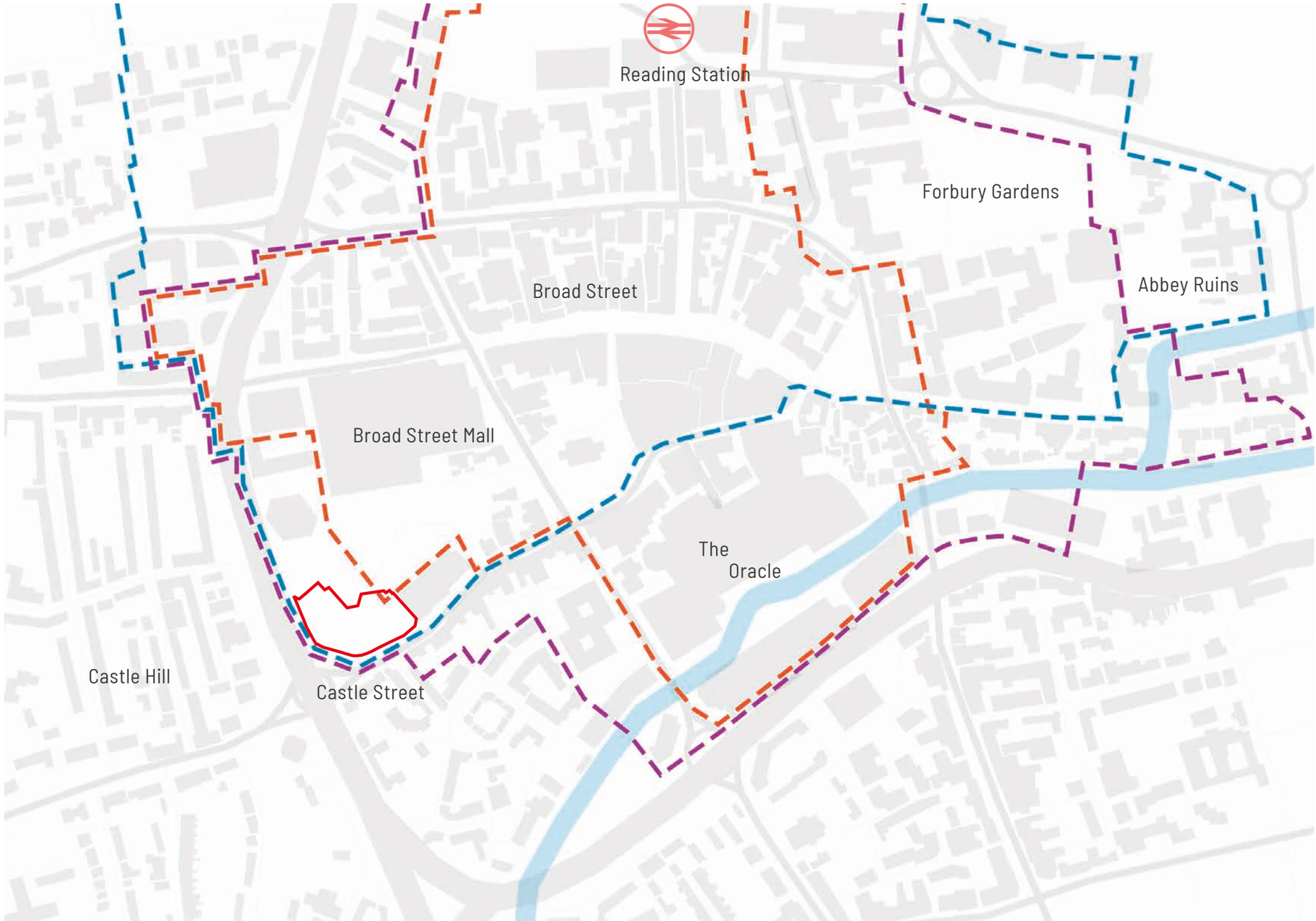
The office core is largely focused around the station to ensure accessibility by means of travel other than the car.

Primary Shopping Area

A hub of retails including Broad Street, the Oracle and the Broad Street Mall and has the highest levels of footfall. It is not expected to change significantly and kept as compact as possible.

Central Core

As the main location for other main town centre uses, the leisure offer needs to expand to offer arts and cultural provision, sport and recreation facilities, restaurants and evening uses that continue to provide 18-hour welcome.



Reading Local Plan (2019) Proposals Map

Key

- Primary Shopping Area
- Central Core
- Office Core

LAND USE

Reading Local Plan (2019)

Land uses

A Mix of Uses

"A key theme that underpins the [Land use] strategy is a mix of uses across the central area, both vertically and horizontally". Getting an appropriate mix of types, sizes and tenure will be of great importance for housing development.

A place to live for the long-term

Providing the essential uses and services to allow the centre to be seen as a place for the long-term tenancy. Providing increased community facilities to support growing residential developments. (5.2.6)

Accessible workplace

Commercial developments are largely focused around the station to ensure great accessibility by means of travel by public transportation and by foot.

Key

- Site boundary
- Mixed use
- Primary frontages
- Retail
- Food/beverage
- Commercial
- Civic
- Residential
- Community
- Religious
- Hotels / lodges
- Transport
- Theatre
- Education
- Green space



Central Reading Land Use Plan

The Site

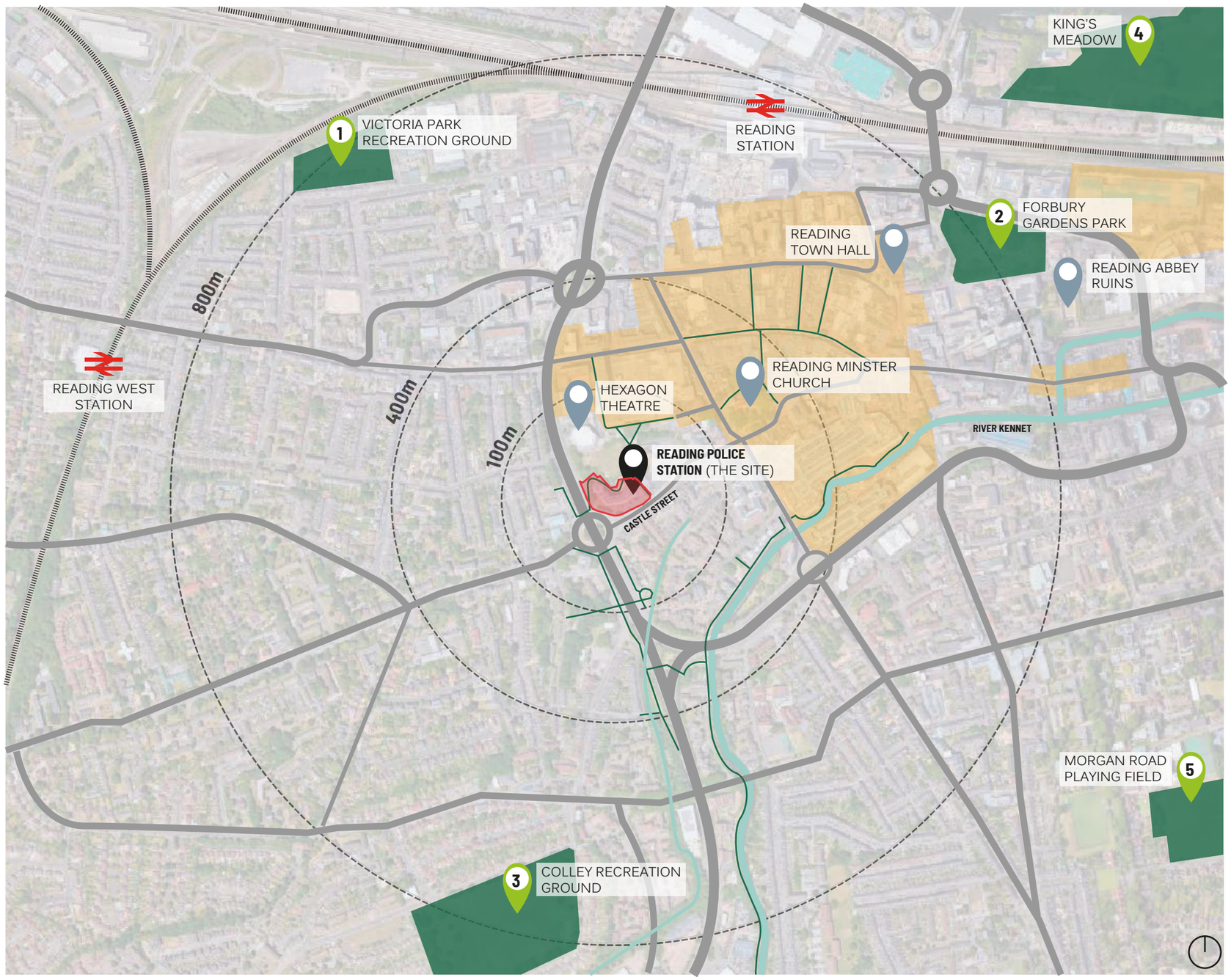
WALKABLE AMENITIES

The site benefits from excellent connectivity and accessibility. It lies within easy walking distance of Reading Station, a major transport hub, and integrates seamlessly into the established pedestrian network via adjacent routes including Cusden Walk and San-Francisco Libre Walk. The town centre is located approximately 400 metres from the site. In addition, the site is well-served by local green spaces, being within 800 metres of Victoria Park Recreation Ground, Colley Recreation Ground, and Forbury Garden Park—all of which provide a variety of recreational facilities and landscaped areas

	Open Space	Attributes
1	Victoria Park Recreation Ground	
2	Forbury Gardens Park	
3	Colley Recreation Ground	
4	King's Meadow	
5	Morgan Road Playing Field	

Facilities / attributes key

- Playing fields / Significant open grass area
- Sport facilities (e.g. Tennis Court / MUGA)
- Formal play area
- Gardens
- Fitness equipment
- Historic features



Surrounding Open Space

READING'S TALL BUILDINGS ZONES

Reading Local Plan (2019)

Policies and designations applicable to the site:

- Site identified for development or change
- Major Opportunity Area (West Side Major Opportunity Area, CR12)
- Area of archaeological potential
- Tall buildings cluster (CR10)

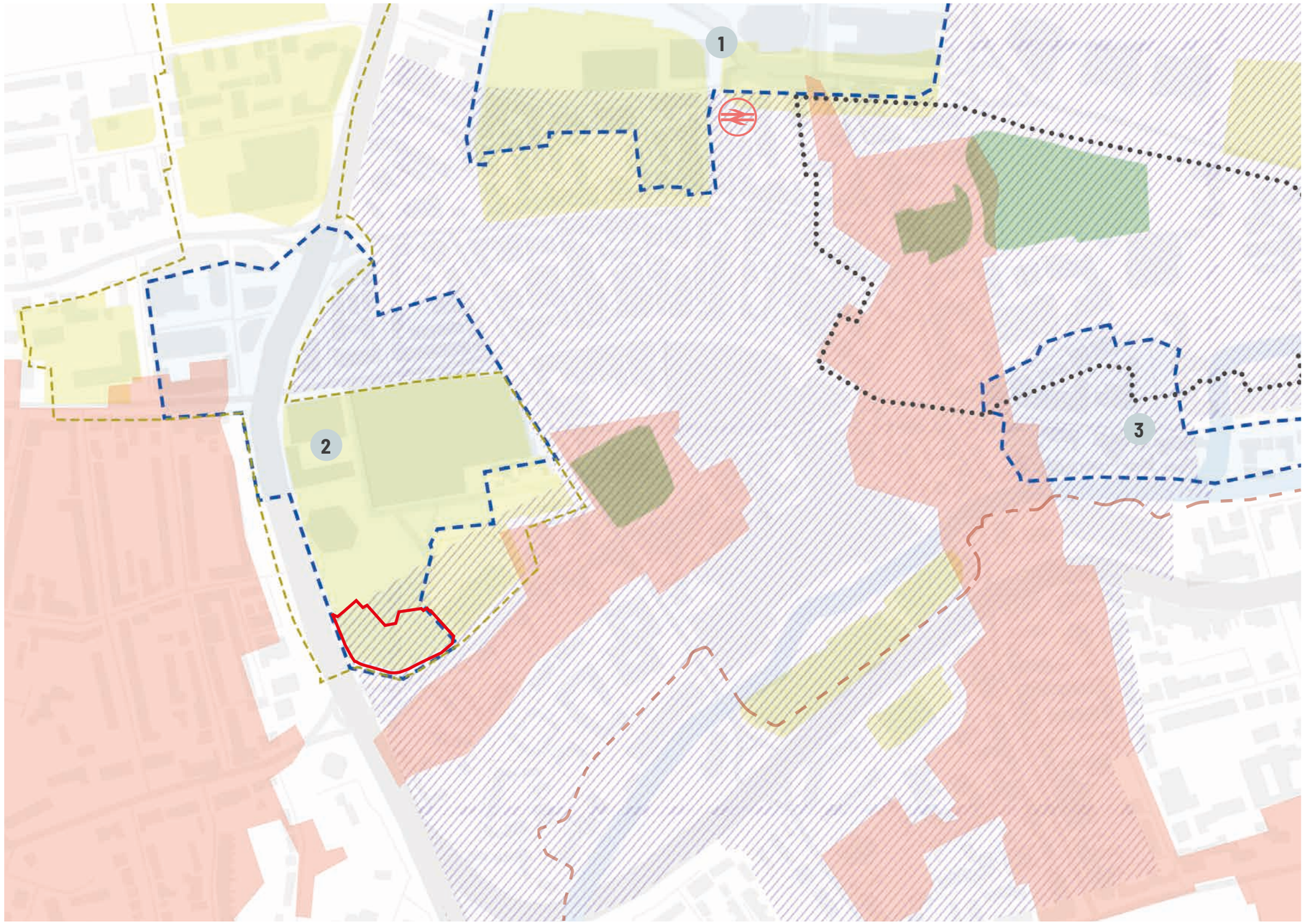
1. Station Cluster
2. Western Cluster
3. Eastern Cluster

Neighbouring conditions

- Conservation Area (EN1, EN3)
- Classified Highway Network (TR3)
- Cycle Routes (TR4)

Key

- Site identified for development
- Major Opportunity Area
- Tall buildings cluster
- Area of archaeological potential
- Abbey Quarter
- Green Space and Public Open Space
- Conservation area
- Classified Highway Network
- TR4 Cycle Route

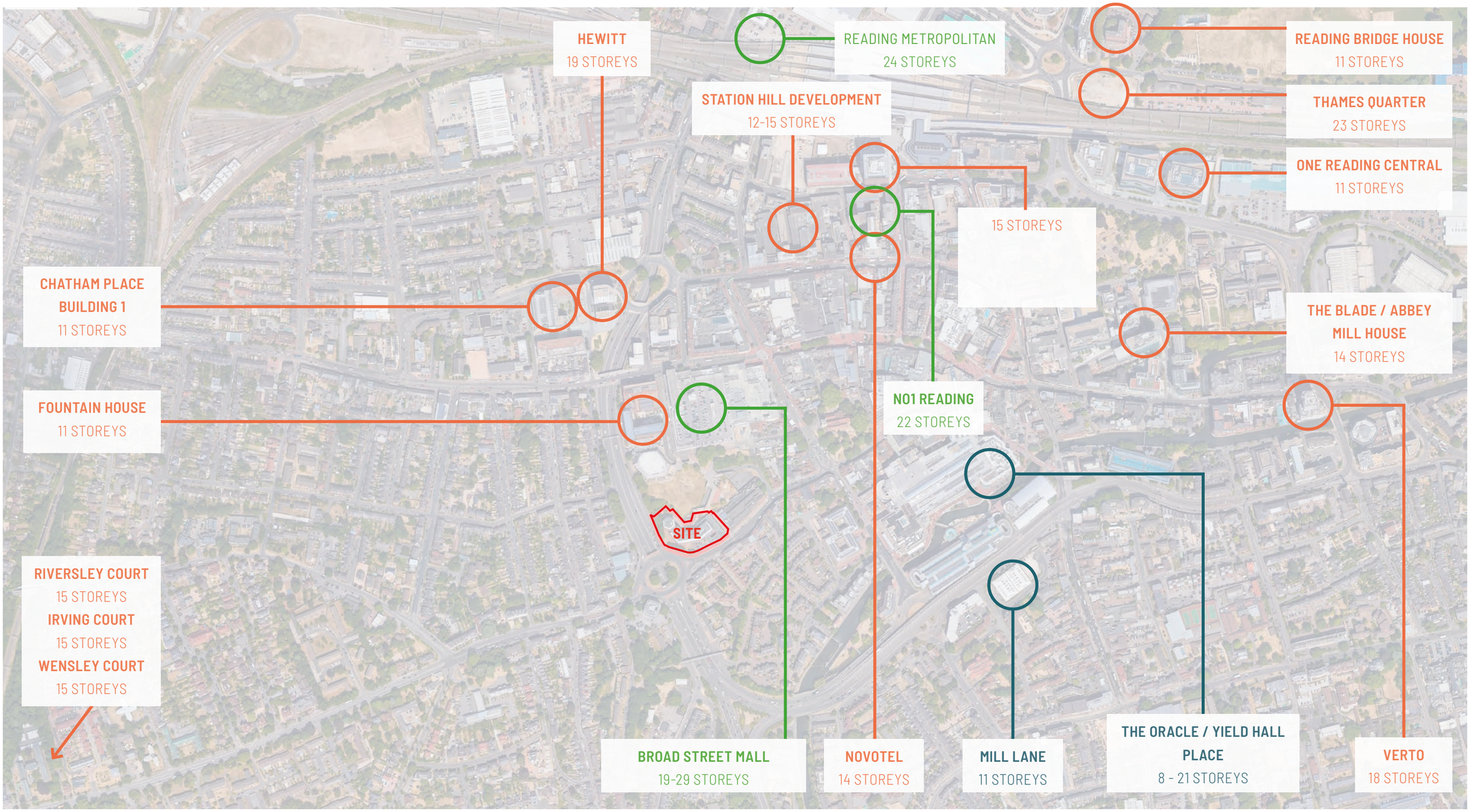


Reading Local Plan (2019) Proposals Map

The Site

READING'S TALL BUILDINGS

APPROVED **BUILT** **UNDER CONSULTATION**



Plan showing approved, built and under consultation projects in Reading

The Site

READING'S WEST SIDE OPPORTUNITY AREA

The site is located within Reading's West Side Major Opportunity Area. In 2018, Reading Borough Council set out its plans for the Minster Quarter which is located within the Opportunity Area. The plan on the right shows the illustrative development framework.

The key themes are:

- Reconnecting with Reading's Historic Town Centre
- New direct pedestrian routes
- Unified public realm

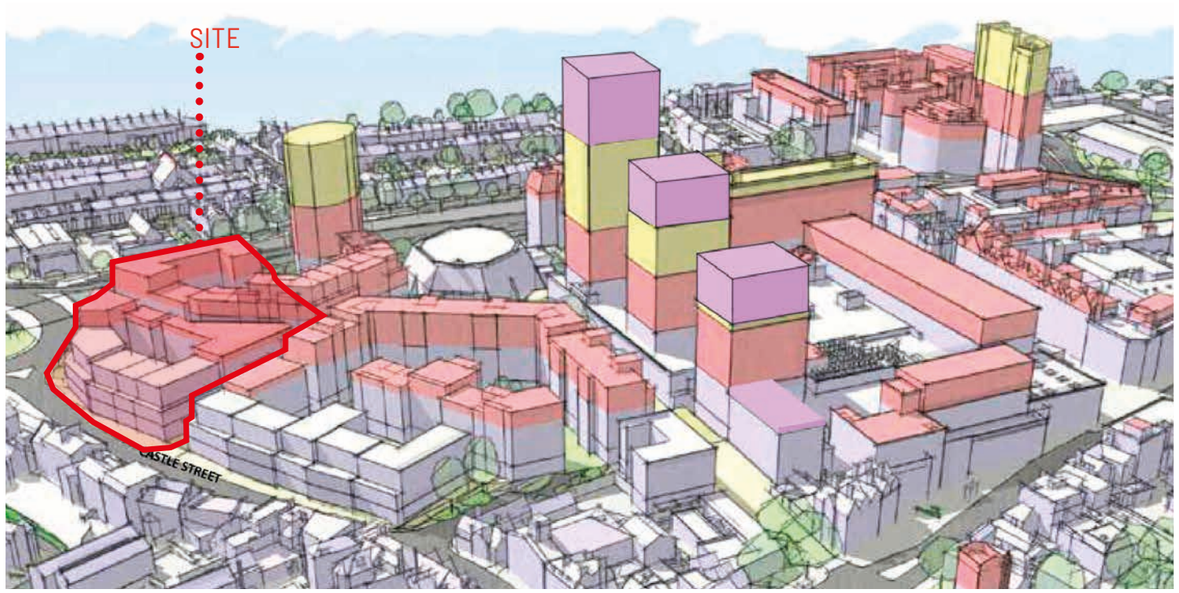


Minster Quarter Development framework masterplan

DEVELOPMENT/APPROVED LOCAL SCALE & HEIGHT

The site is located in the south west corner of the Minster Quarter development framework masterplan. The site lies partly within Tier 1, within which buildings of medium height, in relation to local context are acceptable, and partly within Tier 2 where taller (local) elements of roofscape are indicated up to 12 storeys.

Consented schemes within the local context have exceeded the Development Framework guidelines. Notably, Broad Street Mall has received planning consent for a development of up to 30 storeys including plant levels, exceeding the framework by 10 storeys.



Tier 1: General Building Form Zone
Medium building height in relation to local context

Tier 2: Tall Buildings and Roofscape Zone
Taller (local) elements of roofscape;Up to 12 storeys

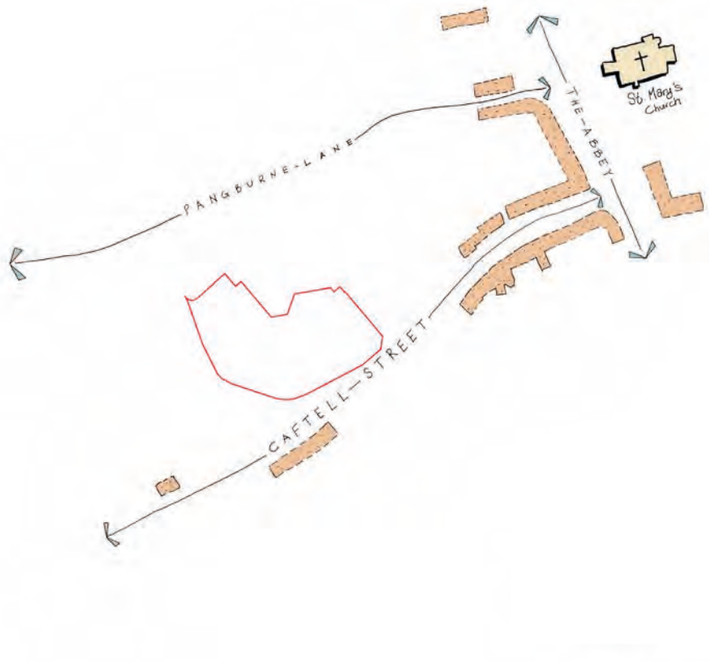
Tier 3: Landmark Zone (Tall Building Policy)
Height beyond 12 storeys

Tier 4: Indicative Height consented at Broad Street Mall
Height up to 30 storeys including plant level



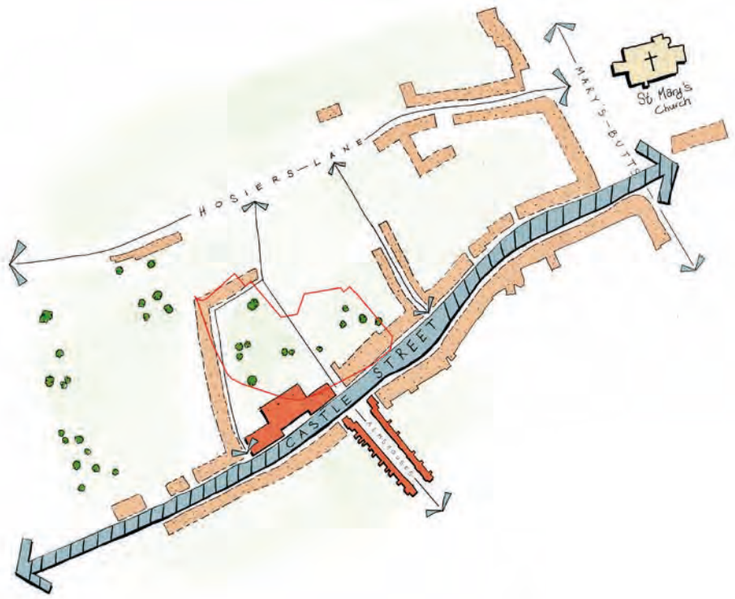
Minster Quarter Development framework masterplan

HERITAGE ANALYSIS



1600s

Reading began life as an Anglo-Saxon settlement near St Marys Butts, and during this time, the Site was mostly farmland, located along Caftell Street, later referred to as Castle Street, which was one of the key routes leading to St Mary's Butts.



1790s

During the 18th century, the north and South sides of Castle Street began to develop, with residential and commercial properties lining the road, creating a busy shopping street that served Readings growing population. A few passageways crossed the Site, connecting Castle Street to Hosier Lane to the north.



1870s

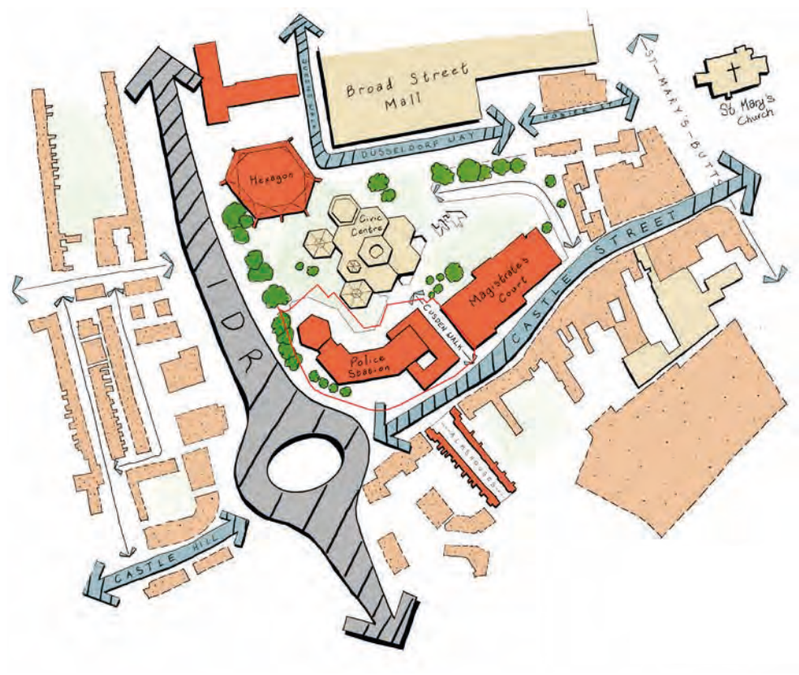
The 19th century saw large amounts of industrial expansion with a coach manufacturing workshop called William Vincent Ltd., often known as Vincent of Reading, operating on part of the Site. This British coachbuilder was founded in 1805 making carriages, but in 1899 they made their first car body and later made bodies for commercial vehicles.

HERITAGE ANALYSIS



1900s

Reading's population continued to grow, and its urban centre became more dense, with terrace housing beginning to line new streets. A residential street called Flint Street was located on the eastern side of the Site, which connected to further routes that linked Hosier Street to Castle Street.



1980s

The introduction of Inner Distribution Road (IDR) in 1960 transformed the town centre and removed a large number of the historic streets and buildings. The new buildings on and around the Site have much larger footprints and follow a rigid, grid layout, which greatly contrasts the original, organic street patterns.

The Site

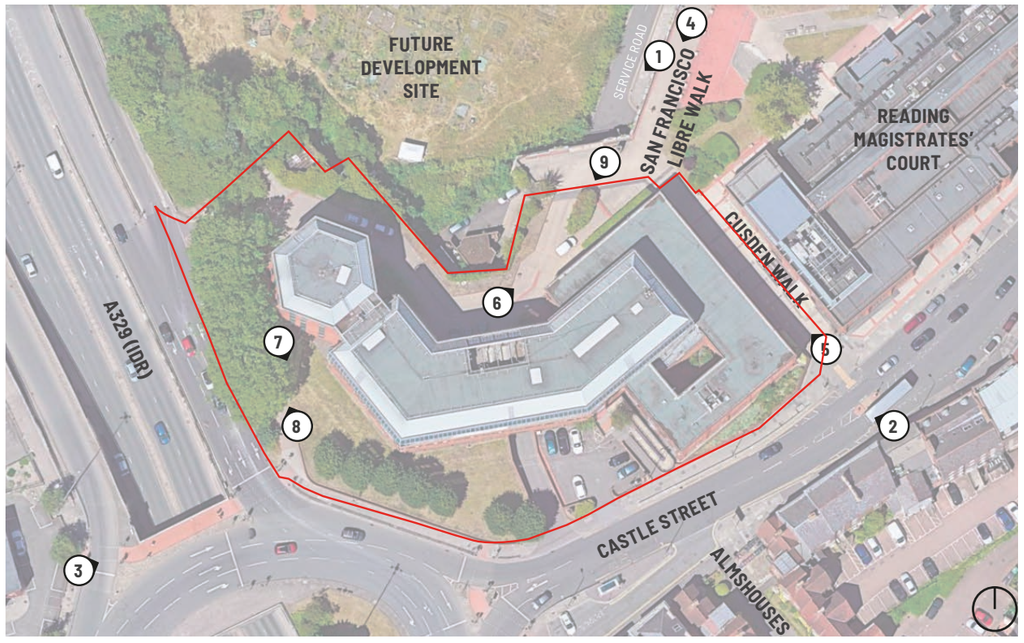
SITE CONTEXT

The site is bordered by Reading Magistrates' Court to the east, the A329 to the west, Castle Street to the south, and land allocated for future development to the north.

The main public realm sits at street level, accessible from Castle Street and the wider pedestrian network. Much of this space is positioned on podium, with a basement level below, accessed via a lower-level service road.

The site benefits from strong pedestrian connections, including Cusden Walk, San Francisco Libre Walk, and a well-used informal path along the northern edge that links to a signalised crossing at the south-west corner.

Mature trees buffer the south-west boundary, while views open up towards Reading Minster Church from the rear of the site.



Site Aerial

Existing Site Photos



Rear. Existing service road access to basement



View from pedestrian crossing on Castle Street



View from signalised crossing



View from San Francisco Libre Walk



View down Cusden Walk



View from site towards Reading Minster Church



Existing trees along the site frontage interfacing with roundabout



Existing trees and pedestrian pathway along Western boundary



Existing pedestrian pathways along rear of site connecting to San Francisco Libre Walk

The Site

THE EXISTING BUILDING

Existing Basement Level

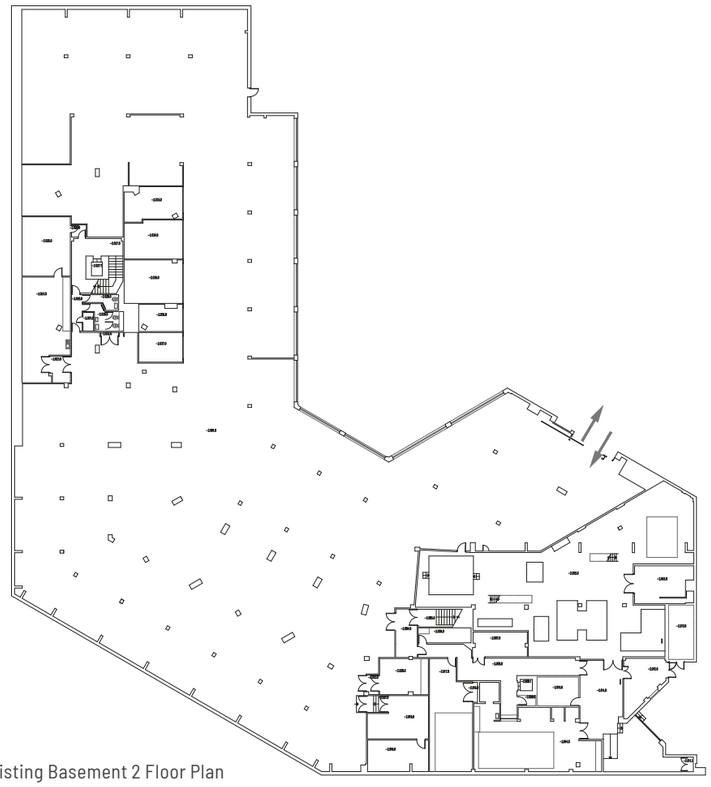
The footprint, unsafe condition, and structure of the existing building on the site make it unfeasible and inappropriate for viable residential use. However, there are opportunities to reuse elements of the existing building following its demolition, as part of the construction process for the proposals. The next set of pages outline the areas of demolition and potential opportunities to retain some of the existing structure and materials.











Existing Basement 2 Floor Plan



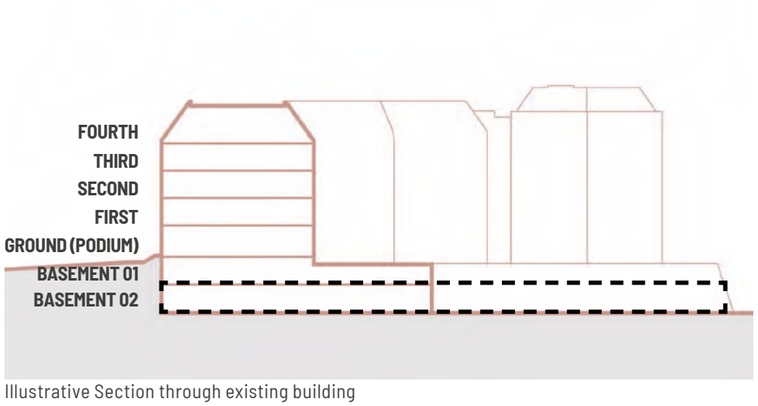
The Site

THE EXISTING BUILDING

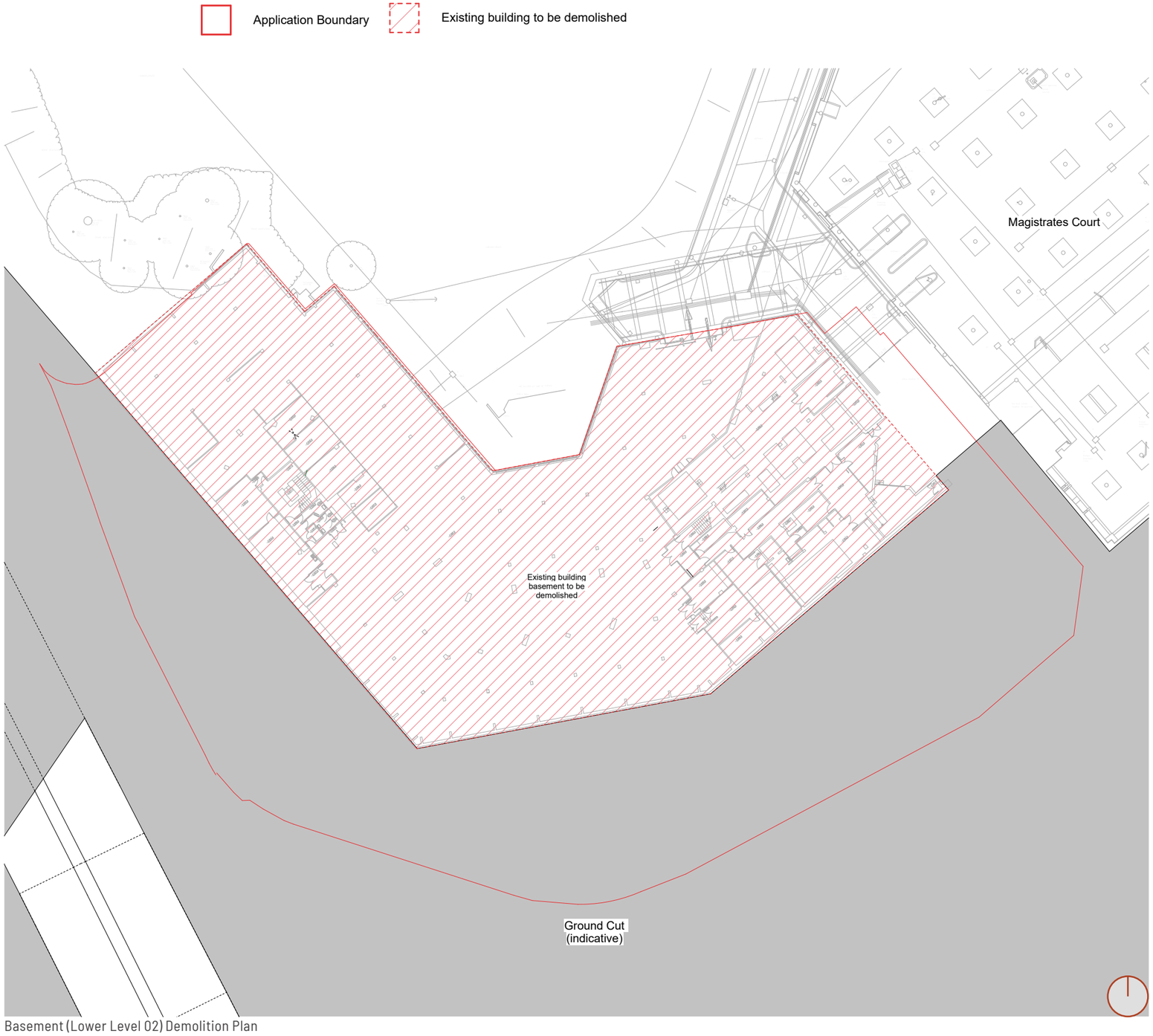
Basement (Below-Podium) Level

The existing police station is proposed for full demolition both above and below the existing podium. The extent of removal has been carefully defined in response to site boundaries, adjacent conditions, and level changes. The existing 'basement' possesses two levels of predominantly parking, below a 'podium' level

The removal of the existing basement structure allows the extent of below-podium footprint to be increased, without having to excavate a full new 'basement' level beneath the podium. Where possible, existing structure and materials will be investigated for re-use within the proposals and supported by a pre-demolition audit, to understand where retention and reuse may be most feasible.



Illustrative Section through existing building



Basement (Lower Level 02) Demolition Plan

The Site

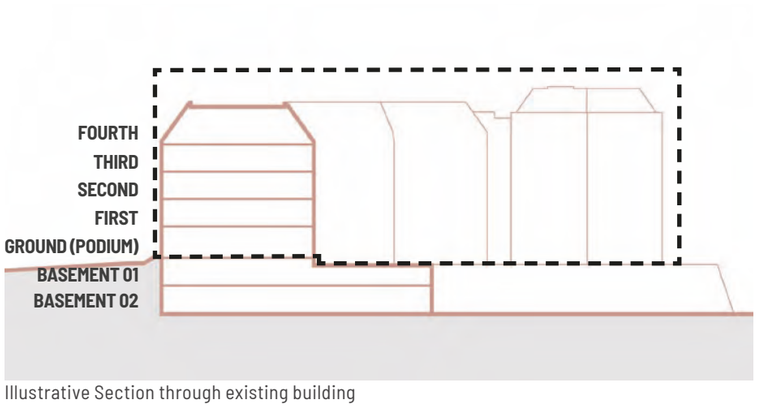
THE EXISTING BUILDING

Ground Floor (Podium) Level and Above

The ground floor level aligns with the existing levels along Castle Street, Cusden Walk, and along San Franciso Libre Walk. The adjacent diagram indicates that the public realm on the existing podium (also the 'roof' of the basement below) is to be demolished within the red line boundary to facilitate new and more appropriate structure, servicing and drainage systems, as well as the opportunity for enhanced landscape and public realm interventions.

Along the south and west boundaries of the site, existing external works related to the Police Station (including ramps, stairs, raised planters, and car parking) are to be removed to enable the comprehensive reconfiguration of the public realm and site to maximise opportunities for public realm.

Existing trees are to be retained where possible, as detailed within the landscape section in this DAS, as well as the Arboricultural Impact Assessment submitted in support of the application.



Illustrative Section through existing building



Ground Floor (Podium Level) Demolition Plan

The Site

EXISTING CONSIDERATIONS

The site is defined by a series of existing constraints and opportunities that shape its development potential. Key vehicular and pedestrian routes frame the edges of the site, with Castle Street acting as a primary frontage and movement corridor. Mature trees and areas of existing landscape provide a green buffer, while adjacent listed buildings and conservation areas establish a sensitive historic context. Acoustic and environmental conditions, particularly along major roads, further influence the site's edge conditions.

Key

- Site boundary
- Existing vehicular access
- Existing pedestrian routes
- Noise and pollution
- Existing trees
- Listed buildings
- Conservation area
- Existing buildings
- Existing vehicular roads
- Existing green space
- Visual screen from main road
- Existing podium
- Existing Adjacent Frontages
- Key View



Existing consitderations

FUTURE CONSIDERATIONS

Given the context of the Minster Quarter site and indicative massing set out as part of the development framework, proposals must also consider any potential future relationships with surrounding buildings, pedestrian connections, and vehicle routes. The framework sets out the aspiration for strengthening east-west and north-south movement around the site, linking Castle Street to the Town Centre.

Key

- Site boundary
- Existing vehicular access
- Future pedestrian routes
- Noise and pollution
- Existing trees
- Listed buildings
- Conservation area
- Existing buildings
- Existing vehicular roads
- Future green space
- Visual screen from main road
- Future podium
- Future Adjacent Frontages
- Key View
- Minster Quarter Development Framework



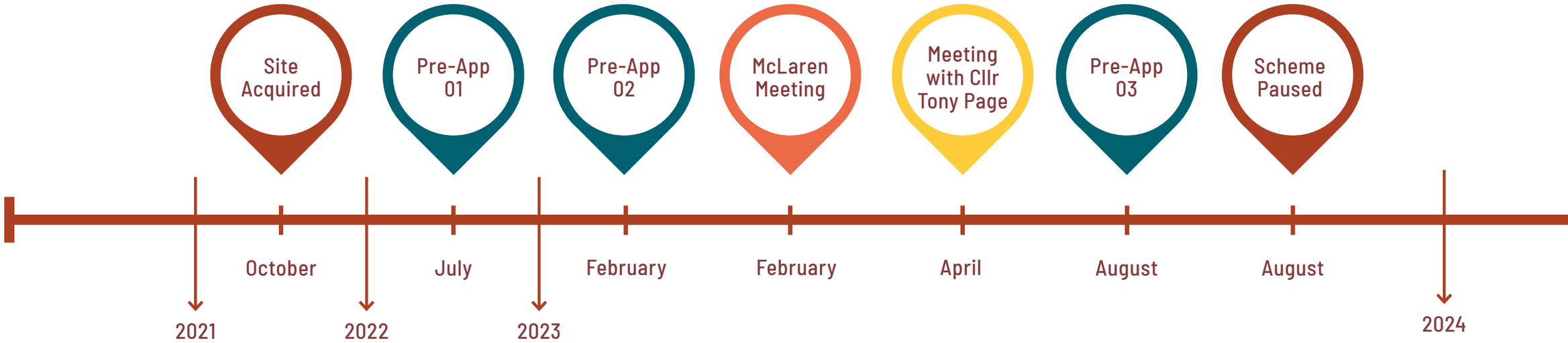
Future consitderations

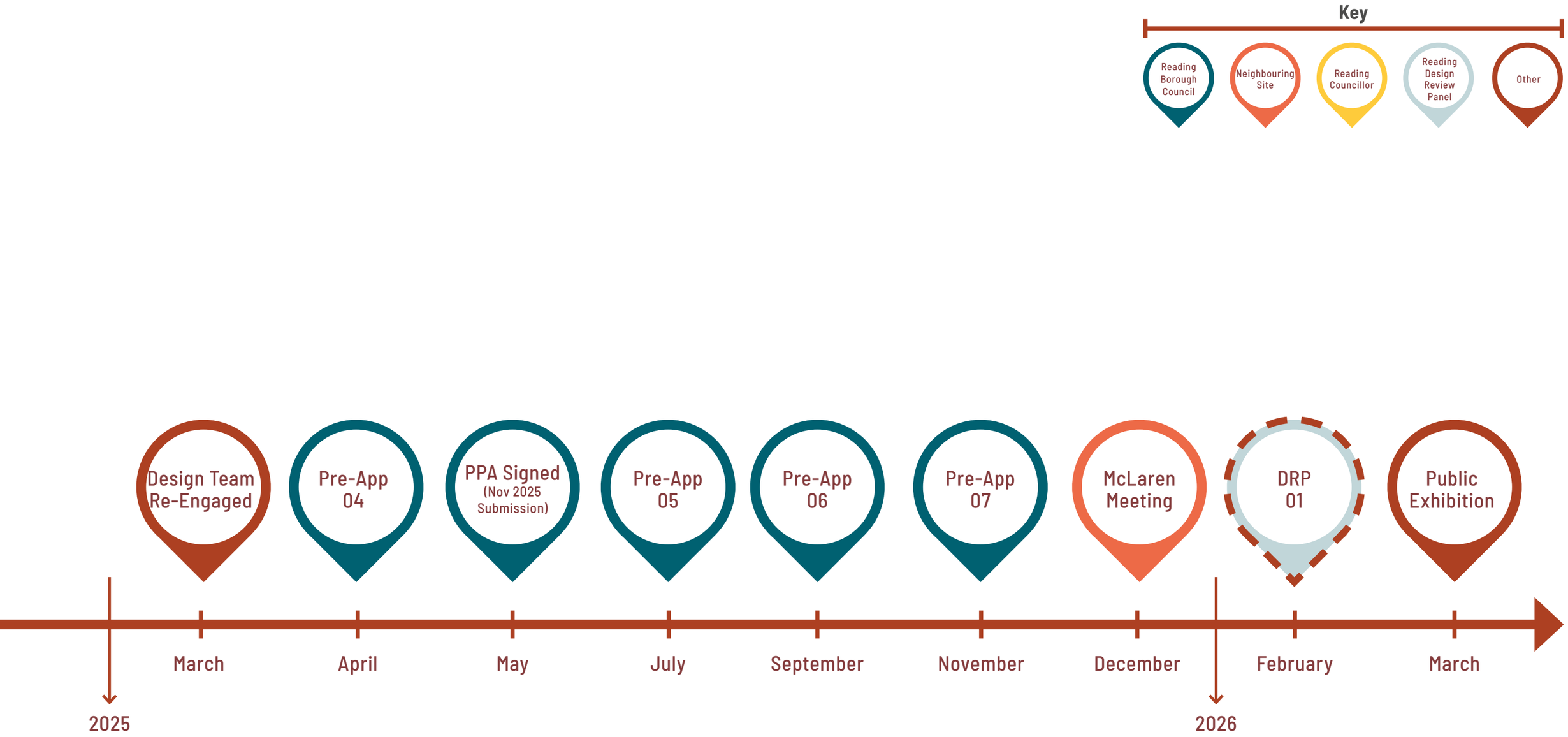
02 DESIGN EVOLUTION

Design Evolution

PROJECT PLANNING TIMELINE

The diagram below outlines the thorough approach to, and engagement with, the site, its context, and its neighbours to date, from its initial acquisition in 2021 to where we are now.

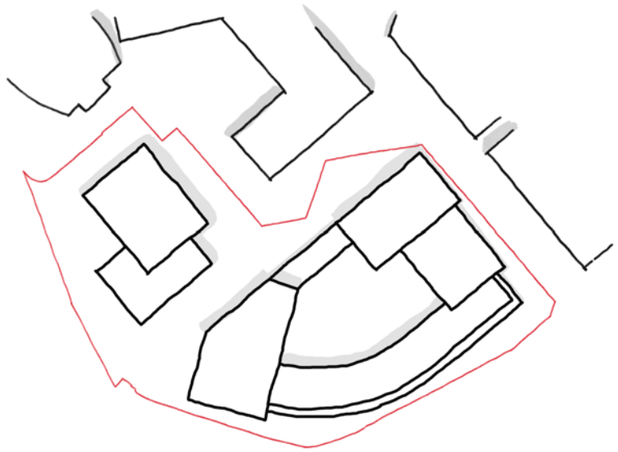


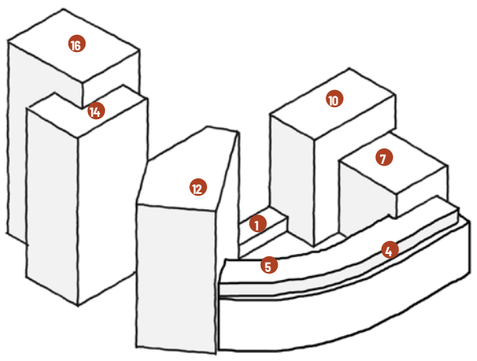

Key
Reading Borough Council
Neighbouring Site
Reading Councillor
Reading Design Review Panel
Other
Design Team Re-Engaged
Pre-App 04
PPA Signed (Nov 2025 Submission)
Pre-App 05
Pre-App 06
Pre-App 07
McLaren Meeting
DRP 01
Public Exhibition
March
April
May
July
September
November
December
February
March
2025
2026

Design Evolution

MASSING PROGRESSION

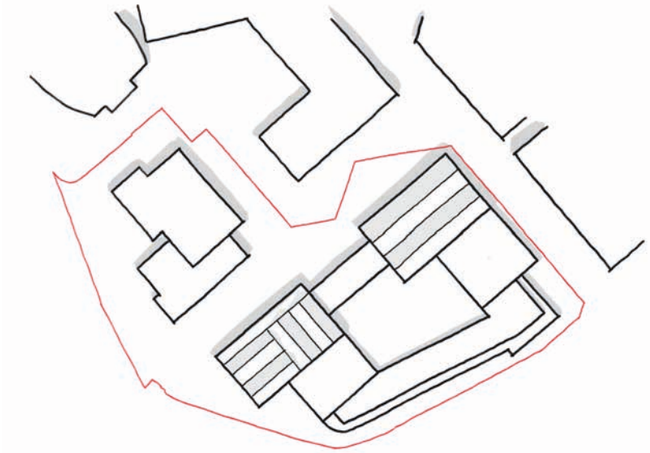
The Design Team has taken on board the feedback received throughout the pre-application engagement process, and the massing has evolved in response to this. Following the significant pause on the scheme from 2023 to 2025, to enable the Minster Quarter site to develop their proposals, the revised massing and layouts had to respond to a new legislative landscape. This offered the opportunity to tweak the site arrangement to refine and simplify the massing, whilst enhancing the benefits the previous iterations had established in principle through engagement with officers.

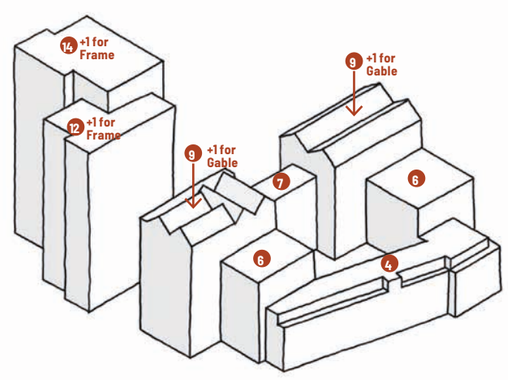




Pre-App 01 Scheme (July 2022)

- 259 units



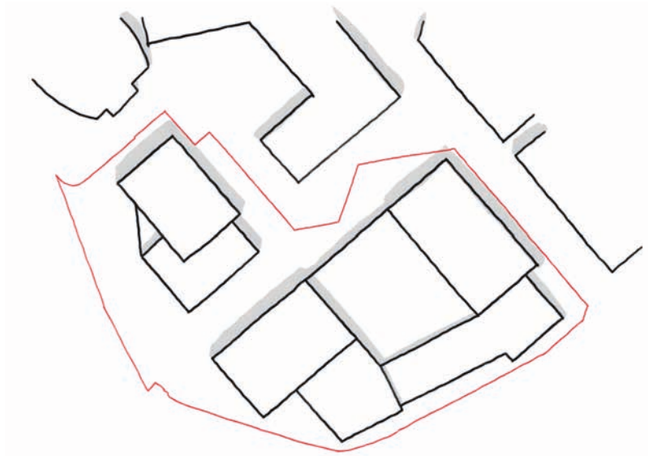


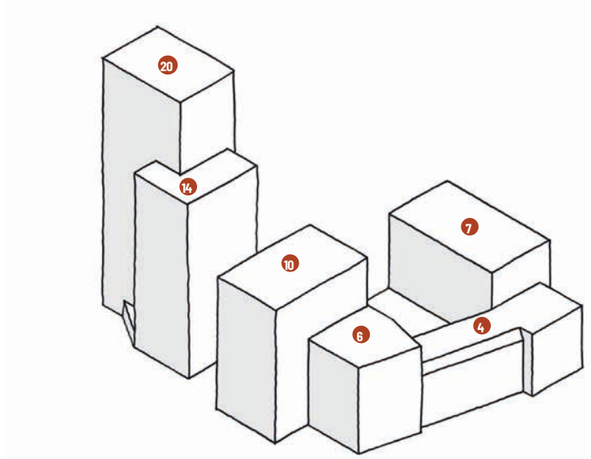
Pre-App 03 Scheme (August 2023)

- 224 units
- Scheme was prepared prior to legislation change
- 9, 12, and 14 storey elements all had c.1 additional storey as a result of architecture treatment (extending frames, pitched roofs etc.)

Design Evolution

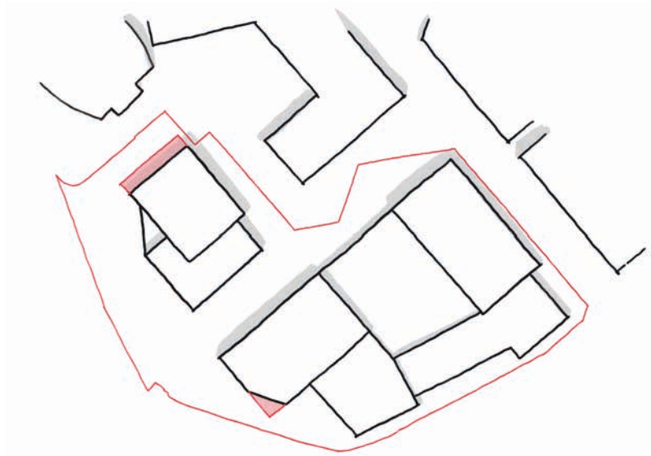
MASSING PROGRESSION

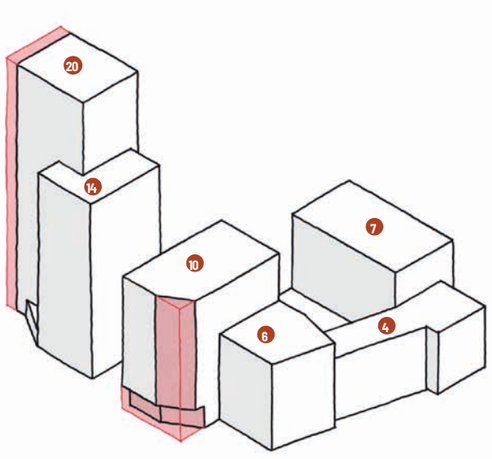




Pre-App 05 Scheme (July 2025)

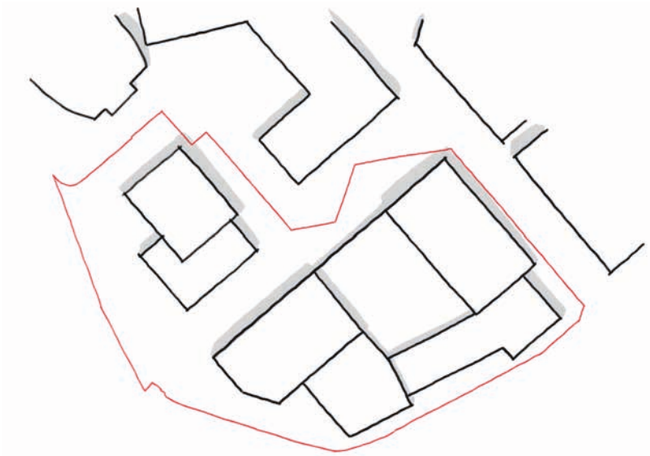
- 241 units
- Layouts reviewed to align with latest legislation (2 stairs)
- Significant reduction in residential footprint with improvements to building form and proportions with resultant impact on a more high quality public realm offer

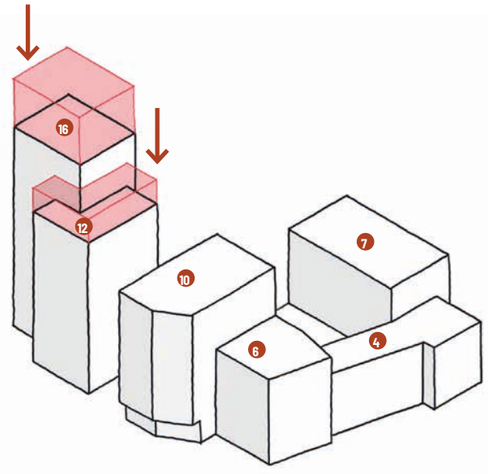




Pre-App 06 Scheme (September 2025)

- 226 units
- Further reduction in Block A footprint to improve quality of public realm adjacent to Roundabout and Castle Street
- Significant reduction to Block B footprint to align with neighbourly principles towards the indicative Minster Quarter Framework



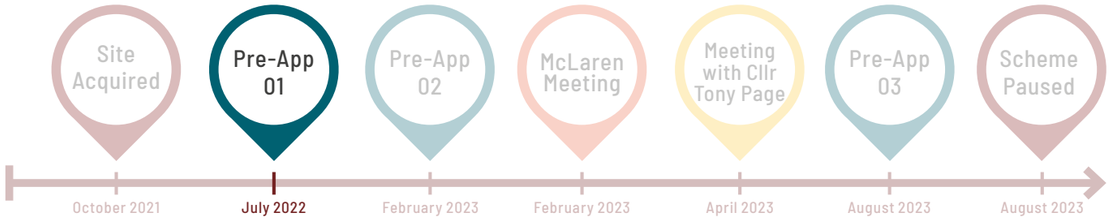


Pre-App 07 Scheme (November 2025 - Current)

- 206 units
- Significant reduction in the height of Block B, from 14 and 20 storeys to 12 and 16
- Potential to further reduce the height of the Block A ground floor with the removal of the food store

Design Evolution

PRE-APP 01



The information presented at Pre-App 01 focused on introducing the Design Team's understanding of the site in it's local, wider and historic context, as well as the key constraints and opportunities, from both a design proposal and planning policy perspective.

Initial feasibility and capacity proposals for the site were discussed, focusing on high level strategic principles for the arrangement of buildings and public realm on site, as well as the strategy and rationale for height and massing.

Early thoughts on roofscape and architecture principles were also shared, focusing on the quality of an active and defined ground floor.

Response from RBC

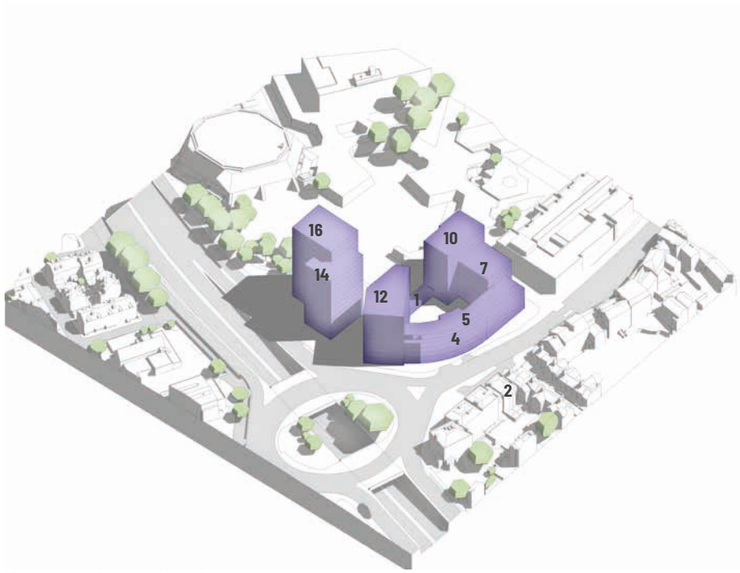
- The new E/W route through the site is an important move for the site layout and wider connections
- Proximity to Castle Street a concern but important to repair the street frontage with built form
- The articulated roofs increase the height of the building further
- Building heights along Cusden Walk and adjacent to the IDR need further justification
- Engagement with the neighbouring Minster Quarter site will be an important consideration



Illustrative masterplan



Illustrative view



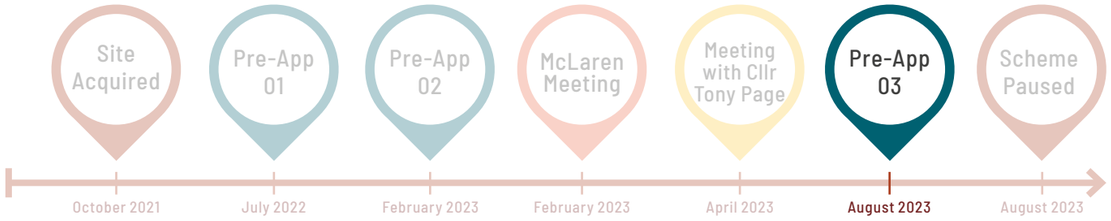
Massing with storey heights



Illustrative aerial view

Design Evolution

PRE-APP 03



The team provided a design update highlighting responses to the areas of feedback received at Pre-App 01 & 02, predominantly focusing on the response to Castle Street, and the strategy for height and massing.

The masterplan principles for the Pre-App 03 scheme align with those established at the previous meeting, retaining the key east-west route through the site and the general arrangement of spaces and buildings. A significant reduction in height was introduced in response to previous feedback.

A more detailed study of the architectural context in Reading was undertaken, and a more developed approach to the proposed architecture was also shared with RBC, establishing the aspiration for the look and feel of the proposals.

Response from RBC

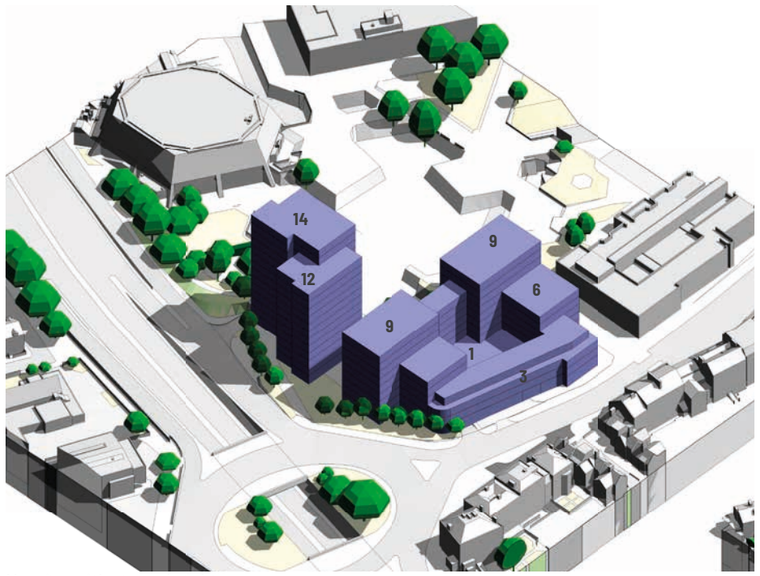
- Heights along Cusden Walk still of concern
- The additional articulation to the massing along the IDR and roundabout helps to break down the mass, but is still too continuous along the Castle Street frontage
- The gable roofs to the 9 storeys elements add additional height and appear 'wharf-like'



Illustrative masterplan



CGI view looking towards Flint Street



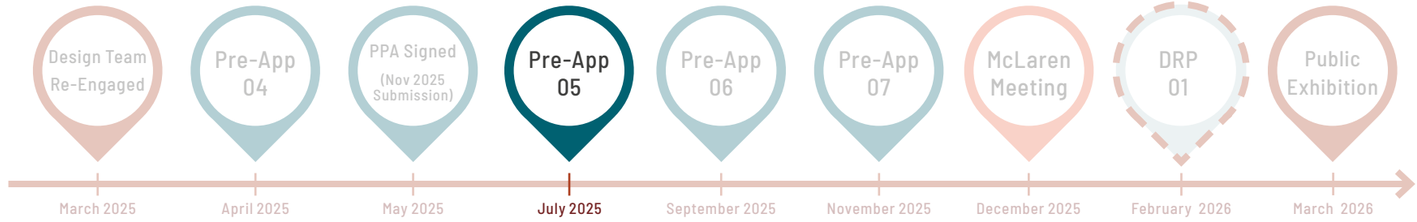
Massing with storey heights



CGI view from the roundabout

Design Evolution

PRE-APP 05



Following a significant pause in the design development of the scheme to allow the neighbouring sites to progress, the Team presented a refreshed and revised approach to the site in response to:

- Pre-Application and member feedback received to date
- Changes in legislation and guidance that had been implemented whilst the project was on hold, particularly those relating to fire safety and two staircases.

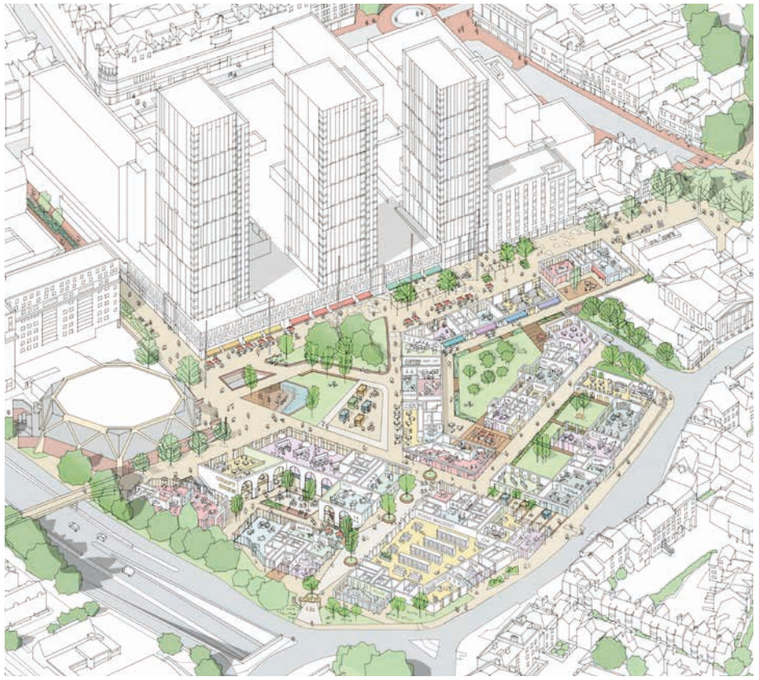
The revised scheme again maintained the major principles established to date, in particular the central east-west route, or 'Flint Street'.

Pre-App 05 introduced the emerging masterplan, establishing the site's framework massing approach, and relationship to the surrounding context.

It outlined the initial architectural language, building arrangement, and key movement routes, alongside early thinking on public realm, landscape, and connections through the site.



Illustrative masterplan



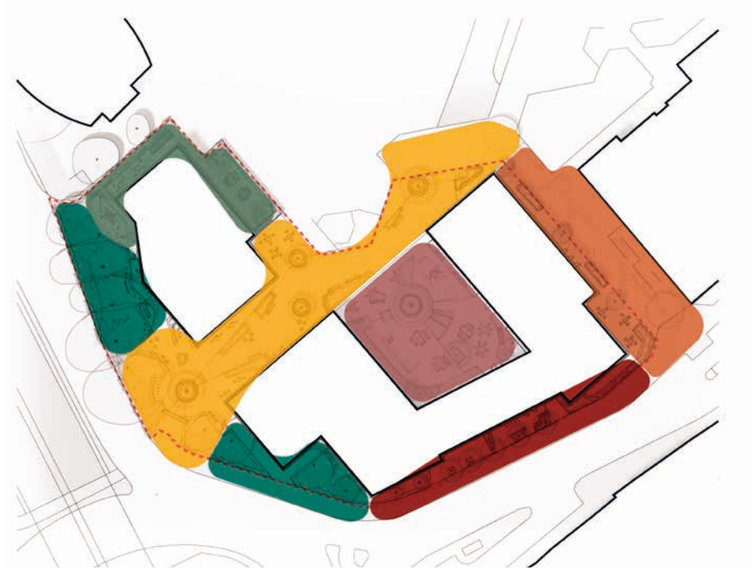
Illustrative ground floor cutaway aerial drawing

Response from RBC

- Positive improvements to the site layout and simplification of the massing in comparison to the previous scheme
- The increased height to the north block along the IDR was a concern, in the context of proposals on the neighbouring site being unknown
- The proximity of the building corner adjacent to the IDR roundabout appears too close and should be stepped back
- Potential to setback the Castle Street frontage further from the road
- Aspiration for basement servicing



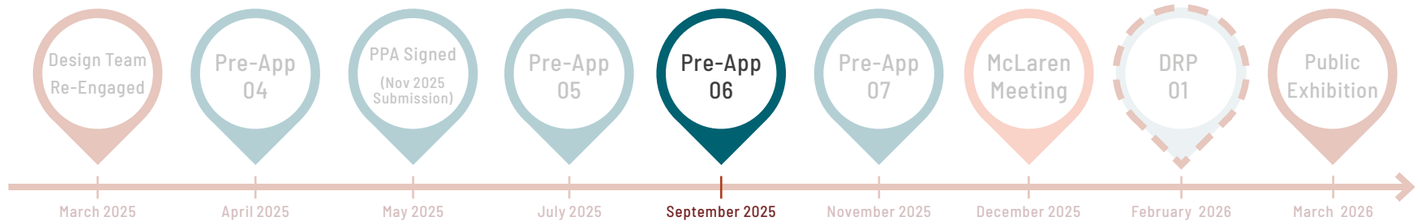
Illustrative ground floor plan



Landscape character areas

Design Evolution

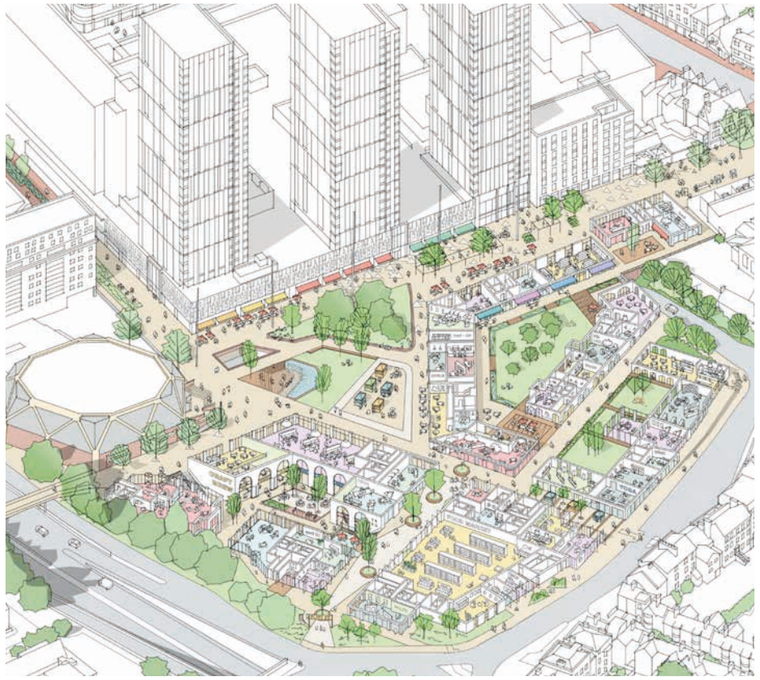
PRE-APP 06



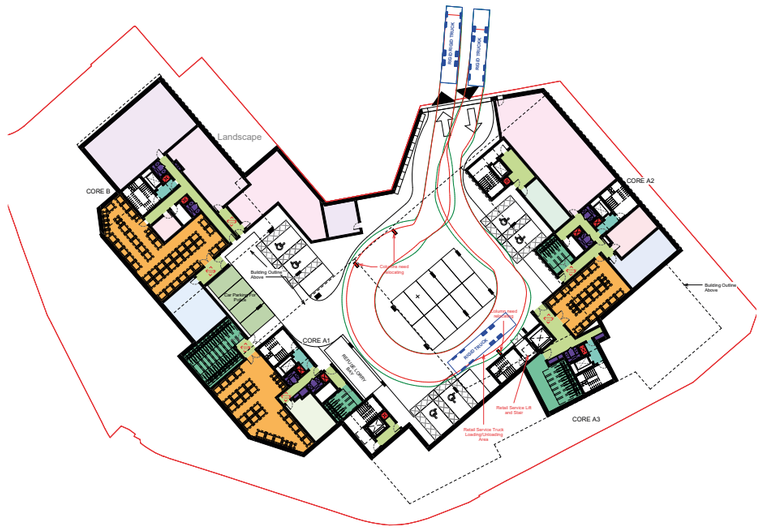
The Pre-App 06 presentation outlined the evolving masterplan, responding to earlier feedback through adjustments to servicing, landscape, and the relationship to existing site constraints such as trees and surrounding infrastructure. It established key design principles around massing, separation distances, and aspect to ensure a neighbourly, policy-led scheme aligned with the Minster Quarter framework. The proposals also introduced a strong public realm and landscape strategy, positioning the site as a gateway into the town centre with improved pedestrian routes, planting, and activated spaces.

Response from RBC

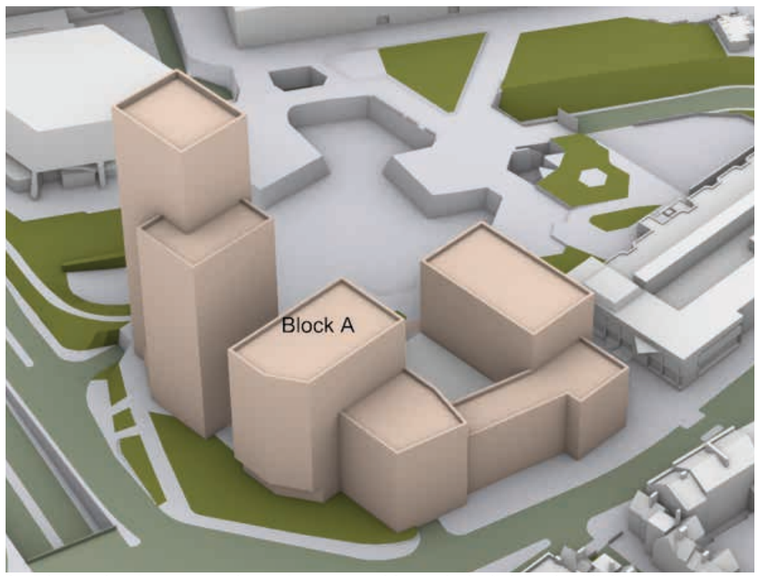
- The reduction in massing through the increased setback to the Castle Street frontage, and chamfer to the IDR roundabout, are positive improvements to the scheme
- The significant setback from the northern boundary is an improvement but the overall height of Block B is still a concern given the unknown nature of the potential future development of the Minster Quarter
- Basement servicing is positive for the scheme and will facilitate more attractive public realm along Castle Street



Illustrative ground floor cutaway aerial drawing



Basement Plan



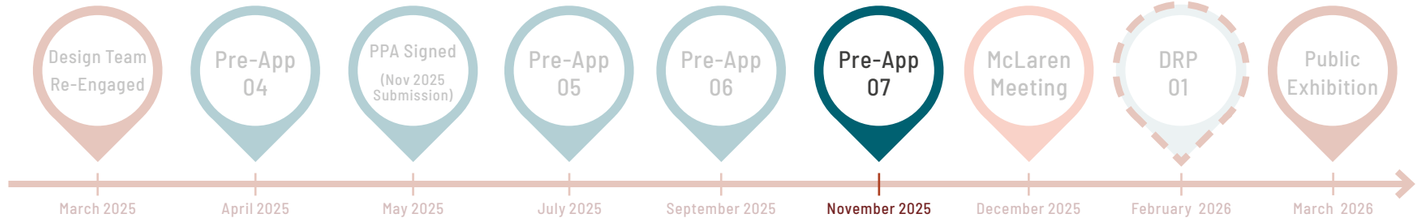
Aerial view showing proposed massing prepared for early daylight and sunlight testing



Landscape design strategy

Design Evolution

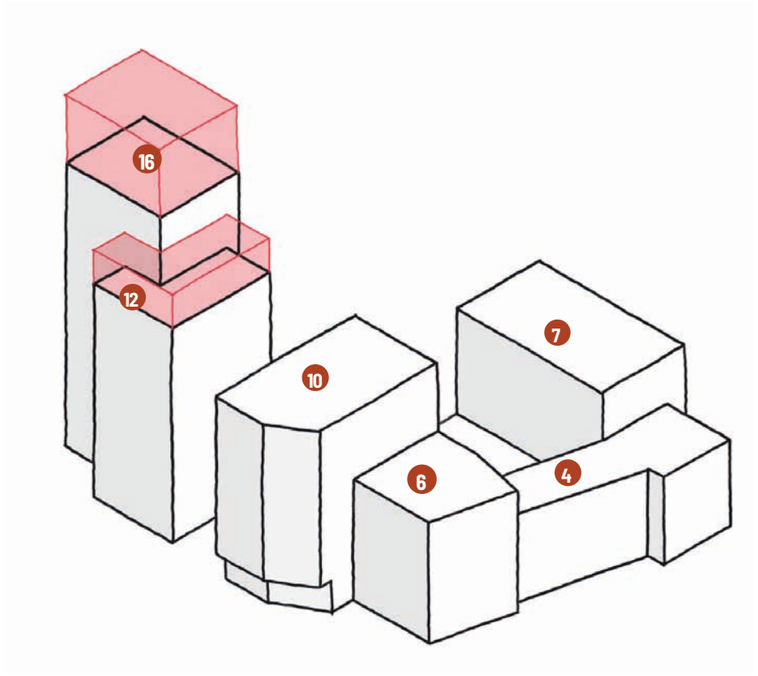
PRE-APP 07



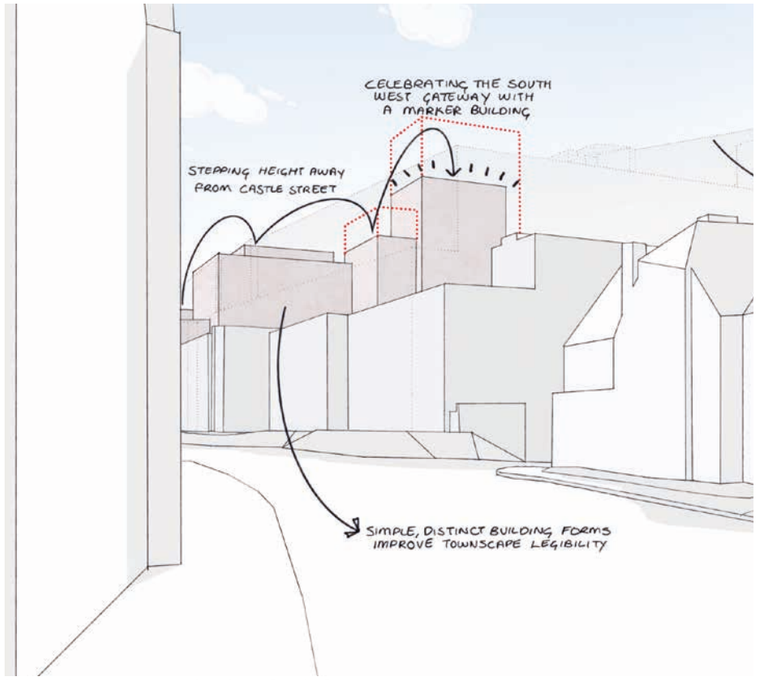
The Pre-App 07 presentation set out a refined residential-led, mixed-use scheme shaped by previous feedback, with reduced heights, improved massing, and a stronger response to the surrounding context. A key move was the introduction of full basement servicing, enabling an active, pedestrian-focused ground floor and a significantly enhanced public realm. The scheme delivered approximately 206 homes within a cohesive urban structure, with activated frontages and improved connections throughout the site.

Response from RBC

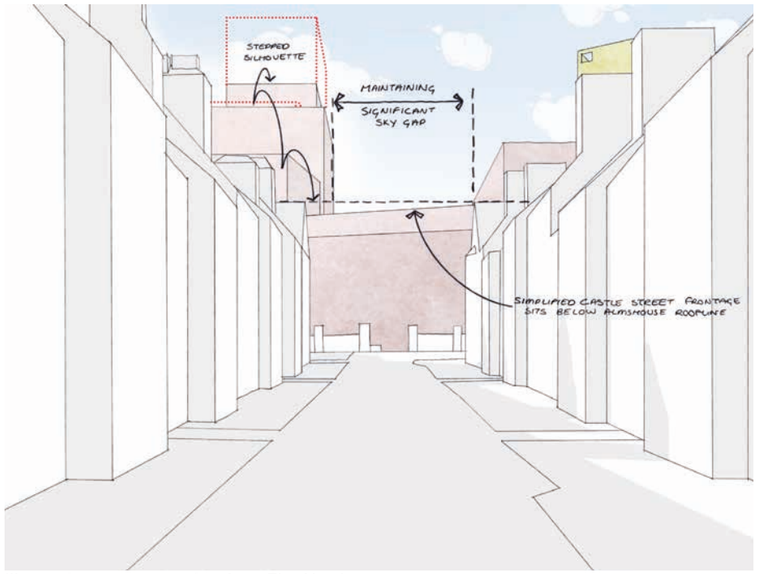
- The significant reduction in height to Block B was a positive move for the proposals
- Ambition for additional tree planting along Castle Street



Massing showing changes in height



Illustrative townscape view from Castle Street



Illustrative townscape view from The Almshouses

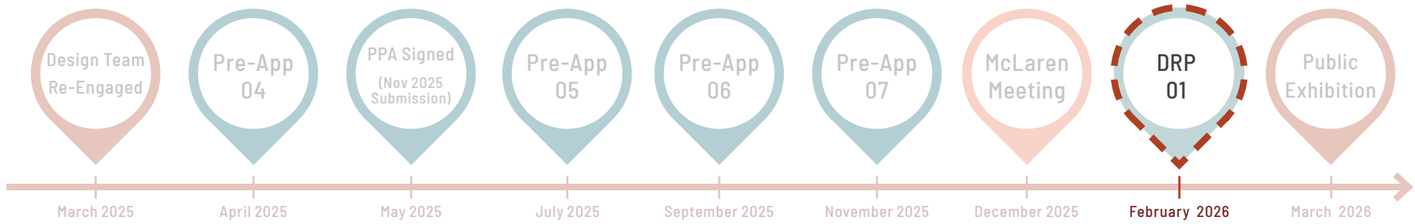


Illustrative basement plan

Design Evolution

DRP 01

The DRP presentation included a range of information, taking the panel on journey from early stages to detailed design stages. Early site analysis and initial masterplan principles were presented. Following this, the townscape strategy was presented through street views and site sections. Character areas were presented showing both architectural style and landscape character through a range of diagrams, bay studies and CGI views.





CGI view from the roundabout



Illustrative bay studies

Feedback

The Design Review Panel supports the redevelopment as a significant opportunity to create a gateway into Reading town centre, with appropriate height, massing, and a strong mixed-use approach.

The scheme is praised for locating servicing at basement level and creating active ground floor frontages, though further refinement is needed in architectural clarity, townscape impact, and relationships with neighbouring sites. The landscape and public realm strategy is broadly positive, but would benefit from increased greening, improved usability, and further consideration of microclimate and long-term management.



Typical floor CAD plan



CGI view looking towards Flint Street

PUBLIC EXHIBITION

March 2026

The public exhibition was held on Saturday the 7th of March 2026, where the design team presented the latest scheme with a range of imagery and information. This included, an illustrative masterplan, ground floor plan showing potential mixed uses, townscape views, a landscape strategy and a varied set of CGI view located in and around the site.

Alongside the exhibition, an online interactive map was provided to support wider engagement. It showed the illustrative masterplan and allowed the public to explore the proposals and leave comments on specific locations, helping to capture more detailed feedback, including from those unable to attend in person.

Around 100 people from the local community attended the in-person event with roughly 43 comments on the interactive map.

Please refer to the Statement of Community Involvement (SCI) for further information and take aways.



Public exhibition 01



Public exhibition 02



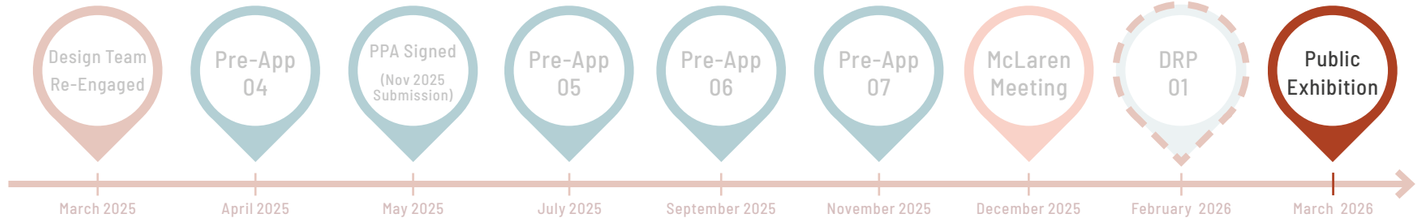
Public exhibition 03

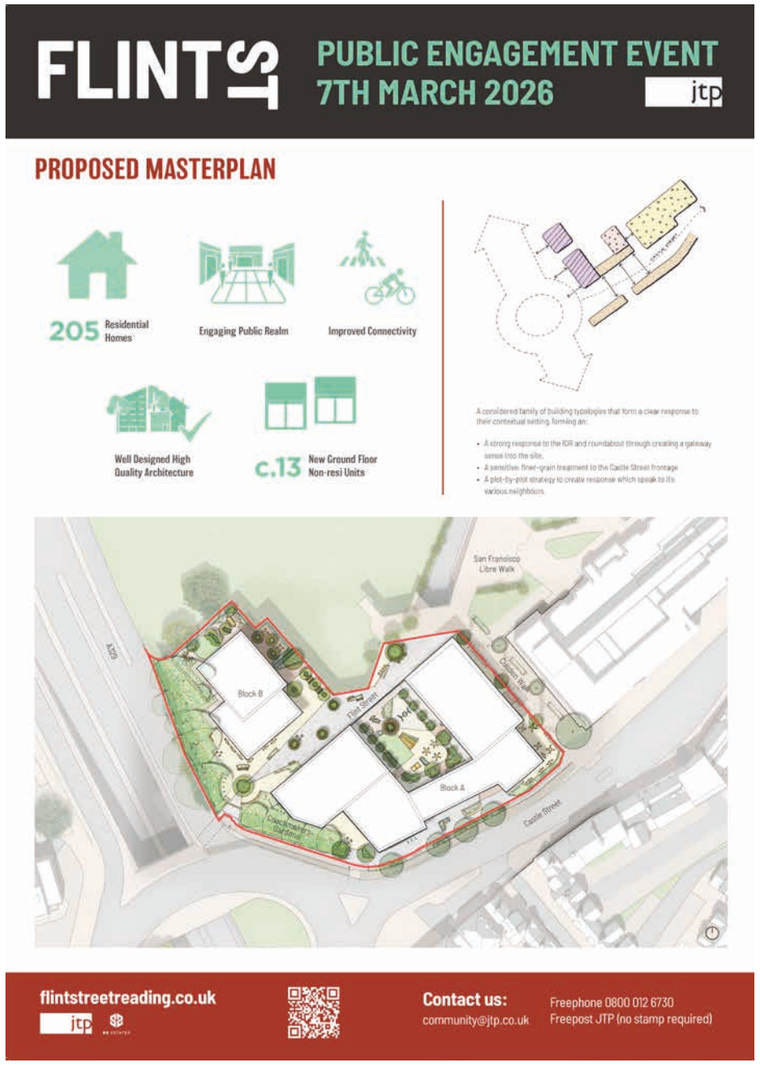


Public exhibition 04

Design Evolution

PUBLIC EXHIBITION









Boards presented at public exhibition

Design Evolution

OPPORTUNITIES

Key

- Site boundary
- New east-to-west pedestrian connection
- Utilising existing and established vehicle access to basement
- New active frontages
- Potential future foot bridge as per the Development Framework Masterplan
- New street-facing frontage to Castle Street
- Opportunity for height
- Opportunity for residential amenity at upper levels
- Existing podium
- New public realm and landscaping that ties to existing levels
- Retaining existing trees
- Arrival square at the junction between Cusden Walk & Castle Street
- Connecting to existing pedestrian cross points
- Reconnecting existing desire lines



Illustrative diagram highlighting design opportunities



Illustrative View looking East along Flint Street

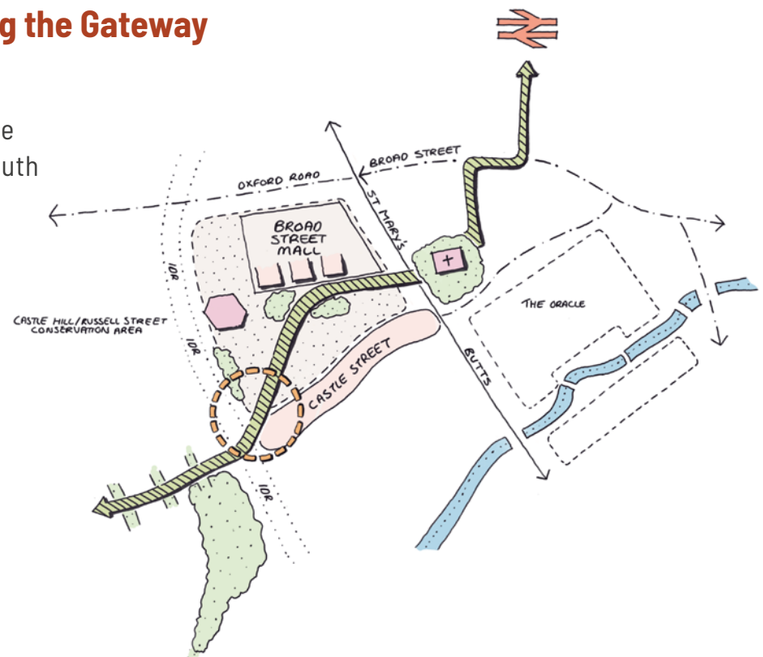
03 SITE LAYOUT

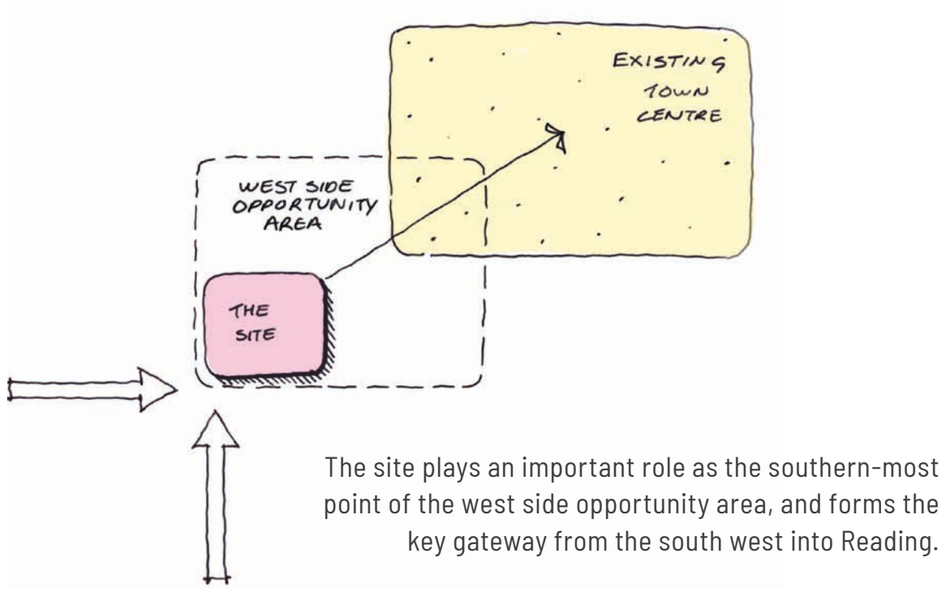
Site Layout

MASTERPLAN PRINCIPLES

Improving Permeability and Marking the Gateway

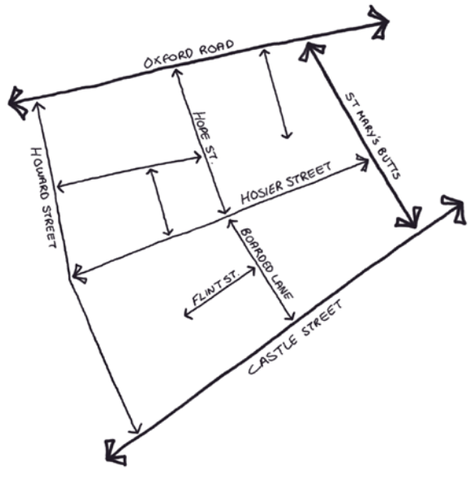
An opportunity to redefine the hierarchy of the IDR, and improve connections between the south west and the town centre.





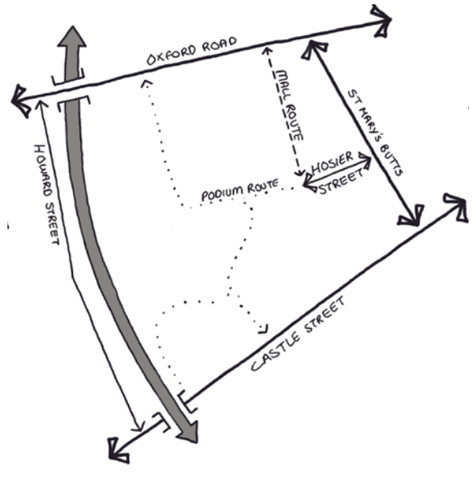
The site plays an important role as the southern-most point of the west side opportunity area, and forms the key gateway from the south west into Reading.

Improving permeability with Legible Wayfinding



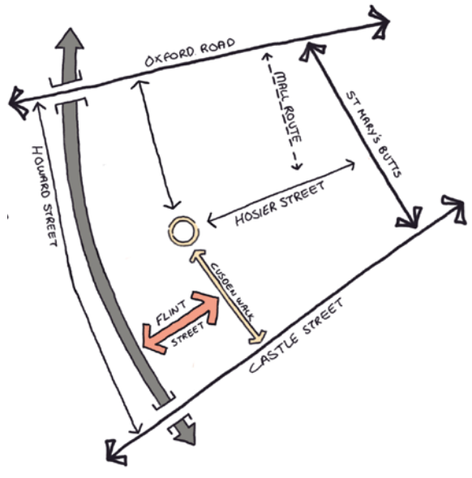
- Historic -

Finer historic grain facilitates permeability & encourages routes through the site



- Existing -

The introduction of the IDR and 'big box' buildings in the 1970's severs connections to and through the site, leaving disjointed and indirect routes across the podium



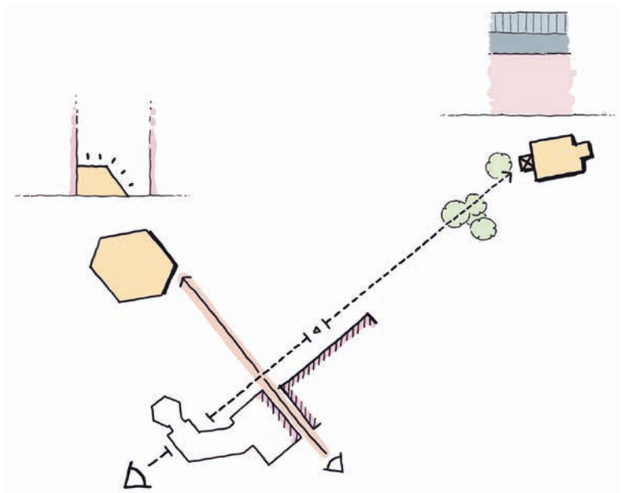
- Proposed -

Restoring permeability through the site at the south west gateway, and reintroducing historic place names and routes.

Site Layout

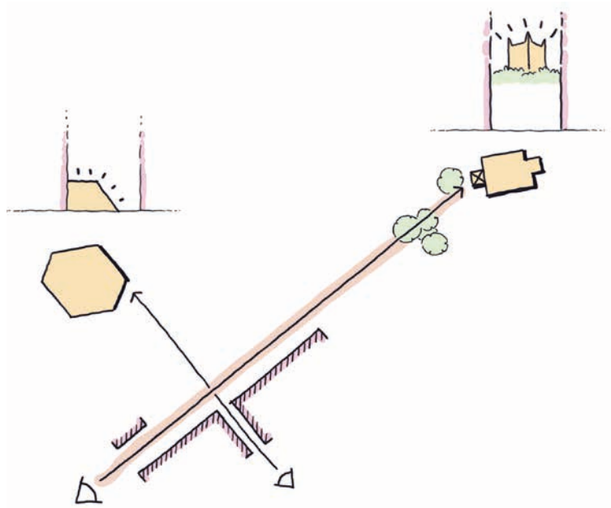
MASTERPLAN PRINCIPLES

Framing Existing Assets



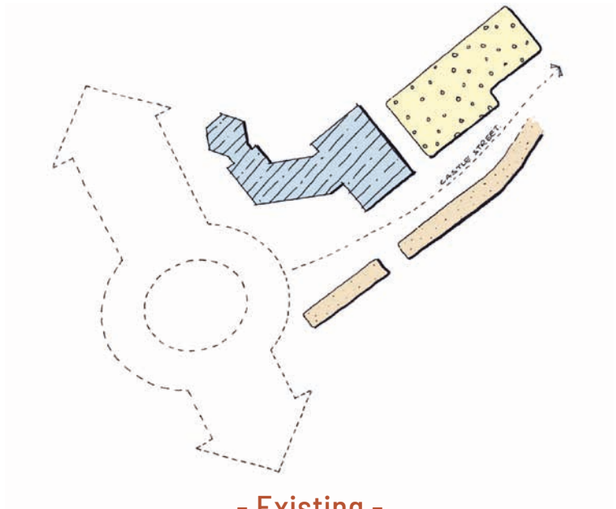
Maintaining and enhancing existing views towards cultural and heritage assets

...and...



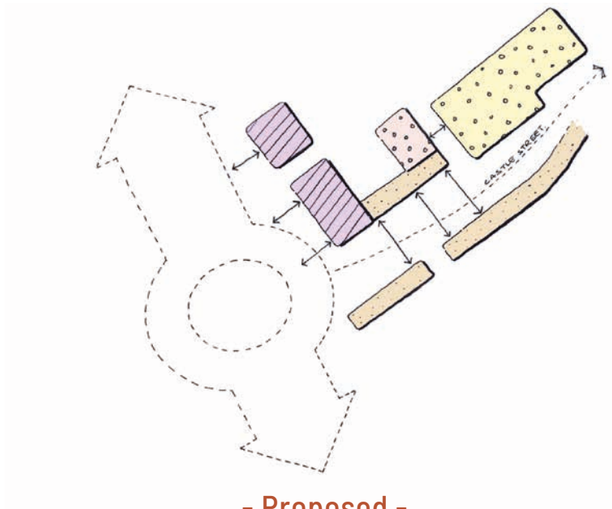
Revealing and framing new ones with the proposed building form

Urban Grain



- Existing -

The existing buildings on and around the site, have a poor relationship to one another in regards to scale, grain and footprint



- Proposed -

A considered family of building typologies that form a clear response to their contextual setting, forming an:

- A strong response to the IDR and roundabout through creating a gateway sense into the site.
- A sensitive, finer-grain treatment to the Castle Street frontage
- A plot-by-plot strategy to create response which speak to it's various neighbours.

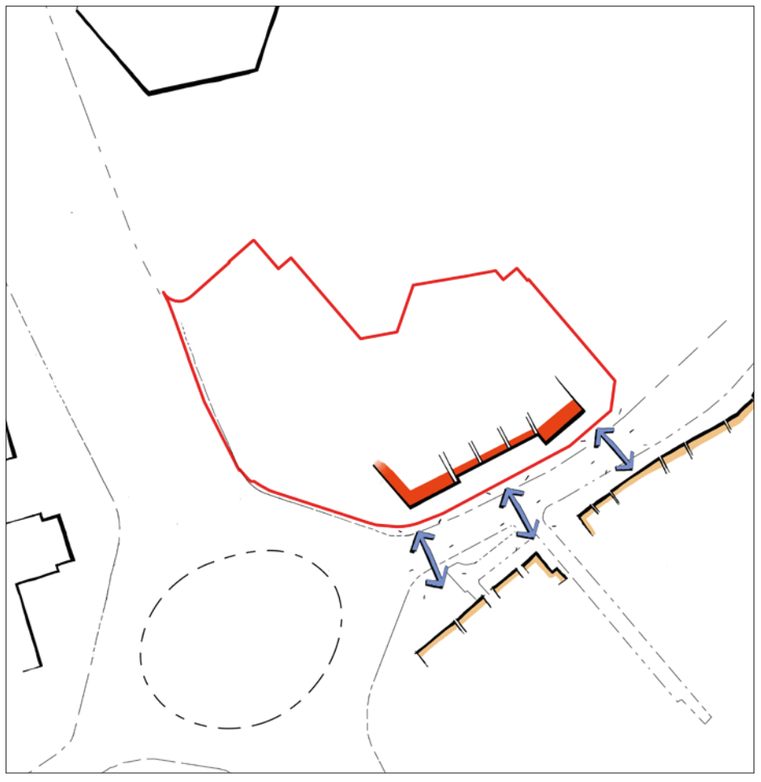
Site Layout

MASTERPLAN FRAMEWORK



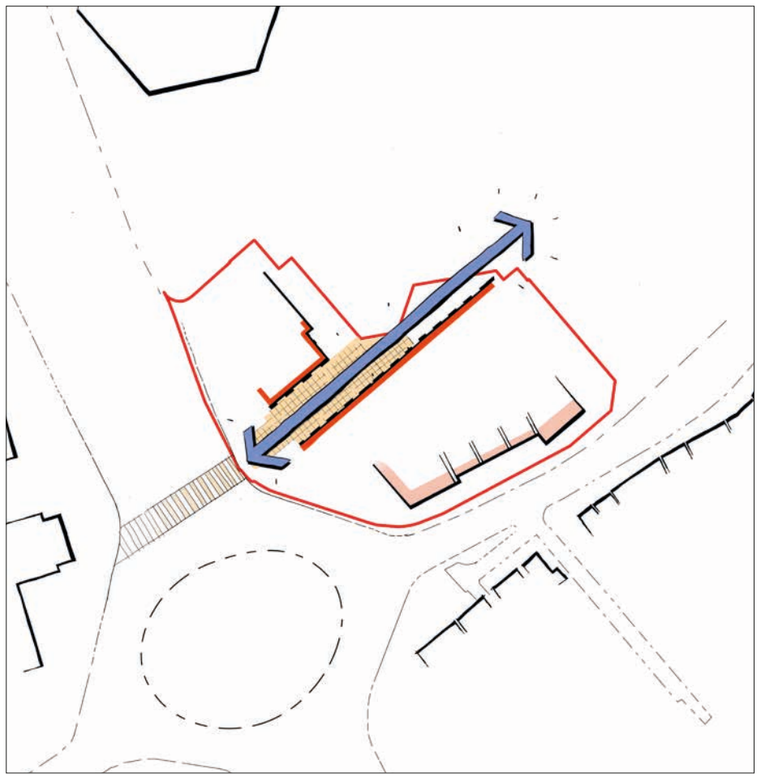
Clearing the site

Clearing the existing building from ground and above, whilst retaining the exisitng footprint of the basement car park



Repairing Street Frontage

Low-rise, plot by plot frontages are adopted along Castle Street in response to the streetscape and character

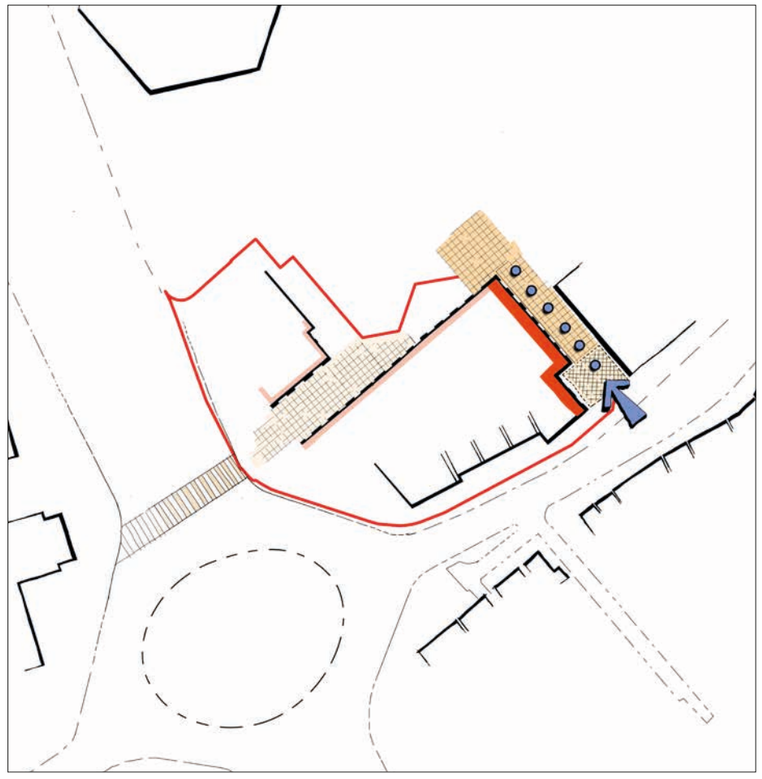


Flint Street

Creating a new East-West connection framed by active frontages

Site Layout

MASTERPLAN FRAMEWORK



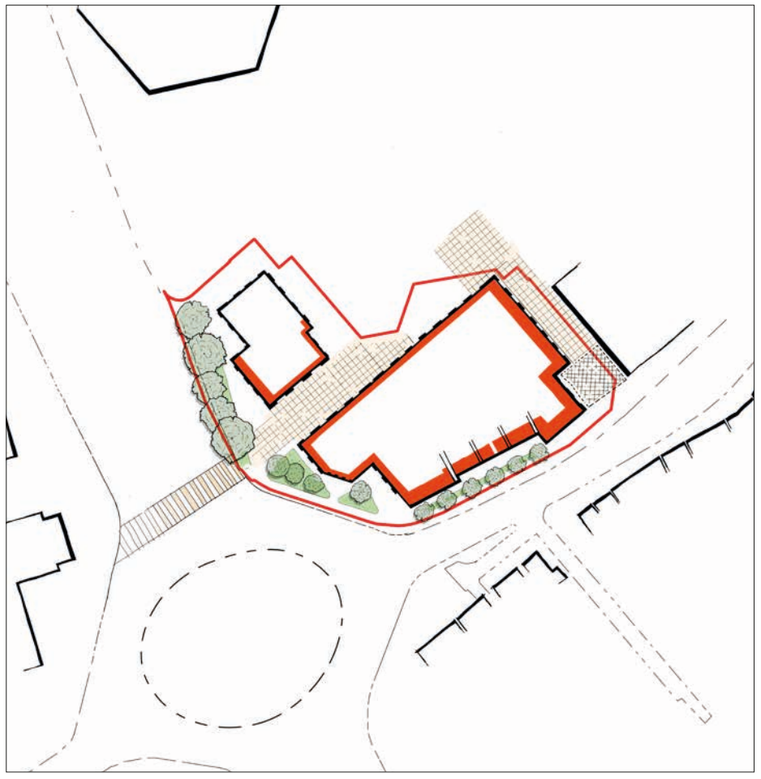
Repairing Cusden Walk

Creating a strong sense of arrival and active public realm connecting to future MQ Framework



Protecting Existing & New Greenery

Setting back the building frontage to retain existing trees and provide new tree planting along Castle Street

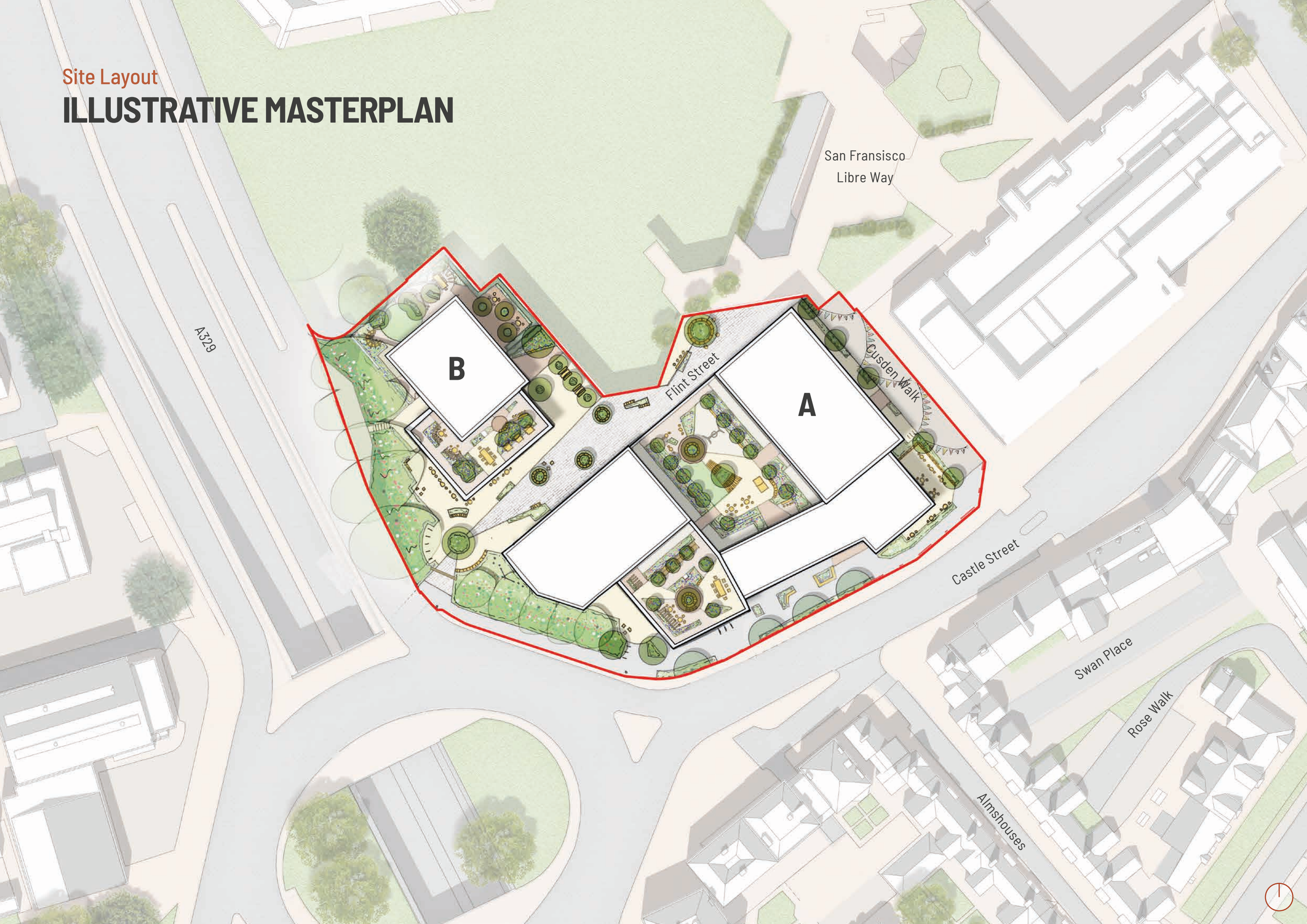


Active Ground Floor Frontages

Maximising commercial/office space on the ground floor to create an active public realm and improve the quality of the surrounding spaces

Site Layout

ILLUSTRATIVE MASTERPLAN



Site Layout

ACCOMMODATION SCHEDULE

The adjacent table summarises the residential accommodation delivered across the masterplan. A balanced mix of unit types is proposed, providing a range of homes suited to different household sizes, from single occupants to families. This diversity supports the creation of a vibrant and inclusive community, ensuring the development caters to a broad demographic while contributing to a sustainable and well-integrated neighbourhood.

Block		A	B	Total
Type				
1	1	0	11	11
1	2	45	33	78
2	3	9	19	28
2	4	53	26	79
3	5	9	0	9
Total		116	89	205

Site Layout

MIXED GROUND FLOOR USES AND ACTIVATING FRONTAGES

The diagram illustrates the distribution of potential non-residential ground floor uses across the site, focused along key frontages and movement routes. These uses are positioned to activate Flint Street and Castle Street, creating a continuous and engaging public edge. Residential lobbies are strategically located at key points within the public realm, providing clear access, supporting wayfinding, and contributing to activity at ground level.

Potential Non-Residential Uses





Ground Floor Plan

Site Layout

A VIBRANT GROUND FLOOR AND PUBLIC REALM

Site Layout

WIDER/FUTURE MASTERPLAN - GROUND FLOOR

The proposal is positioned within the wider Minster Quarter masterplan, demonstrating how the site integrates with future phases of development. Ground floor uses and movement routes extend beyond the site boundary, creating a connected and continuous public realm. Key routes, frontages, and open spaces are aligned to stitch seamlessly into adjacent plots, ensuring a cohesive urban structure.

Potential Non-Residential Uses

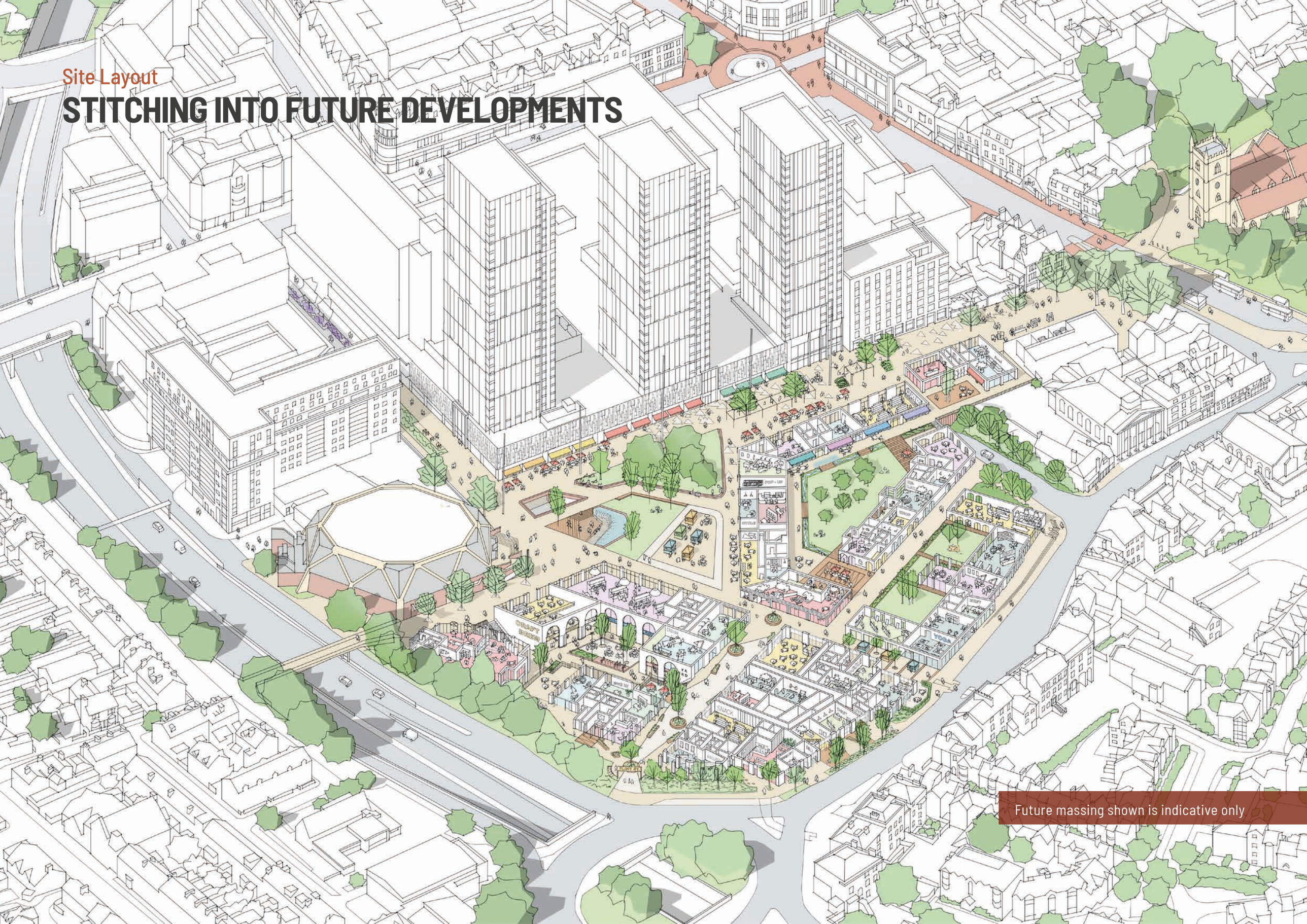




Ground Floor Plan with potential future context

Site Layout

STITCHING INTO FUTURE DEVELOPMENTS

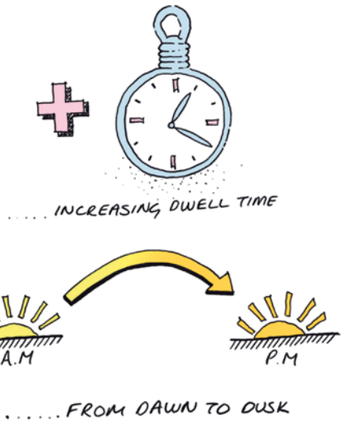


Future massing shown is indicative only

Site Layout

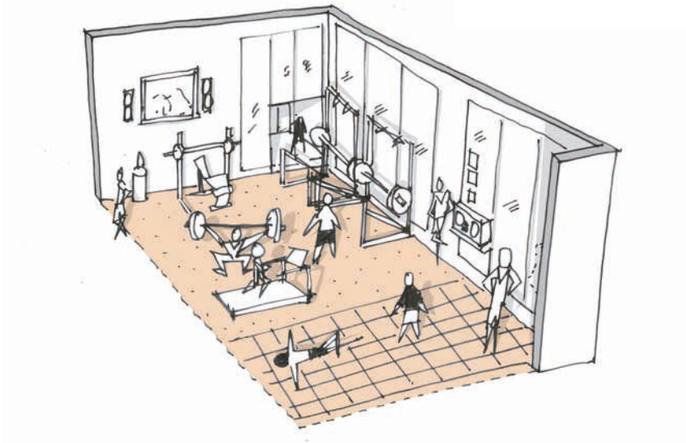
POTENTIAL MIXED GROUND FLOOR USES AND ACTIVATING FRONTAGES

A range of potential mixed ground floor uses are proposed to activate key frontages and create a vibrant, lived-in public realm throughout the day. Spaces such as residents' lounges, gyms, study areas, and creative rooms offer opportunities for social interaction, wellbeing, and community building. By introducing flexible and active uses at ground level, the development can increase dwell time, enhance passive surveillance, and strengthen the relationship between the building and the surrounding streets.

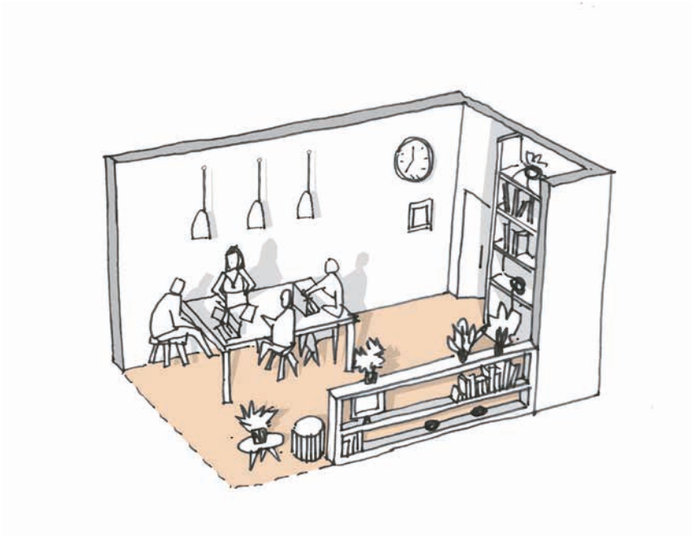




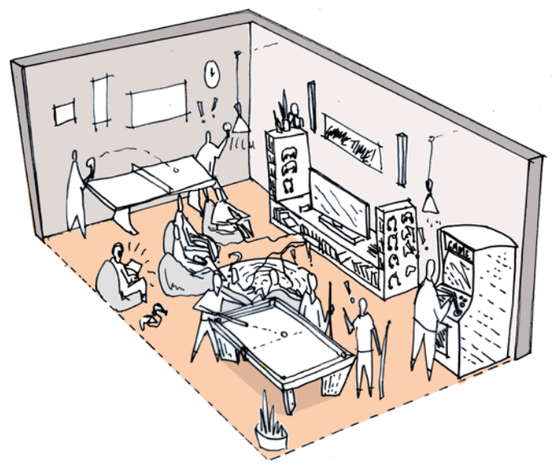
Residents Lounge



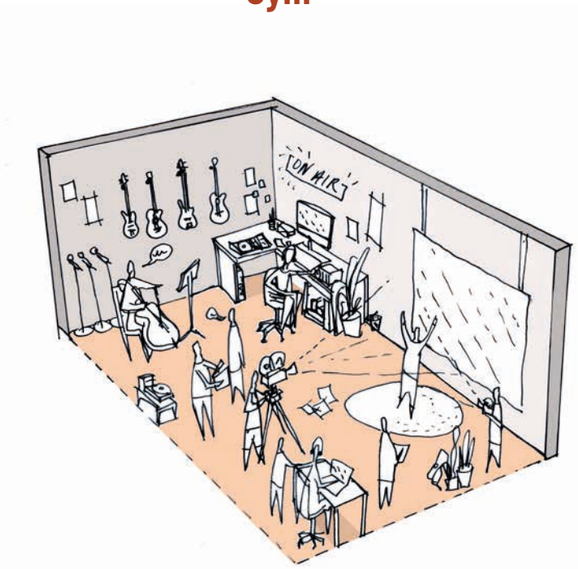
Gym



Study Room



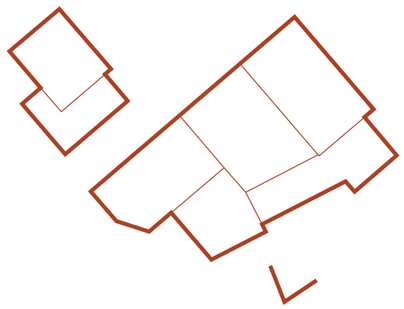
Games Room



Music Room

Site Layout

CASTLE STREET



Site Layout

TYPICAL FLOOR PLAN

The typical floor plan demonstrates an efficient and well-considered residential layout, with a range of unit types distributed across each block. Apartments are arranged to maximise daylight, outlook, and with larger units having dual-aspect where possible, while cores are centrally located to ensure clear and efficient circulation.



Typical Floor Plan

Key

- 1B1P
- 1B2P
- 1B2P M4(3)
- 2B3P
- 2B3P M4(3)
- 2B4P
- 3B5P

Site Layout

WIDER/FUTURE MASTERPLAN - TYPICAL FLOOR

The typical floor plan is considered within the wider Minster Quarter masterplan, demonstrating how the proposed building footprints align with the emerging urban structure. The layout responds to defined building depths and frontage conditions, ensuring efficient residential arrangements while maintaining consistency with adjacent plots.

Key

- Minster Quarter Development Framework Building Footprints
- 1B1P
- 1B2P
- 1B2P M4(3)
- 2B3P
- 2B3P M4(3)
- 2B4P
- 3B5P



Typical Floor Plan With Future Context

04 TOWNSCAPE & MASSING

Townscape & Massing

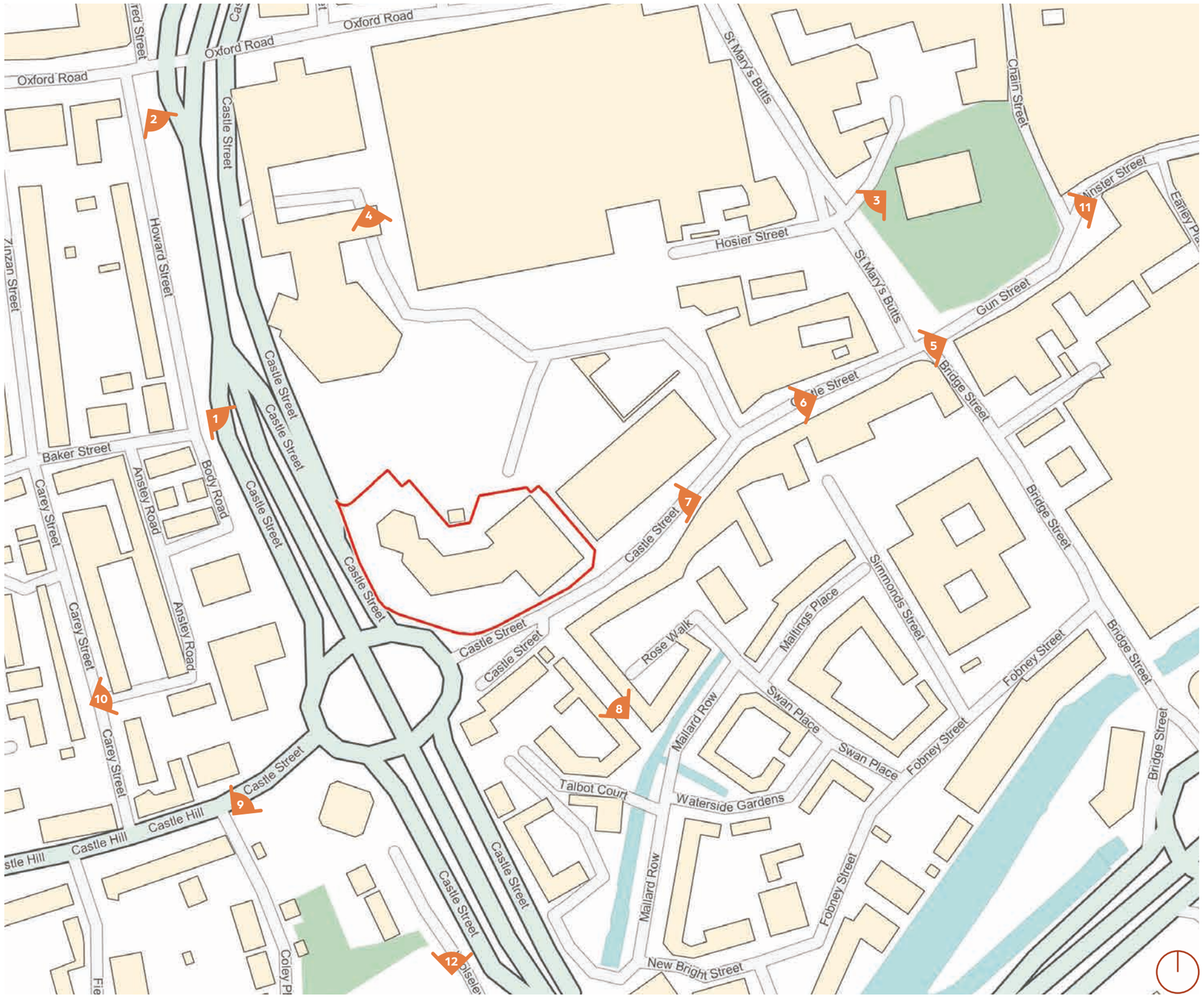
TOWNSCAPE STRATEGY

The townscape strategy responds to the site's varied context, strengthening frontages, key views, and connections while mediating between surrounding building scales and urban conditions. A series of townscape massing views, prepared in collaboration with Montagu Evans, have informed the development of the massing, form, and articulation of the proposal at both local and wider townscape scales.

Key views have been used to inform the design and evolution of the massing and where appropriate, have provided the Design Team with the justification for deviating from the illustrative building heights and footprints indicated by the Minster Quarter Development Framework.

A summary of this townscape narrative and justification is provided within this chapter, with further detail provided within the HTVIA submitted as part of the application.

1. Howard Street/Baker Street
2. Howard Street
3. Reading Minster
4. Queens Walk/Broad Street Mall
5. St Mary Butts/Gun Street
6. Castle Street (1)
7. Castle Street (2)
8. Almshouses
9. Castle Hill
10. Anstey Road
11. Gun Street
12. Footbridge over A329

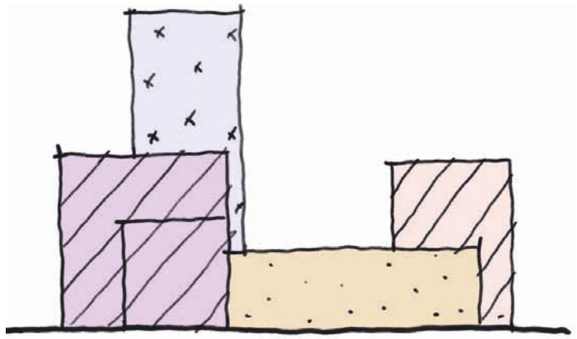


Townscape View Locations

MONTAGU EVANS
CHARTERED SURVEYORS
70 ST MARY AXE,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

TOWNSCAPE STRATEGY

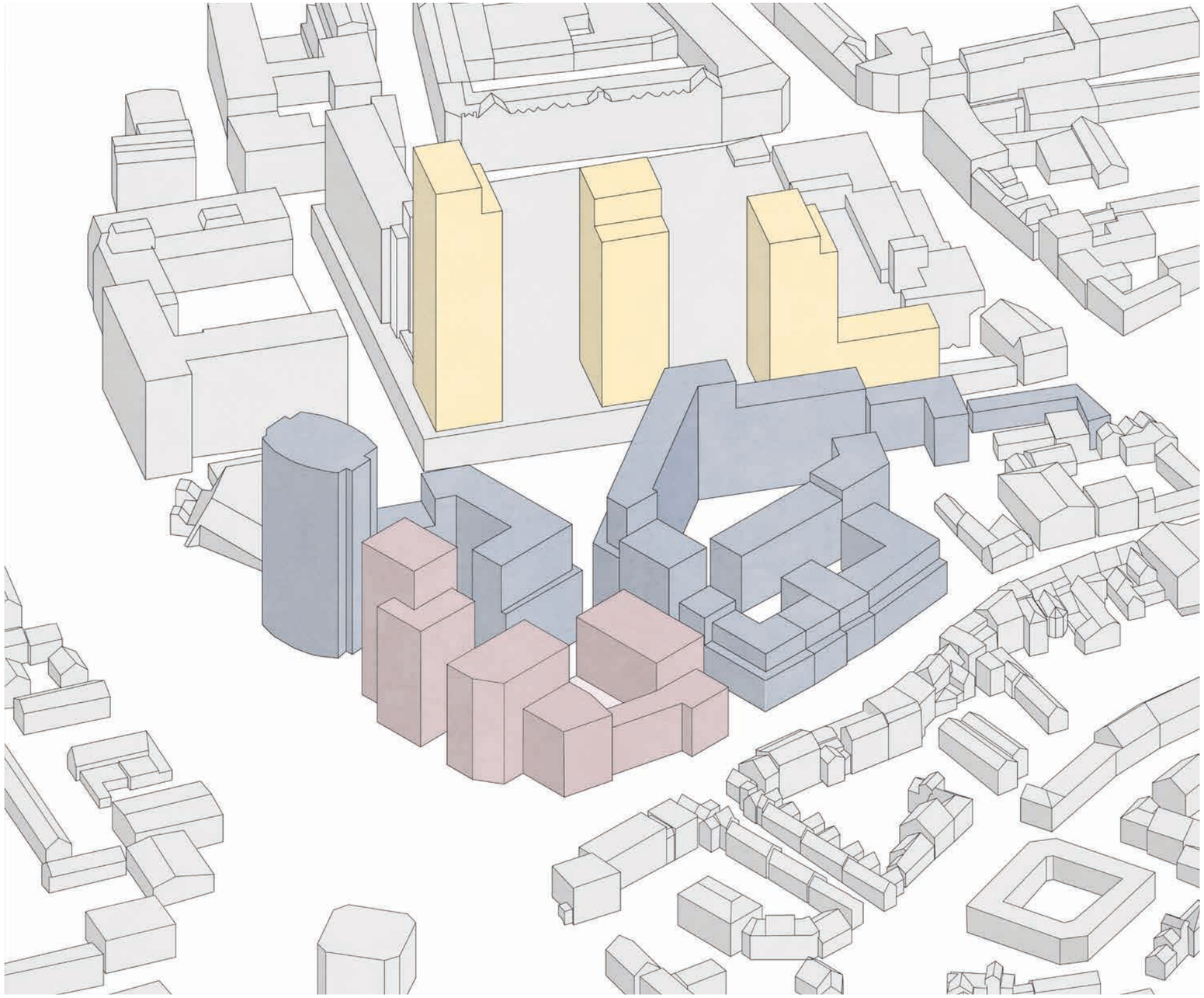
The townscape strategy considers the site within its evolving context, responding to both existing and proposed developments. The massing is carefully arranged to mediate between the current proposal, the emerging Broad Street Mall redevelopment, and the potential future development set out by the Minster Quarter Development Framework.



Simplified, distinct building typologies and clear height strata improve the townscape legibility of the proposals and demonstrate the clear response to contextual conditions

Key

- Flint Street Proposal
- Broad Street Mall Development
- Development Framework Massing

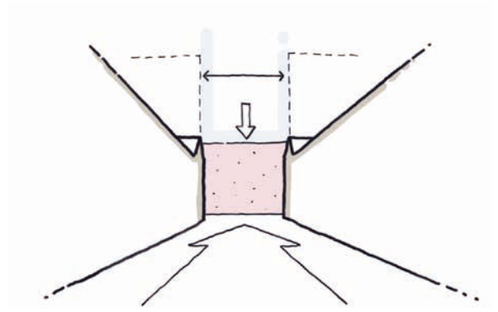


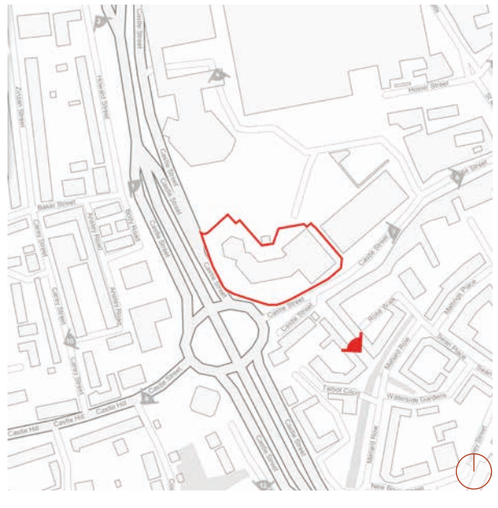
Aerial Drawing Showing Proposal In Context

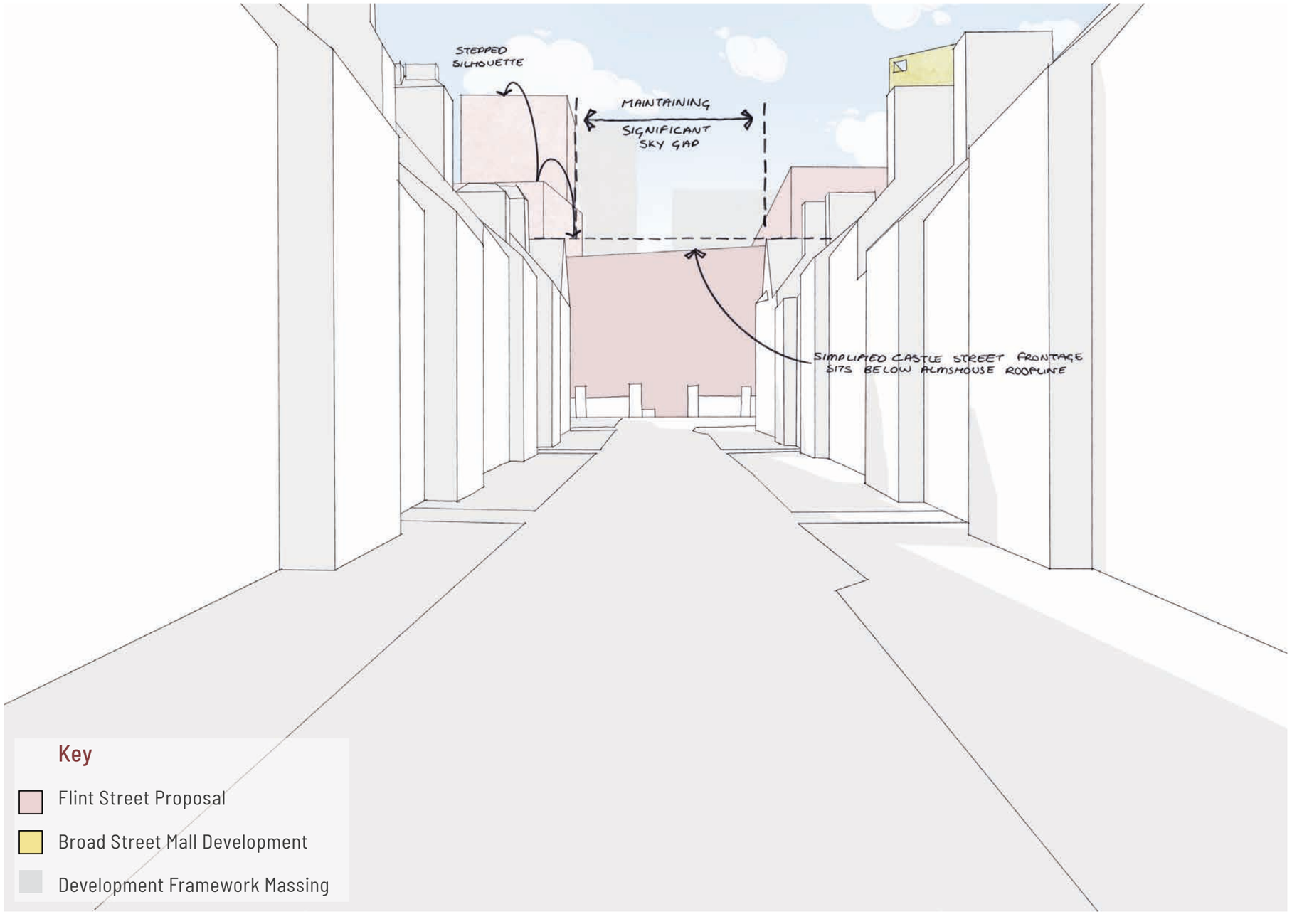
Townscape & Massing

VIEW-LED DESIGN

As the design has developed, the sensitive view from the Almshouses has been used to inform the position and height of the Castle Street edge. The proposed frontage has stepped back from the road and sits below the roofline of the Almshouses, reducing its perceived mass, with the taller background buildings separated to either side to maintain a significant sky gap.



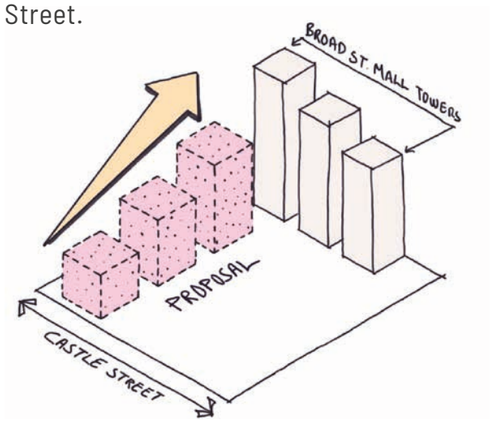




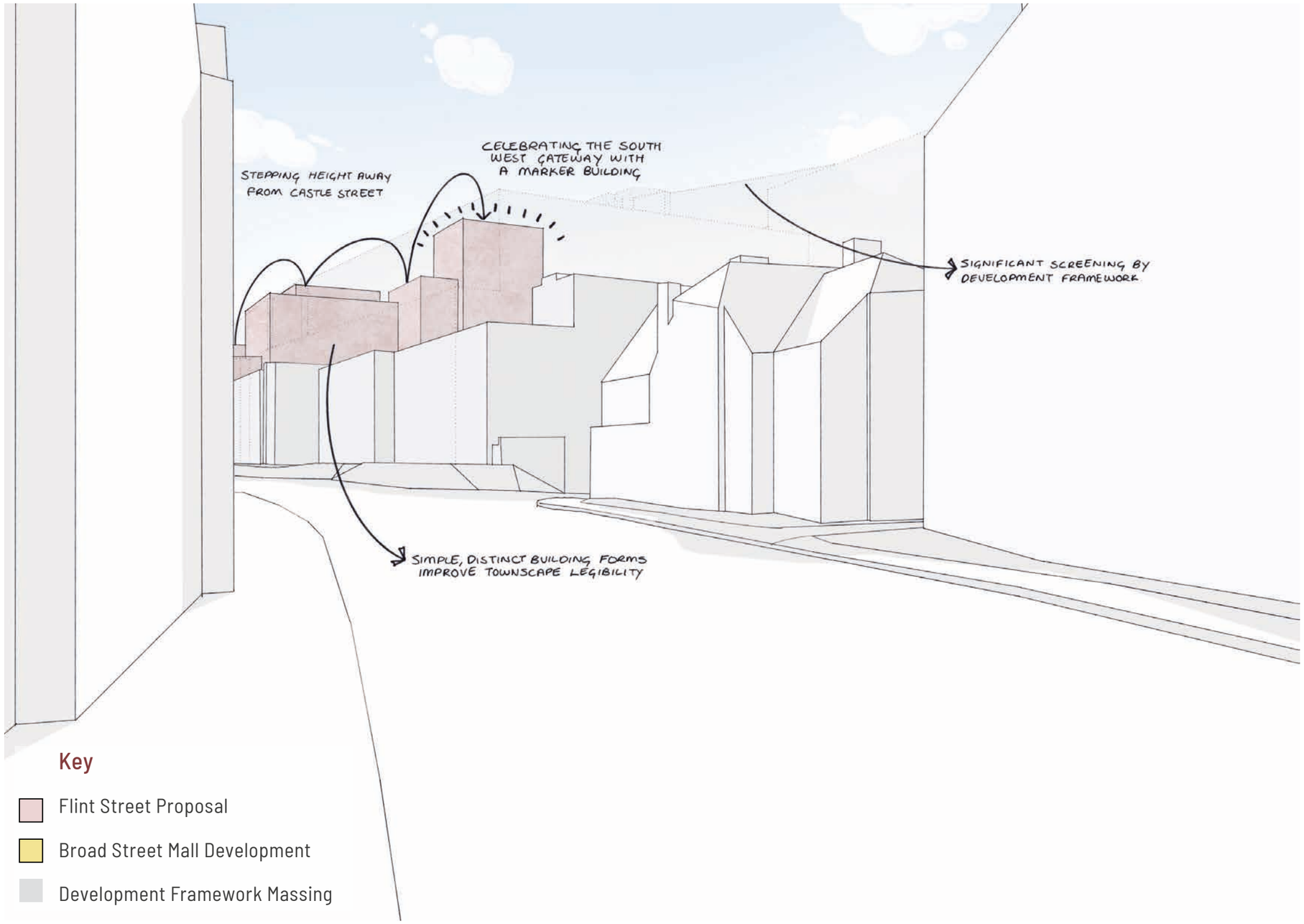
View from the Almhouses looking northwest

VIEW-LED DESIGN

The design responds to key views along Castle Street, with stepped massing reinforcing the complex boundaries of the site and its role as a gateway from the west. Simplified building forms enhance townscape legibility, whilst the future massing of the wider development framework provides significant screening from views further east along Castle Street.







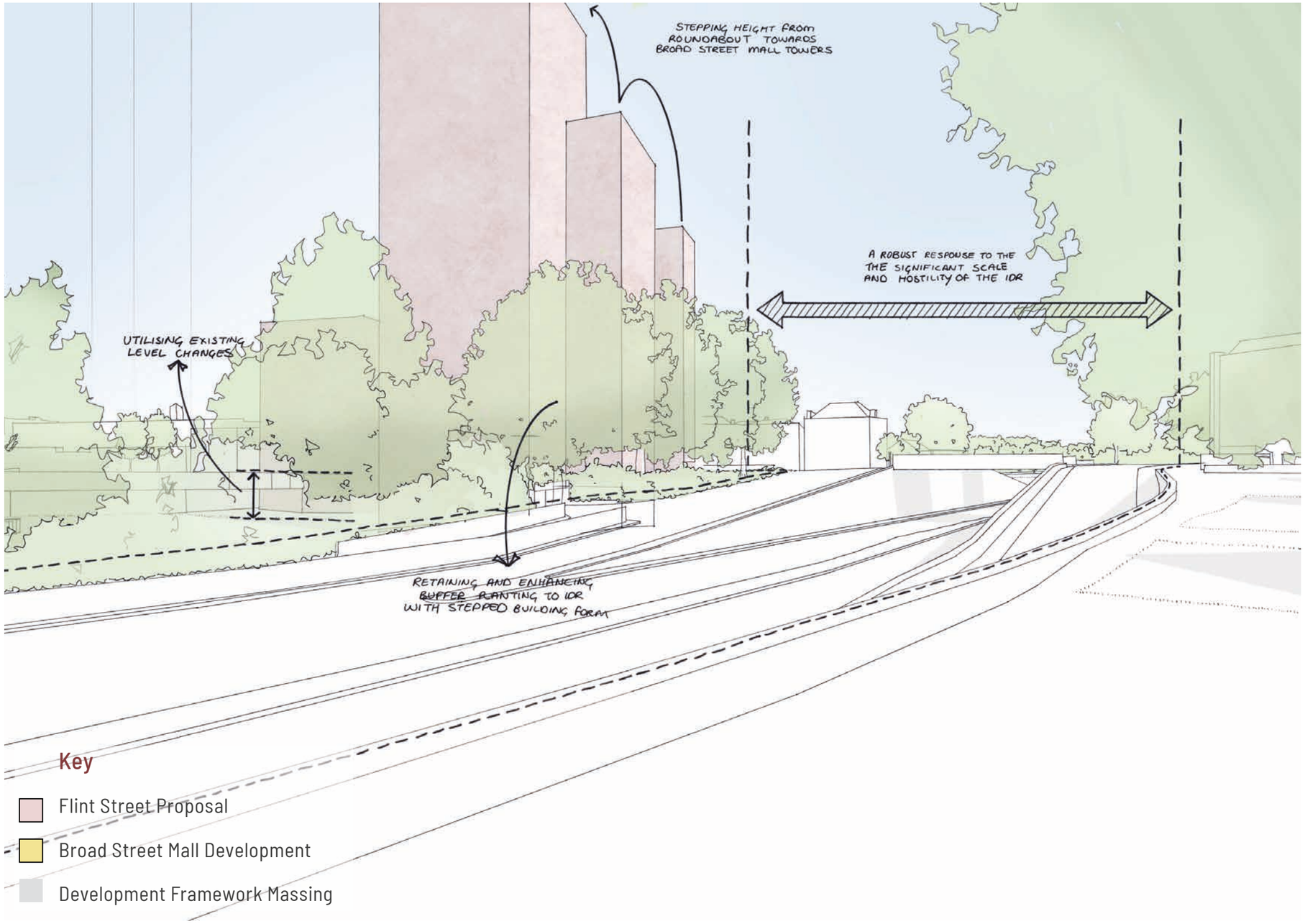
View from Castle Street looking West

Townscape & Massing

VIEW-LED DESIGN

The design responds to views from Howard Street across the IDR, with massing stepping from the more sensitive Castle Street Edge towards the Broad Street Mall towers, in order to address the hostility and scale of the IDR while maintaining a green buffer along its edge.

Retained and enhanced landscaping softens the interface, and the tallest elements are set back from the IDR to further reduce visual impact from closer range views, whilst still fulfilling its role as a marker from the south and west.

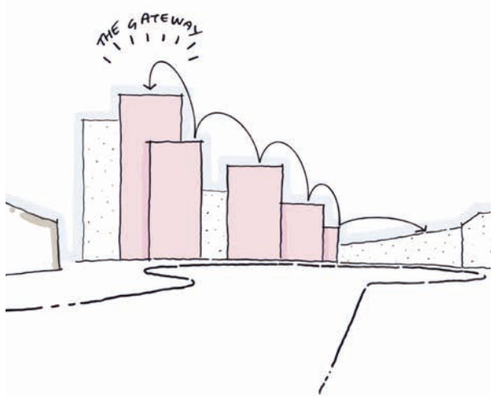




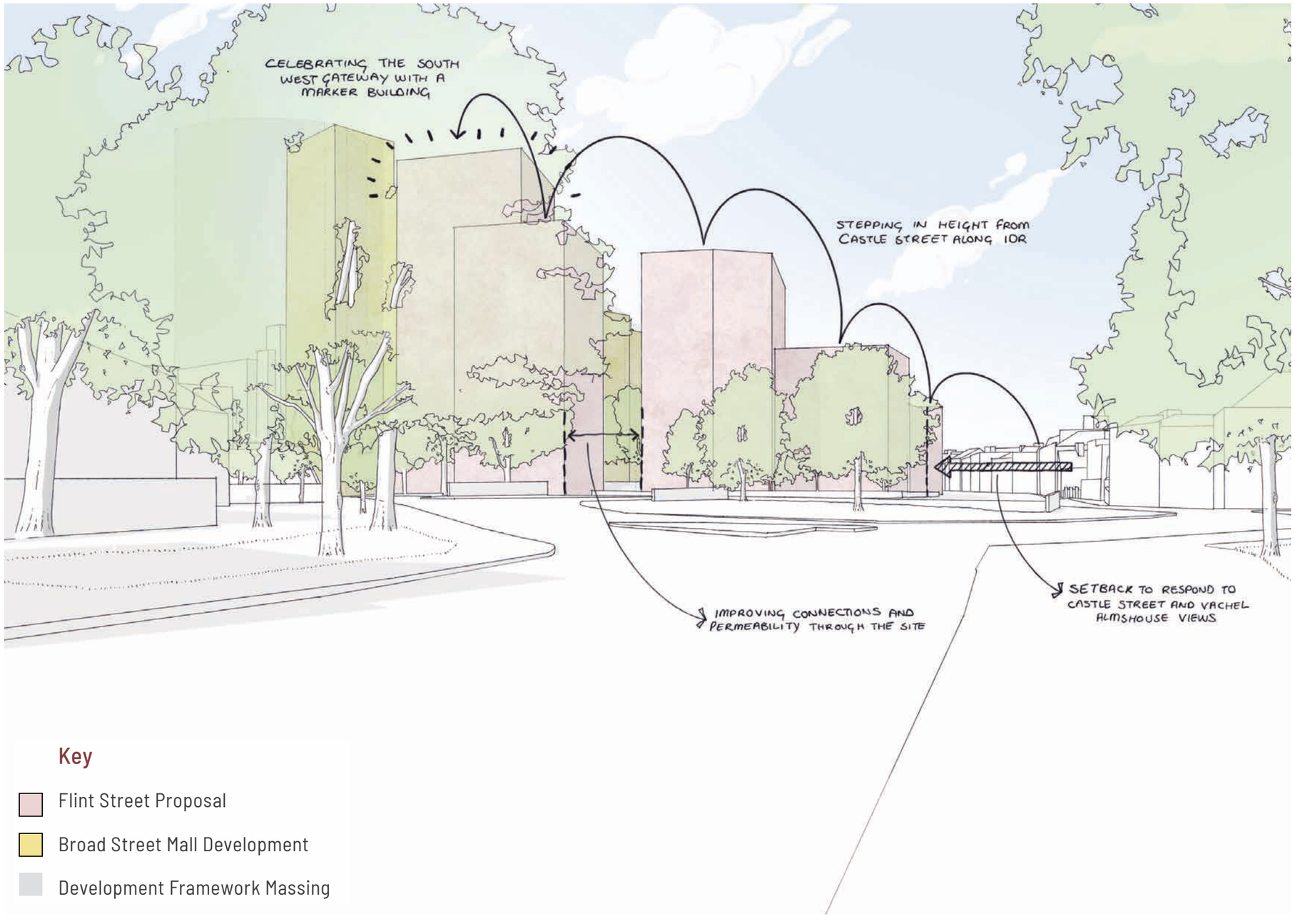
View from Howard Street looking southeast

VIEW-LED DESIGN

The design responds to views from Castle Hill, with building heights stepping to create a clear hierarchy and reinforce the south-west gateway. Taller elements mark key moments within the townscape, while set-backs and landscape buffers reduce visual impact and respond sensitively to neighbouring views.





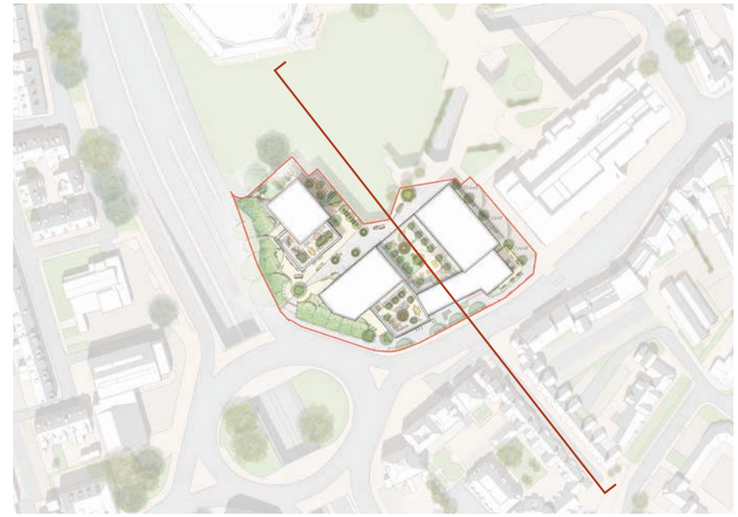


View from Castle Hill looking northeast

Townscape & Massing

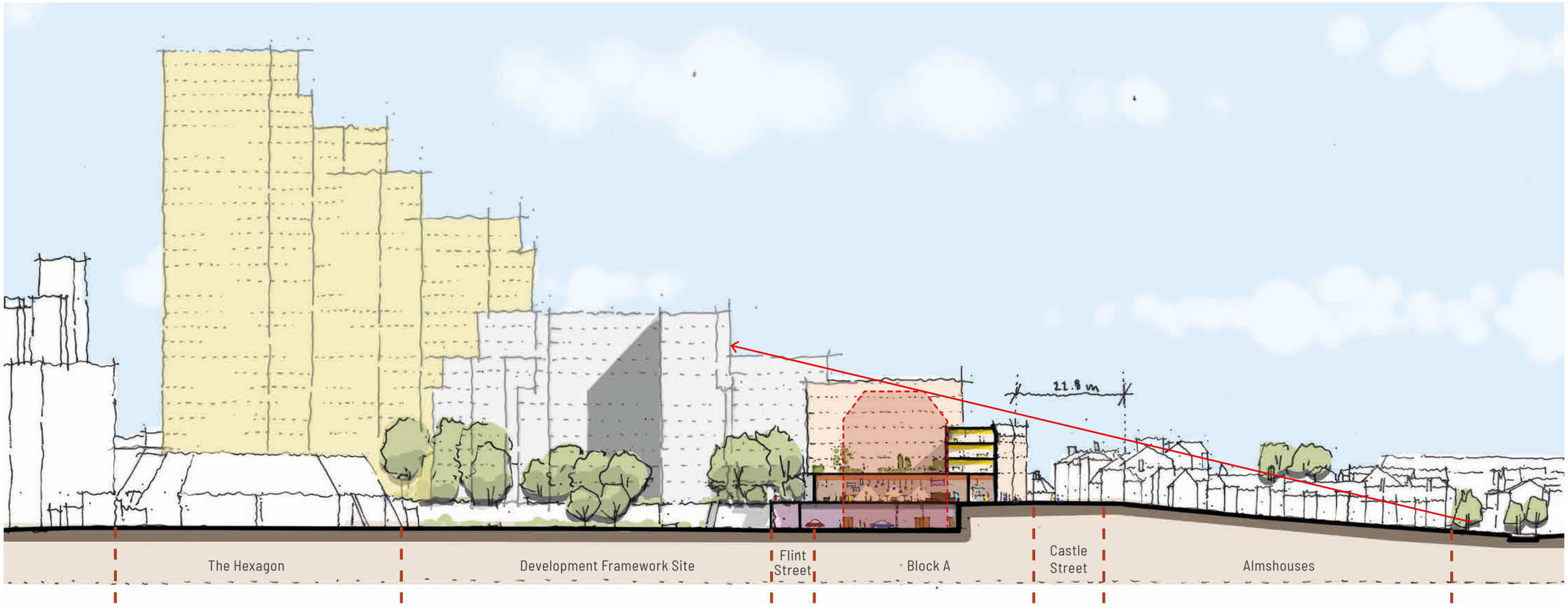
VIEW-LED DESIGN

The massing and form onto Castle Street has been shaped to respond to the sensitivities of the Conservation Area and views from the Vachel Almshouses. The central 4-storey frontage is setback significantly from the street edge, which visually reduces the scale of the built form from Castle Street and the Almshouse view, when compared to the mass of the existing 5 storey police station.



Key

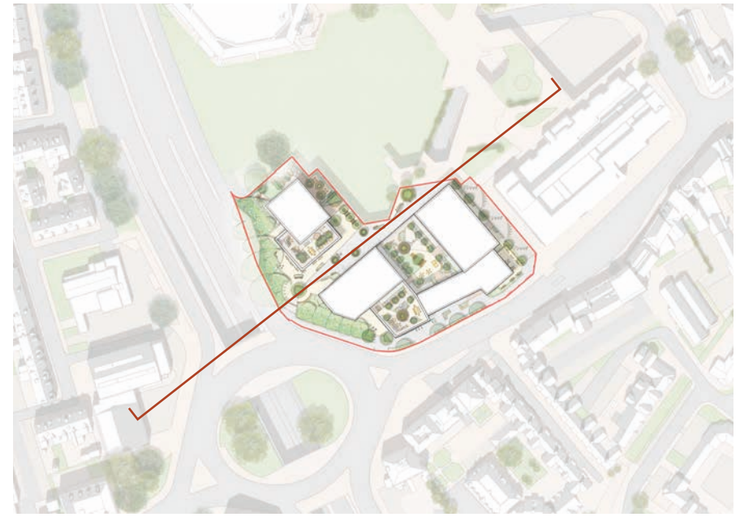
- Flint Street Proposal
- Broad Street Mall Development
- Development Framework Massing



Section drawing through the proposal, Castle Street and along The Almshouses

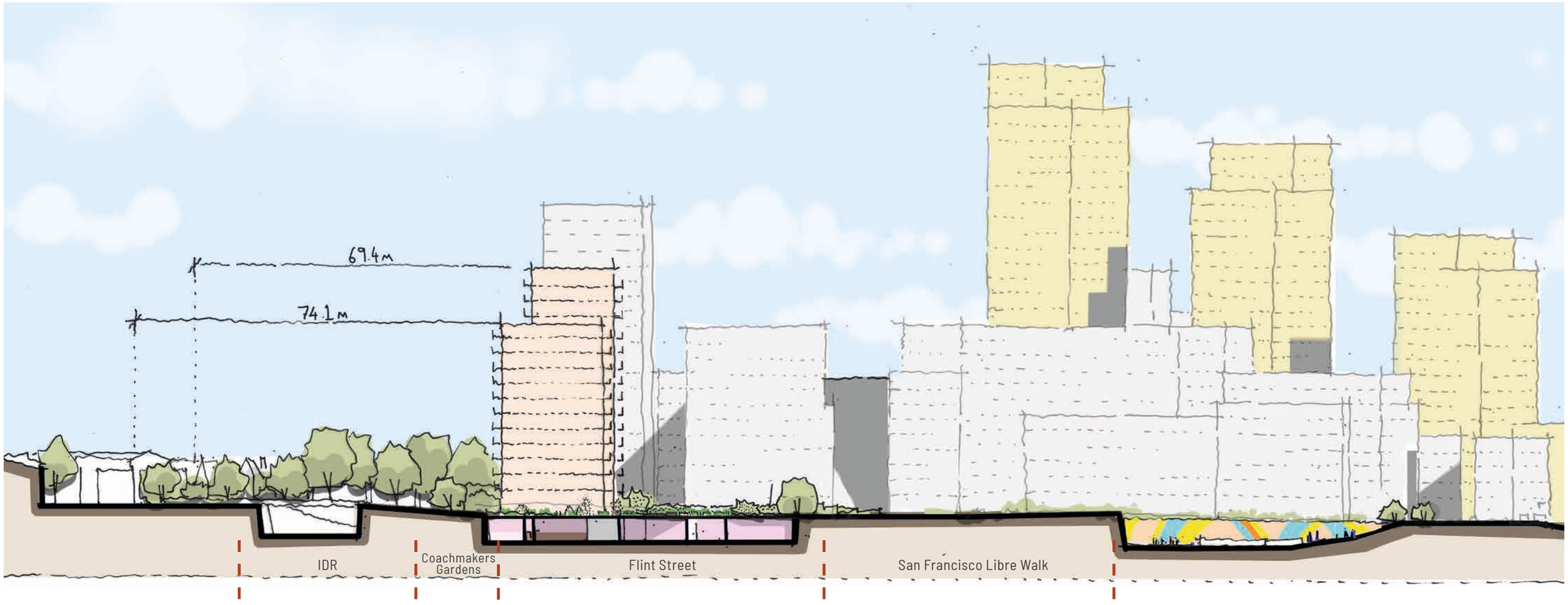
VIEW-LED DESIGN

The section demonstrates that the proposals play a key role in mediating the transition in scale between the IDR, the indicative Minster Quarter Framework massing, and the consented Broad Street Mall development. Building heights are stepped to create a gradual transition towards the tallest part of the wider site, with significant significant setbacks from the uses across the IDR supported by a landscape buffer to the edge.



Key

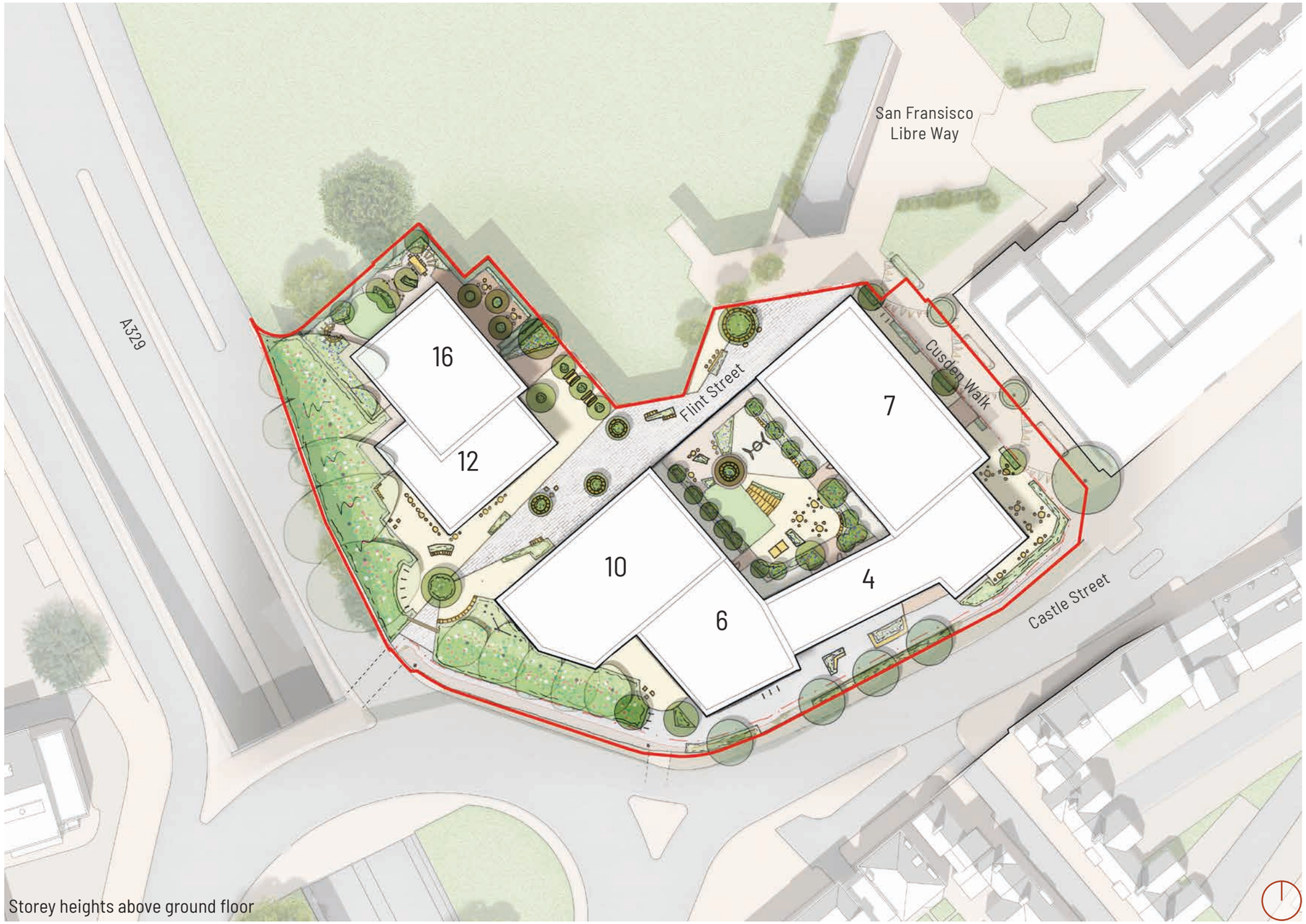
- Flint Street Proposal
- Broad Street Mall Development
- Development Framework Massing



Section drawing through the IDR, the proposal and wider context

BUILDING HEIGHTS AND MASSING

The proposed building heights are arranged to respond to the surrounding context, creating a clear hierarchy across the site. Taller elements are positioned towards the IDR and key nodes, while heights step down towards Castle Street and adjacent residential areas to reflect the finer urban grain and more sensitive heritage setting.



Heights Plan

Deviations from the Minster Quarter Development Framework (MQDF)

The proposal has been developed in accordance with the core principles of the MQDF. However, certain adjustments have been necessary in response to site-specific constraints.

At Block D, the building footprint has been amended to respond to existing ownership boundaries. This ensures that the scheme does not straddle adjacent land parcels and maintains appropriate separation, safeguarding the delivery and flexibility of future development on neighbouring sites.

In relation to Block C and the portion of Block D adjacent to the Inner Distribution Road (IDR), design changes have been driven by updated legislative requirements for increased circulation space. The originally proposed form proved too slender to be viable for a tall, higher-risk building under current standards. Furthermore, extending development as close to the IDR as indicated in the MQDF raised concerns relating to microclimate conditions and tree root protection, necessitating a revised approach.

While the proposed building heights exceed those indicated in the MQDF, this has been carefully considered within the context of the wider framework. Heights have been established through a view-led design process to ensure an appropriate townscape response. This approach is consistent with emerging precedents, including the increased heights proposed as part of the Broad Street Mall redevelopment. Importantly, the scheme has been designed to complement, rather than compete with, the key tall buildings identified within the MQDF, and to not prejudice any potential future developments on neighbouring plots.



05 LANDSCAPE & PUBLIC REALM

INTRODUCTION

Project Context

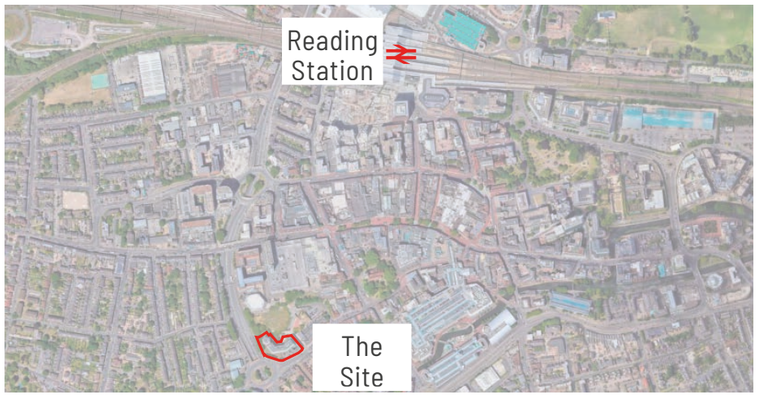
Exterior Architecture (ExA) have been appointed by S2Estates, to develop the landscape proposals for Flint Street, Reading, a residential-led scheme. ExA have worked closely in collaboration with JTP Architects and the wider project team to develop the strategic approach.

Purpose of the Section

This chapter sets out the landscape strategy for the various spaces that constitute the landscape scheme, the composition and design approach. This chapter should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

Site Location

Flint Street is located at the corner of Castle Street and the A329 (IDR), approximately a 12 minute walk south of Reading Train Station. The site lies within Reading's 'West Side Major Opportunity Area' (2018) and the 'Minster Quarter' development framework masterplan (2018). Pedestrian access to the site is via Castle Street, Cusden Walk and San Francisco Libre Walk, with vehicular access via a service road off Castle Street.



Site Location



Site Location

LOCAL SITE CONTEXT

Local Site Context

Within 100 metres of the site, a range of community uses are present, all connected by the existing pedestrian pathway network, which links directly to the site. The site is located along the north west border of the Reading Council Conservation Area, and has signifcant views of the listed buildings along Castle Street. Additionally, vegetated corridors extend towards and integrate with the site, enhancing its connection to the surrounding landscape.

Refer to the Reading Borough Council 'Saint Mary's Butts Castle Street Conservation Area' map dated 04/08/2008 for additional information regarding the Conservation Area.

Legend

- Site boundary
- Existing pedestrian network
- Reading Minster Church
- St Mary's Church
- Salvation Army Reading Central
- The Hexagon Theatre
- Broad Street Mall & car park
- Reading Street Food Market
- Magistrates' Court
- Listed buildings
- Existing vegetation



Surrounding Context

READING LANDSCAPE CHARACTER STUDY

A thorough understanding of Reading's distinctive character is fundamental to shaping a design proposal that responds appropriately to its context. The town's identity is characterised by a rich interplay of heritage assets and contemporary development, a network of varied pedestrian streetscapes, and long-range views and vistas — often oriented towards key landmarks or framed by established vegetation — that contribute to its visual structure and sense of place.

This character study will directly inform the proposed design, ensuring it reinforces these defining qualities and integrates sensitively within Reading's evolving urban fabric.













A mix of Old and New

Reading's townscape blends historic character with modern development, where heritage elements peek through newer interventions and tell the story of a town evolving over centuries.

Contrasting Materials

- Modern brick, render, stone and concrete sit beside traditional white render, exposed timber and red clay tiles.
- Cobblestones appear in patches, surrounded by asphalt and concrete paving

Contrasting Forms

- Angular, geometric or box-like shapes oppose more irregular, asymmetrical silhouettes.

Contrasting Texture

- Smooth render and timber detailing contrast with rough aggregate and utilitarian surfaces.
- Ground textures vary between cobble, asphalt, and pebble concrete, adding tactile variety.

Vibrant Pedestrian Streets

Reading includes a varitey of walkable pedestrian streets with active frontages that encourage social interactions.

Historic High Streets

- Framed by ornate red-brick Victorian buildings
- Narrow, enclosed feel with uniform red brick paving
- Lined with retail units, creating a traditional commercial atmosphere

Tree-Lined Boulevards

- Wide, open space with mature trees and seating
- Mix of high street shops and services
- Decorative bunting adds to a lively, welcoming setting

Intimate Side Streets

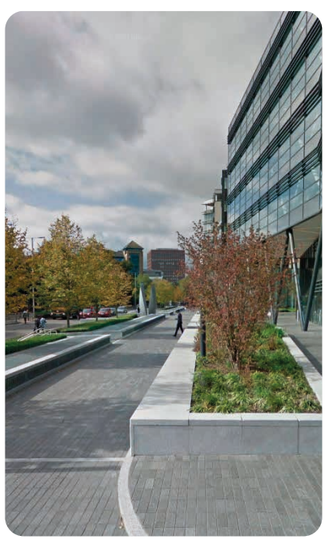
- Narrower, more informal in character
- Mix of older and newer buildings

READING LANDSCAPE CHARACTER STUDY











Long Views and Vistas

Views are layered and framed by vegetation, drawing the eye towards prominent buildings and creating a sense of depth.

Framing and Focus

- Trees and planting define view corridors
- Vegetation directs attention to key landmarks
- Natural framing adds clarity and visual structure

Focal Landmarks

- Views often end at historic or civic buildings
- Architectural features serve as orientation points
- Built forms contrast with the soft foreground

Depth and Movement

- Layering of elements creates visual interest
- Vistas unfold progressively, encouraging exploration
- Shifting views add rhythm and narrative to the townscape

Historic Buildings & Public Space Variety

Reading's town centre showcases a rich mix of historic buildings that shape its diverse and characterful public spaces.

Medieval Ecclesiastical

- Prominent single building entrance with limited passive surviellance
- Open forecourt allows clear views of churches and accommodate large gatherings, with seating set back.

Victorian Civic Grandeur

- Main entrance aligns with the street; secondary doors and ground-level windows enhance surveillance and connectivity.
- Formal square features linear seating, trees in hardstand, and flexible event space.

Tudor Domestic Vernacular

- Multiple doors and windows create strong street connectivity.
- Active frontages with limited public realm amenity.

Modern Public Realms

Reading's newer public spaces reflect a contemporary approach, with an emphasis on clean geometry, durable materials, and structured planting that balances function with visual clarity.

Form

- Strong linear layouts with long, straight edges.
- Regular, geometric shapes create a sense of order.
- Open sightlines maintained through minimal visual clutter.

Materials

- Hard, robust finishes in concrete and stone, predominantly in grey tones.
- Materials are selected for durability and low maintenance

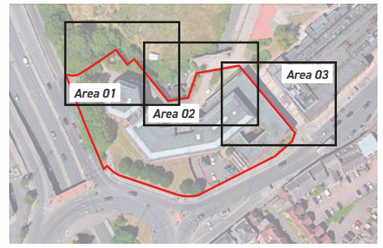
Vegetation

- Emphasis on tree planting.
- Low-growing planting ensures visibility and safety.

Landscape & Public Realm

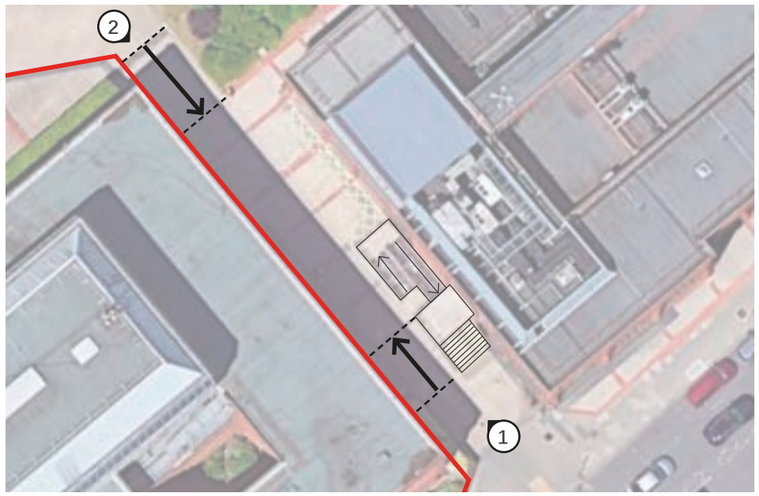
EXISTING SITE LEVELS

The existing site presents a number of level-related constraints, with notable changes in gradient across the boundaries. These conditions require careful consideration in the design of proposed finished levels to ensure accessibility, functionality, and the delivery of a high-quality public realm that responds sensitively to the site's surrounding topography.



Key Plan

Area 01

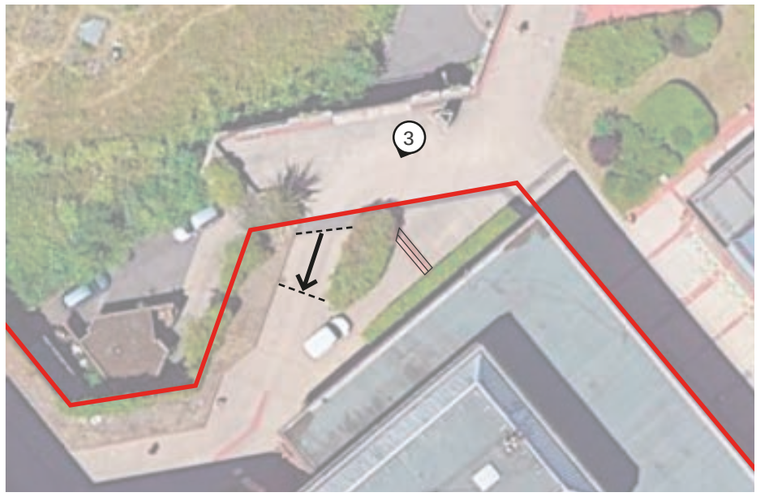






- The pedestrian pathway rises to meet existing ramps and steps providing access to the adjacent Magistrates' Court, a site identified for future redevelopment. A clear strategy is required to retain current access while avoiding constraints on future development potential.

Area 02





- The pedestrian pathway slopes down to the boundary on one side of the raised planter and connects via steps on the other. Proposed levels must ensure equitable, step-free access while tying into existing boundary levels to maintain connectivity with the wider pedestrian network.

Area 03





- The adjacent site, identified for future development, sits at a significantly lower level than the proposed site, with existing trees located along the shared boundary. Proposed levels in this area must be carefully designed to avoid constraining future development potential or impacting the retained trees.

KEY VIEWS & VISTAS

Sightline Opportunities

From street level within the site boundary, key views and vistas will be experienced by the public. These visual connections will be carefully considered in the design of the public realm to ensure they are acknowledged and enhanced.

View point 1: Reading Minister Church

1 Potential long view towards historic landmark.

View point 2: Historic Castle Street

2 Open vista of listed buildings along southern edge of Castle Street
(Identified as a signifcant view in the Reading Borough Council St Mary's Butts / Castle Street Conservation Area Appraisal, March 2008)

View point 3: Almshouses

3 Long view down open space running between parallel terraces
(Identified as a signifcant view in the Reading Borough Council St Mary's Butts / Castle Street Conservation Area Appraisal, March 2008)

View point 4: Cusden Walk

4 Framed view towards modern commercial centre.

VIEW POINT 5: Zone of visual sensitivity

5 VIEW POINT 5: Viewpoint description.



Contextual Views Plan

LANDSCAPE CONTRAINTS

Key Landscape Constraints

The landscape design must address several key constraints. These include the presence of existing trees on site, connecting into the existing pedestrian pathway network, significant level changes / drops across the site, existing road noise, and large areas of public realm receiving limited sunlight. These factors have informed the design process and highlighted areas for appropriate design decisions.

Legend

- Site boundary
- All-day shade areas
- Low Sunlight areas
- Existing embankment
- Existing trees
- Significant level change / edge
- Noise impact from road
- Access point
- Vehicle access below
- Existing road
- Magistrates' Court
- Existing pedestrian
- Existing pedestrian crossing points
- On podium
- Existing residential areas



Constraints Diagram

LANDSCAPE OPPORTUNITIES

Key Landscape Opportunities

The site presents several key opportunities. The building arrangement allows for the design of pedestrian streets that improve connectivity within the existing pedestrian network. The site benefits from active street frontages with good sunlight levels, allowing for the development of an attractive and comfortable public realm. Additionally, under the existing trees, there is opportunity for the inclusion planting to increase the site biodiversity.

Legend

- Site boundary
- Sun path
- Good sunlight zone
- Key views
- Gateway node
- Future pedestrian movement
- Active frontage
- Public realm activation zone
- Opportunity for future connection
- Opportunity for planting
- Amenity opportunity
- Existing trees to be retained
- Potential spill-out space



Opportunities Diagram

Landscape & Public Realm

PROPOSED VISION



Coachmakers Gateway

A welcoming threshold into Reading's town centre, honouring heritage, movement, and community. An urban landscape will blend heritage with modern sustainability, to create a timeless place of gathering and transition, marking the gateway to the heart of the town.

Heritage Craftsmanship

Movement, Transition & Connection

Urban Quater Feel

DESIGN PRINCIPLES

Three key design principles have been established to guide the design of the landscape and public realm





Historical Glimpses

Local Coachmakers

- Celebrate and reference the 19th century coach manufacturing workshop William Vincent Ltd that operated on part of the site from 1805 to 1899, through materials and forms

Preservation

- Maintaining existing open views and vistas of important historical sites and town landmarks

Town Character

- Integrating the language of layering vegetation and framing views
- Exploring the materiality of the townscape to create a material palette that complements and celebrates the surrounding historical features





Green Connections

Green infrastructure

- Protecting existing trees and green spaces
- Improving green links beyond the site boundary
- Implementing a strong green infrastructure to soften the public realm
- Creating connected canopies

Sustainable Urban Greening

- Providing seasonal variety and all year round interest
- Boosting onsite ecology and biodiversity
- Low maintenance plants to reduce water usage.

Combat Climate Change

- Unique and floristically diverse gardens, natural play features, ecology features
- Feature trees and species of significance that are climate resilient





Places for People

Pedestrian Friendly Connections

- Providing improved pedestrian connections to the wider town context
- Creating safe and easily traversible paths of travel
- Providing a range of legible, well lit and visually appealing spaces

People Orientated Spaces

- Providing spaces to rest and relax
- Allowing for immersion in nature

Support

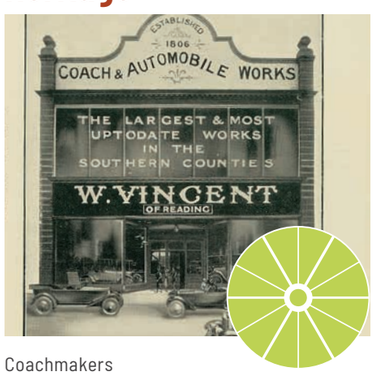
- Furniture and seating areas to support a range of activities
- Space for community, groups, one-to-one
- Space for children with door-step and integrated play features
- Multigenerational communities

DESIGN LANGUAGE & FORM

Design Language & Form

The proposed design language and forms respond to both the site's historical context and its contemporary vision, creating a framework that anchors the proposal within the local identity while projecting a forward-looking character

Heritage



Coachmakers



Reading Mister Church

Expressed through...





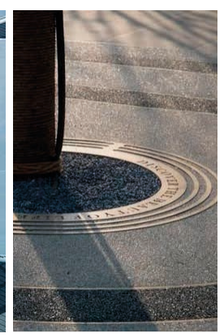


Paving details and patterns



Furniture arrangements



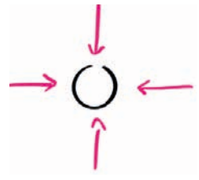


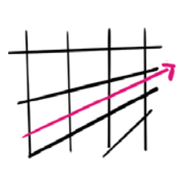
Fixture details

Shaping Movement & Transition

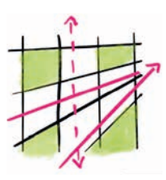


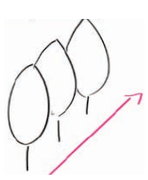
- Incorporation of focal points to support areas where welcoming and orientation are functions of the space
- The use of circular forms to define areas intended for gathering and socialising



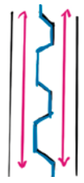


- The use of a distorted grid pattern to define and orientate areas where way-finding, transition, and movement are identified as primary functions of the space





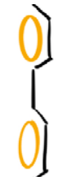
- The use of tree groves or rows to screen or guide where transition and movement are key spatial functions
- Strategic placement of marker trees to signal arrival points and support welcome and orientation functions



- The use of distorted or irregular edges to accommodate pocket seating areas, supporting functions of contemplation and relaxation within the space



- The use of asymmetric composition to establish spatial hierarchy in areas where transition and movement are key functions



- The use of distorted or non-linear routes to incorporate play in areas where it is a primary function of the space

CHARACTER AREAS

The site is divided into a series of Landscape character areas as a mechanism to distinguish between differing programmes of each part of the site. The character areas present an opportunity to create spatial variety in the public and private realm, and define areas of activities and/or character.
A structured palette of materials and planting will be used across the different character areas to provide differing characters but still create visual unity and a cohesive landscape design.

Castle Street

Responding to the setting of the conservation area through rhythmical tree planting that softens the building frontage and enhances the historic streetscape.

Cusden Walk

The potential to become an intimate side street, providing a locals cut-through from Castle Street

Coachmakers Gardens

Softening the hostile road edge to create a comfortable and inviting boundary that welcomes people in while protecting the development.

Flint Street

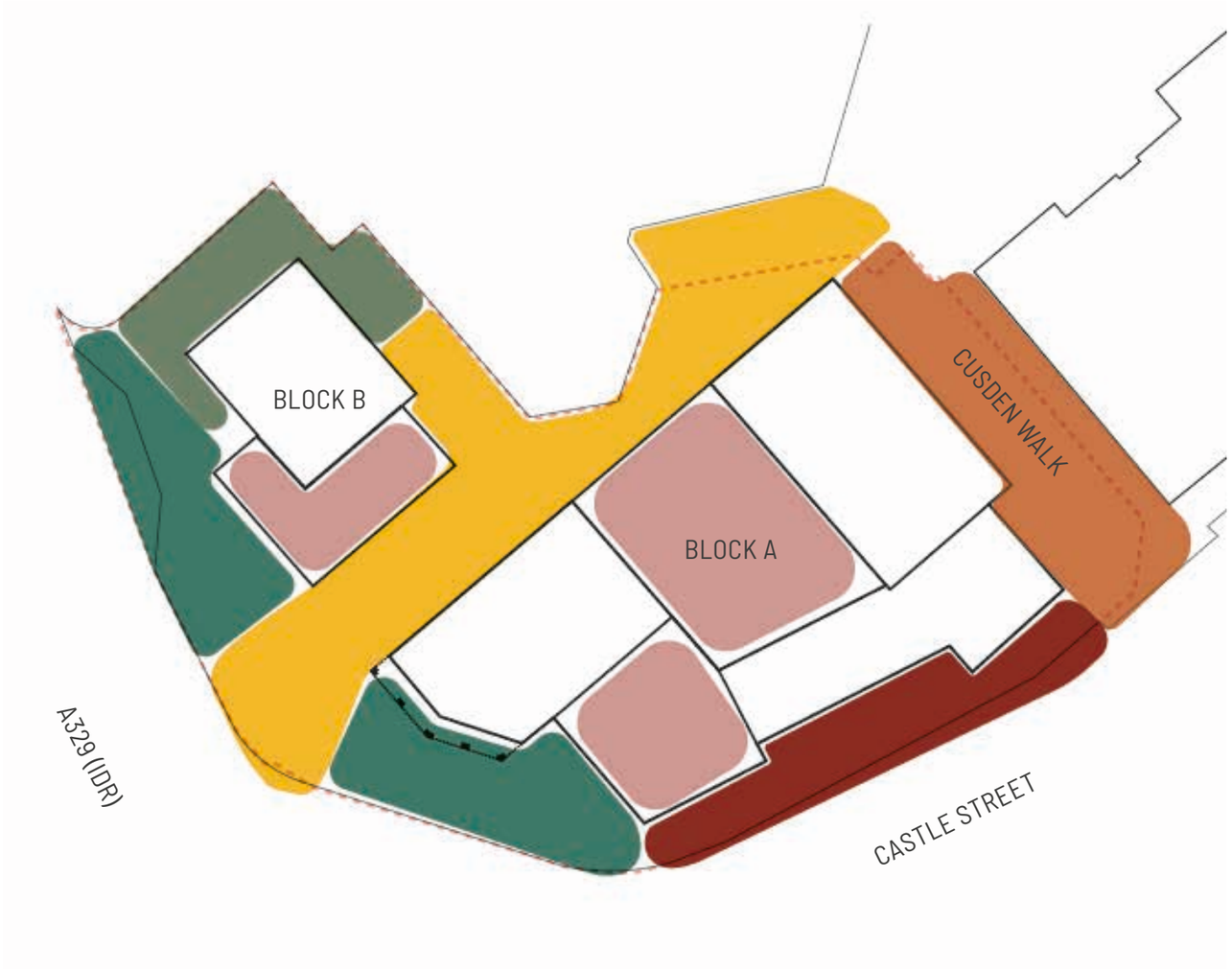
A lively and engaging pedestrian route that functions as a gateway to the town centre, while also encouraging people to pause, interact, and enjoy the space.

The Yard

A private outdoor residential amenity space that provides relaxation and respite

Coachmaker's Courtyards

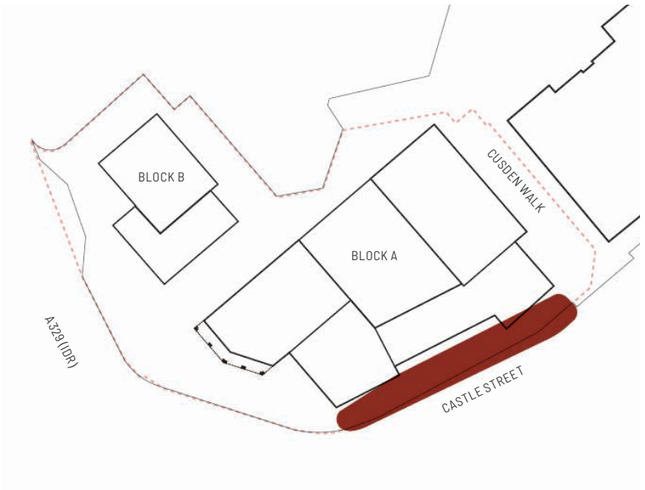
An elevated outdoor residential amenity space encouraging recreation and social engagement



Character Areas Diagram

Landscape & Public Realm

CHARACTER AREAS - CASTLE STREET



Key Plan

The Castle Street frontage forms a key transitional edge between the site and the surrounding conservation area. The proposed landscape design responds sensitively to this historic setting by introducing rhythmical tree planting that softens the building façade and enhances the streetscape character. This approach helps to mediate between the scale of the new development and the finer grain of the conservation area, reinforcing a sense of place while contributing to a greener, more welcoming public realm along Castle Street.



Greened street edge and protected lobby entrance space



Rhythmical tree planting

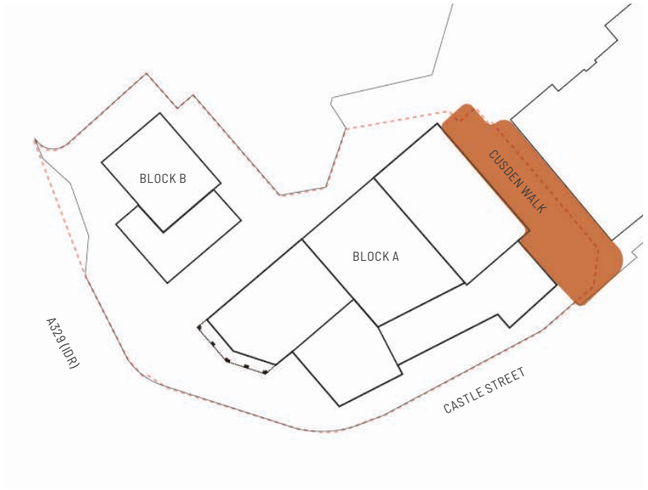


Comfortable waiting / greeting spaces



Defined building entrance

CHARACTER AREAS - CUSDEN WALK



Key Plan

Cusden Walk has the potential to evolve into an intimate side street, offering a local pedestrian link between Castle Street and the heart of Minster Quarter. The space will serve as a transitional threshold, providing a sense of arrival into the wider public realm while supporting everyday movement and local activity. There is opportunity to improve wayfinding beyond the red line boundary through marker / feature tree planting and the installation of bunting, aligning with the Reading town character. Garden beds and tree planting are to be located to frame commercial unit spill out spaces, maximise softening of the street, and in consideration of building accesses.



Intimate side street

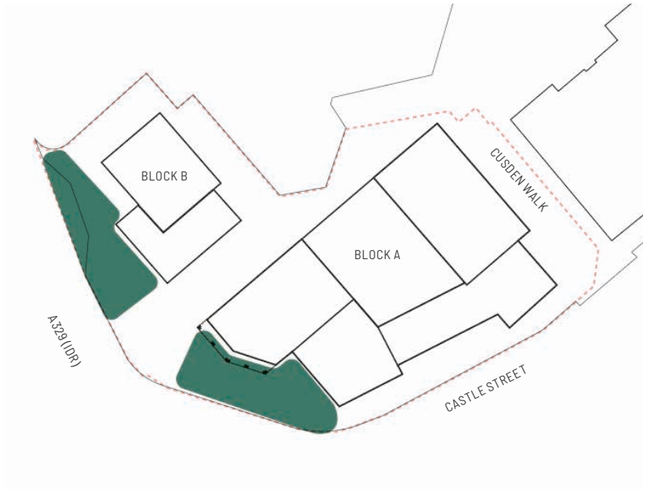


Marker trees



Bunting

CHARACTER AREAS - COACHMAKERS GARDENS



Key Plan

The Coachmakers Garden areas form a generous green edge along the western boundary, designed to soften the impact of the adjacent road and create a comfortable, inviting threshold into the site. The gardens are positioned to retain and protect existing trees while enhancing opportunities for new tree planting, supporting the development of a connected green canopy. Diverse planting within these gardens will contribute to increased biodiversity and provide a resilient, attractive landscape buffer.



A green edge



Public Art opportunity



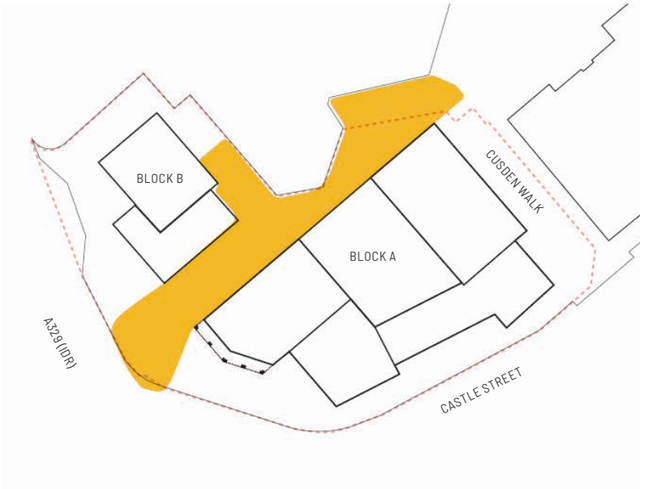
Plant species to support biodiversity



Connected tree canopy

Landscape & Public Realm

CHARACTER AREAS - FLINT STREET



Key Plan

Flint Street is envisioned as a lively pedestrian route and gateway to the town centre, encouraging both movement and moments of pause. The public realm design takes inspiration from the geometry of a horse-drawn coach wheel, subtly guiding views towards Minster Church and reinforcing the site's historic narrative. Feature paving and wayfinding trees define a clear pedestrian route, weaving between active frontages and commercial spill-out spaces. Opportunities to reference heritage through paving patterns or street furniture further enrich the character, while small seating areas support social interaction, meeting points, and informal community gathering.



Activated and engaging pedestrian street



Protected spill out spaces

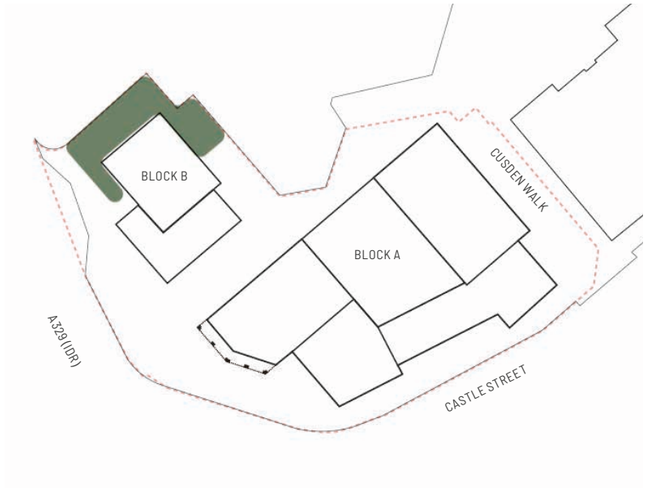


Wayfinding trees and paving details



Opportunity for references to the site history

CHARACTER AREAS - THE YARD



Key Plan

The Yard is a private residential amenity space offering a quiet, intimate setting for relaxation and respite, distinct from the surrounding public realm. Sheltered from public view, the space includes nature play elements beneath existing trees on the south-western edge, creating an informal and engaging environment for families. To the north, seating areas provide outlooks over the adjacent community garden, framed by existing mature trees that form a soft green buffer. A lower garden area offers flexible spill-out space, designed to create a functional yet secluded garden atmosphere.



Garden atmosphere



Nature play opportunities

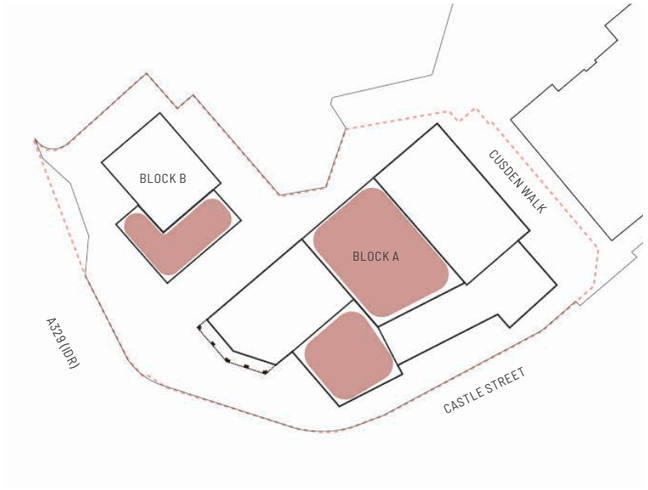


Amenity seating space



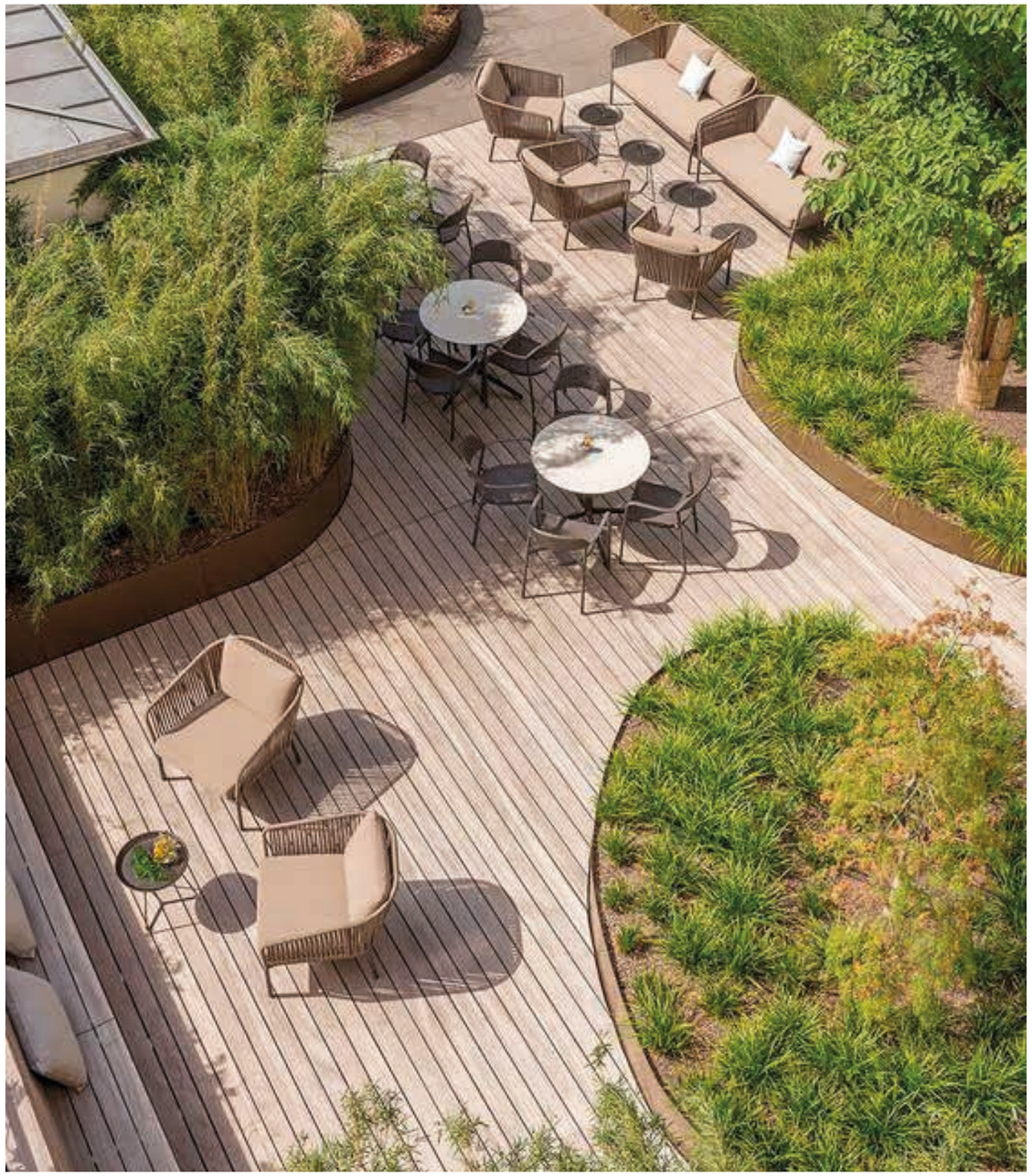
Outdoor flexible spill-out space

CHARACTER AREAS - COACHMAKERS COURTYARDS



Key Plan

Coach makers Courtyards are elevated residential amenity spaces designed to foster recreation, social interaction, and community connection. A series of outdoor seating areas accommodate both small and large groups, with family gathering spaces located near play opportunities for all ages. The layout reflects the geometry of the wider public realm, maintaining visual coherence and reinforcing key sightlines. Central marker trees anchor the spaces and continues the visual axis towards Reading Minster Church, while smaller seating areas provide quiet outlooks over the activated streetscape below.



Outdoor communal amenity seating areas



Buffered garden edges and integrated seating



Traditional play opportunity



Social play opportunities

PROPOSED ILLUSTRATIVE MASTERPLAN

An activated urban landscape with heritage elements reinterpreted to support newly defined public realm functions of movement, gathering, play and contemplation, creating spatial experiences that are both meaningful and functional.

1. Entry Arbour
2. Community gathering / seating space
3. Spill-out spaces
4. Play along the way
5. Feature/wayfinding trees
6. Level 01 residential podium
7. Level 06 residential podium
8. Level 12 residential podium
9. Ground floor residential outdoor amenity
10. Retained existing trees with proposed understory planting
11. Proposed tree planting
12. Feature paving to define central pedestrian route towards town centre
13. Paving to define residential lobby entrances
14. Opportunity for connection to future development
15. Indicative street trees and planting (subject to confirmation of underground services)
16. Public mural to building facade



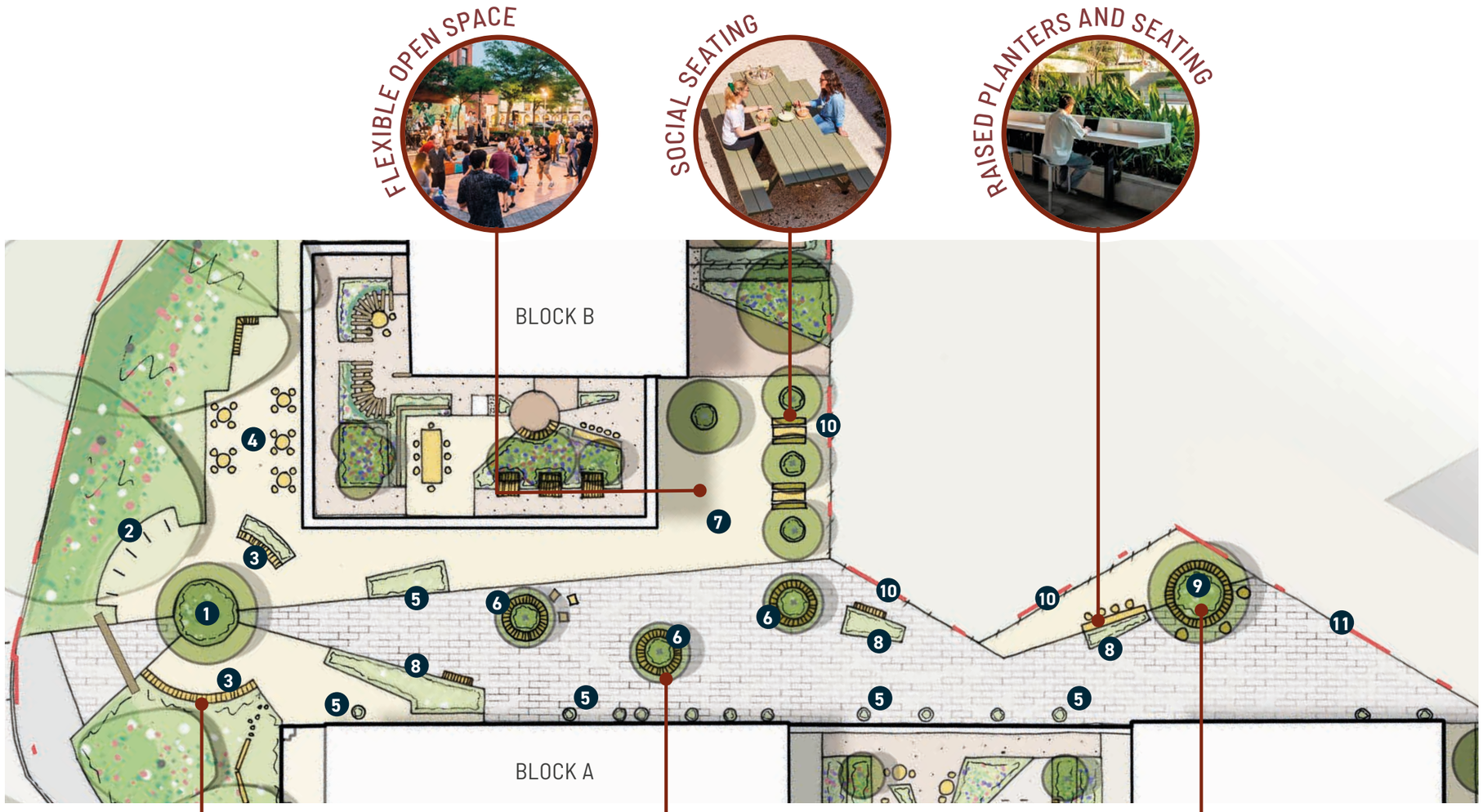
Illustrative Concept Masterplan

DETAIL AREA - FLINT STREET

1. Feature tree in natural ground to create a welcoming entrance to Flint Street
2. Cycle parking
3. Bench seating providing opportunity for meeting / waiting
4. Outdoor spill-out space for ground floor commercial units
5. Raised planters softening hardstand areas and assisting with wind mitigation
6. Amenity trees in raised planters with surrounding bench seating
7. Flexible open space, allowing for a range of pop-up activities (such as markets, food trucks, busking, community events)
8. Raised planters with integrated seating
9. Large raised planter with marker tree and integrated seating
10. Balustrade to edge of podium
11. Paving to tie in neatly with existing podium hardstand



Key Plan

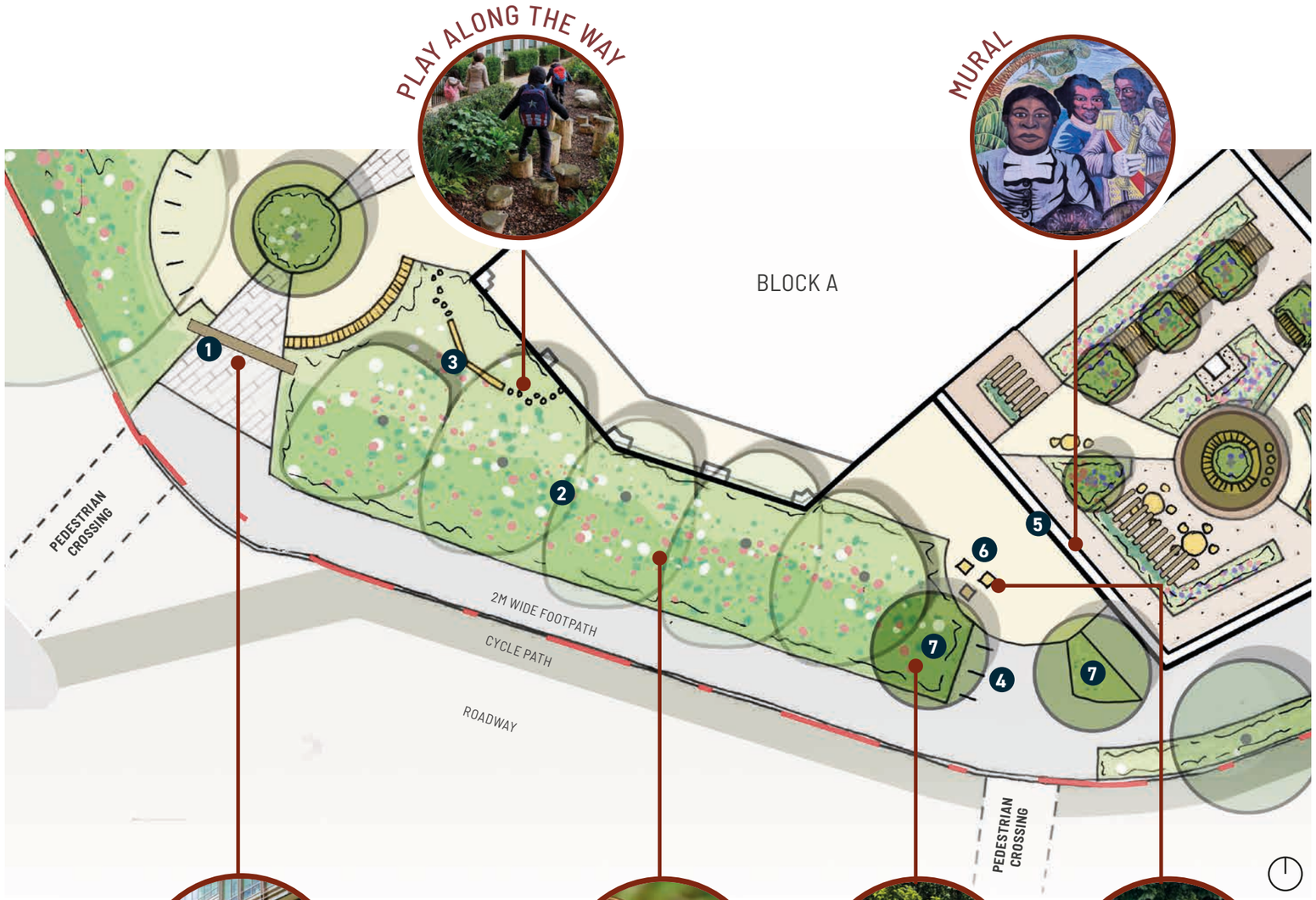


DETAIL AREA - IDR ROUNDABOUT

1. Entry arbour marking entrance to Flint Street and gateway towards the town centre
2. Existing trees to be retained and pollarded to allow proposed understory planting and successional tree planting
3. Play on the way balance trail through garden
4. Cycle parking
5. Proposed mural location to building facade
6. Cube seating to allow waiting / rest near pedestrian crossing and viewing of proposed mural
7. Proposed trees with understory planting framing mural and secondary entrance into the site



Key Plan





ENRTY ARBOUR



IMPROVED BIODIVERSITY



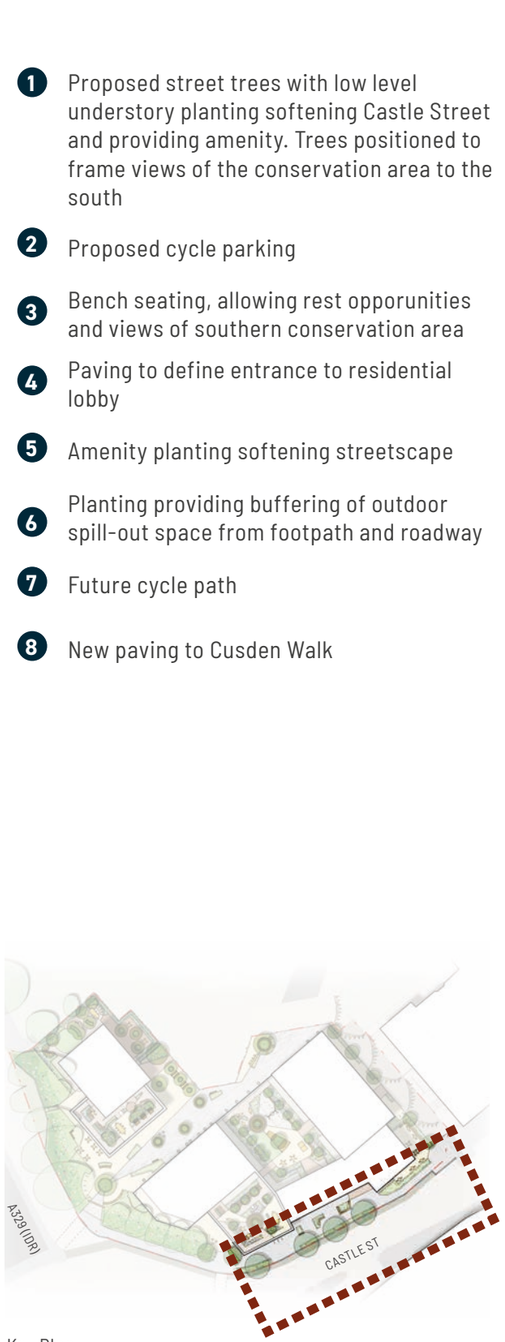
NEW TREES



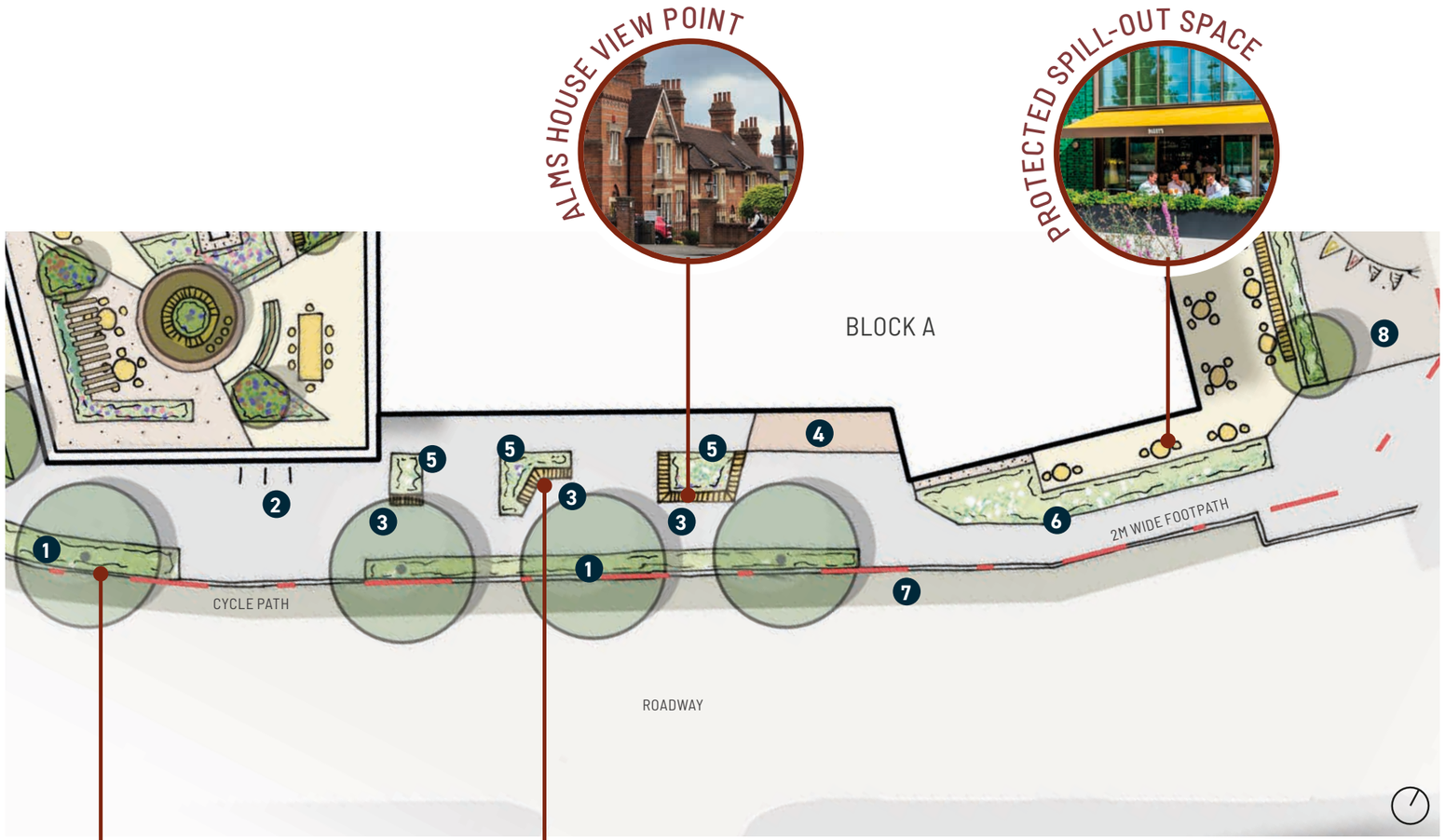
INFORMAL SEATING

DETAIL AREA - CASTLE STREET

1. Proposed street trees with low level understory planting softening Castle Street and providing amenity. Trees positioned to frame views of the conservation area to the south
2. Proposed cycle parking
3. Bench seating, allowing rest opporunities and views of southern conservation area
4. Paving to define entrance to residential lobby
5. Amenity planting softening streetscape
6. Planting providing buffering of outdoor spill-out space from footpath and roadway
7. Future cycle path
8. New paving to Cusden Walk



Key Plan



DETAIL AREA - GROUNDFLOOR RESIDENTIAL AMENITY

1. Small seating space with arbour over, nestled in garden
2. Proposed amenity trees with understory planting
3. Synthetic turf area providing outdoor recreational opportunity
4. Balance play trail with balance beam and steppers
5. Large group outdoor dining zone with arbour
6. Decking area with amenity trees and outdoor moveable furniture
7. Hedge planting to boundary providing screening of adjacent property
8. Feature tree with understory planting to define entrance to residential lobby
9. 3m high vertical screen to building corner providing wind mitigation



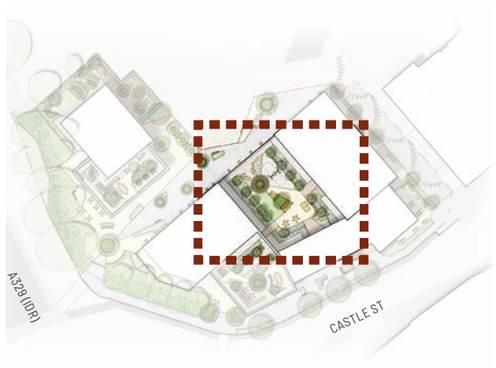


Key Plan

DETAIL AREA - LEVEL 01 PODIUM

1. Amenity trees in raised planters providing softening of communal terrace and buffering between private terraces and communal areas
2. Synthetic lawn area providing opportunity for outdoor recreation
3. Feature tree in raised planter with integrated seating
4. Moveable furniture allowing for small group gathering and observation of lower level public realm
5. Basket swing providing play opportunity
6. Large timber platform seating
7. Ping-pong table providing social play opportunity
8. Outdoor work-space with bar table bench and stools
9. Bench seating integrated with raised planters
10. Moveable outdoor furniture allowing for group gathering



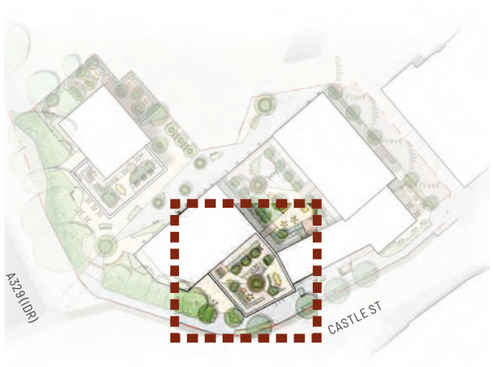


Key Plan

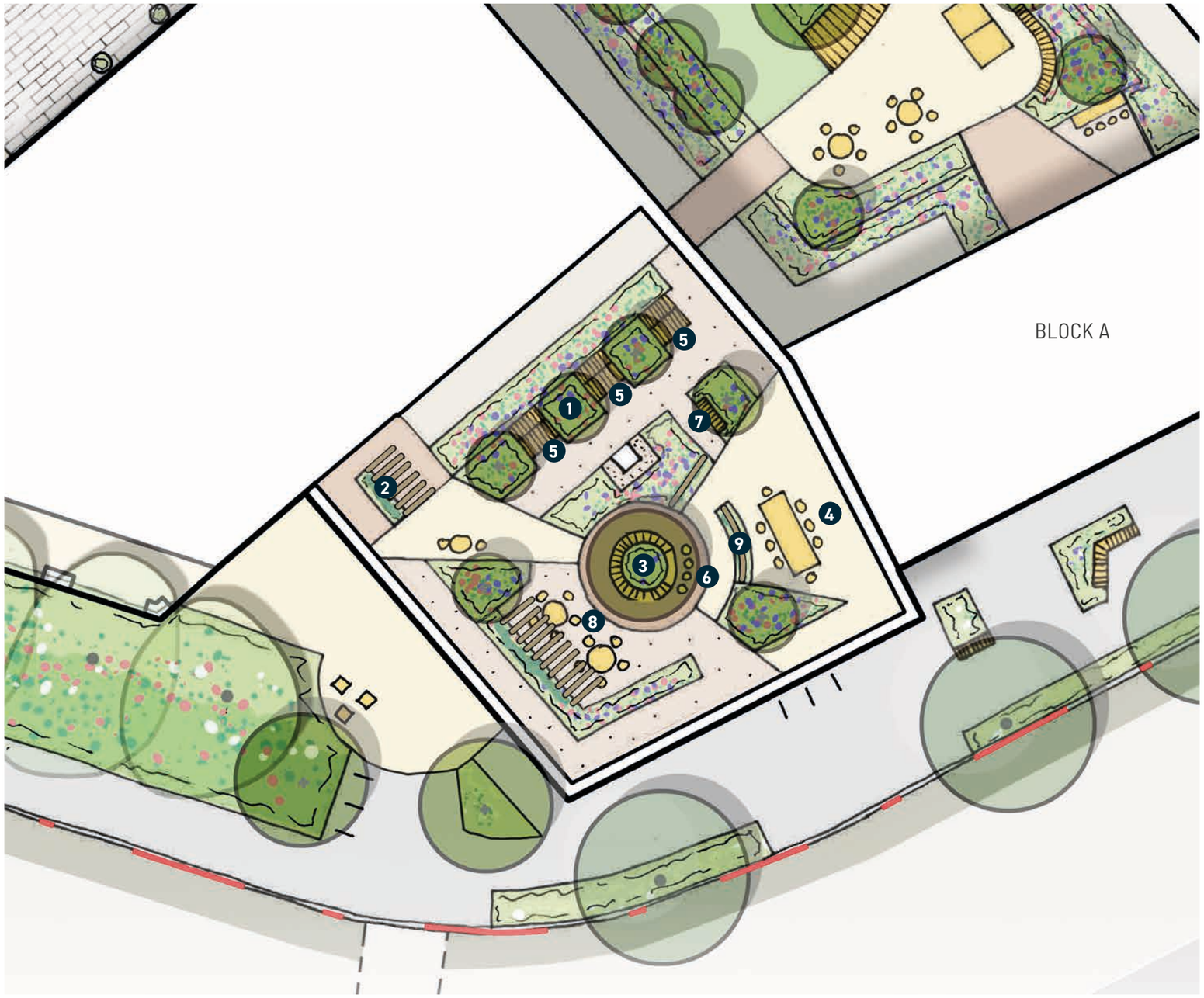
Landscape & Public Realm

DETAIL AREA - LEVEL 06 PODIUM

1. Amenity trees in raised planters providing softening of communal terrace and buffering between private terraces and communal areas
2. Arbour defining entrance to terrace
3. Feature tree in raised planter with integrated seating
4. Large group outdoor dining zone
5. Double sun loungers providing relaxation opportunity
6. Outdoor work-space with bar table bench and stools
7. Bench seating integrated with raised planters
8. Moveable outdoor furniture allowing for group gathering. Arbour to define seating space
9. 3m high vertical screen with climbing plants providing wind mitigation



Key Plan



Landscape & Public Realm

DETAIL AREA - LEVEL 12 PODIUM

1. Amenity planting softening terrace
2. Decking zone defining seating area
3. Feature tree in raised planter with integrated seating
4. Large group outdoor dining zone
5. Double sun loungers providing relaxation opportunity
6. Outdoor work-space with bar table bench and stools
7. Amenity trees in raised planter
8. Moveable outdoor furniture allowing for group gathering. Arbour to define seating space
9. 3m high vertical screen with climbing plants providing wind mitigation
10. 3m high vertical screen to building corner providing wind mitigation





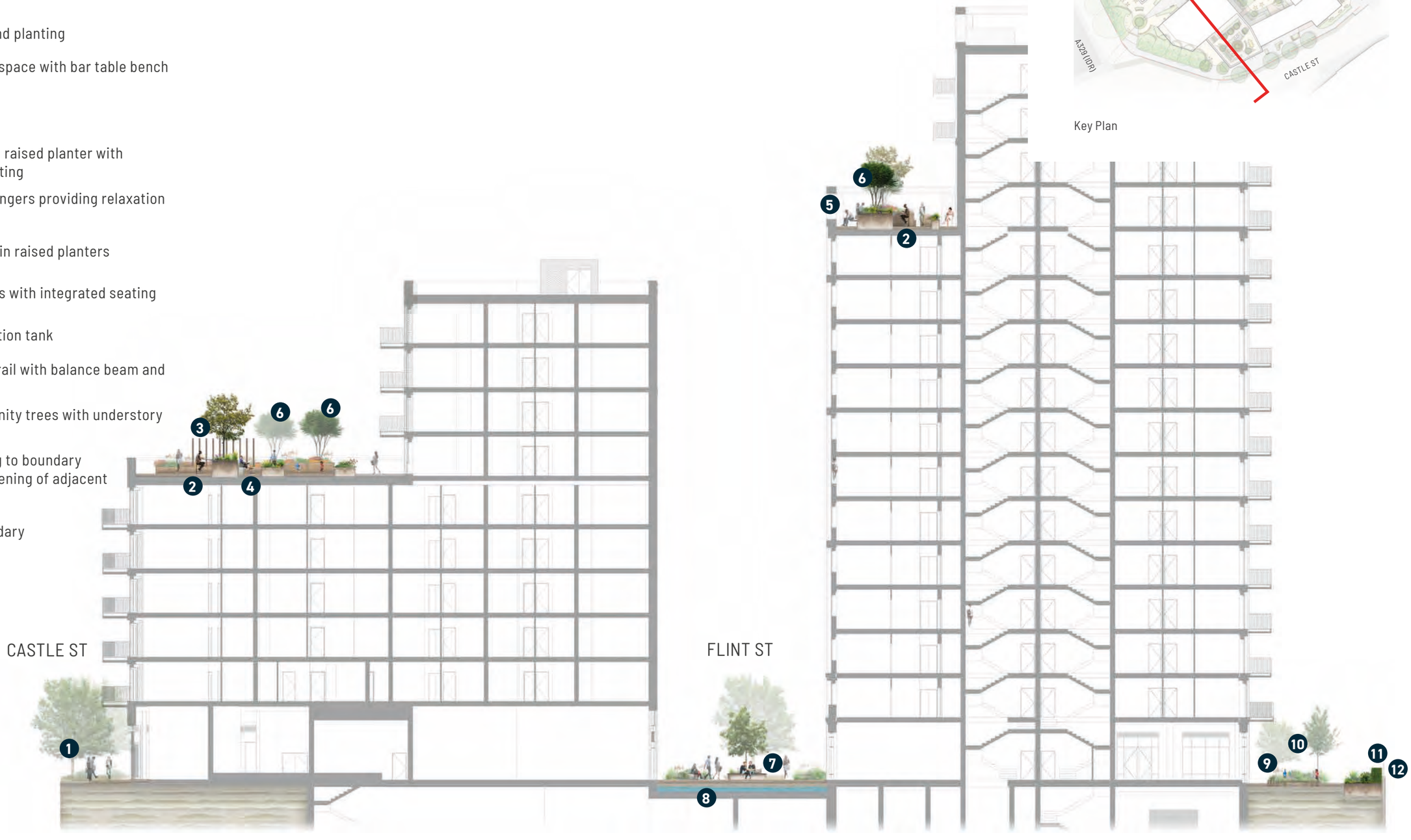
Key Plan

SECTIONS

1. Street trees and planting
2. Outdoor work-space with bar table bench and stools
3. Arbour
4. Feature tree in raised planter with integrated seating
5. Double sun loungers providing relaxation opportunity
6. Amenity trees in raised planters
7. Raised planters with integrated seating
8. Water attenuation tank
9. Balance play trail with balance beam and steppers
10. Proposed amenity trees with understory planting
11. Hedge planting to boundary providing screening of adjacent property
12. Fence to boundary



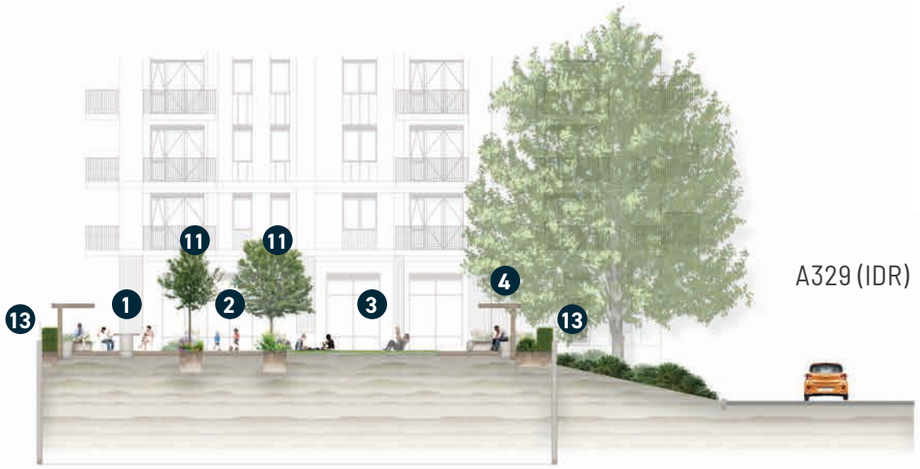
Key Plan

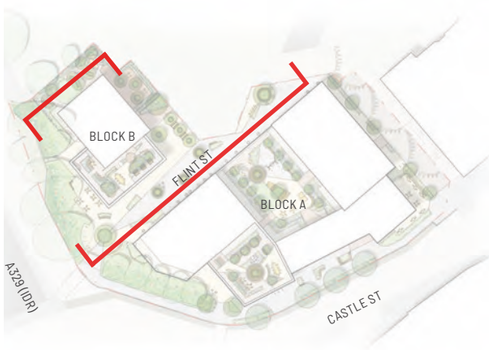


Landscape & Public Realm

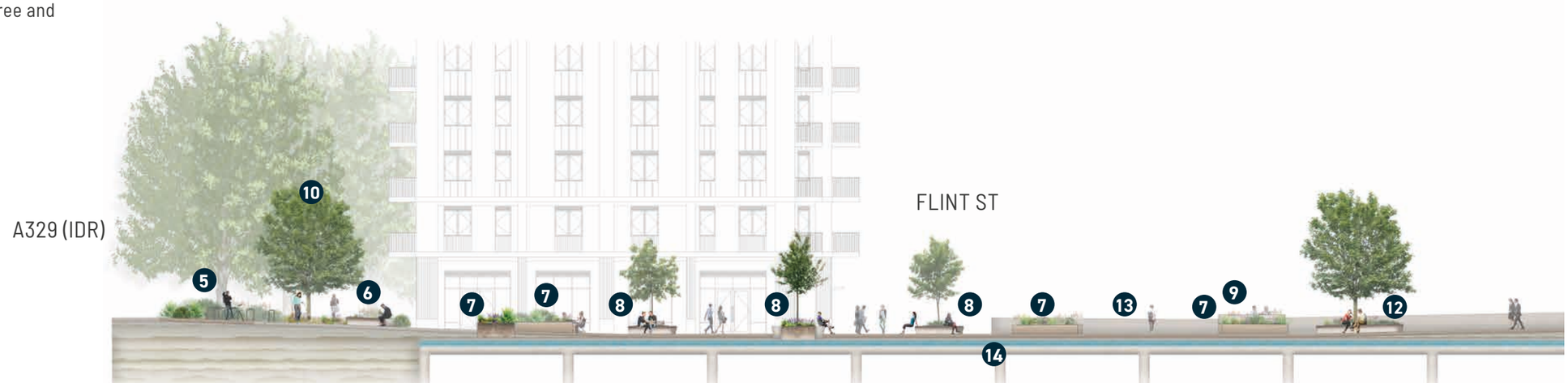
SECTIONS

1. Large group outdoor dining zone with arbour
2. Balance play trail with balance beam and steppers
3. Artificial lawn area
4. Pergola with fixed seating
5. Cycle parking
6. Fixed Seating with In-ground Planting
7. Raised planters
8. Amenity trees in raised planters withsurrounding bench seating
9. Outdoor work station
10. Feature tree in natural ground to create a welcoming entrance to Flint Street
11. Proposed amenity trees with understory planting
12. Large raised planter with marker tree and integrated seating
13. Balustrade to edge of podium
14. Water attenuation tank





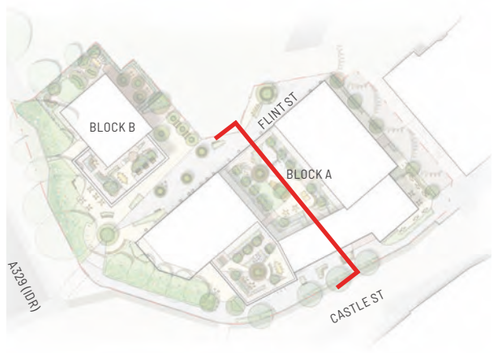
Key Plan



Landscape & Public Realm

SECTIONS

1. Fixed Seating with In-ground Plantng
2. Moveable furniture
3. Large timber platform seating
4. Feature tree in raised planter with integrated seating
5. Amenity trees in raised planters providing softening of communal terrace and buffering between private terraces and communal areas
6. Lowl level planting
7. Street trees and planting
8. Balustrade to edge of podium
9. Water attenuation tank



Key Plan



STRATEGIES - PUBLIC ART

Artist's Proposition Statement

The proposed design scheme identifies a series of opportunities for public art to enrich the public realm, celebrate local identity, and reinforce a sense of place.

The overall intent is to embed public art meaningfully within the scheme, anchoring the development within its local context while providing moments of creativity, identity, and storytelling for residents and visitors alike.

Primary Opportunity - Castle Street Mural

A landmark mural is proposed at the prominent corner of Castle Street, marking a key arrival point into the town centre. The intention is to commission a local artist, with the theme and design developed through a community consultation process. This approach ensures the artwork is reflective of the local community, capturing its values, stories, and collective identity. The mural will not only serve as a highly visible marker within the public realm but also contribute to the wider collection of murals already established across Reading, reinforcing the town's growing cultural narrative and sense of welcome and belonging for both residents and visitors.

Local Reading Mural Exemplars



Bedford Road Community Mural by Azucit



Cow Mural - artist unknown



The Great Escape by Banksy



Black History Mural by Alan Howard

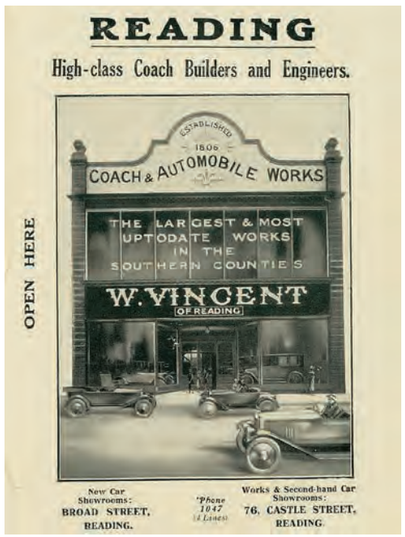


Community Mural by Commando Jugendstil

STRATEGIES - PUBLIC ART

Secondary Opportunities - Integrated Artworks

Additional opportunities for public artwork are proposed through the design of bespoke elements - such as street furniture, paving inlays, or detailed finishes. These interventions will reference the history of the site as a former coachmakers' yard, introducing subtle heritage cues into the everyday public realm. By embedding these details into paving patterns, seating, or other functional elements, the design creates a layer of storytelling that enriches the character of the space. This approach ensures that heritage is acknowledged and celebrated in a practical, integrated, and enduring manner.



Advertisement for W. Vincent of Reading, 1920s.

Integrated Artworks Exemplars



Paving Inlays



Paving Details


Paving Patterns



Street Furniture Details



Playable Sculptures



Entry Arbour


Themed Street Furniture


Playable Sculptures

STRATEGIES - PUBLIC ART OPPORTUNITIES

The proposed public art strategy centres on a feature mural, to be developed in collaboration with a local artist and informed by community consultation, ensuring it reflects local identity and character. Secondary art opportunities are proposed along primary pedestrian routes and will be further refined at the detailed design stage. These elements will draw on the site's history and wider context, embedding subtle references within the public realm to enrich the overall sense of place.



Legend

Primary Opportunities

- Castle Street Mural

Secondary Opportunities

- Entry arbour
- Paving zone incorporating inlays referencing conservation zone
- Paving pattern referencing St Mary's Church
- Paving details
- Street furniture details
- Themed street furniture
- Playable sculptures

STRATEGIES - MOVEMENT & ACCESS

The movement strategy establishes a clear and legible pedestrian route through the centre of the site, linking directly to existing signalised crossings and reinforcing its role as a gateway into the town centre. This central route channels pedestrian movement while maintaining strong connections beyond the site boundary. Cycle parking is located along the site edges adjacent to the cycle routes, encouraging dismounting and minimising conflict with pedestrians. Servicing is retained via the existing basement service road, with only fire tender and occasional service vehicle access required within the public realm. The existing lay-by off the IDR and associated access stairs are retained to provide access to Block B.

Legend

- Primary pedestrian movement
- Secondary pedestrian movement
- Signalised pedestrian crossing
- Building entrance (public)
- Building entrance (communal)
- Emergency Egress
- Cycle route
- Public cycle stands
- Service and emergency vehicle access only
- Emergency vehichle layby
- Emergency vehichle layby access steps (existing)
- Existing basement access road
- Existing road



STRATEGIES - PROGRAMMING

The programming of the public realm and landscape is thoughtfully considered to offer a a range of benefits for both residents and visitors, supporting multi-generational use and creating a vibrant, inclusive environment. A variety of seating areas are strategically positioned along key pedestrian routes to encourage rest, social interaction, and everyday engagement with the space.

Legend

Public Realm

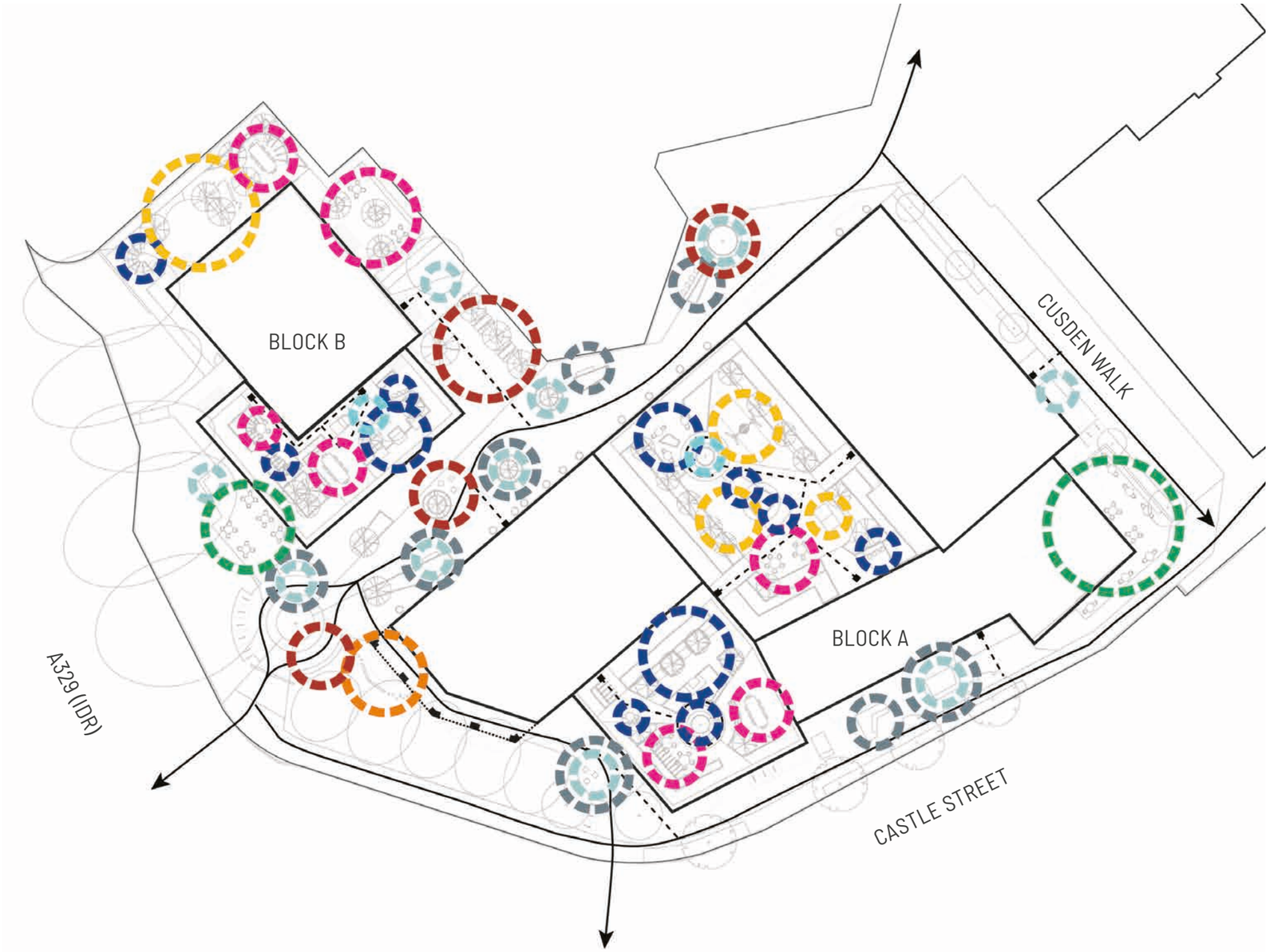
- Group gathering
- Play and leisure
- Commercial spil-out
- Waiting and meeting
- Contemplation, observation and relaxation

Pedestrian Movement

- Primary pedestrian movement
- Secondary pedestrian movement

Communal Spaces

- Group gathering
- Play and leisure
- Waiting and meeting
- Contemplation, observation and relaxation



STRATEGIES - LEVELS & PLANTING BUILD-UPS

The landscape levels have been designed in response to the retained podium structure and existing trees, ensuring a seamless transition to surrounding boundary levels and providing equitable access throughout the public realm. Minimum soil depths of 600mm for shrubs and groundcover planting, and 900mm for trees, are achieved through a combination of locally lowered structural slabs and the incorporation of raised planters. Planter heights will be refined at the detailed design stage to ensure these minimum build-ups are consistently maintained while responding to site constraints.



Legend

Ground Floor (GF)

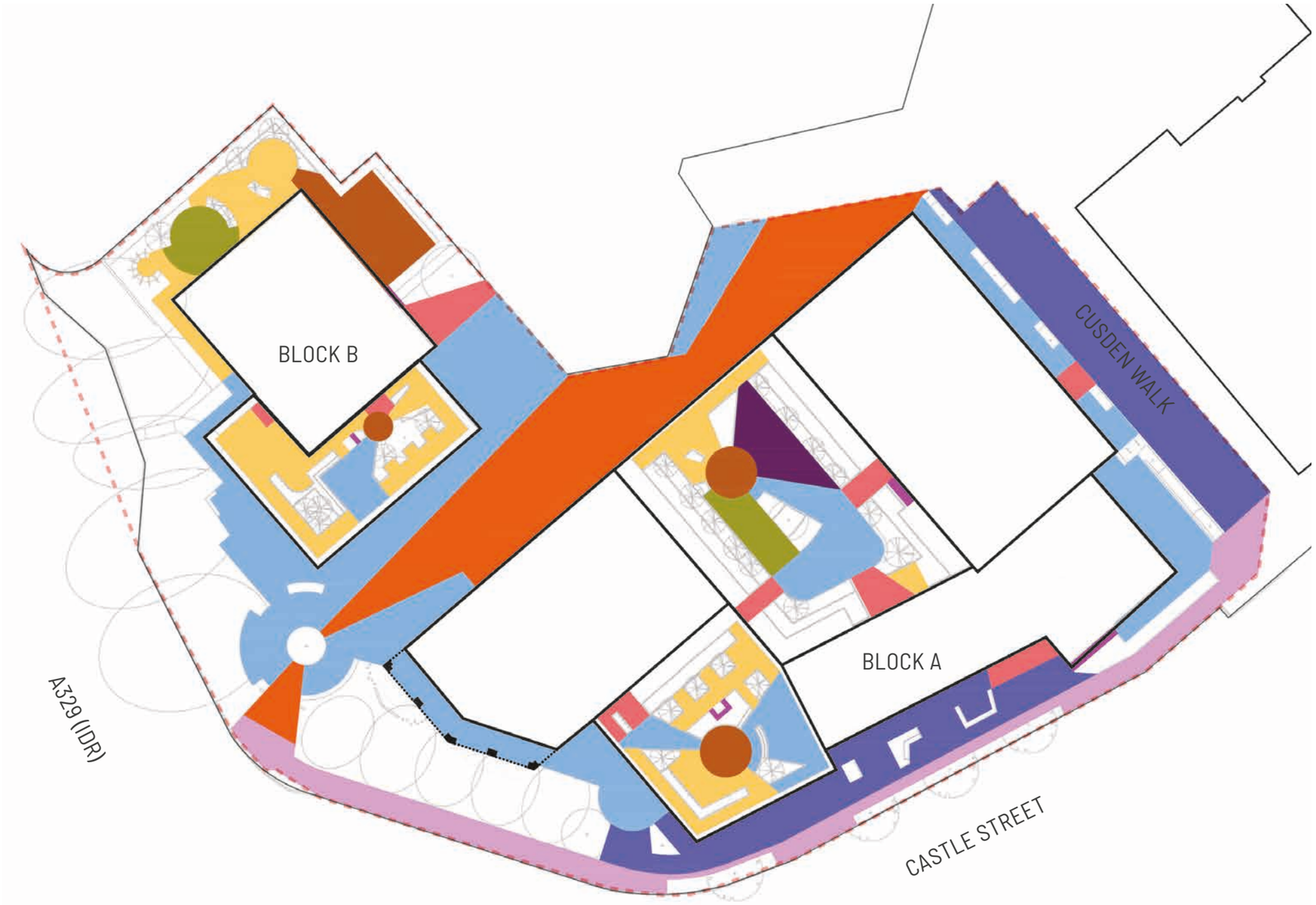
- Basement line below
- Planting in natural ground
- Min. 600mm planting depth
- Min. 900mm planting depth

Terraces

- Min. 600mm planting depth
- Min. 900mm planting depth

STRATEGIES - HARD SURFACES

The hard landscape strategy establishes a clear hierarchy of movement and space through a coordinated palette of paving. Feature paving defines the primary pedestrian route, guiding movement towards the town centre, while contrasting block colour paving is used to highlight residential entrances and delineate key public realm areas. Paving along Castle Street and Cusden Walk is designed to align with adoptable standards, ensuring a seamless integration with the surrounding streetscape. Within the communal residential areas, surface finishes are selected to be both durable and visually appropriate, supporting the intended uses while reinforcing a softer, garden-led character.



Legend

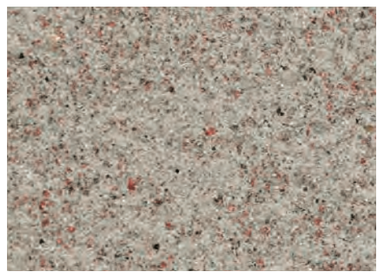
- ST01 Feature Paving
- ST02 Secondary Paving
- ST03 Residential Entrances
- ST04 Streetscape
- ST05 Footpaths
- ST06 Residential Courtyards
- ST07 Residential Decking
- ST08 Play Surface
- ST09 Yoga Lawn
- ST10 Maintenance Strips

STRATEGIES - HARD SURFACES



Surface Type 01

TYPE: PERMEABLE BLOCK PAVING
COLOUR: PINK, MID GREY, AND SILVER GREY
FINISH: TEXTURED
SIZE: 200MM X 100MM X 80MM
INSTALL PATTERN: STRETCHERBOND



Surface Type 03

TYPE: CONCRETE PAVER
COLOUR: INDIAN GRANITE
FINISH: TEXTURED
SIZE: 600MM X 300MM X 50MM
INSTALL PATTERN: STRETCHERBOND



Surface Type 05

TYPE: PAVING TO ADOPTABLE STANDARDS
INSTALL PATTERN: STRETCHERBOND



Surface Type 07

TYPE: COMPOSITE DECKING
COLOUR: NATURAL HICKORY
SIZE: 200MM X 2440MM X 20MM



Surface Type 09

TYPE: SYNTHETIC TURF
COLOUR: GREEN



Surface Type 02

TYPE: PERMEABLE BLOCK PAVING
COLOUR: LIGHT CREAM
FINISH: TEXTURED
SIZE: 600MM X 300MM X 80MM
INSTALL PATTERN: STRETCHERBOND



Surface Type 04

TYPE: PAVING TO MATCH ADOPTABLE STANDARDS
INSTALL PATTERN: STRETCHERBOND



Surface Type 06

TYPE: RESIN BOUND GRAVEL
COLOUR: BRECCIA



Surface Type 08

TYPE: WET POUR RUBBER CRUMB
COLOUR: CLAY NATURAL



Surface Type 10

TYPE: DECORATIVE GRAVEL
COLOUR: GOLDEN GRAVEL
SIZE: 20MM

Landscape & Public Realm

STRATEGIES - FURNITURE

The furniture strategy is designed to support a vibrant public realm and usable communal spaces that accommodates a range of everyday activities and group sizes. Furniture will be robust, durable and suitable for the local environment, ensuring longevity and ease of maintenance. The selection and placement of furniture will encourage informal gathering, waiting, and social interaction. Careful positioning ensures seating opportunities are distributed throughout the public realm while maintaining clear pedestrian movement routes and sightlines.

Legend

- FT01 Free Standing Bench Seat
- FT02 Curved Bench Seat
- FT03 Moveable Table & Chairs
- FT04 Bespoke Dining Setting
- FT05 Coffee Table
- FT06 Cycle Stand
- FT07 Cube Seat
- FT08 Outdoor Work Station
- FT09 Feature Pots
- FT10 Picnic Table
- FT11 Cantilever Pergola
- FT12 Platform Seat
- FT13 Sun Lounger
- FT14 Integrated Bench Seat
- FT15 Balance Trail
- FT16 Basket Swing
- FT17 Ping Pong Table
- FT18 Entry Arbour
- FT19 Vertical Screen



STRATEGIES - FURNITURE & FIXTURES



Furniture Type 01

FREE STANDING BENCH SEAT
MATERIAL: STONE WITH TIMBER TOP AND
METAL INLAYS
SIZE: 400 (W) x 450MM (H) x VARIED LENGTH
ACCESSORIES: ARMREST AND BACKREST



Furniture Type 02

CURVED BENCH SEAT
MATERIAL: STONE WITH TIMBER TOP AND
METAL INLAYS
SIZE: 400 (W) X 450MM (H) X VARIED DIA.
ACCESSORIES: ARMREST AND BACKREST



Furniture Type 03

MOVEABLE TABLE & CHAIRS
SHOWN INDICATIVELY ONLY. TO BE
SUPPLIED BY COMMERCIAL
TENNANTS / BUILDING MANAGEMENT



Furniture Type 04

BESPOKE DINING SETTING
TYPE: OUTDOOR TABLE AND CHAIRS
MATERIAL: STONE AND ALUMINIUM



Furniture Type 05

COFFEE TABLE
MATERIAL: STONE WITH METAL INLAYS



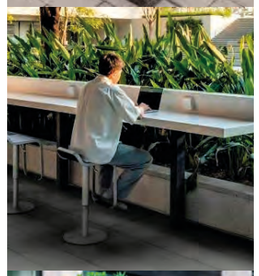
Furniture Type 06

CYCLE STAND
MATERIAL: STEEL



Furniture Type 07

CUBE SEAT
MATERIAL: STONE WITH METAL INLAYS



Furniture Type 08

OUTDOOR WORK STATION
TYPE: BAR TABLE AND STOOLS
MATERIAL: STONE AND ALUMNIMUM



Furniture Type 09

FEATURE POTS
TYPE: FIBERGLASS
SIZE: 1000mm (H) x DIA. VARIES



Furniture Type 10

PICNIC TABLE
TYPE: TIMBER AND STEEL
SIZE: 1600 (W) x 2000MM (L)



Furniture Type 11

CANTILEVER PERGOLA
MATERIAL: STEEL
SIZE: 2500 (H) x 1500mm (W) x LENGTH
VARIES



Furniture Type 12

PLATFORM SEAT
MATERIAL: TIMBER BATTEN WITH STEEL FRAME
SIZE: 450MM H x VARIED LENGTH &
WIDTH



Furniture Type 13

SUN LOUNGER
MATERIAL: TIMBER BATTEN WITH STEEL
FRAME
SIZE: 1400 x 1500MM



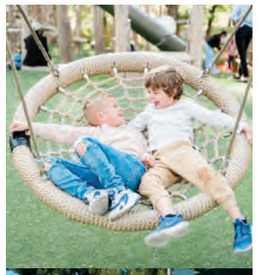
Furniture Type 14

INTEGRATED BENCH SEAT
MATERIAL: TIMBER BATTEN WITH STEEL
FRAME
SIZE: 400 (W) x VARIED LENGTH
ACCESSORIES: ARMREST AND BACKREST



Furniture Type 15

BALANCE TRAIL
TYPE: BALANCE BEAM AND STEPPING LOGS
MATERIAL: TIMBER
SIZE: MAX. HEIGHT 400MM



Furniture Type 16

BASKET SWING
MATERIAL: TIMBER
SIZE: 3600MM x 2100 x 2550MM (H)



Furniture Type 17

PING-PONG TABLE
TYPE: PING-PONG TABLE
ST07 - RESIDENTIAL DECKING
SIZE: 1540 x 2740MM



Furniture Type 18

ENTRY ARBOUR
MATERIAL: STEEL
SIZE: 4000 (H) x 5000 (L) x 200MM (W)



Furniture Type 19

VERTICAL SCREEN
MATERIAL: STEEL
SIZE: 3000 (H) x 100 (W) x VARIED LENGTH

Landscape & Public Realm

STRATEGIES - LIGHTING

The external lighting strategy is designed to create a layered and characterful lighting environment that supports wayfinding, activity and a comfortable night-time setting.
Feature lighting will include subtle uplighting to proposed wayfinding trees, emphasising their form and seasonal character, and bud lighting to key marker trees to create a welcoming threshold. Catenary lighting will contribute to the vibrancy of the Flint Street after dark, with wall mounted uplighting used to illuminate the proposed mural. Bollard lighting and bench strip lighting will contribute to establishing a comfortable atmosphere.

Lighting locations and selections are illustrative only and are to be detailed by a specialist lighting consultant in the next work stage.

Legend



Lighting type 01

Bollard light



Lighting Type 04

Bud lighting



Lighting Type 02

Integrated strip lighting



Lighting Type 05

Catenary lighting



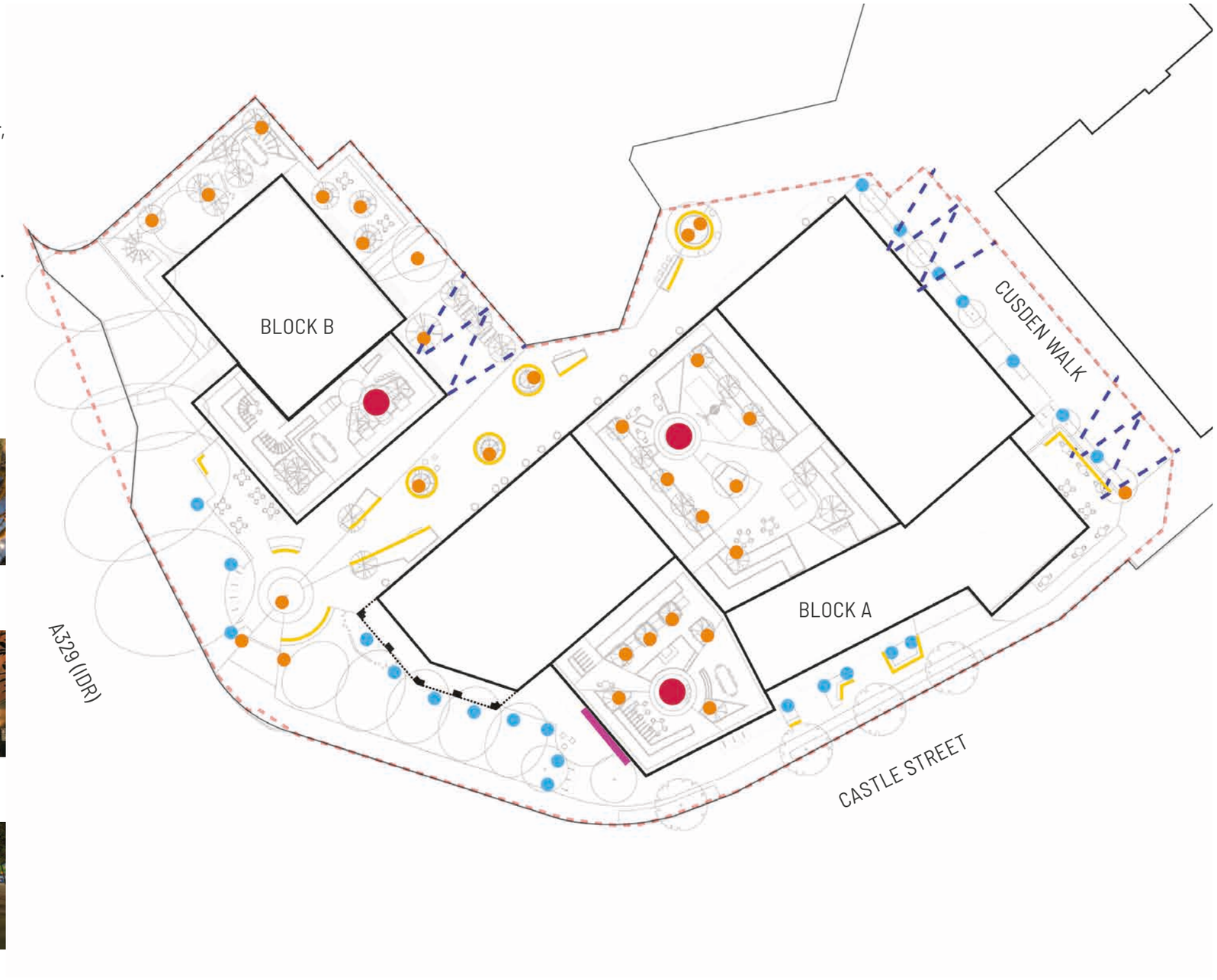
Lighting Type 03

Uplight



Lighting Type 06

Wall uplight



STRATEGIES - SOFT LANDSCAPING

Vision

The soft landscape strategy seeks to introduce greenery that softens the hard urban environment while reinforcing the character and identity of the external spaces. Planting is designed around a series of key principles:

Principles

Strong Identity: Utilising planting to create a welcoming and memorable arrival into the town centre

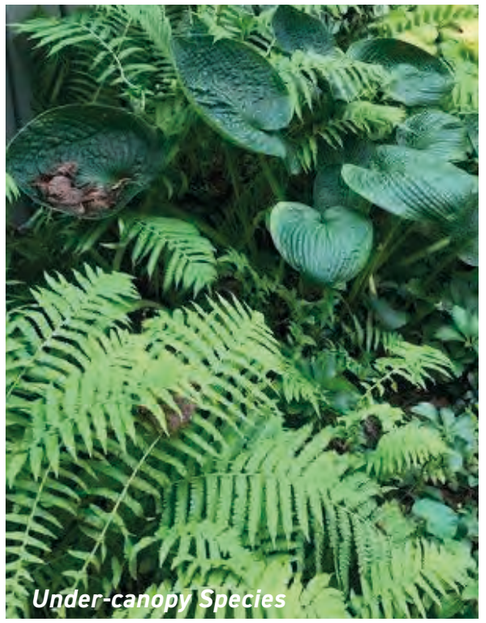
Contextual Design: Plant and tree selections will be made with careful consideration of the local environment, reflecting species native to the area and responding to the surrounding environmental conditions such as microclimate and sun exposure.

Safety: Planting design will carefully consider visibility and safety, maintaining clear sightlines and supporting natural surveillance within the space, ensuring a comfortable and attractive pedestrian environment is created.

Low Maintenance: The selected plant and tree species will be durable and require minimal maintenance, with inclusion of drought tolerant species to minimise watering requirements.

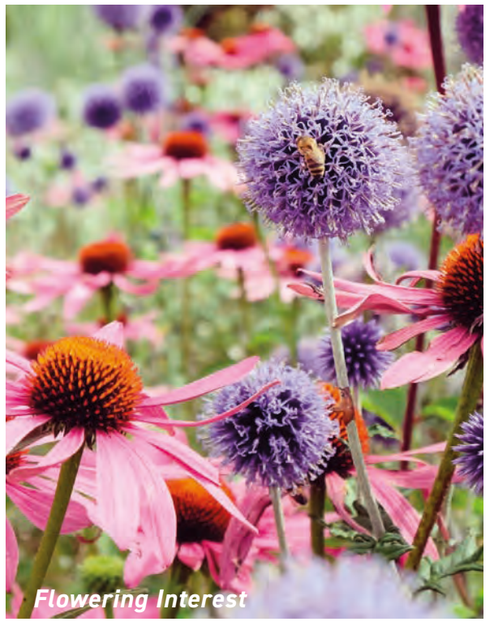
Biodiversity: Enhancing biodiversity and environmental resilience by incorporating indigenous species, along with a mix of mature and early-mature plants, will ensure sustainable planting for the future.

Seasonality: Seasonal changes will be highlighted through the planting, with plant and tree selections that provide year-round interest.

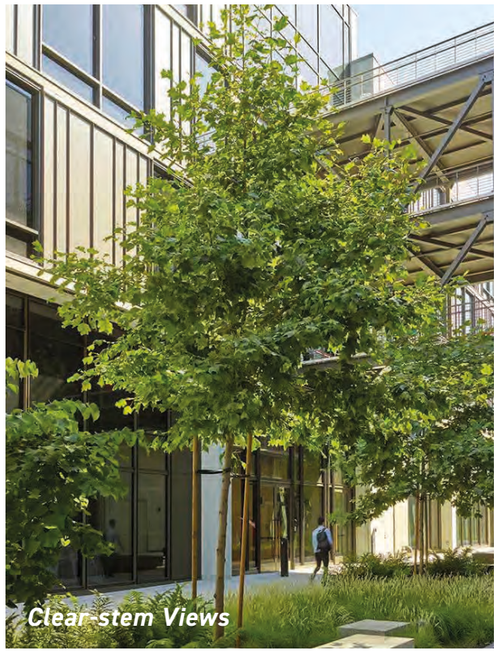

Under-canopy Species


Verdant Foliage


Seasonal Change


Flowering Interest


Condensed Planting Density


Clear-stem Views


Soft Edges

STRATEGIES - SOFT LANDSCAPING

Planting Character Areas



Forest Gardens

Planting inspired by the local RISC roof garden in Reading

Opportunity to support wayfinding within the wider site context



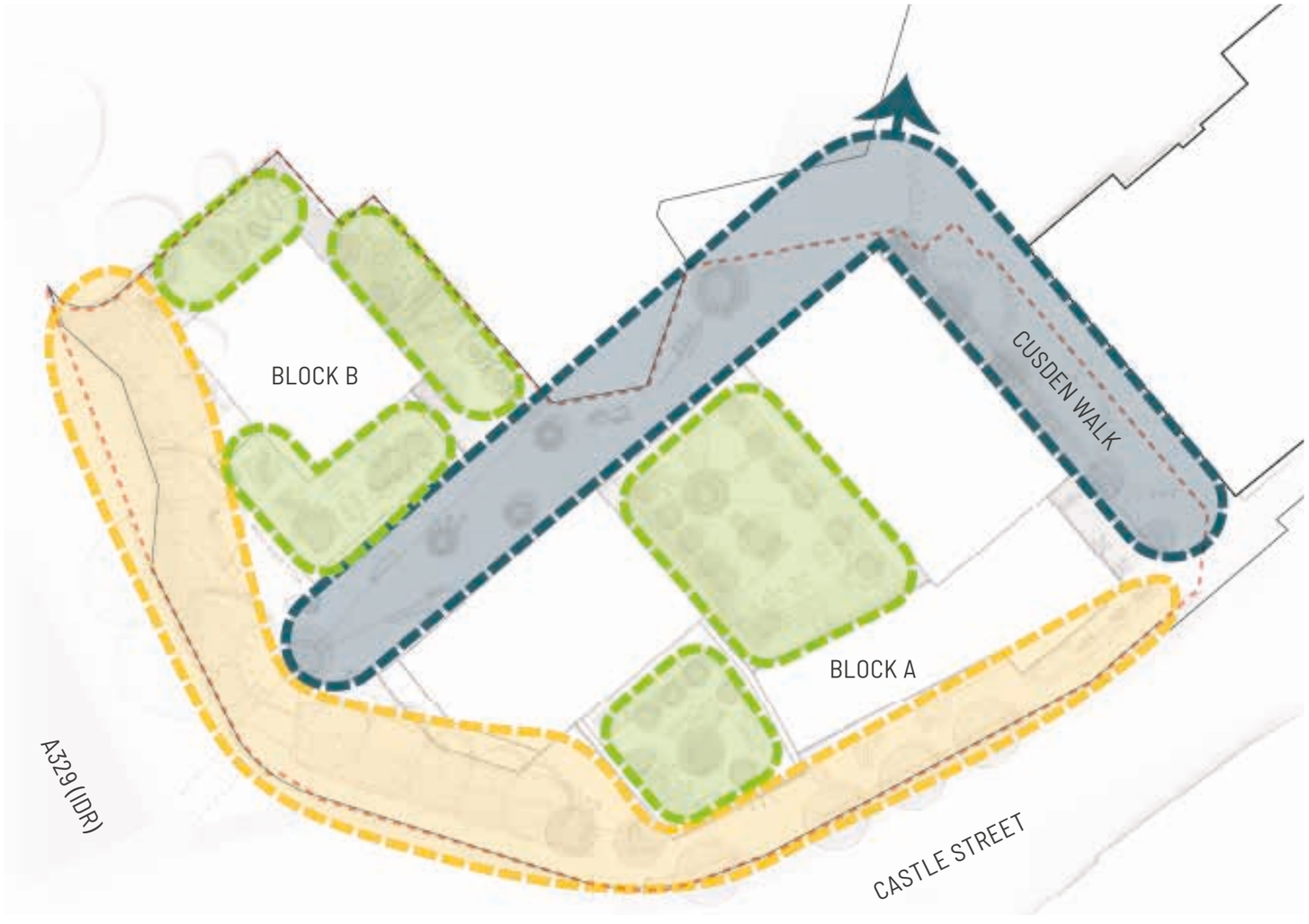
Residential Gardens

Intimate, inviting spaces with a mix of ornamental and functional planting, offering amenity and privacy



Ecological Gardens

Diverse landscape buffers to improve biodiversity and add vibrancy to the public realm



STRATEGIES - SOFT LANDSCAPING

Existing Tree Strategy

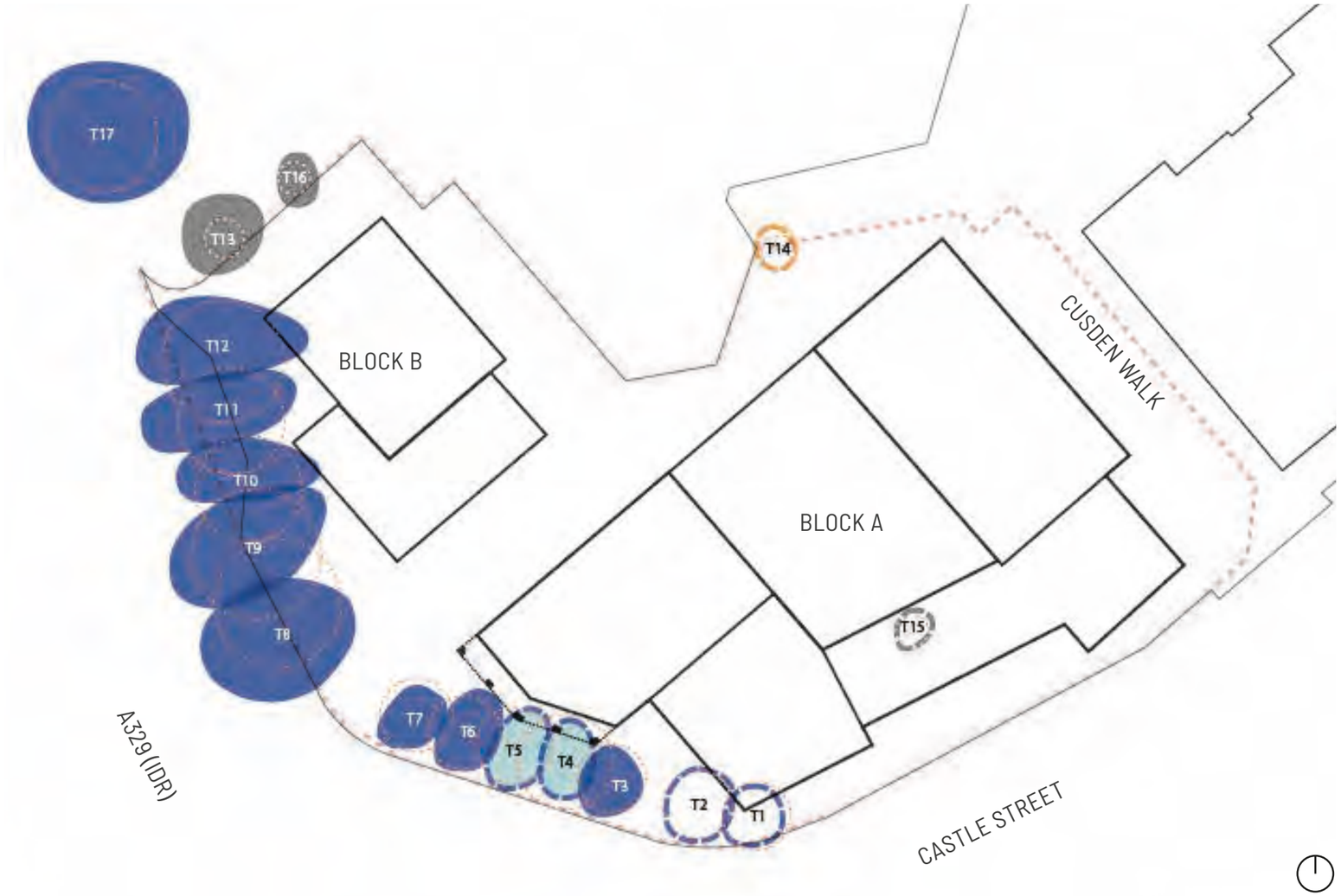
All existing trees within the site boundary, and adjacent, are categorised as Category B, C, or U specimens. The adjacent diagram identifies those to be retained/removed.

The retained trees along the south west boundary comprise of two species (London Plane, and Red-twigged Lime) and are of a similar age. This uniformity presents a risk of concurrent decline, potentially impacting the site's character and the longevity of its canopy. To address this, retained trees will be subject to a programme of pollarding to manage their scale, improve long-term health, and allow for the introduction of new planting beneath. This approach supports a strategy of successional planting, gradually diversifying the tree stock and establishing a more resilient canopy over time.

For additonal details, refer to the Arborcultural Survey Impact Assessment & Method Statement Report prepared by Marcus Foster

Legend

- Site Boundary
- Existing Category B tree
- Existing Category C tree
- Existing Category B tree - to be retained or replaced if damaged during construction
- Existing Category B tree to be removed
- Existing Category C tree to be removed
- Existing Category U tree to be removed
- TXX — Tree Code
- Root Protection Area





T3, T4, T5, T6 & T7- Category B



T8, T9, T10, T11 & T12 - Category B

STRATEGIES - SOFT LANDSCAPING

Proposed Tree Strategy

The landscape and public realm strategy prioritises a significant increase in tree planting across the site to strengthen the green character, improve environmental performance, and enhance the pedestrian experience. Additionally, successional tree planting is considered to ensure the longevity of the site character is maintained. The accompanying diagram illustrates the relationship between existing retained trees and proposed new planting.



Legend

- 10 x Retained Trees
- 55 x Proposed Trees
- 4 x Proposed Street Trees (subject to local authority approval and confirmation of underground services)
- 8 x Proposed Successional Trees (to be installed as whips)

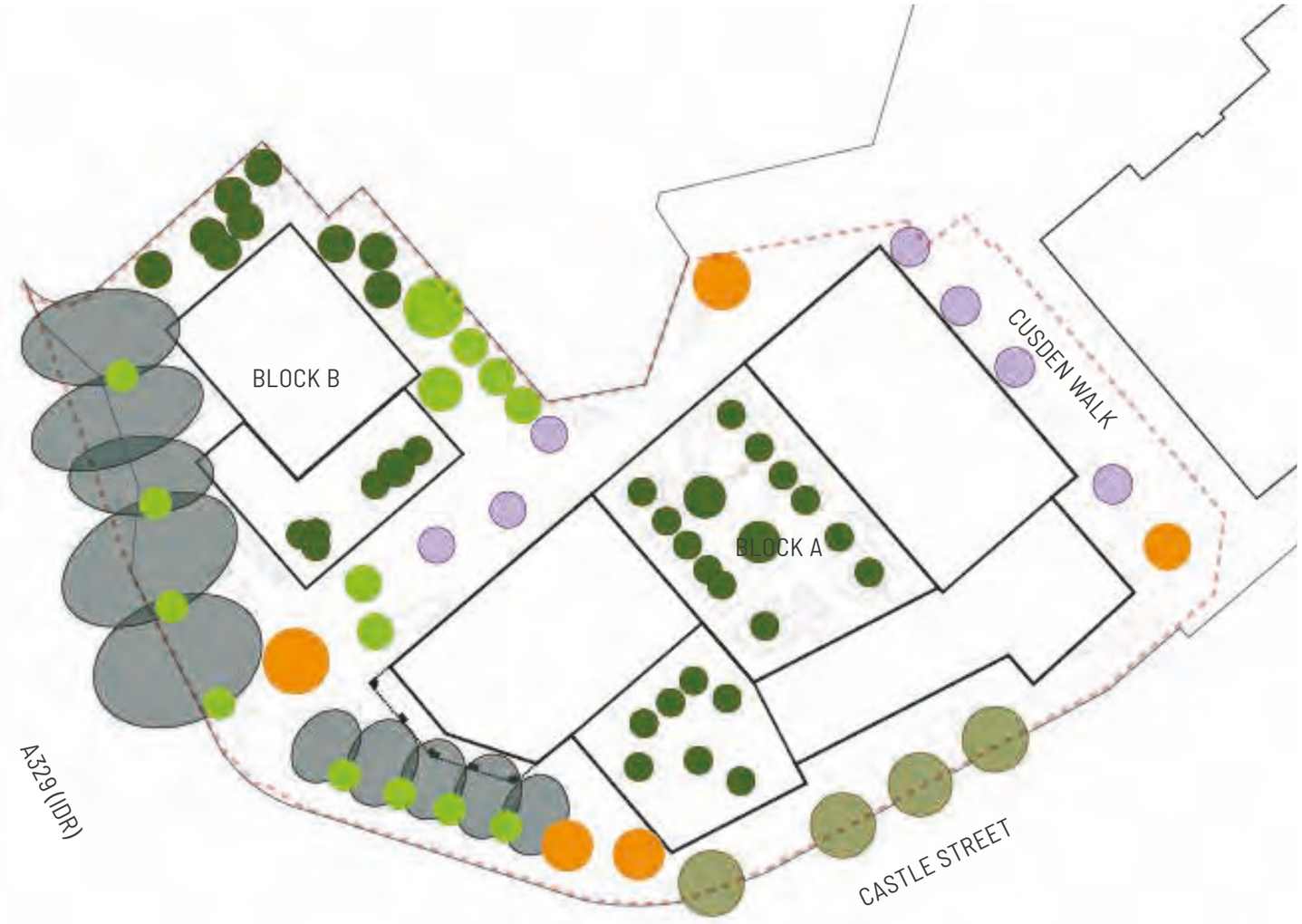
STRATEGIES - SOFT LANDSCAPING

Tree Typology

The trees proposed within the site will vary in typology, to offer a variety of functions within the soft landscape strategy. Wayfinding trees will create focal marker points within the streetscape, with notable forms and vibrant seasonal interest to guide pedestrians through the space.

Street trees will line the pedestrian routes around the site, allowing key views to remain open across the space and out to the surroundings.

Amenity trees will feature through the public open spaces to add variety to the planting proposals and provide ecological benefits within the urban development. Garden trees will include smaller ornamental species, bringing seasonal variation and attractive colours into the communal residential landscapes. These species can be attractive for birds and butterflies, adding to the garden character of the planting.



Legend

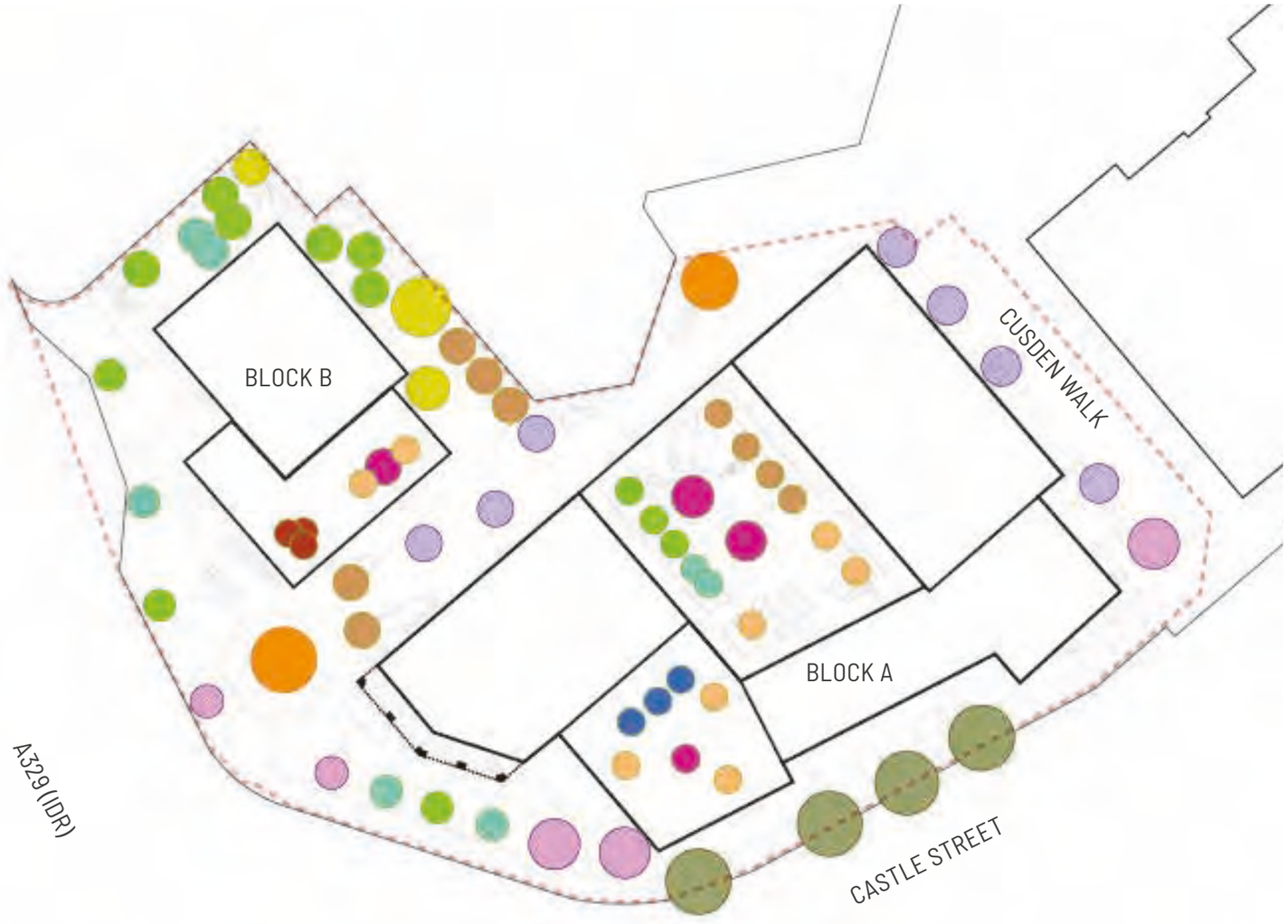
- Retained Trees
- Street Trees (subject to local authority approval and confirmation of underground services)
- Primary wayfinding trees
- Secondary wayfinding trees
- Amenity trees
- Garden trees

STRATEGIES - SOFT LANDSCAPING

Proposed Tree Palette

Legend

- Quercus robur 'Fastigiata'
- Amelanchier canadensis
- Prunus avium 'Plena'
- Magnolia x soulangeana
- Sorbus aucuparia
- Prunus 'Hillieri Spire'
- Cornus kousa
- Amelanchier lamarckii
- Prunus serrula
- Betula nigra
- Acer palmatum
- Sorbus aucuparia 'Fastigiata'



STRATEGIES - SOFT LANDSCAPING

Tree Palette

Tree species are selected for their individual properties.

The Magnolia marker tree is distinctive with large cup-shaped flowers blooming in the spring.

Fastigiate Quercus street trees allow clear sightlines and views, while forming a rhythmic addition to the hard landscape.

Amneity trees of Amelanchier and Prunus provide interest with delicate petals and attactive seasonal colour.

Garden trees are suited to their environment, bringing ornamnetal flowers, bark colour and texture, or interest within their structural forms.

Marker Tree



Magnolia x soulangeana

Street Trees



Quercus robur 'Fastigiata'

Amenity Trees



Amelanchier canadensis



Prunus avium 'Plena'

Garden Trees



Sorbus aucuparia



Prunus 'Hillieri Spire'



Cornus kousa



Amelanchier lamarckii



Prunus serrula



Betula nigra



Acer palmatum



Sorbus aucuparia 'Fastigiata'

STRATEGIES - SOFT LANDSCAPING

Planting Typologies

Based upon the soft landscape character areas of the sheme, the planting typologies are suited to the differing design intentions and conditions of the landscape.

The ecological mix is suited to the shady conditions beneath the existing trees, introducing a diverse under-canopy with foliage, flowers, and texture.

The residential garden spaces are softened with one of two planting mixes, suited to either the more shady and sheltered courtyard environment or more sunny and exposed upper level gardens.

The forest character area planting brings diversity and interest to the public realm central access route, with species reflecting the local RISC garden to enrich the open space and create a memorable arrival to the town centre.



Legend

- Ecological Shade Mix
- Garden Planting - Sun Mix
- Garden Planting - Shade Mix
- Forest Planting Mix
- Castle Street Mix
- Biodiverse Green Roof
- Native Hedge Row
- Climbers

STRATEGIES - SOFT LANDSCAPING

Planting Palette

Shade tolerant species are selected to form an under-canopy soft landscape beneath existing trees.

Inspired by a woodland floor, the chosen species offer varied texture, evergreen foliage, and flowering species for ecological diversity and wildlife interest.

Ecological Shade Mix

shaded urban conditions, woodland floor character, ecological focus, complements existing trees



Sarcococca confusa



Hydrangea macrophylla



Viburnum opulus ‘Compactum’



Farfugium japonica var. giganteum



Geranium macrorrhizum ‘Spessart’



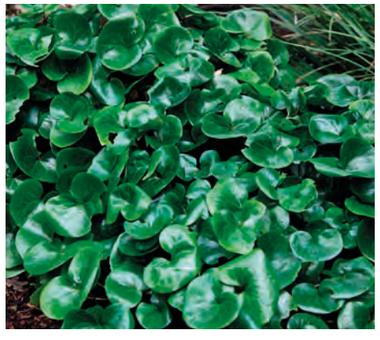
Vinca minor



Luzula sylvatica



Polystichum setiferum



Asarum europaeum



Hyacinthoides non-scripta



Anemone nemorosa



Stipa arundinacea

STRATEGIES - SOFT LANDSCAPING

Planting Palette

Colour and sensory interest are offered by the chosen species in the sgarden planting sun mix.

Suitable for the sunnier conditions of the site, these species enrich the residential garden areas with movement and a united colour palette, allowing residents to enjoy the immersive outdoor spaces of the development.

Garden Planting - Sun Mix

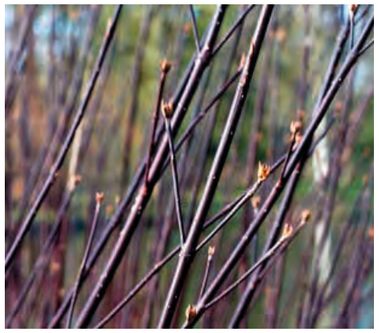
sunny residential garden spaces, ornamental species, intimate and private amenity



Lavandula angustifolia 'Hidcote'



Myrtus communis subsp. tarentina



Cornus alba 'Kesselringii'



Thymus serpyllum



Geranium 'Rozanne'



Alchemilla mollis



Heuchera villosa 'Palace Purple'



Calamagrostis × acutiflora 'Karl Foerster'



Festuca glauca



Allium giganteum



Anemone x hybrida 'Honorine Jobert'



Salvia nemorosa 'Caradonna'

STRATEGIES - SOFT LANDSCAPING

Planting Palette

Well-suited to the shadier courtard garden spaces of the residential buildings, this garden planting palette provides greenery and sensory interest through large foliage and delicate flowers.

A calming colour palette transforms the garden space into a relaxing and intimate outdoor area for all residents to enjoy.

Garden Planting - Shade Mix

shady residential garden spaces, ornamental species, intimate and private amenity



Sarcococca confusa



Skimmia japonica ‘Rubella’



Farfugium japonica var. giganteum



Bergenia cordifolia



Helleborus niger



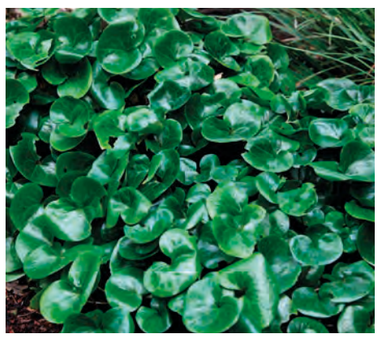
Tiarella cordifolia



Polygonatum x hybridum



Polystichum setiferum



Asarum europaeum



Ajuga reptans



Carex oshimensis ‘Evergold’



Hosta sieboldiana var. elegans

STRATEGIES - SOFT LANDSCAPING

Planting Palette

The dynamic species selection of the forest planting takes inspiration from local RISC rooftop forest garden, and subsequently connecting the public realm to the wider context of Reading.

Lining a key route into the town center, these varied species offer sensory interest with inviting scent and edible plants, and create a memorable landscape with colour, greenery, and notable flowering forms.

Forest Planting Mix

urban open space, inspired by the local RISC roof garden, sensory flowers and foliage to soften landscape



Fragaria vesca



Galium odoratum



Myrrhis odorata



Polygonatum x hybridum



Pulmonaria officinalis



Viburnum opulus 'Compactum'



Viola odorata



Mespilus germanica



Cyclamen hederifolium



Echinacea purpurea



Ugni molinae



Salvia officinalis 'Purpurascens'

STRATEGIES - SOFT LANDSCAPING

Planting Palette

A cohesive, low-maintenance planting scheme with a mix of texture, seasonal colour, and biodiversity benefits, while ensuring clear visibility and strong visual connections across Castle Street

Castle Street Mix

low-growing, sun-tolerant, hardy species that maintain clear sightlines



Achillea millefolium



Deschampsia cespitosa ‘Bronze Veil’



Erigeron karvinskianus



Festuca glauca



Geranium ‘Rozanne’



Heuchera ‘Chocolate Ruffles’



Lavandula angustifolia



Nepeta × faassenii



Salvia nemorosa ‘Schwellenburg’



Sesleria autumnalis



Stachys byzantina



Thymus serpyllum

STRATEGIES - SOFT LANDSCAPING

Planting Palette

Biodiverse Greenroof



Planting specification to ecologist's details

Native Hedgerow



Acer campestre



Carpinus betulus



Corylus avellana



Crataegus monogyna



Ligustrum vulgare

Climbers



Lonicera henryi



Trachelospermum jasminoides

06 ARCHITECTURE

Architecture

LEARNING FROM READING TOWN CENTRE

The architectural approach draws on the rich and varied character of Reading town centre, where historic fabric, contemporary interventions, and layered urban conditions coexist. The proposal takes cues from this context, embracing a mix of materials, forms, and architectural expressions that reflect the town's evolving identity. Through considered composition and detailing, the design seeks to balance continuity and contrast, creating a development that is both rooted in its context and responsive to its contemporary setting.



Mix

"The architectural details and materials should [...] respect the form and quality of the detailing and materials in areas local to the development site."

(5.3.4.d Reading Local Plan, Design in Central Reading)



Juxtaposition

"It is the juxtaposition with the high-density, often modern, context in which these areas are found that marks them out and makes them most worthy of retention"

(5.3.33 Reading Local Plan, Terraced housing in Central Reading)



Heritage

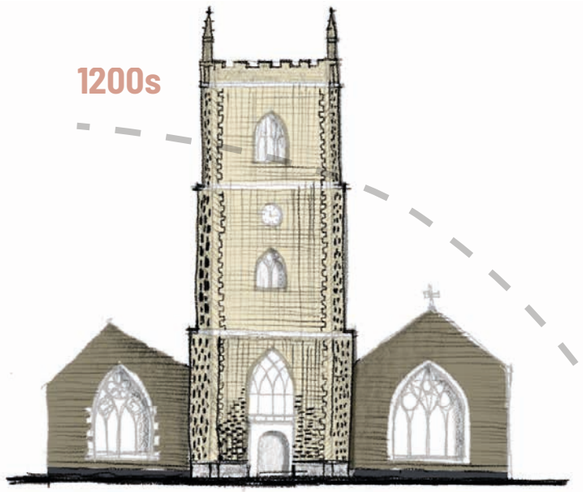
"Reading's unique heritage will be at the heart of the town's identity and will be highly visible, valued and accessible by those who live in, work in or visit the town."

(4.2.2 Reading Local Plan, Heritage)

~1400s | 15-1800s | 1900s | 2000s | 2020~

Historic | Mid 20th c. | Contemporary | Emerging

1200s



St Mary's Church

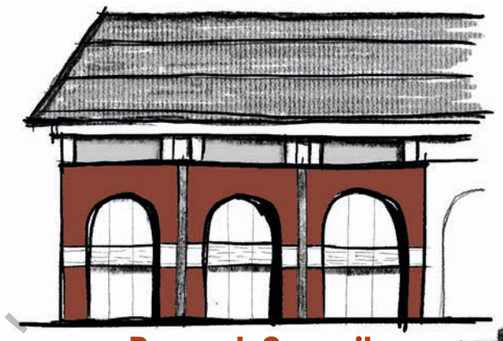


St Mary's Butts

15-1800s

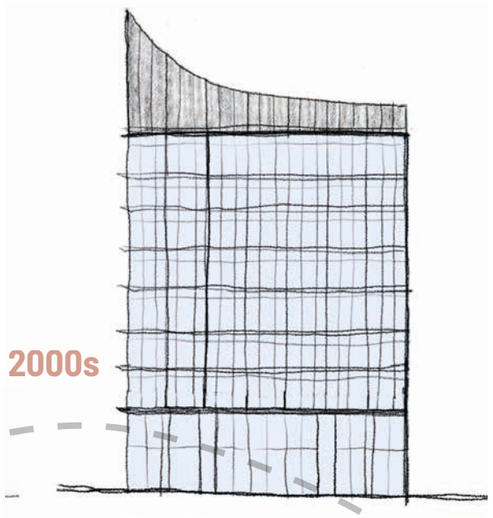


Castle Street



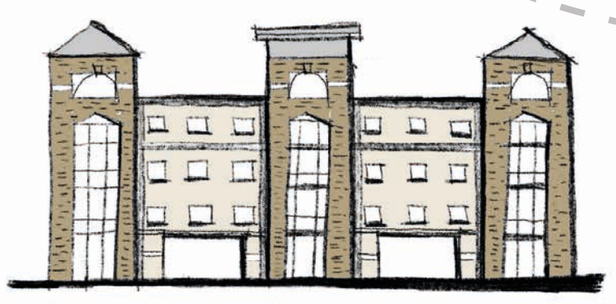
Borough Council

2000s

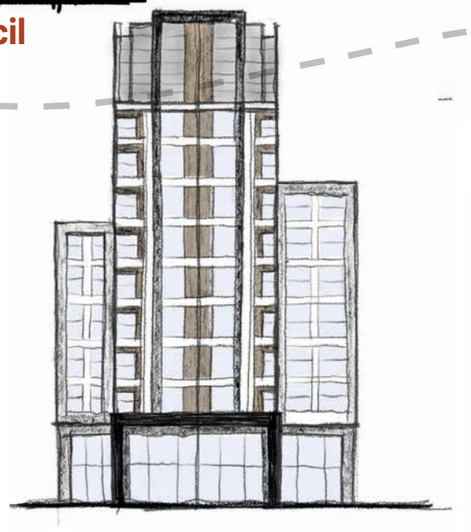


The Blade

1900s



Celador Riverside House



Verto

2020~



Huntley Wharf

Architecture

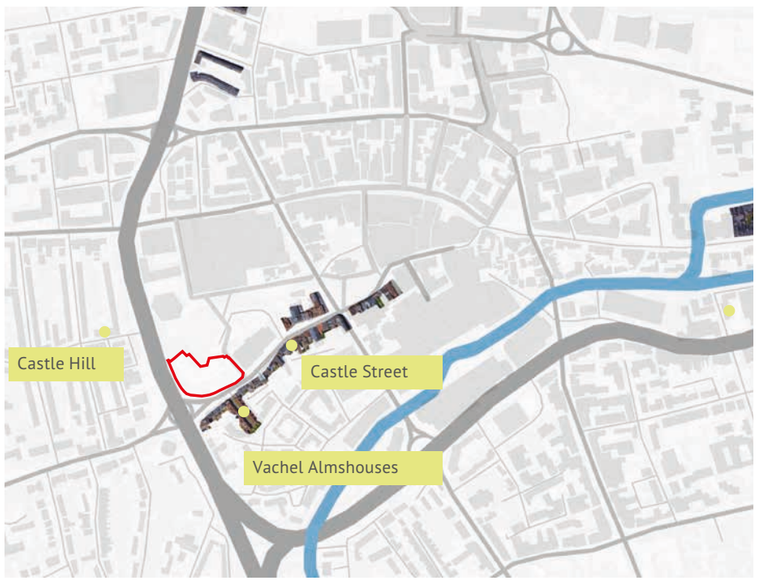
READING'S HISTORIC ARCHITECTURE

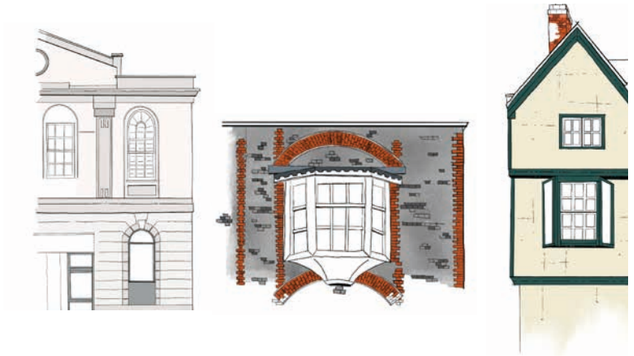


Castle Street is a residential conservation area adjacent to the site, which Reading Local Plan identifies to be treated with care. (5.4.16) It highlights design opportunity of this historic asset and seeks improvement that better relates to the conservation area.

Key Themes

2 to 3-storey low-rise and small footprint
Small entities to form a single collective body
Varied plot widths
Two main structural systems (timber, masonry)
Varied roofscape
Myriad of window types and perforation sizes





Plot-based style variations



Red brick and stone



Special corner feature



White and beige Regency style

15-1800s

Castle Street



Vachel Almshouses



Castle Hill



Architecture

TAKING NOTES FROM CASTLE STREET

The architectural approach draws directly from the character of Castle Street, where a consistent rhythm of narrow plot widths creates a fine-grain and legible frontage. This pattern is complemented by a rich palette of materials, including brick, stone, and render, alongside a variety of window proportions and detailing that contribute to the street's distinct identity.

Plot Widths

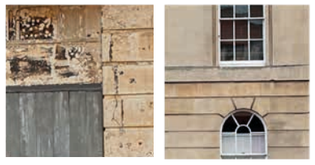


Materiality



Painted Brick

Grey Roof Tiles



Stone

Painted Stone

Clay



Painted Render

Buff Brick

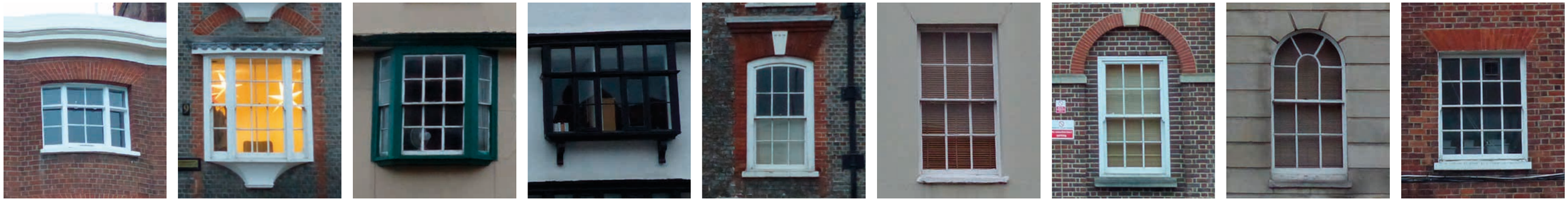


Grey Brick



Red Brick

Windows

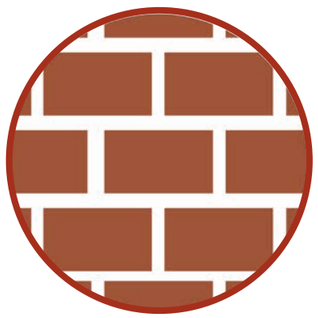


Architecture

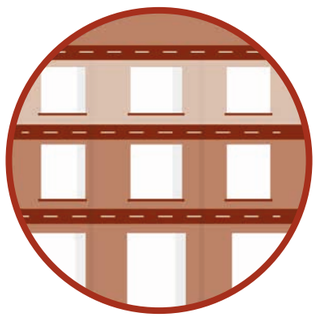
OUR DESIGN APPROACH



A Cohesive Family of Buildings



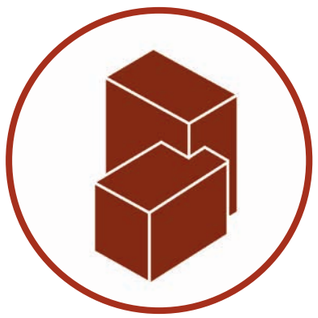
Robust Materials
Designed for longevity.



Horizontal Hierarchy
A clear base, middle and top responding to existing architecture



Avoidance of Full Height Windows
Orientation specific glazing ratios to limit overheating risk.



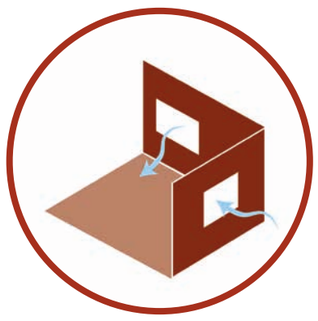
Limited Steps in Buildings
Improve form factor.



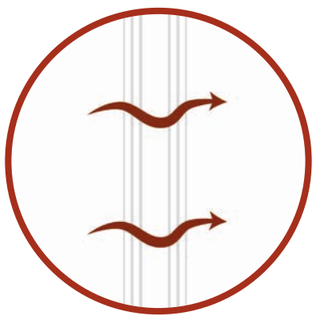
Stacked Dwellings
Reduce MEP diversions, reduce embodied carbon, simplify build and reduce maintenance.



Balconies & Window Reveals Provide Passive Shading
Provide shading which helps reduce overheating on southern orientations.



Dual Aspect Homes
Preference for larger dwellings as dual aspect to facilitate enhanced passive ventilation.



Enhanced Fabric U-Values
As part of a fabric first approach.

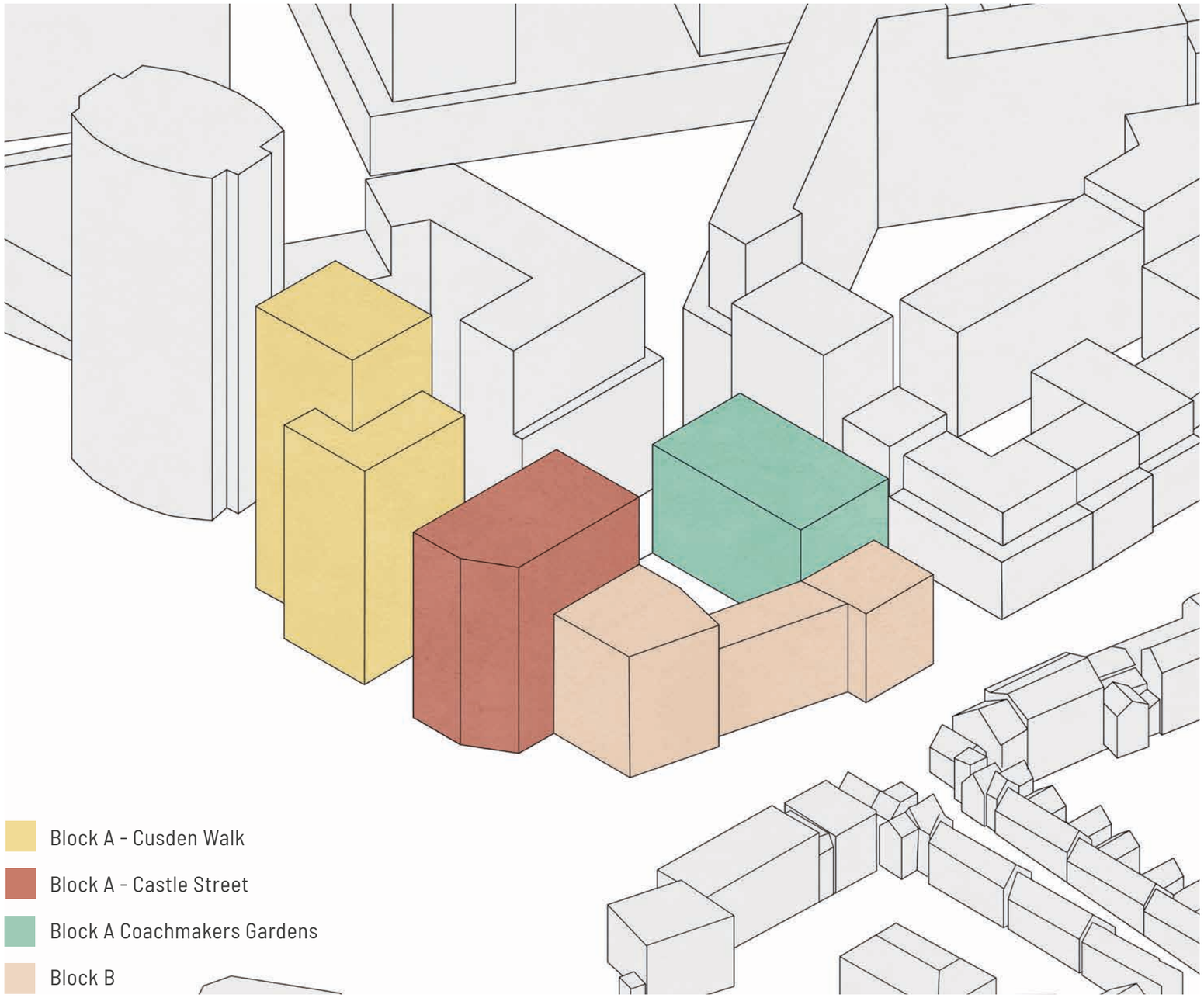


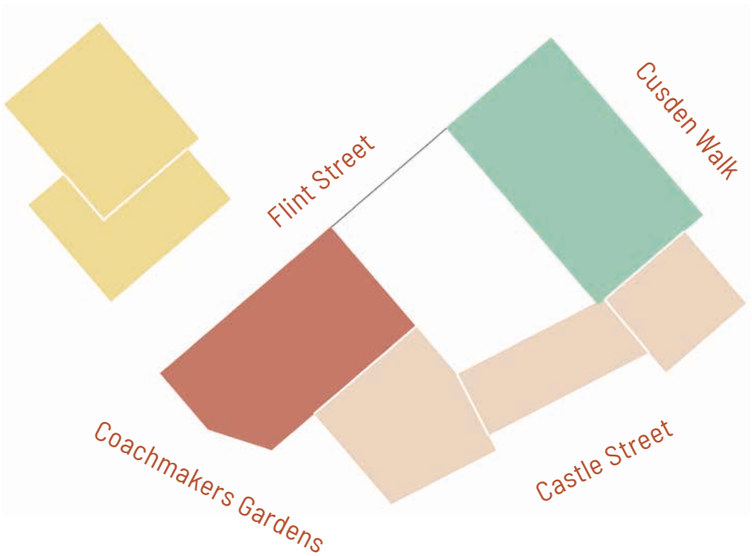
Flat Roofs
For rooftop amenity and PV provision.

Architecture

A FAMILY OF BUILDINGS

The proposal is conceived as a family of buildings, each responding to its specific frontage and surrounding context while forming a coherent overall composition. Variations in height, form, and articulation reflect the different urban conditions across the site, from the more prominent edges to the finer grain of adjacent streets. This approach creates a balanced and legible townscape, where each building has its own identity while contributing to a unified architectural language.





Aerial drawing showing outlining typologies

Architecture

READING'S CATALOGUE OF SHOPFRONTS

Reading's town centre is characterised by a rich and varied catalogue of shopfronts, where different periods, materials, and scales sit alongside one another to create a lively and distinctive street scene. From traditional painted timber fronts to more contemporary glazed interventions, this diversity contributes to the character and vibrancy of the high street. The proposal draws from this layered context, interpreting the rhythm, proportions, and material expression of local shopfronts to create active and engaging ground floor frontages.























Various shopfronts in Reading

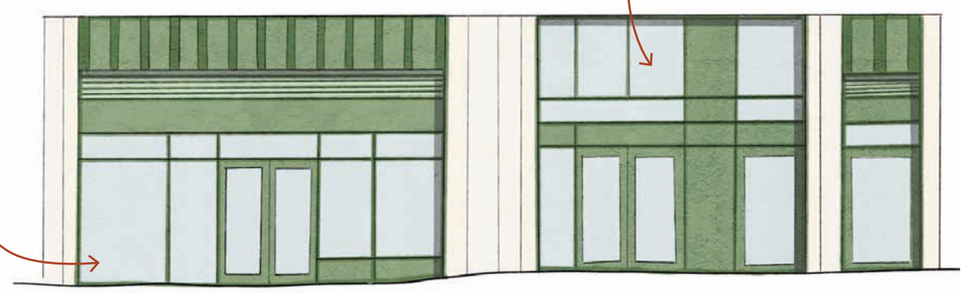
Architecture

SHOPFRONT STRATEGY

The shopfront strategy interprets the rhythm and detailing of Castle Street, combining traditional proportions with contemporary elements to create a cohesive and active ground floor frontage.

Curtain Walling for the lobbies break the architectural styles creating a clear distinction between uses.

Contemporary and traditional combination of glazing coming to ground with half including stallrisers.

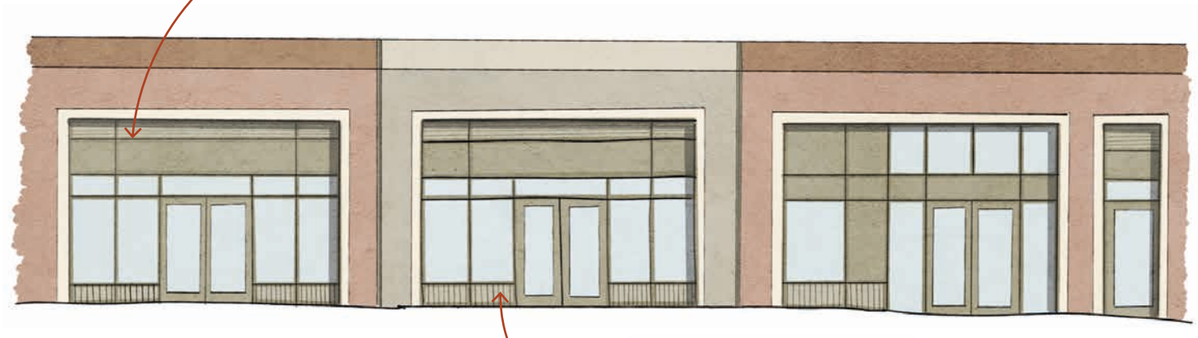




A contempory take on Castle Street's column features which vertically split the glazed punched openings.

Plinths at the base of each column creating a clear threshold between the vertical sawtooth brick detail and ground.

Horizontal transom forming a slimmer proportion to the top of the curtain walling.



Stallrisers at the base of each curtain wall referencing the various styles of shopfronts along the High Street.

Arched glazed opening to mark a key corner intersection Flint Street and Cusden Walk.

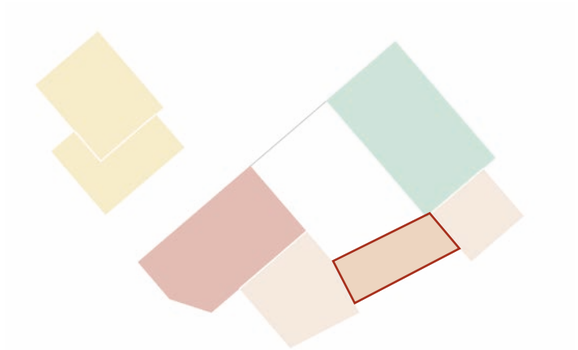
Fluted panels creating an additional element to the fascia panel which sits below.



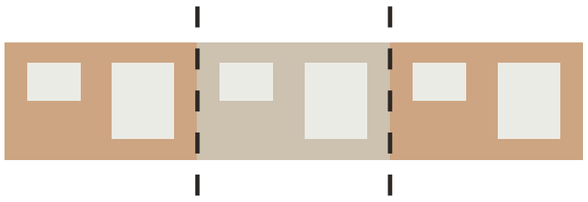
Curtain walling which comes to ground linking to some of the contemporary shopfronts along Castle Street.

Architecture

BLOCK A
CASTLE STREET



The Castle Street typology reflects the regular plot rhythm of adjacent frontages, using variations in brick tone and shadow gaps to create a finer grain. Contrasting brick detailing and framed ground floor openings respond to elements found in the surrounding context.



Finer grain and plot widths with repeating proportions observed along Castle Street.



Red brick



Grey brick



Brown
Metalwork



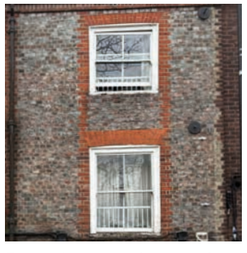
Local Vernacular



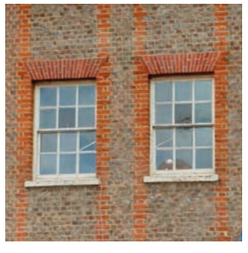
Contrasting brick detailing and tone above window



Horizontal banding creating horizontal proportions

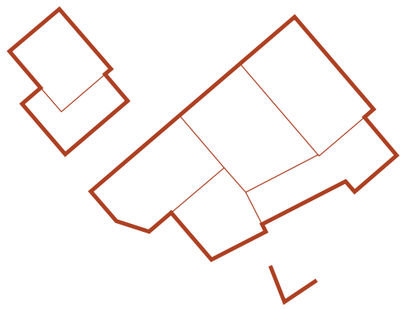


Framed contrasting openings



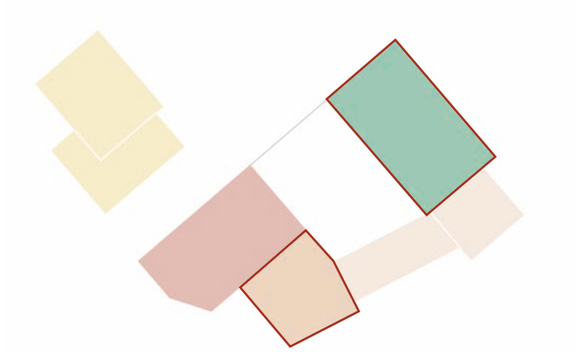
Architecture

BLOCK A
CASTLE STREET

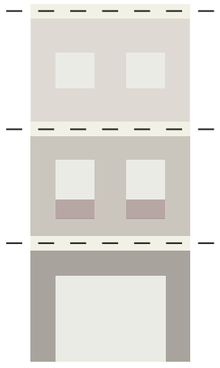


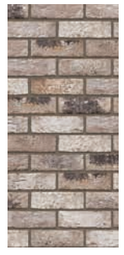
Architecture

BLOCK A
CUSDEN WALK



Horizontal banding defines a clear base, middle, and top, establishing a strong hierarchy across the façade and framing window openings. At ground level, checkerboard brickwork introduces a vibrant texture that reflects the surrounding architectural character. Openings reduce in scale towards the upper levels, responding to the proportions of neighbouring buildings and reinforcing a coherent vertical hierarchy.





Grey brick



Checkerboard brick

Render



Brown Metal



Indicative Bay Study

Local Vernacular

Top



Banding and smaller windows to define top floor



Banding details

Middle



Grey brick with vertical detailing



Vertical grouping of windows

Base



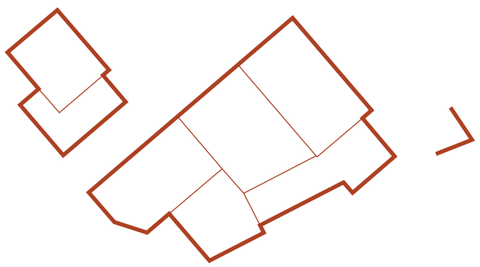
Checkerboard brickwork detailing



Detailing along the ground floor

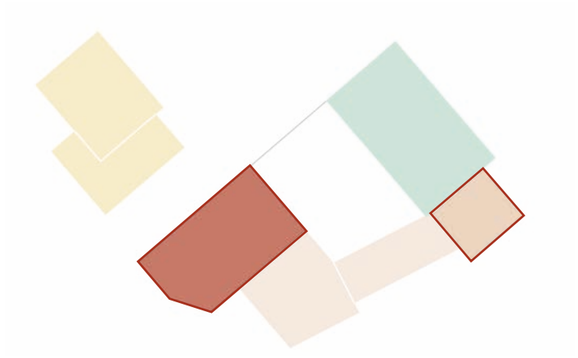
Architecture

BLOCK A
CUSDEN WALK

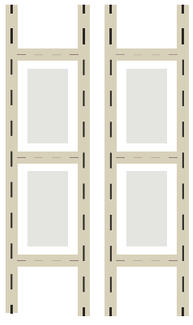


Architecture

BLOCK A
COACHMAKERS GARDENS



The Block A typology along Coachmakers Gardens forms a transition towards the Block B typology, adopting a vertical grouping approach complemented by horizontal detailing. At ground level, a colonnade is introduced with inset green fluted panels, creating a vibrant and inviting frontage that marks a clear gateway into the site.





Local Vernacular

Top



Vertical and soldier brick detailing to group windows



Detailing at the top



Middle



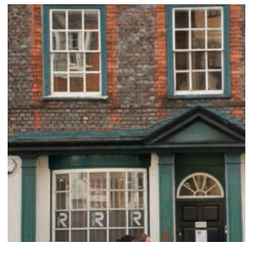
Buff tones and horizontal banding to break up facade



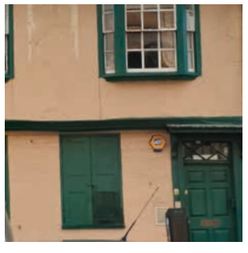


Vertical and soldier brick detailing to group windows

Base



Green shopfront and windows





White contrasting base

White brick



Buff brick



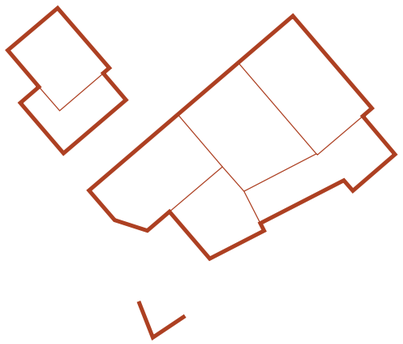
Light Brown Metal



Green Metal

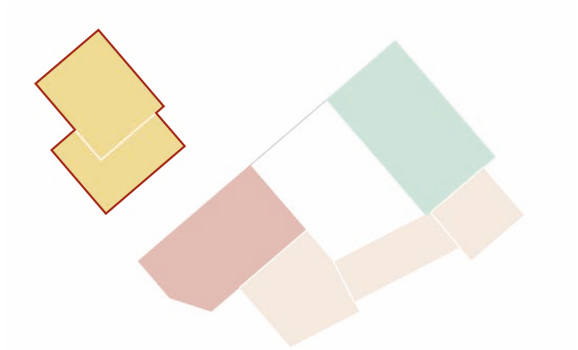
Architecture

BLOCK A COACHMAKERS GARDENS

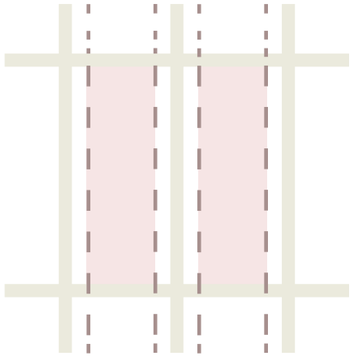


Architecture

BLOCK B
COACHMAKERS GARDENS



Block B introduces a contemporary architectural language, referencing surrounding buildings through a strong vertical frame and distinctive crown. A contrasting two-storey green base with sawtooth brick columns adds depth and character at ground level.



Vertically grouped windows set within a frame.



Green Base



Buff Brick



Brown
Metalwork



Taller Element



Lower Shoulder

Local Vernacular



Expressed framing

Top



Vertical grouping

Middle

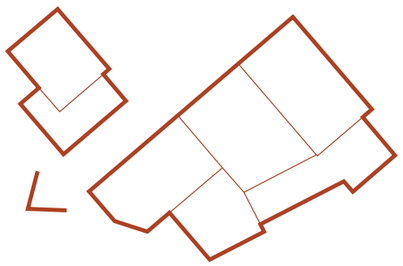


Material changel along the ground floor

Base

Architecture

BLOCK B COACHMAKERS GARDENS



07 ACCESS

Access

INCLUSIVE ENVIRONMENTS

The Design and Access Statement details how inclusive design principles shape the development, prioritising older and disabled users, adherence to best practice, and robust long-term management. The scheme is designed to create a safe, accessible, and welcoming environment where all users can move independently without barriers, separation, or special treatment.

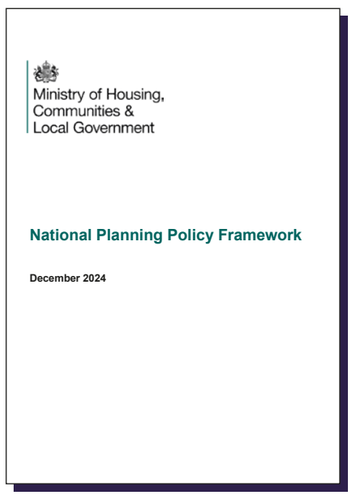
The principles adopted in the proposed scheme will ensure that the built environment is safe, accessible and welcoming to all. All new developments should be convenient to use and welcoming with no disabling barriers. Everyone should be able to move around the development independently, without undue effort, separation or special treatment. The proposed development therefore is designed to be:

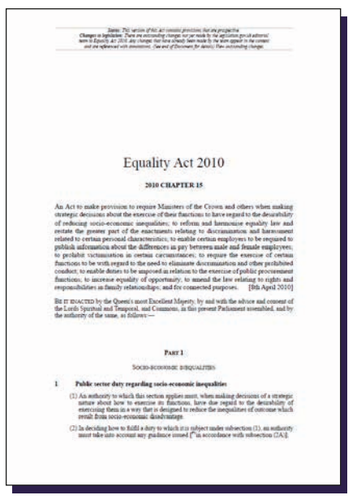
- Welcoming and barrier-free
- Inclusive and easy to use for all
- Legible, supporting clear movement and wayfinding
- Adaptable to respond to changing needs over time
- Flexible to accommodate different users and uses

Accessibility at Flint Street serves a broad user group, including wheelchair users and individuals with varied mobility or accessibility requirements. The proposals seek to integrate inclusive access standards from inception, embedding them in core design rather than treating them as afterthoughts.

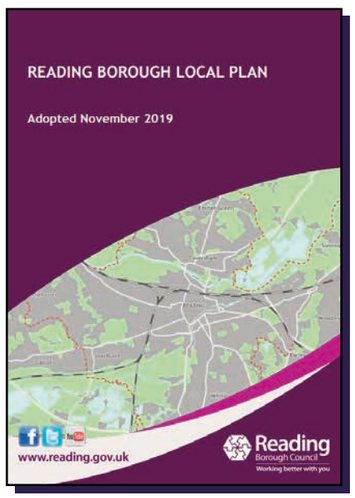
The development is informed by national, regional, and local policy and guidance, including:

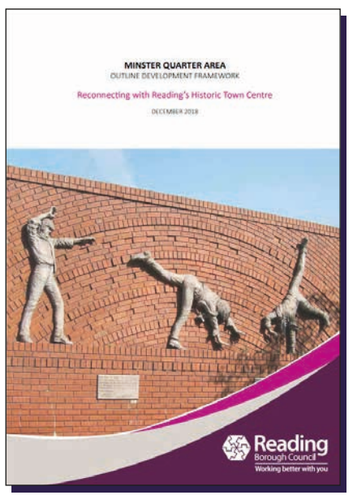
- National Planning Policy Framework (Revised Dec 2024)
- The Equality Act 2010
- The Building Regulations Approved Document Part M (2015 edition, Incorporating 2016 amendments)
- The Reading Borough Local Plan (Adopted November 2019), including: Policy CC6: Accessibility and the Intensity of Development, Policy CC7: Design and the Public Realm, Policy EN7: Local Green Space and Public Open Space, Policy EN10: Access to Open Space, Policy H5: Standards For New Housing, Policy H6: Affordable Housing, Policy H10: Private and Communal Outdoor Space, Policy OU1: New and Existing Community Facilities
- Reading Borough Minster Quarter Development Framework (Part 1) SPD, Policy 2.1: Public Realm Led Development Framework, Policy 2.2: Development Framework Rationale







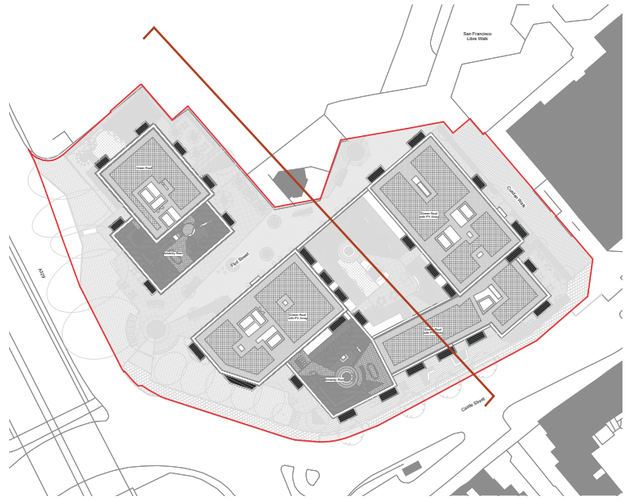


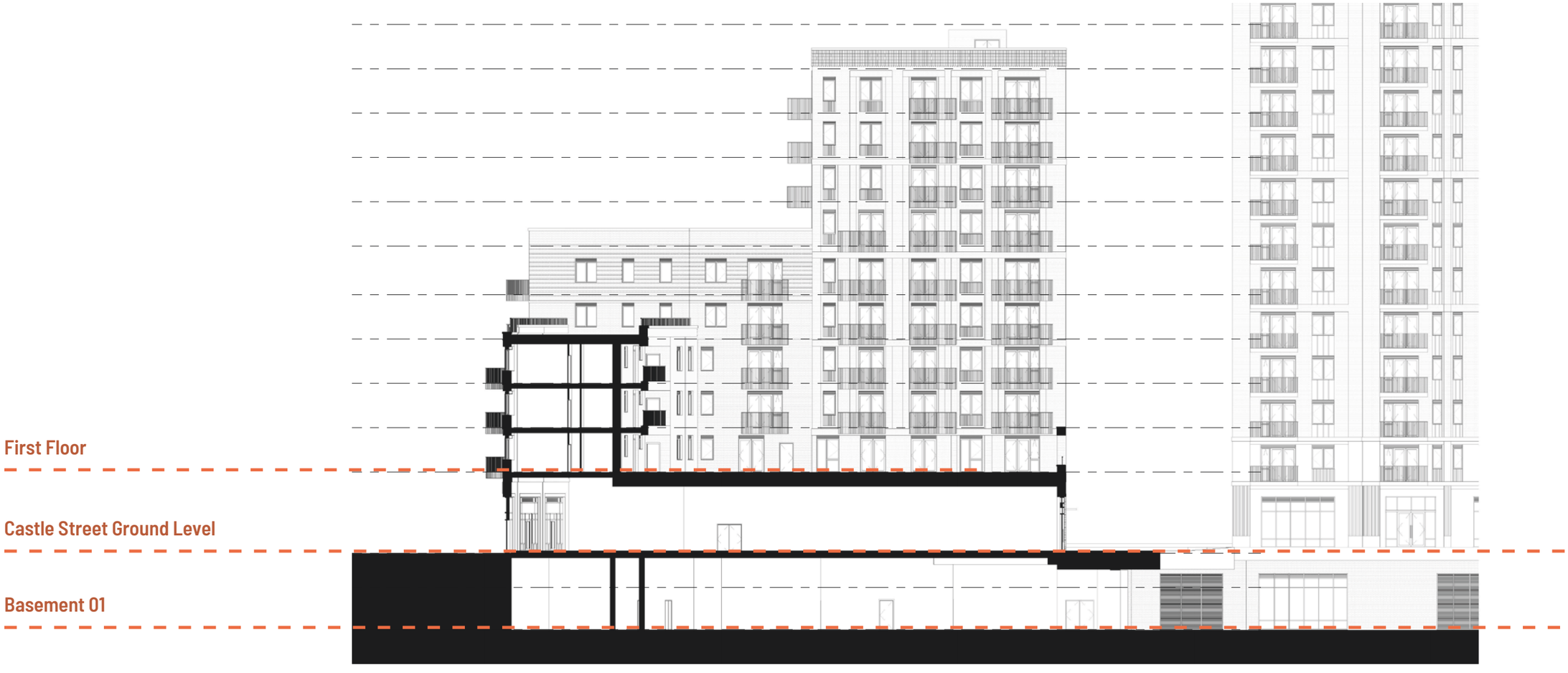


Site Layout

UNDERSTANDING THE PROPOSED LEVELS

The proposed site levels respond to the existing basement, street and pavement levels, and the topography. As outlined in the site chapter, the Basement 01 mezzanine level has been removed to increase floor-to-floor height, allowing servicing and plant to be accommodated below ground. This enables the retention and reuse of the existing access road beneath San Francisco Libre Walk, which will serve the proposed basement-level servicing.





Access

PEDESTRIAN MOVEMENT

The pedestrian strategy creates a clear and legible network of routes, improving connections between Castle Street, Flint Street, and San Francisco Libre Walk. Residential lobbies and cores are positioned along these routes, supporting active frontages and clear access points, and creating a safe and well-connected environment.



Ground Floor Pedestrian Movement Plan

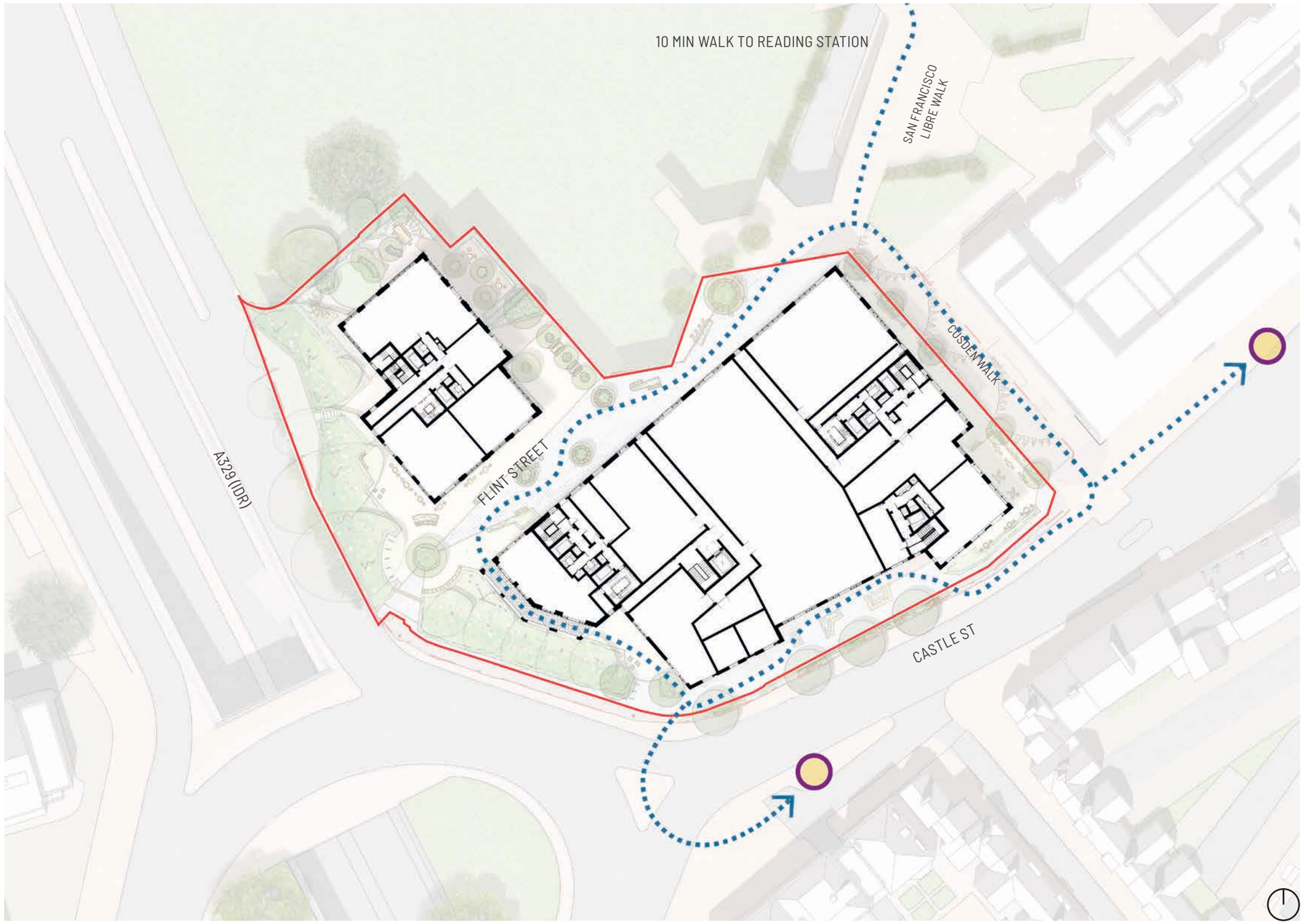
Key

- Pedestrian Route
- Stair and Lift Core
- Residential Lobby

Access

PUBLIC TRANSPORT ACCESSIBILITY

The site benefits from strong public transport connectivity, with nearby bus stops along Castle Street and the A329 providing frequent local services, and Reading Station within a short walk. Clear pedestrian routes connect the site to these key nodes, ensuring legible, convenient access and supporting sustainable travel choices.



Ground Floor Public Transport Accessibilty Plan

Key

Bus Stop

Pedestrian Route

Site Layout

BASEMENT FLOOR PLAN

KEY CHANGES

Basement servicing has been selected as the preferred option due to its positive impact on the ground floor public realm. A service lift connects the basement and ground floor to support the commercial units.

All deliveries for both residential and commercial units are proposed to take place at the basement level. Refuse storage and collection will also be located and managed at this level.

Further coordination is required to ensure structural and service elements do not reduce the clear headroom needed for service vehicles or cause conflicts with vehicle tracking.

Due to reduced parking demand at the basement level, provision is limited to four standard spaces for police use and eight accessible bays.



Sitewide Basement Plan

Access

CYCLE ACCESSIBILITY AND PARKING

The scheme provides convenient cycle parking via secure, well-located cycle stores in the basement, for both residential and non-residential uses. These can be accessed via the internal lifts, or via the secure access into the basement from the north east.



Sitewide Basement Cycle Accessibility and Parking Plan

Key

Residential Cycle Store

Non-Residential Cycle Store

Access

VEHICLE ACCESSIBILITY AND PARKING

Vehicle access to the basement parking spaces is straightforward and easy to navigate.

This design ensures safe vehicle circulation and keeps public areas around the buildings free from traffic, creating a pleasant and secure environment for pedestrians.



Sitewide Basement Vehicle Accessibilty and Parking Plan

Key

- Vehicle Route
- Police Parking
- Accessible Parking

Access

RESIDENTIAL DELIVERY STRATEGY

The delivery strategy is integrated within the basement with a clear route for vehicles to access a dedicated loading and servicing bay. From there, deliveries are distributed to the relevant building parcel rooms. This approach minimises disruption at street level while ensuring safe, practical, and well-managed servicing for residents.



Sitewide Basement Residential Delivery Plan

Key

- Delivery Vehicle Route
- Delivery Route
- Loading/Servicing Bay
- Residential Parcel Room

Access

RETAIL SERVICING STRATEGY

The basement includes a dedicated loading bay for retail servicing.

Goods are efficiently distributed from the non-residential service core to individual retail units via internal service routes at the podium level.



Sitewide Basement Retail Servicing Plan

Key

- Service Vehicle Route
- Service Route
- Loading/Servicing Bay
- Retail Core & Service Lift

Access

RETAIL SERVICING STRATEGY

At ground (podium) level, retail units are serviced via the dedicated service corridors with retail units accessed internally with the two Block B non-residential unit accessed externally via Flint Street.



Sitewide Ground Floor Retail Servicing Plan

Key

- Service Route
- External Trolley Access
- Retail Core & Service Lift
- Retail units

Access

REFUSE STRATEGY

Refuse is managed within the basement, with dedicated stores located close to cores for convenient resident access. A clear vehicle route allows for efficient collection, with refuse moved via defined internal haul routes to minimise disruption.



Basement Sitewide Plan

Sitewide Basement Refuse Plan

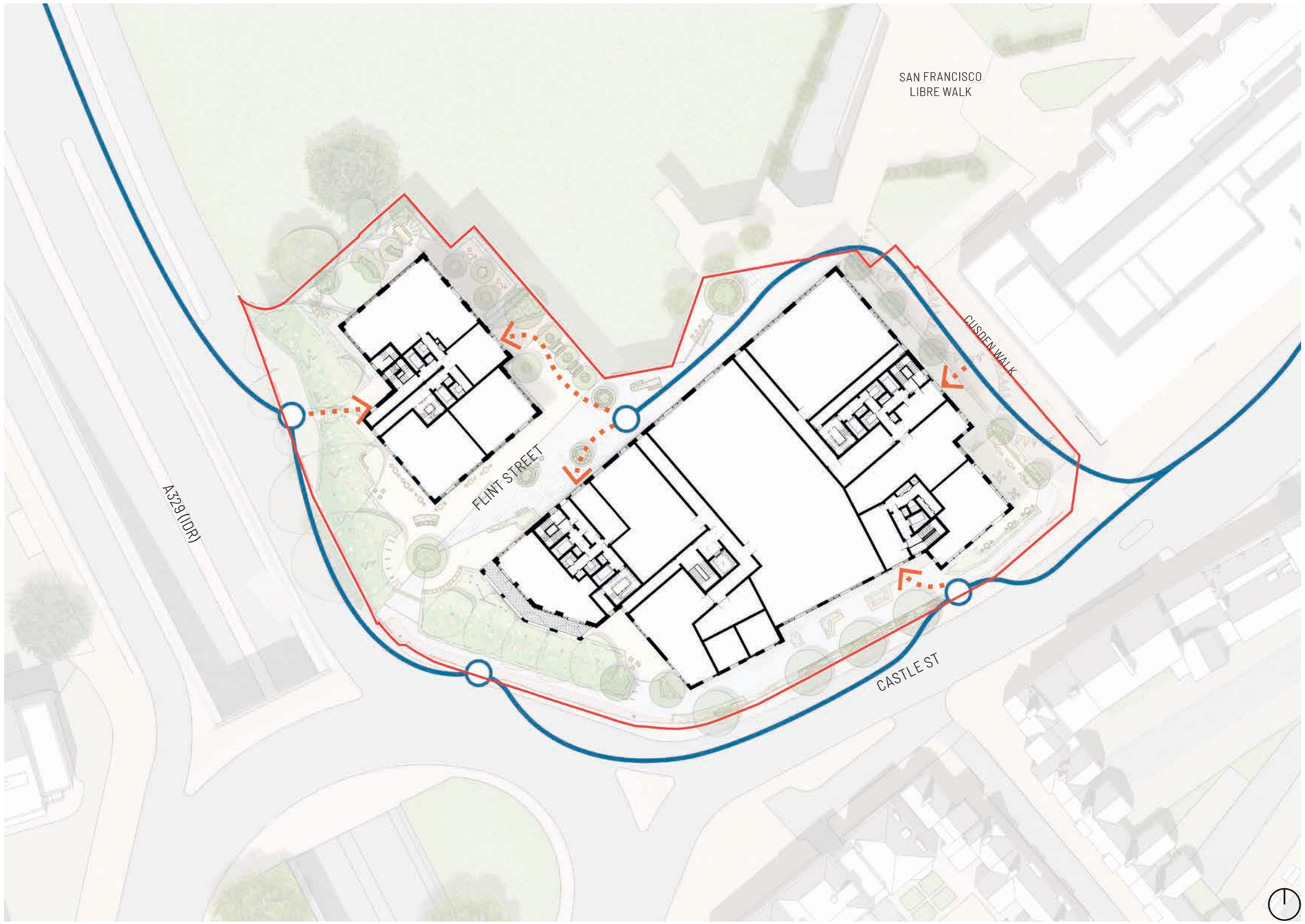
Key

- Refuse Vehicle Route
- Refuse Haul Route
- Residential Refuse Store
- Non-Residential Refuse Store

Access

FIRE STRATEGY

The surrounding landscape accommodates a clear fire tender route from Castle Street, along Cusden Walk and up to Block B on Flint Street, where adequate space is provided for a turning head. An existing bay along the IDR can also be used to access Block B via the servicing core if required.



Ground Floor Sitewide Plan

Sitewide Ground Floor Fire Strategy Plan

Key

Fire Service Route

Fire Vehicle Route

SECURE BY DESIGN

We have been in active dialogue with a Secured by Design officer to ensure our proposals comply with Secured by Design principles. An initial meeting was held on the 1st April 2026 to discuss the design proposals and continued engagement will progress throughout the project.

Layout of Movement Routes

Vehicular, cycle and pedestrian routes have been designed to ensure that they are visually open, direct, well used and they do not undermine the defensible space of neighbourhoods. They will be integrated and assist easy, intuitive wayfinding by increasing activity and natural surveillance.

Communal Areas

Communal areas have been designed to allow natural surveillance from nearby dwellings and non-residential uses with safe and accessible routes for users to come and go. Boundaries between public and private space will be clearly defined and open spaces will have features designed into the proposal which prevent unauthorised vehicular access.

Dwelling Boundaries

Access to private residential areas will be clearly defined and secured with fob access as required to ensure safety and security for all residents.

Layout and Orientated Dwellings

Homes have been designed to incorporate a mix of dwellings, enabling greater potential for homes to be occupied throughout the day.

Car Parking

Parking is provided within a secure parking area with controlled access and CCTV monitoring.

Street Lighting

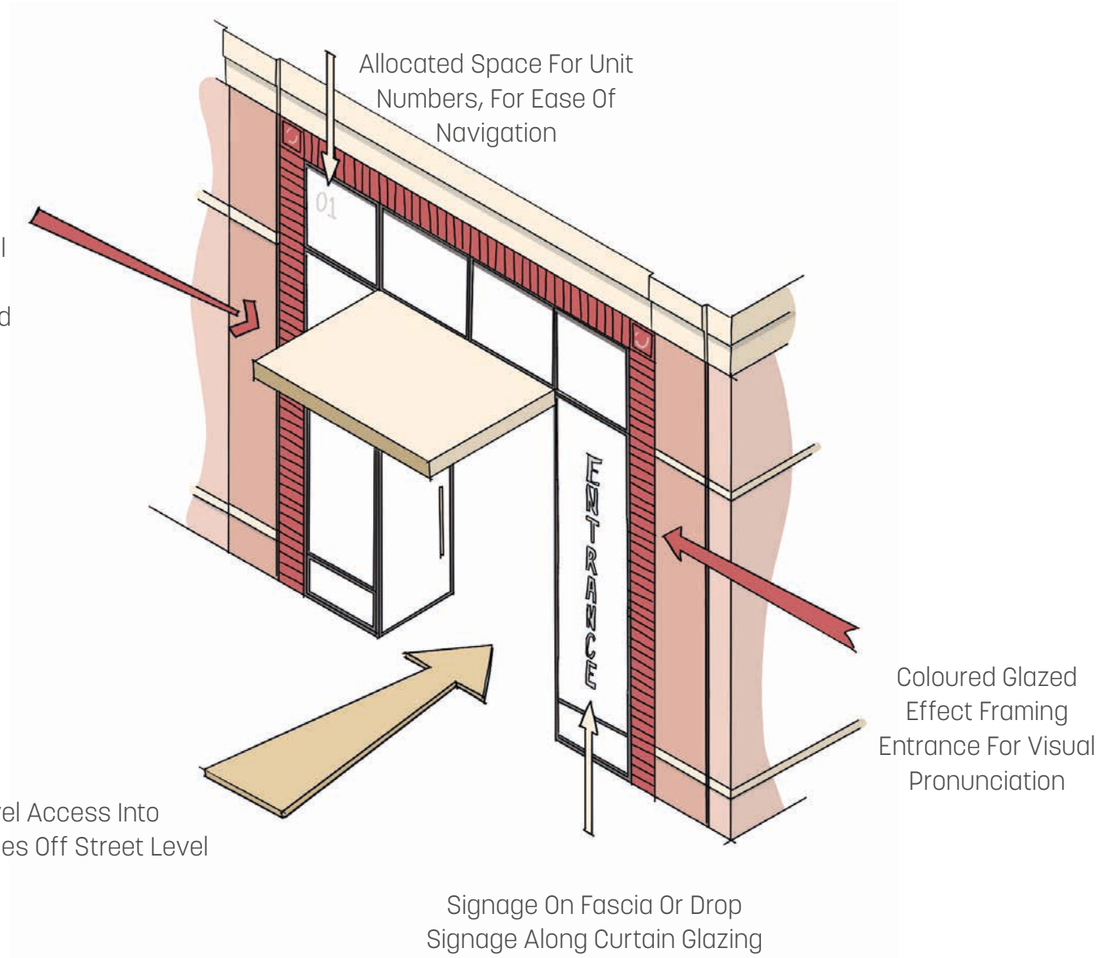
Please refer to the landscape and public realm chapter for detail on how the lighting strategy has been designed to improve security and surveillance.

Entrance Design

Both shopfronts and residential entrances have been designed with accessibility and safety in mind. All entrances are level access with any ramping delt with internally, they are clearly framed to announce them within the streetscape, and a place for signage has been considered for every entrance.

Further detail regarding the front doors, windows, elevation detailing to avoid climbing and CCTV strategy will be considered in more detail as the scheme progresses with continued engagement with the Secured by Design Officer.

Entrance design principles



Access

ACCESSIBLE HOMES STRATEGY - M4(3) HOMES

8% of the homes delivered within the scheme are designed to comply with the requirements of Approved Document M: Access to and Use of Buildings for wheelchair user dwellings (M4(3)). Located within Block A, the M4(3) homes provide generous and functional internal environments, including increased door widths, wider circulation routes, and adequate turning and manoeuvring spaces throughout. Key features include accessible entrance zones, suitably sized rooms with clear access zones, provision for wheelchair storage and transfer, and private amenity spaces capable of accommodating wheelchair turning.

Key

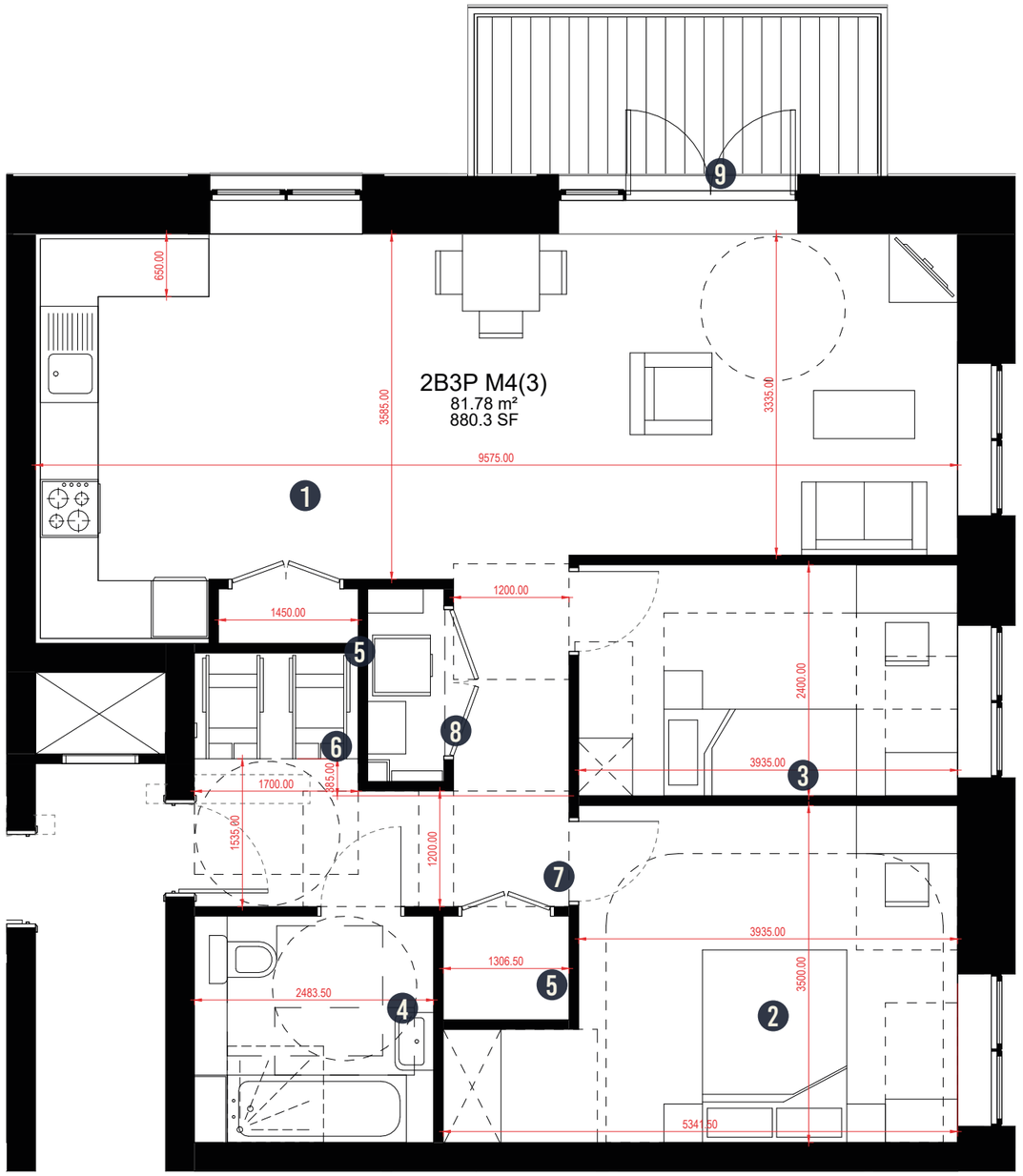
1B2P M4(3) Apartment

2B3P M4(3) Apartment



Example of 2B3P M4(3)

1. Living/kitchen/dining: 34.3m²
2. Principal double bedroom: 15.4m²
3. Secondary single bedroom: 9.4m²
4. Bathroom: 5.8m²
5. Storage: 2.7m²
6. Wheelchair Storage Space: 1.9m²
7. Corridor: 8m²
8. Utility cupboard storage: 1.6m²
9. Outdoor Amenity: 6.8m²



Sample 2B3P M4(3) Apartment

08 SUMMARY

KEY BENEFITS

205 NEW HOMES

SUSTAINABLE DEVELOPMENT

NET ZERO STANDARD

C.1850 M²

10 MINUTES

FROM TRAIN STATION

NEW PEDESTRIAN CONNECTIONS

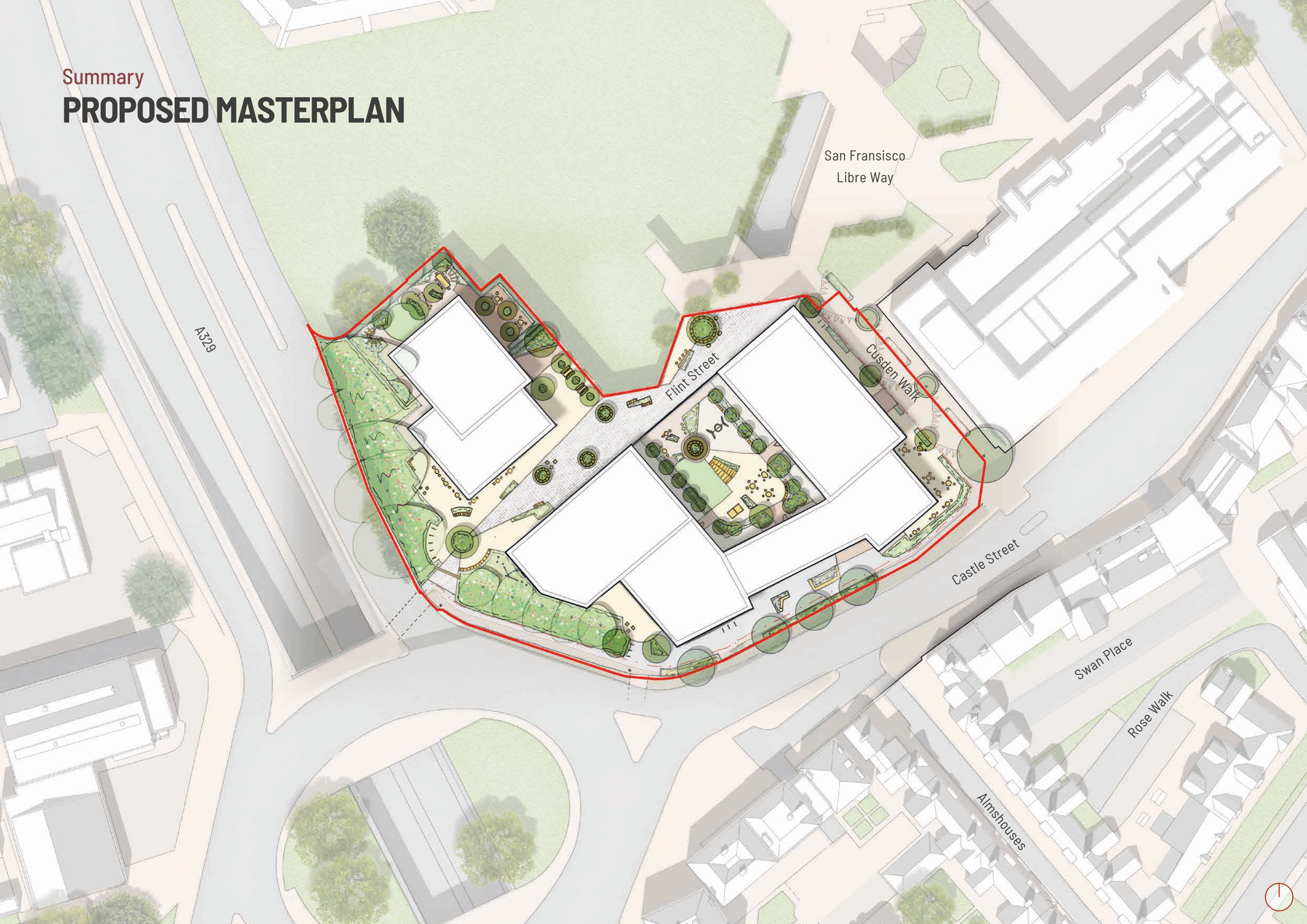
ACTIVE GROUND FLOOR

C.280 M² RESIDENTIAL AMENITY

30% AFFORDABLE HOMES

Summary

PROPOSED MASTERPLAN



FLINT STREET

DESIGN AND ACCESS STATEMENT

April 2026

S2 ESTATES

jtp