Design and Access Statement
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National Pub Portfolio Limited
—
August 2026
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P21109-FCH-XX-XX-RG-A-0001

FALCONER
CHESTER
HALL

Proposed Co-Living Development

138-144 Friar Street

Reading

FCH

About the applicant

The National Pub Portfolio Limited is a Thackeray Estates Group Company.

Thackeray Estates is a property investment and acquisition company with more than 10 years of continuous investment in Reading. Through a dedicated team, the company has established a strong presence in the town centre, with expertise in place-making, heritage-led regeneration, and the refurbishment of historic and listed buildings.

Its investment has supported the revitalisation of Reading through projects including the first new Wendy's restaurant in the UK, with residential apartments above, and a heritage-led mixed-use development on Queen Victoria Street that has enhanced the surrounding public realm.

Through The National Pub Portfolio Limited, a Thackeray Estates Group company, the business owns and manages a substantial portfolio of properties across Reading, reflecting its long-term commitment to the town's growth and regeneration.

01 Fenchurch Street, City of London
02 Friar Street, Reading
03 One Putney, Wandsworth
04 Friar Street, Reading









About Falconer Chester Hall

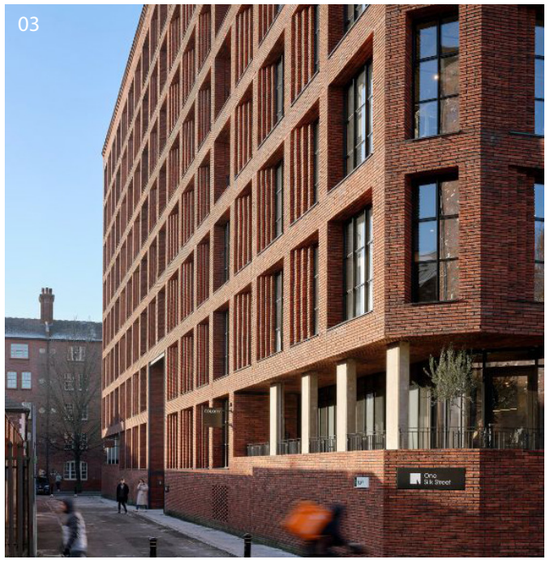
Established in 1997, Falconer Chester Hall (FCH) has an international reputation for using creative design intelligence to deliver inspirational buildings that maximise the commercial potential of a site.

FCH approach every project design with the same balance of creative and commercial flair. Working closely and actively with clients, they combine local themes and materials with a contemporary design approach, to create buildings that are both visually distinguished and commercially viable.

01 Lighthaus, Liverpool
02 Tribeca House, Liverpool
03 One Silk Street, Manchester
04 The Lexington, Liverpool
05 Arcadian, Liverpool
06 Municipal Buildings, Liverpool


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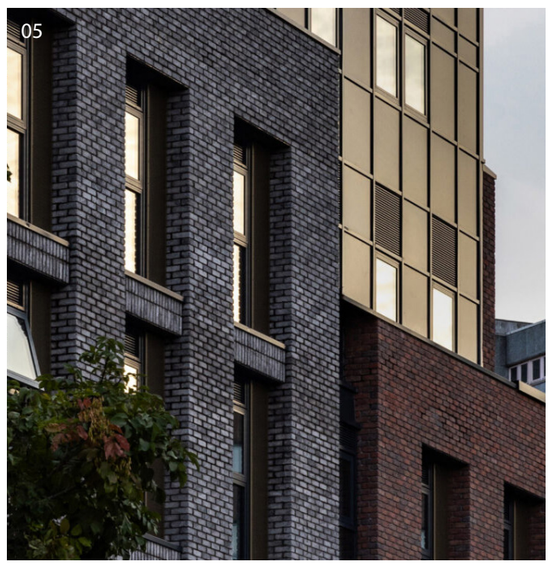

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03



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The Design Team

Client	Thackeray Group
	Fern Asset Management
Architects	Falconer Chester Hall
Planning consultants	Daniel Watney Partnership
Project managers	Mace
Heritage	Revive and Tailor

The Project Brief

Phased redevelopment of the site involving the demolition of Nos. 138–141 and 142–143 Friar Street, partial demolition of No. 144 Friar Street, and erection of a basement and 6-storey building to provide co-living residential accommodation (purpose-built shared living accommodation – Sui Generis use class), together with the partial retention of the former Bugle Public House as a standalone Class E (Classes E(a)-E(e)) commercial unit.

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01 Location & Context

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Located in the centre of Reading, Friar Street is a commercial street hosting a range of shops, cafes and homes.

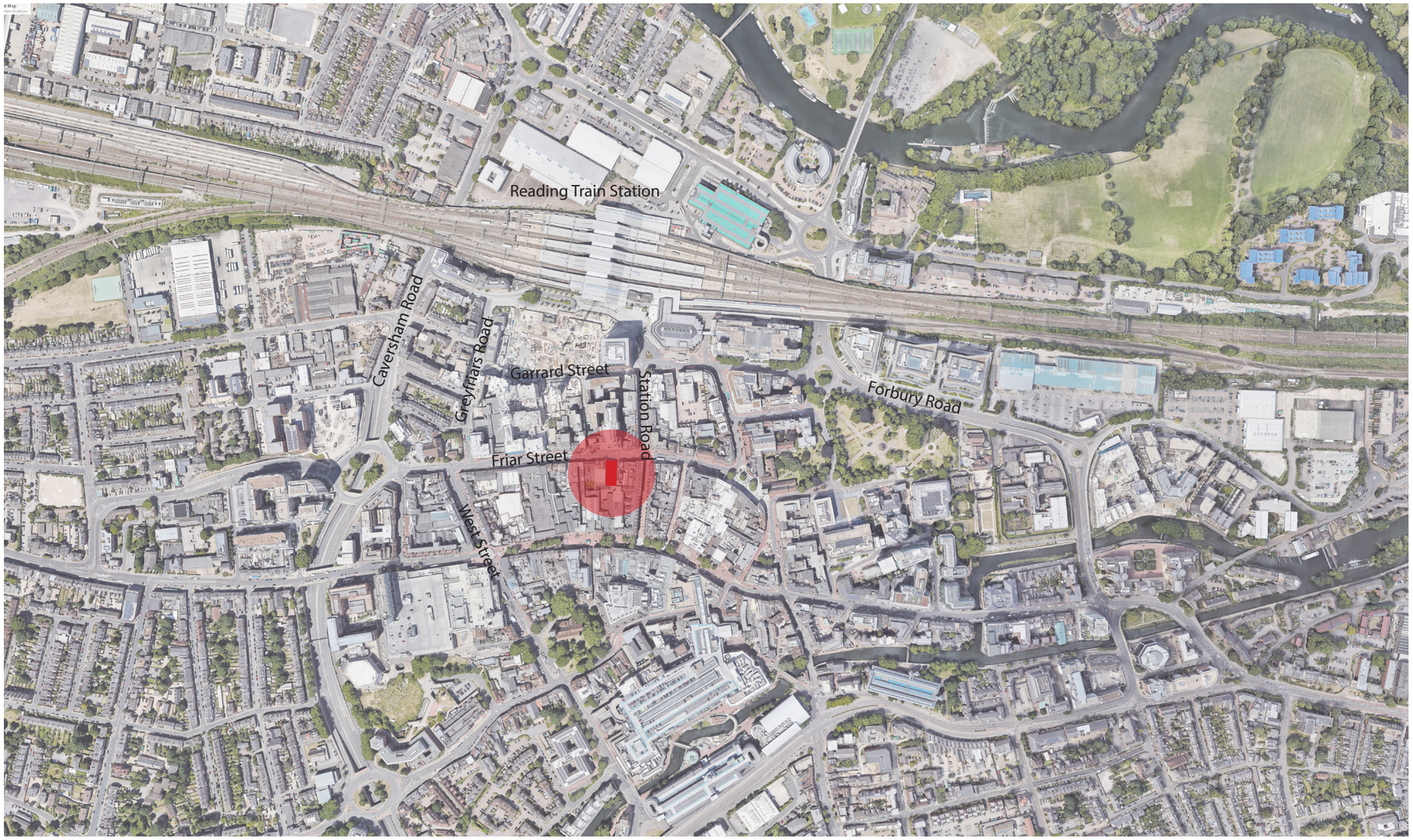
Located in the heart of Reading town centre, Friar Street is a key commercial corridor connecting Reading Station with the town's retail and business core.

The area benefits from excellent public transport accessibility and is surrounded by a diverse mix of shops, cafés, restaurants, offices, hotels and residential developments.

Friar Street forms part of a wider regeneration area that includes the transformative Station Hill development and Thackeray Estates' ongoing investment in Queen Victoria Street and the surrounding town centre.

As a principal gateway into Reading for those arriving by rail, the street plays an important role in the town's economy and identity.

The area also retains a strong historic character, reflecting Reading's medieval origins through its heritage buildings, historic streetscape and traditional urban grain.

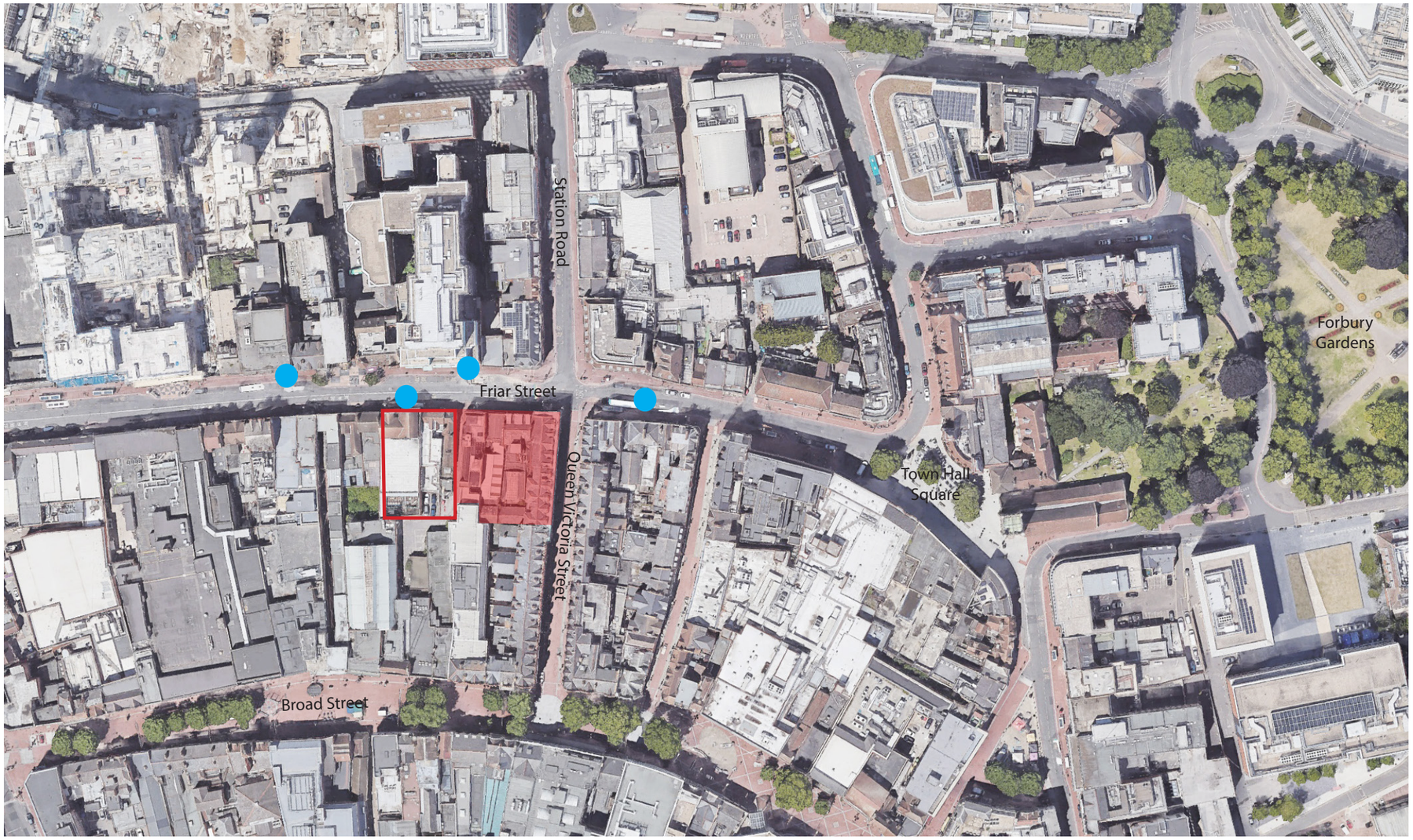


1.02 Wider Context

The site is located at 138-144 Friar Street. The site currently hosts two commercial buildings and The Bugle, a historic pub. Immediately adajcent to the site is the redevelopment of 1-15 Queen Victoria Street (QVS Phase 1).

The site currently comprises a mix of commercial uses including The Bugle, a former bar, now vacant (Sui Generis) at 144 Friar Street, a phone shop (Class E), and a bar (Sui Generis).

The majority of the existing buildings are proposed for redevelopment, with The Bugle retained and refurbished as an active commercial use within the scheme.



Key

- QVS Phase 2 (Proposal)
- QVS Phase 1
- Bus Stop

1.03 Existing Use and Access

01 View from junction between Station Road & Friar Street
02 Looking South into the site
03 View from Friar Street
04 View from Friar Street

Key

Site









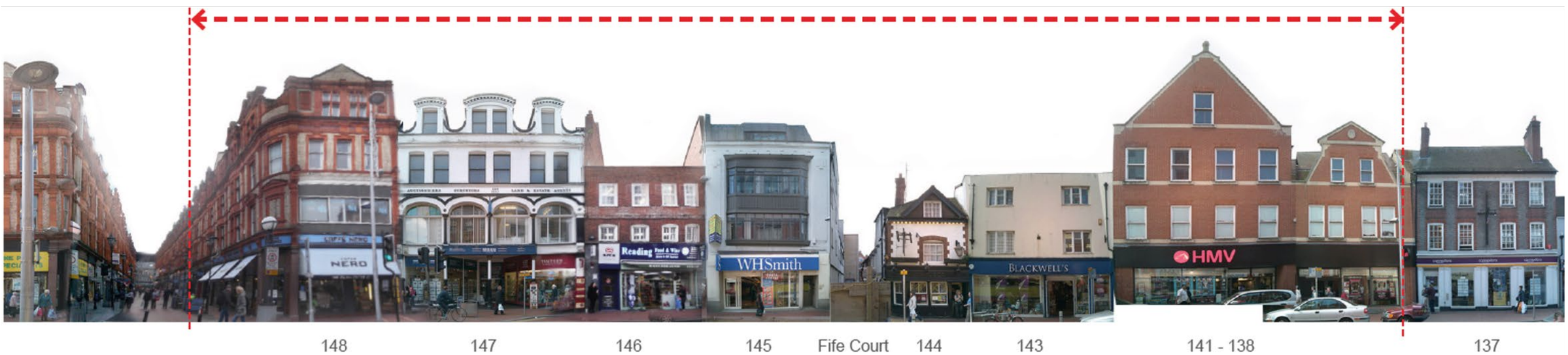
1.04 Surrounding Area

Friar Street is characterised by a continuous historic street frontage composed of narrow plots and a diverse mix of late 19th and early 20th century commercial buildings.

The architecture displays a variety of styles, including Victorian and Edwardian influences, with red brick façades, rendered detailing, and decorative cornices.

Upper storeys typically feature vertically proportioned sash windows, while ground floors have been adapted into modern shopfronts.

Despite variations in height and façade treatment, the street maintains a strong visual rhythm and cohesive urban grain.



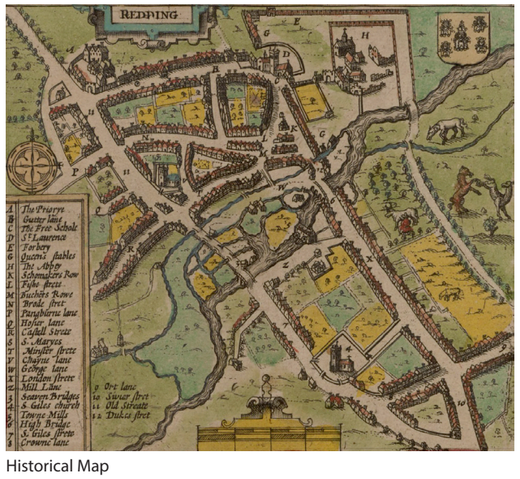
The Friar Street Photomontage

Reading has a long and significant history, first recorded in the Anglo-Saxon Chronicle in 870–71 AD.

Reading has a long and significant history, first recorded in the Anglo-Saxon Chronicle in 870–71 AD. The town grew in importance following the establishment of Reading Abbey by Henry I in the 12th century, becoming a major religious and commercial centre. Its location at the confluence of the Rivers Thames and Kennet, together with key transport routes, supported its growth as a thriving market town.

Friar Street has formed an important part of Reading since the 12th century, linking the Abbey with the western part of the town. During the Victorian period, it developed into a prominent commercial street characterised by substantial mixed-use buildings and distinctive Victorian architecture, much of which remains today.

The creation of Queen Victoria Street in the early 20th century strengthened connections between Reading Station and the town centre, reinforcing the area's commercial role. Today, the surviving historic buildings, traditional street pattern and architectural character continue to make Friar Street an important part of Reading's conservation area and historic townscape.



Historical Map









Friar Street and surrounding area historical photography

The Bugle is a historic, small-scale former public house located on Friar Street, Reading. The building is characterised by its narrow frontage, pitched tiled roof with dormer window, and traditional brick-and-render façade

Dating back to the 19th century, it formed part of the historic street frontage serving the town's commercial centre. Despite later alterations, including signage and shopfront changes, the building retains its original proportions and vernacular character, contributing to the fine-grain urban fabric of Friar Street.

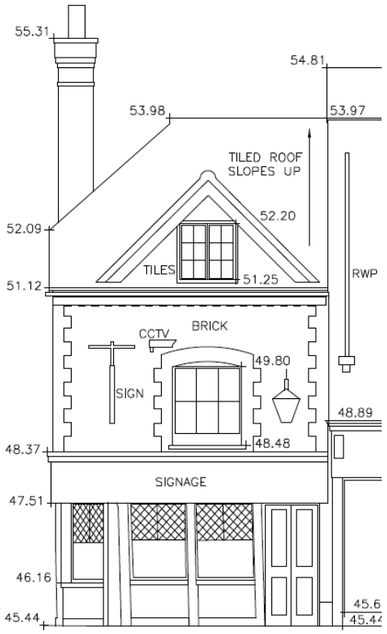


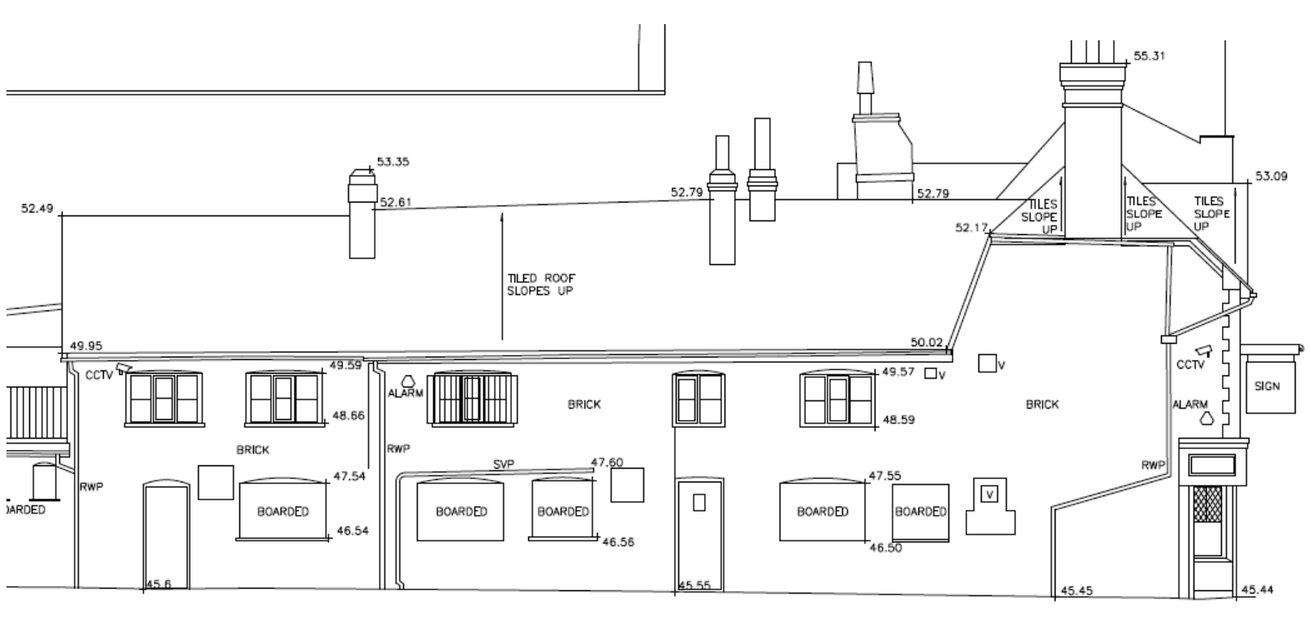
Historical photo of The Bugle











Existing photos and elevations of The Bugle

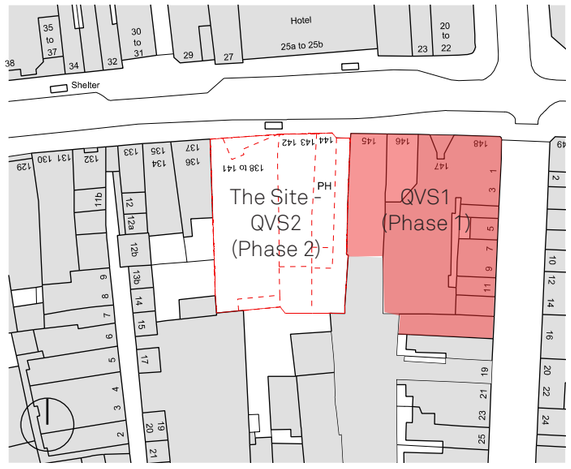
1.08 Planning History

Queen Victoria Street (QVS) Phase 1

QVS1 was approved in June 2021, is now on site, refurbishing and converting 1–15 Queen Victoria Street and 147–148 Friar Street into a mixed-use scheme with high-quality retail, an aparthotel, and a new public market square (210223/FUL).

The vision is to create a vibrant town-centre destination while preserving one of Reading's key heritage assets. The development provides 3,308 sqm of premium retail space and an aparthotel, ensuring the long-term protection of the listed building.

The scheme will form a retail hub and market square that strengthens the existing high street. The listed buildings will be sensitively restored and extended to deliver an aparthotel that attracts visitors, supports the local economy, and encourages new businesses and independents to the area.



Phase 1 site highlighted red



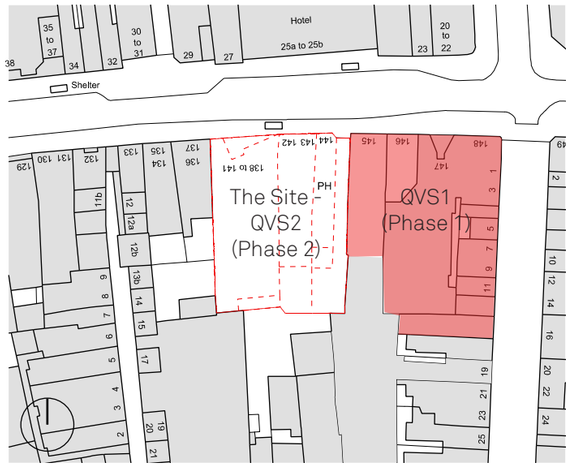
Excerpt from 1-15 Queen Victoria Street planning application

QVS Phase 2

The Council previously granted planning approval for an eight-storey, 163-room hotel on the Queen Victoria Street site as part of the QVS1 scheme (the site of this application). However, following a detailed review of market conditions, viability and long-term suitability, it was concluded that the approved hotel is no longer a viable proposal. A co-living development is therefore proposed, which is considered to deliver greater benefits for both the site and the wider town centre.

The co-living accommodation responds to the growing demand for flexible, high-quality housing for young professionals. It will provide much-needed residential units, offer more affordable accommodation than conventional apartments, and help attract and retain talent in Reading, supporting the town's continued economic growth.

The proposed scheme builds on the extensive pre-application discussions and design development undertaken for the approved hotel. This process has informed a proposal that complements the vision for Queen Victoria Street by creating an active, sustainable and inclusive community while maintaining the architectural quality and urban character established by the original masterplan.



Phase 1 site highlighted red



Excerpt from Hotel, 138-144 Friar Street, planning application

1.11 Nearby Emerging Context

The site sits within a rapidly transforming part of Reading, influenced by major regeneration projects including Station Hill and Greyfriars House. Station Hill is one of Reading's largest regeneration projects, delivering around 1,300 homes, up to 625,000 sq ft of office space, and approximately 95,000 sq ft of retail and leisure floorspace within a high-quality mixed-use environment.

These developments introduce new public spaces, increased building heights and contemporary architecture, significantly intensifying activity around the site while strengthening connections between Reading Station and the town centre.



Station Hill development - Phase 1



Station Hill development - Phase 2

Key

- Greyfriars House
- Station Hill
- Site





Excerpt taken from Greyfriars House Design & Access Statement



Excerpt taken from Greyfriars House Design & Access Statement

02 Site Analysis

2.01 Site Access & Sun Path
2.02 Building Use & Building Heights

2.01 Site Analysis - Site Access and Sun Path

A careful site analysis has been undertaken as to better understand the site and inform our proposals. The process is explained in the following series of diagrams.



Existing building, alley way and The Bugle from opposite the site on Friar Street.



Existing building from opposite the site on Frair Street.



Street view from across the road on Friar Street.



View from the rear of the site looking down the alley way.

Key

Site Boundary



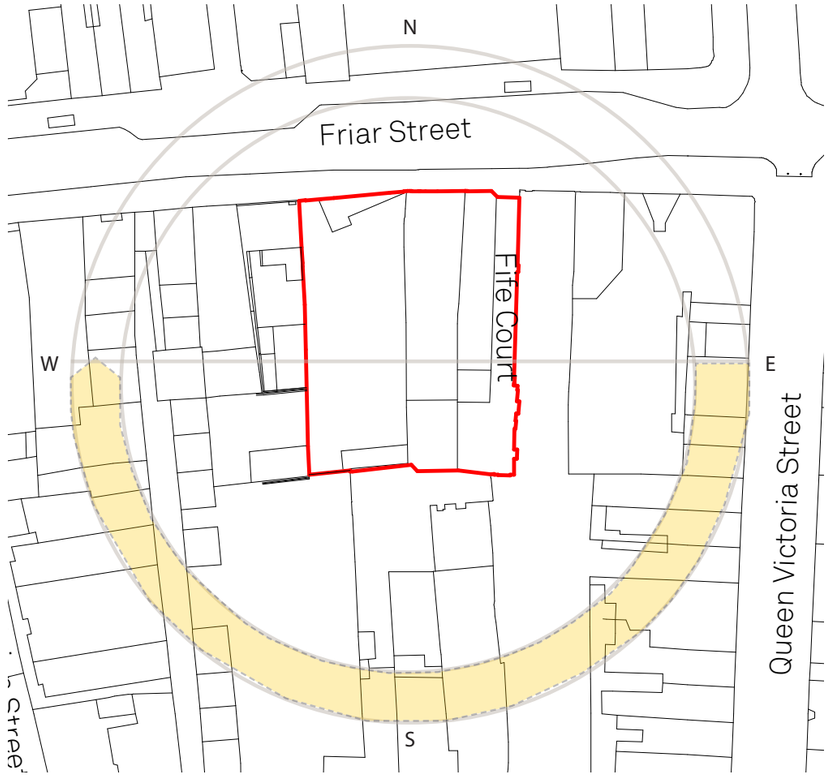
Site Access

The site is located to the south of Friar Street within a dense urban block, with its primary frontage and address taken from this street.

Pedestrian and vehicular access is most clearly defined from Friar Street, which acts as the principal public route and provides the most legible approach to the site.

Secondary access is available via Fife Court, running along the eastern edge of the plot.

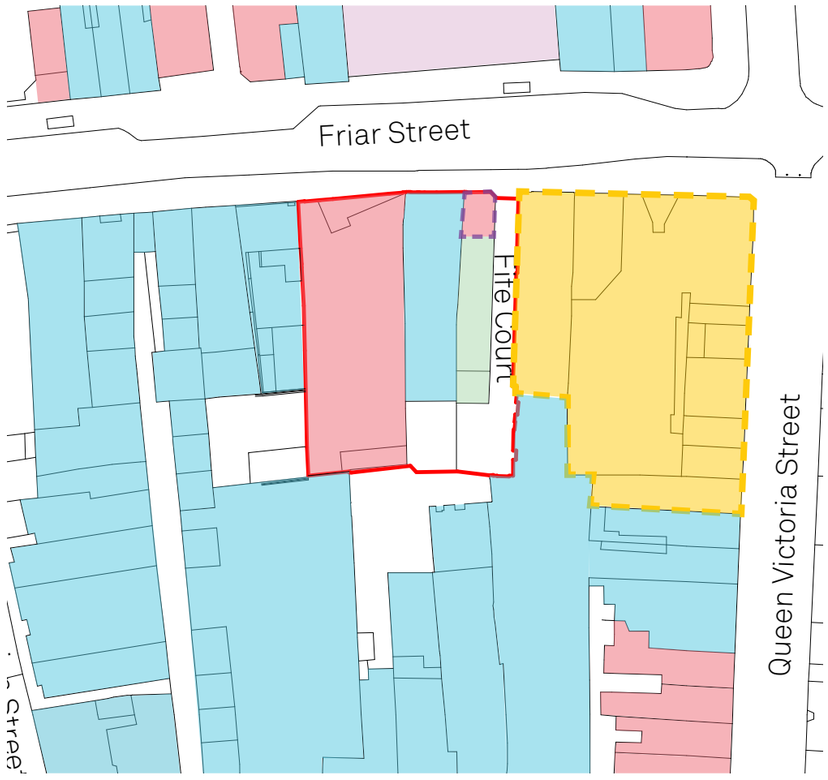
While the street retains a commercial character, it currently experiences a number of vacant units and a concentration of lower-value town centre uses, highlighting the need for continued investment and regeneration.



Sun Path

The site sits within a compact urban block, where surrounding buildings shape a sheltered solar environment. As the sun moves east to west, direct sunlight is influenced by the plot depth and neighbouring building heights, particularly to the south and west.

The Friar Street edge receives even, diffuse daylight, while the eastern and southern areas benefit from direct sunlight in the morning and early afternoon through gaps in the surrounding buildings.



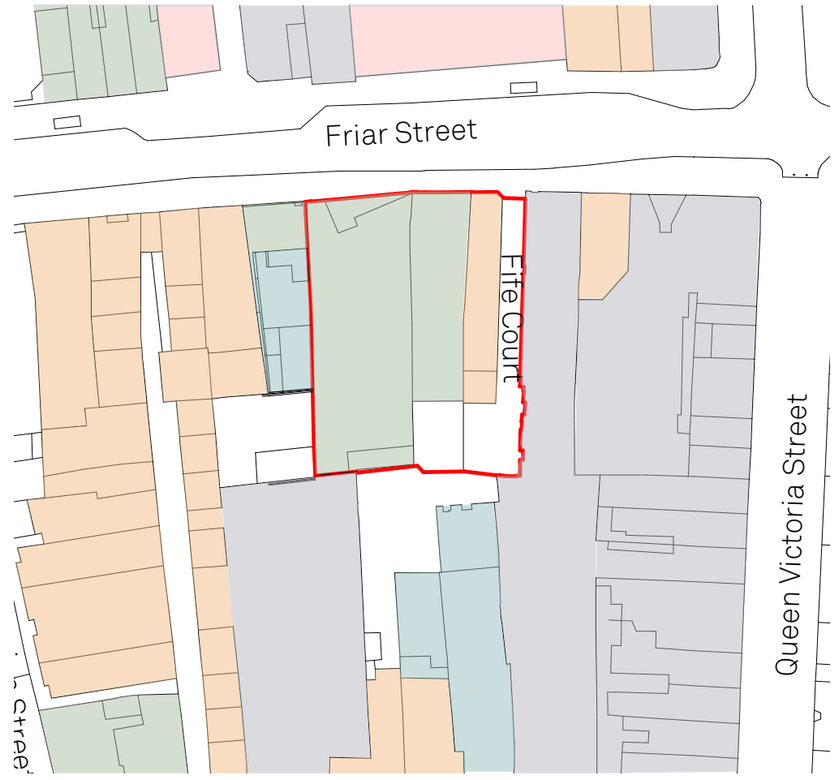
Building Use

The surrounding area is characterised by a mix of commercial, retail and food and beverage uses along Friar Street, with larger town centre uses extending towards Queen Victoria Street and several underutilised plots within the block.

This context presents an opportunity for a mixed-use scheme, introducing residential units to the upper levels while reinforcing active ground-floor uses along Friar Street and within the site.

Key

- Commercial
- Food & Beverage
- QVS1
- Hotel
- Derelict
- The Bugle



Building Heights

This variation in height presents an opportunity for a responsive design approach, stepping building massing to align with neighbouring properties while allowing for increased height in key areas to reinforce the urban character and define the street edge.

Key

- 1-2 Storeys
- 2-3 Storeys
- 3-4 Storeys
- 4-5 Storeys
- + 5 Storeys

Key

- Site Boundary

03 Design Development

3.01 Pre-app advice
3.02 Design Review Panel Review
3.03 Design Development
3.04 Final Massing shown in context with extant context permissions
3.05 Surrounding Context & Sepera tion Distances
3.06 Design Influences - Retention of the Bugle

3.01 Pre-app advice - Ref PL/25/1846

A programme of pre-application consultation and stakeholder engagement was undertaken in 2026 to help shape the proposals for 138-144 Friar Street.

A formal pre-application meeting was held with Reading Borough Council on 27.02.2026.

The design team engaged with Reading Borough Council's Planning and Conservation Officers, alongside local heritage groups including Reading Civic Society and the Reading Conservation Area Advisory Committee. Lessons from the previously approved hotel scheme also informed the design process.

Feedback from these discussions shaped the evolution of the proposals, with design testing focusing on the relationship with the locally listed Bugle Public House, the architectural treatment of the Friar Street frontage and the form of the upper levels.

Key Issues Raised Through Consultation & Pre-Application Engagement

• Greater emphasis should be placed on the significance of the locally listed Bugle Public House and its historic relationship with Fife Court.

• The eastern side elevation should provide a more sensitive transition between retained historic fabric and the new development. Opportunities should be explored to reference the historic character and former cottages associated with Fife Court.

• The approved hotel scheme was considered to compete visually with nearby heritage assets and the Bugle frontage. A more restrained architectural approach was encouraged.

• The Friar Street elevation should retain architectural quality and richness through careful use of materials, detailing and façade composition.

• The upper storey and roof form should be refined, with consideration given to reducing perceived massing and achieving a more appropriate termination to the building. Options including mansard and hipped roof forms were encouraged.

• The reduction in height and increased separation from the Bugle, compared with the previously approved hotel scheme, was welcomed and supported by officers.

• Design development should continue to demonstrate how the proposal preserves and enhances the setting of heritage assets while allowing the Bugle to remain the primary focal building within the streetscape.

Design Development Areas

01 | The Bugle & Fife Court Interface
Testing the relationship between retained heritage fabric and new development, responding directly to Conservation Officer comments regarding transition, scale and legibility of historic townscape.

02 | Friar Street Elevation Development
Evolution of the façade composition and material palette, moving from the approved hotel scheme towards a more contextual and refined architectural expression.

03 | Roof Form Study
Assessment of alternative roof profiles and upper-level treatments, including mansard, hipped and setback options, to reduce apparent massing and improve the building's response to its historic context.

04 | Final Design Outcome
The final proposals balance heritage considerations, townscape quality and operational requirements, resulting in a significantly refined scheme that responds positively to feedback received throughout the design process.

3.02 Design Review Panel Review

The emerging proposals were presented to the Reading Design Review Panel (DRP) on 06.03.2026, which reviewed the scheme's design, townscape impact and relationship with the historic context.

The DRP considered the proposals to be an improvement in terms of scale and relationship with the Bugle Public House, when compared to the extant hotel scheme.

Key feedback highlighted opportunities to refine the upper storey, Friar Street frontage and interface with The Bugle.

In response, the design team tested alternative roof forms, façades and materials, refining the scheme to better respond to its context.

Key Issues Raised by the Reading Design Review Panel

• The Panel welcomed the reduction in scale compared with the previously approved hotel scheme, considering the revised massing to be a significant improvement within the Friar Street townscape.

• The upper zinc-clad storey was considered overly box-like and visually prominent. The Panel recommended testing alternative roof forms, including mansard, parapet and setback approaches, to create a more contextual roofscape response.

• The varied roof forms, parapets, gables and chimneys found along Friar Street should be used as precedents to inform a more articulated and visually softer roof profile.

• The Friar Street elevation was considered too broad and insufficiently articulated. Further refinement was encouraged to break the façade into a series of distinct building elements more reflective of the surrounding urban grain.

• Greater richness and variation within the materials palette, particularly in the use of brickwork and façade detailing, should be explored to add depth, texture and visual interest.

• The side elevation above The Bugle requires additional modelling, articulation and architectural expression to improve its appearance and strengthen the relationship between the retained heritage asset and the new development.

• The design should be developed as a cohesive three-dimensional composition, ensuring the front elevation, side elevations and roof form work together to reduce the perception of a singular, monolithic building mass.

• Design development should continue to focus on creating a more varied, contextually responsive architectural character that draws inspiration from the grain and complexity of the historic Friar Street streetscape.

Design Development Areas

01 | Bugle & Side Elevation Study
A series of design iterations were undertaken to test the interface between The Bugle and the new development, exploring alternative fenestration arrangements, façade articulation and transitional architectural treatments.

02 | Front Elevation & Materials Palette
The façade was progressively refined through studies examining subdivision of the frontage, material variation, brick palette options and enhanced detailing to better reflect the character of Friar Street and reduce the perceived scale of the building.

03 | Roof Form Study
Alternative roof typologies including mansard, parapet and setback solutions were evaluated to reduce visual prominence, soften the upper storey and establish a stronger relationship with the surrounding townscape.

04 | Final Design Response
The final proposals are the product of an iterative design process informed by pre-application discussions, Design Review Panel feedback and lessons learned from the approved hotel scheme. Through rigorous testing and review, the design has evolved into a more refined, contextual and heritage-responsive proposal.

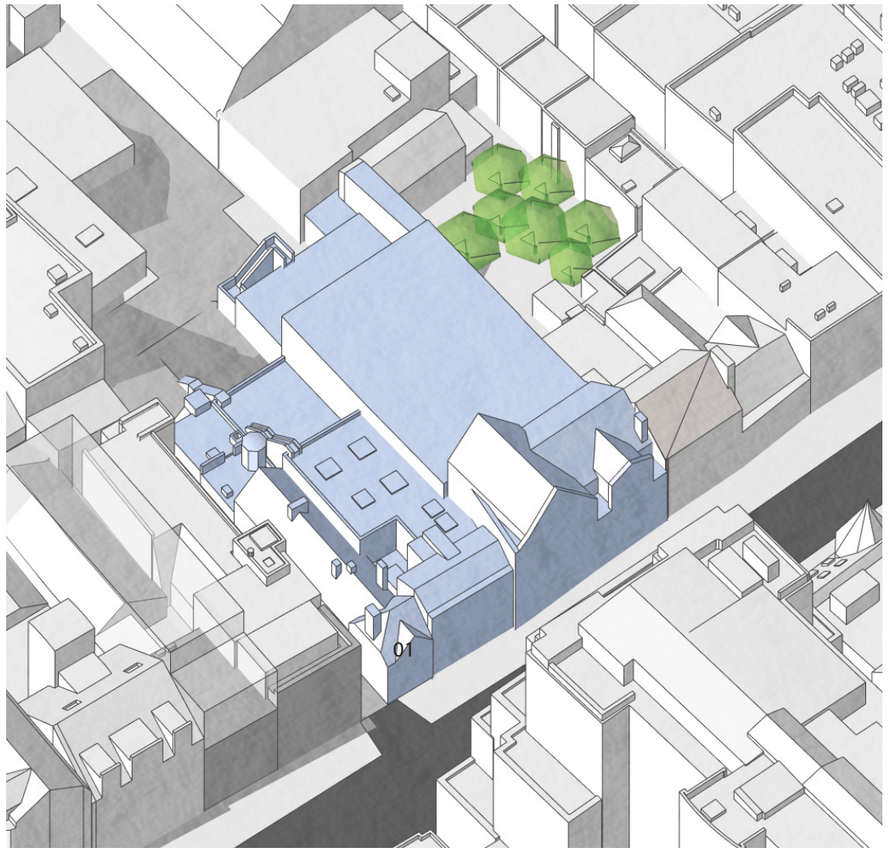
Layout, scale and massing

The site features an existing 3-4 storey building.

The following section outlines the design development process, whereby various building forms were tested on the site, in context and against the existing building, helping to establish the best massing and form for the final proposal.

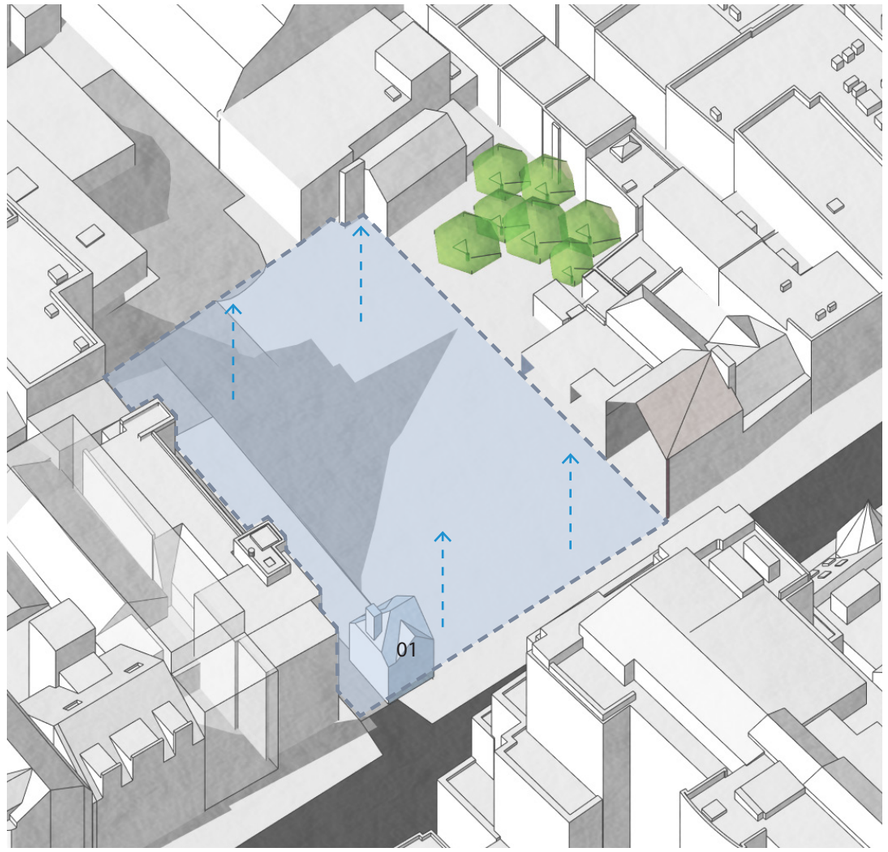
The bullet points below have also been considered as part of the design development process.

- Strong urban frontage onto Friar Street, supporting active pedestrian movement.
- Clear movement routes and access connections through surrounding plots and service lanes.
- Development responds to the tight grain and varied massing of adjacent buildings, maintaining street continuity.
- Coherent urban block integrating the existing footprint while rationalising underused areas.
- Active ground floor uses introduced where appropriate to enhance vitality and passive surveillance.



Existing Buildings

Existing 3–4 storey buildings defining the site's current urban form and street character.



Empty Site

Cleared site footprint illustrating development potential and spatial integration within the urban block, whilst retaining the Bugle.

Key

01 The Bugle

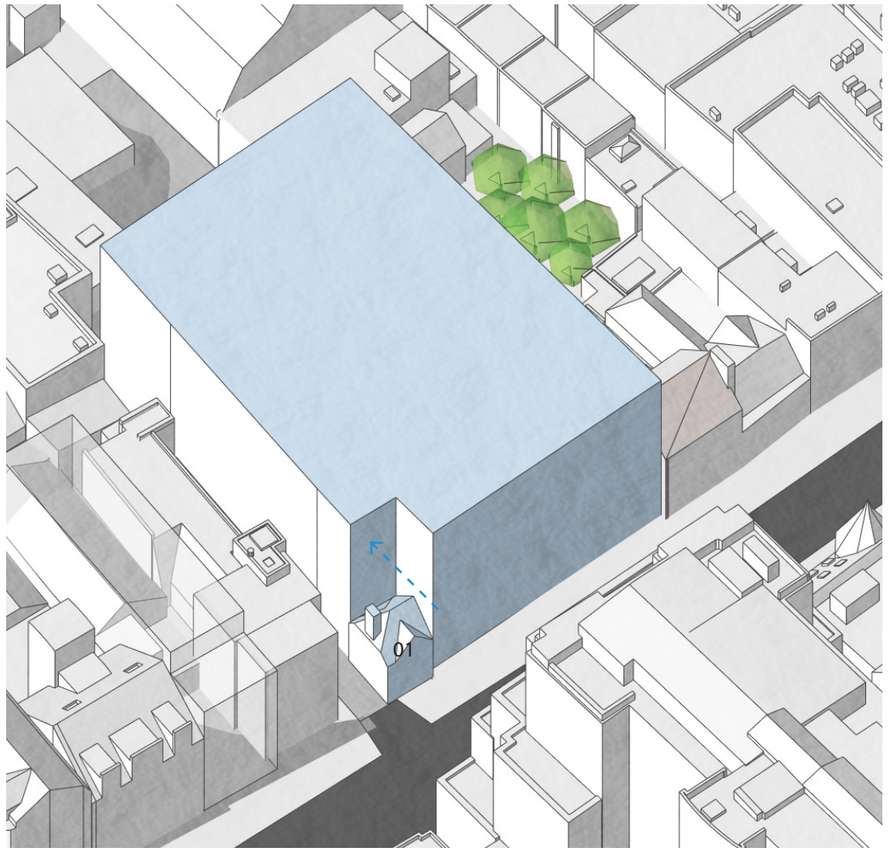
Layout, scale and massing

The initial maximum massing diagram illustrates a full occupation of the site, where the proposed volume sits tightly against the existing building, creating a continuous built form with limited spatial relief.

While this approach maximises developable area, it results in a constrained relationship between the new and existing structures, with minimal opportunity for meaningful interface or public engagement.

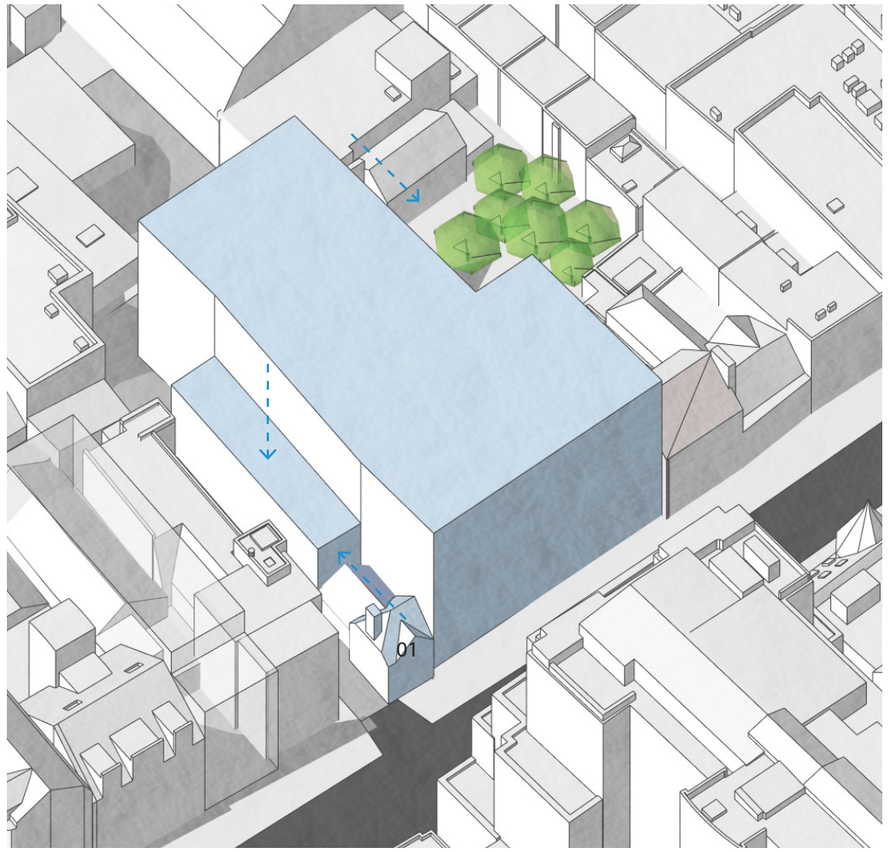
The refined massing strategy introduces a deliberate setback, pulling the proposed building away from the existing building to establish a new linear space between the two.

This intervention creates a clear and legible interface, transforming what was previously a residual condition into an activated threshold.



Maximum Massing

Full site occupation maximises footprint but creates a constrained relationship with the existing building, limiting opportunities for public interface, daylight, and permeability.



Refined Massing

A strategic setback introduces a linear public route, improving the relationship with the existing building, increasing active frontage, and enhancing permeability, daylight, and spatial quality.

Key

01 The Bugle

Layout, scale and massing

The refined proposal establishes a clear and rationalised building form that responds sensitively to its immediate context.

The simplified, flattened rear massing reinforces a legible hierarchy between primary and secondary elements, allowing the building to be read as a coherent and composed volume.

This approach enhances the clarity of the overall form while maintaining a consistent relationship with the surrounding urban grain.

Together with the controlled height and articulated façades, the scheme achieves a balanced integration within its context, reducing visual complexity and presenting a confident, well-resolved architectural response.



Developed Massing

Introduction of a clear and consistent structural grid establishes a strong hierarchy of primary and secondary elements, simplifying the overall form and reinforcing a coherent architectural language.



Rendered Massing

A considered palette of materials is applied to articulate varied elevational treatments, enhancing depth and visual interest while responding to the surrounding context.

Key

01 The Bugle

3.03 Design Development

Facade Development - Friar Street

The façade was refined through a series of design iterations, exploring proportion, materiality and architectural detailing to create a strong, contextual streetscape response considerate of its context.

Design considerations include:

- Verticality introduced through projecting brick piers.
- Frontage separated into 3 elements to break up building massing.
- Reflects character of Friar Street with ordered and vertical window proportions and spacing.
- Local material palette used with red brick, stone banding and grey roof.
- High-quality brick frontage to tie in with streetscape and create solid base and grounding to building frontage.
- Clear distinction between bottom, middle & top of development through carefully considered banding.
- Activated ground floor frontage.
- Shopfront alignment along Friar Street.

Various design development was undertaken to develop the facarde. With various steps taken to test both the vertical and horizontal breaking up of the frontage aswell as the building form and massing.



01

A clear, structured frontage establishes a strong street presence, with streamlined windows and a defined separation between active ground floor uses and homes above.



02

A roof dormer is introduced to reflect the rhythm of the brick piers and softening the form to the top storey massing , while darker brickwork adds depth and emphasis to the central section.



03

Lighter brickwork to the centre breaks up the façade, relating bettert to the contextual architecture and creating a more balanced streetscape.



04

Juliet balconies bring character to the residential units, while buff brickwork introduced to the lower levels add more texture and warmth at street level.

3.03 Design Development

Facade Development - Fife Court

The side elevation underwent a series of design refinements, progressively enhancing its proportions, materiality and consideration to the historic Fife Court cottages façade.

Design considerations include:

- Window openings introduced to amenity areas at ground floor Fife Court frontage to reflect size and proportions of window openings to the cottages façade.
- Building line of ground floor set forward to Fife court boundary as per existing building line.
- Red brick retained to ground floor relating it to Friar Street frontage.
- Building set back at upper levels where a light render is proposed which is light reflective.
- Banding detail retained to set-back residential elevation to maintain a top, middle and bottom treatment.



01

A recessed upper façade creates depth and hierarchy, clearly distinguishing the residential floors above from the active brick-built amenity spaces at ground level. Windows introduced to ground floor to enhanse activation and relationship to the existing active frontage of the Fife Court cottages.



02

To the Friar Street end, a new roof dormer and recessed brick detailing strengthen the building's character and softens the form and massing to the top storey, while aligning with the proportions and datum to the Bugle side façade. Breaks in the Fife Court frontage were tested to mirror that of the existing cottages but was considered unsuccessful. Cill heights of the windows to the amenity space at ground level aligned to the existing cottage cill heights.



03

Juliet balconies add rhythm and animation to the residential elevations. Window openings to the Fife court amenity elevation are widened to create a better relationship to the existing cottages.

3.04 Final Massing shown in context with extant context permissions

These comparative views demonstrate that the proposed scale and form should not be considered in isolation.

When assessed alongside the wider development context that is already approved, the proposal forms a logical and well-integrated component of the area's planned growth and urban renewal.



Before Extant Context Permissions Displayed

The proposal is shown within its existing urban context, where neighbouring sites remain at their current scale and form. In this scenario, the proposed building appears as a more prominent element within the block, reflecting the varied pattern of development currently present along Friar Street and the surrounding town centre streetscape.



After Extant Context Permissions Displayed

The proposal has been tested against both the existing urban context and the anticipated future context, including the approved QVS1 development. This demonstrates that the proposed massing is appropriate in its own right and integrates successfully within the townscape, while also contributing to a more coherent urban form as the area evolves.

Key

01 QVS1

02 136-137 Friar Street

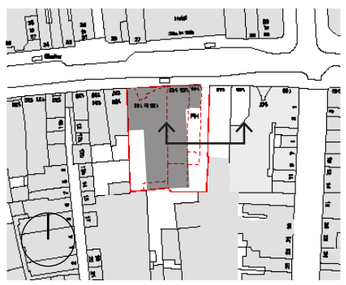
Seperation Distances between QVS1 & The Proposal

The proposed Fife Court frontage and the approved QVS1 development are shown. The two frontages are splayed in relationship to each other with the section illustrating the narrowest point of the splayed frontages.

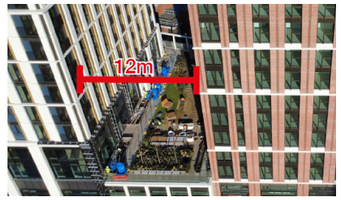
Following pre-application feedback from Reading Borough Council, the relationship between the proposed co-living studios and approved QVS1 accommodation has been reviewed in detail, with particular consideration given to privacy, outlook, daylight and the quality of accommodation.

A range of privacy options were explored, including angled windows and obscured glazing however these had a detrimental impact to daylight and sunlight levels to the windows on the Fife Court façade.

QVS1 Facing Elevation



Precedents - Comparable Urban Conditions



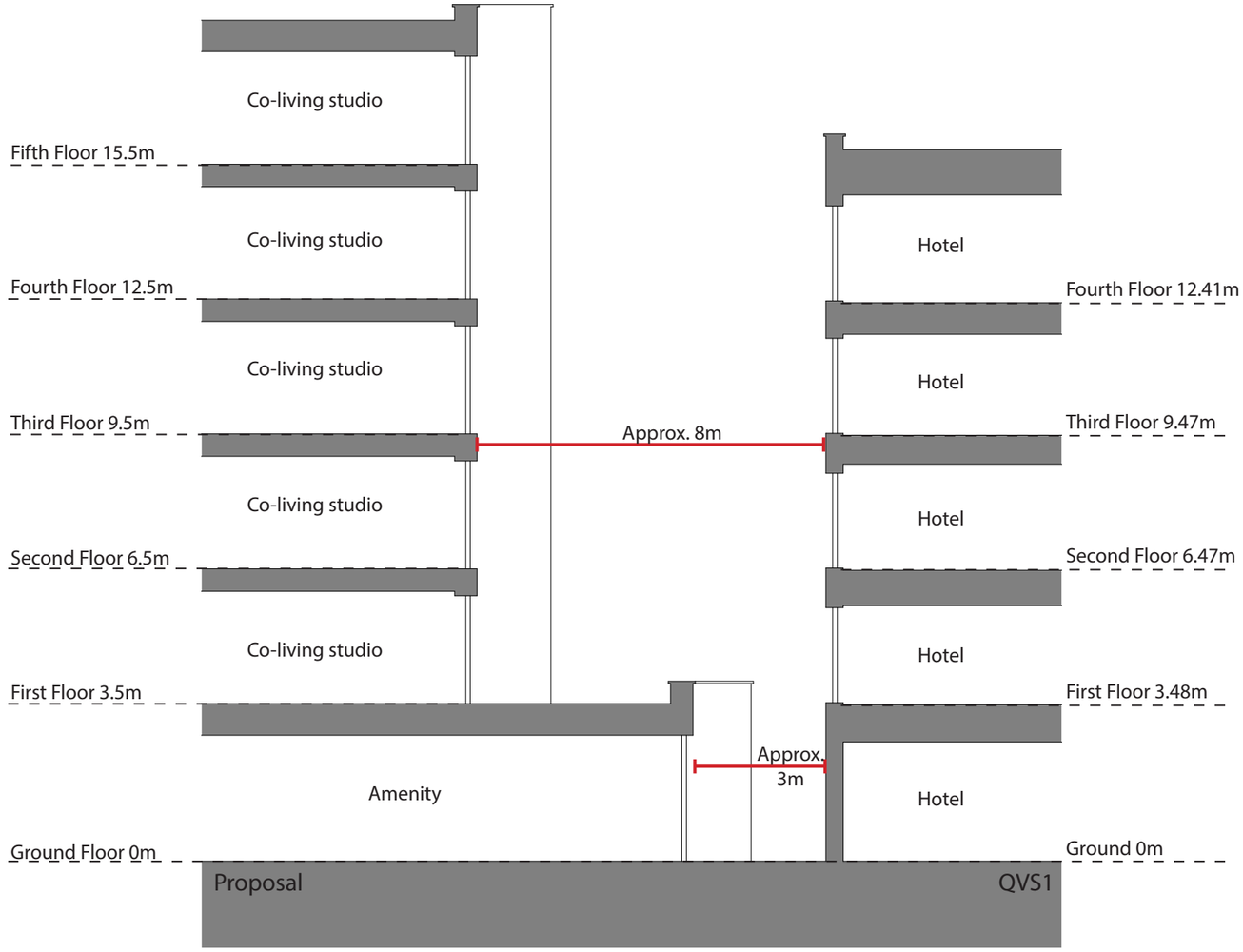
Twelve Trees Park, West ham, London



One Tower Bridge, Tower Bridge, London



9 Upper Crown Street, Reading



Section as indicated through Fife Court at its narrowest point between the splayed elevations

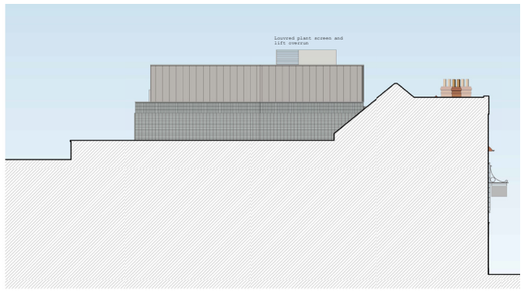
The design team has considered a range of privacy mitigation measures in response to pre-application feedback. Whilst each option offered some reduction in direct overlooking, all resulted in considerable reductions to daylight/sunlight levels to the proposed accomodation. The proposed arrangement is therefore considered to represent the most balanced and proportionate design response within the context of a dense town centre environment and the approved QVS1 scheme.

Separation Distances between The Proposal & 136-137 Friar Street

The section shows the relationship between the proposed development and No. 136–137 Friar Street extant planning application. A courtyard creates a clear physical break between the existing hotel and the proposed co-living scheme.

As there are no windows in the facing elevation of No. 136–137, the proposal will not result in overlooking.

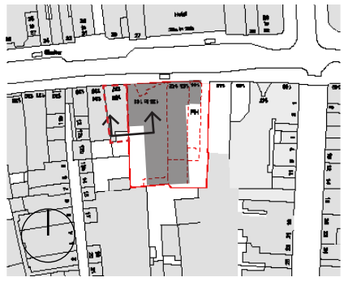
The courtyard provides a separation distance of around 6.6m. This is only for a very short stretch of the courtyard before it opens to approx. 21m building to building distance with the neighbouring properties.

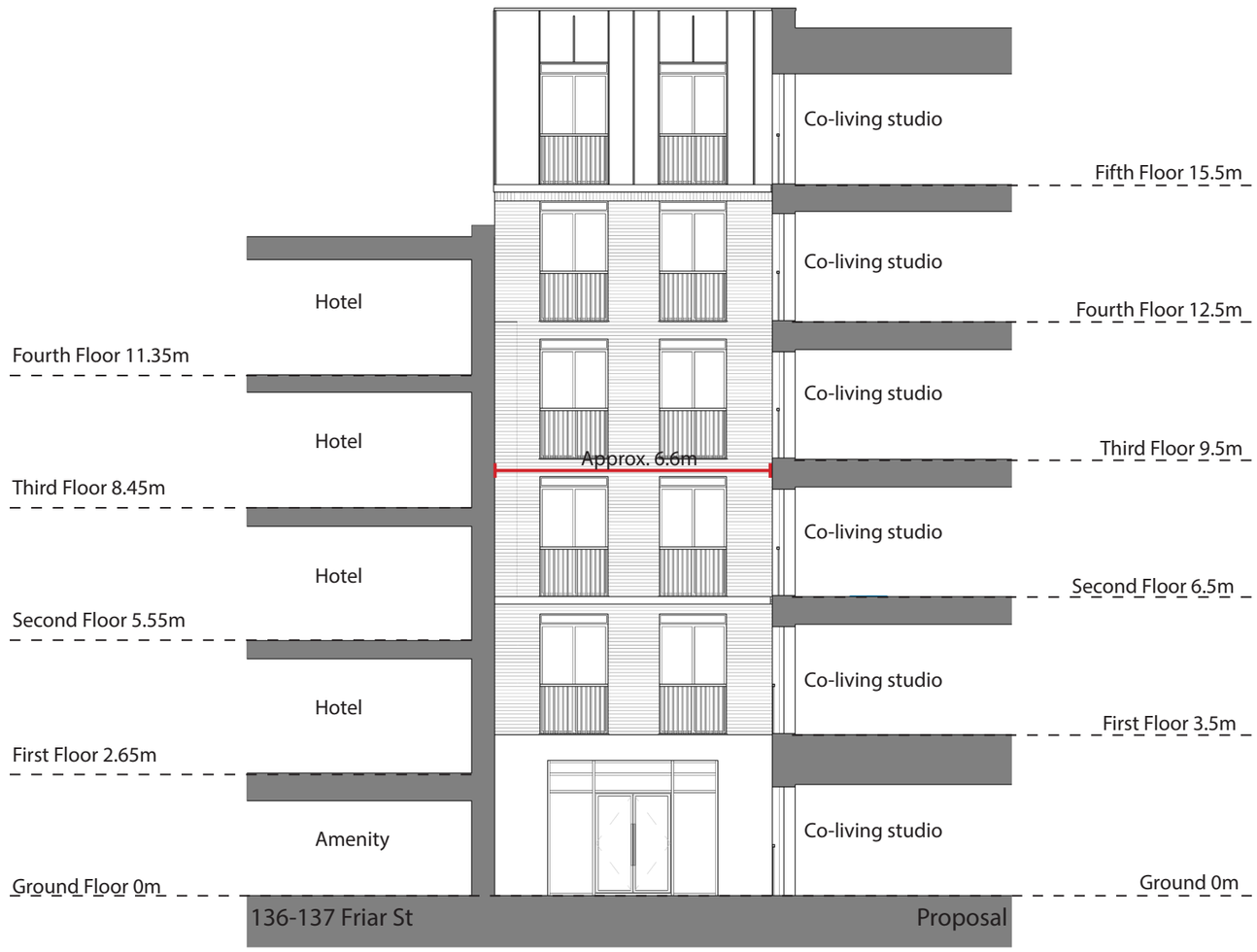


No. 136-137 Facing Elevation

Key

Proposed 136-137 Development





Section as indicated through the courtyard

3.06 Design Influences - Retention of the Bugle

The proposed works aim to restore the façade of the Bugle while preserving its original character and enhancing its durability.

The Bugle has played a key role in informing the architectural approach to the proposed co-living development.

Its robust palette of painted brickwork, rendered elements, slate roofing and timber detailing has influenced the selection of materials for the new building, helping to establish a clear visual relationship between the historic and contemporary components of the scheme.

The Bugle will be carefully restored to preserve its character and secure its long-term future, allowing it to remain a focal point of the site alongside the new development.



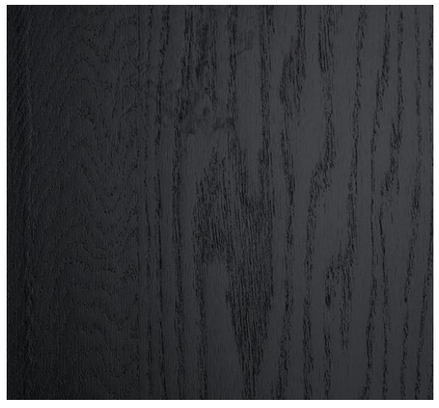
White Render



White Painted Brick



Black Painted Wood



Black Painted Wood



Rainwater Pipes



Repointed Brick work



Friar Street Elevation



Fife Court Elevation

04 Proposed Design

4.01 Proposed Block Plan
4.02 Proposed General Arrangement Plans
4.03 Proposed Material Palette
4.04 Proposed General Arrangement Elevations
4.05 Proposed Design Detail
4.06 Proposed Context Elevation

4.01 Proposed Block Plan

The proposed block plan illustrates how the development occupies and rationalises the existing irregular site boundary, maximising the footprint while responding to surrounding plot constraints.

The massing is positioned to maintain the established street alignment to Friar Street and the retained Bugle building is integrated within the proposal.

Key

- Existing - to be retained
- Proposal
- Site Boundary



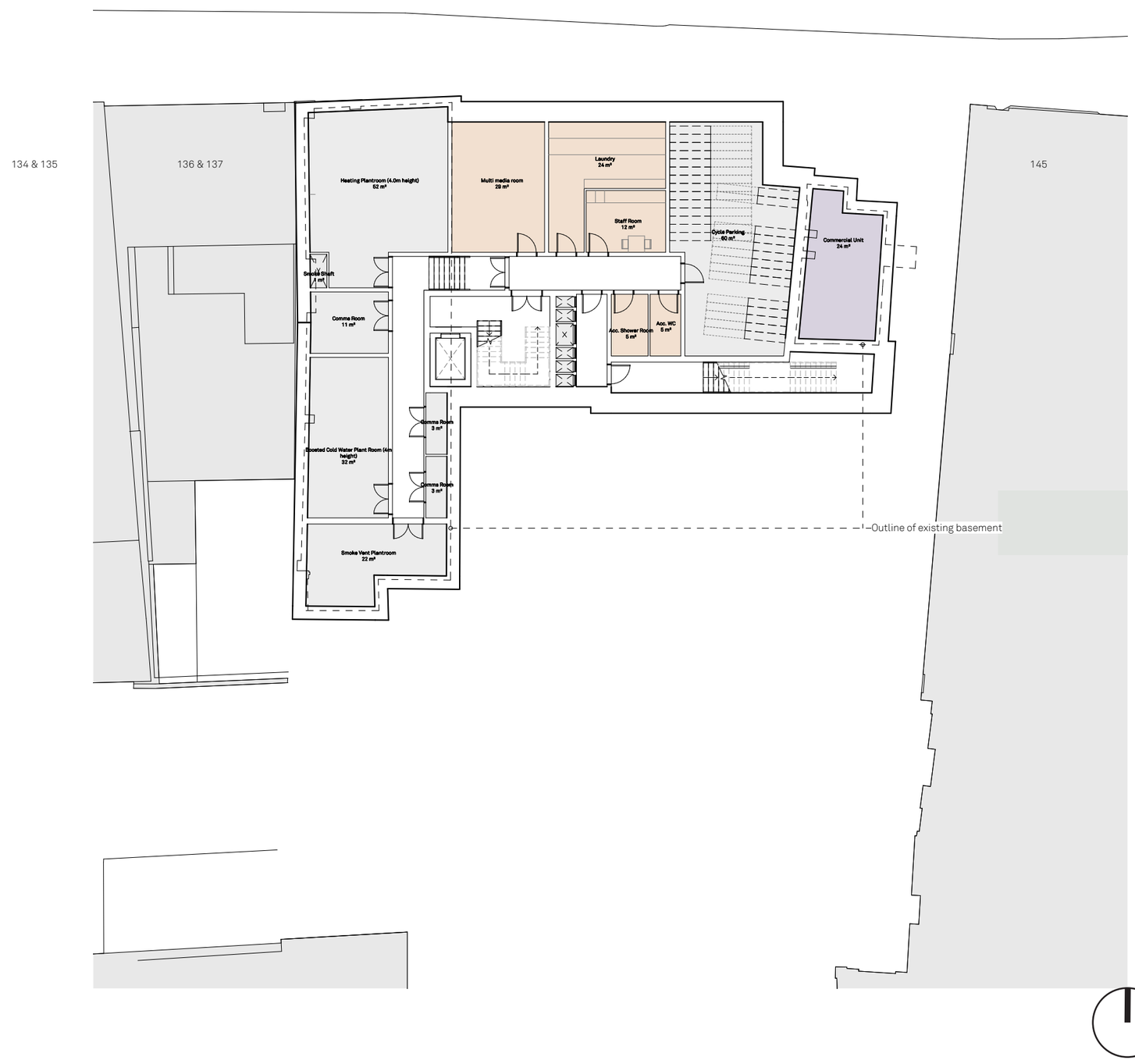
4.02 Proposed General Arrangement Plan - Basement

The basement is efficiently arranged to accommodate the building's core circulation, plant spaces, and cycle parking, while also providing a range of resident amenities centrally located within the floorplate, including a multimedia room and laundry facilities. Staff amenities are also incorporated, comprising a dedicated staff room and accessible shower. There is also a general use accessible WC.

A centrally positioned core provides clear and intuitive access throughout the level, while the layout responds effectively to the site's irregular geometry, ensuring a clear distinction between residential and service functions.

Key

- Amenity
- Commercial
- Back-of-House
- Site Boundary



4.02 Proposed General Arrangement Plan - Ground Floor

The ground floor plan combines a mix of residential, amenity, and commercial uses to create an active and social base.

It includes co-working spaces, gym, shared lounge / games room and dining areas, alongside a commercial unit at street level.

There are 10 studio apartments located at the rear of the building, with core circulation positioned centrally for efficient access.

Back-of-house functions such as refuse, plant, and servicing are integrated to support the overall operation of the building.

There is 1 accessible (M4(3)) co-living studio on this floor.

Key

- Co - living Studio
- Accessible Co - living Studio
- Commercial
- Amenity
- Back-of-House
- Site Boundary



4.02 Proposed General Arrangement Plan - First Floor

The first floor is residential, comprising 27 co-living studios arranged around two cores for efficient circulation.

The majority are typical studios Type 01 which are M4(2) studios.There are 2 accessible (M4(3)) studios Type 02.

Studios are organised along the perimeter to maximise natural light, while service elements such as risers and smoke shafts are integrated within the internal layout.

There is also the separate commercial unit provision on the first floor, within the existing Bugle.

Key

- Co - living Studio
- Accessible Co - living Studio
- Site Boundary



4.02 Proposed General Arrangement Plan - Typical Upper

This first floor layout is repeated across the 2nd floor, maintaining a consistent arrangement of 27 co - living studios per floor.

There are 2 accessible M4(3) studios per typical floor.

There is also the separate commercial unit provision on the second floor to the front of the existing Bugle.

Key

- Co - living Studio
- Accessible Co - living Studio
- Site Boundary



4.02 Proposed General Arrangement Plan - Level 05

The 1st and 2nd floor layouts are repeated across the 3rd to 5th floor, maintaining a consistent arrangement of 27 co - living studios per floor.

There are 2 accessible (M4(3)) co-living studios on this floor.

Key

- Co - living Studio
- Accessible Co - living Studio
- Site Boundary



4.02 Proposed General Arrangement Plan - Roof

The roof level accommodates key building services, including dedicated areas for Air Source Heat Pumps (ASHPs) and life safety generators. Smoke risers also terminate at roof level.

The plant enclosure is screened with louvres, providing ventilation while minimising visual impact.

The green roof has been maximised to achieve the highest possible Urban Greening Factor providing 308sqm of green roof.

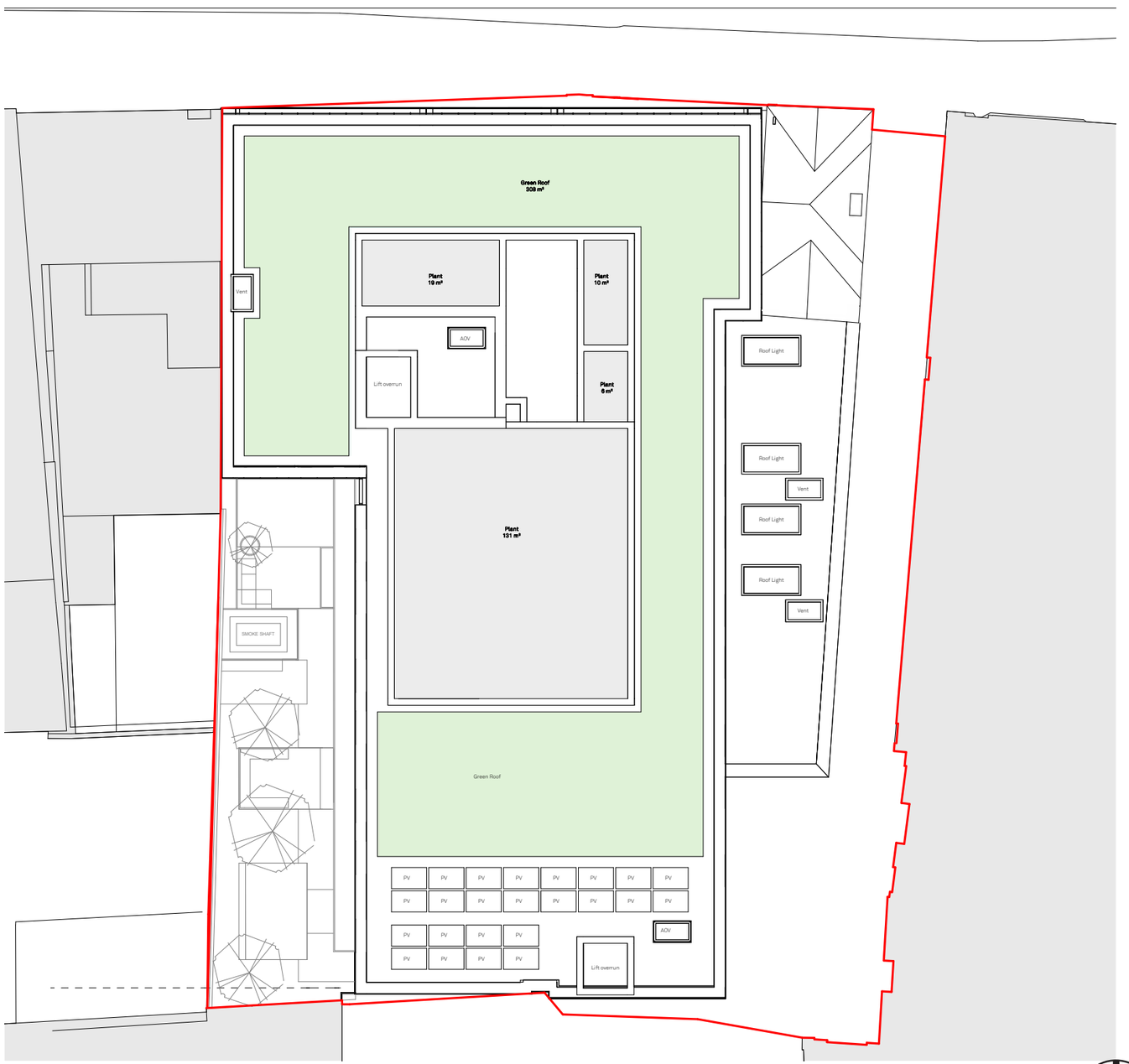
A green roof would not be suitable at first-floor roof level due to overshadowing.

Photovoltaic (PV) panels have been maximised on the remaining roof areas that are not affected by overshadowing. We are providing 24 PV's in total.

Blue roof elements have also been incorporated to assist with sustainable surface water attenuation and management.

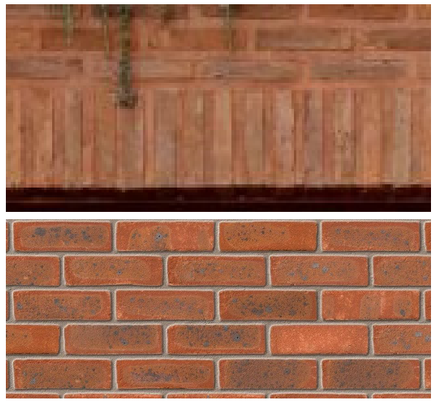
Key

- Back-of-House
- Site Boundary



The material palette uses a restrained selection of durable, high-quality finishes to create a clear contemporary identity rooted in its urban context. Red multi-brick forms the primary façade, complemented by light buff brick and dark grey aluminium elements.

Brickwork detailing, including stretcher bond and soldier courses, introduces depth and rhythm, while GRC frames and aluminium windows provide contrast and refinement. Dark standing seam cladding at upper levels unifies the composition, balancing solidity with lightness.



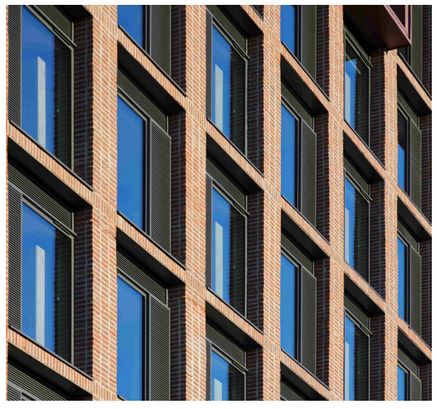
Red brick - stretcher bond & soilder course brick detialing.



Projecting brick piers with light stone GRC brick banding.



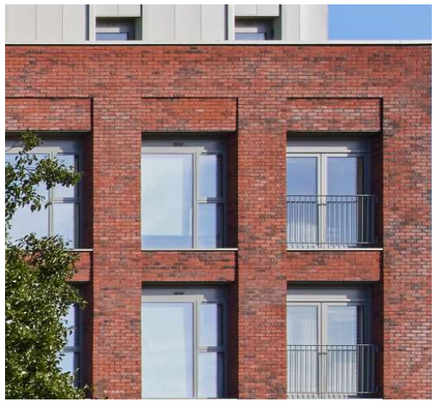
Light buff brick - ground floor frontage.



Dark grey aluminium lourves to heads of windows.



Dark grey standing steam roof cladding.



Dark grey aluminium juliet balcony with full height pane and opening side pane.



Detailed bay study.



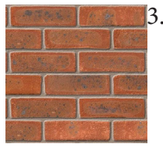
4.04 Proposed Elevation - Friar Street (Front)

Design considerations include:

- Verticality introduced through projecting brick piers.
- Frontage separated into 3 elements to break up building massing.
- Reflects character of Friar Street with ordered and vertical window proportions and spacing.
- Local material palette used with red brick, stone banding and grey roof.
- High-quality brick frontage to tie in with streetscape and create solid base and grounding to building frontage.
- Clear distinction between bottom, middle & top of development through carefully considered banding.
- Activated ground floor frontage.
- Shopfront alignment along Friar Street.

Materials Key:

1. Red / brown multi brick in stretcher bond
2. Red / brown multi brick in solider course
3. Light buff brick in stretcher bond
4. Standing seam zinc cladding in VM Zinc ANTHRA-ZINC
5. Off white stone effect banding
6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)
7. Curtain wall with integrated vents (PPC Aluminium in RAL 7021 to match windows)
8. Aluminium signage plate in dark grey (RAL 7021)
9. Rainscreen with high quality render finish in off white
10. Projecting banding within render
11. Recessed brick detail
12. Existing Bugle Elevation
13. Aluminium Door with lourve above in dark grey (RAL 7021)
14. Roof Plant enclosure with lourves
15. Smokeshaft overrun
16. Aluminium Railing & Gate (RAL 7021)
17. Aluminium window with integrated vent

1. 
3. 
6. 
2. 
4. 



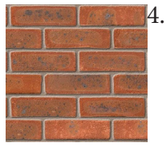
4.04 Proposed Elevation - Fife Court (Side)

Design considerations include:

- Window openings introduced to amenity areas at ground floor Fife Court frontage to reflect size and proportions of window openings to the cottages façade.
- Building line of ground floor set forward to Fife court boundary as per existing building line.
- Red brick retained to ground floor relating it to Friar Street frontage.
- Building set back at upper levels where a light render is proposed which is light reflective.
- Banding detail retained to set-back residential elevation to maintain a top, middle and bottom treatment.

Materials Key:

1. Red / brown multi brick in stretcher bond
2. Red / brown multi brick in solider course
3. Light buff brick in stretcher bond
4. Standing seam zinc cladding in VM Zinc ANTHRA-ZINC
5. Off white stone effect banding
6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)
7. Curtain wall with integrated vents (PPC Aluminium in RAL 7021 to match windows)
8. Aluminium signage plate in dark grey (RAL 7021)
9. Rainscreen with high quality render finish in off white
10. Projecting banding within render
11. Recessed brick detail
12. Existing Bugle Elevation
13. Aluminium Door with lourve above in dark grey (RAL 7021)
14. Roof Plant enclosure with lourves
15. Smokeshaft overrun
16. Aluminium Railing & Gate (RAL 7021)
17. Aluminium window with integrated vent

1. 
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4.04 Proposed Elevation - Courtyard

Design considerations include:

- Vertical curtain walling separates the front block element of the proposal to the rear courtyard elevation, breaking up the block and massing.
- Red brick retained to front block while a light render proposed to rear block which is light reflective.
- Banding detail retained to set-back residential elevation to maintain a top, middle and bottom.

Materials Key:

1. Red / brown multi brick in stretcher bond
2. Red / brown multi brick in solider course
3. Light buff brick in stretcher bond
4. Standing seam zinc cladding in VM Zinc ANTHRA-ZINC
5. Off white stone effect banding
6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)
7. Curtain wall with integrated vents (PPC Aluminium in RAL 7021 to match windows)
8. Aluminium signage plate in dark grey (RAL 7021)
9. Rainscreen with high quality render finish in off white
10. Projecting banding within render
11. Recessed brick detail
12. Existing Bugle Elevation
13. Aluminium Door with lourve above in dark grey (RAL 7021)
14. Roof Plant enclosure with lourves
15. Smokeshaft overrun
16. Aluminium Railing & Gate (RAL 7021)
17. Aluminium window with integrated vent (RAL 7021)



1. 
4. 
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4.04 Proposed Elevation - Rear

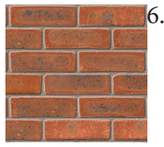
Design considerations include:

- Recess introduced to rear elevation to break up massing.
- No windows introduced to rear elevation to minimise overlooking.
- Red brick retained to front block while a light render proposed to rear block which is light reflective.
- Banding detail retained to maintain a top, middle and bottom treatment.

Materials Key:

1. Red / brown multi brick in stretcher bond
2. Red / brown multi brick in solider course
3. Light buff brick in stretcher bond
4. Standing seam zinc cladding in VM Zinc ANTHRA-ZINC
5. Off white stone effect banding
6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)
7. Curtain wall with integrated vents (PPC Aluminium in RAL 7021 to match windows)
8. Aluminium signage plate in dark grey (RAL 7021)
9. Rainscreen with high quality render finish in off white
10. Projecting banding within render
11. Recessed brick detail
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13. Aluminium Door with lourve above in dark grey (RAL 7021)
14. Roof Plant enclosure with lourves
15. Smokeshaft overrun
16. Aluminium Railing & Gate (RAL 7021)
17. Aluminium window with integrated vent (RAL 7021)



1. 

6. 

4.05 Proposed Design Detail - Bay Study

The proposed materials palette was selected for its simple, clean and modern appearance.

1. Red / brown multi brick in stretcher bond
2. Red / brown multi brick in solider course
3. Light buff brick in stretcher bond
4. Standing seam zinc cladding in VM Zinc ANTHRA-ZINC
5. Off white stone effect banding
6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)
7. Curtain wall with integrated vents (PPC Aluminium in RAL 7021 to match windows)

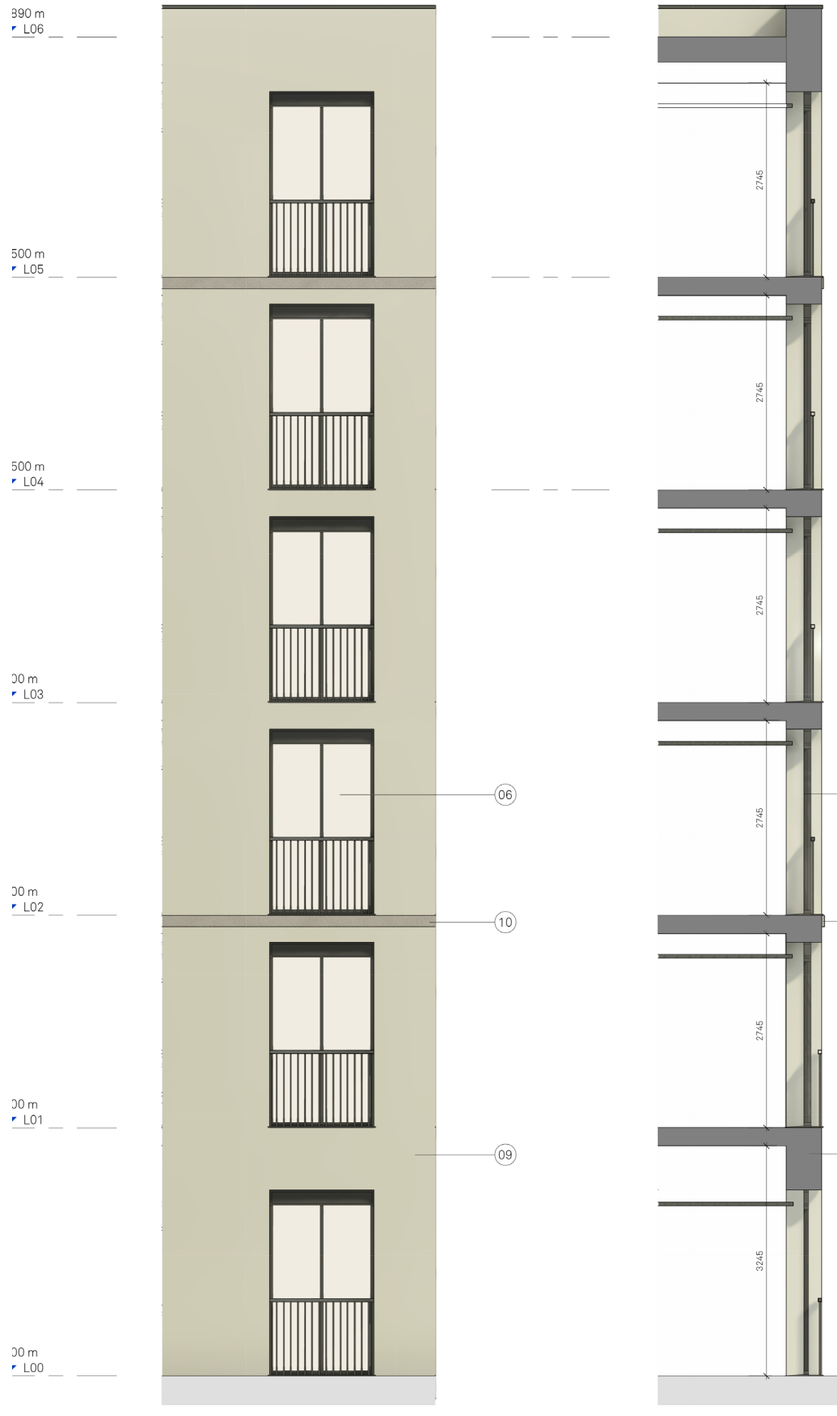


The proposed materials palette was selected for its simple, clean and modern appearance.

6. Aluminium window with integrated vent and juliet balcony inset to window reveal(RAL 7021)

9. Rainscreen with high quality render finish in off white

10. Projecting banding within render



4.06 Proposed Context Elevations - Friar Street Elevation

- A five-storey frontage is retained on Friar Street, while the overall height and massing are significantly reduced compared to the extant consent.
- Scale of the building is more appropriate within the streetscene.
- The proposed form, massing, openings and ground floor treatment is more intimate and domestic compared to the more commercial previously approved hotel scheme.
- The elevational treatment reflects the domestic character while ensuring continued ground-floor activation.



Key

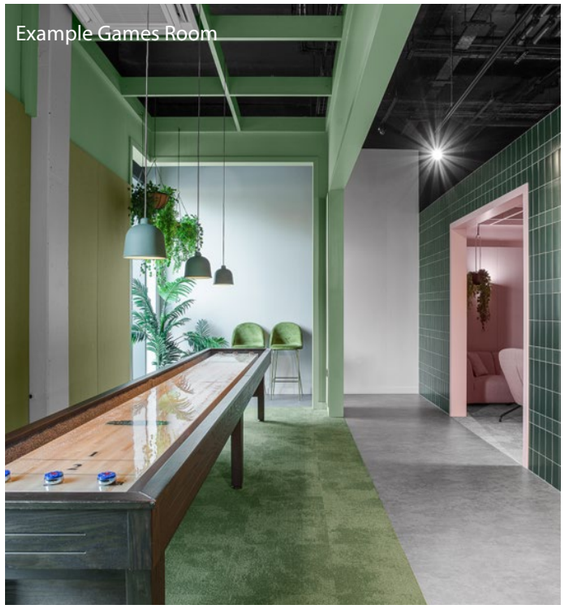
- - - - Previous application building height

05 Precedents & Spatial Quality

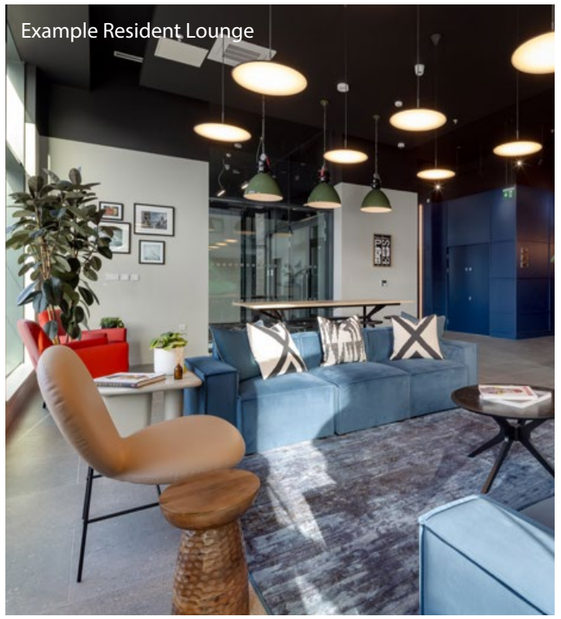
5.01 Precedents - Co-Living
5.02 Amenity Quality

5.01 Precedents - Co-Living


Example Resident Lounge


Example Games Room

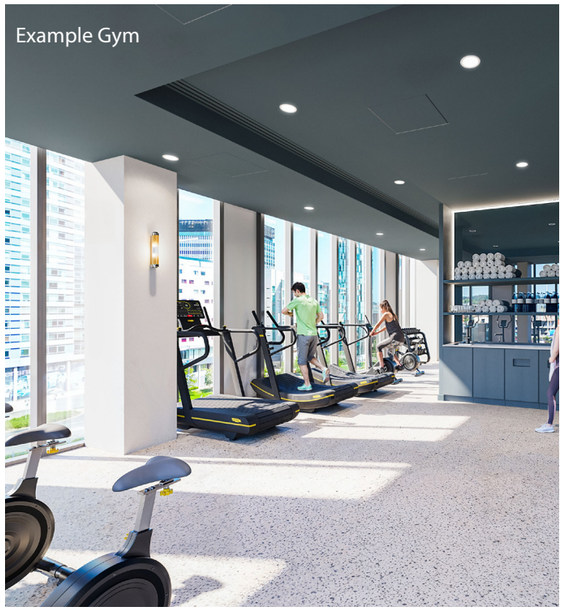

Example Resident Co-Working


Example Resident Lounge


Example Semi-Public Space

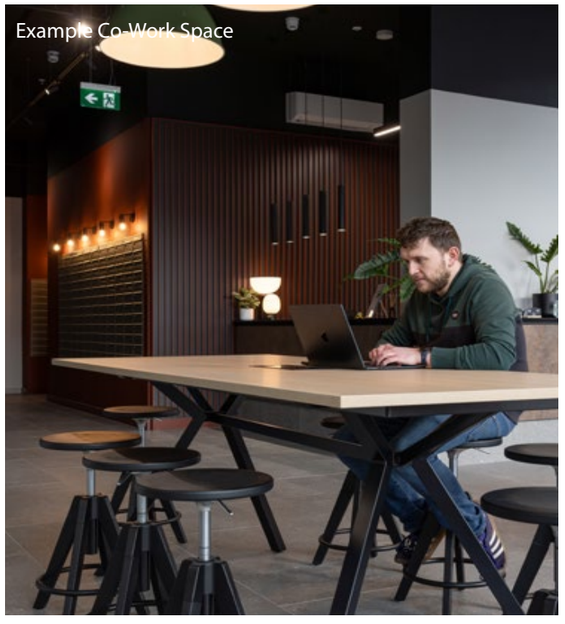
5.01 Precedents - Co-Living











5.02 Amenity Quality

The ground floor is designed to provide a rich and varied amenity offering that supports both social interaction and everyday living.

A range of shared spaces,including a residents' lounge / games room, co-working areas, gym, and shared kitchen, are distributed across the plan to encourage community engagement while catering to different needs throughout the day.

These amenities are complemented by more private or flexible spaces such as the co-living studio and private dining areas, creating a balance between communal and individual use.

Key

- Amenity
- Co - living Studios



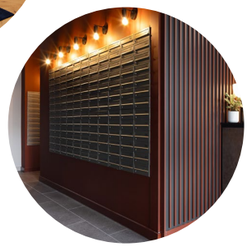
Co-Living Studio



Resident Gym



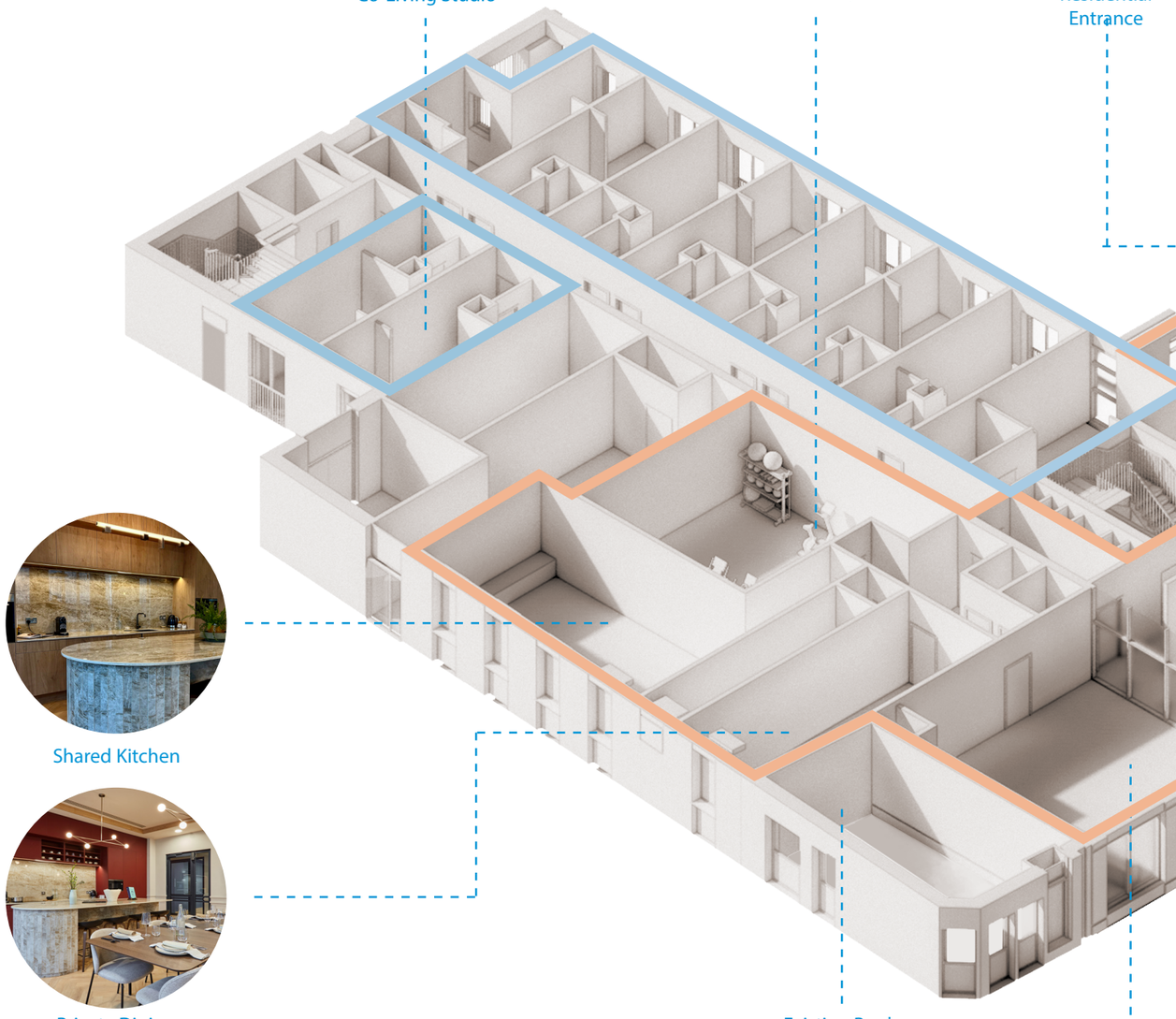
Residential Entrance



Post / Parcel



Resident Lounge / Games Room



Shared Kitchen

Private Dining

Existing Bugle



Resident Co-Work

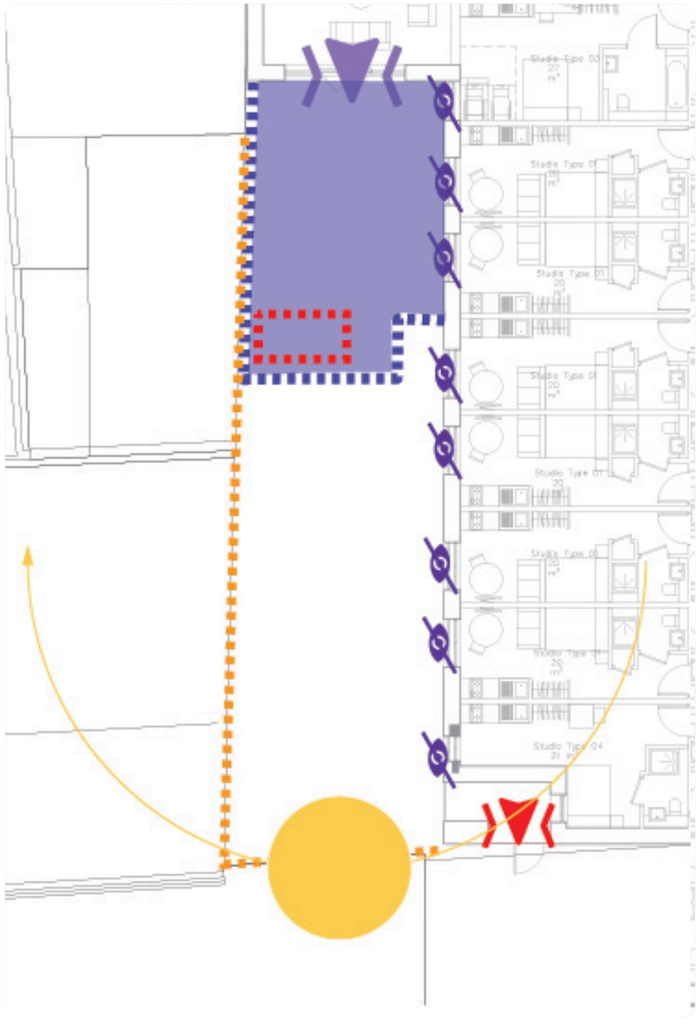
06 Landscape, Interfaces, Access and Waste

6.01 Landscape Proposal
6.02 Ground Floor Access
6.03 Refuse and Servicing
6.04 Cycle Parking Provision
6.05 Access & Security Strategy
6.06 Typical Apartment Layouts

6.01 Landscape Proposal

The courtyard is bounded by adjacent properties to the west and overlooked by surrounding apartment units to the east. Primary access is provided from the northern entrance, while an emergency exit is located at the southern end a smoke shaft vent within the courtyard create physical and functional restrictions that need to be integrated into the design.

The courtyard's spatial strategy consists of a series of distinct spaces that cater to larger groups upon entry at the northern end of the courtyard, then smaller green sanctuary spaces to the south. A green buffer will shield the courtyards eastern edge from onlooking apartments.



Landscape Analysis

- Sun path
- Basement location
- Apartment ovelooked by courtyard
- Boundaries to adjacent properties
- Entrance to courtyard
- Emergency exit
- Smoke shaft vent



Spatial strategy

- Flexible paved area
- Outdoor lounge
- Breakfast bar/outdoor workspace
- Buffer planting
- Green pocket garden

6.01 Landscape Proposal

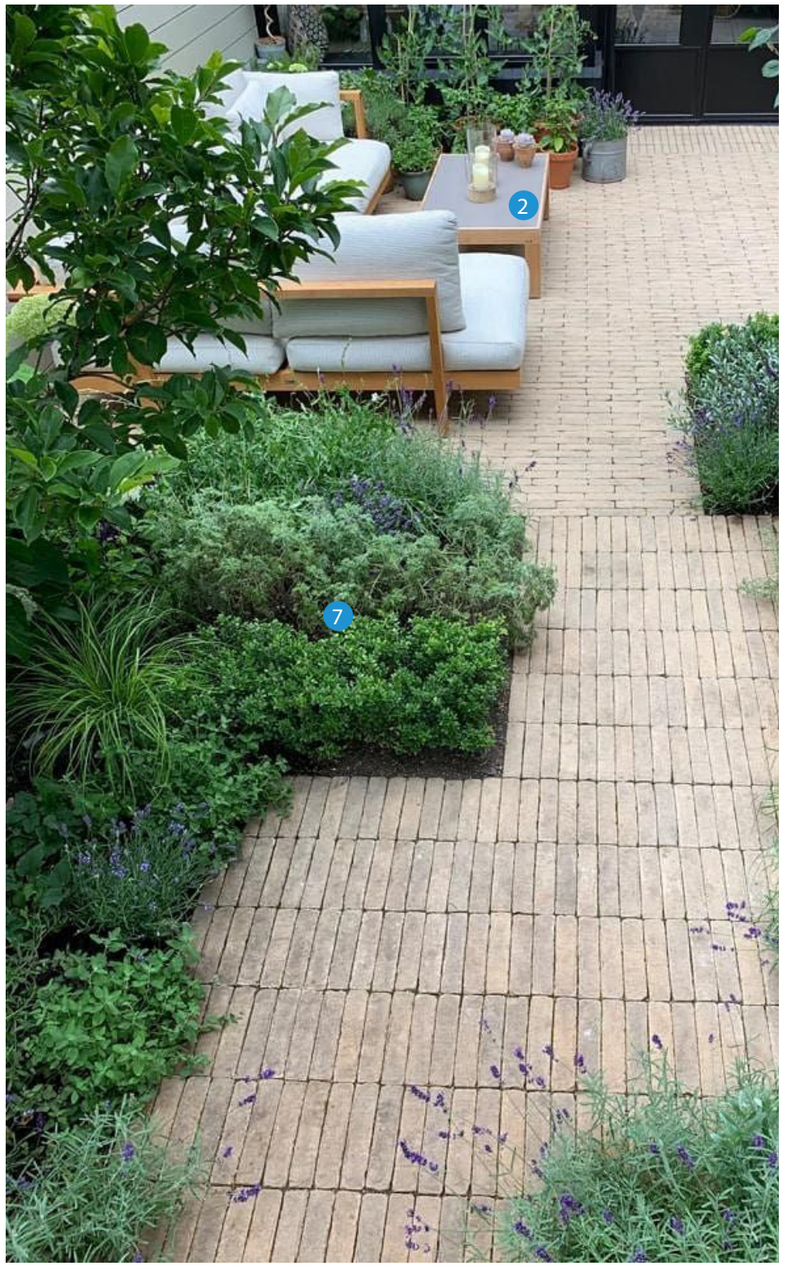
The illustrative landscape plan demonstrates how the spatial strategy translates into a cohesive and functional external environment. A hierarchy of spaces provides opportunities for informal socialising, outdoor working and quiet retreat. The visual impact of the smoke shaft has been addressed through the use of an integrated planter system.

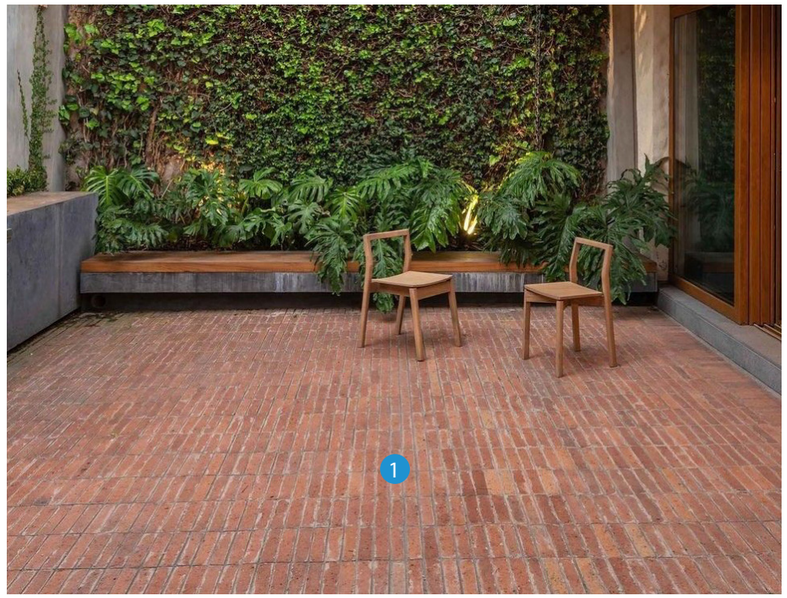
Key	
1	Flexible paved area
2	Outdoor lounge
3	Tree in pot planter
4	Planter in cooperating smoke shaft vent
5	Hedge in raised planter
6	Breakfast bar/outdoor workspace
7	In-ground planting and trees
8	Pocket garden with fixed seating
9	Pocket garden with flexible furniture

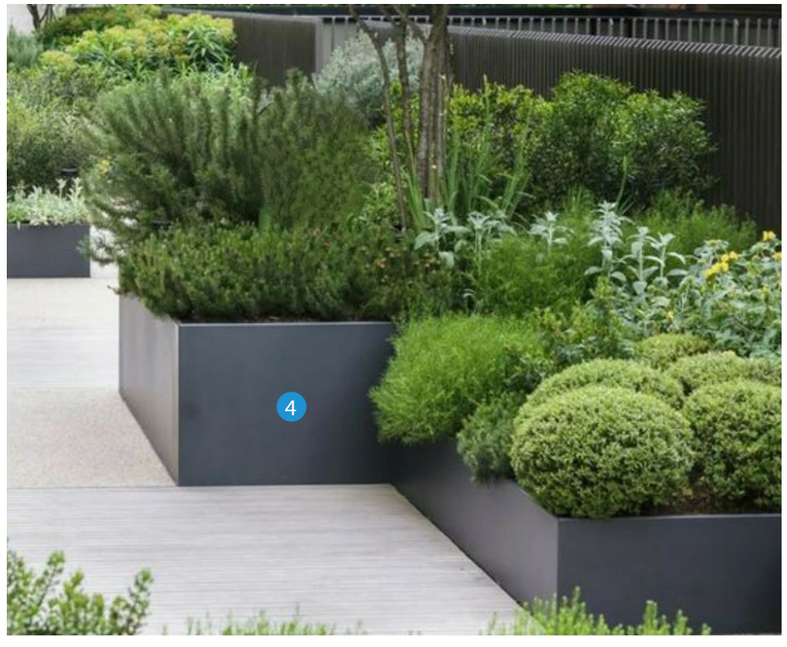


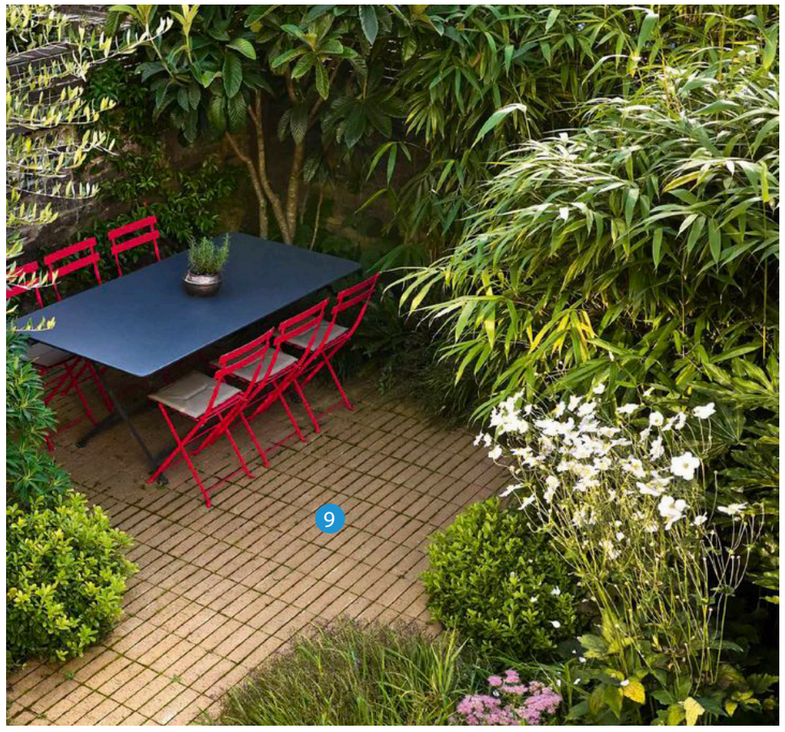
Illustrated Landscape Plan

Precedent Imagery









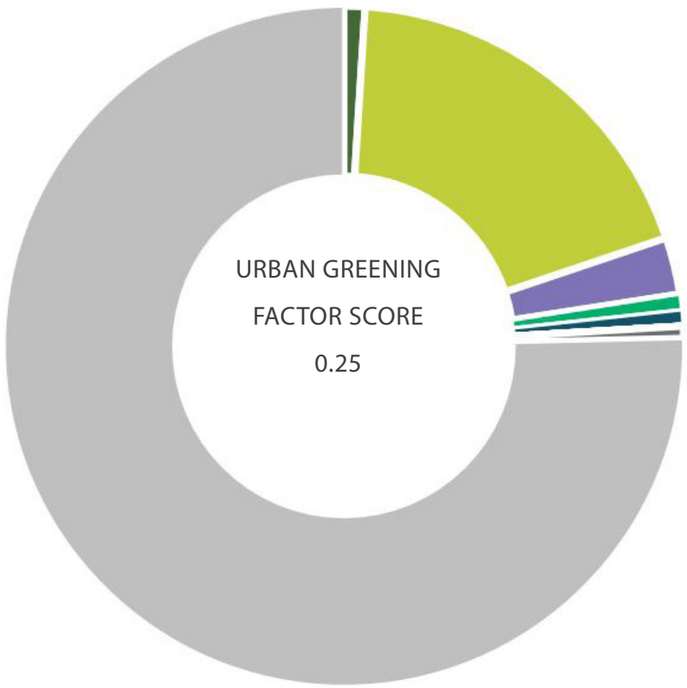


6.01 Landscape Proposal

To adhere to policy E19 (Urban Greening Factor) of the emerging local plan, Reading Council state that the site needs to reach an urban greening factor score of 0.25. Due to the small amount of outdoor amenity space available on site, a green roof system will be required to meet to the required score.

KEY	SURFACE COVER TYPE	FACTOR	AREA(m^2)	SURFACE COVER FACTOR
	Native trees	0.90	14.44	13.00
	Intensive or biodiversity green roof	0.80	307.85	246.28
	garden planting	0.70	50.53	35.37
	non native and ornamental hedgerow	0.70	19.31	9.66
	non native trees	0.70	15.41	10.02
	Permeable paving	0.10	75.09	7.51
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	-	824.17	-
	TOTAL SITE AREA (m^2)		1306.8	
	URBAN GREENING FACTOR TARGET			0.25
	URBAN GREENING FACTOR SCORE			0.25





Open Space Statement

The landscape management strategy has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (ref to plan 26029-EXA-ZZ-00-DR-L-00101).

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) as well as being easy to clean, maintain or replace if required.

Objectives

The general objectives for this LMP are to:

- Create an attractive and well cared for setting for the development;
- Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- Ensure the landscape contributes positively to the users;
- Ensure the landscape contributes positively to the site context;
- Enhance and protect the native flora and fauna (both existing and proposed); and,
- Enhance biodiversity and ecology where possible.

Soft Landscape

The soft landscape strategy is designed to create a strong green framework for the development using a range of new tree and shrub planting. The new planting will use a range of robust evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals to be managed and maintained by the Clients Management Contractor (CMC).

Hard Landscape

The hard landscape treatment comprises block paving. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

Pedestrian spaces and routes will be lit with low level path lighting to minimise any light pollution. Tables, bench seating and planters will be selected to ensure they are of durable and low maintenance materials.

Boundary treatments include boundary walls

Management Responsibilities

The legal property owner will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC.

There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations.

Maintenance operations should be refined to suit:

- The needs of users;
- The conservation of ecological interests;
- Improvements in equipment and horticultural aids;
- Changing legislation and sustainability requirements;
- The completed scheme when soft landscaping, including species, have been confirmed; and,
- The detailed management recommendations any existing trees/planting to be retained

LMP Programme

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. The plan review must be undertaken by a suitably qualified Landscape Architect.

Maintenance Specification

Standard of work

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated.

Use of Chemicals

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site area. The responsible party shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc.. are removed from site at the end of each day.

Cleanliness

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

Pests and Diseases

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, pruning etc... Shall be removed from site.

6.02 Ground Floor Access

Residential Zones

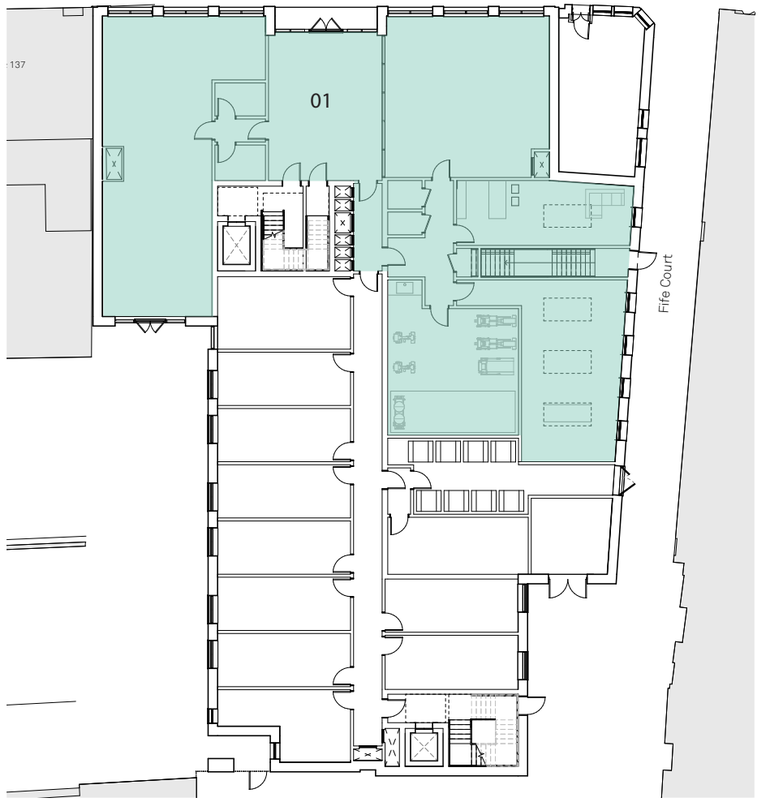


The ground floor has been carefully organised to accommodate the two primary uses: residential and amenity spaces. The residential elements are positioned toward the rear of the building, creating a clear spatial distinction between private living areas and more communal functions.

This arrangement helps to maintain privacy for residents while ensuring an efficient internal layout. Supporting facilities, including plant and waste storage, are also integrated within this zone to optimise service access without impacting the main residential experience.

01 Residents entrance
02 Co-Living

Amenity Zones

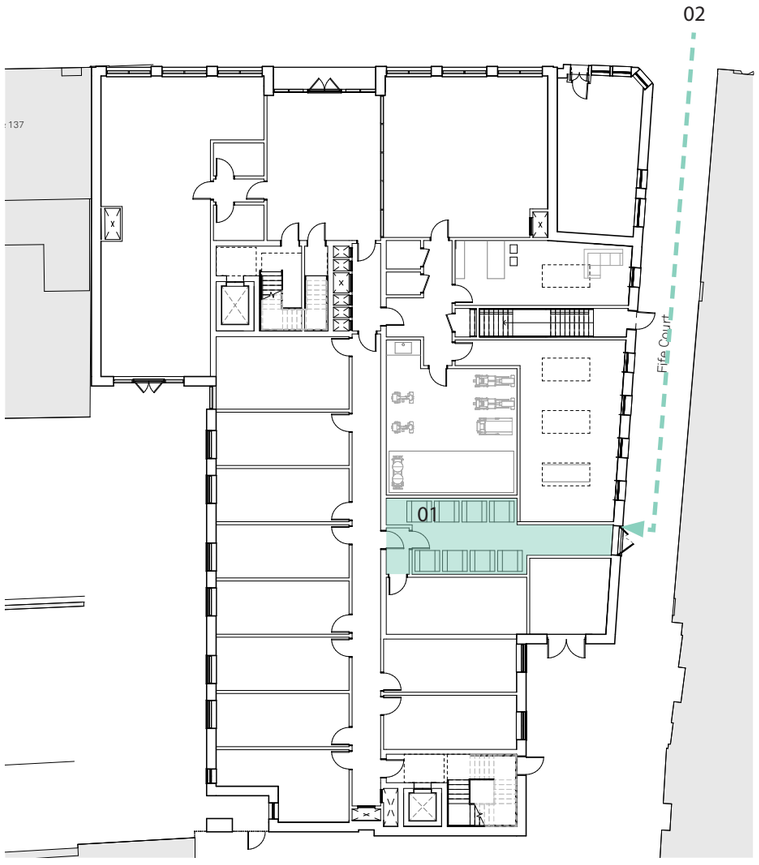


The amenity spaces are strategically located at the front of the building to establish an engaging street presence along Friar Street. By placing shared functions in this prominent position, the design encourages interaction and visibility, contributing to a lively frontage.

This arrangement also improves accessibility for both residents and visitors, reinforcing the amenity spaces as key social and communal hubs within the scheme.

01 Amenity

Refuse



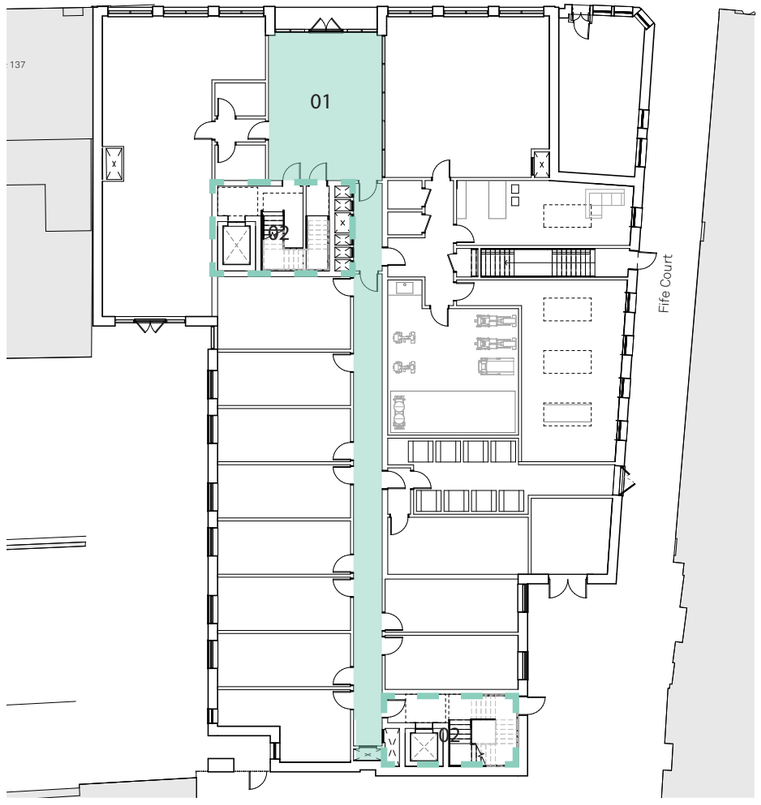
The residents' waste store is positioned at ground floor level to ensure efficient and discreet servicing. It benefits from direct access to the adjacent side alley, allowing refuse collection to take place without interrupting primary building entrances or internal circulation.

Internally, the store is accessed directly from the residential corridor, providing convenient day-to-day use for occupants while maintaining separation from amenity spaces.

Refuse collections will be a private collection and occur twice weekly. seperate recycling & food bins provided.

01 Waste Store
02 External Access Point

Access Strategy



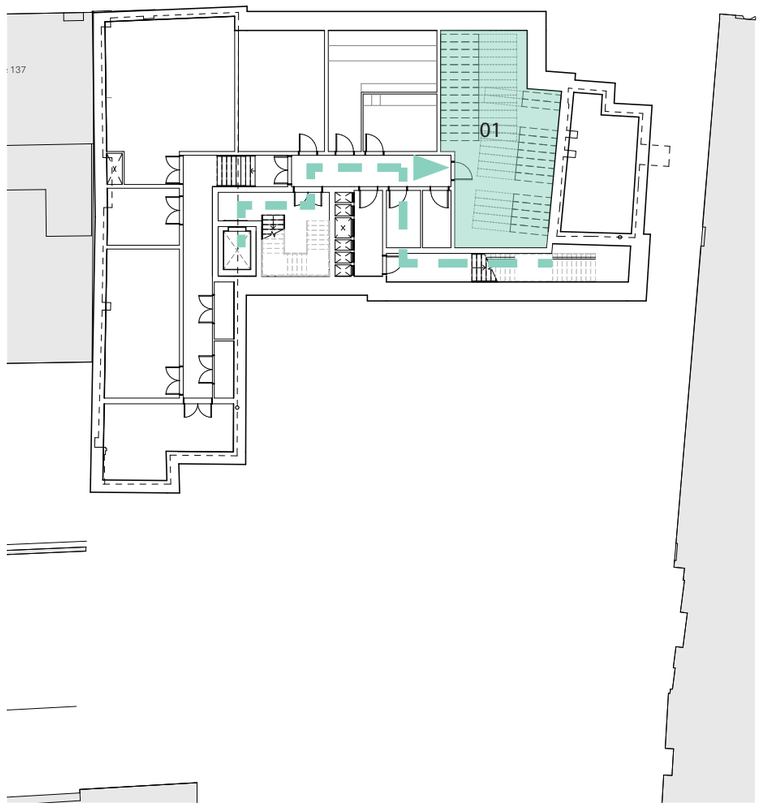
The primary residential entrance is centrally located, creating a clear and legible point of arrival into the building. From the entrance lobby, a continuous central corridor extends through the plan, forming the main circulation spine and providing direct access to the co-living areas.

The principal vertical circulation core is positioned adjacent to the lobby, ensuring efficient and intuitive access to the upper residential levels. A secondary core is located toward the rear of the building.

01 Residents Lobby
02 Circulation Core

6.04 Cycle Parking Provision

Cycle Store Location



The cycle store is located in the basement.
There are 56 cycles spaces present within the cycle store.
This is 39% total provision.

01 Cycle Store

Cycle Store Access Route



Residents can access the cycle store via two routes:

Route 1: Through the main residential entrance and down to the basement using the lift.

Route 2: Via the Fife Court staircase, using the bicycle wheel ramp provided alongside the stairs.

01 Route 1
02 Route 2

Access and Security Strategy

The development has been designed to provide a safe, secure and well-managed environment for residents, visitors and staff. Security measures are integrated into both the building design and day-to-day management, reflecting the principles of Designing Out Crime.

Secure Access

Access to the building will be controlled through secure entrances using electronic fobs or access cards. Additional access controls will separate the reception from residential and shared amenity areas, ensuring only authorised residents can enter private spaces. Visitors and deliveries will be managed through the main entrance, with residents meeting guests at reception to prevent unauthorised access.

On-site Management

A staffed reception will provide a welcoming point of contact during the day, supported by an on-site management team responsible for customer service, concierge and building maintenance. Outside normal office hours, a dedicated 24-hour security and concierge service will ensure continued oversight and emergency response.

CCTV and Monitoring

A comprehensive IP CCTV system will monitor key locations throughout the development, including entrances, reception, lifts, communal facilities, cycle storage, bin stores and external areas. The system will be monitored by the management team, with remote access available where required.

Resident Management

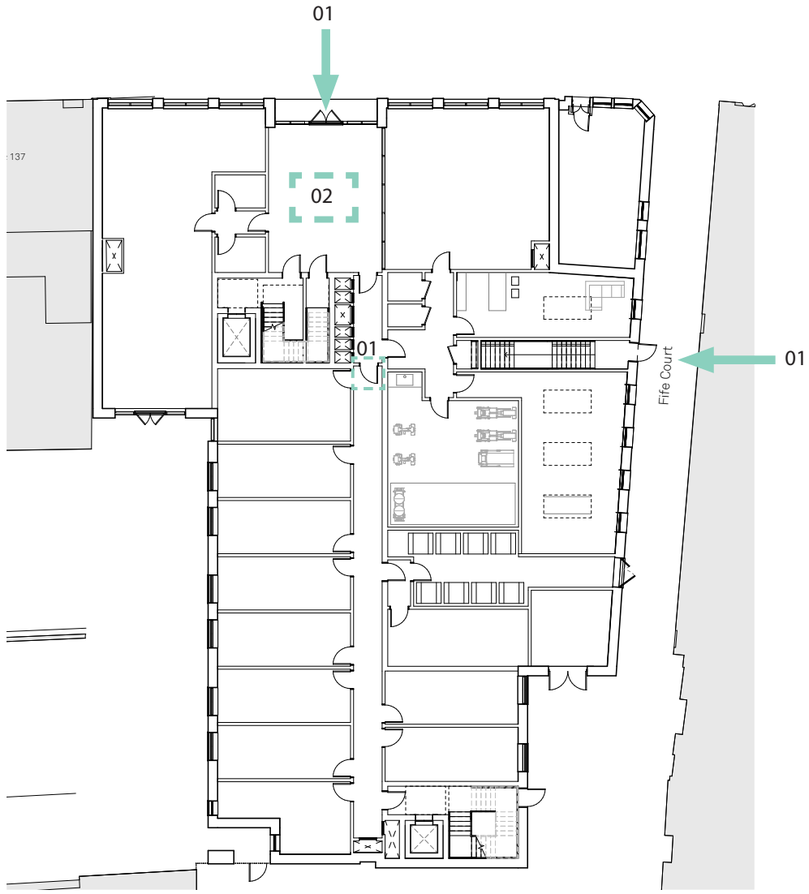
Residents will be expected to comply with a tenancy agreement and resident handbook that set out standards of behaviour. A clear anti-social behaviour procedure will enable incidents to be recorded, investigated and, where necessary, escalated. The management company operates a zero-tolerance approach to criminal or disruptive behaviour and will work with the police where appropriate.

Partnership Working

The management team will maintain close links with Thames Valley Police, the local authority and environmental health officers to support community safety, respond to issues such as noise and nuisance, and promote crime prevention initiatives.

Staff Training

All staff will receive site-specific training covering security procedures, emergency response and building management. Keyholding and remote support arrangements will ensure an effective response to incidents outside normal office hours.

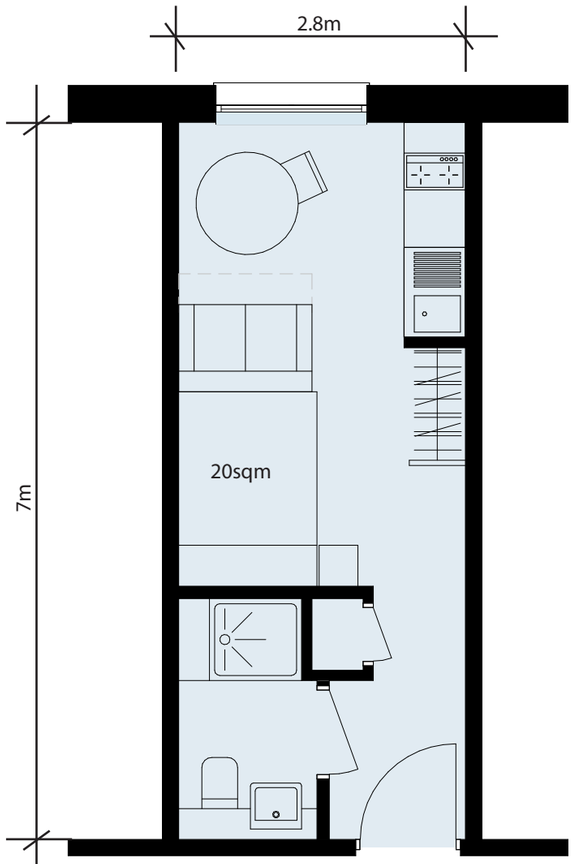


01 Secure Access Points (fob controlled)
02 On site management

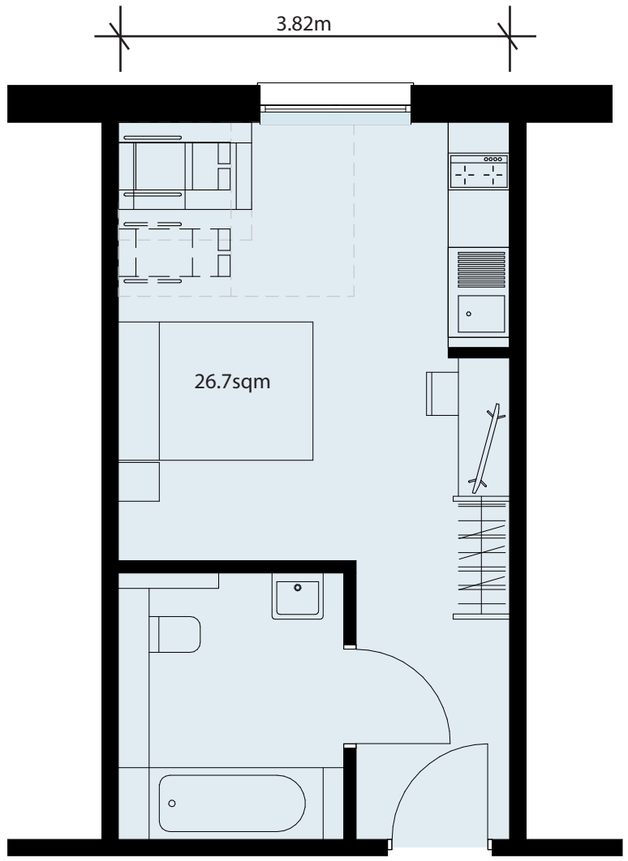
6.06 Typical Apartment Layouts - 1b/1p

Accommodation studios will be of a high-quality internal specification, featuring contemporary kitchens, integrated appliances, and durable finishes.

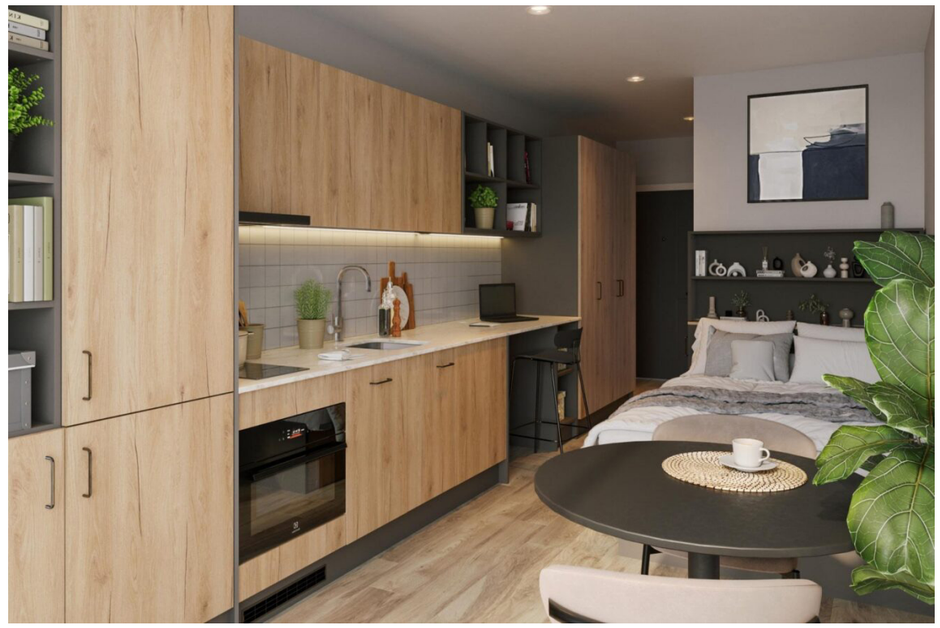
Thoughtfully designed light and airy layouts with modern furnishings and storage to create a comfortable and visually appealing living environment.

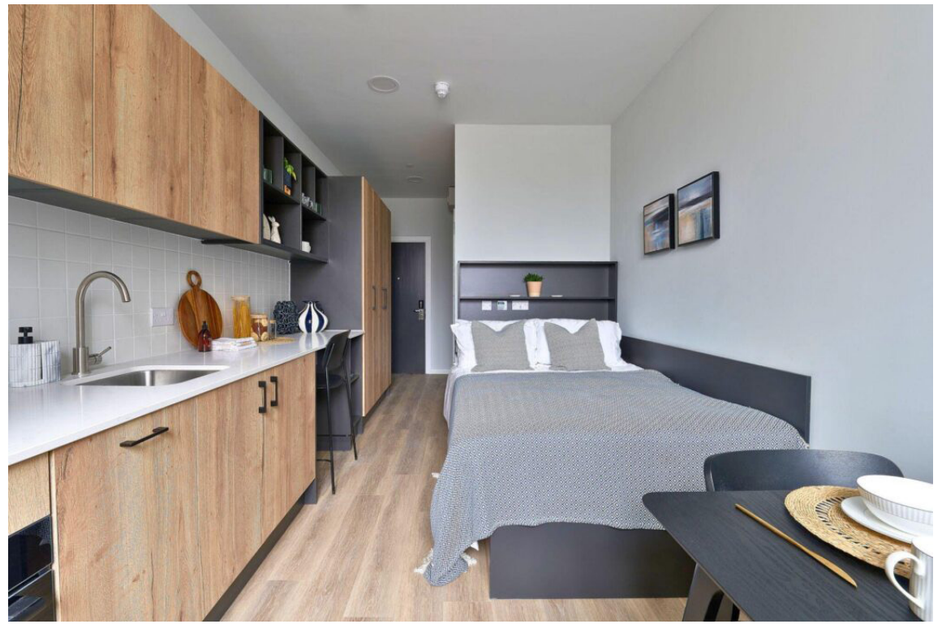


Proposed Standard Studio



Proposed DDA Studio





Example internal finish

07 Schedule of Accommodation

7.01 Schedule of Accommodation

7.01 Schedule of Accommodation

The schedule of accommodation outlines a total provision of 145 residential units arranged across the ground and five upper levels, with consistency in Co-Living studios.

Total Internal Amenity: 445 sqm (3sqm per studio)

Total External Amenity: 154 sqm (1.06 sqm per studio)

Planning_GIA Areas_Existing		
Name	Level	Area
138-141 Friar Street (Revolution)	Basement	170 m²
138-141 Friar Street (Revolution)	L00	541 m²
138-141 Friar Street (Revolution)	L01	463 m²
138-141 Friar Street (Revolution)	L02	119 m²
138-141 Friar Street (Revolution)	L03	32 m²
		1325 m²
142-143 Friar Street (Opticians)	L00	223 m²
142-143 Friar Street (Opticians)	L01	143 m²
142-143 Friar Street (Opticians)	L02	44 m²
		410 m²
144 Friar Street (Bugle)	Basement	30 m²
144 Friar Street (Bugle)	L00	124 m²
144 Friar Street (Bugle)	L01	87 m²
144 Friar Street (Bugle)	L02	20 m²
		261 m²
		1996 m²

Planning_GEA Area_Proposed		
Name	Level	Area
138-143 Friar Street	Basement	463 m²
138-143 Friar Street	L00	905 m²
138-143 Friar Street	L01	797 m²
138-143 Friar Street	L02	797 m²
138-143 Friar Street	L03	797 m²
138-143 Friar Street	L04	797 m²
138-143 Friar Street	L05	797 m²
138-143 Friar Street	L06	38 m²
		5391 m²
144 Friar Street (Bugle)	Basement	32 m²
144 Friar Street (Bugle)	L00	42 m²
144 Friar Street (Bugle)	L01	45 m²
144 Friar Street (Bugle)	L02	26 m²
		145 m²
		5536 m²

Planning_NIA Area_Amenity Areas		
Level	Name	Area
Basement	Acc. Shower Room	5 m²
Basement	Acc. WC	5 m²
Basement	Laundry	24 m²
Basement	Multi media room	29 m²
Basement	Staff Room	12 m²
		75 m²
L00	Acc. WC	3 m²
L00	Bookable Dining Area	31 m²
L00	Cleaners Cupboard	5 m²
L00	Co-work Space	73 m²
L00	Gym	49 m²
L00	Open plan games & lounge area	100 m²
L00	Parcel Room	5 m²
L00	Reception Desk	5 m²
L00	Residential Entrance	41 m²
L00	Shared Dining	55 m²
L00	Store	2 m²
L00	WC	2 m²
		371 m²
		446 m²

Amenity provision per studio = 3sqm

Planning_GIA Area_Proposed		
Name	Level	Area
138-143 Friar Street	Basement	379 m²
138-143 Friar Street	L00	831 m²
138-143 Friar Street	L01	733 m²
138-143 Friar Street	L02	733 m²
138-143 Friar Street	L03	733 m²
138-143 Friar Street	L04	733 m²
138-143 Friar Street	L05	733 m²
		4875 m²
144 Friar Street (Bugle)	Basement	24 m²
144 Friar Street (Bugle)	L00	35 m²
144 Friar Street (Bugle)	L01	36 m²
144 Friar Street (Bugle)	L02	19 m²
		114 m²

Planning_NIA Area Schedule_Studios			
Level	Name	Area	Count
L00	DDA Studio Room	27 m²	1
L00	Studio Room	181 m²	9
		208 m²	10
L01	DDA Studio Room	54 m²	2
L01	Studio Room	499 m²	25
		553 m²	27
L02	DDA Studio Room	54 m²	2
L02	Studio Room	499 m²	25
		553 m²	27
L03	DDA Studio Room	54 m²	2
L03	Studio Room	499 m²	25
		553 m²	27
L04	DDA Studio Room	54 m²	2
L04	Studio Room	499 m²	25
		553 m²	27
L05	DDA Studio Room	54 m²	2
L05	Studio Room	499 m²	25
		553 m²	27

Planning_DDA Studio Percentage		
Name	Area	Count
DDA Studio Room	297 m²	11
	297 m²	11
Studio Room	2676 m²	134
	2676 m²	134
	2973 m²	145

Total DDA Studios = 8%

Note: all figures/ areas are:

- Approximate.
- Subject to detailed site and building survey.
- Subject to detailed planning consent.
- Subject to building regulations approval.
- Based on preliminary plans.

08 CGIs

8.01 View looking West down Friar Street
8.02 View looking East down Friar Street
8.03 View of Friar Street Elevation

7.01 View looking West down Friar Street

Key

- - - - Previous application building height

Key

Previous application building height

7.02 View looking East down Friar Street

Key

- - - - Previous application building height

7.03 View of Friar Street Elevation

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