

Victory Pub Landscape

You Said:

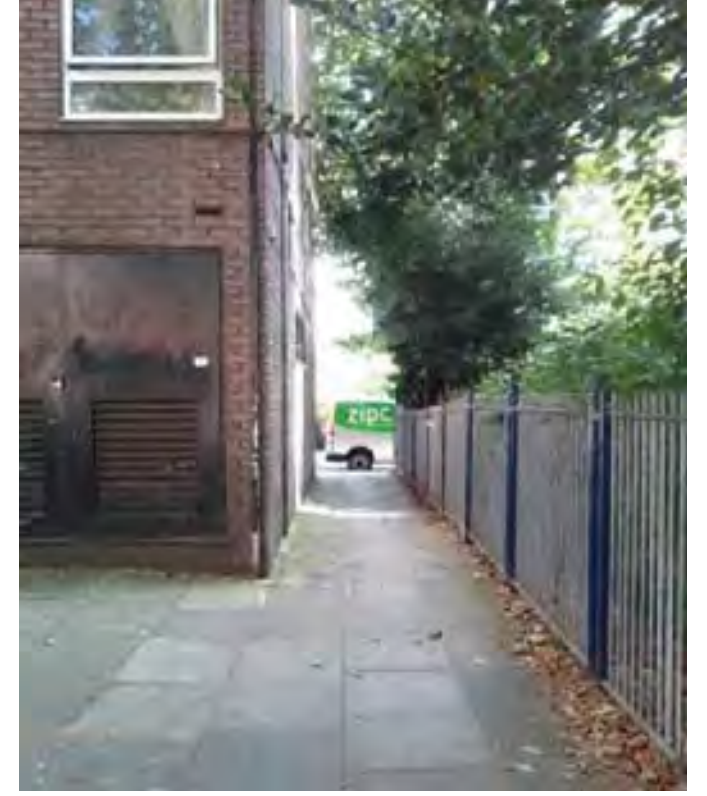
- The pub garden would be better on the Albany Street side.
- A new communal garden should be at the back and be a nice place for residents.



Shade tolerant plants such as ferns are proposed to be planted alongside the footway.



Low hedges with varied planting.



We propose to widen the existing route to Cumberland Market

We propose:



Proposed ground floor with landscape plan

East

Varndell Street Corner

Key Facts:

Eight new homes are proposed at the corner of Varndell Street and Stanhope Street. The new building is made up of two connected blocks, of 3 and 6 storeys in height. A small pocket square will be created on the corner of the site, similar in size to that on the corner of Robert Street and Stanhope Street. Most of the existing open space is retained.



Aerial view showing the proposed building in context Aerial View of the existing site

You Said:

- You preferred larger homes to have separate or dividable kitchen and living rooms, and separate bath and toilet
- You don't like floor to ceiling windows
- You want a well proportioned lift and corridors
- You want a gated residential entrance and space for interaction with neighbours
- You don't want a route going through the garden

We did:

- We have designed units on this site to have dividable kitchen and living rooms and we are looking at whether it is possible for larger flats to have larger toilets and bathrooms. All flats have generous balconies
- We have raised the sill level of the windows, so that the sill level is above the floor
- Homes have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks, (eg Silverdale etc)
- We have a gate on the communal entrance to the block
- We have removed the route through the green space connecting Stanhope street and Cumberland market

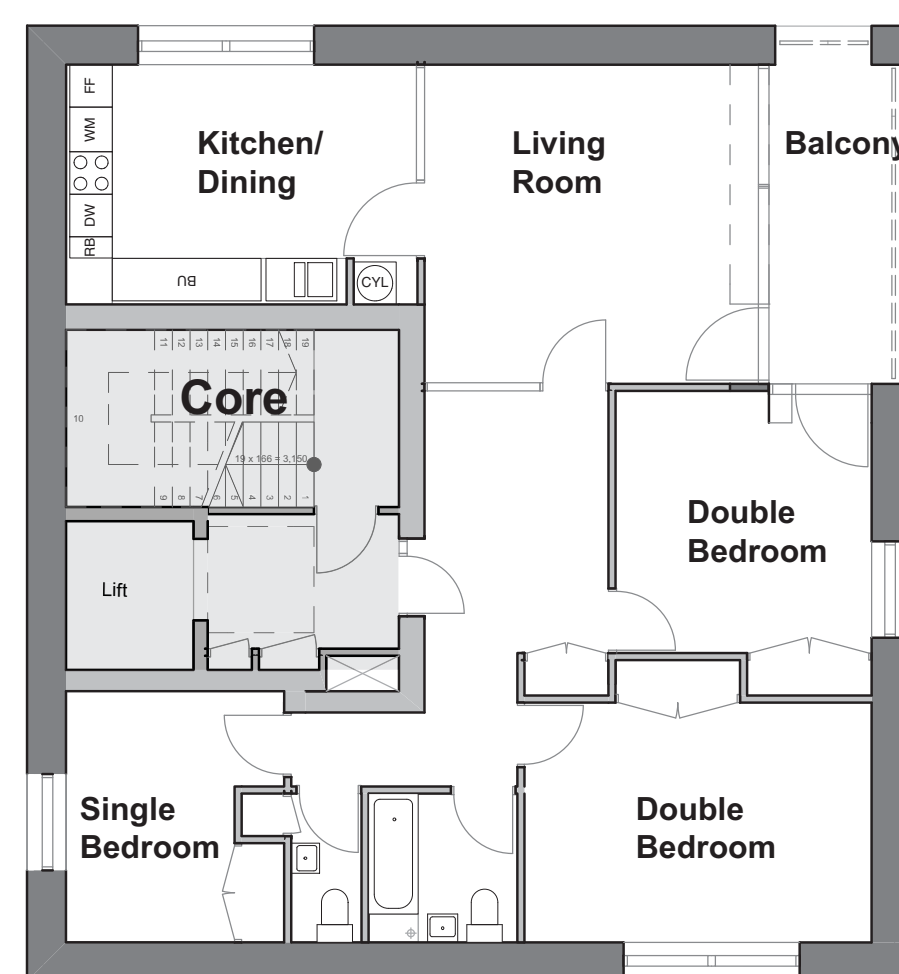


Street view of proposal looking at the 6 storey block facing Stanhope street

Varndell Street proposal



Key plan



Typical Upper Floor plan showing 3 bed flat with recessed balcony



Front view of Proposed Building

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Varndell Street Corner Landscape

You Said:

- Varndell Street corner garden does not work well because there is no access.
- The new shared gardens to be places for residents to meet their neighbours, have play provision for families, space to grow.



Orchard canopy screens the garden from overlooking surrounding blocks



Wildflower meadow border increases biodiversity



Woven willow play structures

We propose:



Proposed ground floor with landscape plan

East

St Bede's Mews

Key Facts:

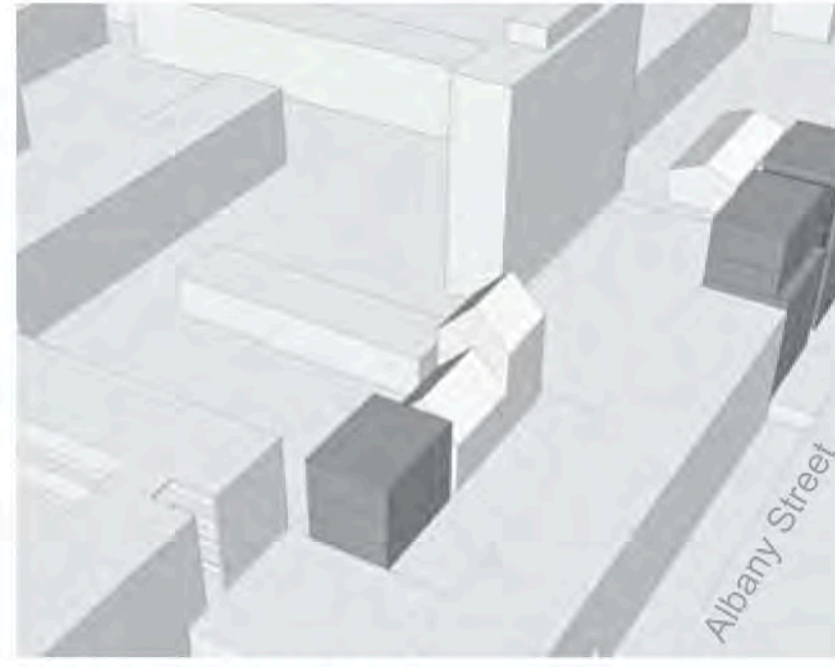
Three new replacement homes are proposed next to St Bede's Hall on Little Albany Street. The building will be 3 storeys high, and will provide two 2-3 bedroom flats and one fully wheelchair accessible 1-bed home at ground floor, with dedicated disabled parking space within new landscaping improvements.

You said:

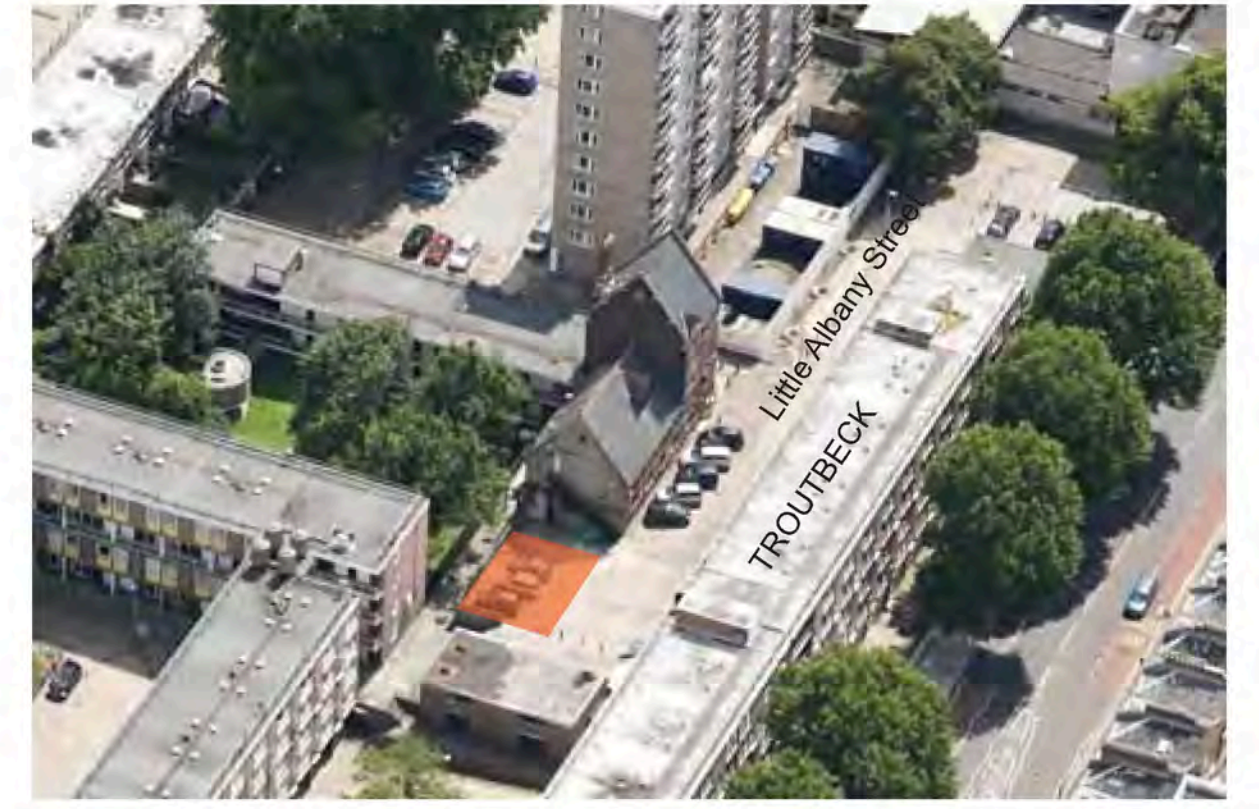
- You would like to keep the current bin store / shed within the courtyard
- The proposals at the last consultation prevented existing access to the garden side of Tilehurst
- Disabled parking should be made available near new wheelchair units

We did:

- We have made the new building smaller
- We have kept the bin store and sheds as they are
- We have included a 1-bedroom wheelchair accessible flat at ground floor with a dedicated parking space
- Flats have been designed to meet the current space standards, which are bigger than the flats in the red blocks (eg. Silverdale, etc.)



Massing model



Aerial view of the existing site, with proposed building footprint highlighted



Street view of the proposal looking down Little Albany Street behind Troutbeck.



We think it would be good to improve the quality of this space behind St Bede's Hall



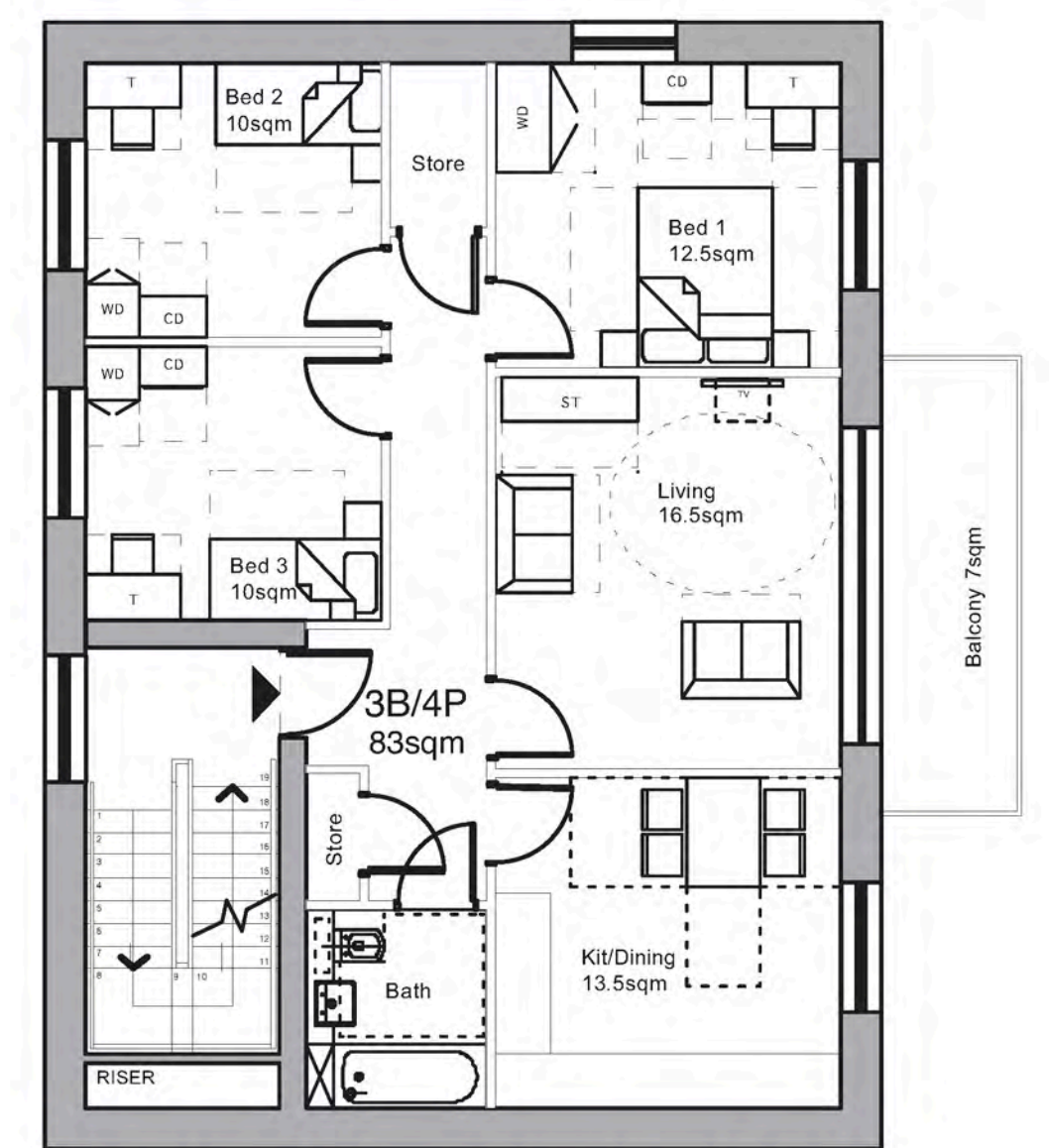
Main view of the new building; three-storey block next to St Bede's Hall.



Key Plan



Ground Floor plan; 1 bed wheelchair unit with dedicated parking space



Typical upper floor plan, 3 bed flats

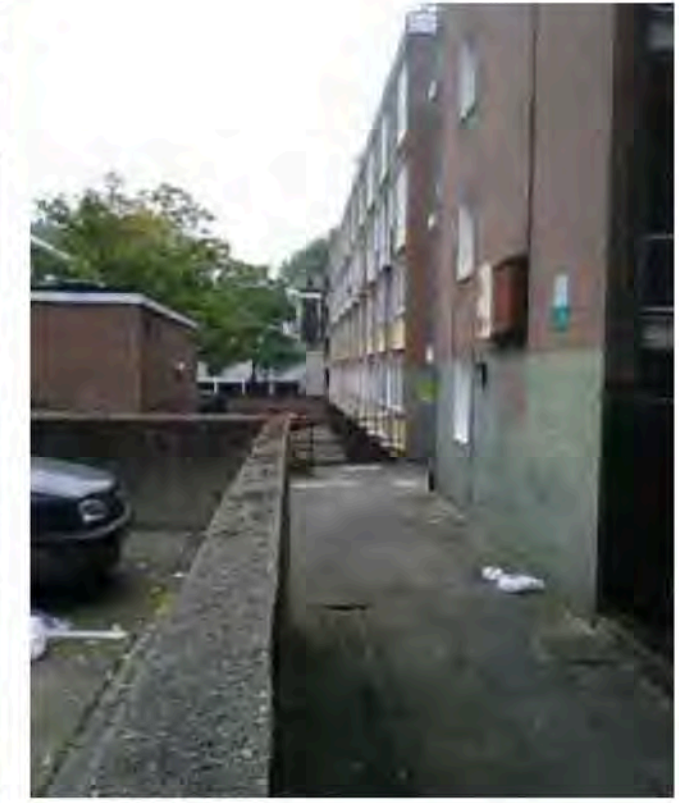
St Bede's Mews Landscape

You Said:

- Existing parking spaces are important in this area.
- The proposals at the last consultation prevented the existing access to the garden side of Tilehurst.



Small tree with clear stem to be planted in private garden and add character to the courtyard space



A mix of climbing plants are proposed to the west-facing wall of Clarence Gardens with yellow flowers to highlight the yellow panels of the architecture



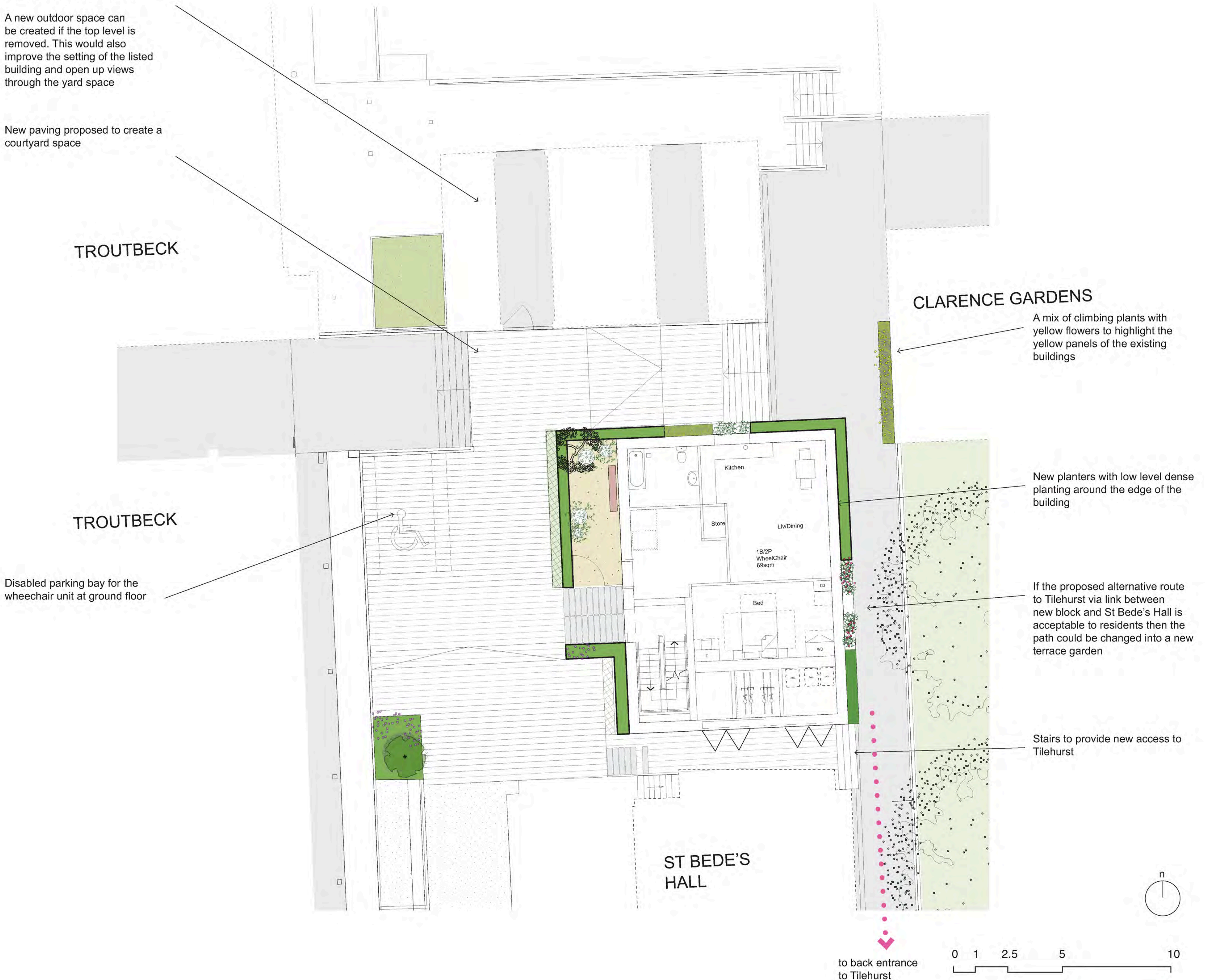
Rosa banksia 'Lutea'
Rosa Golden Future
Clematis tangutica
Bill Mackenzie

We propose:

The current proposal shows the bin store and sheds are kept.

A new outdoor space can be created if the top level is removed. This would also improve the setting of the listed building and open up views through the yard space

New paving proposed to create a courtyard space



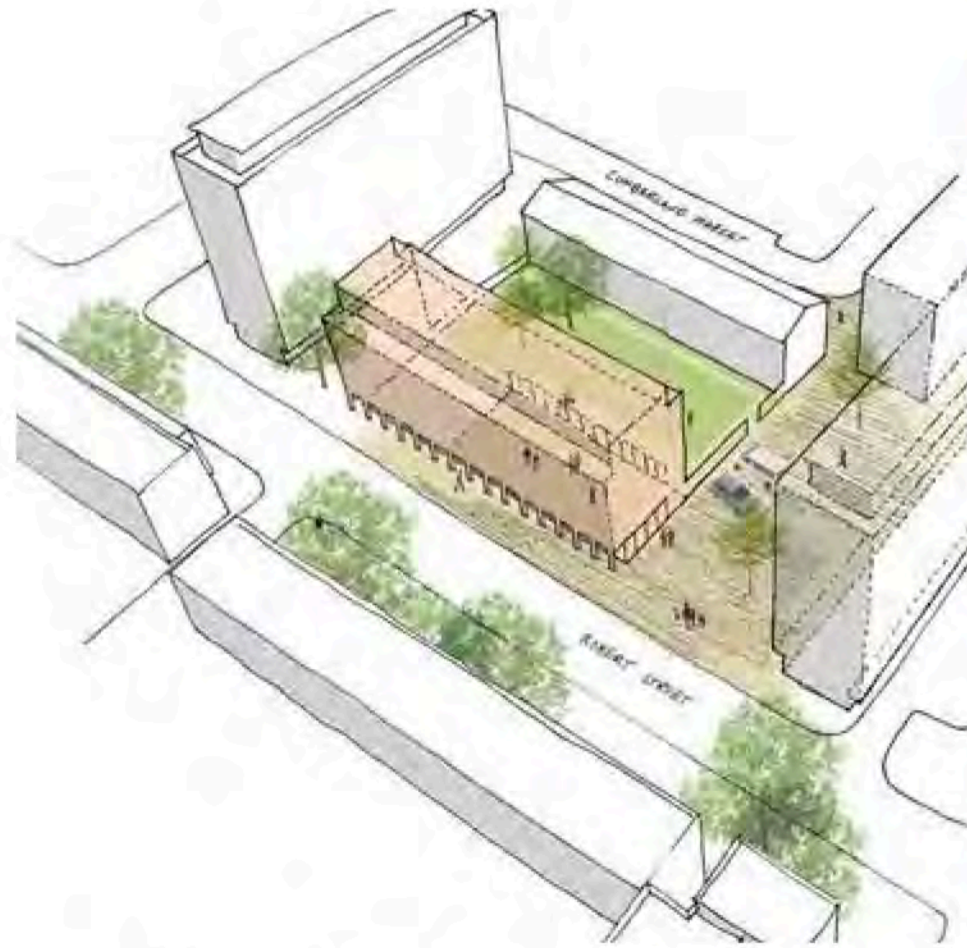
Proposed ground floor with landscape plan

East

Robert Street Car Park

Key Facts:

The new block has 12 new homes, plus a community centre on the ground floor. The scheme is 5 storeys tall, but is stepped back at the top to allow more light into adjacent properties. The building is pulled back at the East side to create a small square. A garden space for use by the hall and residents is proposed to the north, which would incorporate the existing green space.



Aerial view showing the proposed building in context



Aerial view of the existing site

You Said:

- The square should not be just a car park, it should have a patterned floor and benches
- You are in favour of an outdoor space for kids, as this will make the space be used more often
- You would like more disabled accessible flats
- The community centre should be a flexible space, with dividing partition doors

We did:

- We have included patterned paving, benches and planters in the square
- The community centre plans include space for a crèche with direct access to the communal garden
- We have included a disabled accessible flat and all units will be designed to Lifetime Homes Standard
- Homes have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks, (eg Silverdale etc)

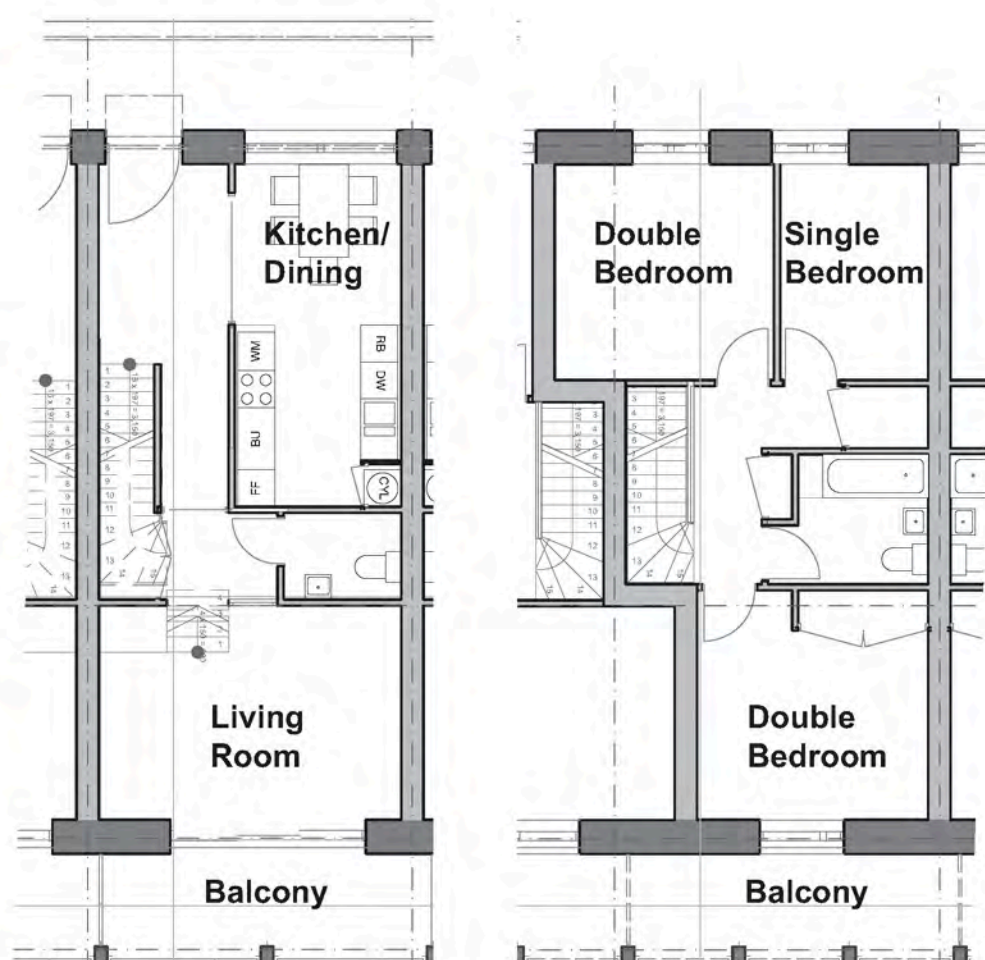


Street view of proposal showing the new square

Robert Street Proposal



Key plan



Plans illustrating typical 3 bed maisonette



Front view of Robert Street