

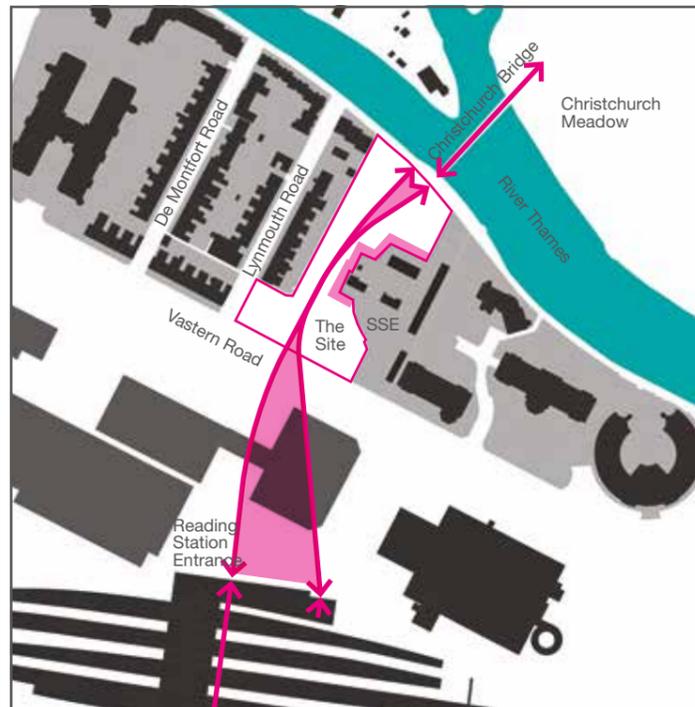
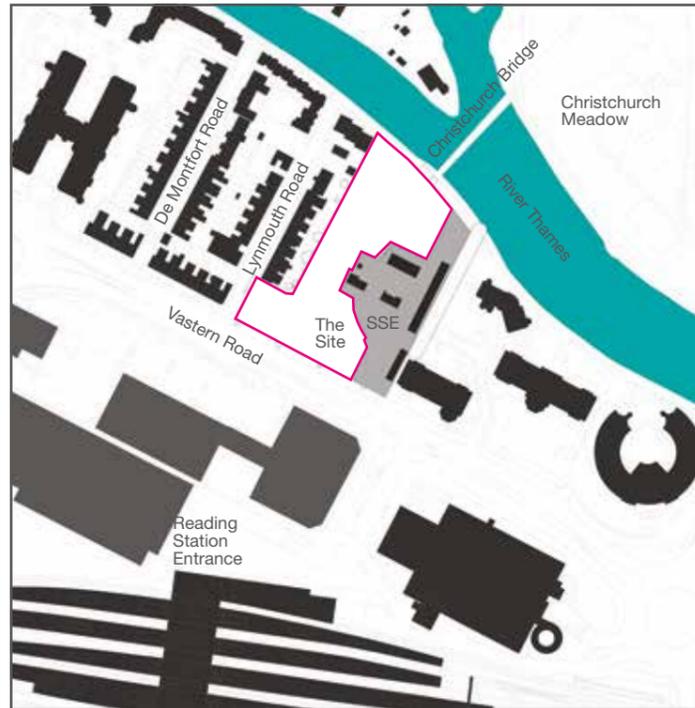
Connecting Reading

When designing the scheme, we start with setting out the key objectives and the main constraints. The adjacent plans show the site in context, stripped back to show the “fixed” constraints - i.e. the retained SSE equipment, the existing built form, land ownership, and the key features such as the Station, Christchurch Bridge and Meadow.

Connecting Reading, through the provision of a direct route between Reading Station and Christchurch Bridge, and a link on to the River Thames towpath, are key to the success of the scheme.

With the retained SSE equipment preventing a “line-of-sight” route, and a subsequent offset required around the equipment, a gentle arc provides the direct connection between these points, with opportunities to widen these routes on to the River Thames and on the approach to Reading Station.

The following page explores the wayfinding strategy which we have developed to connect back to the existing and historic features of the site and surroundings - such as Christchurch Bridge mast and the former railway sidings where Vastern Road now sits.



We will create a direct, high quality, landscaped route to the River Thames, Caversham and beyond

An Integrated Wayfinding Strategy

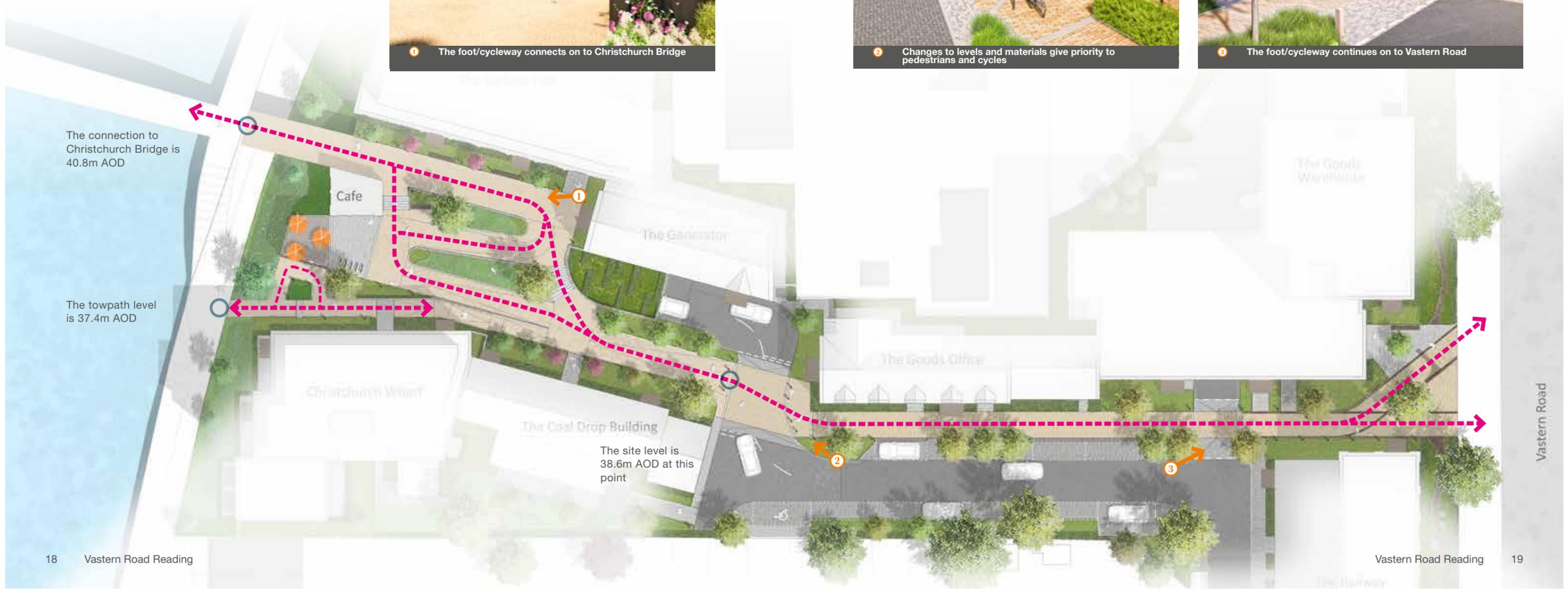


- ① The twin-fin mast of Christchurch Bridge, illuminates at night to signal a landmark point on routes across the River Thames.
- Simple signage will be used to aid users at key decision making points along the routes.
- • • Route markers such as inlay studs, clear routes defined by contrasting paving colours, and paving details will reinforce this key route and aid navigation.
- ④ Design detailing, such as contrasting tracks to echo the former railway heritage, assist in defining the route from Vastern Road.
- ⑤ A new iconic, landmark feature on to Vastern Road will echo the mast of Christchurch Bridge, signalling the route through to the River Thames and beyond.

Creating a Direct, Safe, Landscaped Route

A new, direct, foot/cycleway will be provided through the scheme, connecting Caversham to Reading town centre. This high quality green link has been designed to ensure a safe route for all users, with a combination of wayfinding tools included to link to and from Christchurch Bridge.

With the significant changes in levels between the site, towpath and Christchurch Bridge, as illustrated on the drawings below, gentle deviations have been introduced. This direct pedestrian route is supplemented with steps and gently meandering paths.





We have learnt through many years of experience that the spaces between the buildings are as important as the buildings themselves.

An aerial photograph of a brick building complex. The building is multi-storied with a mix of red and dark brickwork. A central courtyard features a large, illuminated wayfinding sculpture that resembles a bridge. There are trees, a paved walkway, and a person walking in the courtyard. The sky is clear and blue.

We will deliver an iconic development, evoking memories of the sites history, of which Reading can be proud.

A Range of High Quality New Homes

The scheme will deliver 209 high quality new homes from 1 to 3 bed apartments, including the delivery of 42 on-site affordable homes.

The new homes have been designed to draw upon the sites history and its previous use as the local power station. The building materials and colour palette have been carefully selected to ensure a sensitive representation of the sites past.

The layout was designed around a landscaped route through the site providing improved connectivity for pedestrians and cyclists travelling between Reading and Caversham. The buildings have been designed to frame the new public open space and provide active frontages to the route ensuring that this is a safe and vibrant place to live.

The 209 apartments are split across seven blocks across the site ranging in height from 3.5 to 11 storeys. The tallest building, The Goods Warehouse, is located on Vastern Road and has been designed as an iconic and gateway to the development. The buildings then step down in height towards the centre of the site to respond to the scale of the surrounding residential properties. The route then continues through the site towards the River Thames and the Christchurch cafe providing excellent river views from the outdoor seating area. Step free access is thereafter provided to the Thames Towpath and Christchurch Bridge allowing onwards travel from the site.

There will also be the provision of 20% on site affordable housing split 55% shared ownership, 45% affordable rented. This equates to 42 affordable homes for people on low incomes in the Borough. These apartments will be tenure blind and located in an early phase of development to ensure they are brought forward and made available early in the programme.

209
High Quality Homes
for Reading

42
Tenure-blind, On-Site
Affordable Homes
of which...

55% Shared
Ownership

45% Affordable
Rented

Not Just a Place... A Community

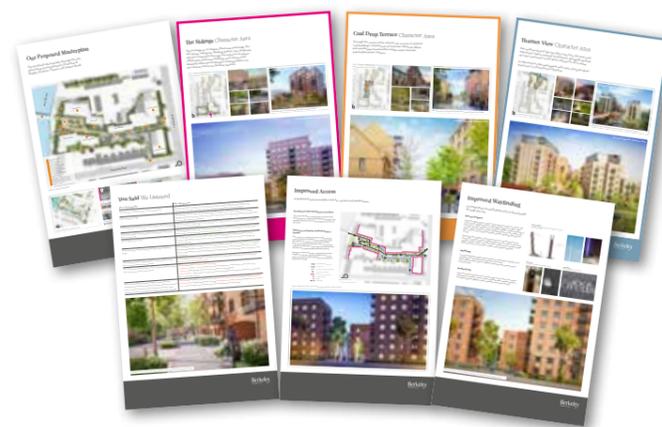
We encourage community spirit with the provision of high quality public spaces for people to meet, and we hold a number of events to encourage people to gather.

Creating a great place is not just about getting the planning, design and construction right. The management and maintenance regimes must be set up so that the scheme continues to look good, work well and stand the test of time.

Berkeley delivered a pre application engagement programme which included engagement with key stakeholders and the general public. This engagement, which commenced in November 2018, allowed Berkeley Homes to build an understanding of the local context and raise awareness of the proposals for the Old Power Station at Vastern Road over a number of years. To ensure all groups had an opportunity to view and comment on the proposals, a number of methods of engagement have been used across the engagement phases, each time culminating in a public exhibition held on-site. The range of consultation methods ensured meaningful participation by all local stakeholders and included a series of one on one discussions with key decision makers and local representative groups, distribution of letters to c.800 properties in the vicinity of the site, display of community notices throughout the area, adverts within In Your Area (online), the Reading Chronicle and Reading Post, a regularly updated project website including a feedback section and four public exhibitions. The responses received have been used to evolve the proposals and ensure that the application responds to these comments.

Berkeley will put together a Community Plan to establish community events including social clubs, health and well being initiatives and other activities that will help the residents form a community. This has proved a success across many of our developments and has also drawn in people from the surrounding area to ensure it is a fully inclusive community.

Berkeley will lead the set up of a Residents Association which can ensure that the development is cared for in perpetuity. This association will also take over as the lead on the Community Plan, with further funding from Berkeley to ensure events continue to run.



Proposed CGI of Christchurch Cafe and outdoor seating area on to the River Thames.



Proposed CGI of the Cafe and Viewing Platform overlooking the River Thames

Sustainability at the Heart of Our Developments

On every Berkeley site we ensure that there is more nature incorporated in to the development than there was before. People and nature belong together. Nature calms our minds, lifts our spirits and gives us the beautiful spaces where we can all relax, explore and play.

The site is in a sustainable town centre location with a variety of transport links in close proximity, this access to transport links makes The Old Power Station an ideal site for commuters and key workers in the Borough.

Pedestrian & Cycle

A 3m wide landscaped pedestrian and cycle route through the development will connect residents with Caversham and Reading town centre. Funding will be provided in full to deliver a new crossing on Vastern Road to assist with the increased connectivity. Secure cycle storage will be provided to encourage cycling as well as easy access to the nearby ReadyBike point at Reading train station.

Sustainable Transport

Electric vehicle charging points will be incorporated across the development to ensure that it is future proofed for the residents. Car club spaces will also be provided to encourage car sharing and sustainable travel. Reading train station and Reading bus station are also within easy reach of the site, located just 0.3 miles away.

Net Biodiversity Gain

In 2016, Berkeley committed to achieving a net biodiversity gain on all sites by leaving more nature behind when we have finished a development than existed before we began. A net biodiversity gain at the Old Power Station will be achieved through tree planting and landscaping of the public realm. In addition to this, we will significantly improve and enhance the river planting through creation of marginal habitats and the provision of a green roof on the new café.

Sustainable Homes

We minimise the environmental impact of our homes through reducing energy and water demand and waste segregation. We design and deliver for the future using a fabric first approach.

Decentralised Energy

The site incorporates proposals for an air source heat pump led heat network which utilises low carbon electricity. This approach has been future proofed with a possible connection that can link this site into Readings vision for a district heat network. PV panels have also been maximised on the roofs of the buildings.

Connected Living

Providing foot and cycle links to Caversham and the wider Reading area

Sustainable Homes

Delivering robust homes for the future with a fabric-first approach

Sustainable Energy

On-site air source heat pump led, low carbon energy

Sustainable Travel

Electric vehicle charging points provided within the development

Biodiversity

Delivering a net biodiversity gain through enhanced planting and habitat creation

Our Commitment To Make A Difference Will Go Beyond The Site Itself

This is a wonderful opportunity to redevelop the site into a thriving community, which integrates the sites heritage and leaves a long-lasting legacy.

We will deliver:

A New Community...

A Place for All to be Proud of...

New Connections in Reading...

A Sustainable Development...

New Homes in Reading...

Contributions to the Economy...



A TAILORED COMMUNITY PLAN

We have a long term view and will play an active role in ensuring that the management and place keeping is in place once the site has been delivered.



HIGH QUALITY DESIGN

There is no generic Berkeley scheme, every design is bespoke. We want the scheme to be iconic and a new destination.



IMPROVED LOCAL CONNECTIONS

The site will deliver improved connectivity and has the potential to improve public access and deliver a shorter walk to Reading and the Station for the wider community. This will be supplemented by funding for a new crossing on Vastern Rd.



SUSTAINABLE TRANSPORT

We will encourage sustainable transport by providing a dedicated foot and cycle route through the scheme, including electric charging points, car club spaces and the promotion of cycling through the inclusion of secure cycle storage.

209

NEW HOMES IN READING

Deliver 209 high quality homes and a place where people feel safe and are proud of their own front door.

S.106

FINANCIAL CONTRIBUTIONS

The scheme will provide key contributions to local infrastructure including £200,000 to fund the full cost of a new crossing on Vastern Road and £100,000 towards upgrading facilities in Christchurch Meadows.



A NEW RIVERSIDE CAFE

Provision of a new cafe overlooking the River Thames and providing a memorable stop along the new public route.



A PLACE MAKING APPROACH

Create a distinctive and vibrant new community with a unique identity.



ACCESS TO THE RIVER

Increased access to the River Thames with a direct, step-free link from the development.



ECOLOGY & BIODIVERSITY

New riverside planting and ecological enhancements within the site to achieve a net-biodiversity gain as well as new habitat creation and supplemental planting on the banks of the River Thames.

20%

ON-SITE AFFORDABLE HOMES

Provision of 42 on-site affordable dwellings comprising 55% shared ownership, 45% affordable rented.



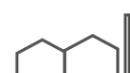
TRAINING & APPRENTICESHIPS

The site will provide new jobs, training and apprenticeship opportunities including a financial contribution towards the Council's Employment Skills Programme.



A NEW COMMUNITY

Release of under-utilised land to provide a new community in the heart of Reading.



HERITAGE

Retain the legacy of the Old Power Station site and ensure its past is recognised in its next chapter.



ENHANCED PUBLIC REALM

We want to transform this redundant brownfield space and open up the site through the delivery of high quality public realm.



SUSTAINABLE ENERGY

Air source heat pump led heat network with the maximisation of PV panels and a new green roof on Christchurch cafe.



HOMES FOR THE FUTURE

We are committed to delivering homes that can operate at Net Zero Carbon by 2030.

£2m

COMMUNITY INFRASTRUCTURE LEVY

Over £2m of CIL monies generated by the development to help fund other council projects.



Our vision provides a distinctive landscaped route, opening up access to the River Thames and delivering a new pedestrian cycle route which will provide direct access from Reading to Caversham via Christchurch Bridge.

Berkeley
Designed for life



Our Proposals

Site Layout



- ① New Connection to Christchurch Bridge
- ② Enhanced Riverside Planting and Ecological Improvements
- ③ New Ramped Connection to the Towpath
- ④ Christchurch Cafe & Viewing Platform
- ⑤ Undercroft Parking Entrance
- ⑥ The Sidings - Pedestrian Entrance
- ⑦ Lynmouth Road - Vehicle Entrance
- ⑧ 3m (min.) Wide Dedicated Foot/Cycleway
- ⑨ Wayfinding Sculpture / Public Art
- ⑩ S106 Financial Contribution to a New Crossing on Vastern Road
- ⑪ S106 Planting and Ecology Enhancements to the River Thames
- ⑫ Proposed landscape buffer and additional planting to Lynmouth Rd properties



Lynmouth Road

Vastern Road

River Thames

Christchurch Bridge

The Turbine Hall
(Block D)

The Generator
(Block D)

The Goods Warehouse
(Block B)

The Goods Office
(Block C)

Christchurch Wharf
(Block E)

The Coal Drop Building
(Block F)

The Railway Warehouse
(Block A)

Cafe

Christchurch Way