

04 March 2026



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	PL/19/0549 Full planning permission
Site Address:	Shillingford House, 78 Oxford Road, Reading, RG1 7LJ
Proposed Development	Demolition of existing three storey building containing 4 x ground floor retail units and 4 x flats to first and second floors and erection of a six storey building containing 3 x ground floor retail units and 13 x flats (6 x 1 bed, 6 x 2 bed and 1 x 3 bed) with associated enclosed communal areas, bin store, services room and cycle storage facility (amended description)
Amended condition	17 Compliance with submitted and approved commercial unit bin store details 18 Compliance with submitted and approved refuse management and collection strategy

1. Additional Information Received

- 1.1 Additional information has been provided by the applicant regarding waste storage, confirming how occupiers of the flats using the external terrace area will be secure and details on the appearance of the proposed building.

2. Waste store and management

- 2.1 The Waste Services comments referenced that while the residential bin store information was acceptable there was no information on the waste facilities for the commercial units or how would be managed. Officers had confirmed that this detail could be required to be submitted by a planning condition. However, the applicant has chosen to submit additional information. These are shown on the attached plan and detailed below

2.2 Retail Refuse Strategy

Each retail unit shall have its own refuse store. The final store position shall be determined at the fit-out stage once the units are let, as this could impact the final strategy. As it stands, with three retail units, each unit will accommodate the following:

- Each unit to have space for 1 x 240l recycling, 1 x 240l refuse and 23l food waste (min).
- Each store is subject to the retail unit fit-out.
- The refuse collection service shall collect the bins from the pavement.

- The retail unit occupiers will be responsible for bringing bins to the pavement for collection and retrieving them from the pavement after collection. The retail unit front doors shall be wide enough to accommodate a 240L bin.

2.3 Residential Refuse Strategy

The proposed development has a bin store incorporated into the ground floor layout. This bin store is capable of accommodating the following:

3no. 1100l bins for recycling
 1no. 1100l bin for waste
 1no. 660l bin for waste
 1no. 240l for foodwaste

- The refuse collection service shall collect the bins directly from the bin store, pulling them to the refuse collection vehicle.
- The refuse door shall be locked, with access provided to the refuse collection service.
- The external access door shall be wide enough to accommodate a 1100L bin.
- The door shall have a level threshold onto the pavement.
- Note: a separate door provides residents with internal access to the refuse store. This door shall be secured to prevent unauthorised access from the bin store into the building.

2.4 Refuse Vehicle Access

The refuse collection vehicle will need to manoeuvre into Alfred Street, utilising the junction with Oxford Road for turning. The refuse vehicle would then need to reverse down Alfred Street to a position where it can collect the bins. There is an existing dropped kerb towards the northern end of Alfred Street.

2.5 Officers are seeking confirmation from Waste Services that this additional information is sufficient to enable conditions 17 & 18 (refuse detail and management) to be changed to “implement as approved” – as shown above.

3. Occupant safety

- 3.1 At para 7.22 on page 72 of the main agenda report it is noted that the protective railings for the terraces had now been set back from the edge due to concerns about their appearance. Officers have sought reassurance with the applicant that the terrace will still be usable and safe.
- 3.2 The applicant has confirmed that the railings are now proposed to be set in by circa half a meter and slightly behind a low parapet wall, as illustrated in the elevation below (Fig 1). The combination of the set back and height makes this area safe to use and reduces the risk of falling debris on to the street.



Figure 1 – elevation showing railings position

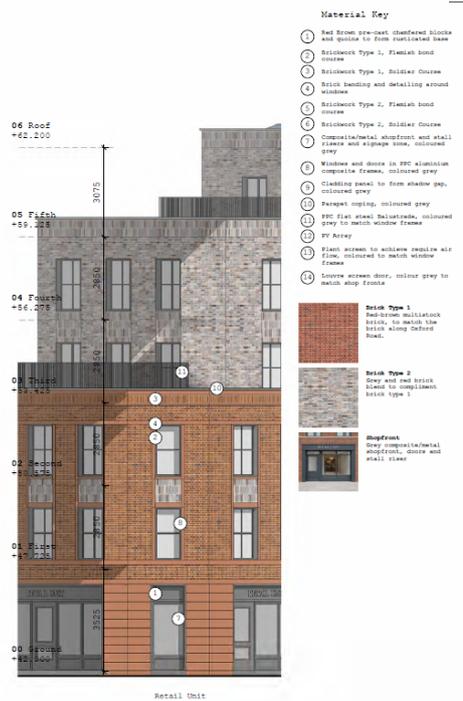
4. Appearance

4.1 The applicant has submitted further plans to illustrate in more detail the proposed appearance. The revised elevations provide materials details and clearer images of the shopfronts. The applicant does accept that the materials condition no.3 is still required as set out in the main agenda.

- 4.2 **The final set of submitted drawings are therefore now;**
- CA-125-02-02-Rev 4-Proposed Site Block Plan**
 - CA-125-03-01-Rev 5-Proposed Ground Floor**
 - CA-125-03-02 Rev 5 – 1st floor plan**
 - CA-125-03-03 Rev 5 - 2nd floor plan**
 - CA-125-03-04 Rev 5 – 3rd floor plan**
 - CA-125-03-05-4-Proposed Fourth Floor**
 - CA-125-03-06-4-Proposed Fifth Floor**
 - CA-125-03-07-4-Proposed Roof Plan**
 - CA-125-03-08-5-Proposed Area Schedules**
 - CA-125-03-09-2-Proposed GIA Area Plans Sheet 1**
 - CA-125-03-10-2-Proposed GIA Area Plans Sheet 2**
 - CA-125-03-11-2-Proposed GIA Area Plans Sheet 3**
 - CA-125-03-12 Rev 2 – Ground and 1st floor plans**
 - CA-125-03-13 Rev 2 – 2nd & 3rd floor plans**
 - CA-125-03-14 Rev 2 – 4th & 5th floor plans**
 - CA-125-03-15 Rev 2 – Highway turning plan**
 - CA-125-04-01 Rev 5 – Sections sheet 1**
 - CA-125-04-02 Rev 4 - Proposed Sections Sheet 2**
 - CA-125-04-03 Rev 4 - Proposed Sections Sheet 3**
 - CA-125-05-01 Rev 9 - East and south street elevations**
 - CA-125-05-02 Rev 7 - Proposed South Elevation**
 - CA-125-05-03 Rev 9- East elevation**
 - CA-125-05-04 Rev 8 - North elevation**
 - CA-125-05-05 Rev 7 - West elevation**
 - CA-125-05-06 Rev - Proposed Street Level View 1 elevation**
 - CA-125-05-07 Rev -Proposed Street Level View 1 elevation**
 - CA-125-05-08 Rev 6 - Street view looking south along Alfred Street**
 - CA-125-05-09 Rev 1 – Photo images**
 - CA-125-05-10 Rev 1 – Photo images**



1. South Elevation (Oxford Road)



2. Corner Elevation

- Material Key**
- 1 Red Brown pre-cast characterised blocks and quoins to form rusticated base
 - 2 Brickwork Type 1, Flemish bond course
 - 3 Brickwork Type 1, Soldier Course
 - 4 Brick bonding and detailing around window
 - 5 Brickwork Type 2, Flemish bond course
 - 6 Brickwork Type 2, Soldier Course
 - 7 Composite/metal shopfront and stall plates and signage zone, coloured grey
 - 8 Windows and doors in FFC aluminium composite frames, coloured grey
 - 9 Cladding panel to form shadow gap, coloured grey
 - 10 Parapet coping, coloured grey
 - 11 FFC flat steel Balustrade, coloured grey to match window frames
 - 12 PV Array
 - 13 Flat screen to achieve requisite air flow, coloured to match window frames
 - 14 Inverse screen door, colour grey to match shop fronts
- Brick Type 1**
Red-brown millstone brick to match the brick along Oxford Road.
- Brick Type 2**
Grey and red brick blend to complement brick type 1
- Shopfront**
Grey composite/metal shopfront, doors and stall plate

	Project: Alfred House Reading, RG1 7JL	
	Drawing: Proposed South Elevation	
Collaborating with: Sanjay Sharma	Date: Nov '25	Status: Information
Job No: Drawing: 115 05-02	Drawn By: MC	Checked By: DM
Colony Architects Ltd. The Old Rectory, Reading, RG1 7JL Tel: 0118 986 888 www.colonyarchitects.com info@colonyarchitects.com		

CA-125-05-02 Rev 7 - Proposed South Elevation



1. North Elevation

- Material Key**
- 1 Red Brown pre-cast characterised blocks and quoins to form rusticated base
 - 2 Brickwork Type 1, Flemish bond course
 - 3 Brickwork Type 1, Soldier Course
 - 4 Brick bonding and detailing around window
 - 5 Brickwork Type 2, Flemish bond course
 - 6 Brickwork Type 2, Soldier Course
 - 7 Composite/metal shopfront and stall plates and signage zone, coloured grey
 - 8 Windows and doors in FFC aluminium composite frames, coloured grey
 - 9 Cladding panel to form shadow gap, coloured grey
 - 10 Parapet coping, coloured grey
 - 11 FFC flat steel Balustrade, coloured grey to match window frames
 - 12 PV Array
 - 13 Flat screen to achieve requisite air flow, coloured to match window frames
 - 14 Inverse screen door, colour grey to match shop fronts
- Brick Type 1**
Red-brown millstone brick to match the brick along Oxford Road.
- Brick Type 2**
Grey and red brick blend to complement brick type 1
- Shopfront**
Grey composite/metal shopfront, doors and stall plate

	Project: Alfred House Reading, RG1 7JL	
	Drawing: Proposed North Elevation	
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Colony Architects Ltd. The Old Rectory, Reading, RG1 7JL Tel: 0118 986 888 www.colonyarchitects.com info@colonyarchitects.com		

CA-125-05-04 Rev 8 - North elevation

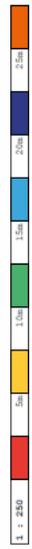


1. Oxford Road (South Elevation)



2. Alfred Street (East Elevation)

	Collaborating with: Shayy Shama Date: 12/23 Drawing: 05-01	Version: 9
	Project: Alfred House Reading, 001 72L	Drawing: Proposed Street Elevations
	Chartered Practice Colony Architects Ltd. 100, The Arcade, Reading, RG1 3AJ +44 (0)118 360 0338 info@colonyarchitects.com colonyarchitects.co.uk	Drawn By: MC
		Checked By: DM



CA-125-05-03 Rev 9- East elevation

Material Key

- 1 Red brown fire-rated chamfered blocks and gullies to form articulated base
- 2 Brickwork Type 1, Flemish bond course
- 3 Brickwork Type 1, Soldier Course
- 4 Brick banding and detailing around windows
- 5 Brickwork Type 2, Flemish bond course
- 6 Brickwork Type 2, Soldier Course
- 7 Composite/metal abutment and small gullies and splay base, coloured gray
- 8 Windows and doors in PPC aluminium composite frame, coloured gray
- 9 Cladding panel to form shadow gap, coloured gray
- 10 Parapet coping, coloured gray
- 11 PPC flat steel balustrade, coloured gray to match window frames
- 12 PV Array
- 13 Plant screen to achieve required air flow, coloured to match window frames
- 14 Louvre screen door, colour gray to match shop fronts



colony
collaborating with
sanjay sharma
Jab: drawings
Date: 2023

Project:
Alfred House
Reading, UK
Drawing:
Proposed East Elevation

Date:
Nov '23
Information

Drawn By:
Checked By:
Revision:

RIBA #1
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1. East Elevation (Alfred Street)

Residential Refuse Storage

The proposed development has a bin store incorporated into the ground floor layout. This bin store is capable of accommodating the following:

- 2no. 1100l bins for recycling
- 2no. 1100l bins for waste
- 2no. 660l bins for waste
- 2no. 440l for foodwaste

The refuse collection service shall collect the bins from the bin store by pulling them to the refuse collection vehicle.

The refuse door shall be locked, with access provided to the refuse collection service.

The external access door shall be wide enough to accommodate a 1100l bin.

The door shall have a level threshold onto the pavement.

Note: A separate door provides residents with internal access to the refuse store. This door shall be locked, with access provided from the bin store into the building.

Small Refuse Storage

Each retail unit shall have its own refuse unit which will accommodate the following:

- 240l recycling
- 240l refuse
- 231 food waste (min)

The refuse collection service shall collect the bins from the pavement.

The retail unit occupiers will be responsible for stripping bins to the pavement for collection. The bins shall be taken from the pavement after collection.

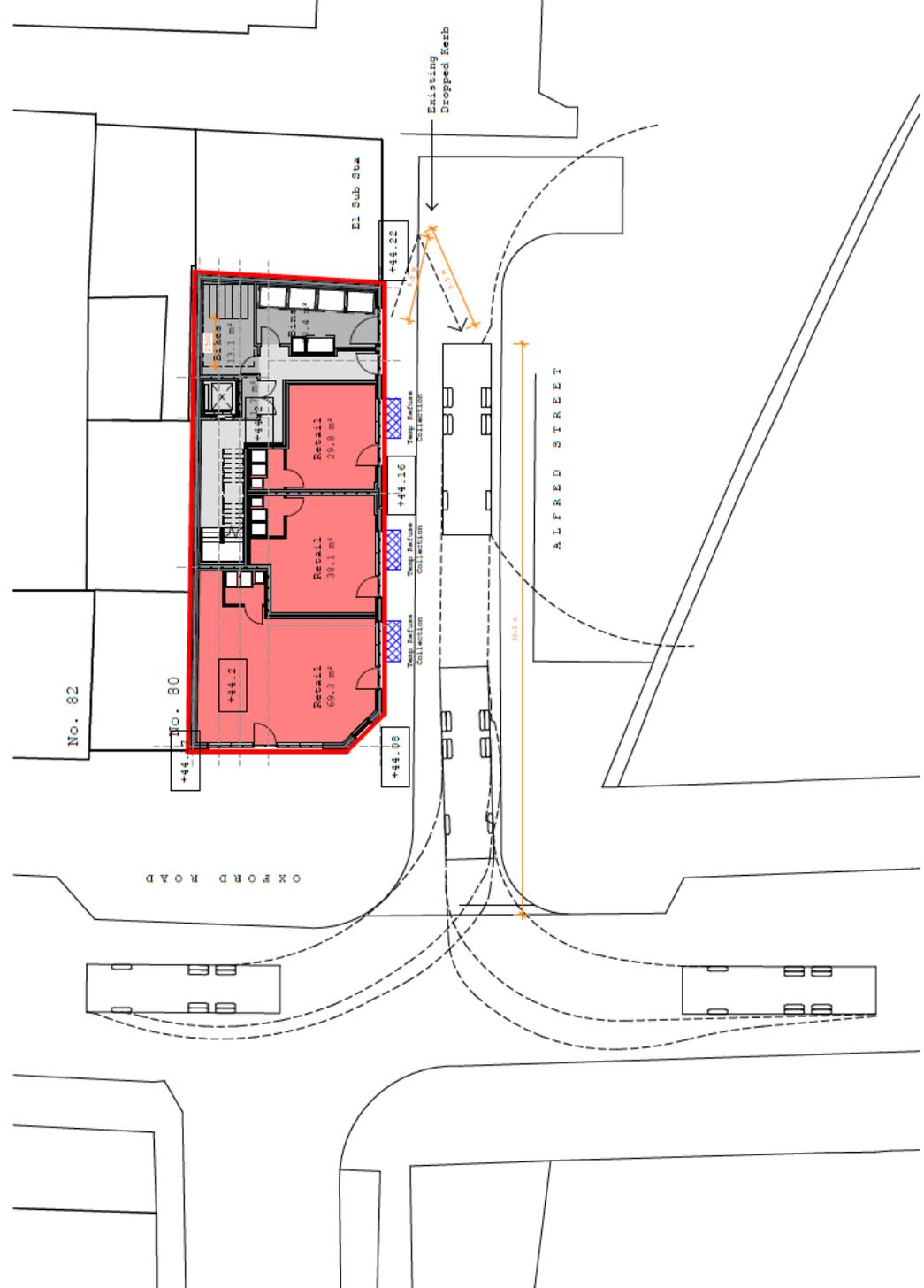
The retail unit front door shall be wide enough to accommodate a 240l bin.

Refuse Vehicle Access

The refuse collection vehicle will need to manoeuvre into Alfred Street, utilizing the junction with Oxford Road for turning.

The refuse vehicle would then need to reverse into the bin store to a position where it can collect the bins.

There is an existing dropped kerb towards the northern end of Alfred Street.



CA-125-03-15 Rev 2 – Highway turning plan

 COLLECTIVE ARCHITECTURE	Project: Alfred House Building, 201/102 Highway 23 Highway 23 Jan	 Chartered Practitioner
	Date: Feb '26	Status: Information
2025 Strategic Revision: 19% 07.1.24 9	Drawn By: M	Checked By: M