# FLINT ST

# PUBLIC ENGAGEMENT EVENT 7TH MARCH 2026

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## WELCOME

Thank you for attending the Flint Street Public Engagement Event.

Today's exhibition presents the emerging proposals for the redevelopment of the former Thames Valley Police Headquarters site. We are sharing these plans ahead of submitting a detailed planning application in spring 2026 and welcome your feedback.

## THE VISION

Flint Street will provide a welcoming gateway into Reading town centre, celebrating the area's heritage while supporting everyday movement and community life. Flint Street is envisioned as a high-quality urban environment that integrates historic character with contemporary principles of sustainability, creating an attractive and inclusive place to meet, pass through, and spend time, clearly marking the Minster Quarter from the South West, and into the heart of the town.

The development will be a net zero, residential-led mixed-use scheme delivering around 205 new homes, with 30% of these being affordable. Redeveloping the former Thames Valley Police HQ site creates an exciting opportunity to improve pedestrian connections to the town centre, introduce more than 1810m2 of active non-residential uses such as shops and community spaces, and provide new public open spaces for everyone to enjoy.

## NEXT STEPS

Following the public exhibition, the design team will review all feedback received and make revisions where appropriate. The final proposals will then be submitted to Reading Borough Council as part of a detailed planning application.

Existing Reading Police Station from San Fransisco Libre Walk

View from Castle Street

Cusden Walk

San Fransisco Libre Walk

## HAVE YOUR SAY

We would like to hear your thoughts and ideas. You can share your feedback in the following ways:

- **At the exhibition:** Complete a comment form
- **Online:** Visit the interactive map at **flintstreetreading.jtpengages.co.uk**
- **Email:** community@jtp.co.uk
- **Post:** Freepost JTP (no stamp required)
- **Phone:** Freephone 0800 012 6730

The deadline for comments is **Monday 16 March 2026.**

View from Castle Street Roundabout looking North

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## THE TEAM

**Applicant:** S2 Estates

S2 is a privately owned property and development company, founded in 2009 by brothers Sam and Simon Berg. Our development approach is to operate across the entire lifecycle of the asset with a focus on urban regeneration, asset value enhancement and delivering quality, innovative developments.

**Architects, Masterplanners & Placemakers:** JTP

JTP is a placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. Our goal is to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint free, with a strong sense of identity. In short, places where people feel they belong.

**Planning Consultants:** Quod

Quod is a dynamic independent consultancy at the cutting edge of planning, development economics, socio-economics and environmental planning based in London and Leeds. Founded in May 2010, we use our extensive and unrivalled experience in advising on strategic and complex sites to help deliver some of the most exciting developments across the UK.

**Landscape Architects:** Exterior Architecture

Exterior Architecture (ExA) is an award-winning landscape architecture firm based in the United Kingdom, with offices in London and Manchester. Established in 2003, the company specialises in urban planning and landscape architectural activities, offering a range of services including master planning, public realm design, green spaces, infrastructure projects, mixed-use and residential developments, leisure facilities, and resorts.

**Supporting Consultants:** MONTAGU EVANS · paulbasham associates · JENSEN HUGHES · MEINHARDT

View from Residential Podium Garden

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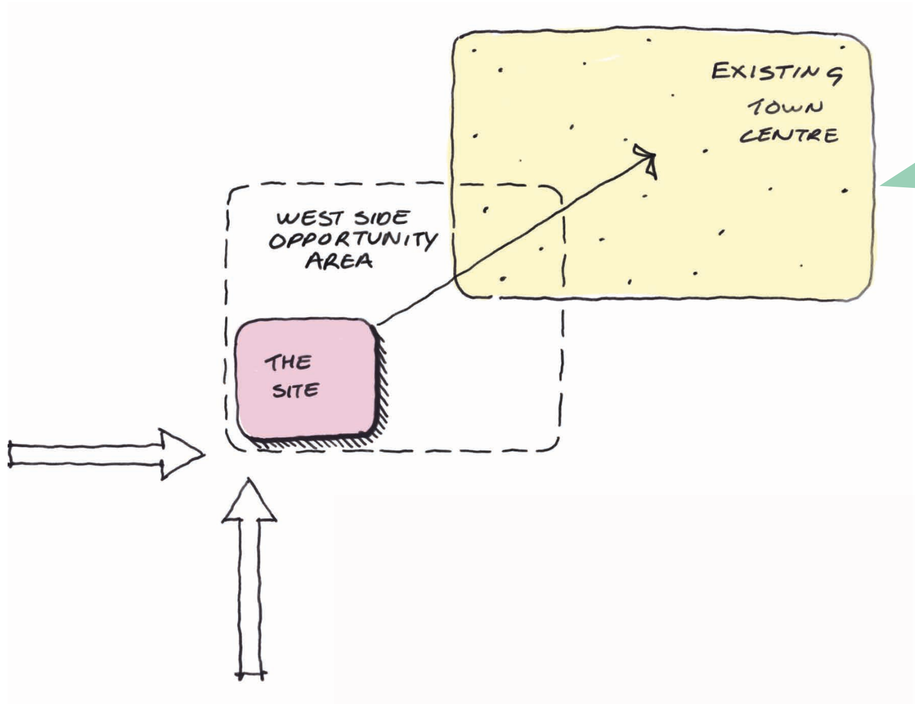
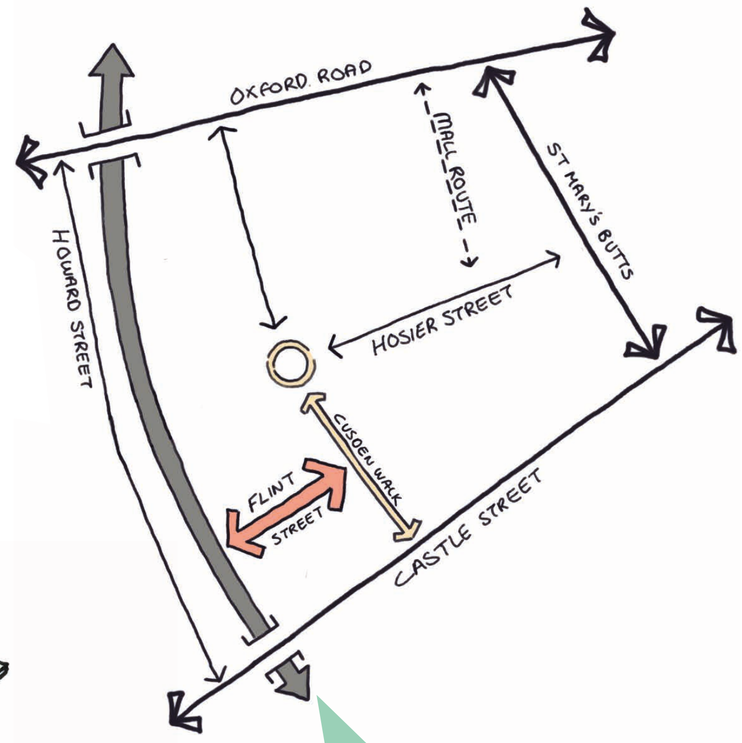
## KEY DESIGN PRINCIPLES

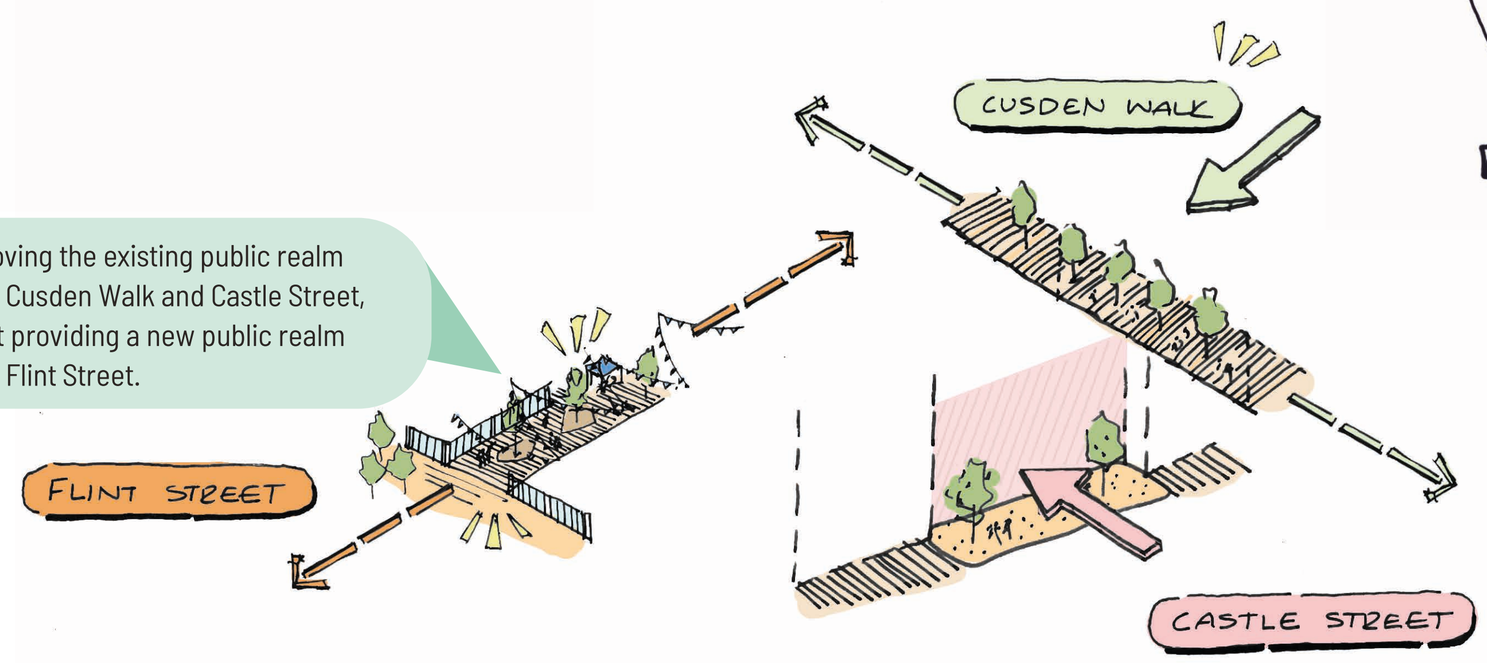



The site plays an important role as the southern-most point of the west side opportunity area, and forms the key gateway from the south west into Reading.

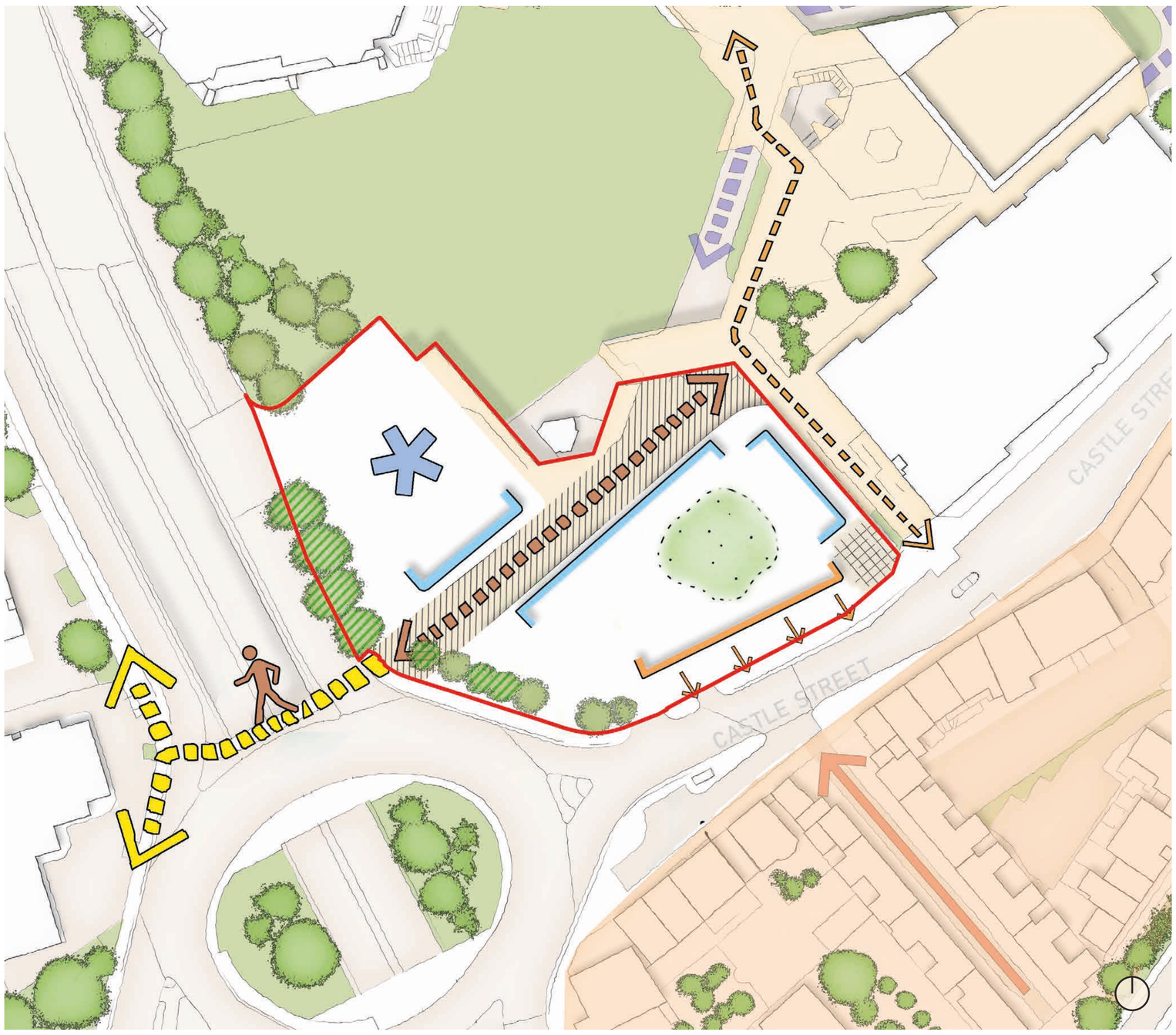



Restoring permeability through the site at the south west gateway, and reintroducing historic place names and routes.

Improving the existing public realm along Cusden Walk and Castle Street, whilst providing a new public realm along Flint Street.




## DESIGN OPPORTUNITIES




**Key**

- Site boundary
- New east-to-west pedestrian connection
- Utilising existing vehicle access to basement
- New active frontages
- New street-facing frontage to Castle Street
- Opportunity for height
- Opportunity for residential amenity at upper levels
- Existing podium
- New public realm and landscaping that ties to existing levels
- Retained existing trees
- New Arrival square
- Connecting to existing pedestrian cross points
- Reconnecting existing desire lines
- Conservation Area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## PROPOSED MASTERPLAN

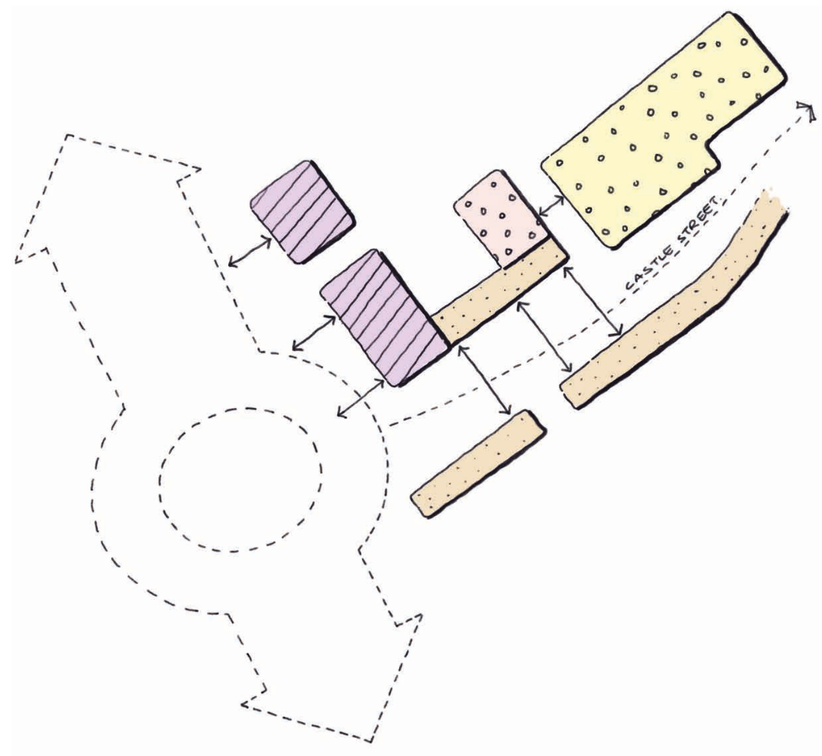
**205** Residential Homes

Engaging Public Realm

Improved Connectivity

Well Designed High Quality Architecture

**c.13** New Ground Floor Non-resi Units




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

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

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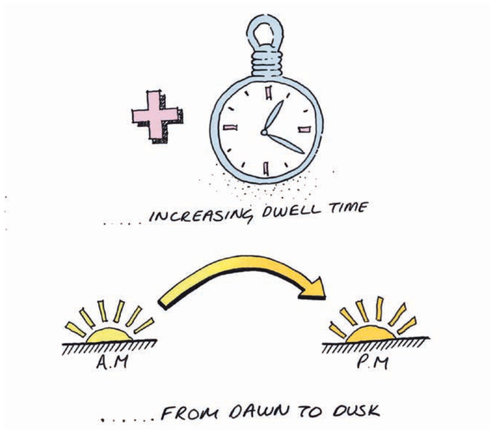
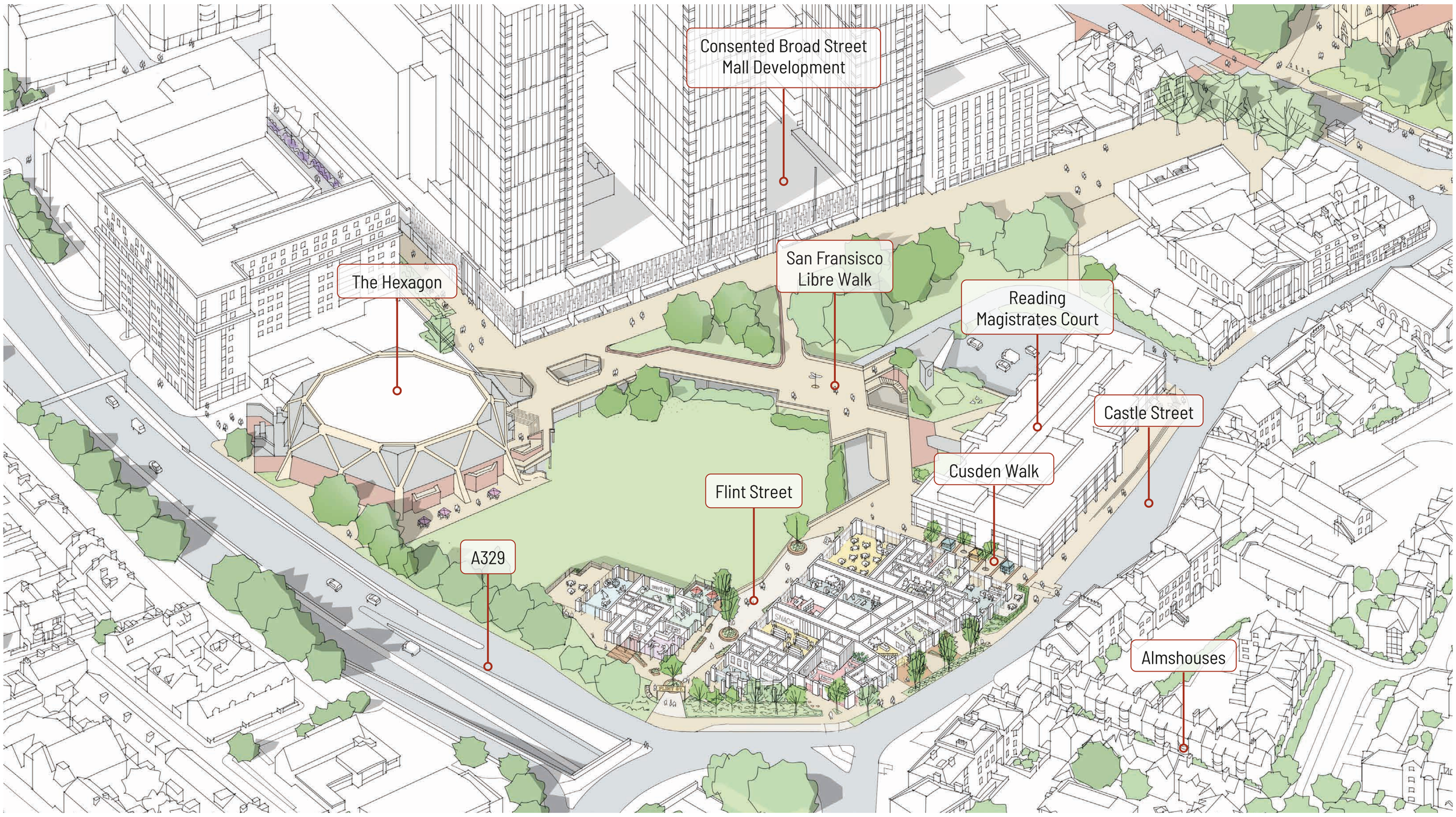
# GROUND FLOOR STRATEGY

### Potential Non-Residential Uses:



### Public Realm and Ground Floor Uses

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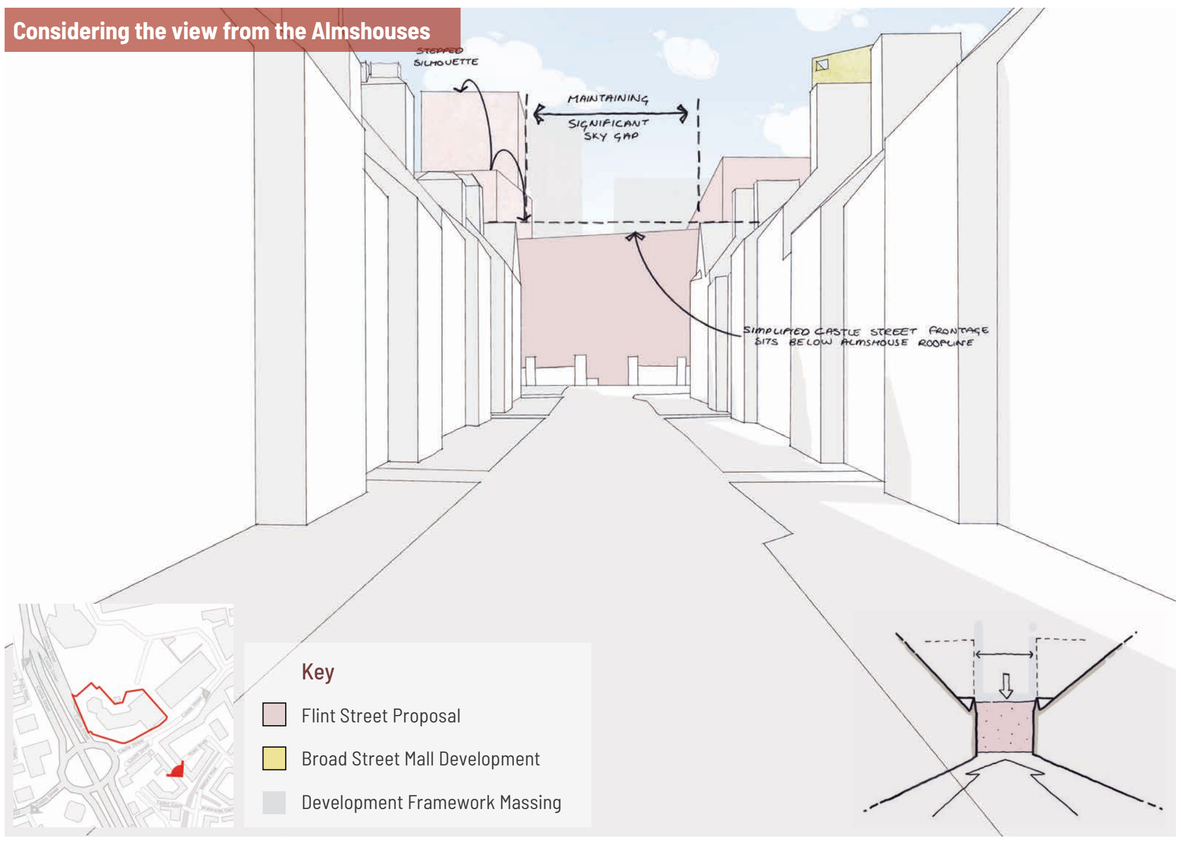
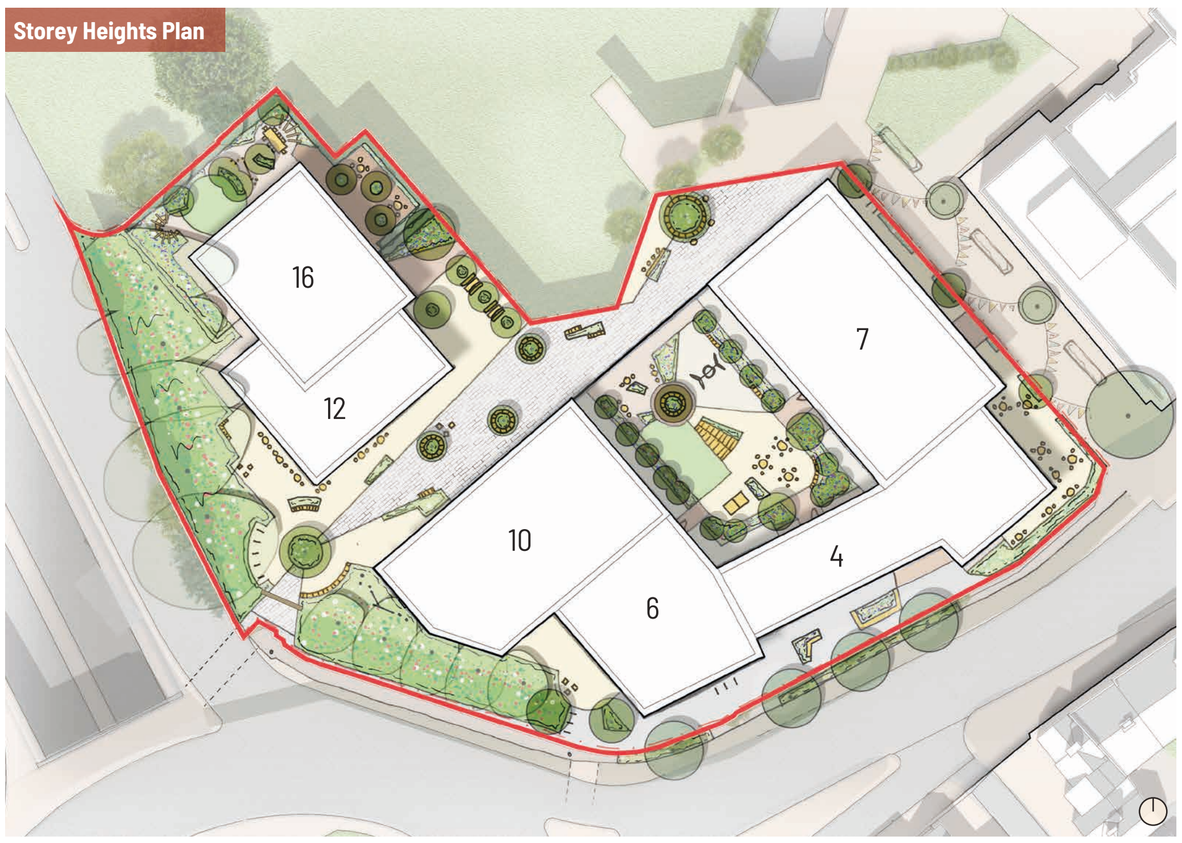
## TOWNSCAPE STRATEGY

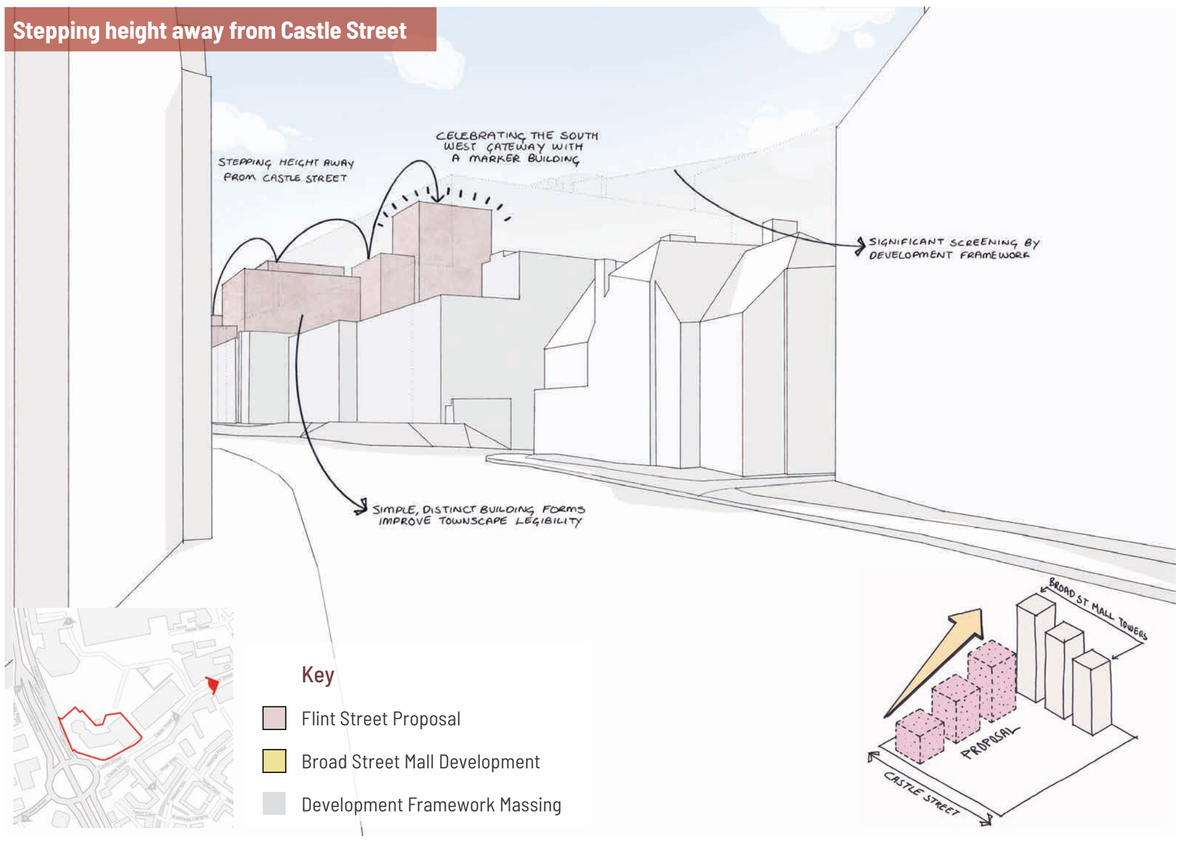
**Considering the view from the Almshouses**



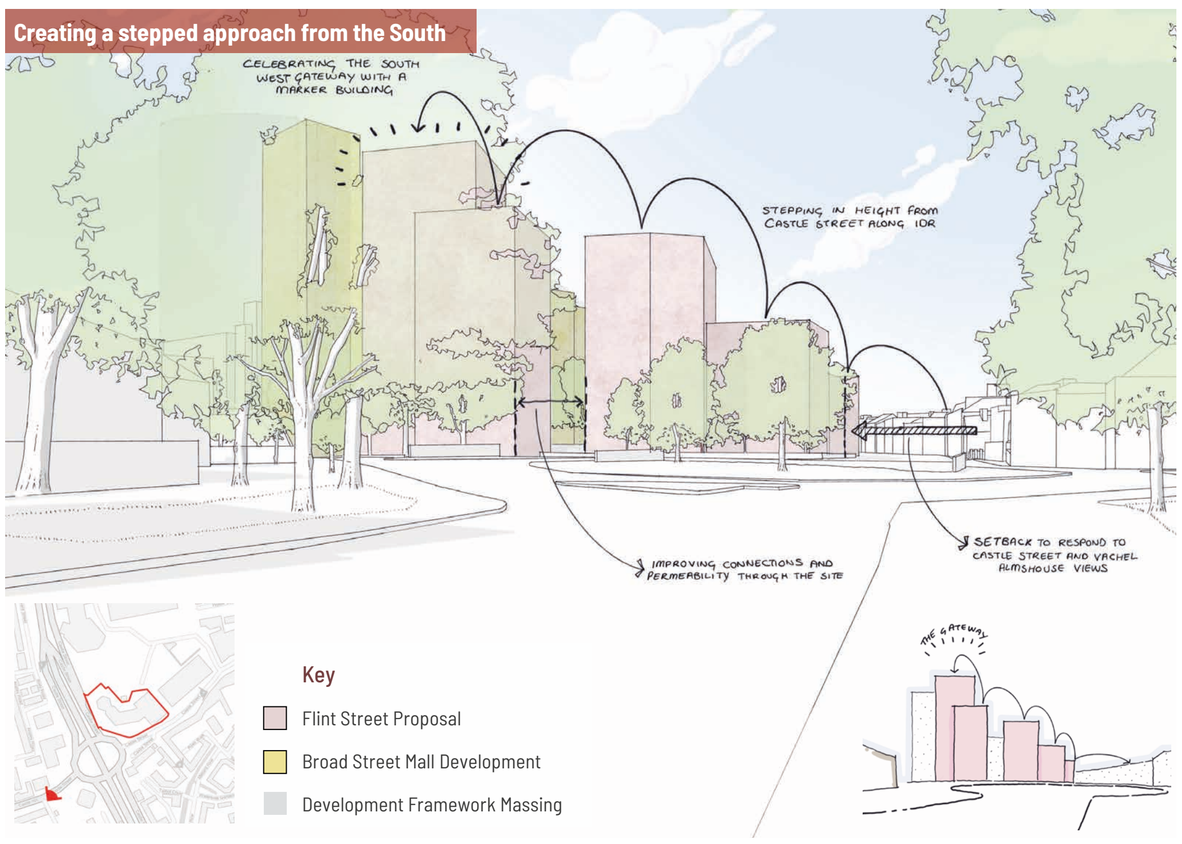

**Storey Heights Plan**




**Stepping height away from Castle Street**

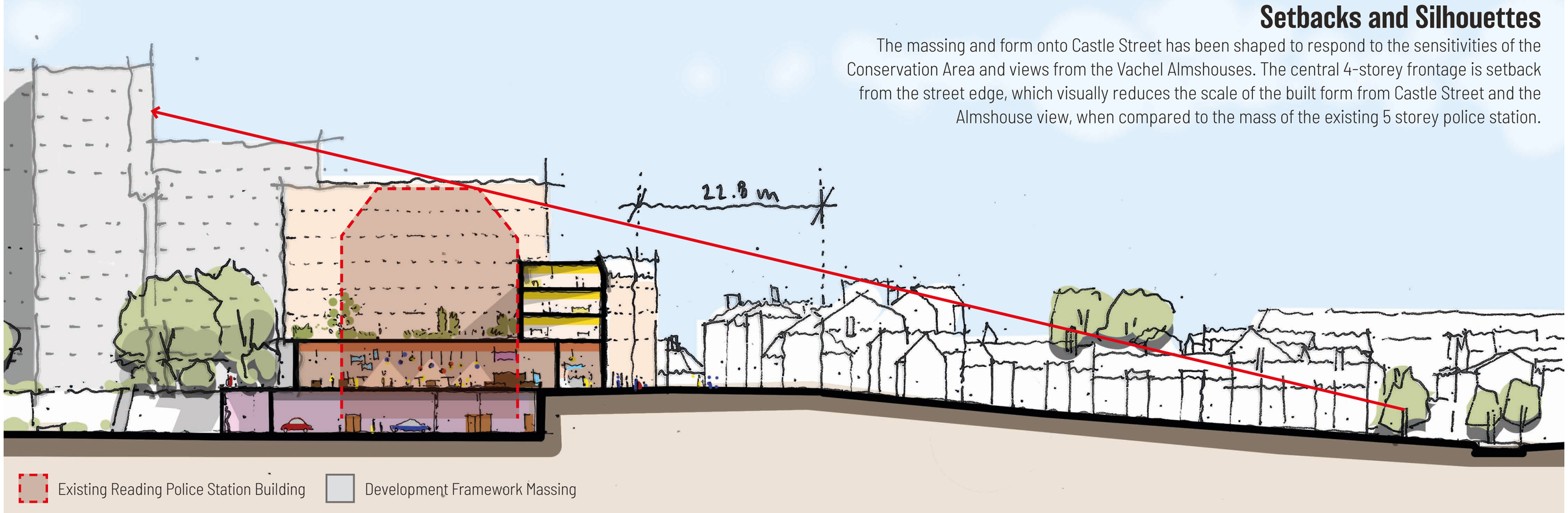



**Creating a stepped approach from the South**




### Setbacks and Silhouettes

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

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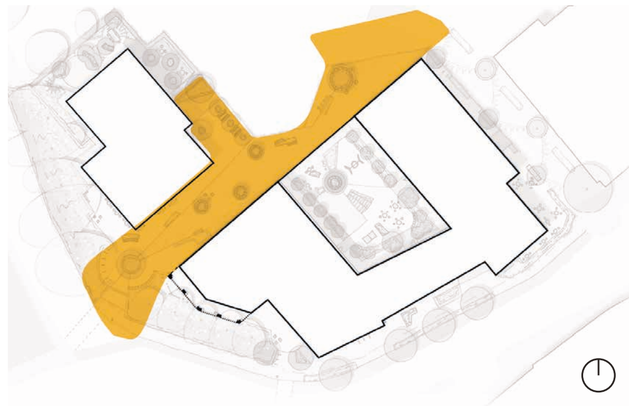
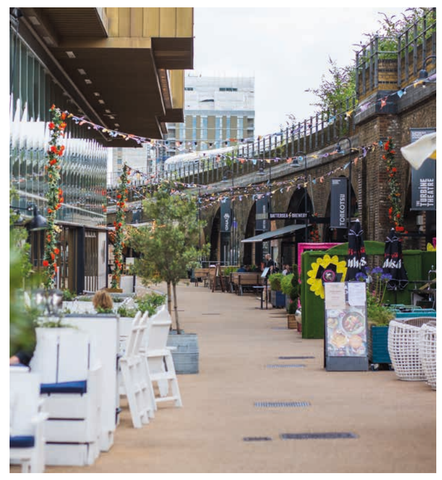
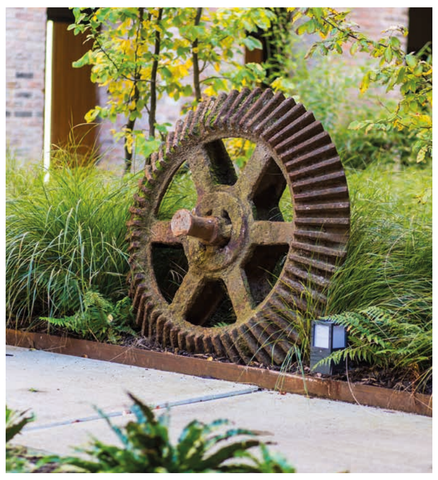
# ARCHITECTURAL CHARACTER
## Flint Street




Activated and engaging pedestrian street


Opportunity for references to the site history

Public realm lined with active ground floor uses

Key routes with a range of landscaping strategies

## Local Vernacular and Accent Materials

Arched opening, typically doorways

Blue Metal

Contrasting brick framing

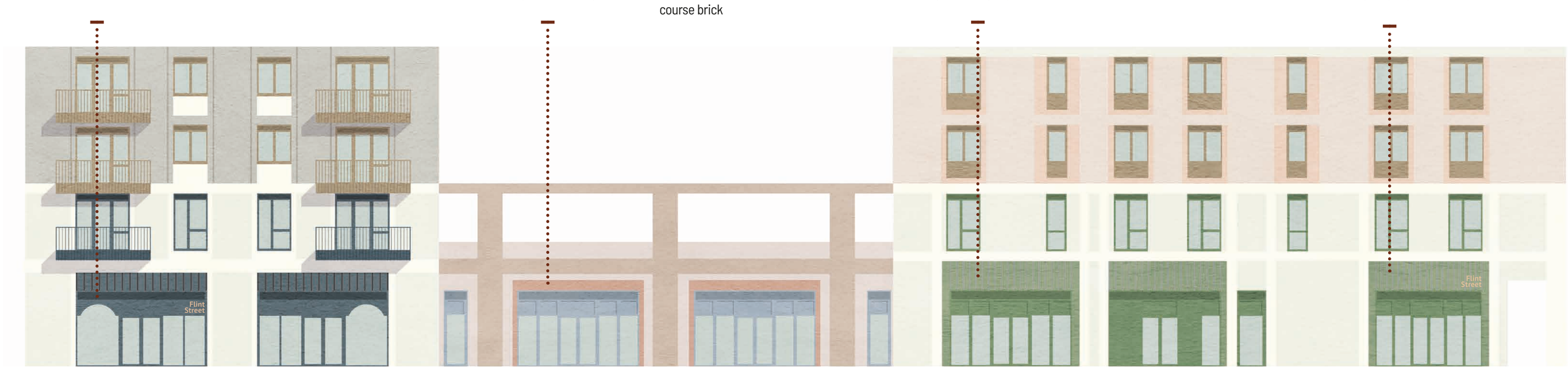
Inset soldier course brick

Detailing above signage

Fluted metal

Bold heritage signage

Green



Indicative Bay Study

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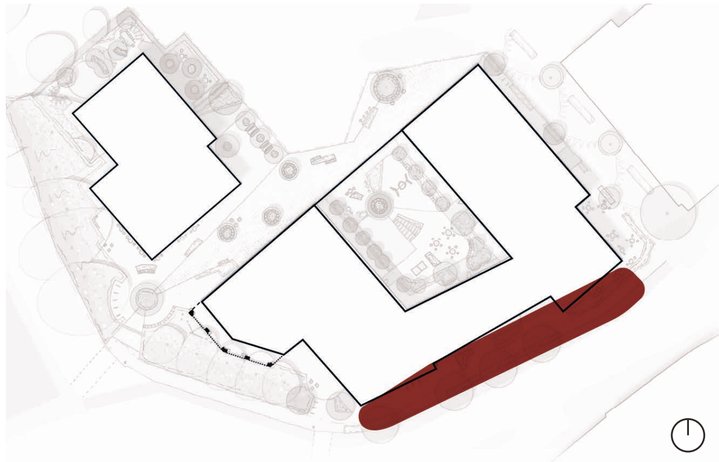
# ARCHITECTURAL CHARACTER
## Castle Street



An active ground floor with opportunities for mixed uses to spill out into the public realm

An engaging public realm with seamless transitions between the architecture and landscape

A softened landscape through a generous planting strategy

## Local Vernacular and Accent Materials

Grey brick with vertical grouping and detailing

Horizontal banding

Framed contrasting openings

Indicative Bay Study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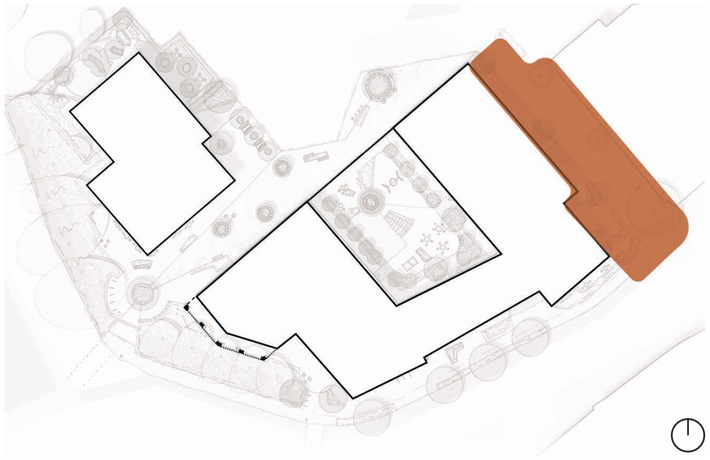
## ARCHITECTURAL CHARACTER
## Cusden Walk



A vibrant and playful ground floor with opportunities to spill out spaces

Large ground floor openings to create a mixed-use look and feel.

Activated and engaging pedestrian street

## Local Vernacular and Accent Materials

Indicative Bay Study

Top

Banding and smaller windows to define top floor

Banding details

Middle

Grey brick with vertical detailing

Vertical grouping of windows

Base

Checkerboard brickwork detailing

Detailing along the ground floor

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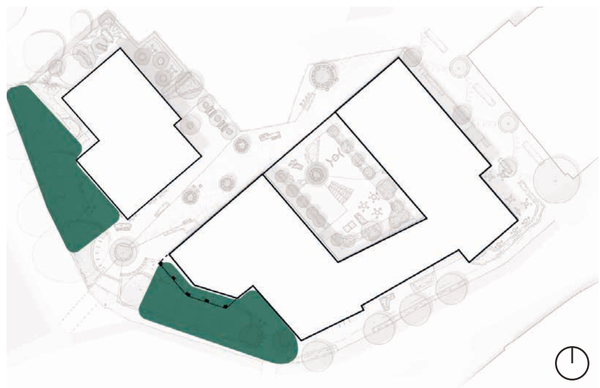
# ARCHITECTURAL CHARACTER
## Coachmakers Gardens



Varying architectural elements along the key corner of the site

Creating an engaging approach towards the gateway of the site through articulating the ground floor

## Local Vernacular and Accent Materials

Indicative Bay Study

Top

Vertical and soldier brick detailing to group windows

Middle

Buff tones and horizontal banding to break up facade

Base

Green shopfront and windows

Top

Expressed framing

Middle

Vertical grouping

Base

Celebrating the ground floor through a material change

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## LANDSCAPE & PUBLIC REALM

### Coachmakers Gateway

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

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

### Landscape Vision

Heritage Craftsmanship

Movement, Transition & Connection

Urban Quarter Feel

### Proposed Landscape Plan

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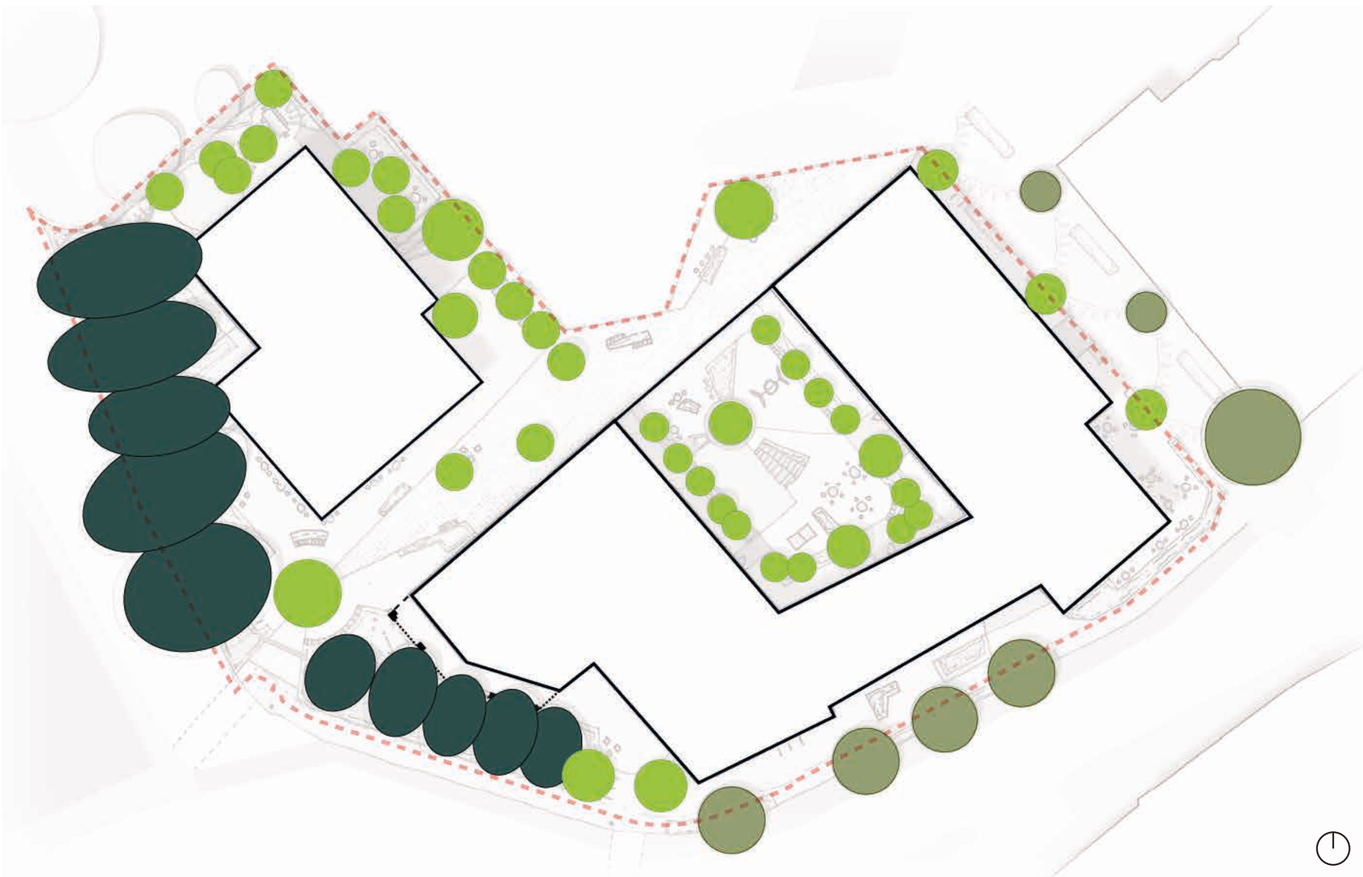
## LANDSCAPE & PUBLIC REALM

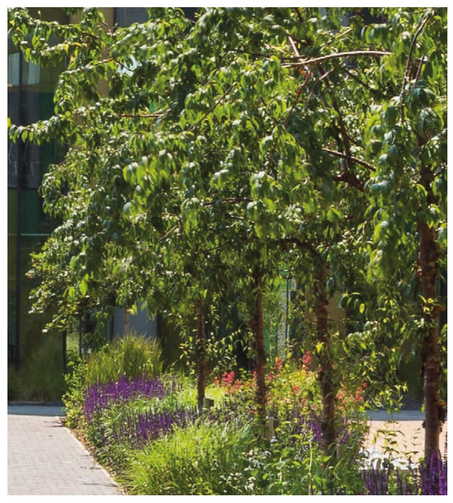
### Tree Planting Strategy



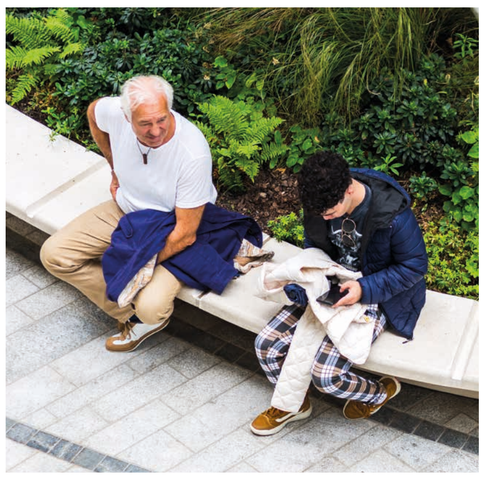
**Key**

- 10 x Retained existing trees
- 40 x Proposed trees (within the site boundary)
- 7 x Proposed street trees (outside the red line boundary)

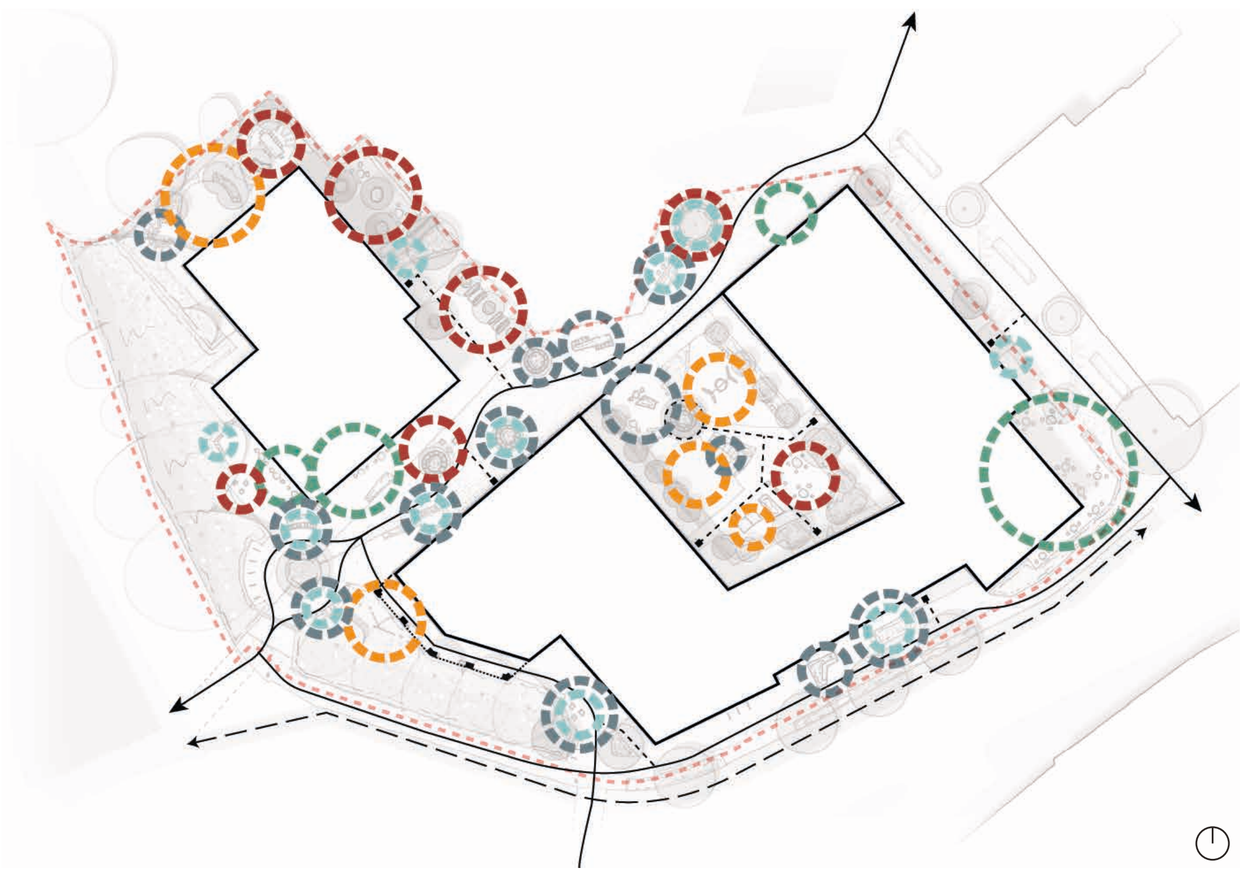
The landscape and public realm strategy prioritises a significant increase in tree planting across the site to strengthen the green character, improve environmental performance, and enhance the pedestrian experience. The accompanying diagram illustrates the relationship between existing retained trees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



The landscape will aim to support local fauna and include plant species which improve the local biodiversity



A range of opportunities will be provided within the public realm to allow people to meet, gather, and play



**Key**

- Group gathering space
- Play and leisure space
- Commercial spill-out space
- Waiting and meeting space
- Contemplation, observation and relaxation space
- Primary pedestrian movement path
- Secondary pedestrian movement path
- Cycle path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