

9 UPPER CROWN STREET/ READING/ RG1 2SS

UPPER CROWN STREET DESIGN AND ACCESS STATEMENT



Design and Access Statement

Date: June 2023

Ref: 222-DAS-REV5

Site address: 9 Upper
Crown Street, Reading,
RG1 2SS



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01

INTRODUCTION

OVERVIEW

EXECUTIVE SUMMARY

This Planning Application has been prepared by Colony Architects for an on behalf of the client.

The following is a summary of the proposals:

- Full planning application for the creation of three new residential buildings.
- The existing brick and concrete frame is used for parking and storage. This application seeks the demolition of the existing buildings.
- Sustainable location due to its proximity to Reading town centre and access to public transport.
- Large, urban site with significant level change and existing ramped access.
- This application seeks to provide C3 residential accommodation in 3 new buildings.
- The mix of accommodation consists of 1, 2 and 3 bed apartments, and 3 bed town houses.
- Parking provision in a basement, with some spaces to be allocated to surrounding residents as per the existing arrangement.
- The existing substations to be relocated and combined into a single, new substation.

This document should be reading in conjunction with all submitted plans and reports.



Colony Architects use a Design and Access Statement as an illustration tool to explain the planning application design proposal, the rationale behind its creation and how it is appropriate for the context. The Statement also serves to meet statutory requirements, local planning policy and national guidance documents.

Statutory requirements of a Design & Access Statement.

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or the Provision a building, or increase in building area greater than 100m2

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation

Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government. This guide identifies three over arching priorities: - Climate, Character & Community. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody. Our Design and Access Statements references these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards
- Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design.

The following are important components for good design that this statement discusses:

Use

How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount

How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout

The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale

The size of the buildings (including their height), in relation to their a surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance

The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing

Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

Landscaping

The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

The Access Component

Design and access statements should explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the wider transport network.

It should include an explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people, a description of any consultation undertaken in relation to access issues and how the outcome of consultations and advice received on accessibility issues has been followed.

Access for emergency services should be explained where relevant.



02

SITE ANALYSIS

SITE LOCATION

SITE LOCATION

This application is for a C3 residential development on the Old Customs House site in Reading. The site address is:

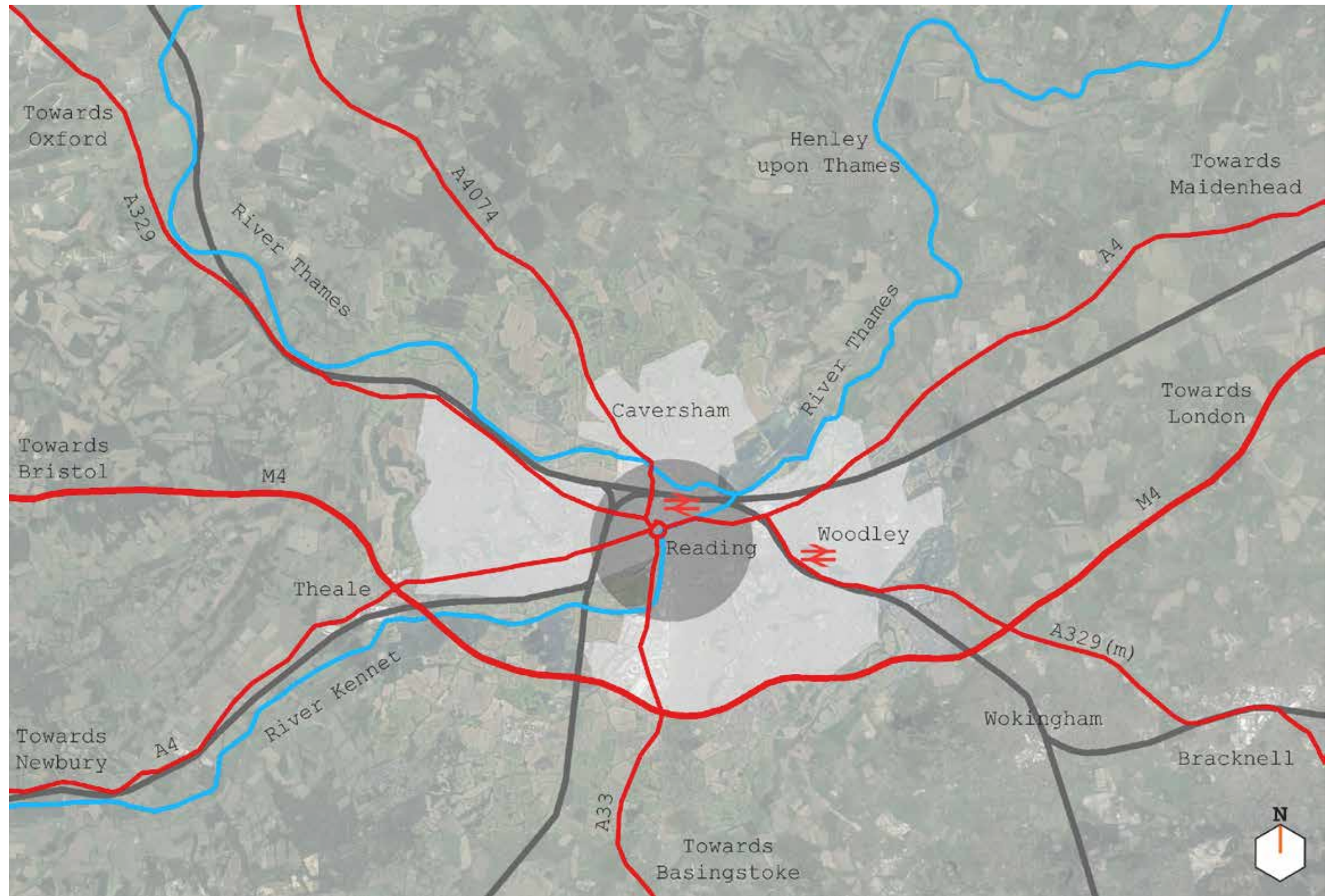
9 Upper Crown Street, Reading, RG1 2SS

The site is a sustainable location for residential development owing to its close proximity to Reading town centre, and will makes use of existing infrastructure, services, facilities and employment opportunities, and therefore should be considered a sustainable location for additional housing.

From a broader viewpoint, the increased need for housing in the UK can be met largely from sites of this nature being developed.



Site Aerial



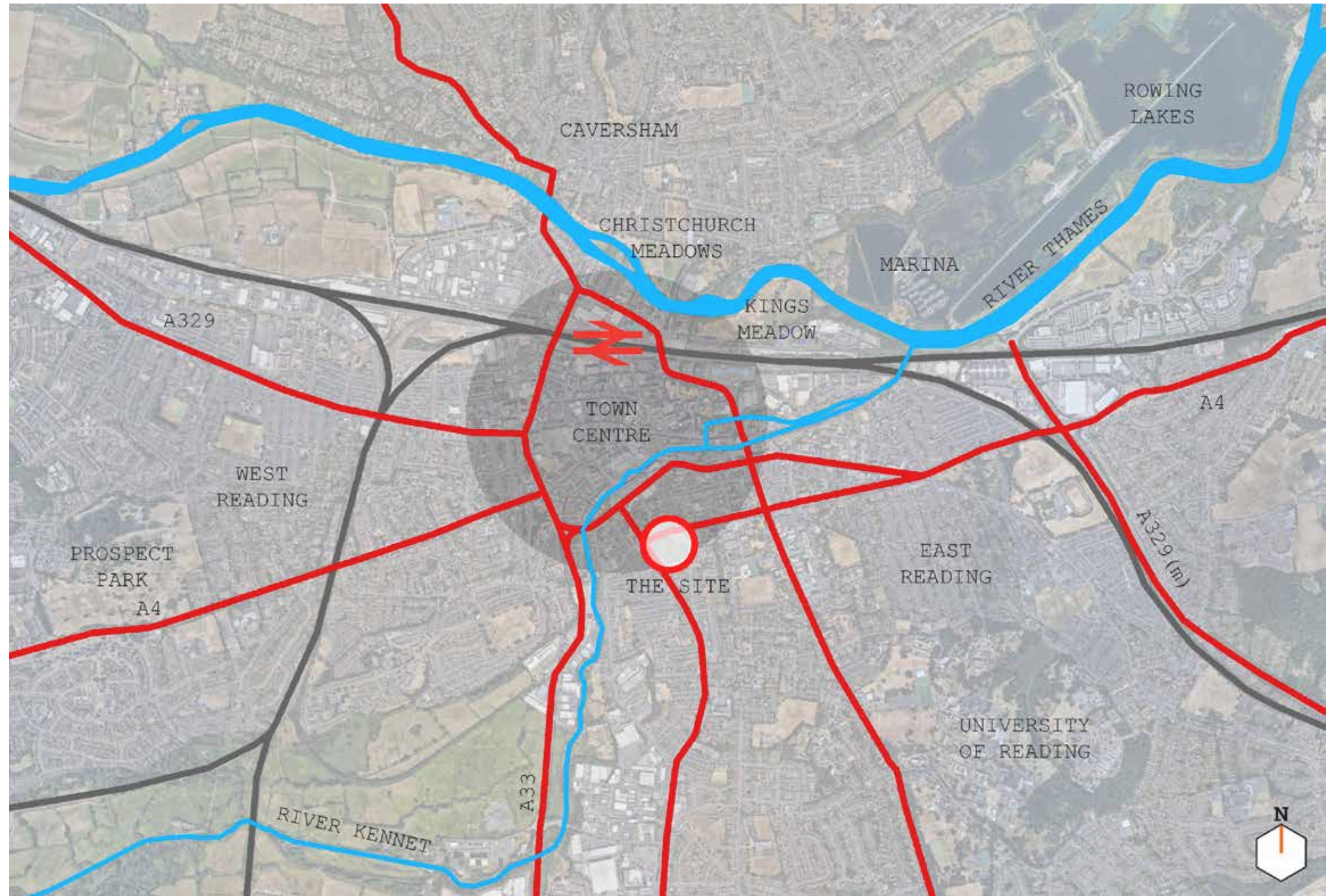
Site location

SITE CONTEXT

SUSTAINABLE LOCATION

The site is located in Reading and is approximately 1/2 mile south of the town centre.

- **Connectivity** Vehicle access to the site is from Upper Crown Street via either Southampton Street or Newark Street (both one way).
 - Reading is well served at regional national level:
 - The A33 heads south towards the M4/ Basingstoke.
 - The A329 heads south-east towards M4/ Wokingham/Bracknell and north-west towards Pangbourne/Oxford.
 - The A4 heads east towards Maidenhead and west towards M4/Newbury.
 - To the south of Reading is the M4 which heads east towards London and west towards Bristol/ Wales.
- **Sustainable Transport** The nearest bus stops are on Southampton Street, Crown Street and London Road. The nearest train station is Reading [0.7 mile] which is a 15-20 minute walk and can also be reached via bus.
- **Services** Reading town centre provides a full range of retail and services and it a 5-10 minute walk. There are further shops and services on London Road.
- **Recreation** Close proximity to the River Kennet and within walking distance of Forbury Gardens, Coley recreation grounds, Kings Meadow and Christchurch Meadows.
Further afield is Dinton Pastures (Winnersh/Woodley) and Swinley Forest (Bracknell).
- **Healthcare** The site is located less than 1/2 mile west of the Royal Berkshire Hospital.
- **Higher Education** Reading hosts the University of Reading, and their London Road campus is in close proximity to the site.



Site context

SITE PARAMETERS

CONSTRAINTS AND OPPORTUNITIES

The site is located on a brownfield site on Upper Crown Street.

- **Site Area** 0.345 hectares
- **Use** Former Old Customs House site, currently used as a car park and storage unit. See 'existing building' below for further details.
- **Shape and Topography** The site is broadly rectangular in shape with its longest sides running north-south. The site dimensions are:
 - 75-90m long (north-south)
 - 35-54m wide (east-west)
- **Topography** There is a significant level change across the site, being more elevated along Upper Crown Street, and dropping down into the site. The ramp down into the site runs along the eastern boundary.

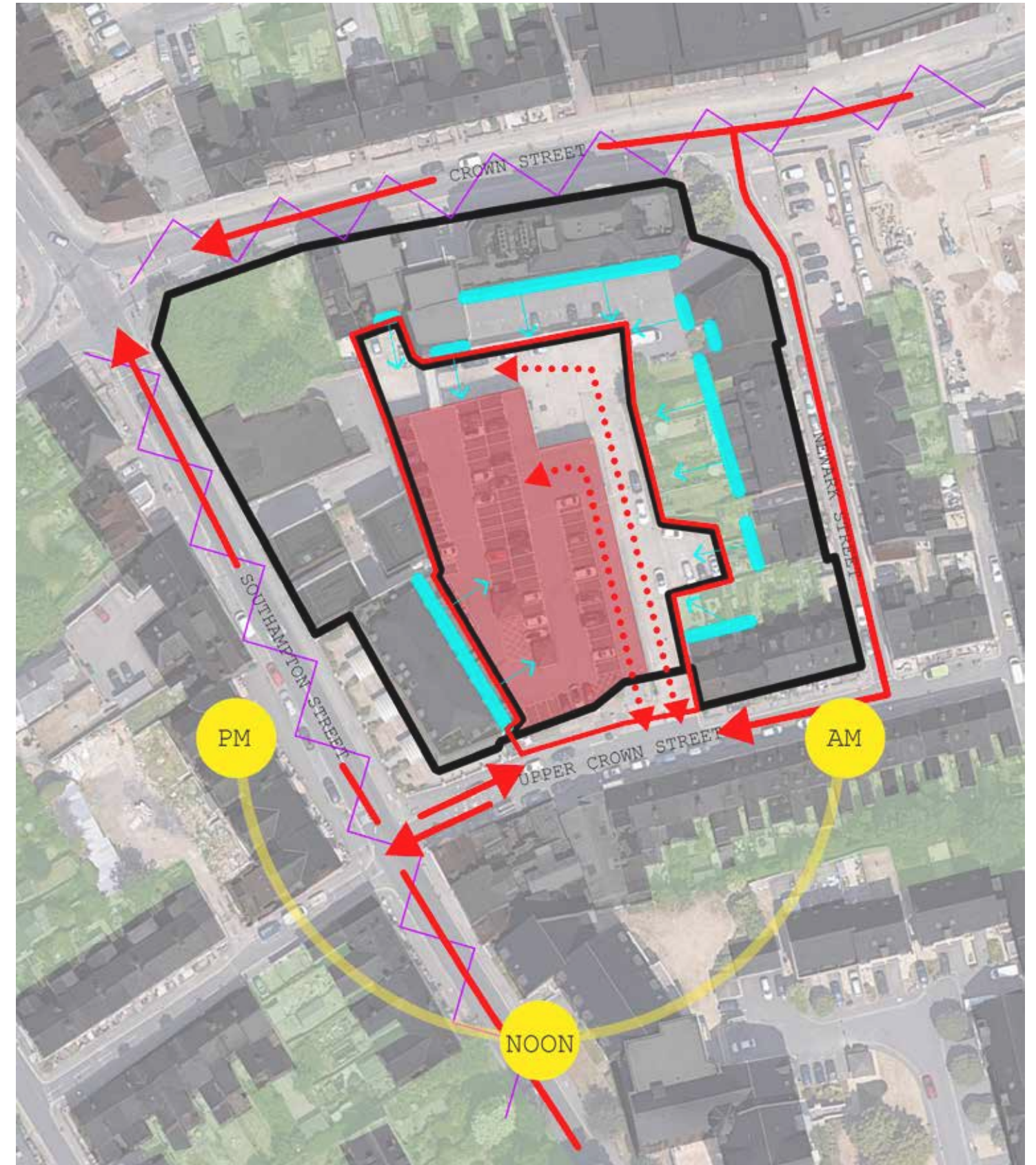
- **Boundaries** The site is enclosed on three sides, with terrace homes to the east, offices and flatted homes to the north, and office/flatted residential to the west.

The urban block is further bound by Southampton Street to the west, Newark Street to the east, and Crown Street to the north.

- **Boundary Wall** The site is enclosed on three sides by a boundary wall. It is most likely a retaining structure in some locations owing to the level changes.
- **Access** The site is accessed from Upper Crown Street along the south boundary. Ramps lead down into the site or up onto a decked car park.
- **Road Network** Newark Street, Southampton Street and the eastern extend of Upper Crown Street are one-way to traffic.
- Crown Street to the North is the primary route into

central Reading for the East. It provides access into central Reading and also onto the IDR.

- Upper Crown Street permits two-way traffic from the site entrance to the junction with Southampton Street.
- **Existing landscape and ecology** The site is either developed building or hard standing with no greenery of any worth.
- **Neighbouring Land** The site is located on the edge of Reading Town Centre. There are large scale residential and office buildings to the north and west, and smaller scale residential terraces to the south and east. See 'local character' below for further information.
- **Noise** There will be significant noise generated by passing traffic along Crown Street and Southampton Street. The height and mass of surrounding buildings will help to deflect some of this noise.
- **Overlooking** The site's east, west and north boundaries are sensitive to overlooking.
- **Flood Risk** The site is in flood zone 1 and has a low probability of flooding.



Site constraints

EXISTING BUILDING

EXISTING USE

The site is the former Old Custom House. A modern structure now occupies the site:

- It is currently used as a storage facilities with a roof deck car park above. There is provision for 70 parking spaces which serve the surrounding properties and will need to be retained in any future scheme.
- The existing building on the site is a mix of brick and concrete frame. This building has little architectural merit and demolition is proposed.
- Previous schemes have sought to retain the structure, but this approach has been discounted.
- There are 3no. existing substations on the site which will be removed and replaced with a single, new substation.
- The roof deck car park links across to Indigo apartments on the north boundary.



Southampton Street



Existing ramped entrance



Vehicle ramp to car park deck



Car park deck



Upper Crown Street frontage



Existing floor plan



Existing roof plan



Rear elevation

VISIBILITY

VISIBILITY FROM THE STREET

- The scheme is most visible along the Upper Crown Street frontage.
- It is visible from the road junction between Upper Crown Street and Southampton Street, and from an elevated position on West Hill.
- There are glimpsed views into the scheme from Newark Street.
- Care must be taken when positioning and designing the east, north and west elevations due to their proximity to surrounding buildings.



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



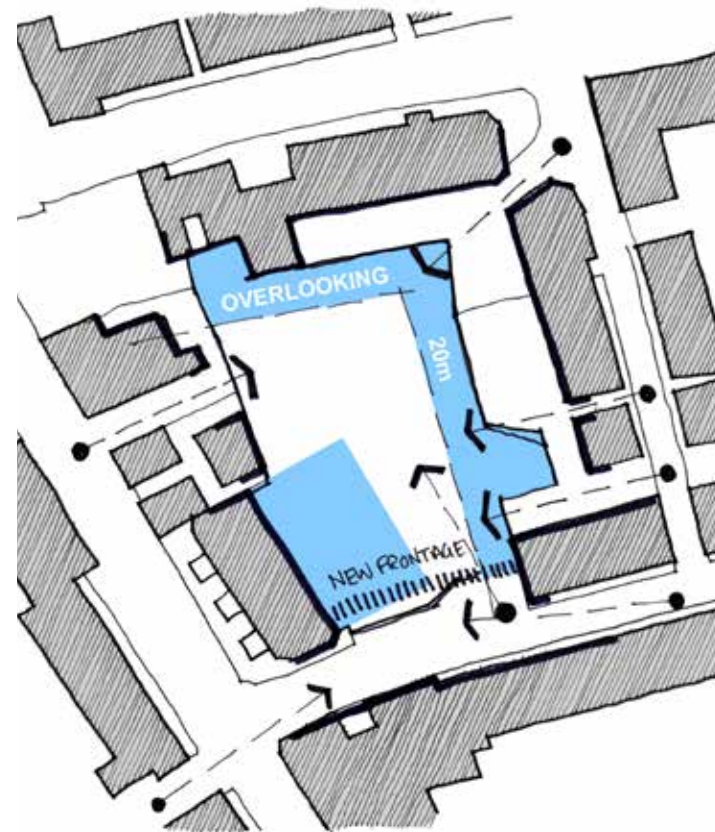
Key plan



Viewpoint 7



Viewpoint 8



Sketch: Overlooking

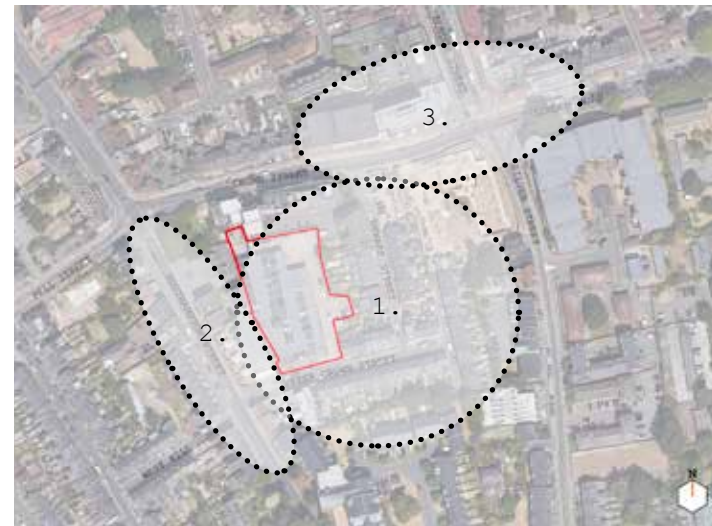
LOCAL CHARACTER

CHARACTER OF CONTEXT - TOWNSCAPE, ARCHITECTURE AND DENSITY

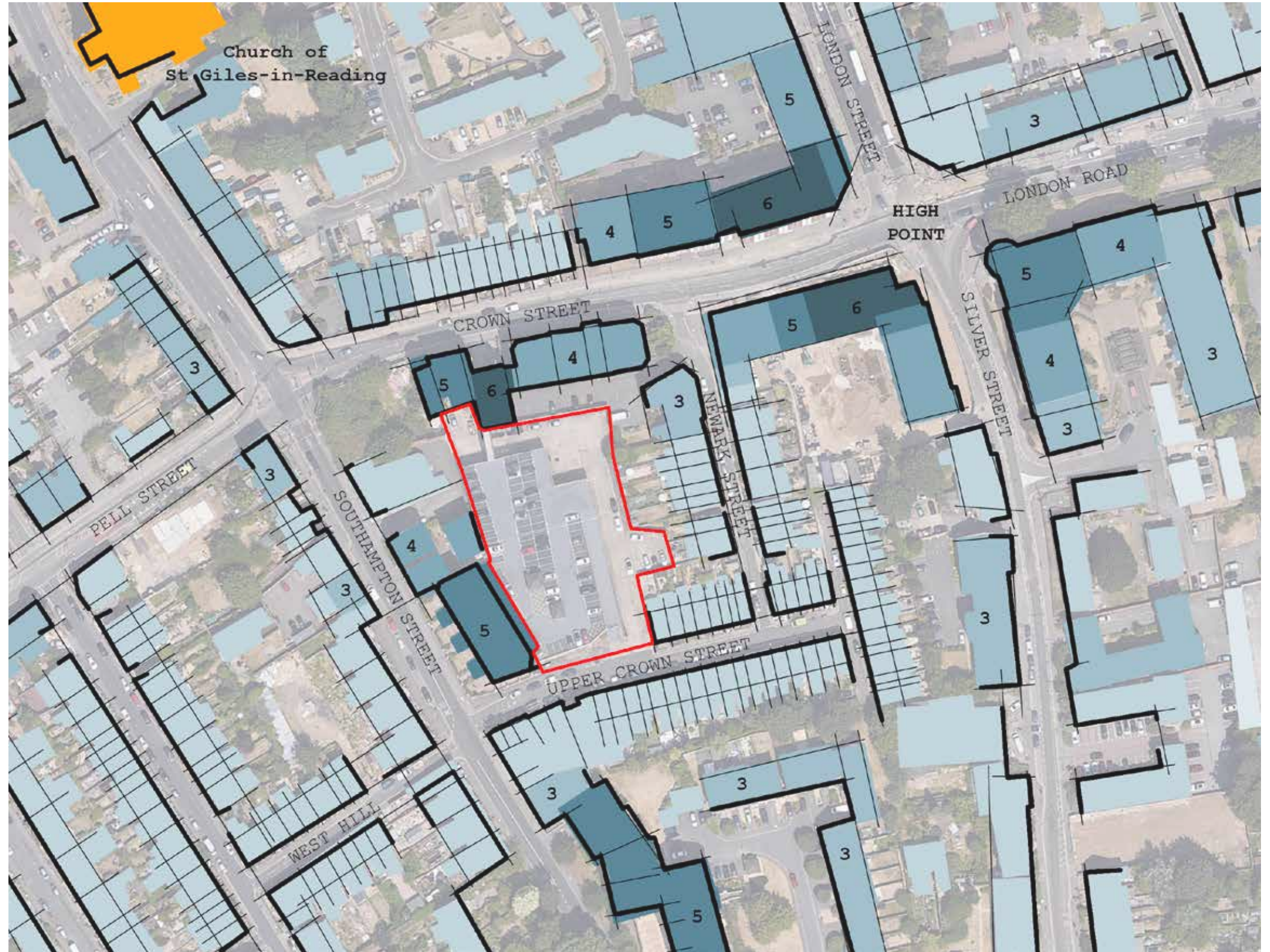
The following section explores the urban character of the surrounding area, focusing on the following character areas:

1. Upper Crown Street/Newark Street
2. Southampton Street
3. Crown Street/London Road

Each area will be assessed for its mass and scale, density and street grain, street widths and materiality.



Character Zone Locations



Urban Grain

LOCAL CHARACTER

CHARACTER AREA 1: UPPER CROWN STREET / NEWARK STREET

The buildings on Upper Crown Street and Newark Street (as well as the surrounding streets to the west (e.g. West Hill Street, Sherman Rd etc) are characterised by terraced buildings.

- The predominant building use is residential.
- Buildings are typically 2 storeys in height, and are arranged in long, linear rows with a resulting strong urban form and regular, repeating street pattern.
- The area's urban feel and density is enhanced by the narrow streets widths that are cluttered with on-street parking.
- Front gardens are modest, and often behind low garden walls/railings. Rear gardens are more generous in length.
- The material palette is predominantly red brick, with some detailing picked out in a contrasting brick. There is occasional use of buff/white/cream render.
- A large number of the buildings have rear extensions.
- There is little variation in building design and architectural features are kept to a minimal.
- The roofscape is predominantly pitched and finished in grey roof tiles.

CHARACTER AREA 2: SOUTHAMPTON STREET

Southampton street is characterised by a mix of terrace housing and larger buildings.

- The predominant building use is residential, although there is also office accommodation.
- Residential terrace homes still front onto either side of Southampton Street. These rows are terraces are punctuated by larger buildings.
- The strong street frontage is maintained to form urban blocks.
- Buildings range from being 2 storeys to 5 storey in height.

- Being a radial route into Reading town centre, Southampton street is wider than the majority of the surrounding streets. It broadens in places, and these areas are often populated with trees and planting.
- Front gardens are still shallow and often behind low garden walls/railings. Rear gardens are relatively long and narrow.
- The material palette is predominantly is red brick with detailing picked out in either orange or buff brick. Blue/Grey bricks and flint are also common. There is occasional use of buff/white/cream render with stone detailing.
- There is a greater variation in design, depending on the age of the property. There is greater variety in building design and architectural features include single/two story bay windows and brick archways around entrances.
- The roofscape is predominantly pitched and finished in grey roof tiles. There are a number of buildings with flat roofs. Both Ibex House and City Gate have parapets with mansard roofs behind.



Upper Crown Street



Upper Crown Street



Newark Street



Newark Street



Southampton Street

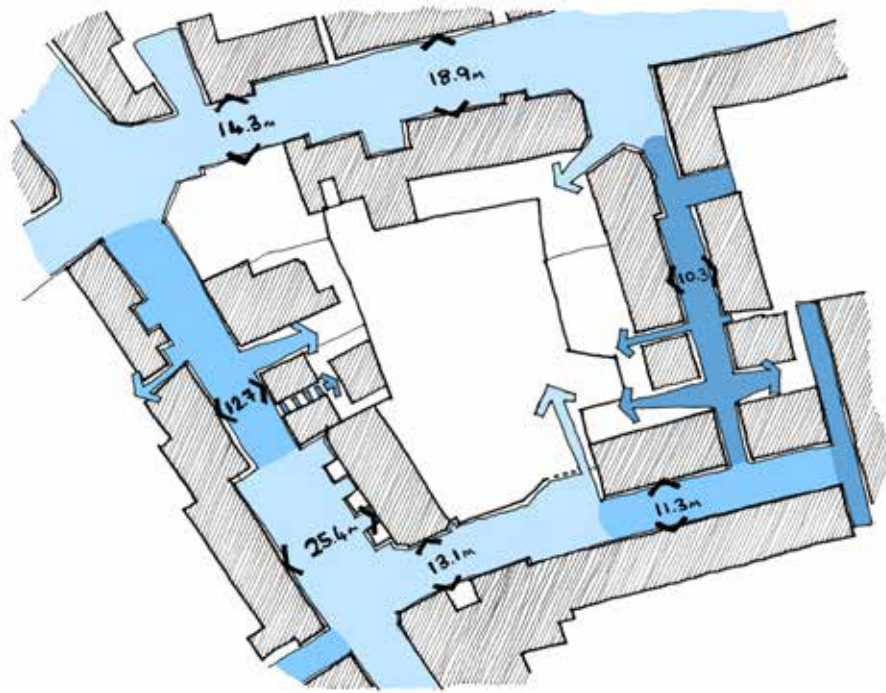


Southampton Street

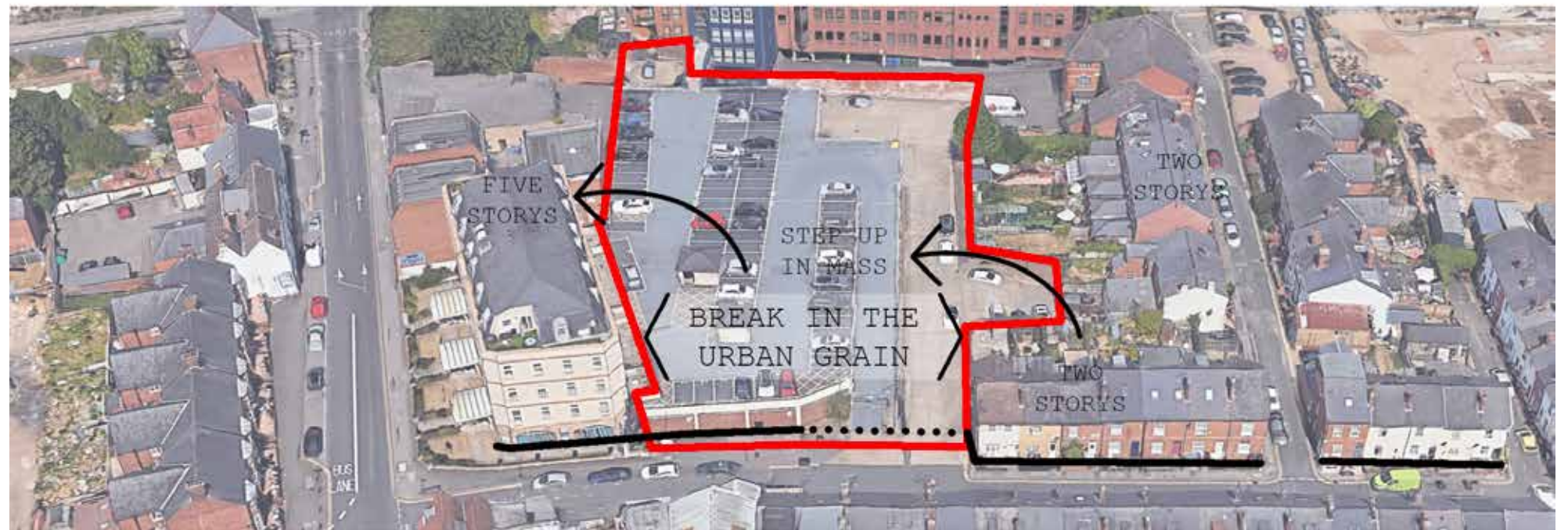
LOCAL CHARACTER

UPPER CROWN STREET ELEVATION

- Two storey residential terraces to the east
- Rising to the 5 story city gate on the road junction with Southampton Street.
- City Gate is setback from the road junction with Southampton Street, with the building's boundary defined by a low wall.
- This building line continues across the proposed site frontage before stepping forward at the start of the terraces, narrowing the overall width of the street.
- The site represents a break in the urban block and presents an opportunity to heal this part of the street scene.



Sketch: Street Widths



Upper Crown Street Elevation Diagram

LOCAL CHARACTER

CHARACTER AREA 3: CROWN STREET / LONDON ROAD

Crown Street and London Road provide the greater range of buildings in terms of scale, mass, height and design.

- There is far greater variety of building use, although the primary use is still residential. Ground floor area is often given over to retail or services, particularly on London Road. There is also office space.
- Buildings range in height, mass and scale from 2 story terraces, 2/3 storey Victorian villas, up to 4/5/6 storey modern buildings that are used for offices or flatted residential accommodation. The buildings rise to their highest around the Crown Street / London Road junction.
- London Road / Crown Street is a primary route into the centre of Reading from the east. As a result, they are the widest and busiest roads in this character area assessment.
- Whilst the distance between facing buildings is greater, the sense of urban density is increased owing to the strong building line and increased building heights.
- The entrances to the majority of buildings open directly onto the pavement, although some buildings are set behind landscaped frontages.
- There is a greater variety in building materials used. Terraces and villas typically remain red brick with pitched roofs finished in grey tiles. Detailing in a contrasting brick or in stone is common, as are architectural features such as bays, projecting gables.
- Modern buildings utilise a mix of red brick, white render, hanging tiles and cladding panels. Roofs are often flat, with the top story sitting back behind a low parapet. Whilst building frontages are wider than terraces, fenestration are arranged into regularly, repeating groups which helps to maintain the urban rhythm of the street.

KEY ADJACENT BUILDINGS

- City Gate is a large, 5 storey building on the road junction between Southampton Street and Upper Crown Street. It has been converted to residential use with office space on the ground floor. The

east elevation overlooks the site. The building is finished in buff render with stone detailing, and has a rusticated base with arched windows. The top floor is a mansard which sits behind a low parapet.

- Regents Gate is office accommodation on the northern site boundary. Its south elevation overlooks the site, although it is not situated on the site boundary. The building is finished in red brick with a regular, repeating window pattern. The top floor is a mansard behind a low parapet.
- Indigo Apartments is a flatted residential building which is located on the northern site boundary. It is a combination of red brick and blue cladding panels. Its southern elevation overlooks the site and there is an existing bridge which connects the building to the car park deck.
- Ibox House is a 4 storey, red brick office building. Its east elevation is on the site boundary, but is blank - no overlooking.
- Church of St Giles with its spire being the tallest building in the area. The spire can be seen from Upper Crown Street.



Crown Street / London Road



Crown Street / London Road



Crown Street / London Road



Crown Street / London Road



Church of St Giles-in-Reading



City Gate

RESPONSE TO CONTEXT

The previous “site assessment” pages illustrate the important aspects of the locality, and the constraints to be borne in mind when producing proposals for this site.

This section identifies key design principles which are derived from the site assessment. The design principles have been used to inform and develop the proposals that follow in the “proposed scheme” section.

The key design principles established from the analysis process are as follows:

Responding to Local Character

- Wide range of architectural styles, including terraces and modern apartment blocks.
- Materials: red brick, detailing in contrasting brick/stone and cladding panels.
- Differentiation between roof and facade.

Amount / use / size

- The local area is a mix of residential, offices and retail uses.
- Opportunity to re-purpose an existing brownfield site for residential housing.
- Sustainable location for residential due to the site’s proximity to Reading town centre and access to public transport.
- Seek to utilise level change to provide basement parking
- Creation of a new, landscaped square to enhance site ecology.

Scale, Massing, and Proportion

- Seek to form a strong relationship with existing context
- Visibility from street level on Upper Crown Street
- Local buildings of various heights, ranging from 2 storeys on Upper Crown Street / Newark Street, up to 5 storeys on Southampton Street and 6 Storeys on Crown Street / London Road.
- Taller buildings have setback top floors/mansards behind parapets.

Respect of Neighbouring Properties

- Overlooking to neighbouring properties to be carefully considered.

03

LAYOUT PRINCIPLES

LAYOUT PRINCIPLES

SITE STRATEGY

This planning application seeks to demolish the existing building on the site and create new, purpose-built C3 residential accommodation. The site layout principles are as follows:

Four new residential buildings, their size, scale and positioning responding to the character of the area.

- Minimise overlooking by:
 - Maintaining at least 25m from the principle elevations of the Newark Street Terraces.
 - Maintaining a minimum of 18m from City Gate.
 - Maintaining a minimum of 15m from Regents Gate.
 - Aligning the internal street with windows in Indigo Blue apartments.
- Retain the existing vehicle access from Upper Crown Street and utilise the existing ramp on the east boundary.
- Use the lower site level for parking, refuse and servicing beneath the proposed buildings, screened by the boundary wall.
- Building a new street-level deck for a landscape square/internal street.
- A centralised bin store at basement level which is accessible for refuse collection.
- Consolidate the existing substations on the site.



Early Concept Sketches



Proposed Site Plan

USE AND LAYOUT

USE

The main accommodation principles are:

- A mix of 1, 2 and 3 bed accommodation in either apartments or town houses
- Dual aspect units where possible
- Avoid north facing units
- Provide private, external amenity space to each unit.

BUILDING SUMMARY

Building 1 (B1)

Building 1 consists of a terrace of four 3 bed town houses. Each unit is self contained and has its own front door. Located on Upper Crown Street, this building will provide the principle elevation to the scheme.

The ground floor accommodates a downstairs toilet and open plan living/kitchen/diner. This spaces has a set of

double doors which opens onto a small, private garden.

1st floor accommodate a single and a double bedroom as well as the family bathroom. The master ensuite bedroom is on the 2nd floor.

Buildings 2 (B2)

Building 2 are similar in shape, mass and layout and provide a mix of 1, 2 and 3 bed apartments. There is a shared core at the building's centre, with the apartments arranged off lobbies.

Each apartment occupies a corner of the building, and are dual aspect with windows in at least two elevations. Furthermore, each unit benefits from its own balcony or access to a private garden, which is accessed from the living space via double doors.

Building 3 (B3)

Building 3 provides a mix of 1 and 2 bed apartments. Due to its location on the site boundary, the circulation core is at the rear of the block with the residential units

arranged on the inward facing elevations.

Two dual aspect units occupy either end of the building, and there is a small, single aspect unit in the centre. Again, each unit benefits from its own balcony or access to a private garden, which is accessed from the living space via double doors.

Top floors

The elevation line of the top floor of buildings 2 and 3 are setback from the main elevation below and partially concealed behind a low parapet.

The accommodation at this level sits behind a mansard with wide format dormers, some of which open onto private roof terraces.

Basement

The existing lower site level will be utilised for as a basement for parking, bins and substations. The existing ramp along the east site boundary will be retained to provide access to this lower level.



Aerial View: Upper Crown Street

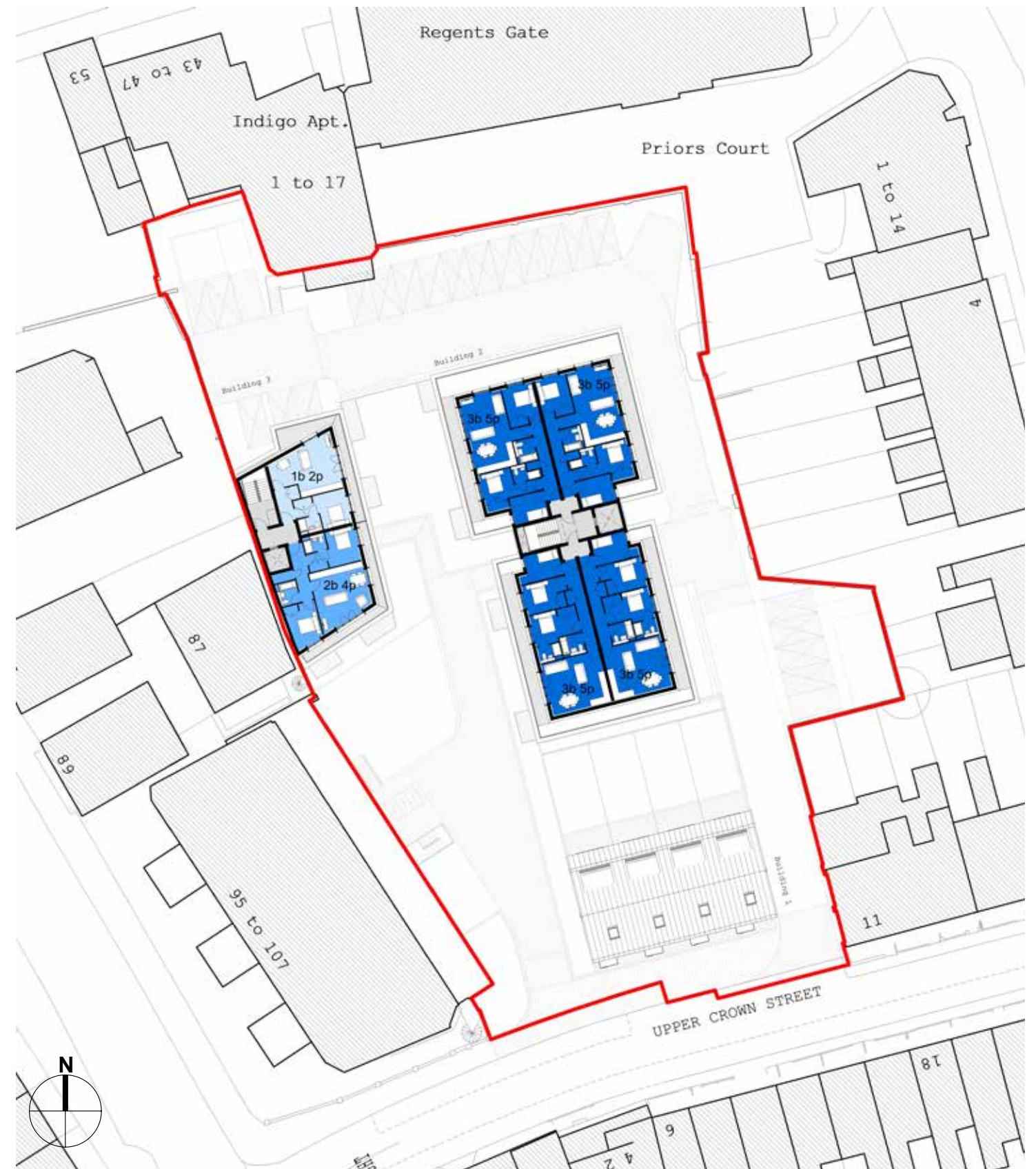


Aerial View: Newark Street





Typical Floor Plan (not to scale)



Top Floor Plan (not to scale)

AREA SCHEDULE

NIA AREA AND UNIT MIX

The proposed Net Internal Areas (NIA) and unit mix by bed type. A full schedule of areas, including NDSS standards for bedrooms and storage can be found on the next page.

Building 1 (private)		
Total Private NIA	407.5	sqm
Total 1 Beds	0	0%
Total 2 Beds	0	0%
Total 3 Beds	4	100%
Total Private Units	4	
Building 2 (private)		
Total Private NIA	1723.5	sqm
Total 1 Beds	13	46%
Total 2 Beds	11	40%
Total 3 Beds	4	14%
Total Private Units	28	
Building 3 (affordable)		
Total Private NIA	720.8	sqm
Total 1 Beds	9	64%
Total 2 Beds	5	36%
Total 3 Beds	0	0%
Total Affordable Units	14	
NIA / Unit Mix Summary		
Total NIA Area	2851.8	sqm
Total 1 Beds	22	48%
Total 2 Beds	16	35%
Total 3 Beds	8	17%
Total Units	46	

PRIVATE / AFFORDABLE SPLIT

30% of the scheme will be affordable housing. This affordable provision will be provided by Building 3.

Private/Affordable Unit Mix		
No. Private Units	32	70%
No. Affordable Units	14	30%
Total Units	46	

Standards

All proposed dwellings will meet the M4(2) standards for accessibility and adaptability, and 5% will meet the M4(3) standards for wheelchair users.

GIA AREAS

The existing and proposed Gross Internal Areas (GIA).

Areas includes covered basement only, bin store and substation.

Existing Gross Internal Area			
Gross Internal Area	GIA	1855	sqm
Proposed C3 Gross Internal Areas			
Building 1			
Gross Internal Area	GIA	430	sqm
Building 2			
Gross Internal Area	GIA	2058	sqm
Building 3			
Gross Internal Area	GIA	952	sqm
Communal Elements			
Basement Parking	GIA	191	sqm
Bin Store	GIA	54	sqm
Cycle Store	GIA	30	sqm
Proposed C3 Total GIA			
Gross Internal Area	GIA	3715	sqm

SUI GENERIS GIA AREAS

GIA areas considered Sui Generis, and excluded from the main schedules.

Proposed Sui Generis GIA			
Basement Sui Generis	GIA	1655	sqm
Substation Sui Generis	GIA	49	sqm

GEA AREAS

The existing and proposed Gross External Areas (GEA).

Areas includes covered basement only, bin store and substation.

Existing Gross External Area			
Gross External Area	GEA	1990	sqm
Proposed C3 Gross External Areas			
Building 1			
Gross External Area	GEA	477	sqm
Building 2			
Gross External Area	GEA	2237	sqm
Building 3			
Gross External Area	GEA	1073	sqm
Communal Elements			
Basement Parking	GEA	191	sqm
Bin Store	GEA	59	sqm
Cycle Store	GEA	35	sqm
Proposed C3 Total GEA			
Gross External Area	GEA	4072	sqm

SUI GENERIS GEA AREAS

GEA areas considered Sui Generis, and excluded from the main schedules.

Proposed Sui Generis GEA			
Basement Sui Generis	GEA	1688	sqm
Substation Sui Generis	GEA	57	sqm

NDSS SCHEDULE

Building	Number	Name	Level	Type	NIA	NDSS Bed 1 Area	NDSS Bed 1 Width	NDSS Bed 2 Area	NDSS Bed 2 Width	NDSS Bed 3 Area	NDSS Bed 3 Width	NDSS Storage
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 1	B1-00	3b 5p	00FFL	Private	41.2 m²	14.9 m²	3.25 m	12.7 m²	4.20 m	7.2 m²	2.25 m	3.9 m²
Building 2	B2-01	1b 2p	00FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-02	1b 2p	00FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-03	1b 2p	00FFL	Private	50.3 m²	14.2 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.7 m²
Building 2	B2-04	2b 3p	00FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-05	1b 2p	00FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-06	1b 2p	00FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-07	2b 4p	00FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-08	2b 4p	00FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-09	1b 2p	01FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-10	1b 2p	01FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-11	2b 3p	01FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-12	2b 3p	01FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-13	1b 2p	01FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-14	1b 2p	01FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-15	2b 4p	01FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-16	2b 4p	01FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-17	1b 2p	02FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-18	1b 2p	02FFL	Private	50.6 m²	14.1 m²	3.30 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.3 m²
Building 2	B2-19	2b 3p	02FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-20	2b 3p	02FFL	Private	61.1 m²	14.2 m²	3.20 m	10.5 m²	2.15 m	0.0 m²	0.00 m	2.8 m²
Building 2	B2-21	1b 2p	02FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-22	1b 2p	02FFL	Private	50.1 m²	15.4 m²	3.20 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.6 m²
Building 2	B2-23	2b 4p	02FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-24	2b 4p	02FFL	Private	70.0 m²	15.7 m²	3.20 m	11.5 m²	2.80 m	0.0 m²	0.00 m	3.2 m²
Building 2	B2-25	3b 5p	03FFL	Private	86.1 m²	12.6 m²	3.00 m	11.6 m²	2.90 m	9.4 m²	2.60 m	2.6 m²
Building 2	B2-26	3b 5p	03FFL	Private	86.1 m²	12.6 m²	3.00 m	11.6 m²	2.90 m	9.4 m²	2.60 m	2.6 m²
Building 2	B2-27	3b 5p	03FFL	Private	87.1 m²	13.6 m²	2.80 m	11.7 m²	3.00 m	8.7 m²	2.60 m	3.3 m²
Building 2	B2-28	3b 5p	03FFL	Private	87.1 m²	13.6 m²	2.80 m	11.7 m²	3.00 m	8.7 m²	2.60 m	3.3 m²
Building 3	B3-01	2b 3p	00FFL	Affordable	66.2 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-02	1b 1p	00FFL	Affordable	37.4 m²	11.5 m²	2.90 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-03	1b 1p	00FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-04	2b 3p	01FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-05	1b 2p	01FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-06	1b 1p	01FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-07	2b 3p	02FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-08	1b 2p	02FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-09	1b 1p	02FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-10	2b 3p	03FFL	Affordable	62.9 m²	12.3 m²	3.15 m	9.2 m²	2.15 m	0.0 m²	0.00 m	2.5 m²
Building 3	B3-11	1b 2p	03FFL	Affordable	50.6 m²	14.8 m²	4.10 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.2 m²
Building 3	B3-12	1b 1p	03FFL	Affordable	38.4 m²	11.5 m²	3.00 m	0.0 m²	0.00 m	0.0 m²	0.00 m	1.5 m²
Building 3	B3-13	2b 4p	04FFL	Affordable	71.6 m²	13.2 m²	3.38 m	11.8 m²	2.75 m	0.0 m²	0.00 m	3.7 m²
Building 3	B3-14	1b 2p	04FFL	Affordable	51.4 m²	13.2 m²	3.38 m	0.0 m²	0.00 m	0.0 m²	0.00 m	2.0 m²

AMENITY

SITE AMENITY

The site as it currently exists is either built form of hardscape with limited opportunity for planting or ecology. There is no existing public or private amenity on the site.

There is therefore significant opportunity to create a biodiverse landscape that enhances local ecology and provides both private and communal amenity to the residents.

The schedule opposite provides a summary of the proposed communal and private amenity spaces.

LANDSCAPE STRATEGY

Residents and visitors to the site will arrive from Upper Crown Street into a new landscape square which sits on a deck over the basement. Access into buildings 2 and 3 are via this landscaped space.

This strategy will provide 1000sqm of soft and hard landscape, occupying nearly 30% of the site area. Residents in neighbouring buildings, particularly City Gate, will also benefit from an enhanced outlook.

The landscape principles are:

- Enhanced entrance into the site to improve the visual quality of Upper Crown Street and welcome residents into the site.
- High quality external finishes
- Raised beds to provide substrate for planting. A mix of hedging, small native shrubs and textured grasses.
- Tactile timber surfaces for seating, mirroring the elevational treatment.
- Planted buffers between the main public external spaces and ground floor units.
- Access to cycle storage, including provision for visitors.

In addition to the main outdoor amenity space, the following provisions have been made:

- Private amenity** each proposed dwelling on the site has its own private outdoor amenity space.

Building 1: private amenity takes the form of a small front garden (similar to those of the neighbouring

properties) and a rear garden.

Buildings 2 and 3: private amenity takes the form of either a recessed balcony or a roof terrace. Balconies and terraces are decked and have glazed balustrades to the edges. At ground floor, these balconies extended into the landscape. These spaces are protected by a glass balustrade and defensible planting.

- Upper Crown Street** a simple hardscape treatment to visually enhance Upper Crown Street and provide front doors into the town houses.
- Access road and basement** A mix of hardscape



surface and planting along the boundaries. The surface finish is a mix of tarmac and hard landscaped finishes, with parking spaces picked out in a different material to the access routes.

BIODIVERSE ROOFSCAPE

Nearly 300sqm of green roofscape will be created on buildings 2 and 3. This will provide further opportunity to significantly enhance the biodiversity on the site, as well as reduce runoff through water attenuation. The roofscape will consist of a biodiverse substrate and a wildflower blanket with the mix of species derived from local ecology to best support wildlife.



AMENITY SCHEDULE

Communal Amenity		
Gross Area	1000	sqm
Proposed Gross Internal Areas		
Building 1		
Private Front Gardens	20	sqm
Private Rear Gardens	175	sqm
Building 2		
Private Balconies	99	sqm
Private Roof Terraces	126	sqm
Building 3		
Private Balconies	53	sqm
Private Roof Terraces	30	sqm
Proposed Total Amenity		
Total Communal Amenity	1000	sqm
Total Private Amenity	503	sqm
Total Amenity	1503	sqm
Biodiverse Roof		
Total Building 2	224	sqm
Total Building 3	75	sqm
Total Area	299	sqm

UPPER CROWN STREET



- 1 Domestic planting and hedging, mixed with small native shrubs
- 2 Low level domestic planting to perimeter
- 3 Communal lawn
- 4 Private rear garden: lawn and with paved patio
- 5 Green Roof: biodiverse substrate with wildflower matt
- 6 Hard landscaped surface for pedestrian access
- 7 Complimentary hard landscaped zones to pedestrian/vehicle areas
- 8 Street Paving
- 9 Buff coloured blockwork to parking spaces
- Medium native tree: Hornbeam, Silver Birch, Rowan, Alder
- Ornate domestic tree: Acer, Cheery, American Sweet Gum,
- Pleaced trees to boundary

- External Lighting: Bollard
- External Lighting: Floor Light
- External Lighting: Entrance Light
- External Lighting: Car Park Downlight

04 ACCESS

ACCESS

ACCESS

Pedestrian access into the site is from Upper Crown Street at the opening between the 'City Gate' building and building 1. This site entrance provides level access to the main landscaped square and internal street at the centre of the proposed scheme.

with their own private stairs and private front doors which open onto Upper Crown Street. Residents of buildings 1a - 1d can also access the landscaped square.

- Buildings 2 and 3 are accessed via a communal entrance that is accessed from the landscaped deck.
- Buildings 2 and 3 have communal stairs and lifts to provide vertical access from basement level to the top floor. Each residential unit is then accessed via a communal corridor.
- Buildings 1a - 1d are self-contained town houses



Access Diagram: Ground Floor



Access Diagram: Typical Floor

BINS, BIKE AND SERVICING

Vehicle Access

- The following provision for vehicle access has been made:
- The existing site ramp will provide vehicle access from Upper Crown Street to the basement level.
 - 86 parking spaces, please refer to the table below for their designation.
 - 68 spaces are to be re-provided as they are subject to an existing lease. Surrounding properties make use of the parking on the existing building.
 - 2 spaces have been provided to allow the relocated substation to be serviced without disruption to vehicle access and parking.
 - Lifts/stair cores to buildings 2 and 3 provide access to all levels above.
 - A total of 10 spaces (over 10%) will have electric vehicle charging points.

Parking Space Provision	
Re-provided spaces for existing lease	68
Standard Parking Bays	16
Sub station servicing	2
Total Parking Spaces	86

Sub Stations

There are a number of existing substations on the site. These are to be decommissioned and replaced with 3no 4x4m sub stations. Two are located on the east boundary and a 3rd is located on the north boundary.

Access to the sub station is via the vehicle access ramp, and a dedicated parking space is provided for servicing.

Residents cycle parking provision

Based on RBC's guidance, the proposed scheme requires a minimum of 36 cycle spaces for residents:

C3 1/2 bed flats: 0.5 per unit

C3 3+ bed flat: 1 per unit

C3 House 2/3 bed: 2 per unit

In line with RBC guidance, secure, covered cycle storage is provide at street level within the new square. The store can accommodate 18 two-tier cycle stands, providing a total of 36 spaces for residents.

Visitor Cycle Parking provision

In addition to the residents cycle parking provision, 3 sheffield stands providing a total of 6 spaces has been provided within the main communal spaces for visitors use.

Bins

A communal bin store is provided at basement level, with refuse collection vehicles entering using the existing ramp and being able to turn within the site before exiting again. A turning head is provided in the north-east corner of the site.

A refuse vehicle parked during a collection does not prevent movement through the car park as there is an alternative route through the car park.

In line with RBC guidance of waste management for purpose-built flats, a dedicated, enclosed and secured bin store is proposed.

To meet RBC guidance, the following provision has been made:

Refuse: 1no 1100l eurobin /10 flats = 5no. bins

Recycling: 2no 1100l eurobins / 10 flats = 10no. bins

Food Waste: 1no 240l bin / 10 flats = 5no. bins



Access Diagram: Basement

05

MASSING AND APPEARANCE

SCALE AND APPEARANCE

APPROPRIATE SCALE AND MASSING

The existing building occupies the majority of the site and is of little architectural merit.

The proposed scheme breaks up this single mass into 3 new buildings which respond to the surrounding context.

A new deck at ground floor will cover the basement parking and provide access into the new buildings through a landscaped square (see 'landscape strategy' above).

Building 1

Located on Upper Crown Street, these 2 1/2 story town houses respond to the mass and form on the existing terraces on the street. It provides a step up in mass, and infills the break in the street scene created by the existing building.

To minimise the height of the eaves and ridgeline, the floor to floor heights are set at 2.7m, providing a clear internal height of 2.4m.

Building 2

Located within the centre of the scheme, this building is 4 storeys in height. The floor to floor heights are set at 3m to ensure a generous internal clear height is achieved.

Buildings 3

Located on the west boundary and close to the existing tall buildings that surround the site. This building is 5 storeys in height. The floor to floor heights are set at 3m to ensure a generous internal clear height is achieved.

Top floors

Top floors of buildings 2 and 3 are set back from the main elevation line in order to minimise their visual impact. The elevations consist of a mansard with a 10% pitch articulated with wide-format dormer style windows.



South Elevation (not to scale)



East Elevation (not to scale)



Site-wide Aerial Views

ELEVATIONS



North Elevation (not to scale)



East Internal Street Elevation (not to scale)



West Internal Street Elevation (not to scale)

VISUAL IMPACT STUDY

The scheme visibility and relationship with the surrounding context has been carefully considered throughout the design process.

A series of viewpoints have been established to demonstrate that the proposed scheme enhances the local street-scape and the proposed scale and massing does not have a detrimental impact on neighbouring properties.

Please note that the following views are artistic impressions of the scheme, and not intended to be verifiable.



Viewpoint 1



Viewpoint 2

VISUAL IMPACT STUDY CONT.



Viewpoint 3



Viewpoint 4

ARCHITECTURAL APPEARANCE

DESIGN AND MATERIALITY

The proposed materials and architectural detailing have been carefully selected to ensure the new architectural reflects the local context and urban setting.

Proposed materials

The simple material pallet for the proposed scheme consists of the following:

- Red brick in a standard course with soldier course used to pick out the floor levels.
- Pre-weathered grey metal cladding to be used on the mansard roofs as well as the pitched roofs and gable ends of the town houses.
- Timber has been used to compliment and soften the appearance of the brickwork:
 - Timber to be used within the recesses of the balconies, between paired windows and around the entrances to each building.
 - Vertical timber fins add texture and interest to the balconies and provide solar shading as well as privacy for both residents and neighbours.
 - Horizontal timber fins are used to provide screening to the bin store, bike store and substations.
- The basement level is largely open on its northern and eastern elevations.

Fenestration

- The height and proportion of the windows have been selected to achieve good levels of daylight in each room.
- Their frames will be finished grey to compliment the external cladding.
- The areas of glazing (windows and balcony doors etc) conform to a regular elevational grid. They are grouped together with timber infill panels in response to the regular, urban grain of the surrounding context. This approach also ensures consistency across the scheme.
- The wide format dormer windows add interest to the top floor of the building whilst providing good levels of daylight into the residential units. Their slender profiles minimise their bulky appearance and shall be finished in the same pre-weathered metal cladding as the mansards themselves.

- | | |
|---|--|
| 1. Red brick, standard course | 9. Exposed column, coloured grey |
| 2. Red brick, soldier course | 10. Anodised metal profile, coloured grey |
| 3. Cladding panel, pre-weathered grey metal | 11. Doubled glazed window/door units in anodised frames coloured grey |
| 4. Mansard roof, pre-weathered grey metal | 12. Doubled glazed dormers, pre-weathered grey metal and anodised frames coloured grey |
| 5. Pitched roof, pre-weathered grey metal | 13. Frameless 1100mm glass balustrade |
| 6. Infill cladding, timber | 14. Roof light units in anodised frames coloured grey |
| 7. Vertical open timber fins | 15. Frosted glass privacy screen |
| 8. Horizontal open timber fins to bin/bikes store | |



Precedents



B1 Typical Elevation



B2 Typical Elevation



B2 Typical Elevation

SUSTAINABILITY

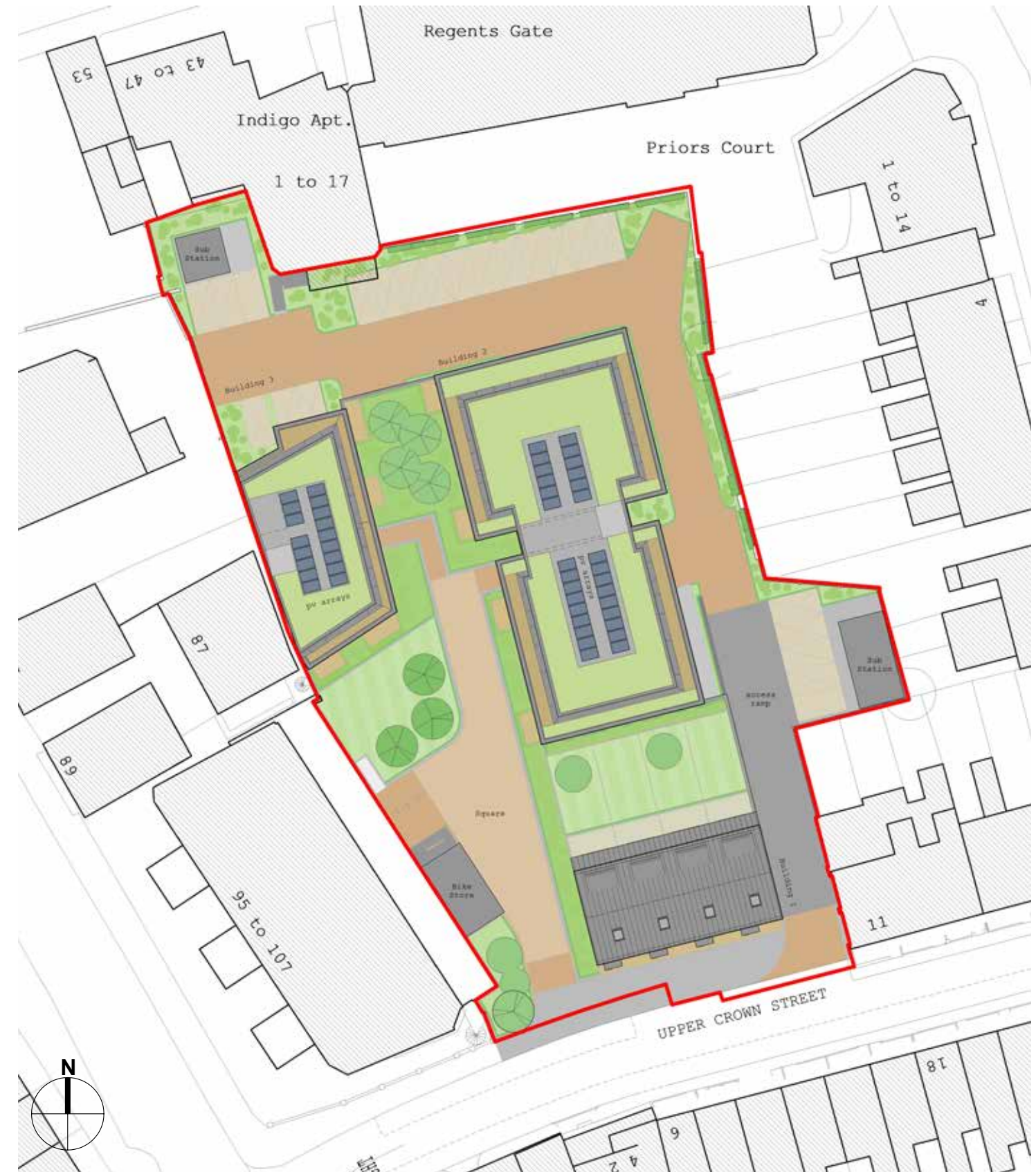
PRINCIPLES OF SUSTAINABILITY

The scheme is driven with sustainability in mind:

- The proposed scheme enhances an existing brownfield site, and reduces the need to build new housing on greenbelt.
- Fabric first approach with use of solar gain, thermal mass, shading, high levels of insulation, dual aspect rooms and improve air-tightness.
- Demolition waste to be utilised in construction where possible.
- Local materials will be sourced where possible.
- On-site green energy production through PV cell arrays on buildings 2 and 3.
- PV cells to be combined with electrical vehicle charging points at basement level. 10% of parking spaces to be EVP
- Ecology enhancement through landscape strategy and biodiverse green roofscape.
- Heat recover ventilation system.



3D View showing PV Array and Biodiverse Roofscape



Proposed Roof Plan

PERSPECTIVE VIEWS



View from Upper Crown Street / Southampton Street Junction



Upper Crown Street Approach



Upper Crown Street: Pedestrian entrance



Upper Crown Street: Vehicle entrance

PERSPECTIVE VIEWS



Proposals from Upper Crown Street



Pedestrian entrance



Main square looking north



Main square looking south



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