



blagrove street

design + access statement

january 2023

bungard architecture + design studio

1.0	Introduction
1.1	Executive Summary
1.2	Contents of this submission
1.3	Client and Professional Team
2.0	The Site
2.1	Site Location
2.2	Site Description
2.3	Character of the Area
3.0	The Scheme
3.1	Quantum of Proposals and Uses
3.2	Scale, Height and Massing
3.3	Façade and Bay Studies
4.0	Photomontages
5.0	Access Statement
6.0	Planning Drawings

1.1 Executive Summary

1.1.1 bad-studio have been appointed by La Baguette Ltd to design a boutique hotel on a site on 7 Blagrove Street in Reading. The scheme will provide much needed hotel accommodation in the centre of Reading.

1.1.2 The redevelopment of the site provides an exciting opportunity to enhance the local context.

1.2 Contents of this submission

1.2.1 This Design + Access Statement forms part of a planning application for the redevelopment of the site to provide a new boutique hotel and associated uses.

1.2.2 The scheme has been developed in the context of national and local planning policies. A pre-planning application enquiry, as well as an on-site meeting has been held with Reading Borough Council.

1.2.3 This document will provide information about how the design principles have been applied to the development and how the concept evolved, taking into consideration the context and issues relating to its location.

1.3 Client and Professional Team

1.3.1 The client has appointed as design team to ensure the proposals have been fully investigated and are viable.

1.3.2 The project team and their roles include:

Applicant	La Baguette (Reading) Ltd
Architect	bad-studio
Planning Consultant	ET Planning
Heritage Consultant	Ridgeway Heritage Consultancy
Sustainability / Energy	Base Energy
Sunlight / Daylight	T16 Design Ltd
Acoustic Consultant	Michael Sugiura Acoustics
Air Quality Consultant	Hawkins Environmental



2.1 Site Location

2.1.1 The application site is located on Blagrove Street, at the heart of Reading Town centre, it site lies on the east border of the primary shopping area with restaurants, bars, cafés and shops all within a 30-second walk.

2.1.2 The site is within a minute's walk of Reading train station. Two hundred trains travel to London every day, with speedy direct links to Oxford, the South East and beyond.

2.2 Site Description

2.2.1 The building plot is in surrounded by the properties of 1-5 Blagrove Street, 9-15 Blagrove Street), 7-9 Friar Street and Winston Street .

2.2.2 The property boundary is almost the full footprint of the existing building. Access to the site is from Blagrove Street, with a shared yard to the rear of the site.

2.2.3 The application site is a two-storey building currently in use as a café at ground floor level with bed and breakfast accommodation above.

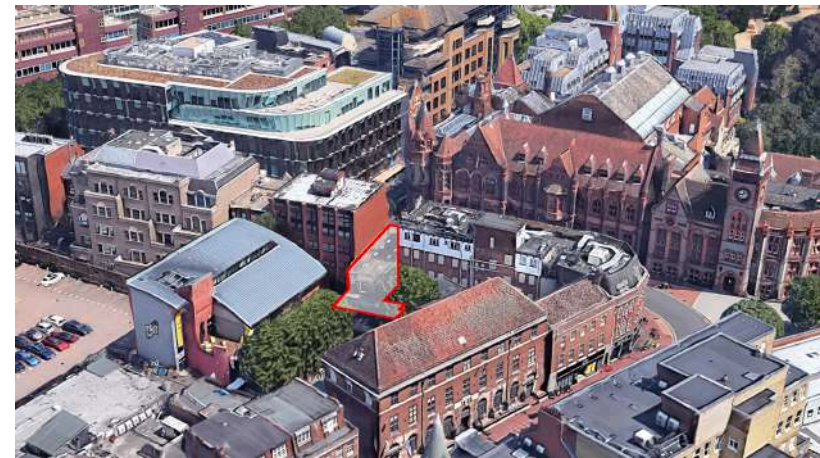
2.3 Character of the Area

2.3.1 The site is located within the Market Place / London Street Conservation Area.

2.3.2 The buildings along the west side of Blagrove Street are, in the majority, 4-5 storeys high.

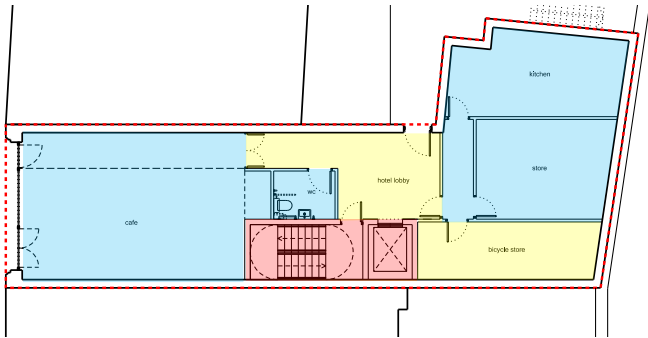
2.3.3 All of the buildings are built in different architectural styles and materials. There is no coherent or strong architectural language that defines Blagrove Street.

2.3.4 The rear of the site is dominated by the outback pub and delivery access roads.

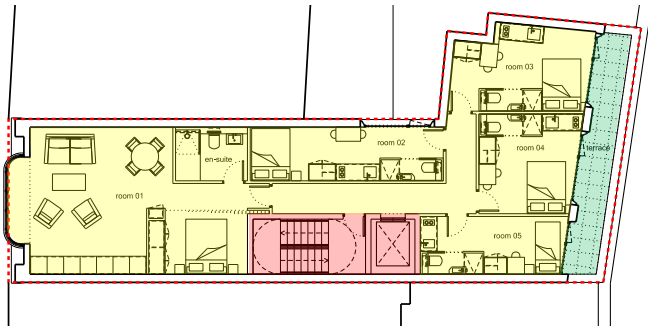


3.1 Quantum of Proposals and Uses

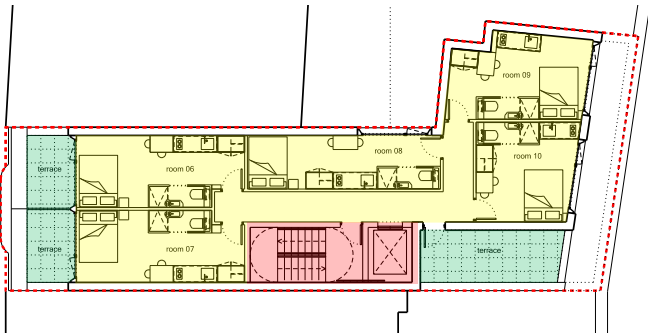
- 3.1.1 The proposal building has an existing use class of A3 café on the ground floor and C1 Bed and Breakfast on the first floor.
- 3.1.2 The proposal is to expand the C1 use on the new upper floors to create additional Bed and Breakfast accommodation.
- 3.1.3 The Bed and Breakfast accommodation currently utilizes the ground café area for serving the breakfasts, this situation will continue under the current proposal.
- 3.1.4 The proposal is to increase the building from its current 2 storey structure to a new 5 storey building. The additional floor levels 1-4 for the C1 use provide additional accommodation for the Bed and Breakfast business.
- 3.1.5 The proposal provides private external amenity space to guests in 3no. Rooms at first floor level facing the rear of the site, as well as 2no rooms at second floor level facing Blaggrave street.
- 3.1.6 Additional communal external amenity spaces are proposed on the second and fourth floor levels. There is currently no existing amenity space onsite.



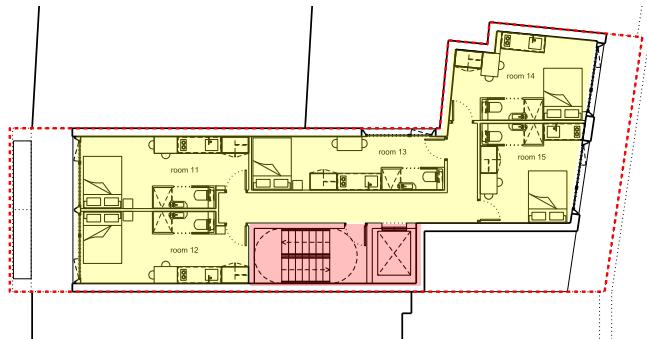
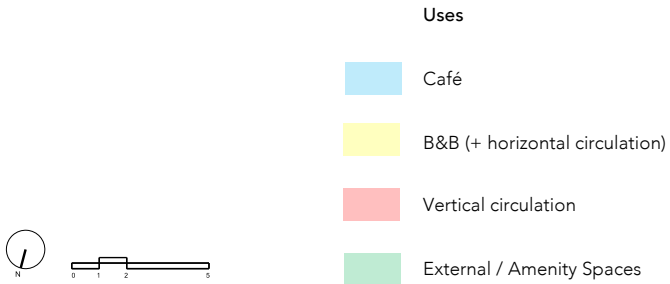
Ground Floor



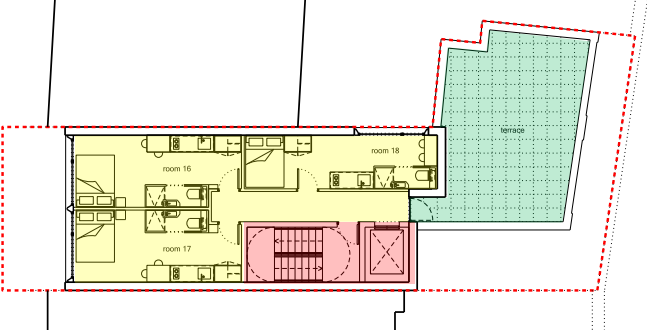
First Floor



Second Floor



Third Floor



Fourth Floor

3.2 Scale, Height and Massing

3.2.1 The buildings along the west side of Blagrove Street are, in the majority, 4-5 storeys high. Therefore, the increase in the storey height of the proposal site will be in keeping with the streetscape of the neighbouring buildings.

3.2.2 In terms of side elevations, the additional three storeys of the new building would represent an increase in overall massing, although such side views would not be possible, and the rear of the building would not be visible from Blagrove Street

3.2.3 The profile of the building would be extended substantially to the rear, but would not to the extent that it would impact views from the rear elevations of adjoining buildings on Blagrove Street

3.2.4 Within rear views, the current incongruity in building heights would be resolved, with that of the new building at No. 7 conforming closely to that of the adjoining Nos. 1-5 and Nos.9-15, and resulting in consistent building heights and profiles along this side of Blagrove Street,



Existing Blagrove Street Elevation

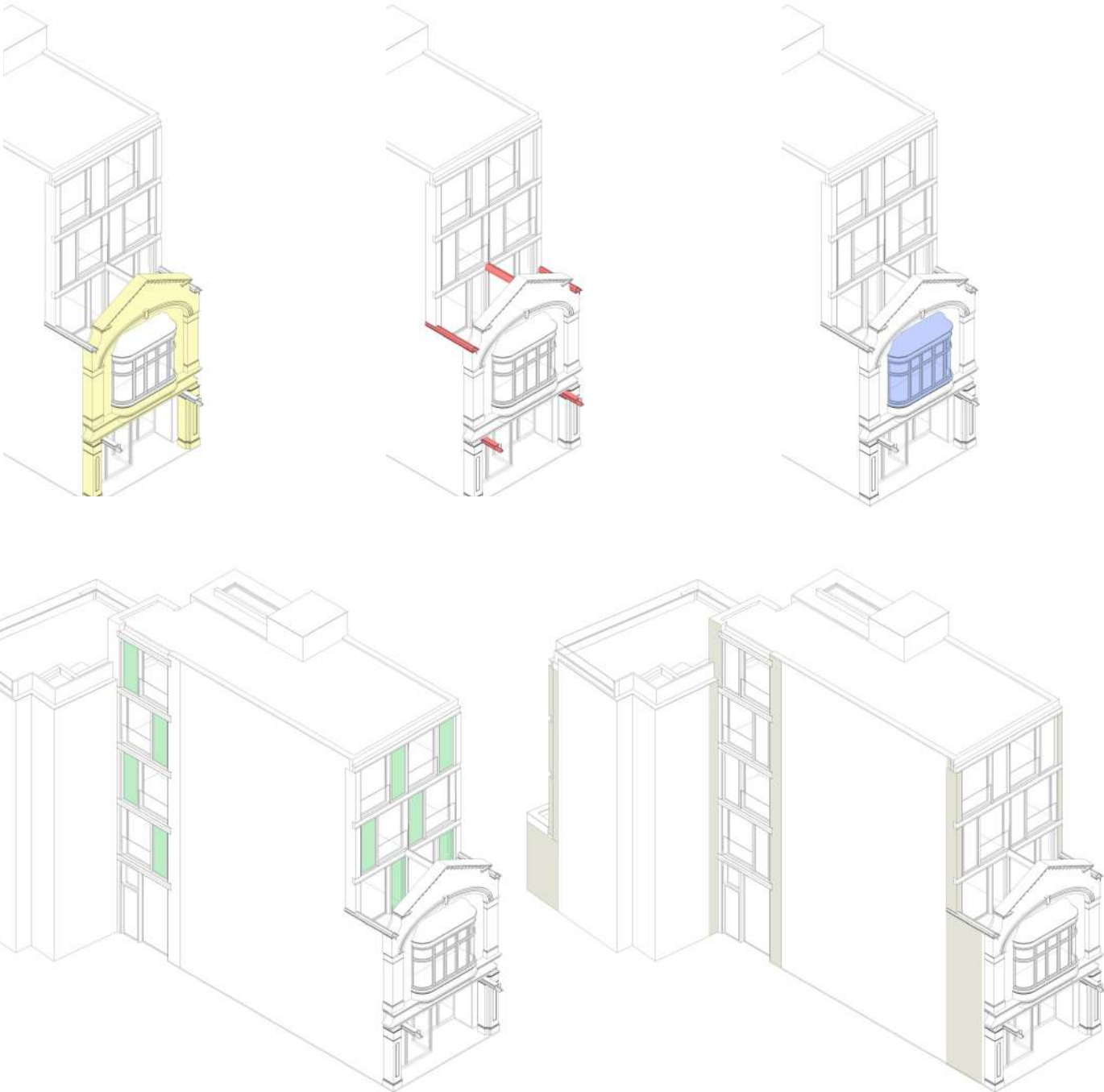


Proposed Blagrove Street Elevation



3.3 Façade and Bay Studies

- Retained Facade
- Retained facade structural supports / restraints
- Existing windows and roof to be be refurbished
- New Timber beams (structurally load bearing)
- Green living wall cassettes
- New Brickwork (structurally load bearing)



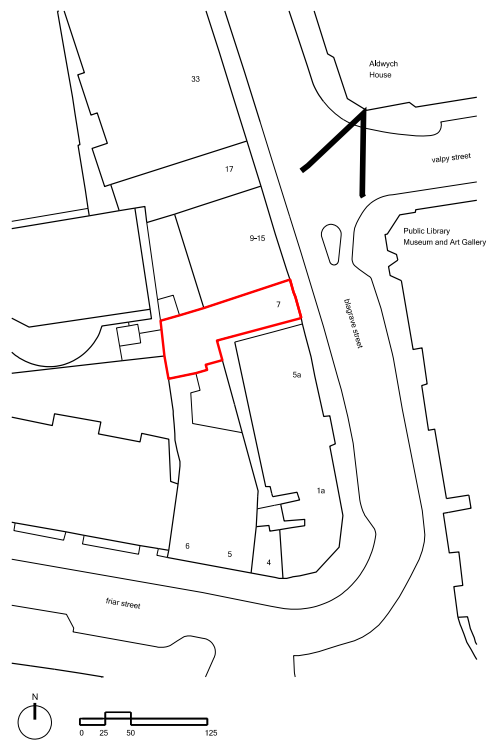
Front Bay Study



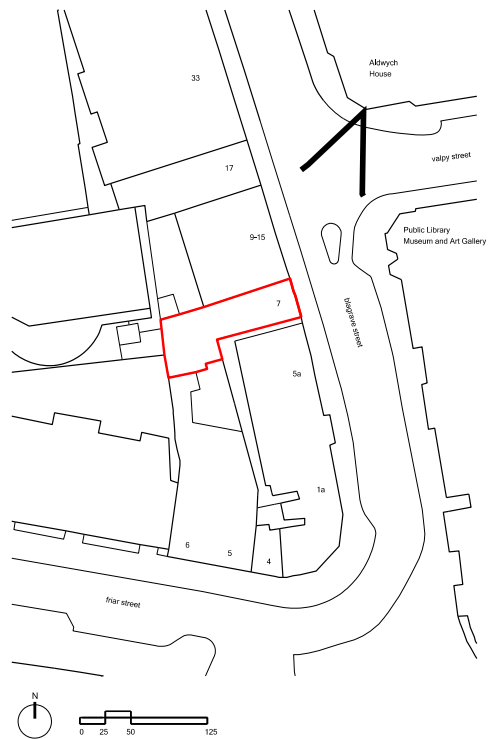
Rear Bay Study



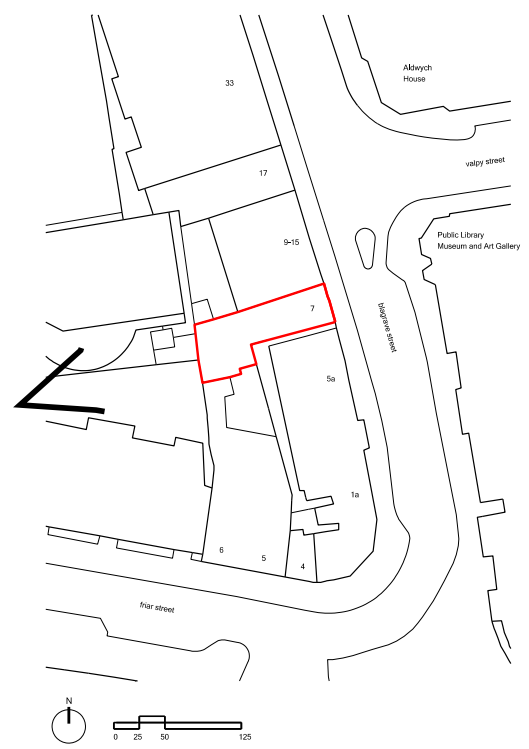
existing



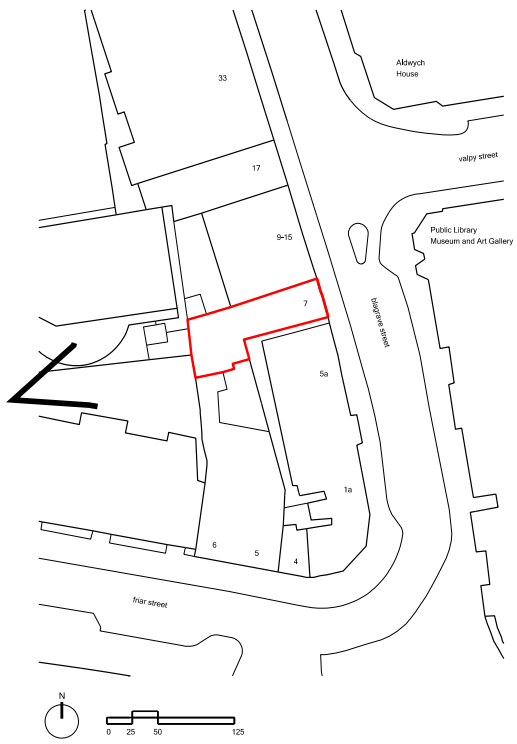
proposed



existing



proposed





4.0 Access Statement

4.1 There is no existing car parking or vehicle access within or onto the site due to the existing building forming part of the continuous terrace along Blaggrave Street. no parking spaces proposed.

4.2 The users of the café generally walk to the premises from the surrounding local area whether they are residents, office/building site workers or tourists.

4.3 The Bed and Breakfast use is traditionally used by tourists who arrive at the building via public transport; bus, taxi or train.

4.4 The existing and retained uses classes of the building have, in majority, foot traffic journeys to the site.

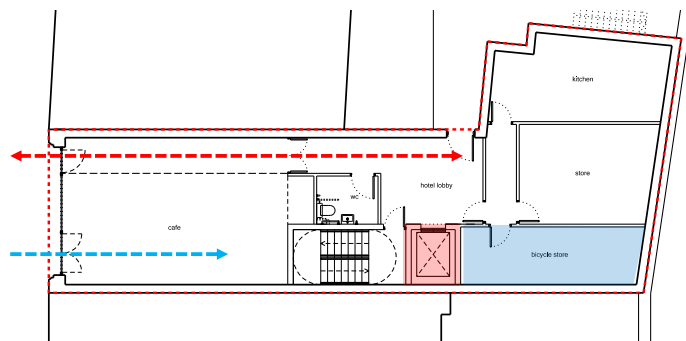
4.5 Bicycle storage at ground is being provided for staff and guests.

4.6 The proposed building utilizes the same similar points for the café and the Bed and Breakfast use as the existing building.

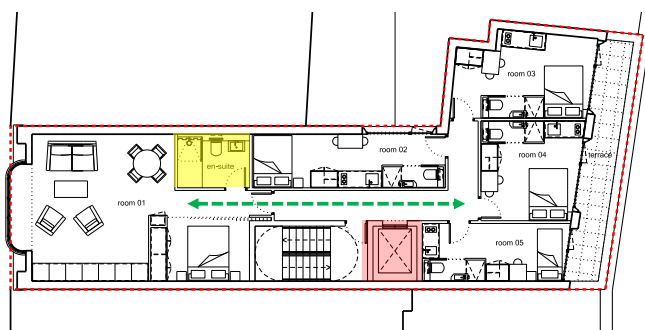
4.7 The proposed lift is DDA compliant

4.8 All rooms with have stair free access with at least 1no. room being fully wheelchair and ambulant disability accessible with a DDA compliant bathroom.

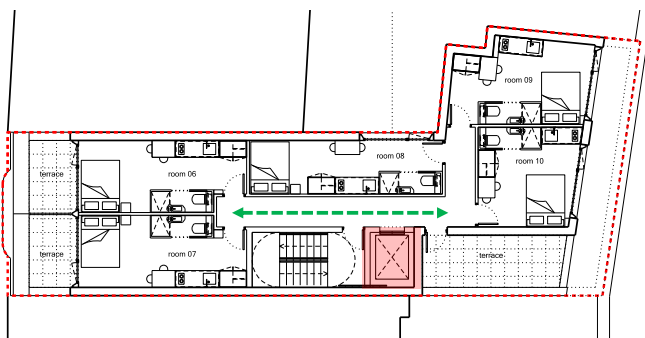
4.9 The access position of the proposed building must stay on the right hand side of the building as there is a Right of Way Easement from the neighbouring property at 5-6 Friar Street. This access is for their alternative fire escape route from the first floor of their property to the final exit out on to Blaggrave Street. This route through the ground floor area must be maintained and any future development of the site must include for this right of way.



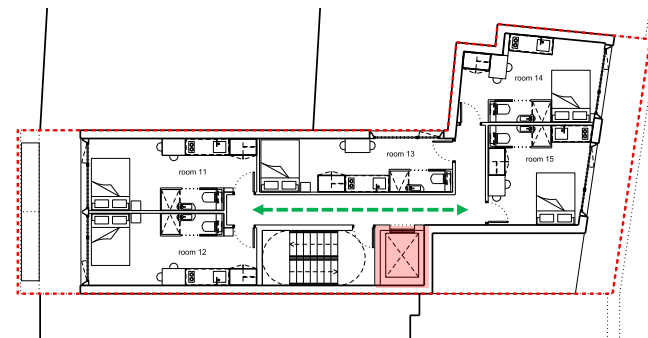
Ground Floor



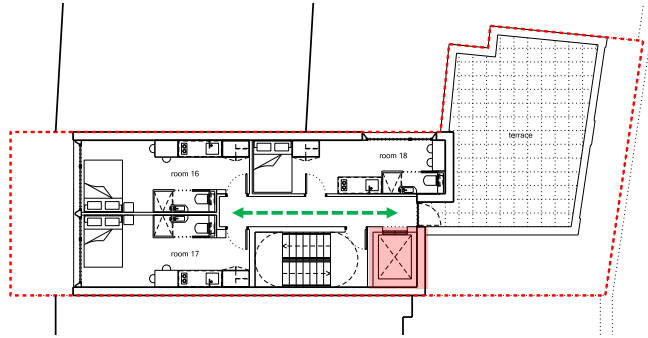
First Floor



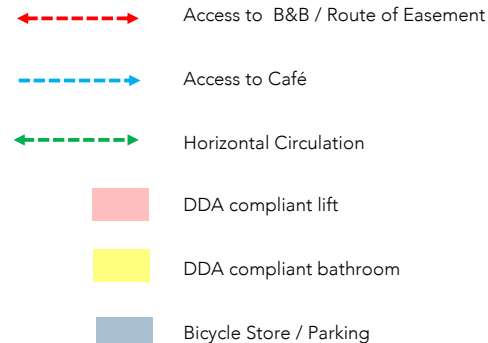
Second Floor



Third Floor



Fourth Floor

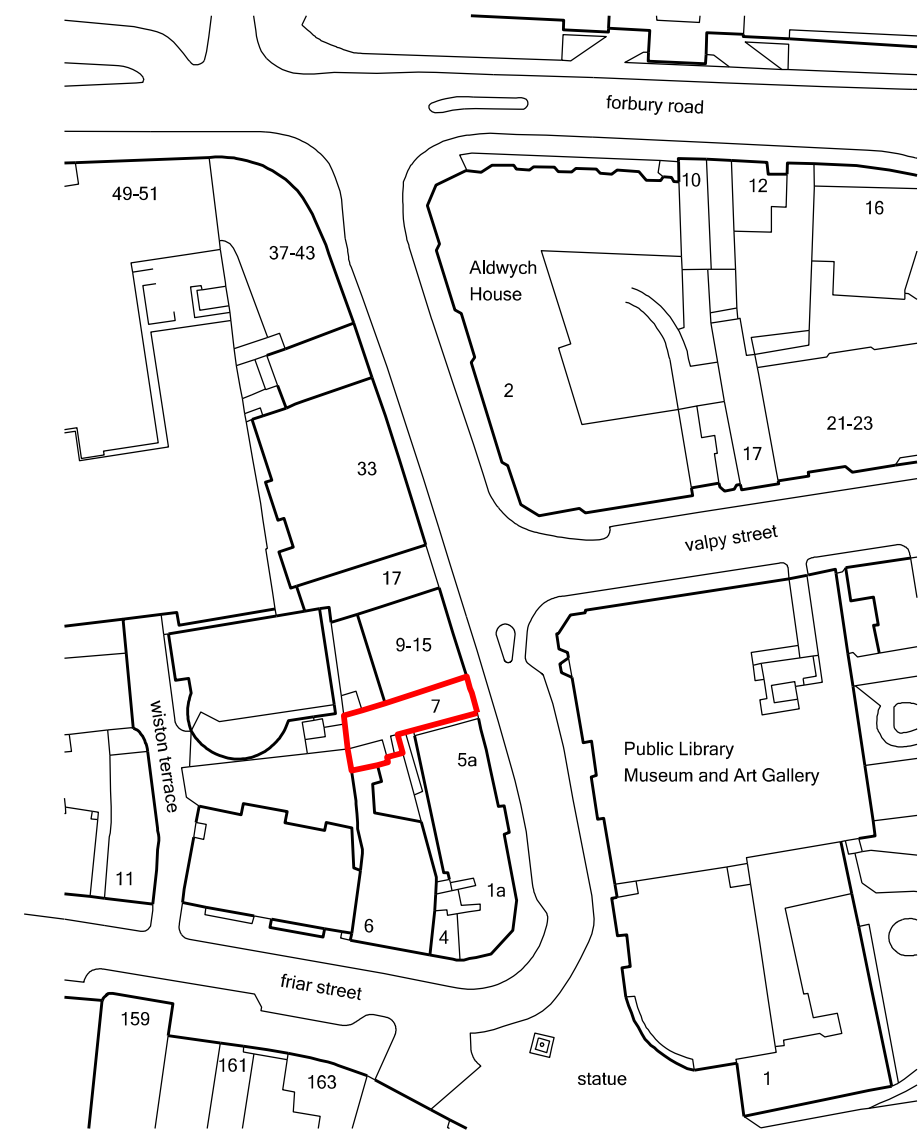


2205_P_00_G100_001	Site + Location Plan
2205_P_00_G200_001	Proposed Ground Floor
2205_P_00_G200_002	Existing Ground Floor
2205_P_01_G200_001	Proposed First Floor
2205_P_01_G200_002	Existing First Floor
2205_P_02_G200_001	Proposed Second Floor
2205_P_03_G200_001	Proposed Third Floor
2205_P_04_G200_001	Proposed Forth Floor
2205_P_RF_G200_002	Existing Roof
2205_E_01_G200_001	Proposed Front Elevation
2205_E_01_G200_002	Existing Front Elevation
2205_E_02_G200_001	Proposed Rear Elevation
2205_E_02_G200_002	Existing Rear Elevation
2205_E_03_G200_001	Proposed Side Elevation
2205_E_03_G200_002	Existing Side Elevation

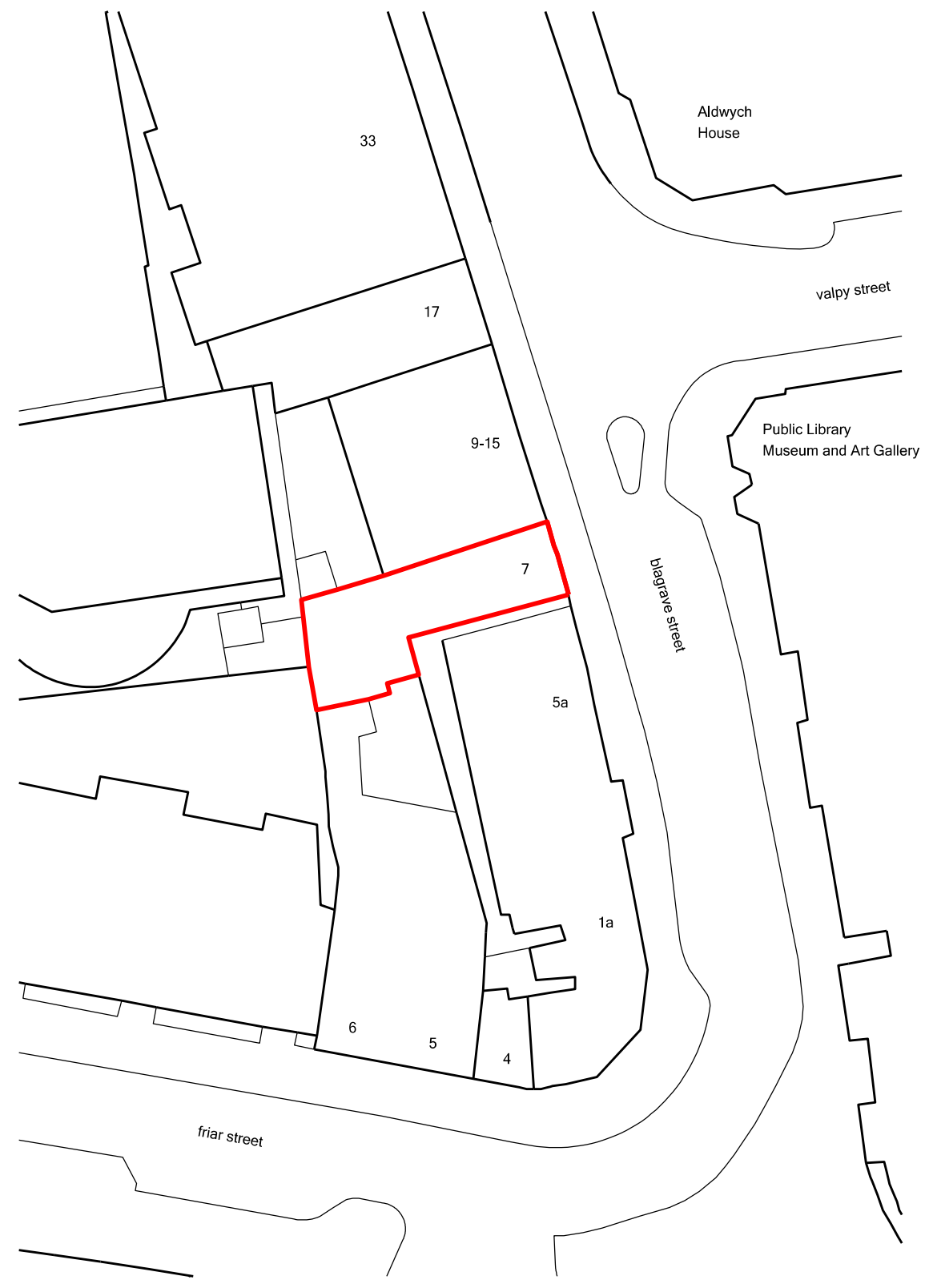


notes:
all rights reserved. this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary



Location Plan 1:1250 @ A3



Site Plan 1:500 @ A3

Planning Submission	01.07.22	/
Revision description	date	Rev

bad

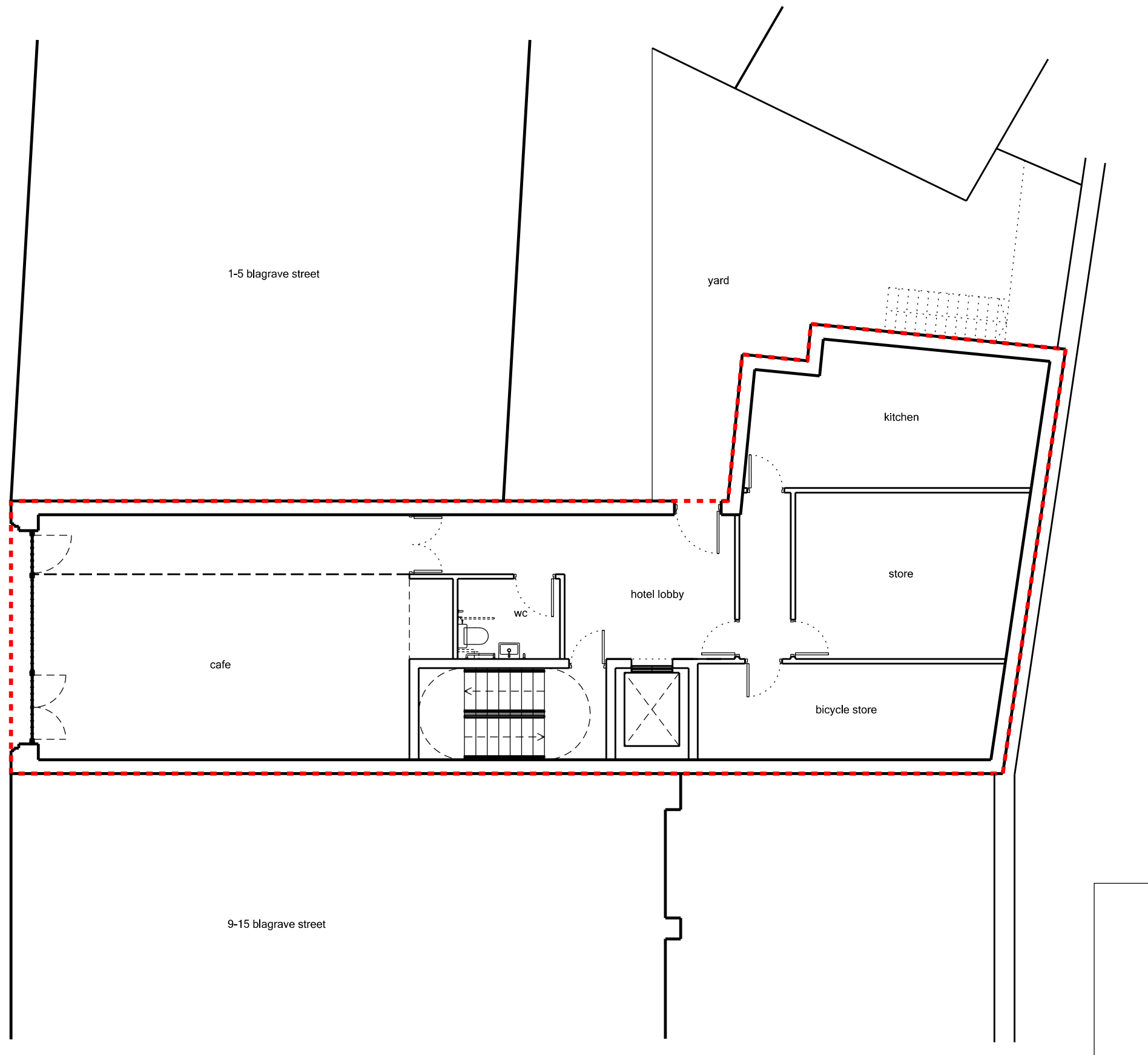
bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Studio

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Location + Site Plan

Scale	Date
1:1250 / 1:500 @ A3	25.07.22
Job number	Revision
2205	P_00_G100_001 /



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

ground floor total GIA: 135m²

cafe / wc/ hotel lobby: 65m²
store / kitchen / bikes: 55m²
lift / stairs: 15m²

Planning Submission	31.08.22	/
Revision description	date	Rev

bad
Studio

bad-studio
one braemar road
worcester park
kt4 8sn
www.bad-studio.uk

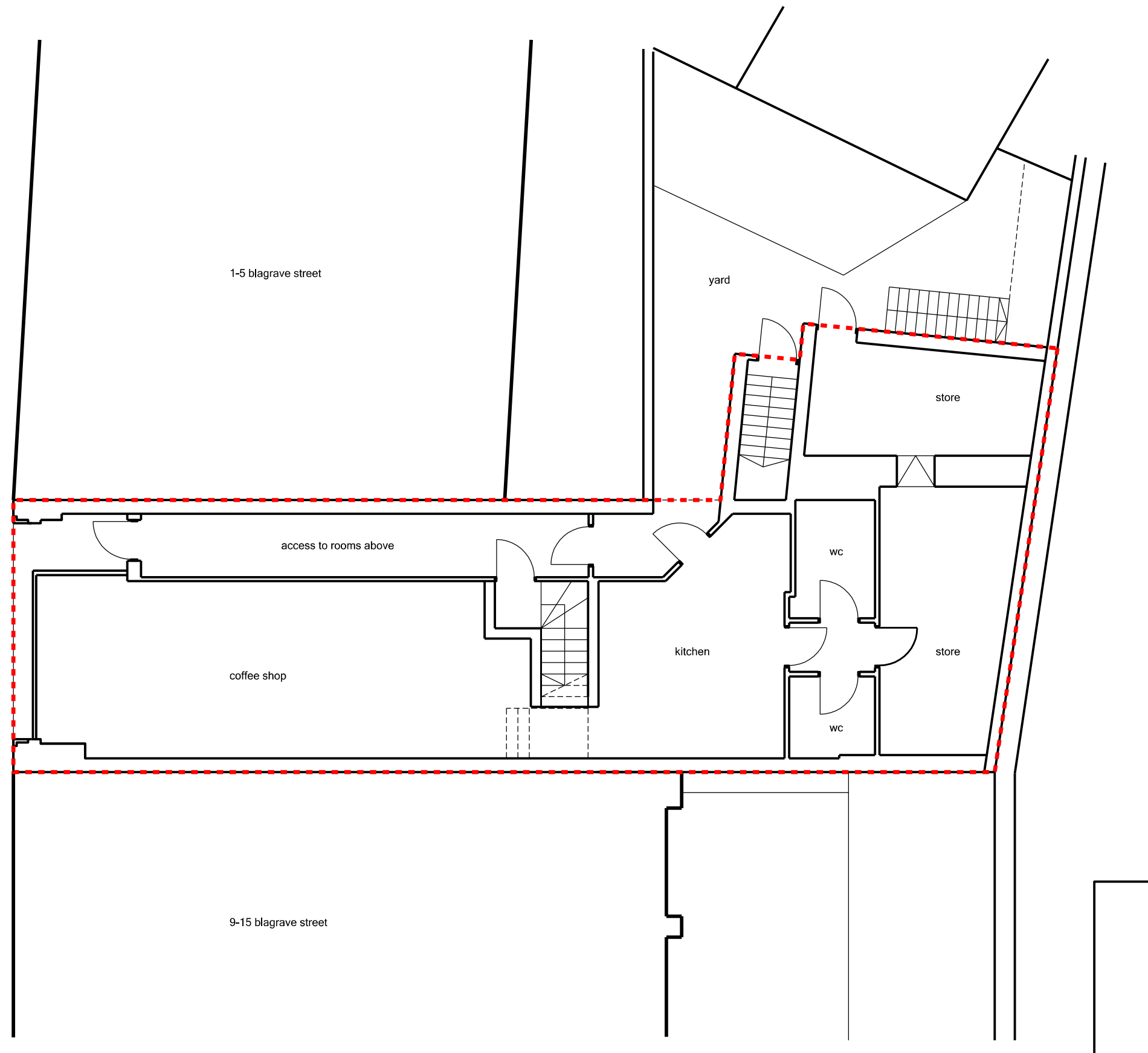
Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Ground Floor Plan

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	P_00_G200_001
Revision	/

notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary



Planning Submission	31.08.22	/
Revision description	date	Rev

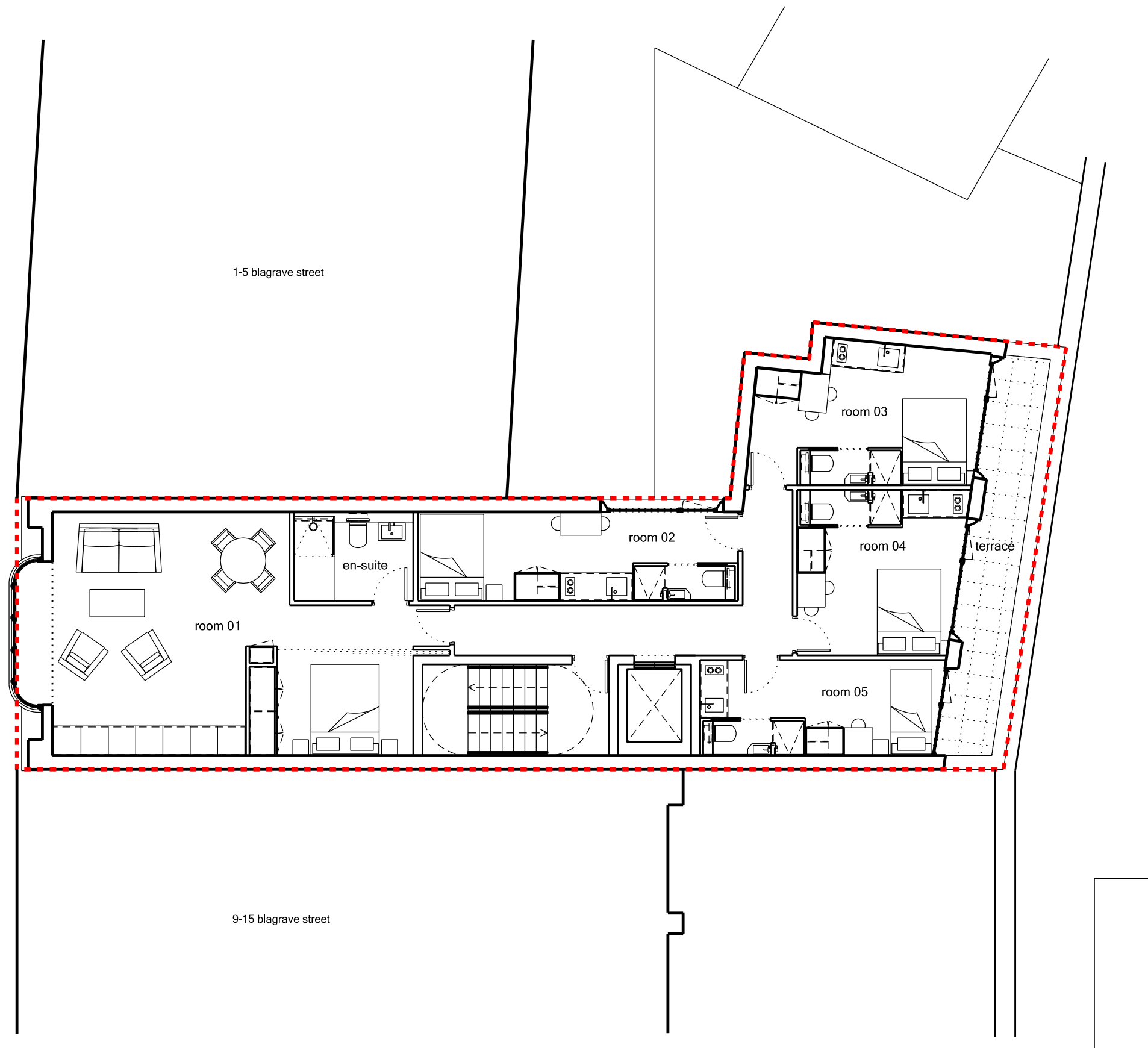
bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Existing - Ground Floor Plan

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	P_00_G200_002
	Revision
	/



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

first floor total GIA: 124m2

room 01: 44m2
room 02: 14m2
room 03: 15m2
room 04: 13m2
room 05: 11m2

Planning Submission	31.08.22	/
Revision description	date	Rev

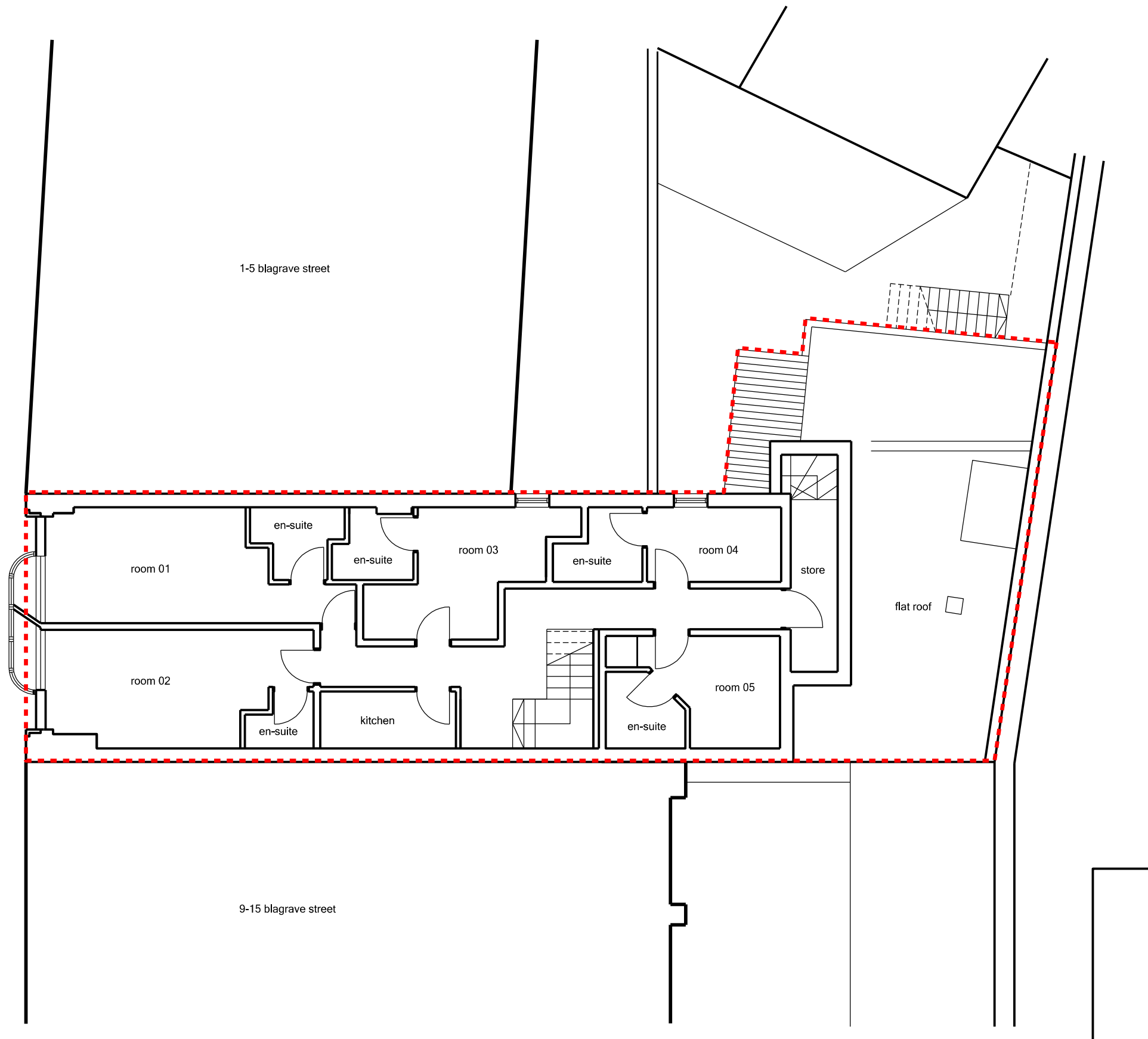
bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - First Floor Plan

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	P_01_G200_001
	Revision
	/



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

Planning Submission	31.08.22	/
Revision description	date	Rev

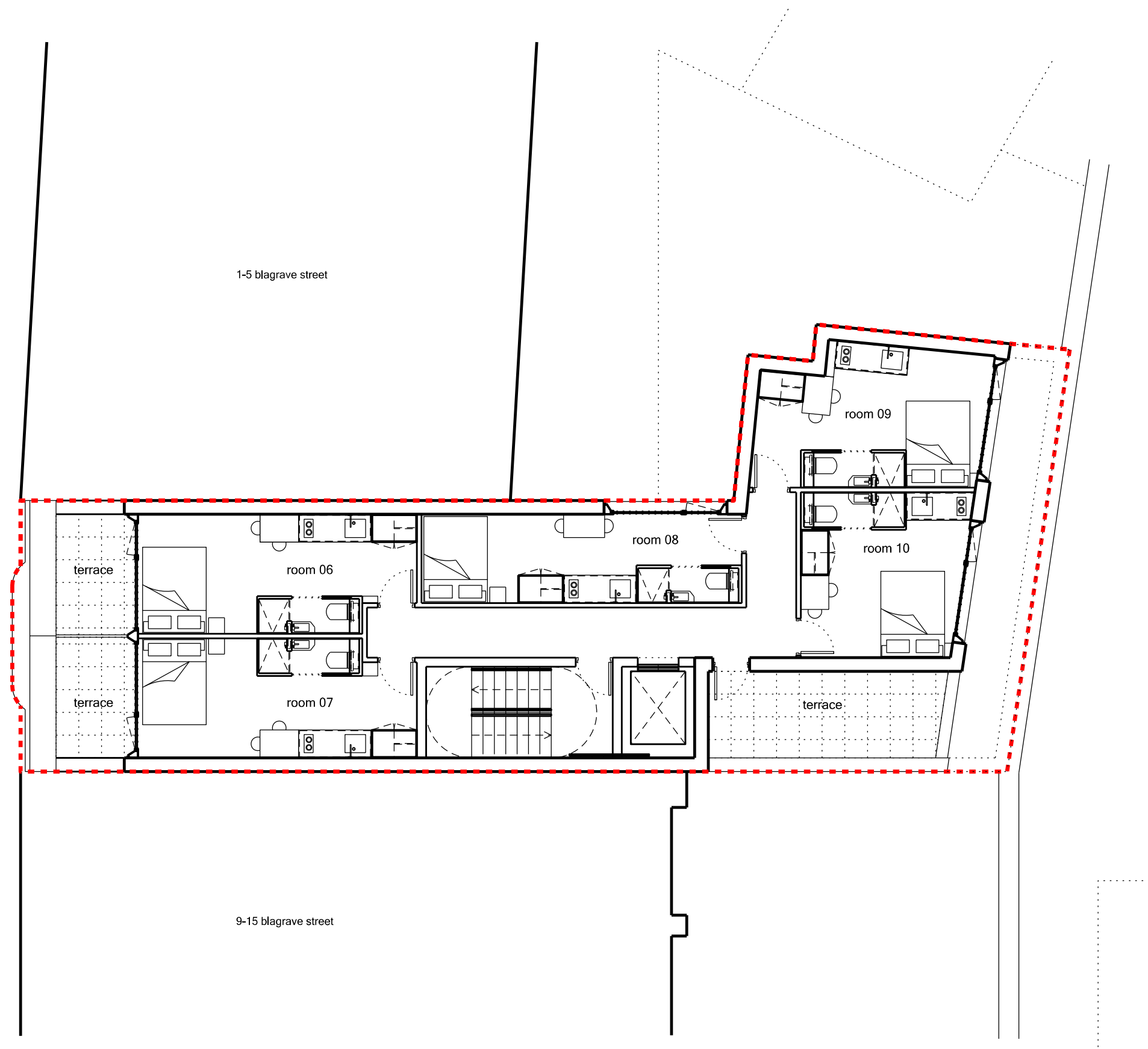
bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Existing - First Floor Plan

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	P_01_G200_002
	Revision
	/



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

second floor total GIA: 102m2

room 06: 15m2
room 07: 15m2
room 08: 14m2
room 09: 15m2
room 10: 13m2

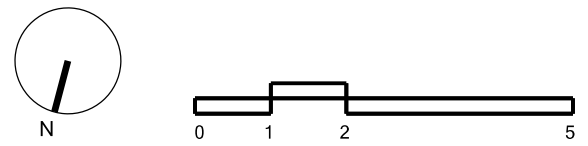
Planning Submission	31.08.22	/
Revision description	date	Rev

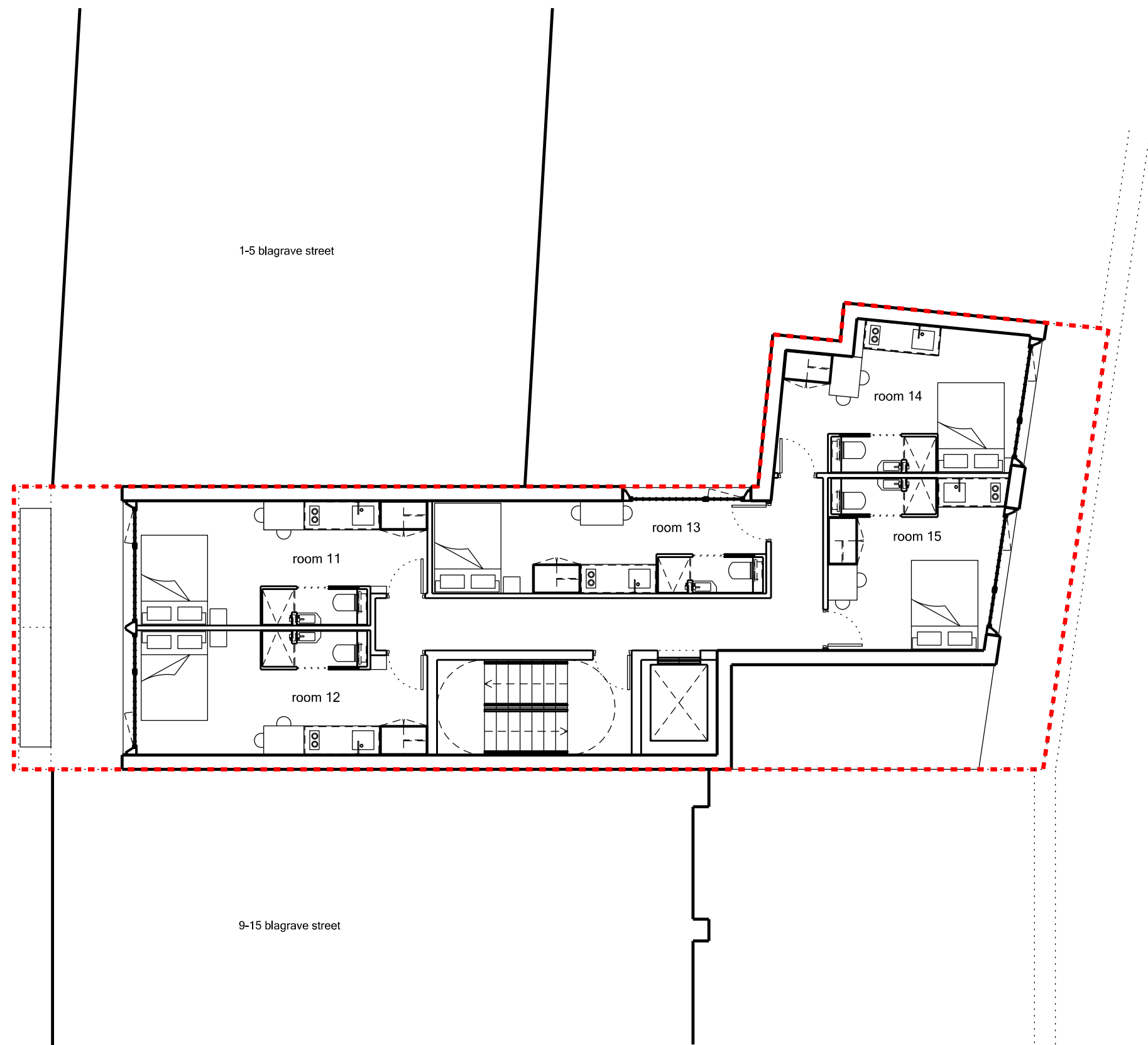
bad

Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project		
7 Blagrove Street - Reading - RG1 1PJ		
Drawing		
Proposed - Second Floor Plan		
Scale	Date	
1:100 @ A3	19.07.22	
Job number	Drawing number	Revision
2205	P_02_G200_001	/





notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

third floor total GIA: 102m2

room 11: 15m2
room 12: 15m2
room 13: 14m2
room 14: 15m2
room 15: 13m2

Planning Submission	31.08.22	/
Revision description	date	Rev

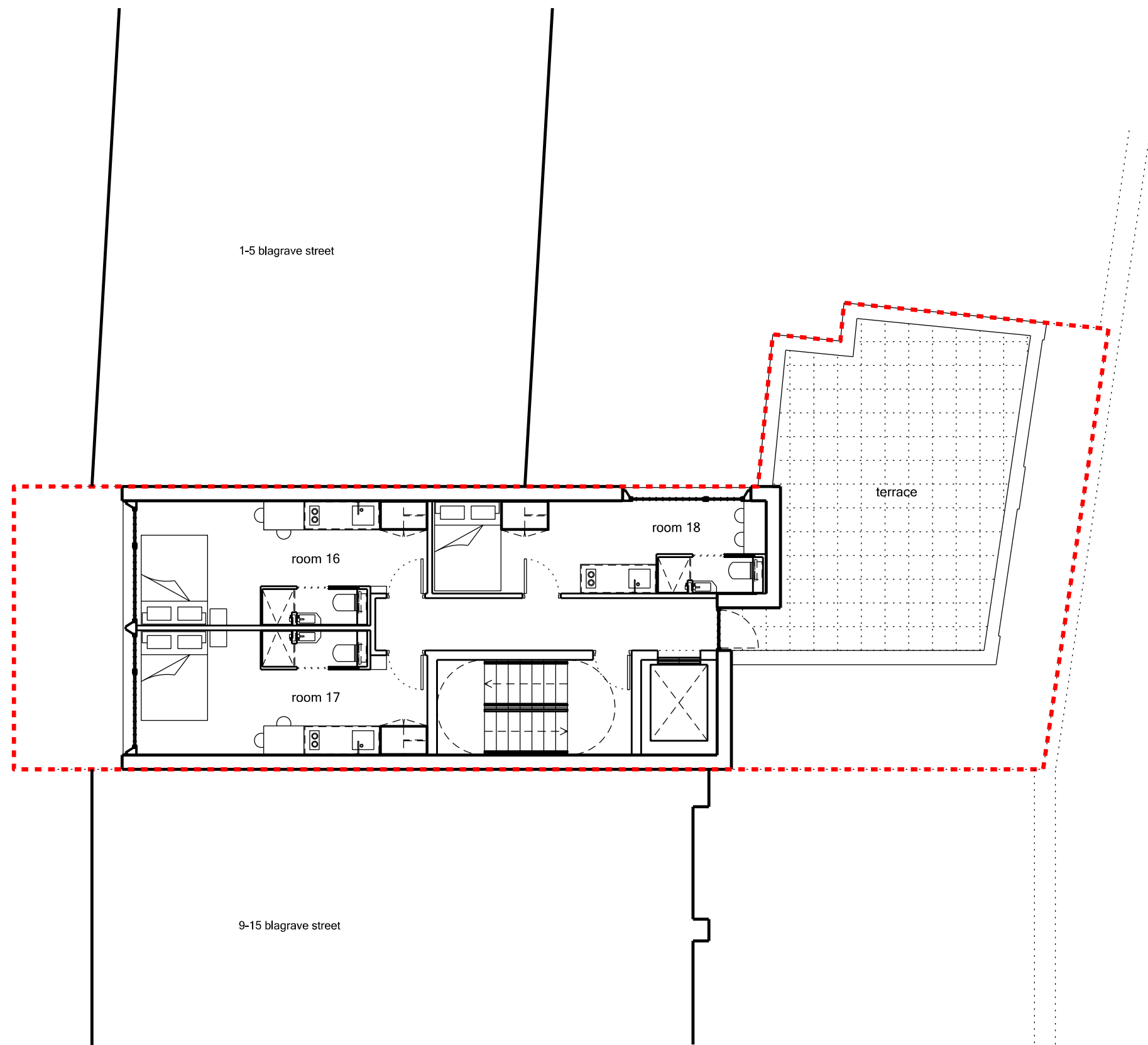
bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Third Floor Plan

Scale	Date
1:100 @ A3	19.07.22
Job number	Revision
2205	P_03_G200_001 /



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary

fourth floor total GIA: 68m2

room 16: 15m2
room 17: 15m2
room 18: 14m2

terrace: 32m2

Planning Submission	31.08.22	/
Revision description	date	Rev

bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

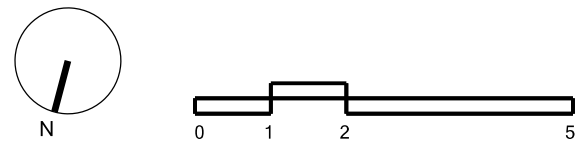
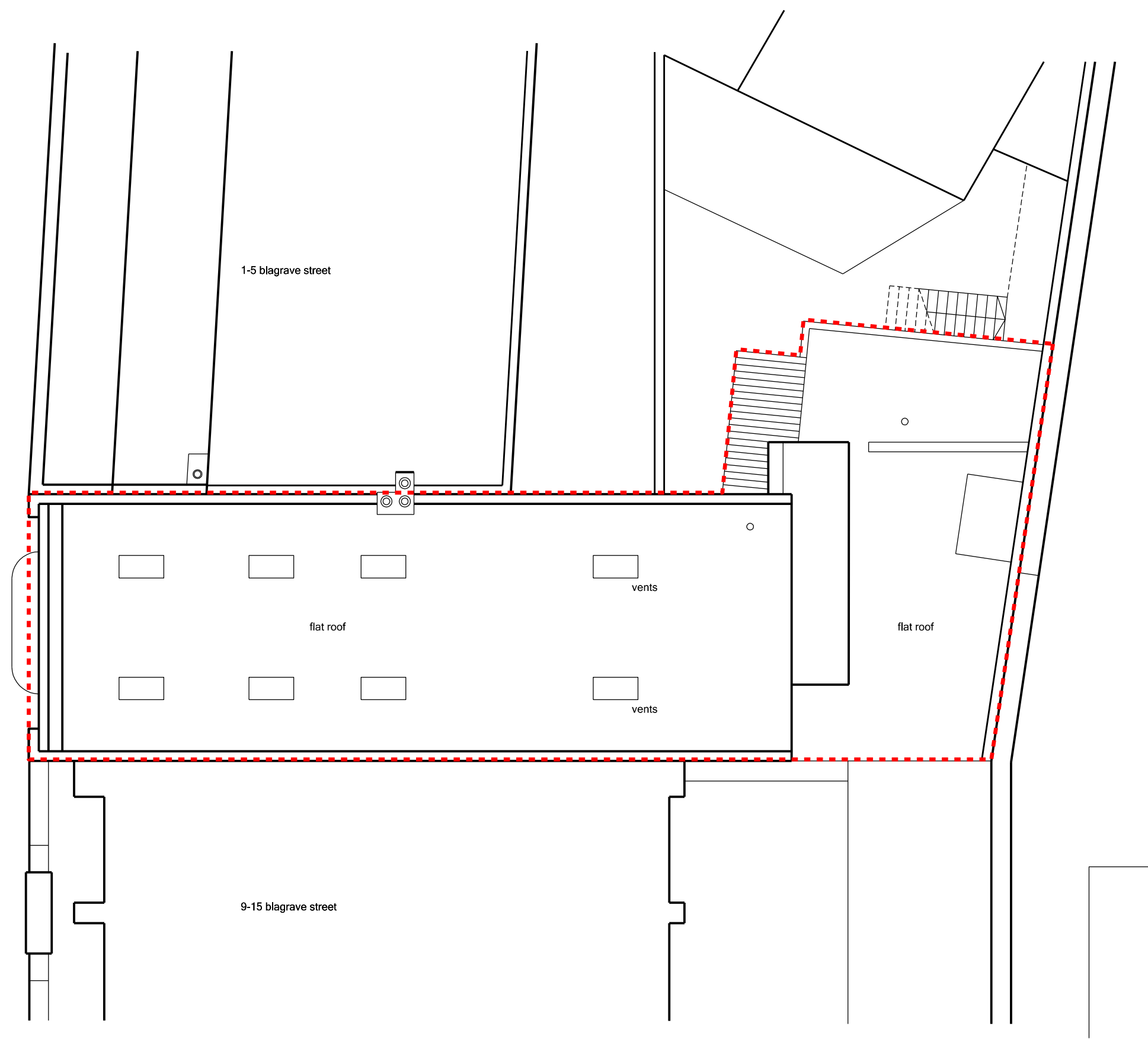
Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Fourth Floor Plan

Scale	1:100 @ A3	Date	19.07.22
Job number	2205	Drawing number	P_04_G200_001
Revision	/		

notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

 site application boundary



Planning Submission	31.08.22	/
Revision description	date	Rev

bad

Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project		
7 Blagrove Street - Reading - RG1 1PJ		
Drawing		
Existing - Roof Plan		
Scale	Date	
1:100 @ A3	19.07.22	
Job number	Drawing number	Revision
2205	P_RF_G200_002	/



notes:
all rights reserved. this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

- materials key
- ① retained facade
 - ② brickwork
 - ③ timber beams
 - ④ green living wall cassettes
 - ⑤ glass balustrades
 - ⑥ timber framed double glazing

Planning Submission	31.01.23	/
Revision description	date	Rev

bad

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Front Elevation

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	E_01_G200_001
	Revision
	/



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

Planning Submission	31.08.22	/
Revision description	date	Rev



bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk



Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Existing - Front Elevation

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	E_01_G200_002
	Revision
	/

notes:
all rights reserved. this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

- materials key
- ① retained facade
 - ② brickwork
 - ③ timber beams
 - ④ green living wall cassettes
 - ⑤ glass balustrades
 - ⑥ timber framed double glazing



Planning Submission	31.01.23	/
Revision description	date	Rev

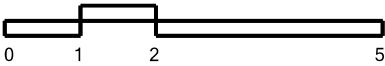
bad

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Rear Elevation

Scale	Date
1:100 @ A3	19.07.22
Job number	Revision
2205	E_02_G200_001 /



9-15 blagrove street

7 blagrove street (applicant site)

1-5 blagrove street



notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

Planning Submission	31.08.22	/
Revision description	date	Rev

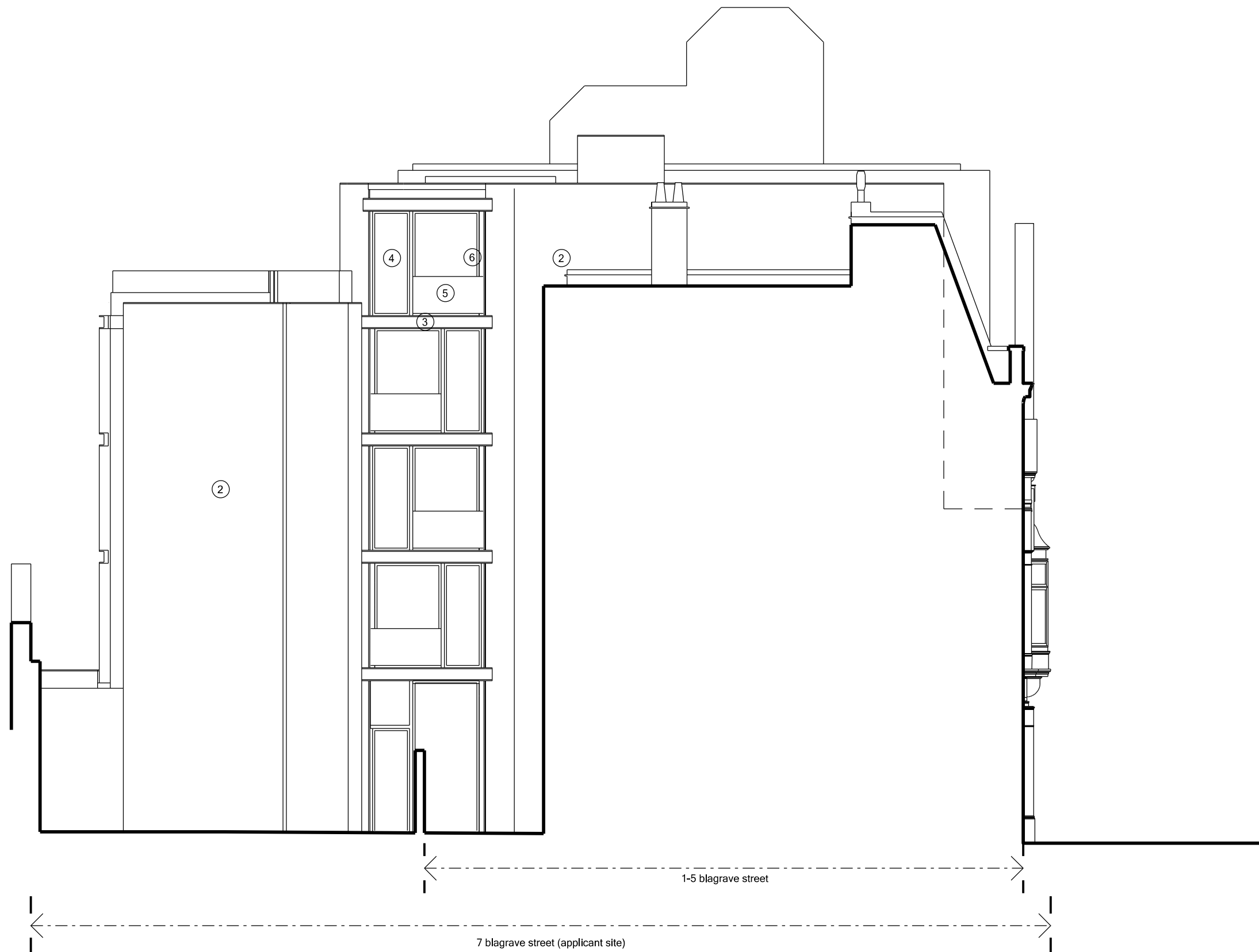
bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Existing - Rear Elevation

Scale	Date
1:100 @ A3	19.07.22
Job number	Revision
2205	E_02_G200_002 /



notes:
all rights reserved. this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.

- materials key
- ① retained facade
 - ② brickwork
 - ③ timber beams
 - ④ green living wall cassettes
 - ⑤ glass balustrades
 - ⑥ timber framed double glazing

Planning Submission	31.01.23	/
Revision description	date	Rev

bad

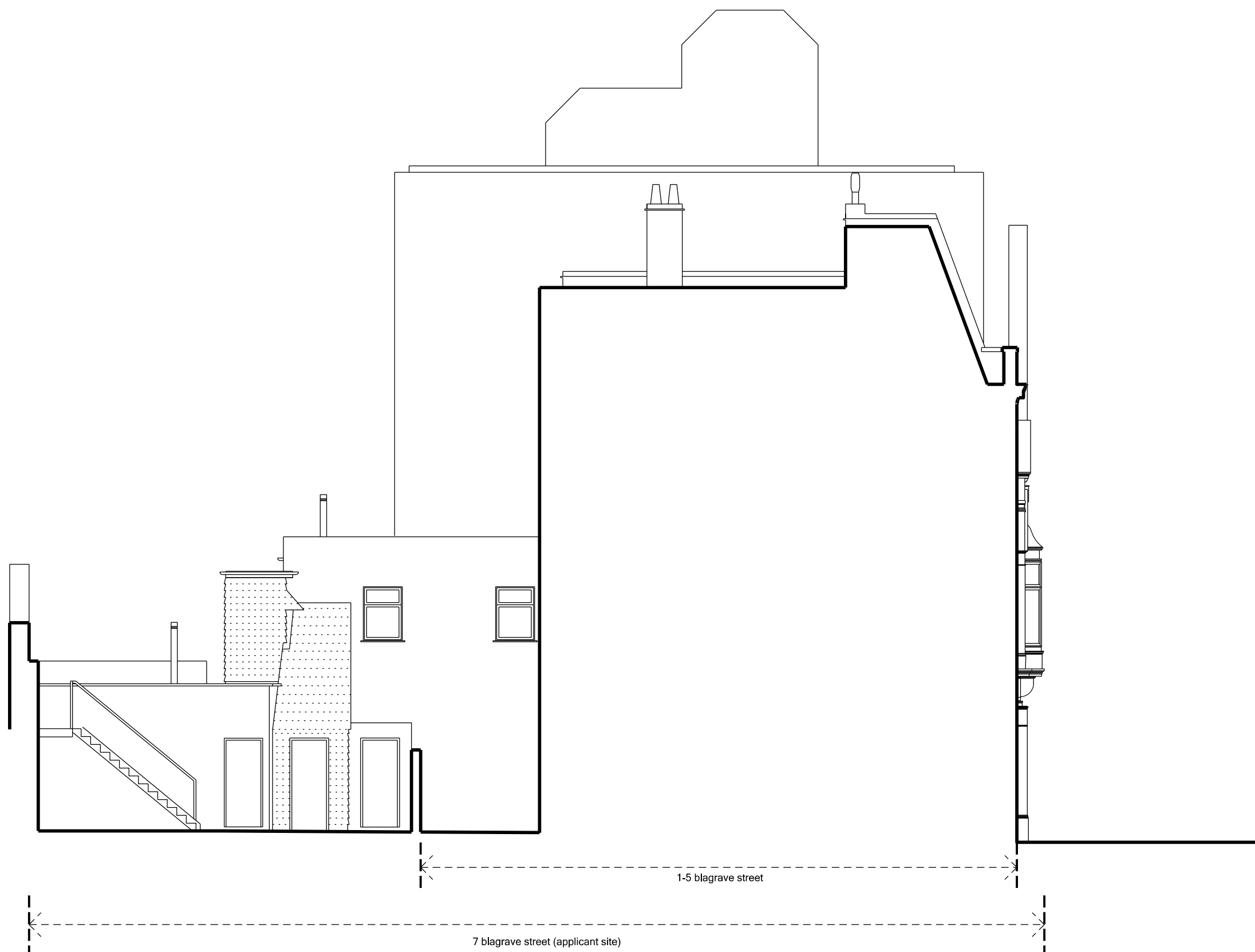
bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project
7 Blagrove Street - Reading - RG1 1PJ

Drawing
Proposed - Side Elevation

Scale	Date
1:100 @ A3	19.07.22
Job number	Drawing number
2205	E_03_G200_001
Revision	/

notes:
all rights reserved, this work is copyright
and cannot be reproduced or copied or modified
in any form or by any means, graphic electronic
or mechanical, including photocopying without
the written permission of bungard architecture +
design studio.



Planning Submission	31.08.22	/
Revision description	date	Rev

bad
Studio

bad-studio
one braemar road
worchester park
kt4 8sn
www.bad-studio.uk

Project		
7 Blagrove Street - Reading - RG1 1PJ		
Drawing		
Existing - Side Elevation		
Scale	Date	
1:100 @ A3	19.07.22	
Job number	Drawing number	Revision
2205	E_03_G200_002	/

