



DESIGN & ACCESS STATEMENT

Q2 WATLINGTON STREET
READING, BERKSHIRE RG1 4AY

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Date	1st August 2022

A handwritten signature in black ink, appearing to read 'Mike Lennard', is written over the printed name.

Signature

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1. Introduction

This Design and Access Statement has been prepared on behalf of Q2(Reading) Management Company Limited in respect of the proposed cladding remediation scheme at Q2 Watlington Street.

As part of the cladding remediation scheme no internal remodelling works are envisaged as the works are to replace combustible materials incorporated within the façade of the building which provides the envelope of the building to the residential units

2. Property Information

The cladding remediation scheme will focus on the external facades to Q2 Watlington Street. The residential units are distributed over 10 floors. There is a total of 87 residential units spread over 9 floors which are a mix of i.e. affordable, private rented, shared, etc properties with commercial units to the ground floor.

No works are to undertake the boundaries of the property.

No works are to be undertaken which will affect access and egress into the building.

No internal remodelling works are to be undertaken internally.

The new materials chosen to replace the existing façade materials will be chosen to replicate the existing look of the building, both in colour, texture and form ie facing brick.

3. Heritage and Townscape

With far reaching views over the Conservation area and situated within close proximity to the Oracle shopping complex, Reading Station, Reading University and Royal Berkshire Hospital Way Q2 Watlington Street commands a prominent position within the streetscape. Built by Developer Crest Nicholson between 2003 and 2006 on a level raised site with access steps/ramp leading up to the commercial units and beyond. Q2 is a block of 87 flats on the corner of Watlington Street and Queen's Road, opposite the Lyndhurst pub.

Little is known of the archaeology of the area however this scheme does not involve any invasive work at foundation level therefore no further disruption will be had to any in-situ remains. Furthermore, there will be no opportunity to explore or record any new archaeological investigations through this scheme.



4. Topography

The buildings are located on a level raised site.

5. Flood Risk

The site is not within an area listed on the Environment Agency map as being at risk from flooding. See Fig 1. below:

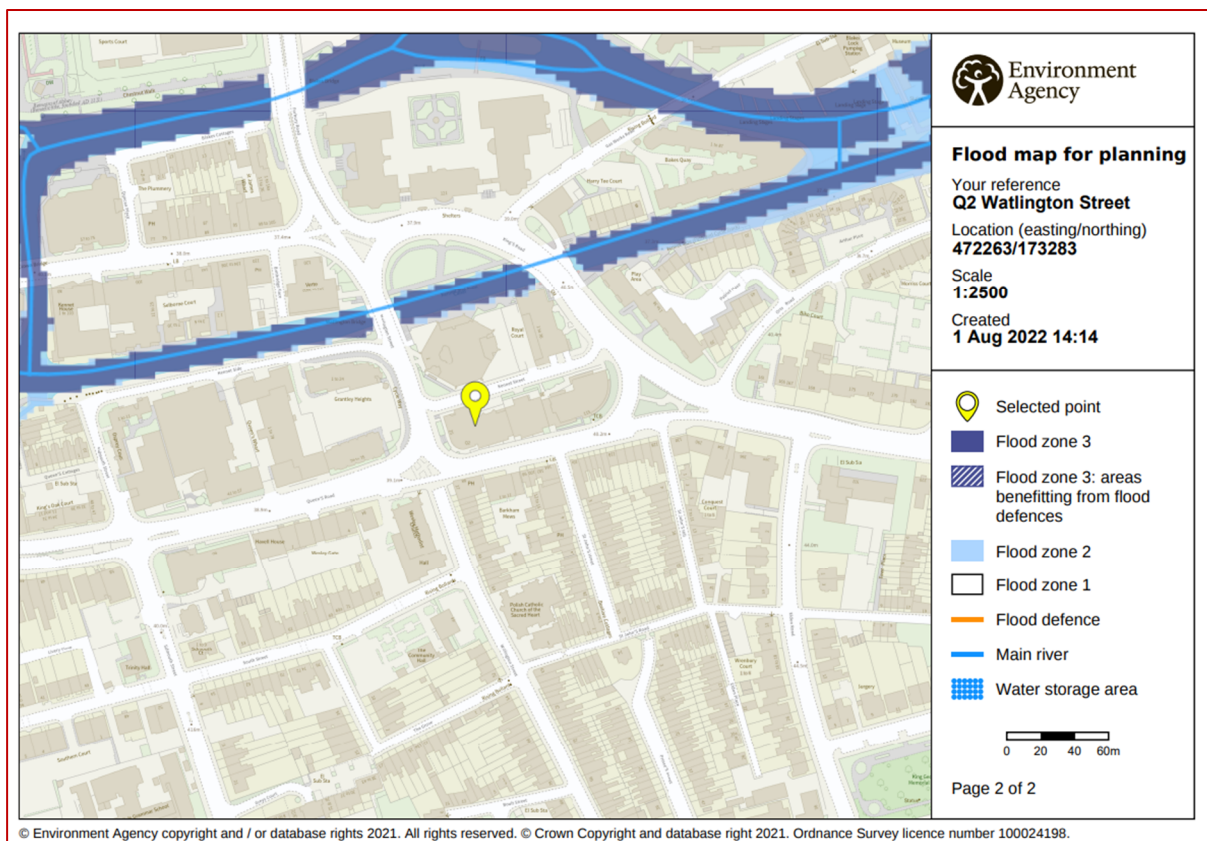


Fig 1. Flood map for planning



6. Historic & Modern Context

Q2 Watlington Street has a number of modern buildings in direct visual relationship of the site. Some images of these buildings can be seen below and adjacent.



Fig 3. South facing elevation showing masonry brickwork to be remediated



8. Open Space

Whilst Q2 Watlington Street is located in a city location there are a number of public spaces in the vicinity of the building, such as the river frontages.

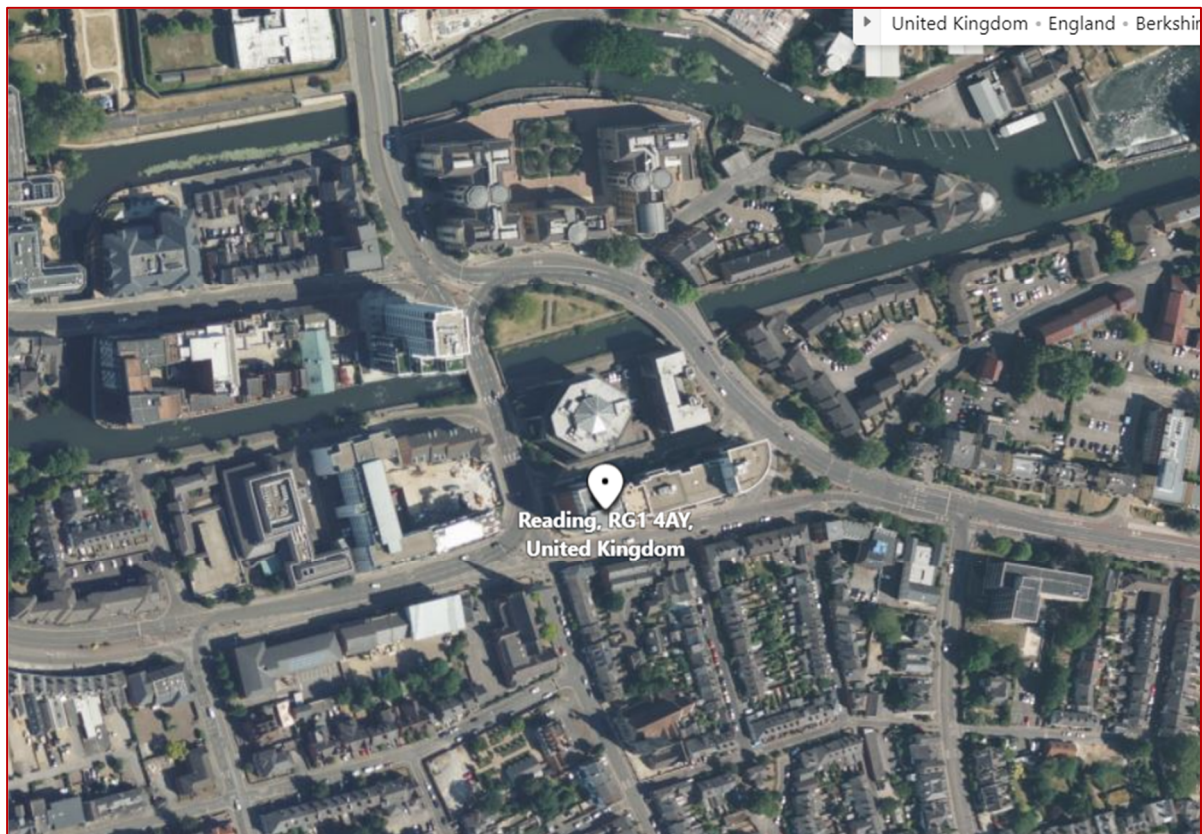


Fig 4. Location Plan showing surrounding residential streets and river frontages.