

School of Art University of Reading

Design and Access Statement

Prepared for Reading Borough Council | April 2022
Rev 4 | 1956132



Contents

1.0	Introduction	6			
1.1	Overview (purpose of this document)	9			
1.2	Summary of the Proposal	9			
1.3	University of Reading School of Art	9			
2.0	Site and Constraints.....	10			
2.1	The Wider Context - Regional	12			
2.2	The Wider Context - Local	14			
2.3	Flooding	15			
2.4	Ecology	15			
2.5	Existing Site Photographs	16			
2.6	Site Constraints	17			
2.7	Tree Assessment	18			
2.8	Historic Environment	20			
2.9	Landscape and Visual impact	20			
2.10	Existing Building	21			
2.11	Existing Access and Site Opportunities	23			
2.12	Scale	23			
2.13	Local Provision	23			
2.14	Planning Policy	24			
3.0	Brief and Design Evolution	26			
3.1	Brief	28			
3.2	Design Development-Design Layout	30			
3.3	Design Evolution	32			
3.4	Internal Relationships	40			
3.5	Structural Design Evolution	42			
3.6	Built Footprint	43			
3.7	Planting Enhancement	43			
4.0	The Proposal	44			
4.1	Key Benefits	46			
4.2	Design Intent - Materials	48			
4.3	Stakeholder Consultation	49			
4.4	Public Consultation	49			
4.5	Proposal Drawings	50			
5.0	Access and Servicing.....	62			
5.1	Proposed Access	64			
5.2	Transport Assessment	65			
5.3	Parking Strategy	65			
5.4	Disabled Access	65			
5.5	Inclusive Design	65			
5.6	Refuse	65			
5.7	Crime Prevention	65			
5.8	Access, Cleaning and Maintenance Strategy	65			
6.0	Sustainability	66			
6.1	Sustainability Strategy	68			
6.2	Ventilation Strategy	68			
6.3	Heating and Cooling	68			
6.4	Internal Lighting	68			
6.5	Health, Safety and Well-Being	69			
6.6	Drainage	69			
6.7	Waste, Recycling and Composting	69			
7.0	Conclusion.....	60			
7.1	Concluding Statement	72			

N:\Projects\193700000\0.1 Deliverables\12.00 Reports\Stage 4 - DAS

This report has been prepared for the sole benefit, use and information of Reading Borough Council for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

Approved

Signature

Date

Revision	Description	Issued by	Date	Checked
1	Initial draft	ACB / JF	07/03/2022	AB
2	Second draft	ACB	17/03/2022	AB
3	Issued for stakeholder approval	AB	24/03/2022	EH
4	Issued for planning	ACB	13/04/2022	AB/EH

Checked
AB

THE TEAM:

CLIENT

University of Reading

Reading, RG6 6DQ

T: 0118 378 8958

ARCHITECT

Scott Brownrigg

St. Catherine's Court, 46-48 Portsmouth Road, Guildford, Surrey, GU2 4DU

T: 01483 568686

PROJECT MANAGER

Fulkers Bailey Russell

China Works, Black Prince Road, London, SE1 7SJ

T: 020 3735 5792

COST CONSULTANT

Edge

Albert House, 2 Bells Square, Sheffield, S1 2FY

T: 0114 2762 216

PLANNING CONSULTANT

Barton Willmore

The Blade, Abbey Square, Reading, Berkshire, RG1 3BE

T: 0118 9430 000

CIVIL & STRUCTURAL ENGINEER AND TRANSPORT CONSULTANT

Curtins

Unit 5, Compton Courtyard, 40 Compton Street, London, EC1V 0BD

T: 020 7324 2240

MECHANICAL & ELECTRICAL ENGINEER

Butler and Young Associates

1st Floor, 54-62 Station Road East, Oxted, Surrey, RH8 0PG

T: 01883 717172

ACOUSTIC ENGINEER

RPS

20 Farringdon Street. London, EC4A 4AB

T: +44 (0) 20 3691 0500

HERITAGE CONSULTANT

WESSEX

Portway House, Old Sacrum Park, Salisbury, SP4 6EB

T: +44 172 232 6867

TREE SURVEY/ ARBORICULTURE

CHALLICE

Chalice Consulting Ltd., Holmwood Farm Grange, Horsham Road, North Holmwood, Dorking, Surrey, RH5 4JR

T: 01306 743374

ECOLOGY

EPR

The Barn, Micheldever Station, Winchester, Hampshire, SO21 3AR

T: 01962 794720

1.0

Introduction

- 1.1 Overview (purpose of this document) 9
- 1.2 Summary of the Proposal..... 9
- 1.3 University of Reading School of Art 9



1.0 Introduction

1.1 Overview (purpose of the document)

This document is prepared on behalf of the University of Reading. The document accompanies the full planning application, to redevelop the site of the existing Central Kitchen building to accommodate Reading School of Art, which is being relocated from its existing location within the eastern part of the Whiteknights Campus (near the Earley Gate access), to the Pepper Lane entrance.

This document is structured in accordance with Government Guidance, on Design and Access Statements set out in National Planning Policy. It aims to explain the design and thinking behind the planning application. It identifies the strategies and key design principles, along with other influences that help establish a development masterplan.

The proposal provides careful consideration towards the surrounding context, and seeks to integrate within the existing campus. This document addresses the following issues required for planning:

- Access
- Use and Amount of Development
- Layout
- Scale
- Appearance

1.2 Summary of the Proposal

The existing School of Art is located within building TOB1 which lies within Wokingham Borough. As part of future proposals at the campus, the existing School of Art building is to be demolished.

To ensure the School of Art remains at the Whiteknights Campus, the proposal subject to this application is to re-locate the School of Art to the current unoccupied Central Kitchen building, which lies within Reading Borough. The proposal would see the Central Kitchen building refurbished and extended to house the School of Art, with the extension located on the existing hardstanding forecourt area to the east of the existing building. The refurbishment and extension will provide workshops, studio and gallery space as well as a staff & student welfare area, shop and visitor space.

In addition, internal space within the Poly Vacher building (located to the north of the Central Kitchen building) will be refurbished to allow office space in connection within the School of Art. This will not be covered in this document as it is an internal refurbishment only.

The proposed School of Art building will accommodate the following:

- Circa 1,900 sq.m. of gross internal floor space and circa 1400 sq.m of net internal floor space. This includes 970 sq.m. of existing gross internal floor space and 920 sq.m new gross internal floor space from an extension.
- The existing Car Park 11 will be utilised in connection with these proposals.

1.3 University of Reading School of Art

The proposal includes primarily new studio spaces and associated facilities for the School of Art, it is set to include the following;

Teaching Space

- Entrance Space and Flexible gallery
- Long Gallery
- Large Studio
- Studio
- Group Studio

Office space

- Staff Office Touchdown
- Tech Office - viewing area for workshops

Workshop and support Spaces

- Student Welfare area
- Shop - for student Art materials
- Spray Booth
- Dark Room
- Ceramic Workshop
- Screen Printing Workshop and associated jet wash room
- Wood Workshops
- Metal Workshop
- WC Core including shower facilities

There is no increase in student numbers proposed. The aim is to remain at an intake of 80 undergraduate students.

The Reading School of Art (RSA) is a department which forms part of the School of Arts and Communication Design (alongside departments of Film Theatre and Television (FTT) and Typography and Graphic communication (TGC), which has a strong reputation for innovation in combining practice, theory and history in research, teaching and enterprise. The School of Art provides a space where students can develop and refine skills, exchange experiences with others and develop as an artist, with access to a wider range of equipment to create and curate work in fields such as digital photography, film, ceramics, sculpture, welding, and woodwork. It is ranked in the top 10 in the UK for Art and Design (complete University Guide 2022).

The connection with the history of the department is to be celebrated through the Public Art which is going to be developed with Alumni from the School of Art.

2.0

2.1 The Wider Context (Regional)..... 12

2.2 The Wider Context (Local) 14

2.3 Flooding 15

2.4 Ecology 15

2.5 Existing Site Photographs 16

2.6 Site Constraints..... 17

2.7 Tree Assessment..... 18

Site and Constraints

2.8 Historic Environment 20

2.9 Landscape and Visual Impact..... 20

2.10 Existing Building 21

2.11 Existing Access and Site Opportunities..... 23

2.12 Scale 23

2.13 Local Provision 23

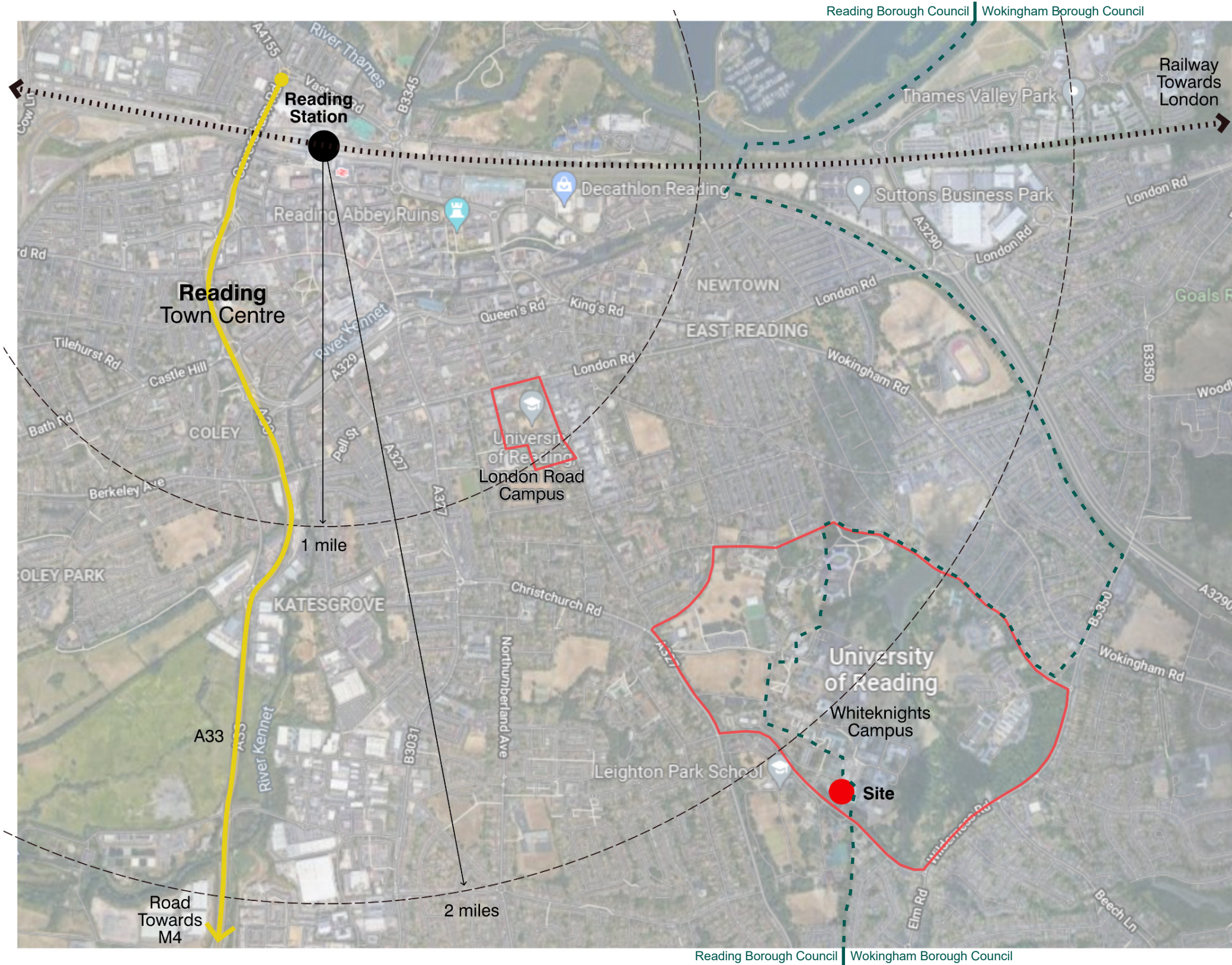
2.14 Planning Policy..... 24

2.0 Site and Constraints

2.1 The Wider Context - Regional

The site is part of the wider Whiteknights Campus owned and maintained by the University of Reading in Reading, Berkshire and is situated in Reading Borough.

Reading is located in the South East of England, with connectivity to London (64km east) and Bristol via the Great Western Main line railway and the M4 Motorway. The site lies 2 miles south east of Reading town centre and train station and 2 miles north east of M4 junction 11



Site Location

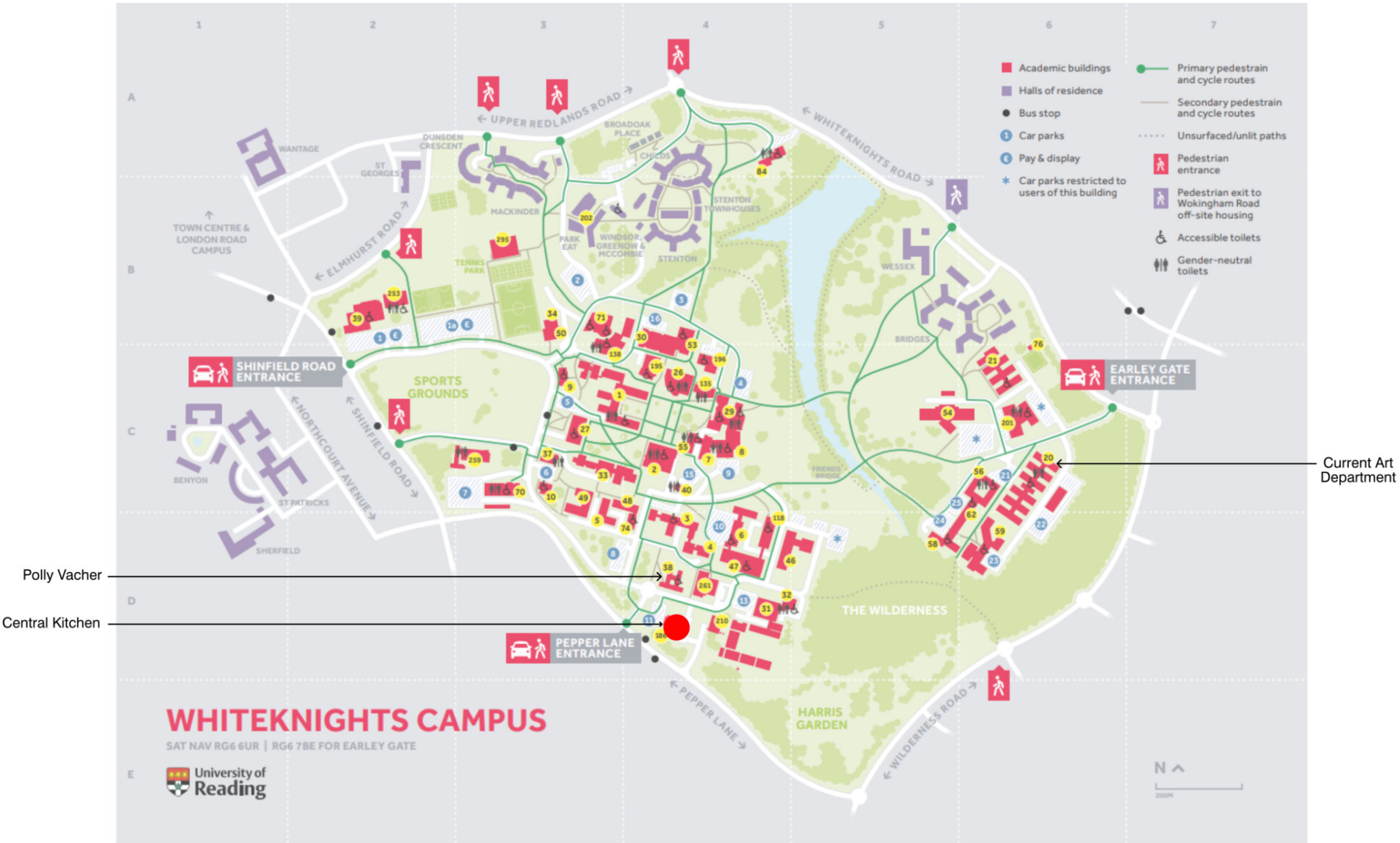
The Wider Context - Campus

The campus contains both academic buildings and halls of residence.

The current building for the School of Art is to the east of the campus close to the Earley Gate entrance.

In order to retain the School of Art on campus and to retain the green nature of the campus the redundant central kitchen site was selected for this proposal.

Within the campus setting the central kitchen site is adjacent to the Pepper Lane entrance.



Local Context - Campus Map

2.2 The Wider Context - Local

The site is in the south west of the University of Reading Whiteknights Campus, close to the southern entrance off of Pepper Lane. Currently the area comprises the existing Central Kitchen Site and a goods yard.

Surrounding the site on campus are other University buildings including the Polly Vacher building to the north, and the campus energy centre to the east. Opposite the site across Pepper Lane is Leighton Park Independent School.

The trees on site are not covered by any Tree Preservation Order. The site does not lie within a conservation area and the existing structures are not listed.

The site is within proximity to the Grade II Listed School House and attached Laboratories at Leighton Park School (south of Pepper Lane) [Listing 1113577] located 160m to the west. The Grade II Listed URS Building and Blandford Lodge, which lie within the Campus, are also within proximity to the site.

KEY

Whiteknights Campus, University of Reading

Leighton Park School

Listed Buildings

1. Central Kitchen

2. Polly Vacher Building

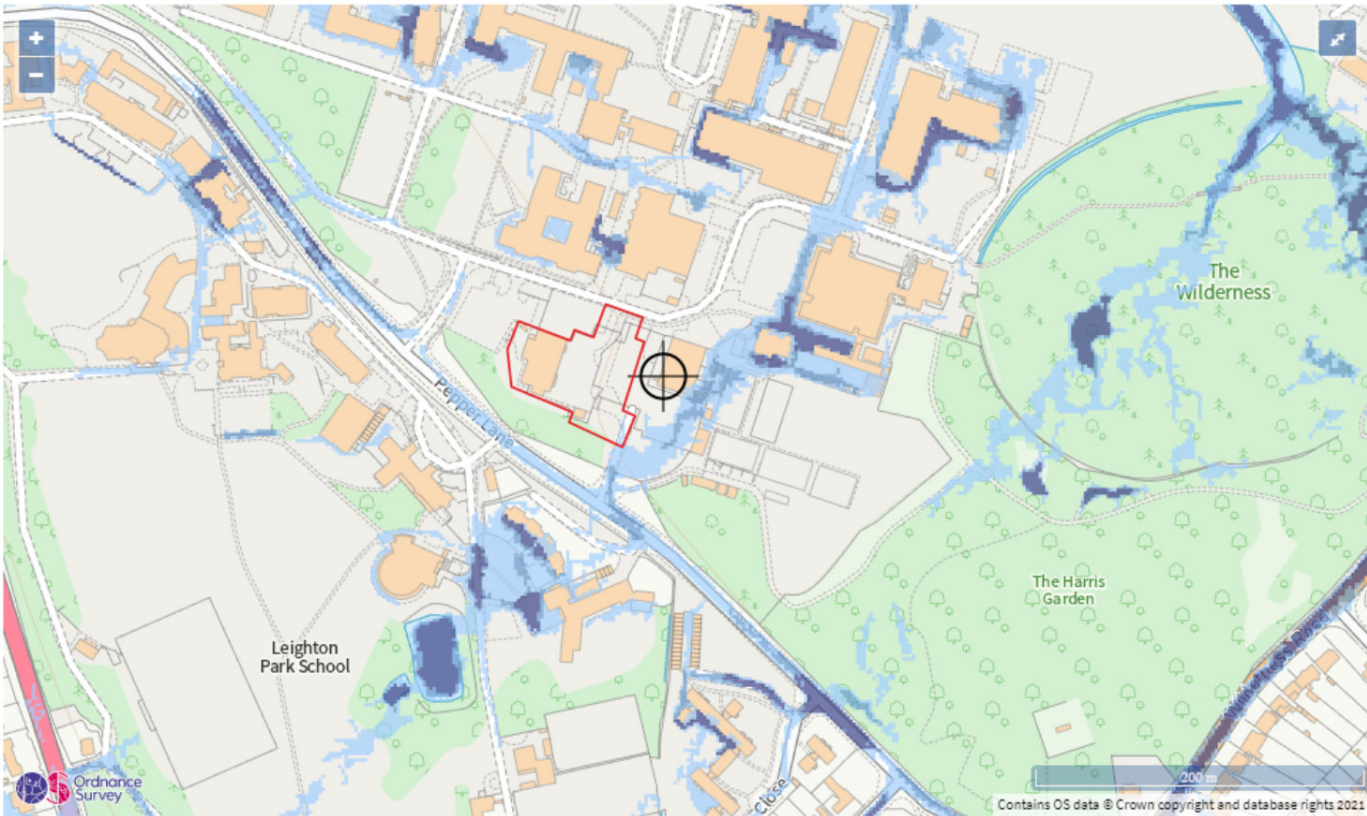
3. Health & Life Sciences Building

4. Energy Centre

5. Goods Yard

6. Car Park

Local Context - Land Use



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Flood Risk Map

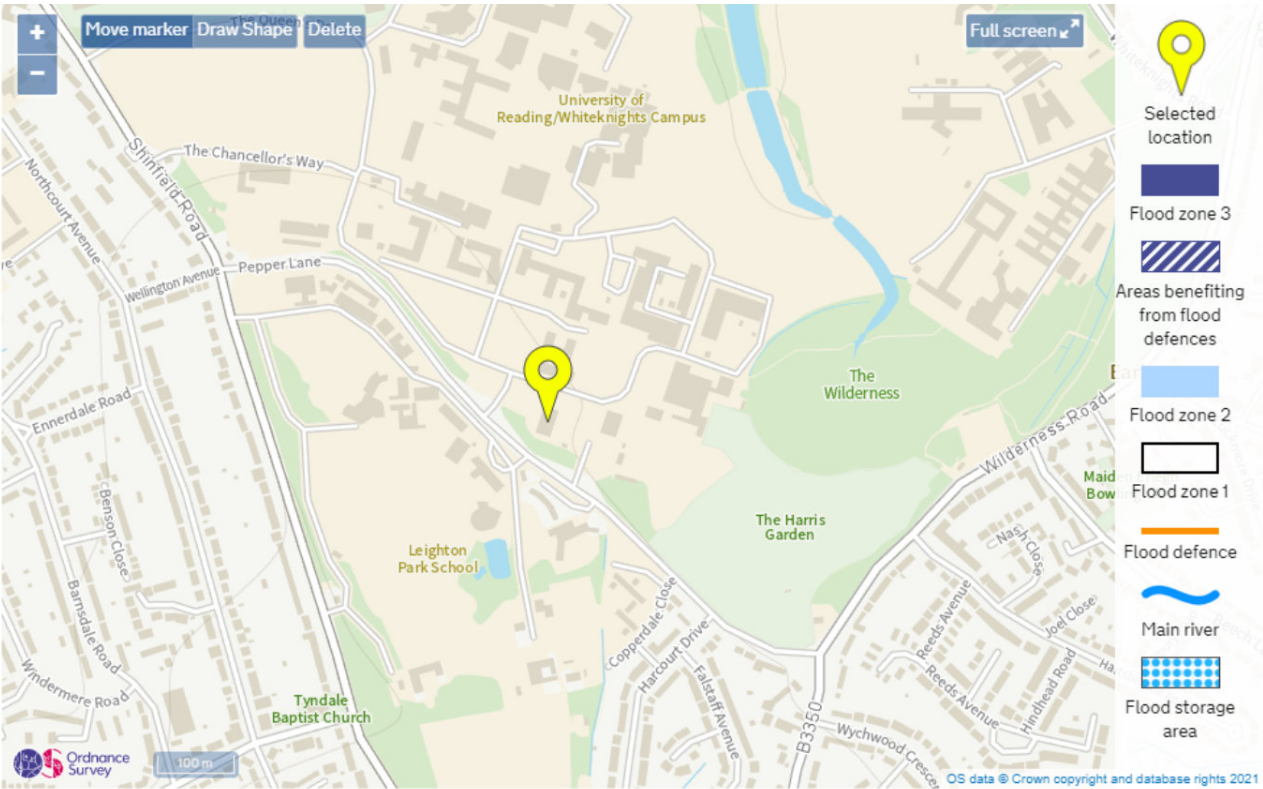
2.3 Flooding

The site lies within Flood Zone 1, shown in the Flood Zone Map above.

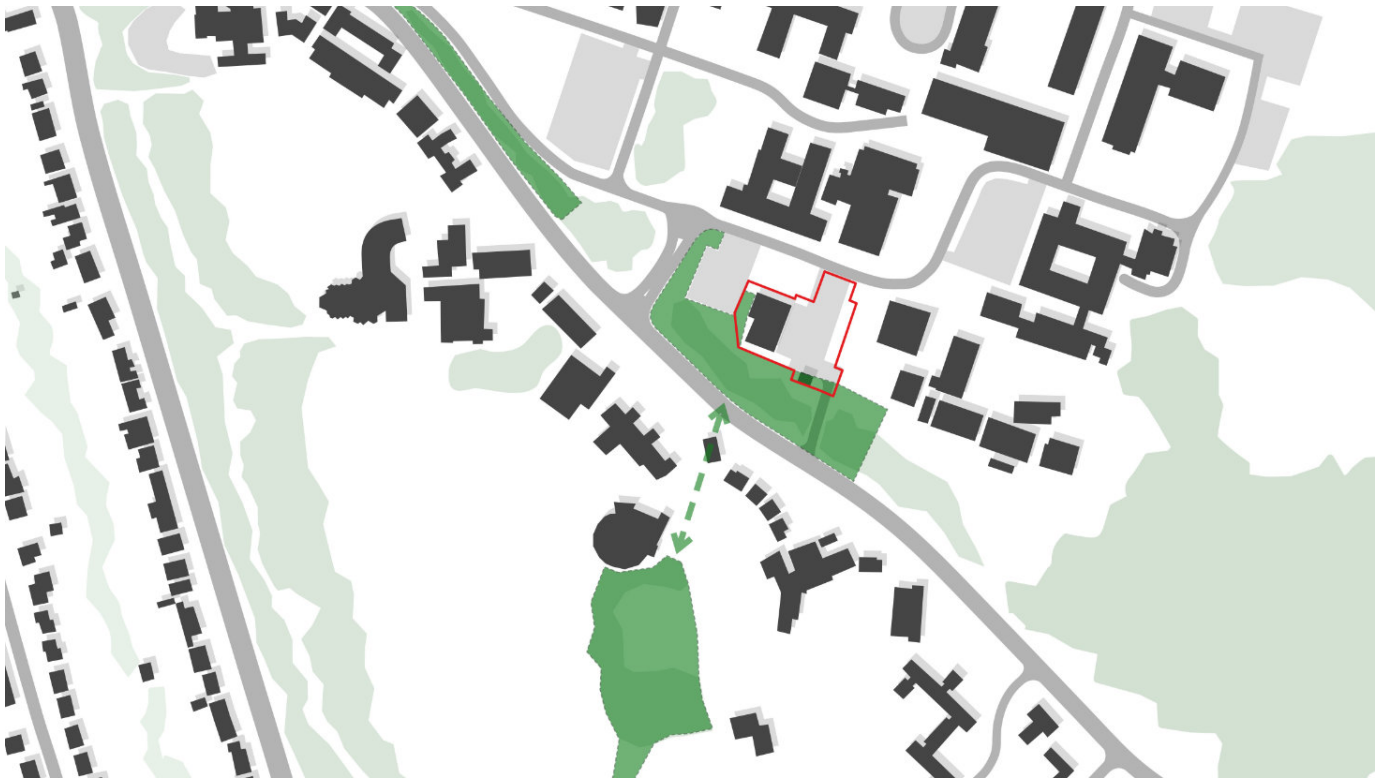
The Flood Risk Map however shows a negligible risk of flooding from rivers or the sea, and very low risk of flooding from surface water, as shown in the map above.

2.4 Ecology

Part of the CPU Building, and the trees located to the south, south east and south west of this site, are areas identified for biodiversity interest within Reading Borough's Local Plan (policy EN12). A 'Green Link' is also identified on Reading Borough's Local Plan Policy Map, running from the area of vegetation to the south of the CPU Building, to an area of vegetation and body of water within the grounds of Leighton Park School, to the south of Pepper Lane.



Flood Zone Map



Green Link Diagram

2.5 Existing Site Photographs

The existing building consists of a Ground Floor redundant commercial kitchen and a First Floor redundant plant room. The external facades are clad in a mix of vertical profile grey cladding, horizontal profile white cladding and grey brick. The current entrance to the building is to the West adjacent to the Pepper Lane Entrance to campus. The existing goods yard is to the East and has a current access route directly to Pepper Lane to the south as well as from Carter Drive to the north.



Site Photographs

2.6 Site Constraints

The project is constrained by the existence of existing underground services (HV/ LV power cables and mains cold water), the electricity sub-station (southern site boundary, Pepper Lane) and the proximity of the existing University of Reading Site Compound on the East Elevation of the School of Art building. There is also a change in site levels, as shown on the diagram.

The High Voltage power cable running across the existing service yard needs to be relocated and a 'way-leave' allowed along the new position for access, so that the service yard area is clear for the new extension.

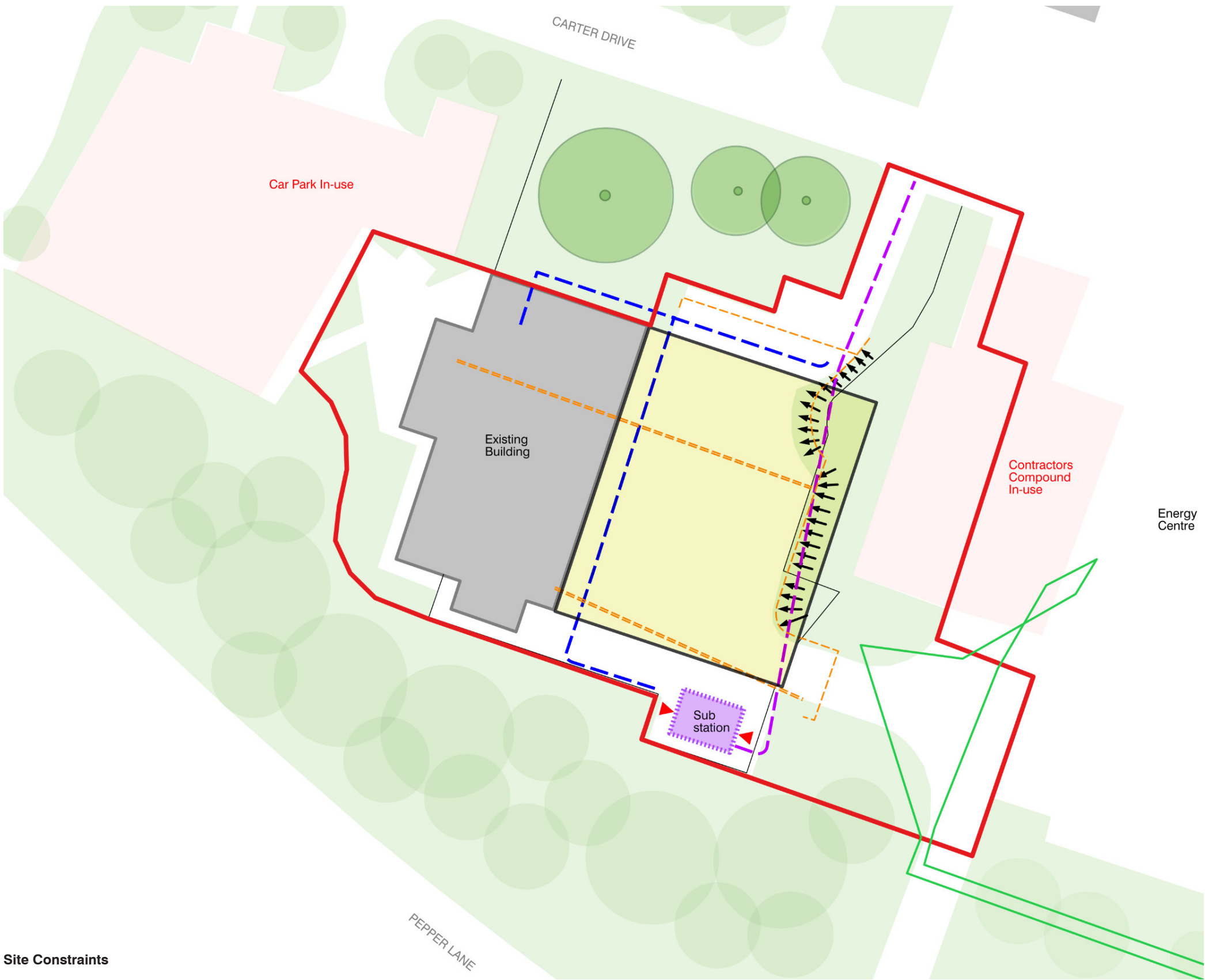
The water mains pipe location will be retained in its current position and will be accessed from internal manhole covers within the new extension.

The medium pressure gas main also runs to the east of the site and will restrict some of the access as well as locations of the attenuation tanks.

It has been established that the existing sub-station requires vehicular access to facilitate maintenance works to the plant equipment to be undertaken.

It has been agreed with the University of Reading that the Contractors' Compound will be occasionally used for access to the School of Art (once every 6 months).

- KEY
- High Voltage Ring Feeder
 - Mains Cold Water Service
 - Duct Route and Low Voltage Feeders
 - Low Voltage Feeders
 - Medium Pressure Gas Main
 - Sub Station and Energy Centre
 - Access Required
 - In-use areas
 - Level change
 - Trees
 - Site Boundary
 - Proposed Extension Footprint



Site Constraints

2.7 Tree Assessment

A pre-development arboricultural report was conducted for this site in November 2021. The survey indicated mature Horse Chestnut trees to the north of the site and suggested that the smaller trees planted to the South should be retained for site screening.

The proposal is to remove some of the trees to the south to allow for retained access to the substation and access to the building. Replacement planting will be provided as part of these proposals.



View across service yard towards substation



View of green space to the West



View of mature chestnut trees from car park

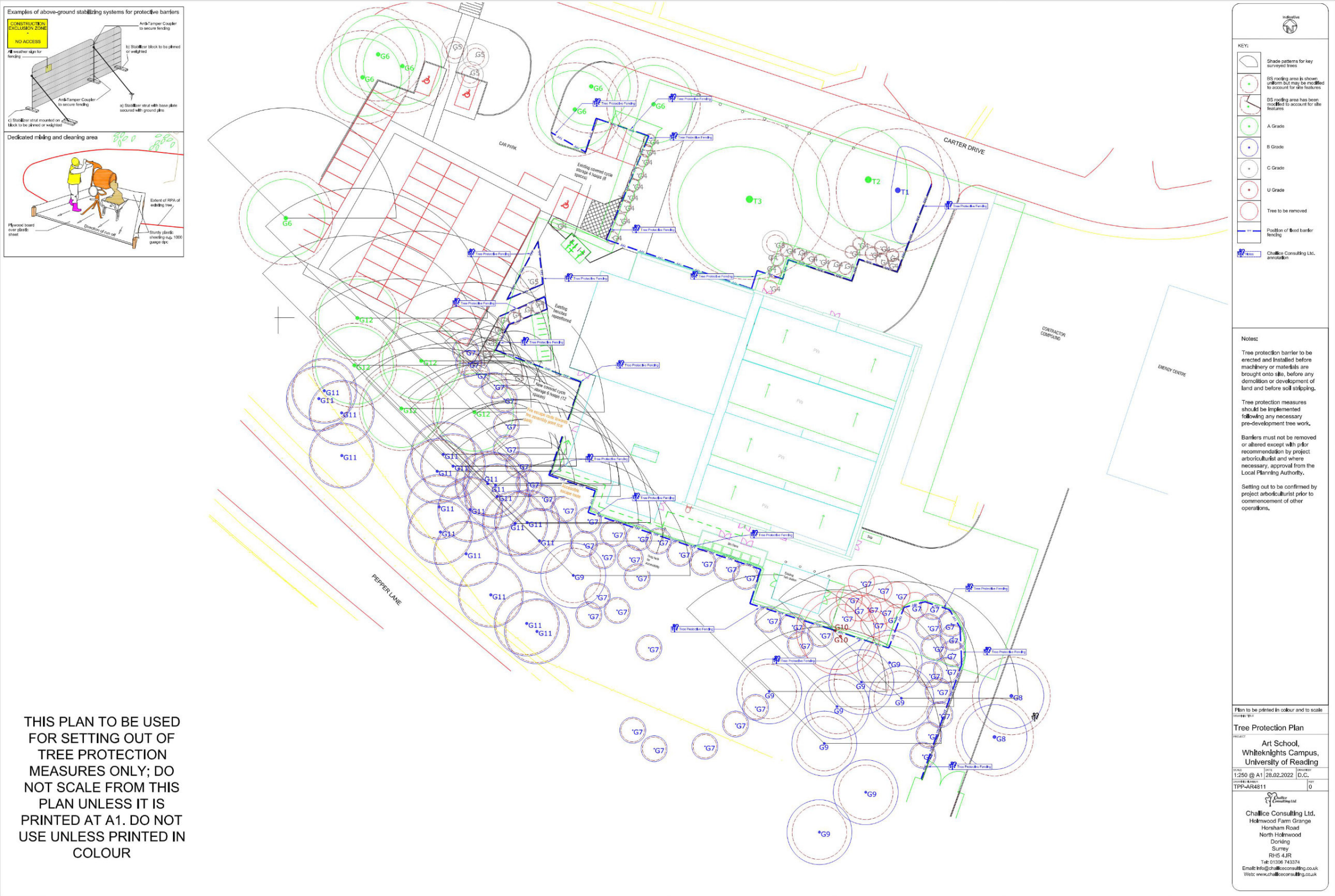


View of mature chestnut trees along Carter Drive



View of site screening trees next to sub-station

Tree Constraints Plan



THIS PLAN TO BE USED FOR SETTING OUT OF TREE PROTECTION MEASURES ONLY; DO NOT SCALE FROM THIS PLAN UNLESS IT IS PRINTED AT A1. DO NOT USE UNLESS PRINTED IN COLOUR

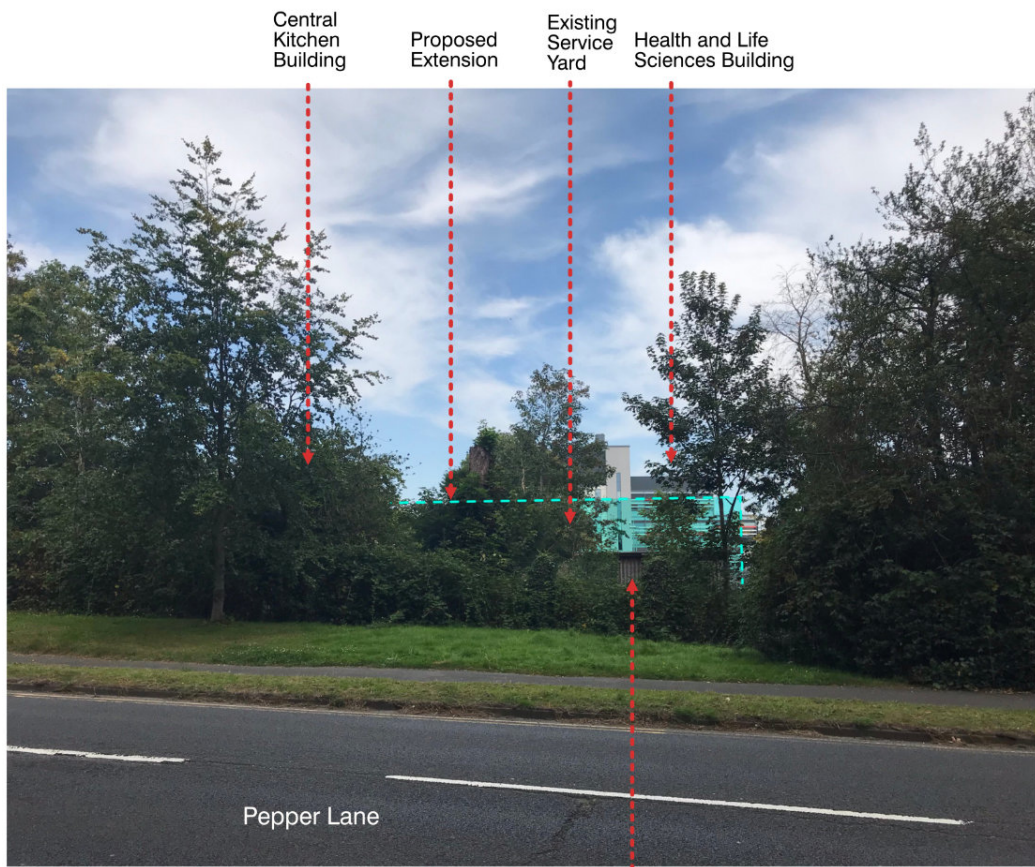
2.8 Historic Environment

The application includes a robust Archaeological Assessment and a Built Heritage Assessment. The Archaeological Assessment concludes that the site does not include and is not in proximity to any known archaeological deposits. The application site is located in a landscape that was not developed or intensely utilised until the 20th century and therefore has a low potential to include significant archaeological deposits.

The Built Heritage Assessment concludes that the proposals create visual continuity with the existing surrounding buildings, strengthening the campus environment, and thus would not harm the significance of six grade II listed Buildings on and around the campus.

2.9 Landscape and Visual Impact

The site is mostly screened from Pepper Lane by existing trees and soft landscaping and the proposal aims to have minimal impact on this view.



View from Pepper Lane



View from Carter Drive within the University

Existing Service Yard
Proposed Extension

2.10 Existing Building

The Central Kitchen Building CPU, is about seven years old, it comprises of Ground Floor Accommodation for Kitchen facilities and office space and First Floor Accommodation of a plant room. The building is now unoccupied. A forecourt area lies directly east of the building. The existing CPU building itself could not accommodate the School of Art, so an extension is required in order to provide the area to suit the School of Art requirements.

The building has a deep floor plan and limited windows. The existing first floor oversails the entrance providing a canopy although has a limited entrance.

The existing materials include a grey engineering brick, white horizontal profile metal cladding and grey vertical profile metal cladding.



Entrance to Existing Building



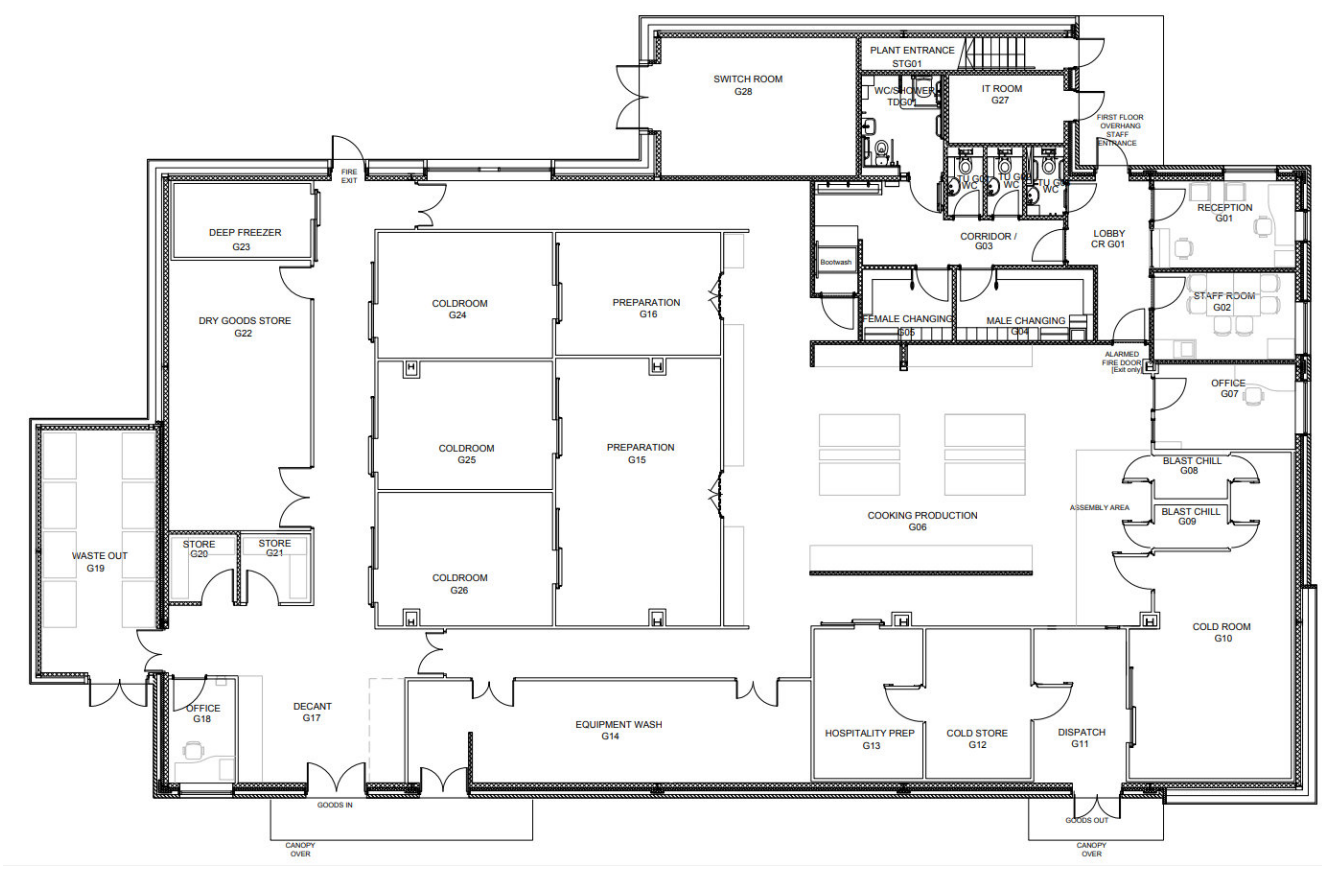
Service Yard



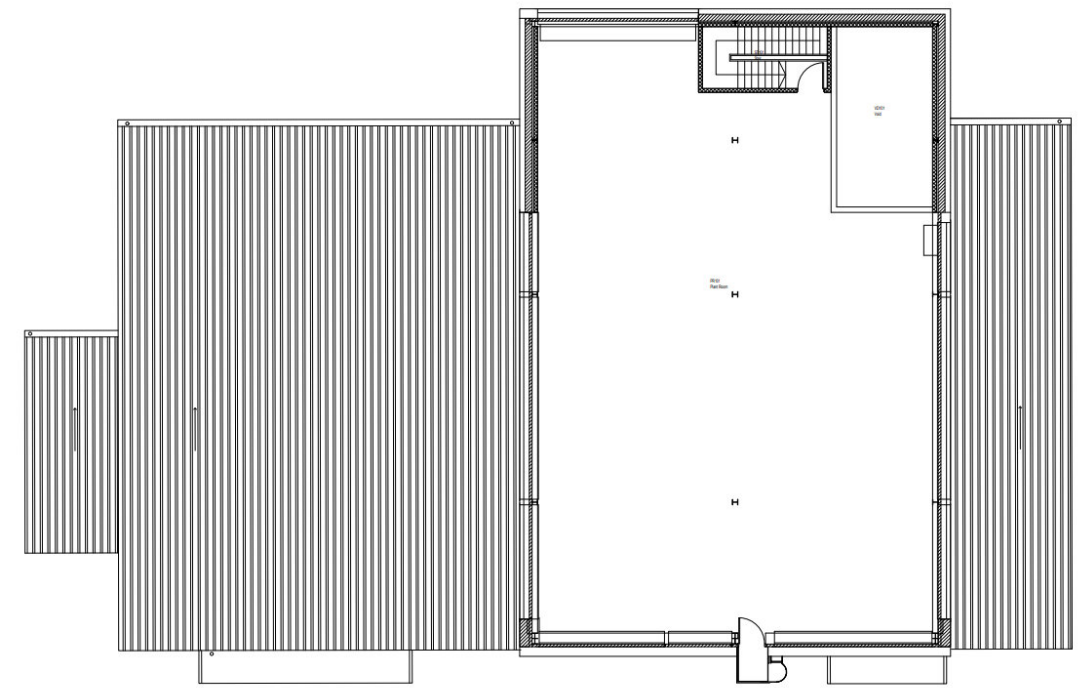
Redundant Catering Equipment



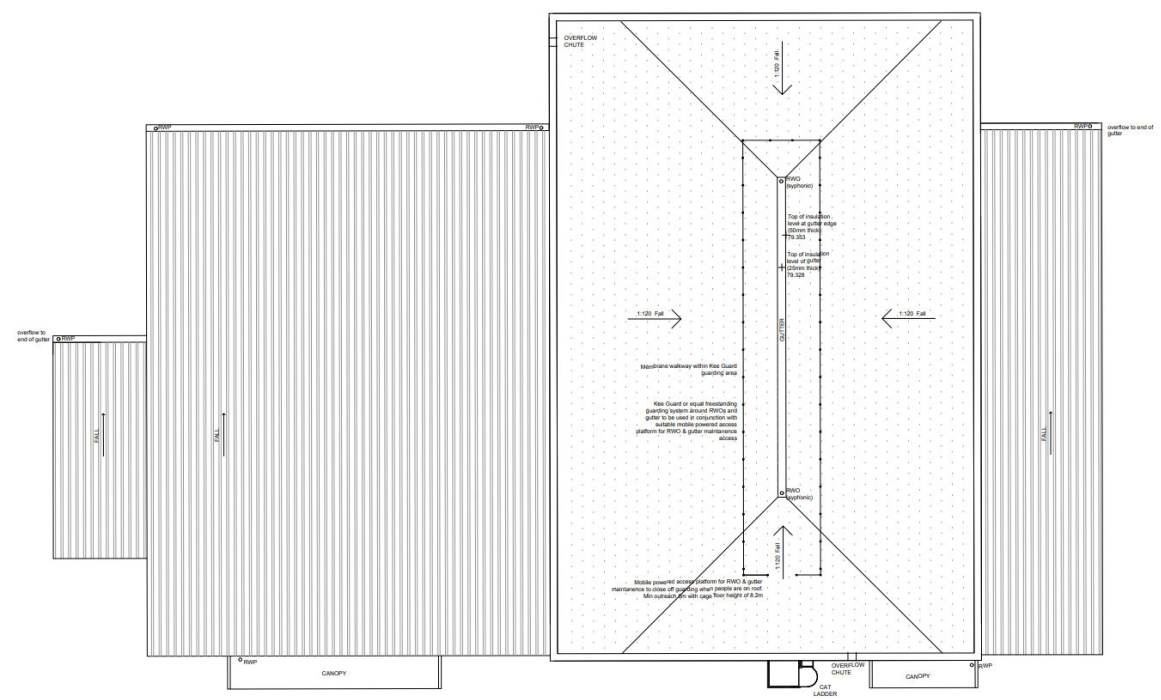
First Floor Plant Room



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan