47 Queens Road

Queen’s Wharf, 47 Queens Road, Reading, RG1 4QE

Design and Access Statement

September 2022

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1.0 Introduction

1.1 Purpose of document

This document has been prepared to support the Application for Prior Approval Proposed conversion of office floorspace (Class E) to 9 residential units (Class C3) at 47 Queens Road.

The applicant is seeking to undertake changes to the application site, through conversion of unoccupied and redundant commercial floor space, and improve housing capacity in the local area.

The property requires modernisation to bring all the services, fixtures and fittings up to contemporary standards, as well as provide essential cycle storage to new residents and occupiers of the converted residential homes.

2.0 Site

2.1 Site Location

The application site is located on the south side of the River Kennet in Reading, close to the town centre.

The area is characterised by multi storey buildings. The immediate context comprises a range of uses including residential, educational and commercial spaces.

Transport links are excellent with the National Rail and Elizabeth line from Reading Station, approximately a 10 minute walk.

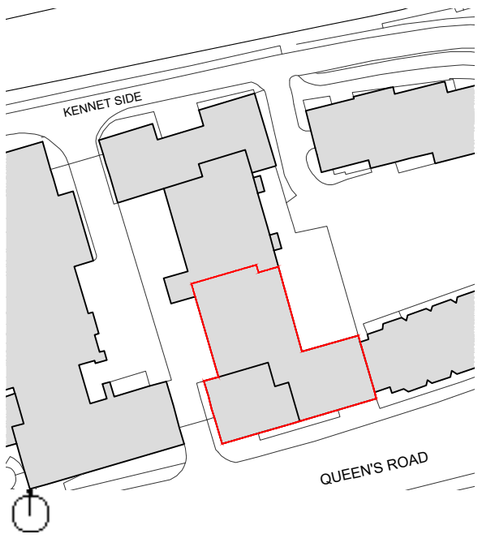


Fig. 3 Ordnance Survey map of site

Fig. 1 Site location and boundary conditions.

Fig. 2 Site location and transport links.

2.2 Site Context

The application property includes the partial lower ground and partial ground floor of a 7 storey building.

Access to the site is via Queens Road, with vehicular access on the south west corner of the site.

Fig. 5 Approach to the site from Queens Road

Fig. 6 First Floor units facing the car park

Fig. 4 Bird's eye view of application site

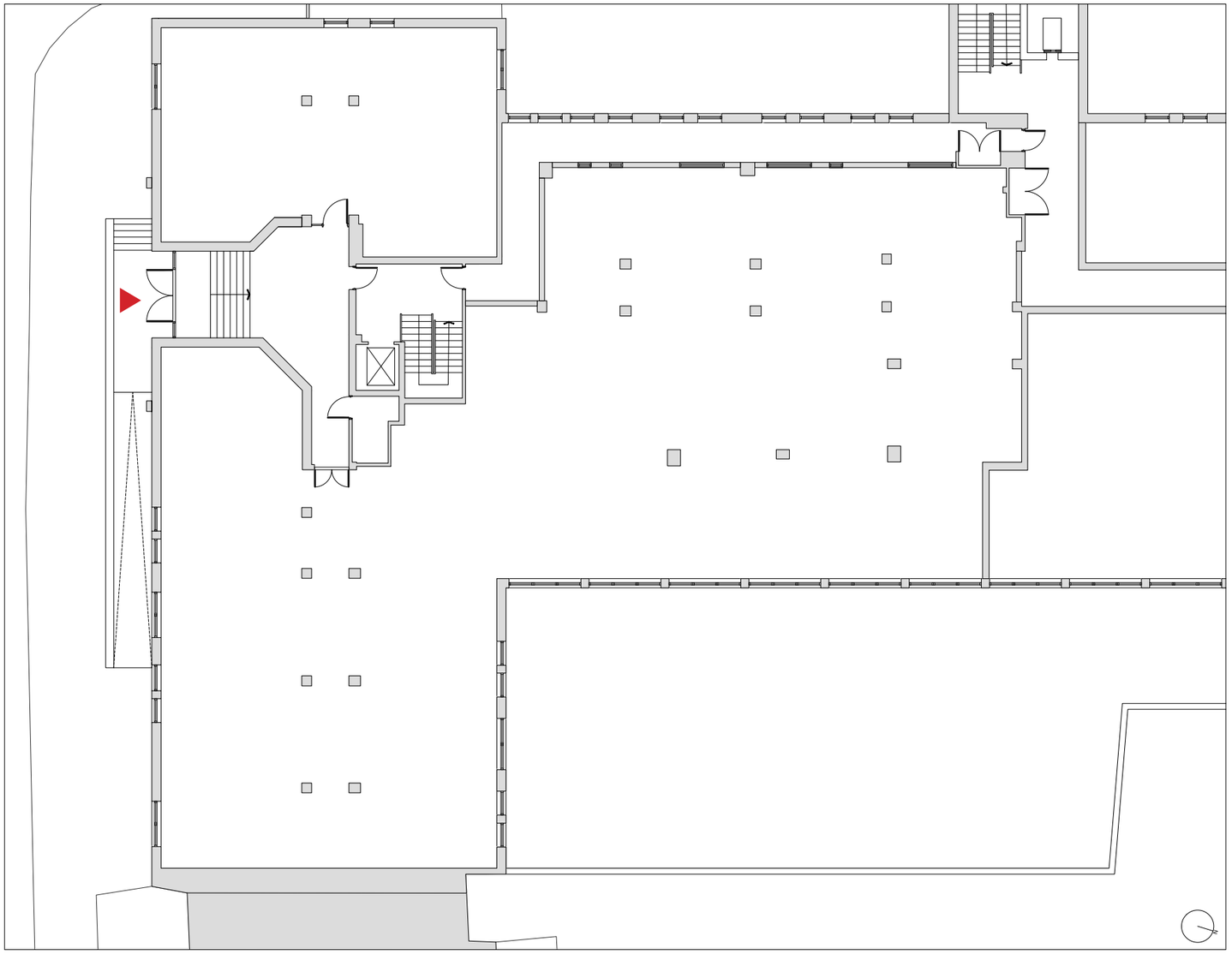
Fig. 7 Principal entrance to the office block

3.0 Existing Layout

2.3 Existing Ground Floor Plan

The application area is currently designated as commercial office space [use class E].

The main entrance is along the Queens Road facade, with stairwell access to the car park below. The plan is divided into two large units, with a communal corridor running along the western facade, connecting the two stair cores.



KEY

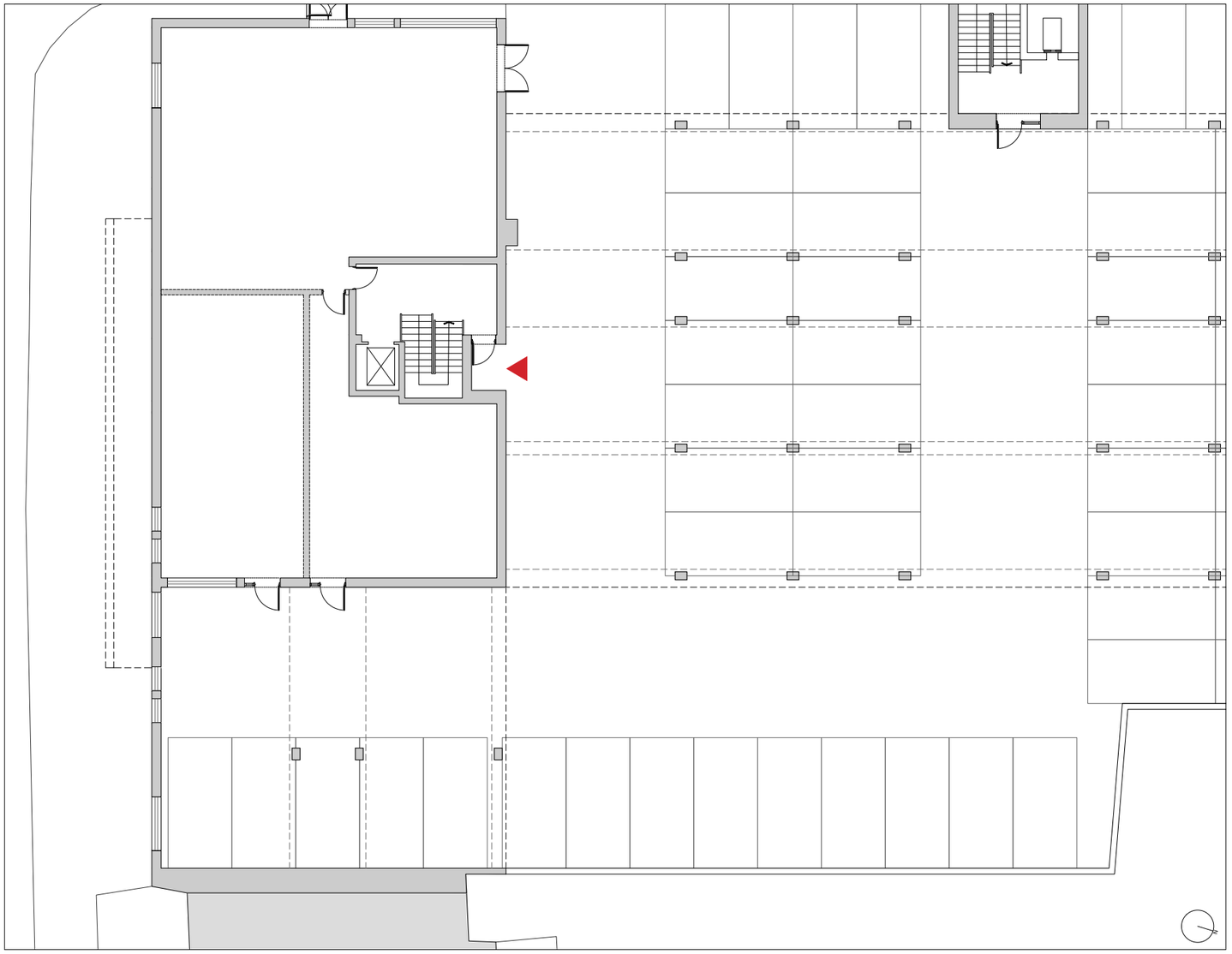
Entrance

Existing fabric

Fig. 8 Existing Ground Floor Plan (1:200@A3)

3.1 Existing Lower Ground Floor Plan

The lower ground floor includes a car park and service area to the office block, accessed at the stair core.



KEY

Entrance

Existing fabric

Fig. 9 Existing Lower Ground Floor Plan (1:200@A3)

3.2 Existing Elevations

The following pages show the respective elevations of the application site

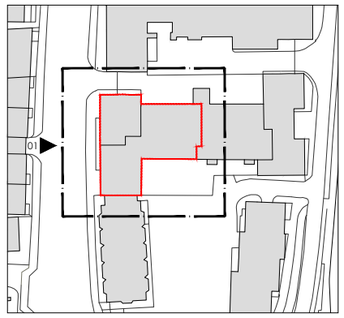
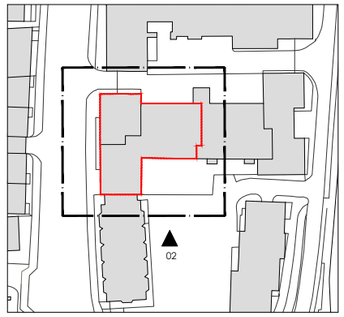


Fig. 10 Existing Elevation 01 (1:400@A3)



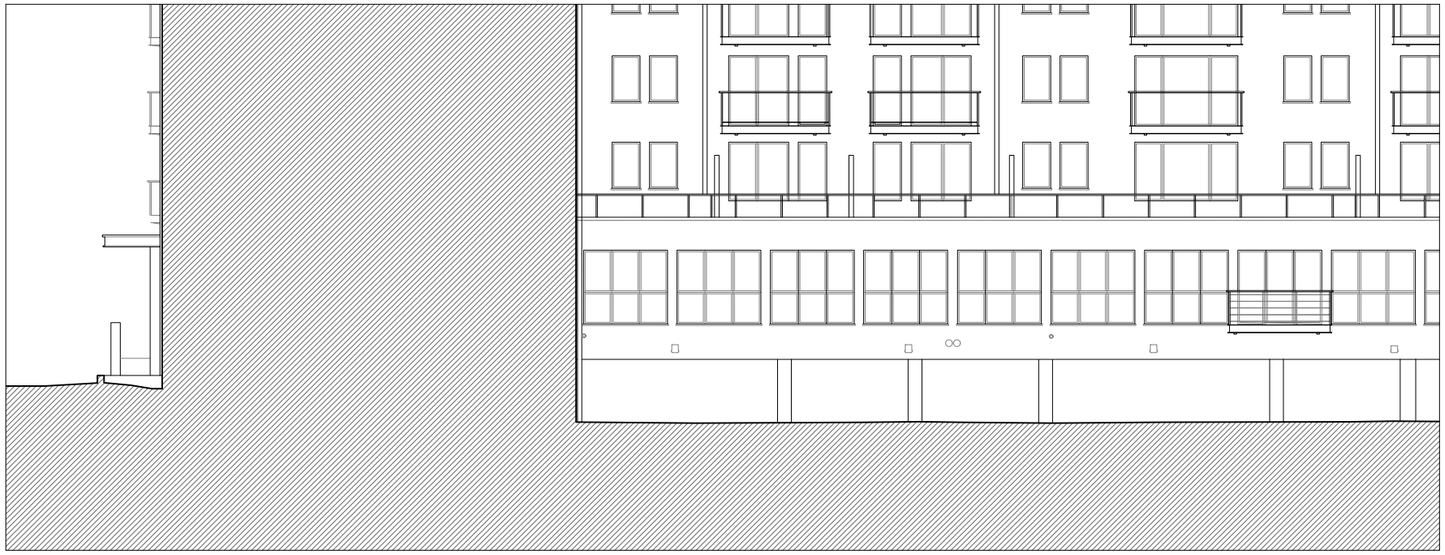


Fig. 11 Existing Elevation 02 (1:400@A3)

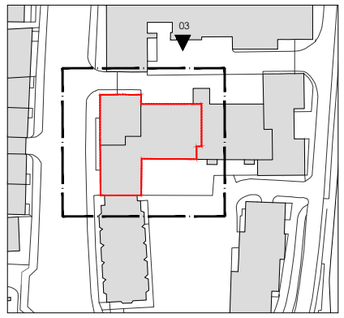
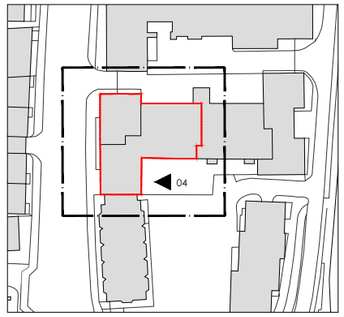


Fig. 12 Existing Elevation 03 (1:400@A3)



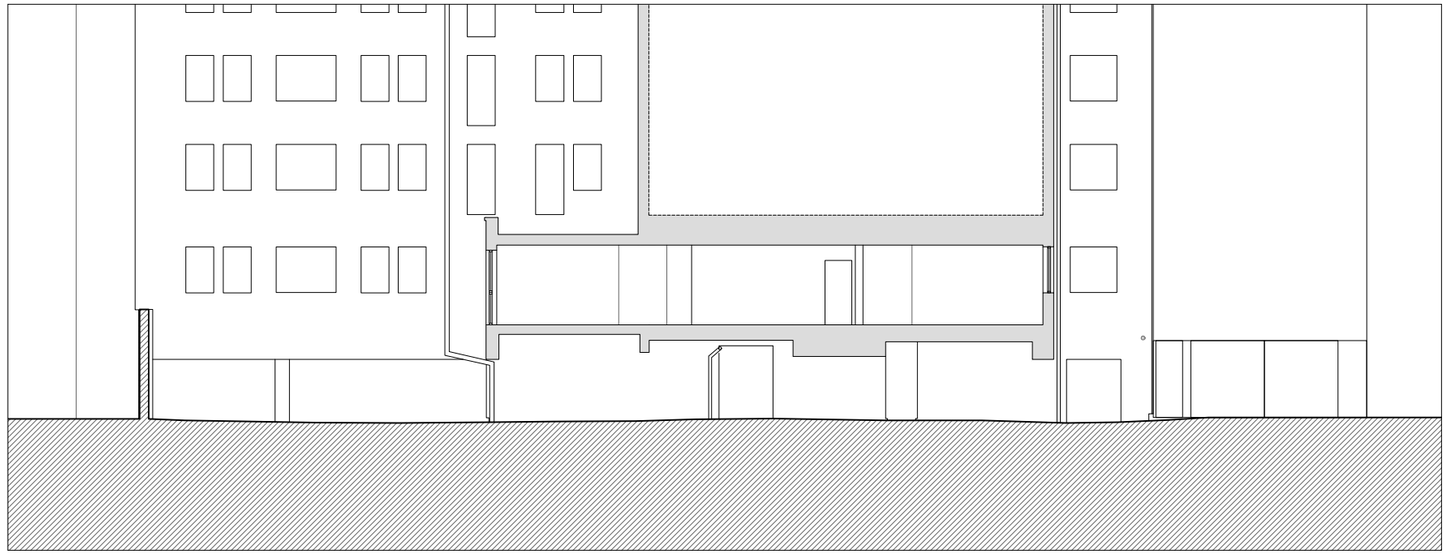


Fig. 13 Existing Elevation 04 (1:400@A3)

4.0 Proposed Layout

3.3 Proposed Ground Floor Plan

The primary objective of the works is to provide generous residential apartments which utilise the existing and constrained floor layout, and maximise existing single and double aspect external openings.

There are 9no. units as part of this application with the proposed housing mix as follows:

- Studio: 1 unit
- 1 bedroom 2 person: 5 units
- 2 bedroom 4 person: 3 units

The communal corridor is positioned centrally in the plan, allowing units to be located along the western facade utilising the existing windows.

Fig. 14 Proposed Ground Floor Plan
(1:200@A3)

KEY

Entrance

Existing fabric

Proposed fabric

Unit Mix

Studio

1 bedroom 2 person

2 bedroom 4 person

4.1 Quality of Accommodation

The proposed units meet the required minimum gross internal floor areas in the Government's 'Technical housing standards – nationally described space standard' March 2015.

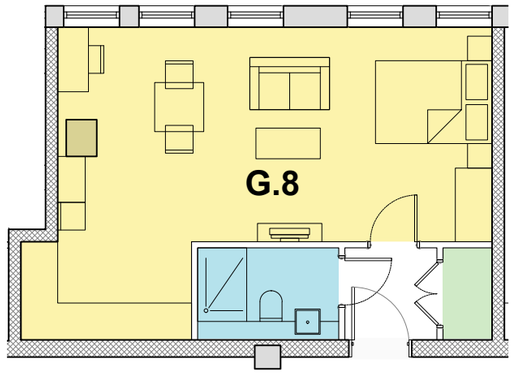


Fig. 16 Typical studio unit (1:100@A3)

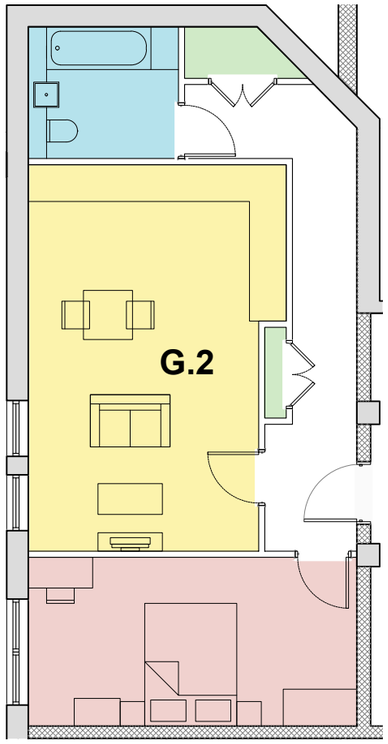


Fig. 17 Typical 1 bedroom-2 person unit (1:100@A3)

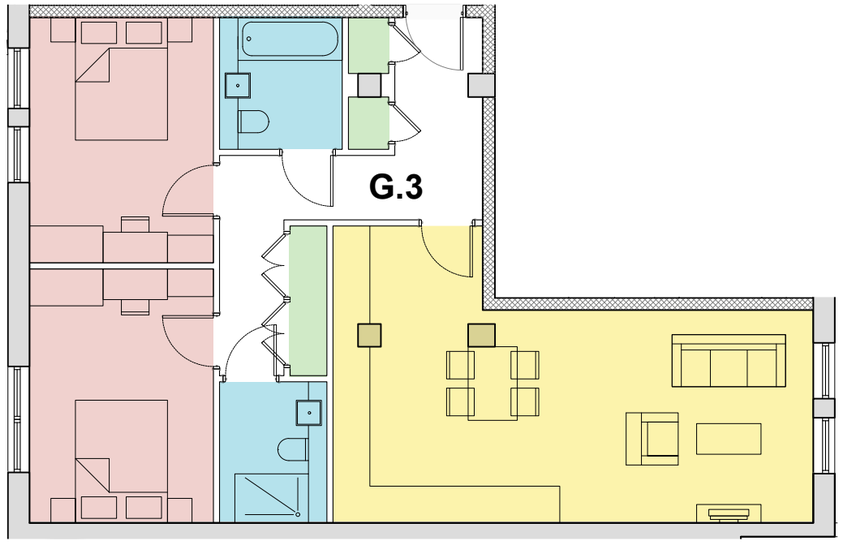


Fig. 18 Typical 2 bedroom-4 person unit (1:100@A3)

KEY

- Living/Kitchen/Dining
- Bathroom
- Bedroom
- Store

4.2 Proposed Lower Ground Floor Plan

The proposed lower ground floor level includes 12 cycle storage place for the new units, exceeding Reading Borough Council's requirement for cycle storage.

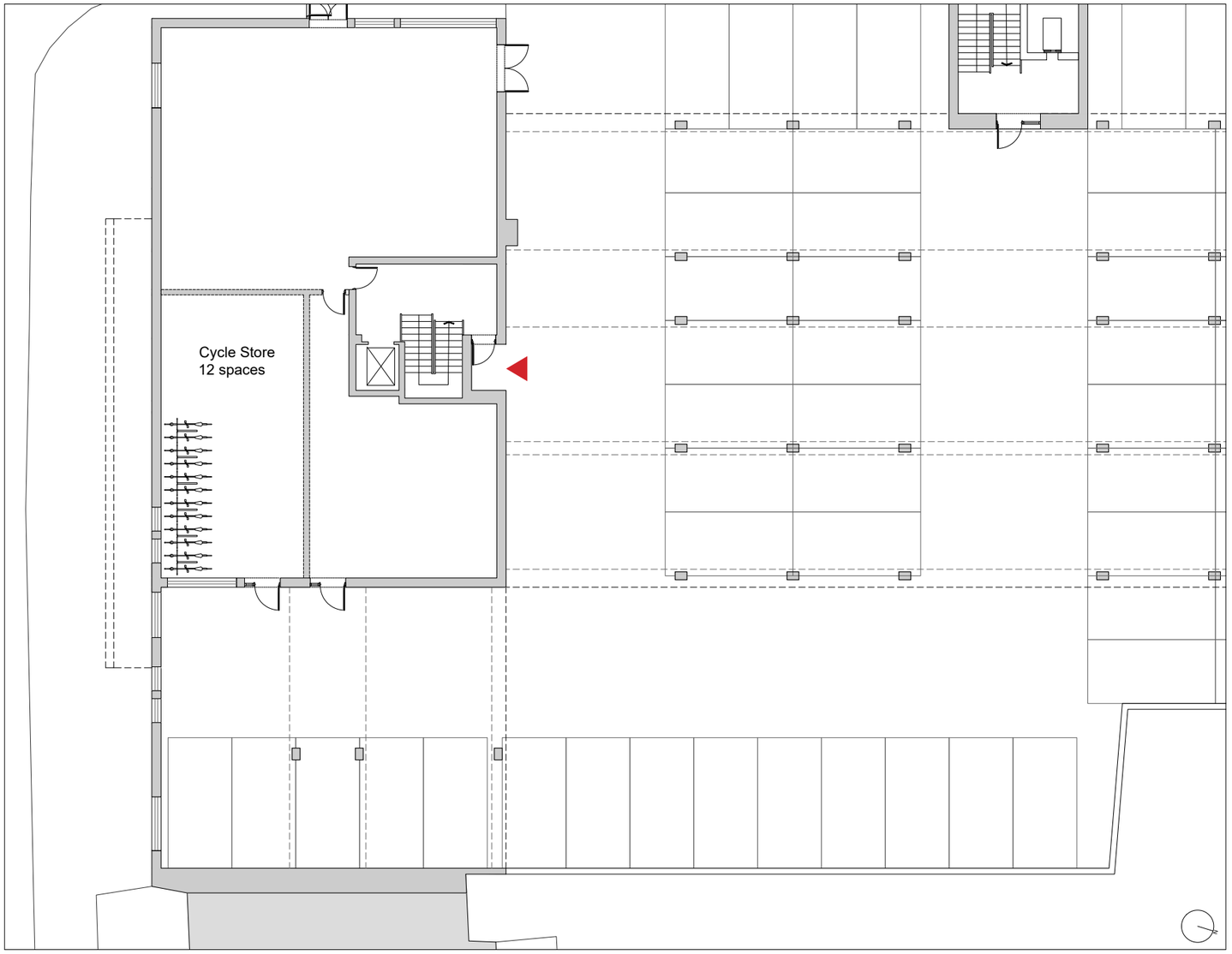


Fig. 19 Proposed Lower Ground Floor Plan (1:200@A3)

KEY

- Entrance
- Existing fabric
- Proposed fabric

4.3 Proposed Elevations

The following elevations shows that there have been no alterations made to the existing elevations in the proposal.

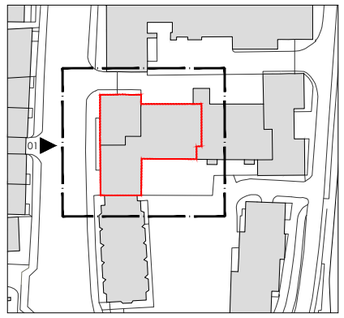
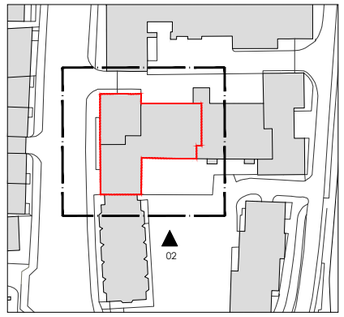


Fig. 20 Proposed Elevation 01 (1:400@A3)



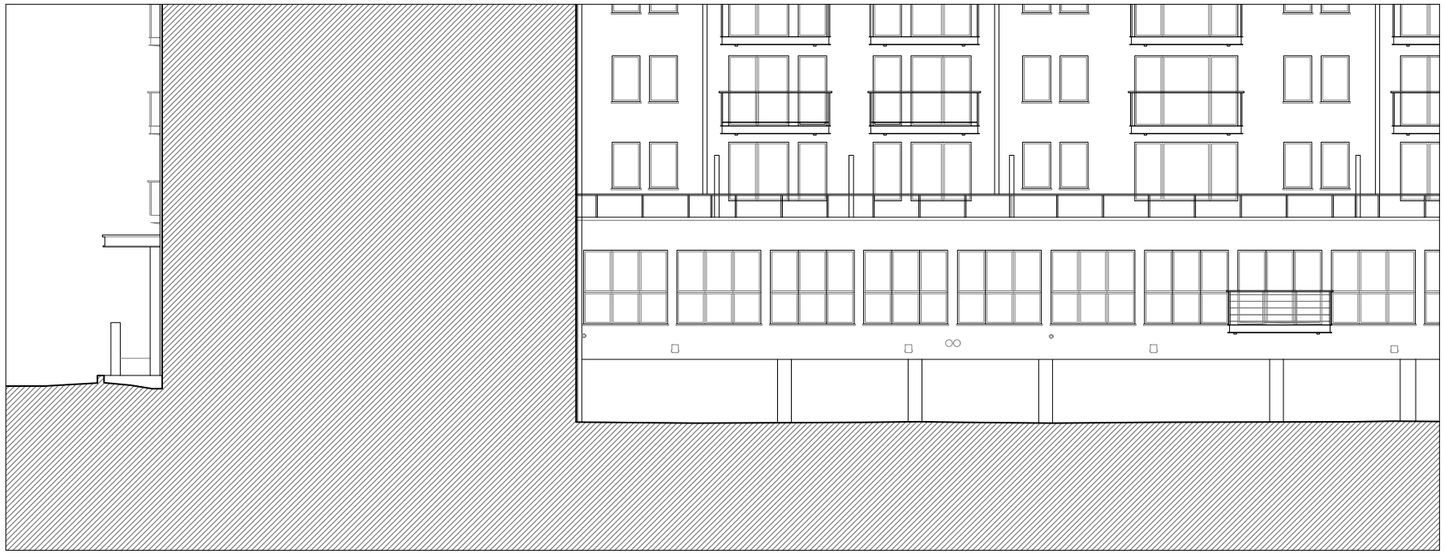


Fig. 21 Proposed Elevation 02 (1:400@A3)

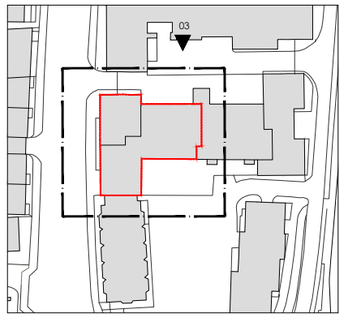
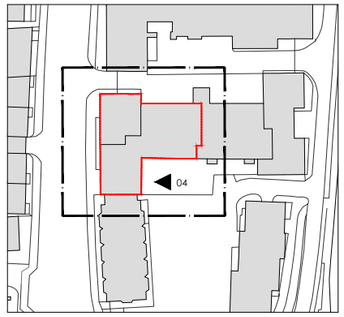


Fig. 22 Proposed Elevation 03 (1:400@A3)



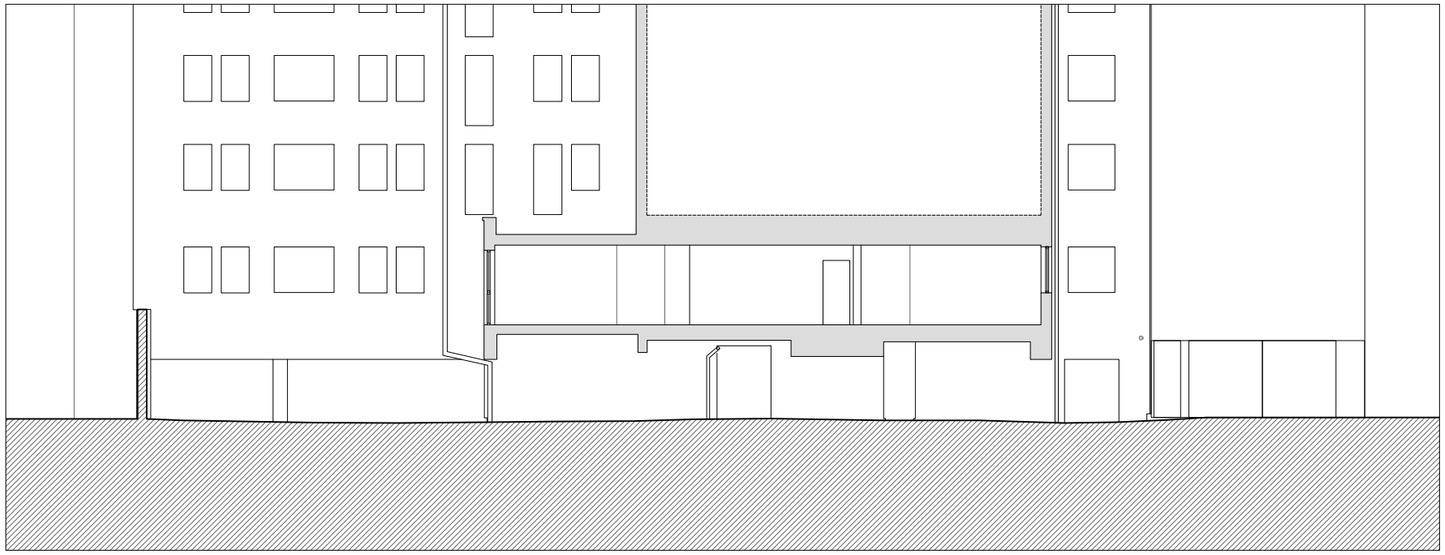


Fig. 23 Proposed Elevation 04 (1:400@A3)

5.0 Fire Strategy

5.1 Means of escape

There are three means of escape, which include the principal entrance as shown on the adjacent plan.

5.2 Building Fabric

The proposed conversionof the building will comprise the following works to the internal building fabric:

60min separation between flats

60min separation between protected means of escape

60 min fire protection to underside of ceilings

Meets part B regs for fire strategy

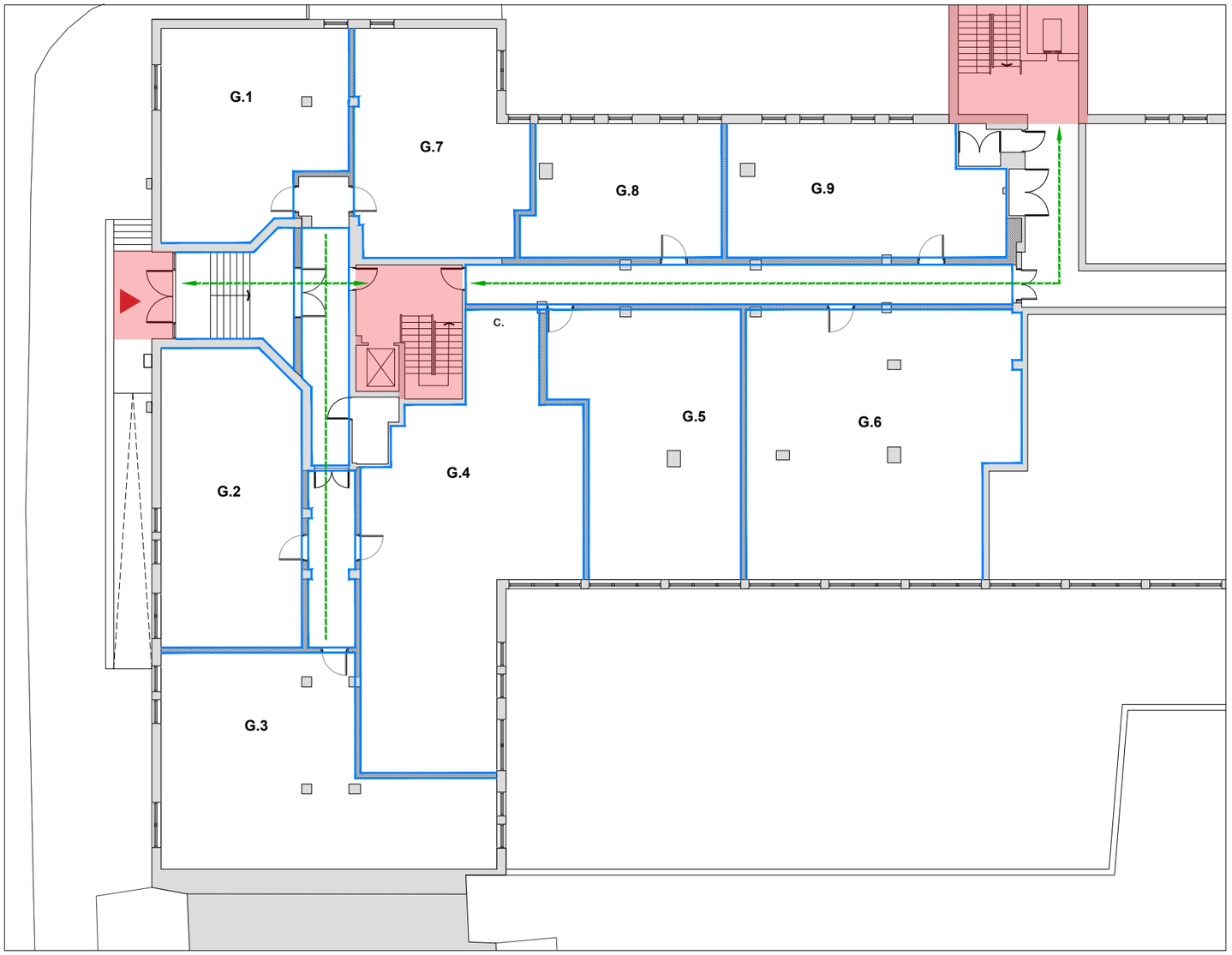


Fig. 24 Proposed Ground Floor Plan with means of escape (1:200@A3)

KEY

- Entrance
- Existing fabric
- Proposed fabric
- Escape route

6.0 Summary

6.1 Summary

The proposed works to the application property as described in this design and access statement will optimise the existing plan layout to create generous units.

This is an opportunity to develop the existing building to provide much needed housing, along with the refurbishment of services, fixtures and fittings to be brought up to modern standards

We trust that the proposals will be viewed favourably, and look forward to your comments in due course.

Fig. 25 Proposed Ground Floor Plan
(1:200@A3)