

71-73 CAVERSHAM ROAD

Reading

Design & Access Statement

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Proposed view from Caversham Road, south facing.

EXECUTIVE SUMMARY

This document has been written on behalf of S2 Caversham Ltd to support a new application for the redevelopment of the Site at 71-73 Caversham Road, Reading, RG1 8JA.

The original application was submitted on the 5th November 2019 under reference number 191792/FUL for the ‘demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194sq. m of retail floor space (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping’.

This application was refused planning permission by Reading Borough Council on the 16th October 2020.

An appeal was made under section 78 of the Town and Country Planning Act 1990 against the refusal to grant planning permission which was dismissed on the 14th May 2021.

Following the decision, the design team have been consulting with Reading Borough Council and have re-designed the scheme in accordance with the comments from the committee report and appeal decision notice. The revised scheme proposes:

- 29 homes
- 311 Sq. m of commercial/retail space

The aim of the revised proposal is to breathe new life into a locally listed building and create a high-quality, mixed-use development that contributes positively to the local neighbourhood.





01 WIDER CONTEXT



SITE LOCATION

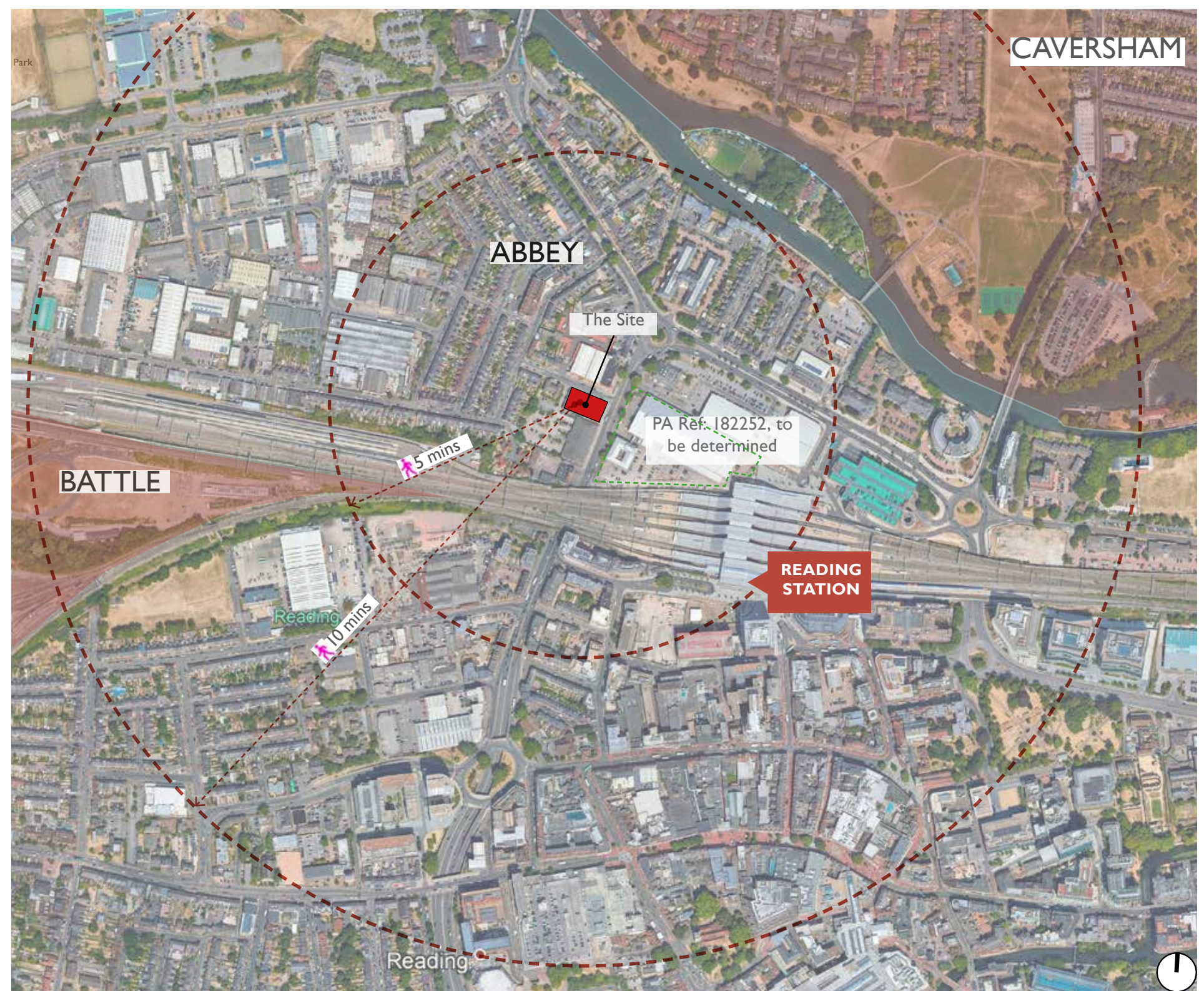
The Site is located in the Abbey Ward in Reading and is approximately 5 minutes' walk from Reading Train Station.

The Site comprises a 2-storey retail warehouse, known as 71-73 Caversham Road, on the eastern part of the Site. There are two detached 2.5-storey office buildings, known as The Brewery and The Malthouse, which sit on the eastern part of the Site with a service yard and car parking area in the centre.

The retail warehouse on the Site is vacant whilst the office buildings are fully let and are to be retained. The Site is bordered by Caversham Road along its eastern boundary, Northfield Road along its northern boundary and a development of 3-storey flats known as Monmouth Court at its western boundary.

Vehicle and pedestrian access to the property is achieved from Northfield Road whilst the vacant retail warehouse also has pedestrian access from Caversham Road.

The buildings on Site were locally listed in February 2020 due to their strong historical/social and industrial connections to the Reading's beer industry. The Site is not located in a conservation area.



Wider context map



Site location map



Site location map - birds-eye view from west



Site location map - birds-eye view from south

Development Plan Allocations

The map extract shown on this page illustrates the policy allocations relative to the Site.

The Site is subject to the following allocations:

- Reading Central Area
- Office Core
- Classified Highway Network

And is adjacent to:

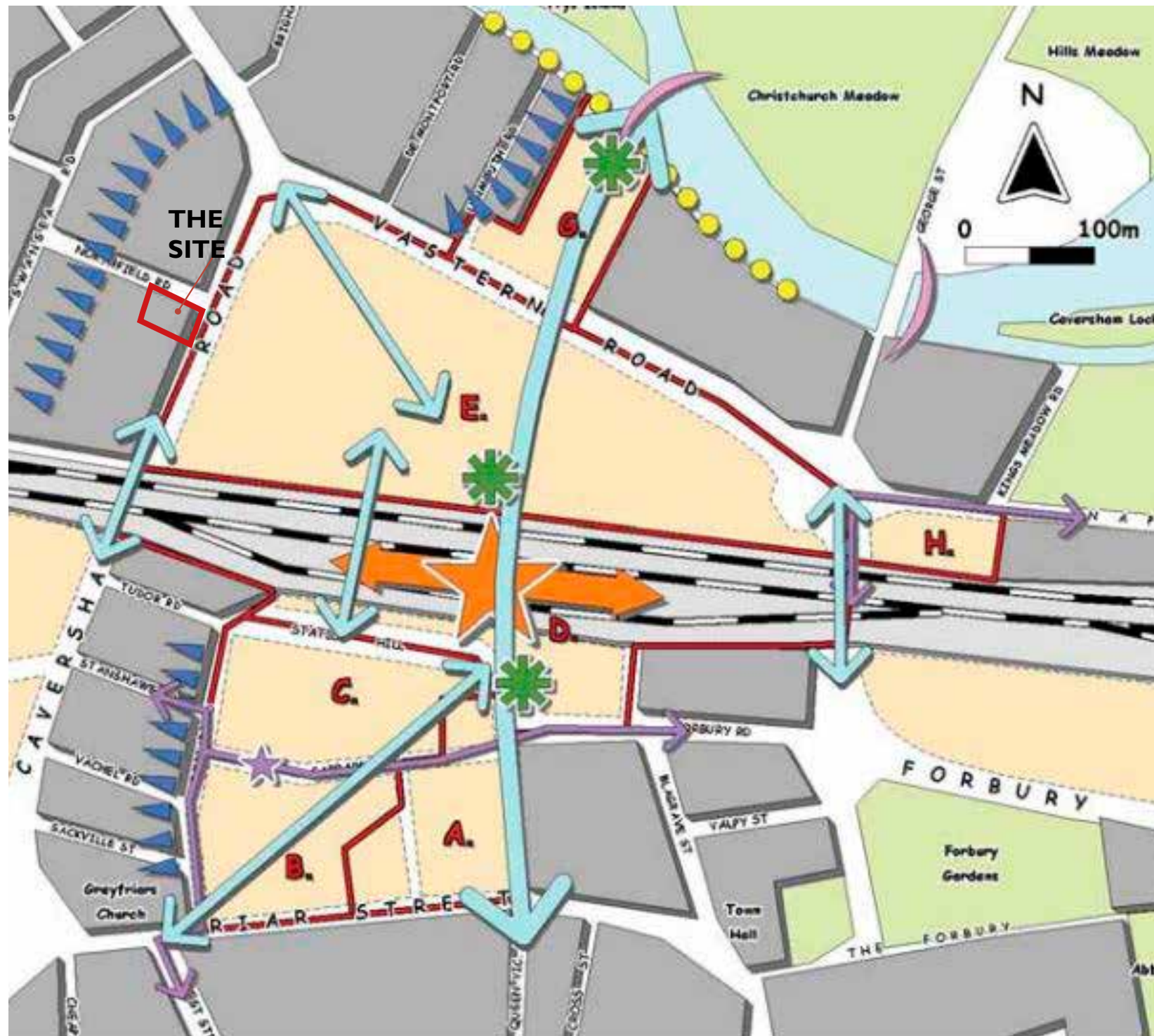
- Tall Building Cluster
- Major Opportunity Area
- Primary Shopping Area

None of the above allocations prevent the Site from being suitable for residential-led redevelopment.

- Key
- Site Boundary
 - Tall Building Cluster
 - - - Major Opportunity Area
 - ... Classified Highway Network
 - ▨ Reading Central Area
 - ▨ Office Core
 - ▨ Primary Shopping Area



WIDER CONTEXT EMERGING DEVELOPMENT CONTEXT



Emerging Context

The Site sits in a transitional location between the Station/River Major Opportunity Area to the east of the Site and the existing residential area to the west of the Site as clarified in the Reading Central Area Action Plan.

Key

- Site Boundary
- ★ Approximate location of potential open space
- ← Key corridor of movement
- ←★ Preferred Mass Rapid Transit out and stop
- ★ Reading Station upgrade
- ▲▲▲ Transition to zone of low density residential
- Continuous public access along riverside
- Boundary of sub-areas
- () Area of search for pedestrian and cycle cross of Thames

- A Friar Street & Station Road
- B Friars Walk & Greyfriars Road
- C Station Hill
- D Station & Interchange
- E North of Station
- G Riverside
- H Napier Road Corner

Station/river major opportunity area strategy
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WIDER CONTEXT EMERGING DEVELOPMENT CONTEXT



1 Iceland Wicks Weldale Street Approved



CGI of development

422 Dwellings
4-11 Storeys

2 Station Hill Approved



CGI of development

538 Dwellings
7-12 Storeys

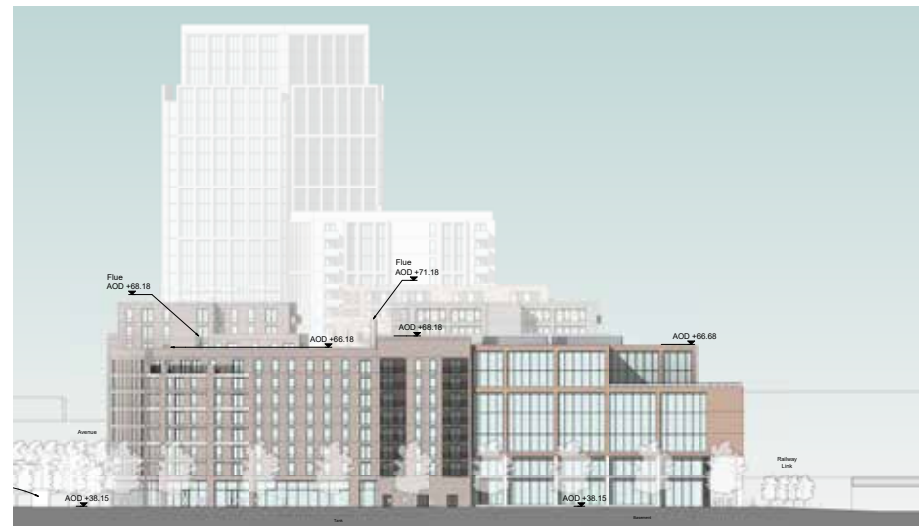
WIDER CONTEXT EMERGING DEVELOPMENT CONTEXT

3 80 Caversham Road, Reading Planning Application (ref 182252) Approved



CGI of development

658 Dwellings
2-25 Storeys



Proposed Caversham Road Elevation

As demonstrated by the proposed elevations the western most element of the proposed development sits opposite 71-73 Caversham Road (to the east) and proposes building heights of 8-9 stories.

This application (182252) has been approved for the following development:

“Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 – 25 storeys in height, providing 658 (79 x studio, 227x1, 335x2 & 17x3-bed) residential units, office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre(Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement.”

2 Vastern Court Retail Park Planning Application (ref 200328) Subject of an appeal



CGI of development Planning Application (ref 200328)

562 Dwellings



Proposed Vastern Road Elevation Planning Application (ref 200328)

As demonstrated by the elevations and CGIs the westernmost element of the proposed development sits north-east of 71-73 Caversham Road and proposes building heights of 8-17 stories.

WIDER CONTEXT USES

This diagram shows the various different uses around 71-73 Caversham Road. These uses range from residential to commercial and mixed used.

80 Caversham Road (opposite the site), received resolution to grant at planning committee. This will result in new uses emerging in the local area. This includes ground floor office, community and commercial spaces with residential dwellings above.

- Key
- Site boundary
 - Residential
 - Retail
 - Commercial
 - Industrial
 - Office
 - Restaurant
 - Fire station
 - Gym
 - I Planning Application Ref: 182252



Site aerial showing uses in the local area.

WIDER CONTEXT STOREY HEIGHTS



Site aerial showing the heights of buildings in the local area.

This diagram shows the various storey heights around 71-73 Caversham Road. The majority of buildings on the Site sit at 2-storey with tallest going up to 3-storeys.

There majority of buildings along Caversham Road are commercial use which have a higher storey height than residential use.

The development to the east at 80 Caversham Road will have a maximum height of 13-storeys, with 8 storeys fronting Caversham Road.

WIDER CONTEXT

AMENITY SPACE

The diagram shows the local amenities near to Site. The majority of amenity space consists mostly of private gardens from the surrounding residential community.

- Key
- Site boundary
 - Private gardens
 - Planning Application Ref: 182252, to be determined
 - ▨ Proposed private podium/gardens
 - ▨ Proposed public amenity



Site aerial showing the amenity spaces in the local area.



Site aerial showing the flood risk areas.

This diagram shows the flood risk around 71-73 Caversham Road. The Site is located in flood zone 2, an area with a medium probability of flooding and therefore a flood risk assessment has been submitted in support of this application.

Key

- Site boundary
- Flood zone 2
- Planning Application Ref: I82252, to be determined



02 THE SITE

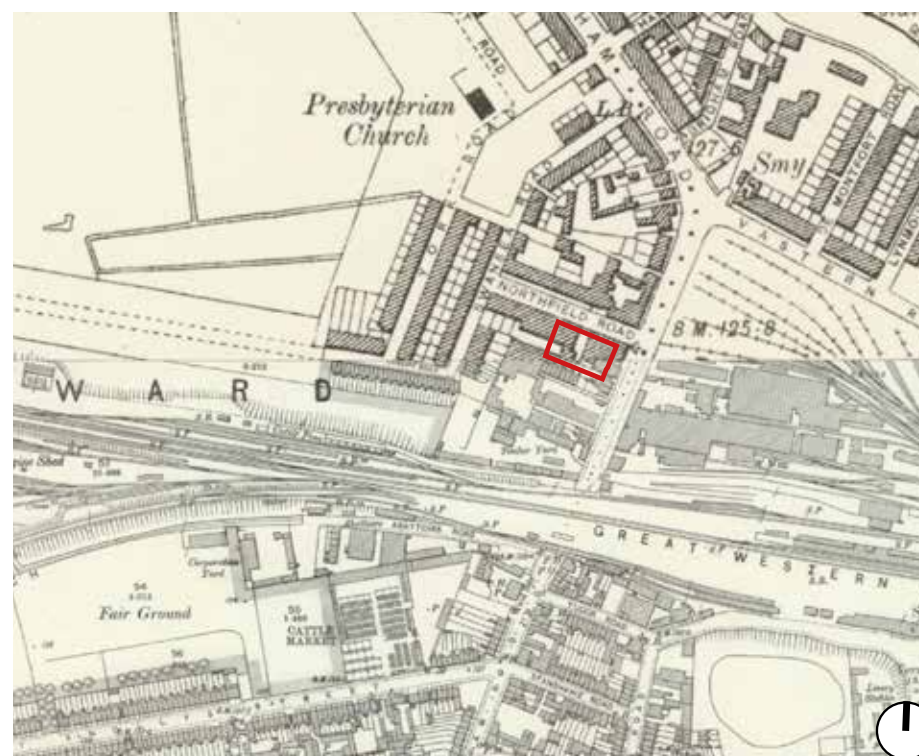


THE SITE HISTORICAL MAPS

The Site is on the northern outskirts of Reading Town Centre and the historic maps show that the Site was used as a Malthouse in the 19th century. Two buildings front onto Caversham Road, and a longer warehouse behind, with a yard between.

During the 20th century, it is likely the building on the Site stopped functioning as a malt house and was divided into smaller units. During this time the surrounding area developed outwards with rows of terraced housing and other commercial and industrial uses.

The building was significantly modified sometime during the 1930s when a protruding steel and glass ground floor frontage was added to the facade fronting onto Caversham Road. Following this, the rear sections of the eastern building were demolished.



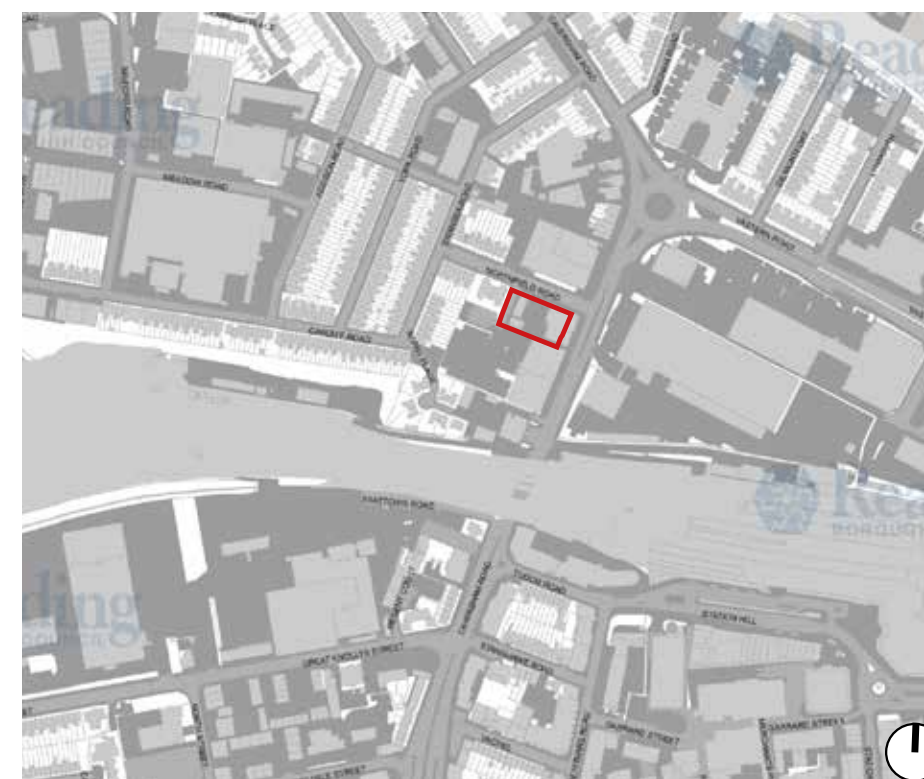
1900



1913



1938



Today



The Site - Britain From Above Aerials 1948 ©Historic England



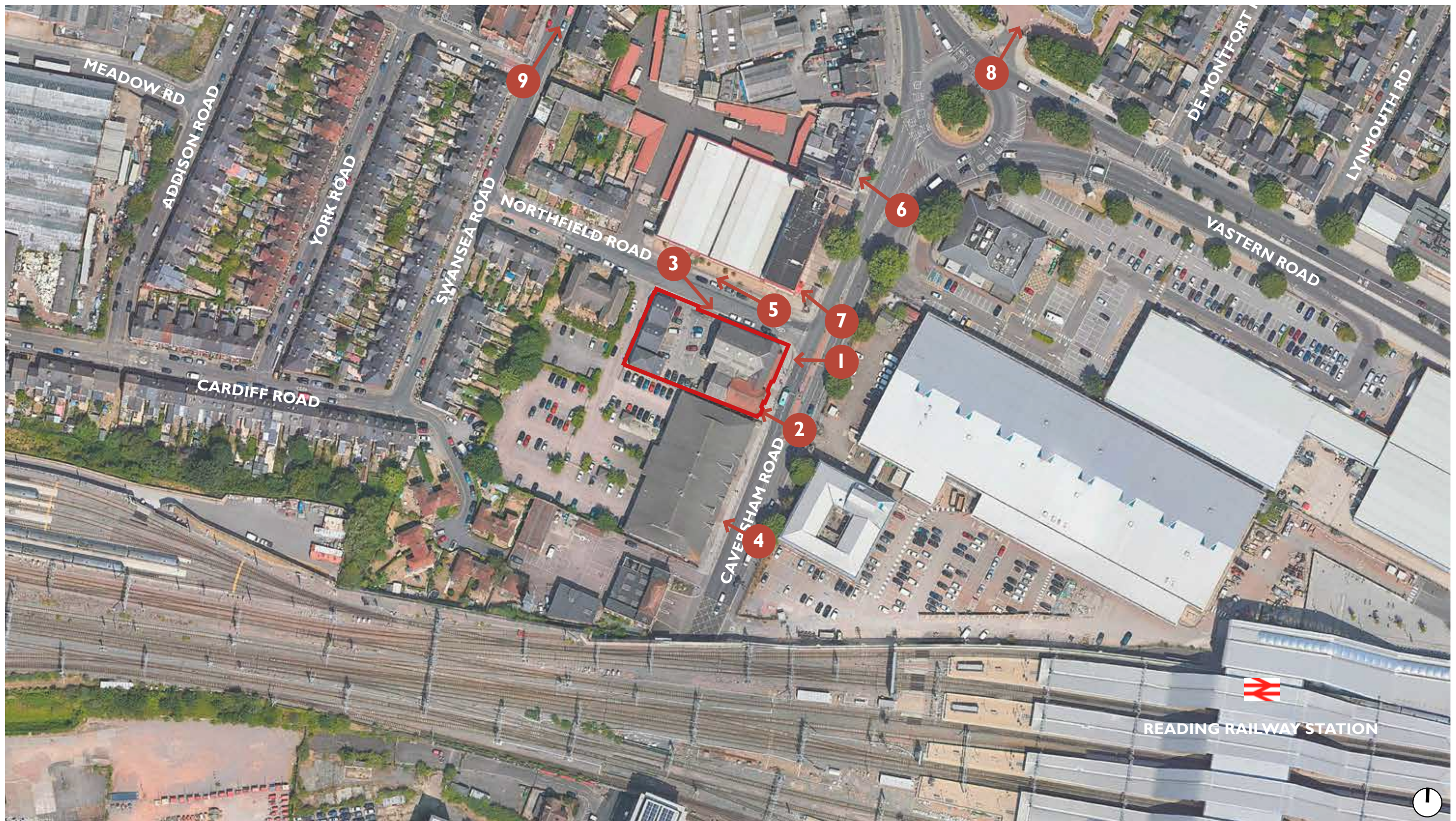
The Site - Britain From Above Aerials 1948 ©Historic England



Caversham Road historic photographs



THE SITE SITE PHOTOGRAPHS KEY PLAN



THE SITE SITE PHOTOGRAPHS



1 View from Caversham Road of the existing building on Site.



2 View from Caversham Road of the existing building on Site.



3 View of unkept courtyard.



4 View facing onto commercial building on Caversham Road.



5 Residential road of 2-Storey building and 3-Storey buildings.



6 View of flats above store fronts.



7 View facing onto a 3-Storey office building.



8 View facing onto a 3-Storey office building.



9 View from Sawnsea Road facing the primary school.

THE SITE CAVERSHAM ROAD ANALYSIS

The Site is located in a 'transition zone' where the land use and building types are in flux. The elevations show that there is a lack of coherent townscape within the wider surroundings along Caversham Road, with a mix of fine grain residential buildings and large scale commercial units in the same vicinity.



View from Caversham Road showing dual carriageway at the front of the Site



View from Caversham Road showing existing two storey neighbouring commercial building

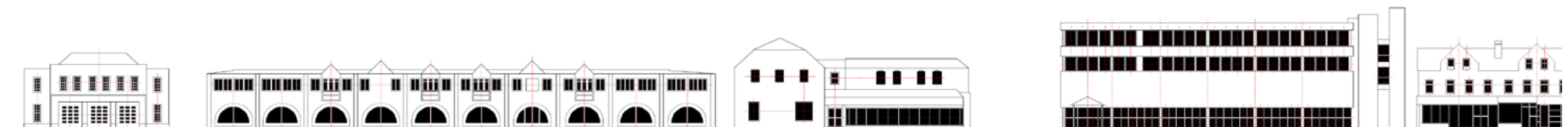


Caversham Road existing street character

THE SITE CAVERSHAM ROAD ANALYSIS



Inconsistent architectural language expressed in variety of building and roof forms



Symmetrical, vertically aligned and repeating openings



Diversity of materials and detailing



Large variety of window sizes and styles



THE SITE

'DREWS' BUILDING ANALYSIS

The eastern end of the Site is occupied by a building on the corner of Northfield Road. This is formed of two parallel, linked rectangular buildings with pitched roofs, fronting Caversham Road. The building is predominately built out of brick with a steel frame roof.

The windows and doors on the ground floor are unsympathetic modern replacements and several openings have been boarded, bricked up, or covered with metal roller shutters.

Some window openings still have their original shape headed with gault brickwork and have a typical, regular-spaced form. All original windows and doors appear to have been removed.



Existing 'Drews' building showing poor relationship between the shop entrance, footpath and Caversham Road



Existing interior photos of 'Drews' building

THE SITE 'DREWS' BUILDING ANALYSIS



'Ghost' sign-lettering at first floor level on Northfield Road - possibly 'SMALL BONE LTD.'

Cream brick arch lintel



Cream brick detailing



Red brick arch lintel



Gable roof form



Cream arch with green brick piers



Inset brick to replicate window opening



Double height window opening



Existing 'Drews' building façade facing Caversham Road



Existing 'Drews' building façade facing Northfield Road

THE SITE

THE MALTHOUSE AND BREWERY BUILDING ANALYSIS

The 'Malthouse' and 'Brewery' building at the rear are less altered in character than the Drews building. However, their elevations have nonetheless been heavily altered and are currently being used as office space.

These office buildings will remain unaffected by the proposal.



Photo showing poor-quality rear elevations created by the demolition of the rear sections of the building in 1971-1988.



Photo showing poor relationship to the street at the Western end of the Site



Rear courtyard area showing vast extent of tarmac parking



Photo showing existing relationship between the office space and tarmac parking

THE MALT HOUSE AND BREWERY BUILDING ANALYSIS



Chamfered corner



Bay window



Dentil course brick detailing



Half hipped roof forms



Former arch and now turned into a double door with brickwork infill



Small sash window with arch lintel



Painted brickwork



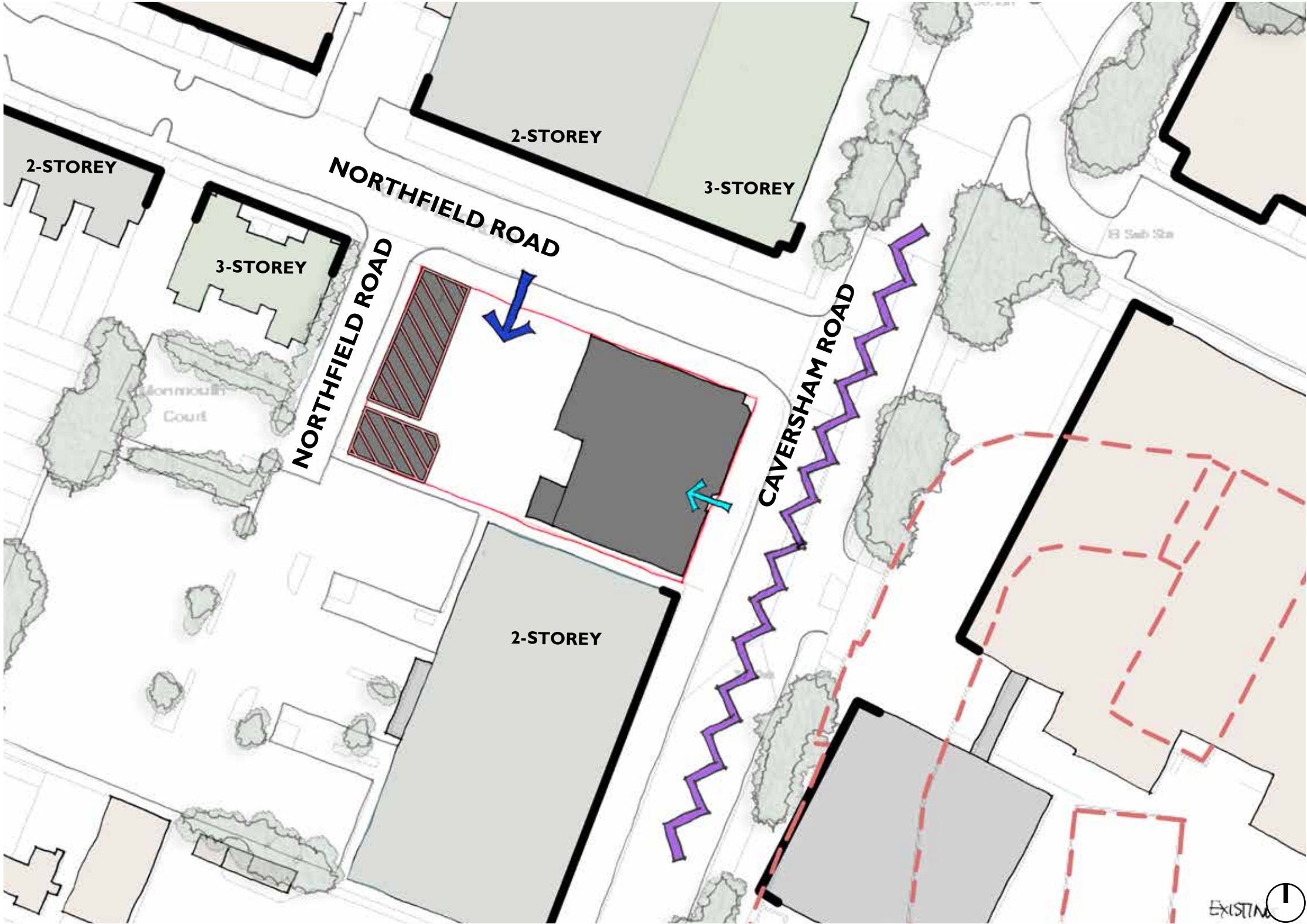
Existing office as rear facing the back of the 'Drew' building



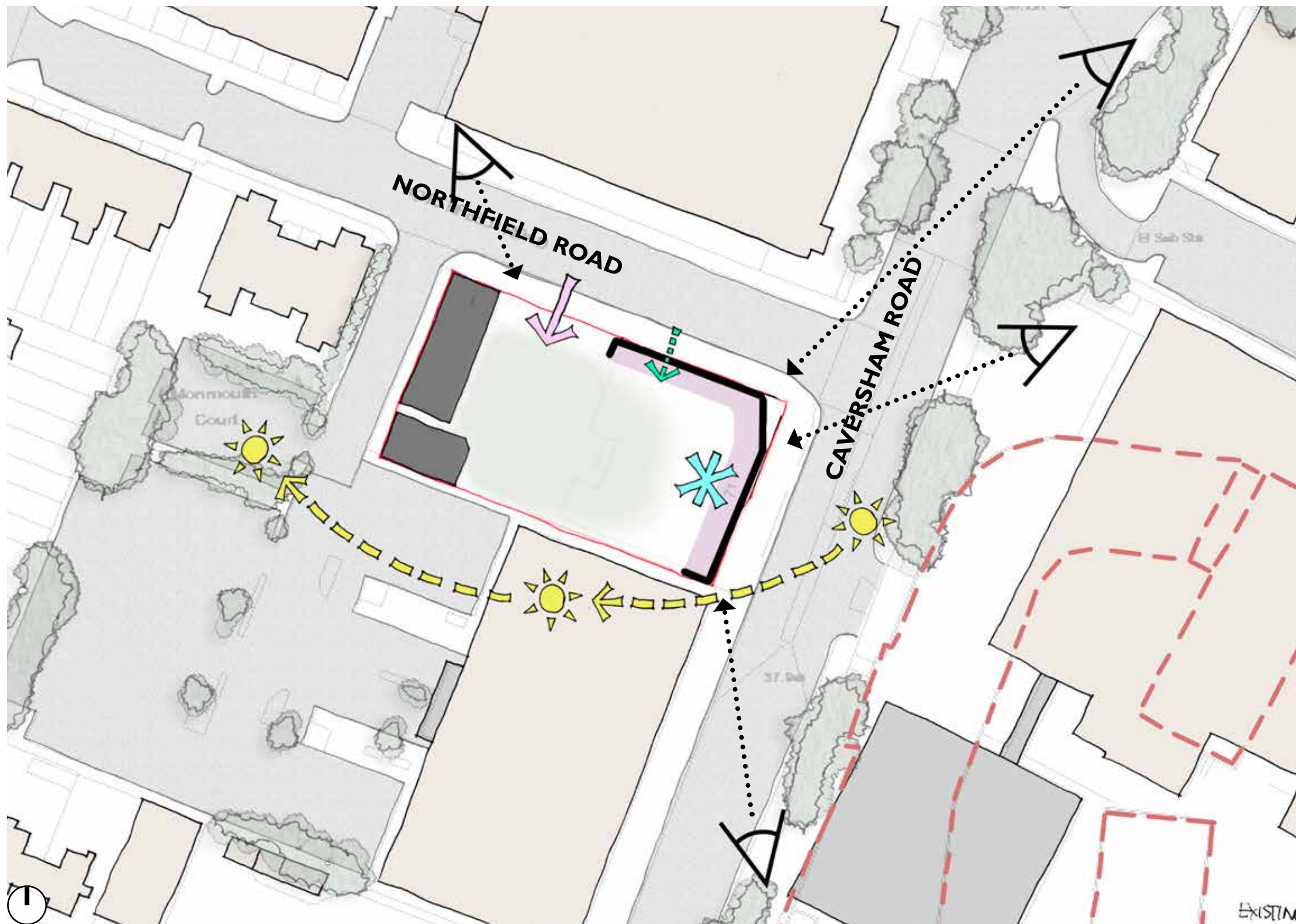
Existing office facing Northfield Road

CONSTRAINTS

The diagram on the right shows the constraints within the surrounding context of the Site.



The diagram on the left shows the opportunities within the surrounding context of the Site.



Key

-  Height increase to create a landmark along main road
-  Retained entrance
-  Sun path
-  Continuous frontage
-  Open space
-  Pedestrian entrance
-  Improved views into the Site
-  80 Caversham Road, Reading, RG11AA Planning Application (182252)



03 DESIGN DEVELOPMENT



DESIGN DEVELOPMENT

HERITAGE METHODOLOGY

This small section of fabric is isolated in all directions by later interventions, and if retained, would either have to be entirely de constructed for re-integration within a new building (thus removing its authenticity), or entirely suspended in situ.

The roof form has been altered significantly as a result of the this later infill that sits between the north and south buildings.

The original character of the entire ground floor to Caversham Road has been lost, which was removed prior to 1948 to provide a highly glazed shopfront



 Original parts of the existing building fabric

In seeking to respond to the Inspector’s comments on the previous application (ref 191792), and to preserve the building’s remaining fabric within a new scheme, it will be important to ensure that authenticity, and a best-practice compliant approach to facade retention takes place. The existence of historic fabric does not mean that it should necessarily always be retained, and in a number of cases, such retention can lead to a scheme that lacks authenticity, and is clumsier, less pleasing, than a comprehensive redevelopment.

Once the design team considered what historic fabric remains, we proceeded to analyse the correct extent of conservation in the context of the new scheme.

In some cases, the fabric that can be retained is so fragmentary that its retention would prohibit the creation of a good-quality scheme.

The images below highlight what original parts of the building could be retained.



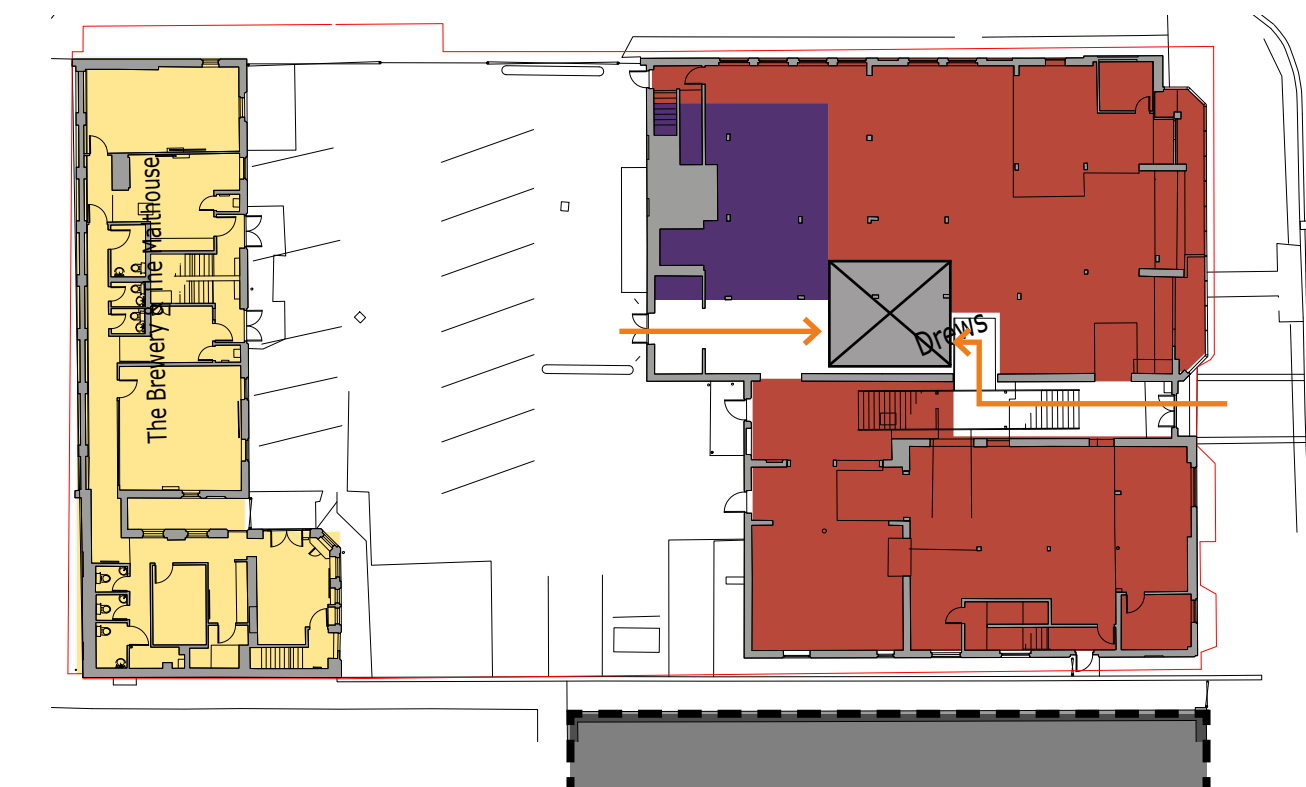
 Original parts of the existing building fabric

DESIGN DEVELOPMENT

DEVELOPMENT OPTIONS

FULL RETENTION

After understanding the existing building's significance as a non-designated heritage asset, the design team explored a series of options for retention and demolition. The options shown on the following pages highlights the advantages and disadvantages of each option. The option on this page would allow for the retention of all existing buildings on the Site.



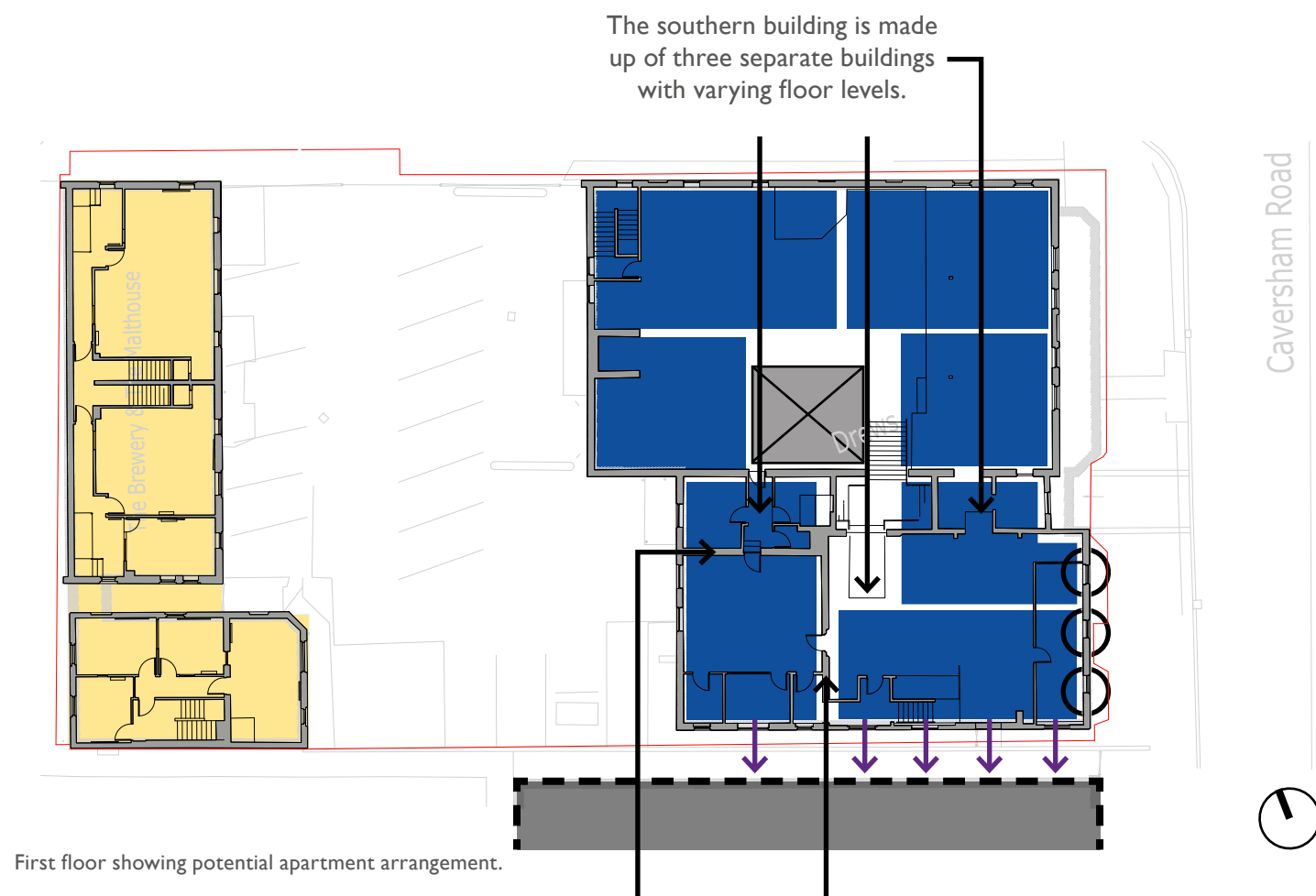
Ground floor plan showing potential layout for commercial space, residential lobby and services.

Caversham Road



Key

- Existing office to be retained
- Convert to commercial space
- Residential apartment - conversion
- Residential apartment - new build
- Residential stair & lift core
- Residential services
- Residential access
- Poor outlook



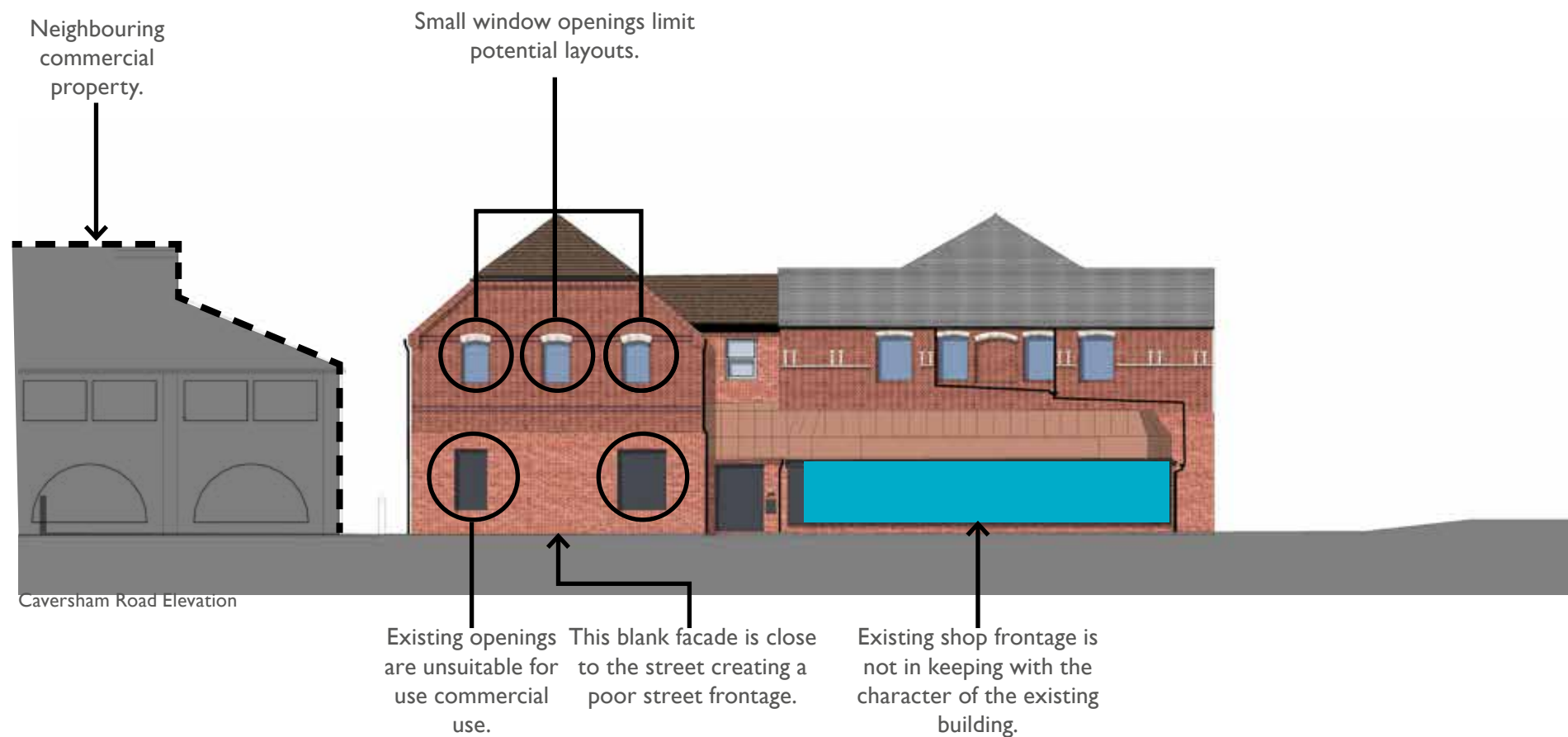
First floor showing potential apartment arrangement.

Caversham Road



The southern building is made up of three separate buildings with varying floor levels.

The southern building has more structural walls than the northern building, making the layouts less efficient.



Observations

This option does not allow for a full redevelopment of the Site and offers limited utilisation and optimisation.

- Existing structural walls and windows compromise the quality of the residential layouts on the upper floor. This is most notable in the southern building, which is made up of three separate buildings that have previously been joined to form one.
- The ground and first-floor plan show the extent of existing structural walls and levels changes that make it less suitable for residential or commercial conversion.
- The existing windows are small in size and do not allow for good daylight in proposed living spaces.
- The windows on Caversham face directly onto the A329 and have acoustics and air pollution problems.
- The apartments would have no access to private or communal outdoor amenity space without making significant openings into the existing building.
- The neighbouring commercial building sits 2 meters away from the building. This blocks views their view out offering little value for proposed residential dwellings.
- There are many columns on the ground floor that support the floor above. These are not regular in their layout and make the space less flexible for potential tenants.



DESIGN DEVELOPMENT

DEVELOPMENT OPTIONS

SET BACK NEW ADDITION

This option would allow for the retention of majority of existing buildings with a new build element to rear.

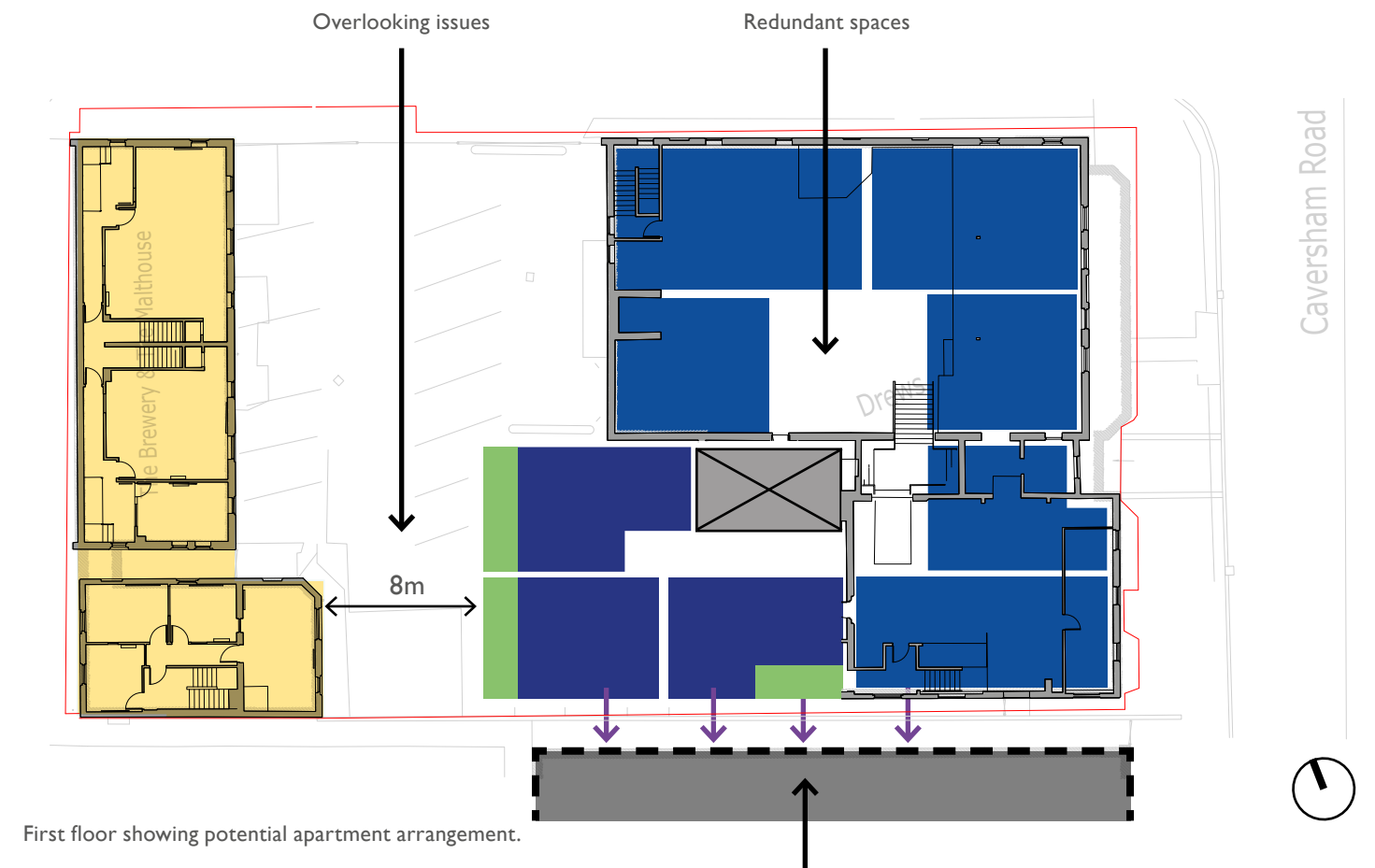


Ground floor plan showing potential layout for commercial space, residential lobby and services.

Key

	Existing office to be retained		Residential access
	Commercial space - conversion		Poor outlook
	Commercial space - new build		Balcony/terrace
	Residential apartment - conversion		
	Residential apartment - new build		
	Residential stair & lift core		
	Residential services		

Caversham Road



First floor showing potential apartment arrangement.

Caversham Road



DESIGN DEVELOPMENT DEVELOPMENT OPTIONS



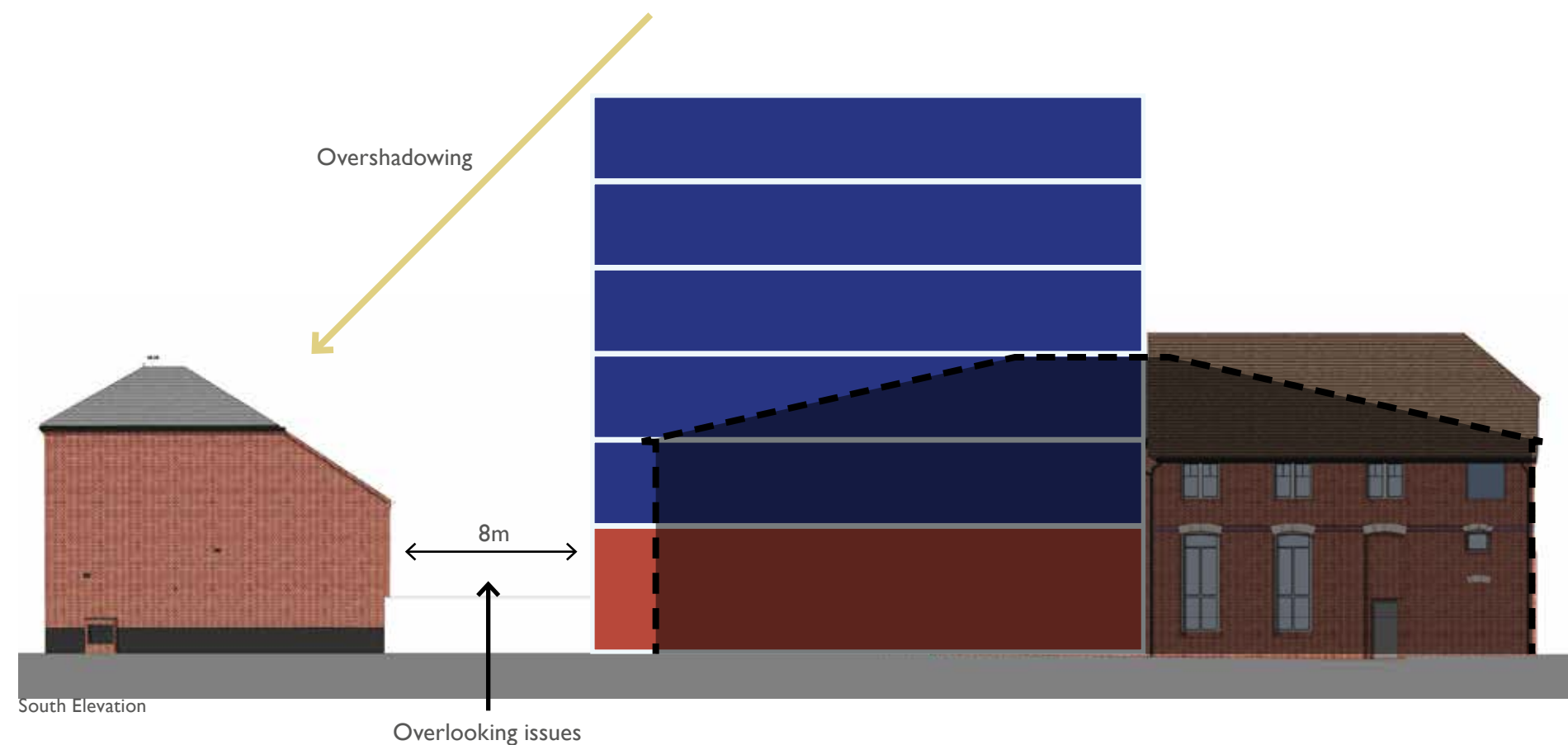
Observations

The extension at the rear increases the amount of development however, it does not allow for an efficient layout. The floor plan is deep and any windows on the south elevation are compromised by the neighbouring building.

The ground floor is less successful, with development oversailing car parking. This impacts the relationship with the retained buildings to the rear of the Site and increases overshadowing.

An increase in the built footprint from the existing would also increase the flood risk.

Part of the commercial space is located in the new build, offering high-quality, purpose-built accommodation. However, a significant amount sits in the conversion elements. The columns on the ground floor and load-bearing walls are not regular in their layout and make the space less flexible for potential tenants.

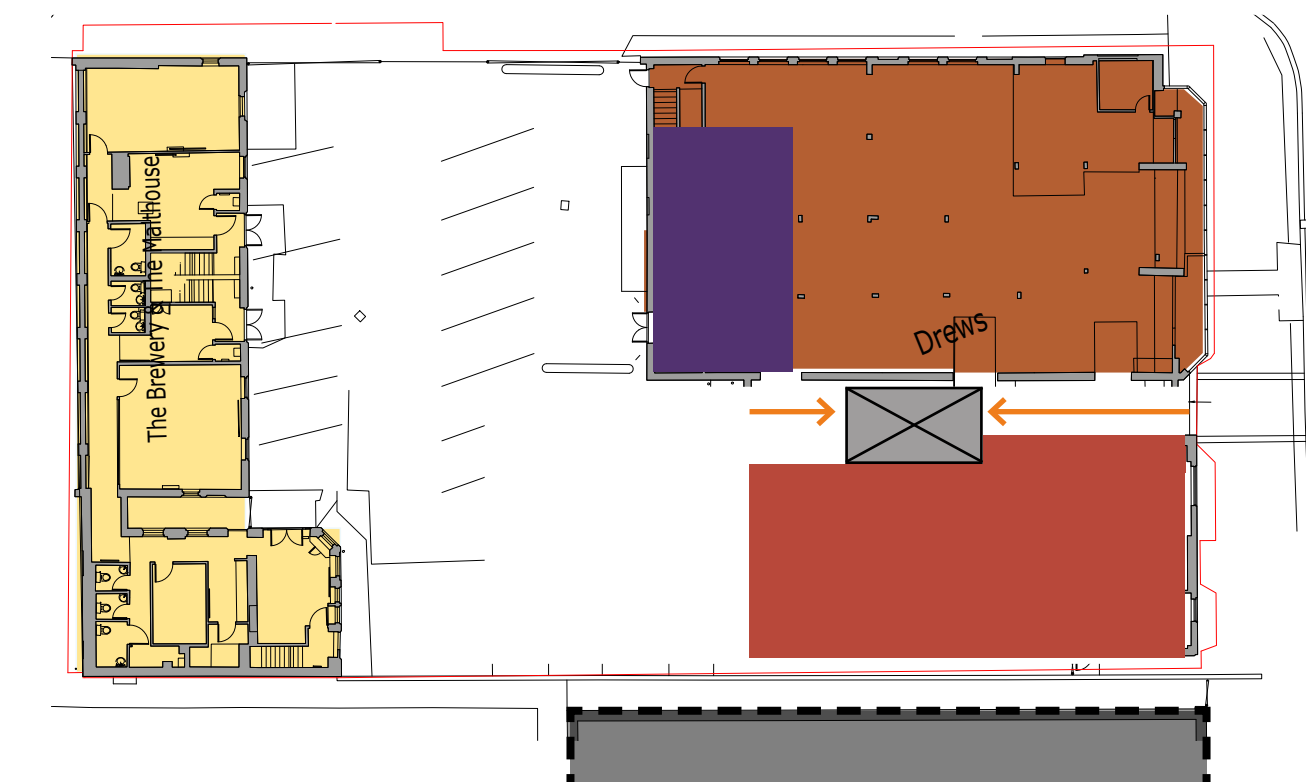


DESIGN DEVELOPMENT

DEVELOPMENT OPTIONS

FACADE RETENTION

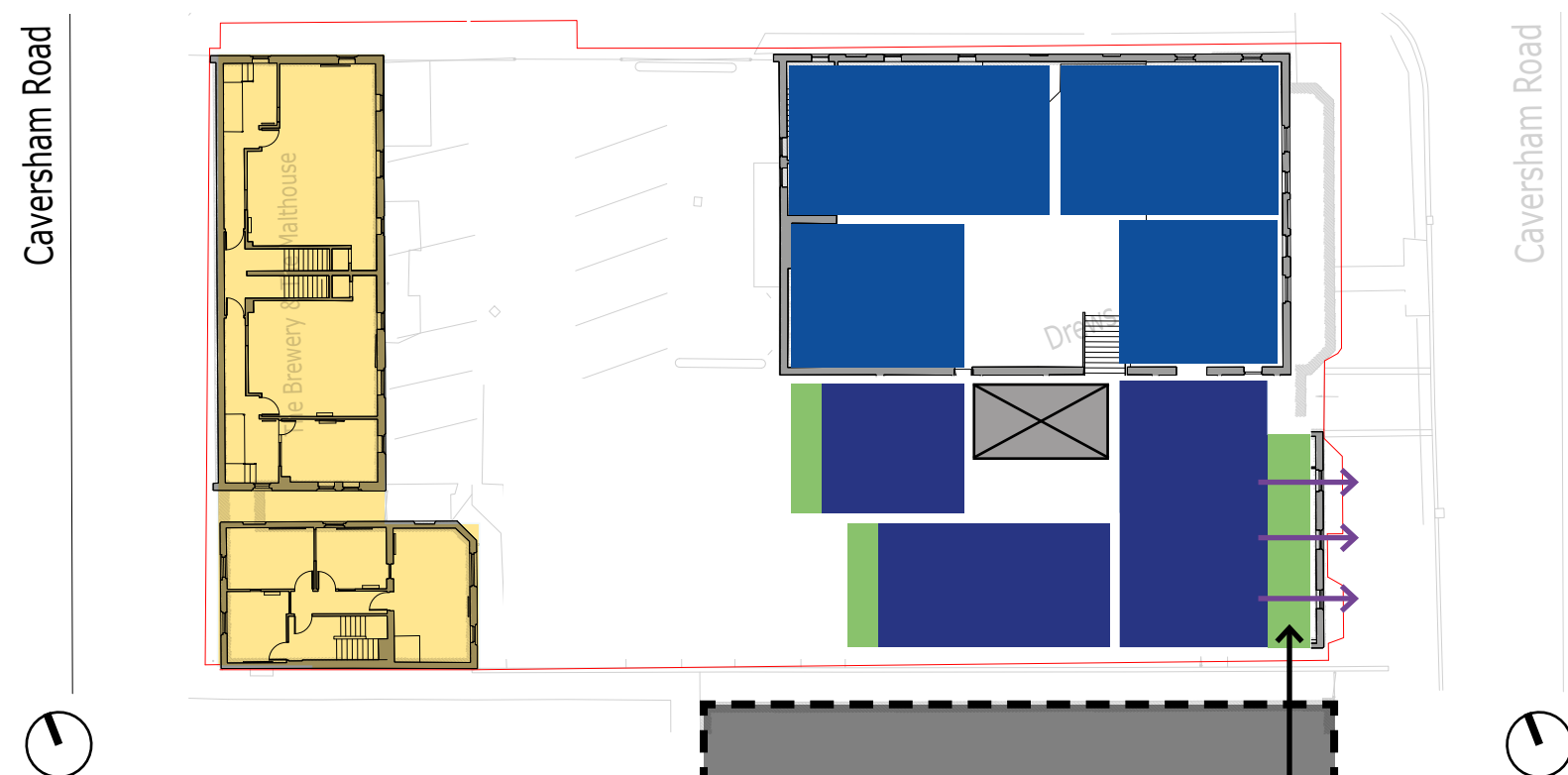
This option retains the original parts of the existing buildings. This includes the retention of the corner building and the front façade of the southern building with new build element set back behind the facade.



Ground floor plan showing potential layout for commercial space, residential lobby and services.

Key

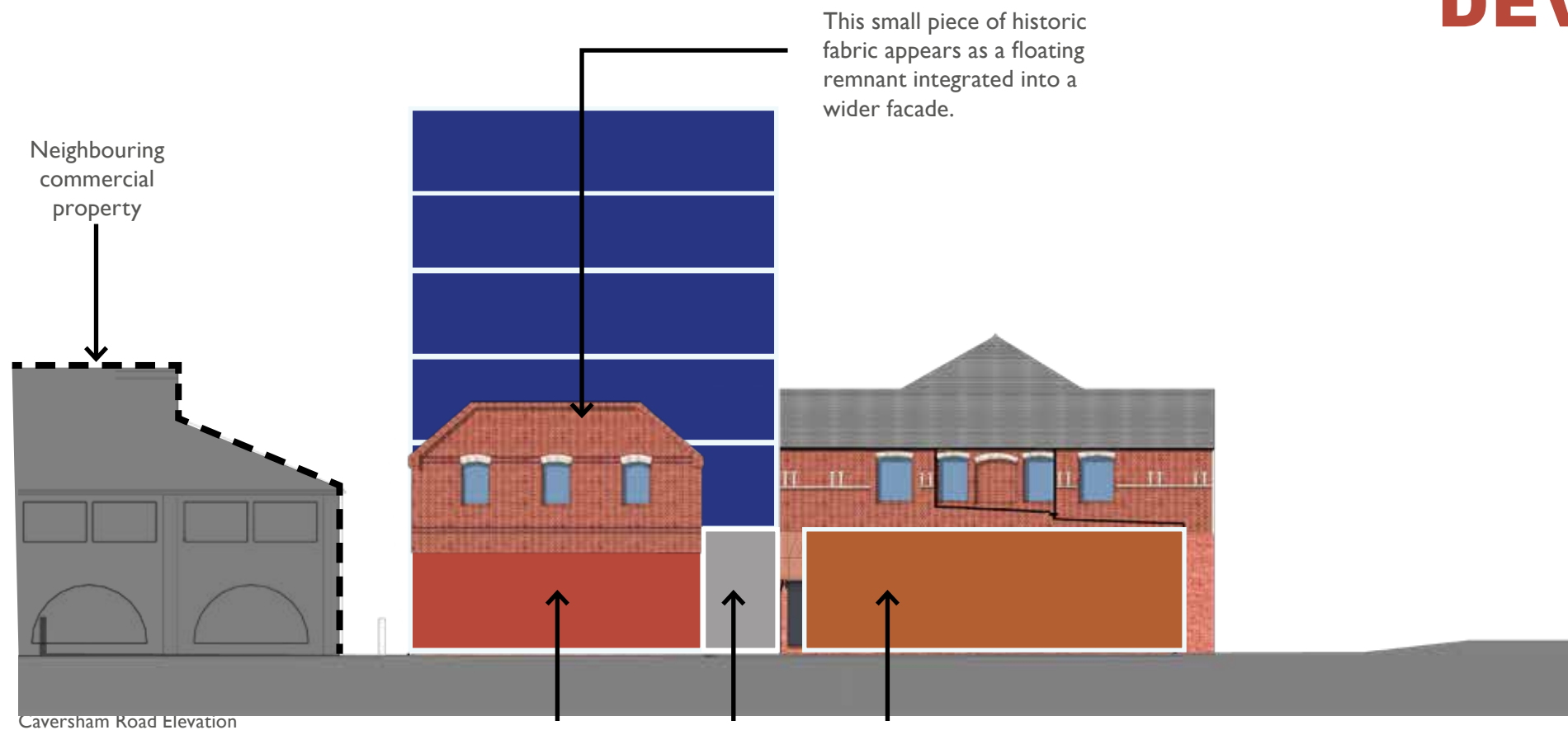
	Existing office to be retained		Residential access
	Commercial space - conversion		Balcony/terrace
	Commercial space - new build		
	Residential apartment - conversion		
	Residential apartment - new build		
	Residential stair & lift core		
	Residential services		



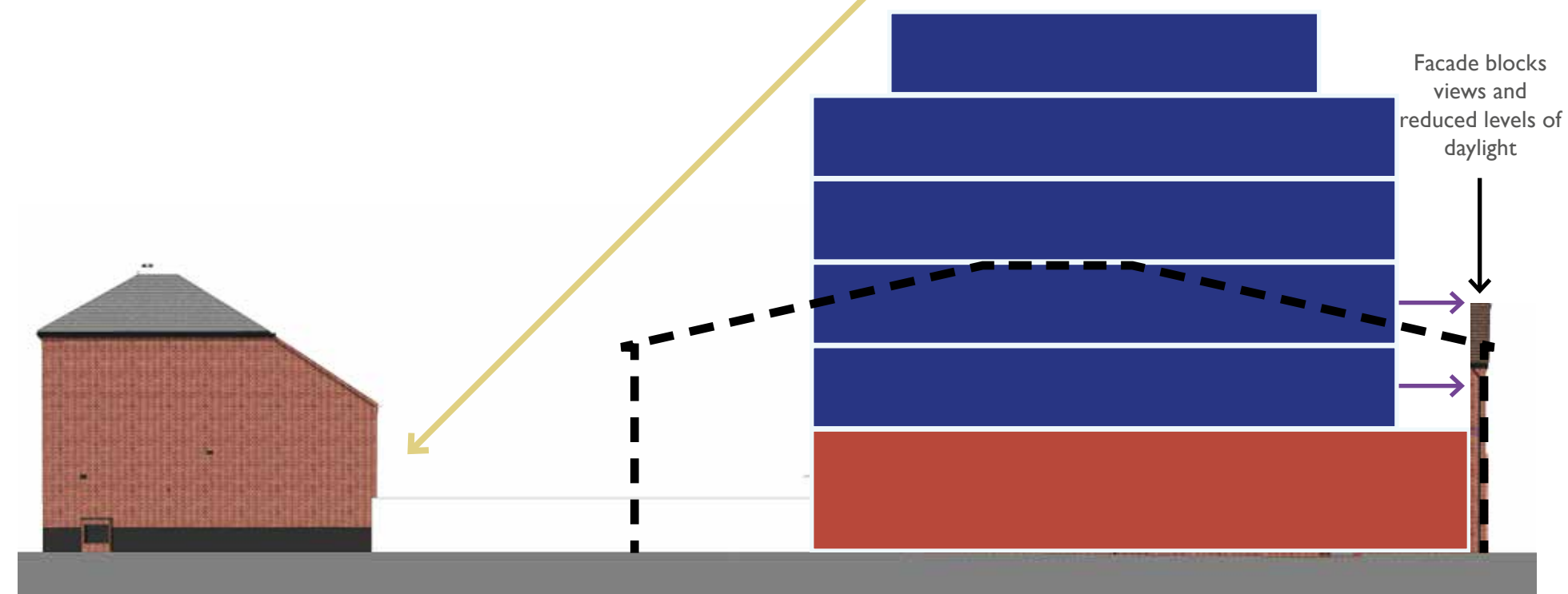
First floor showing potential apartment arrangement.

Facade blocks views and reduced levels of daylight

DESIGN DEVELOPMENT DEVELOPMENT OPTIONS



Replace the ground floor frontage with a new facade that is more in keeping with the character of the existing building



Observations

The existing building does not lend itself to residential conversion due to internal levels and structural layout.

The apartment layouts would be compromised on the first and second floor, where the existing gable/retained façade would obscure their outlook.

A new insertion is required into the ground floor to replace the frontage that was added in the 1960/70s. This leaves a small amount of existing brickwork to be retained giving it a disjointed appearance with no clear connection between old and new.

The retention of the southern gable would result in the need to jack up, and retain as a feature in space. Not just replacement of frontage, but the retention of isolated and elevated element.

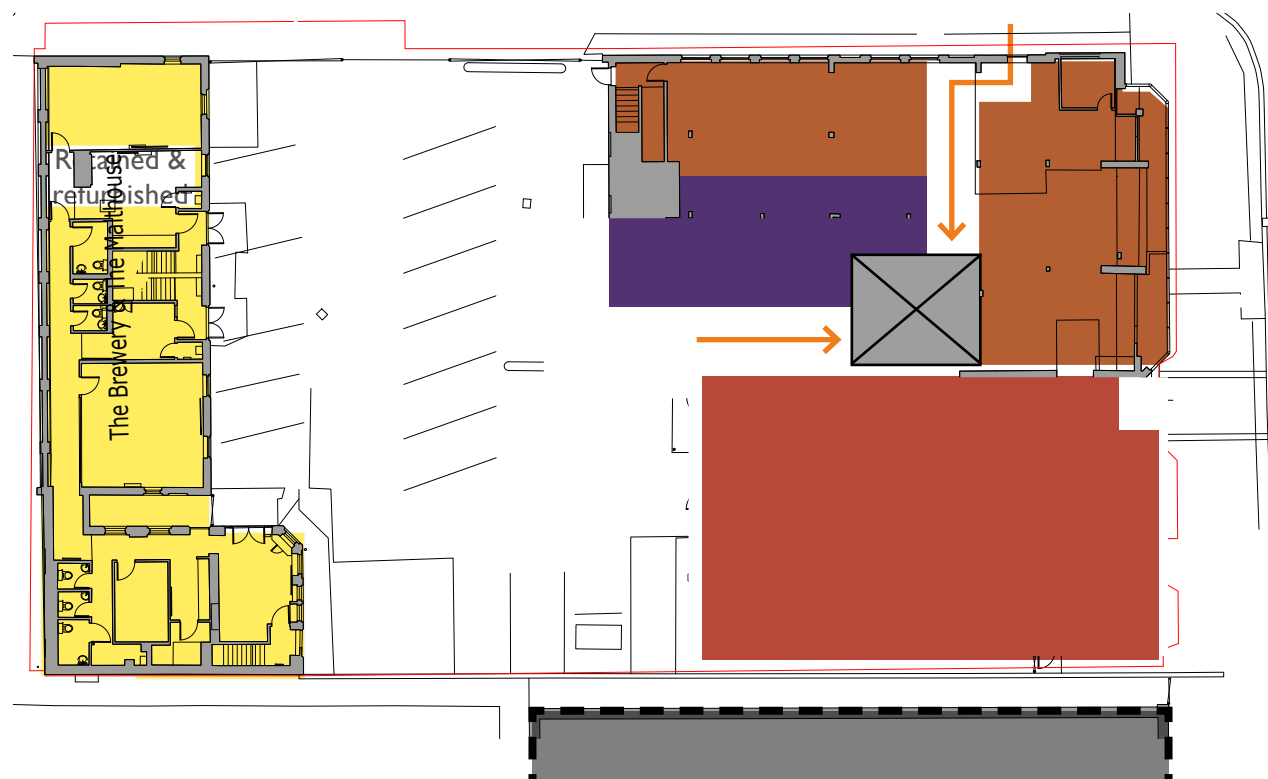


DESIGN DEVELOPMENT

DEVELOPMENT OPTIONS

SET BACK NEW ADDITION

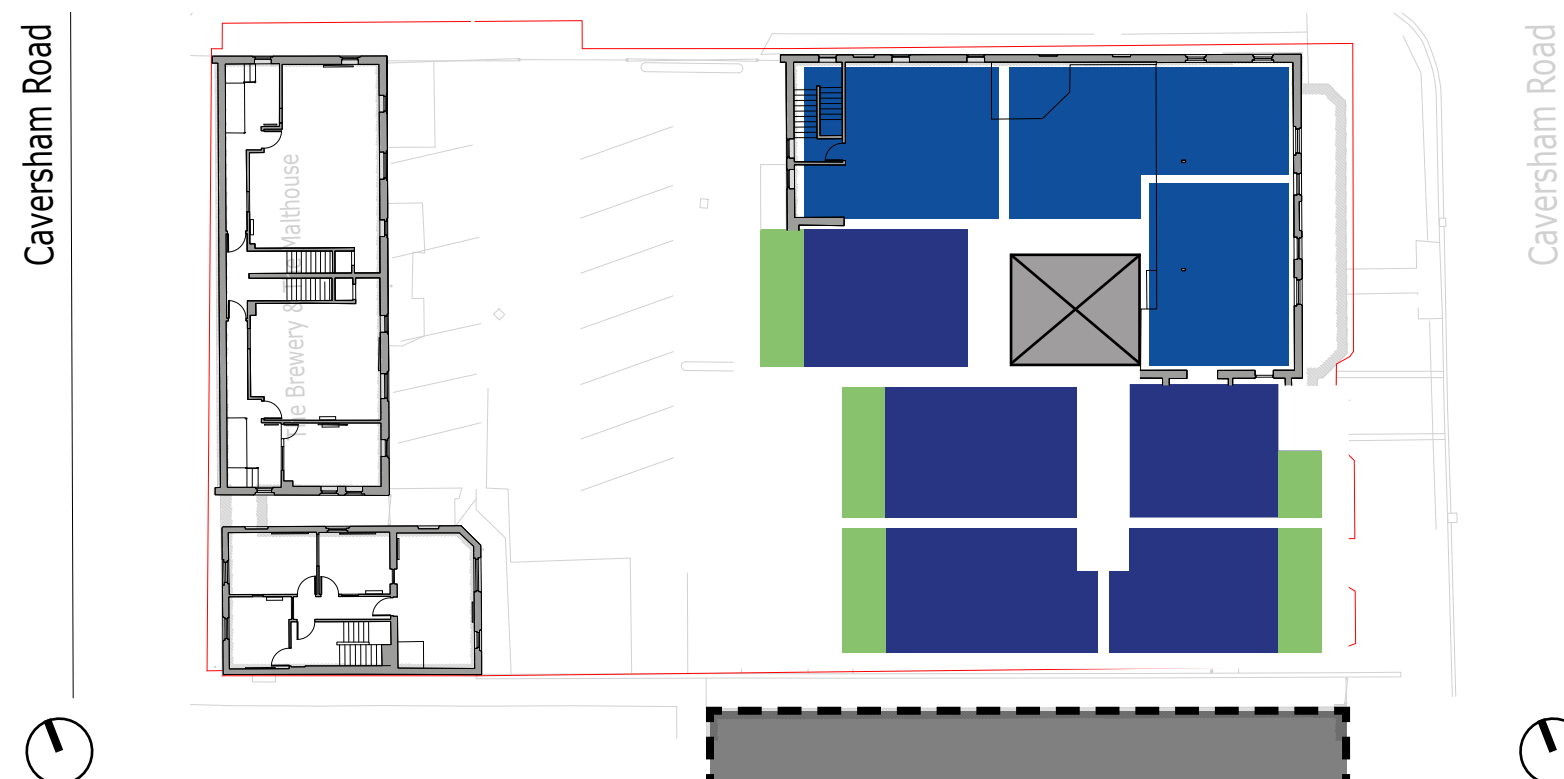
This option retains the key corner building and the rear office buildings. The southern building is removed to allow for a new build element within the same footprint of the existing southern building.



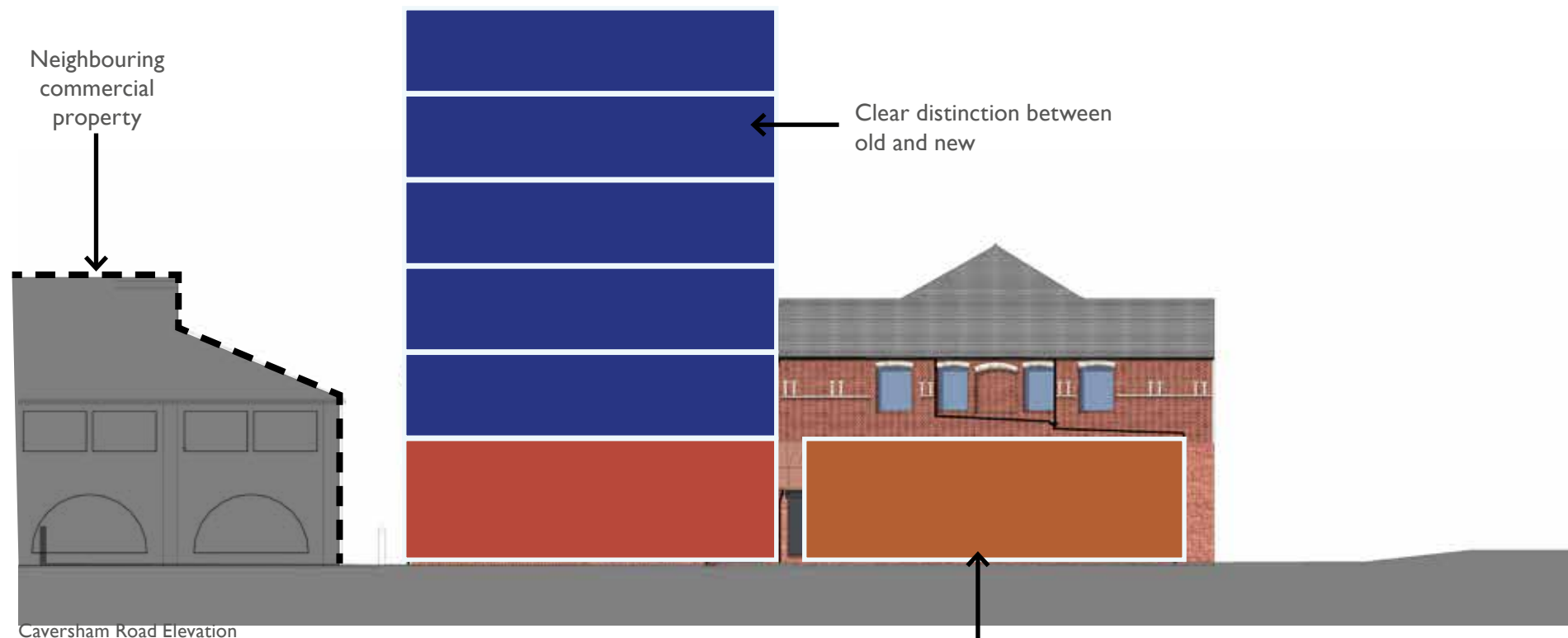
Ground floor plan showing potential layout for commercial space, residential lobby and services.

Key

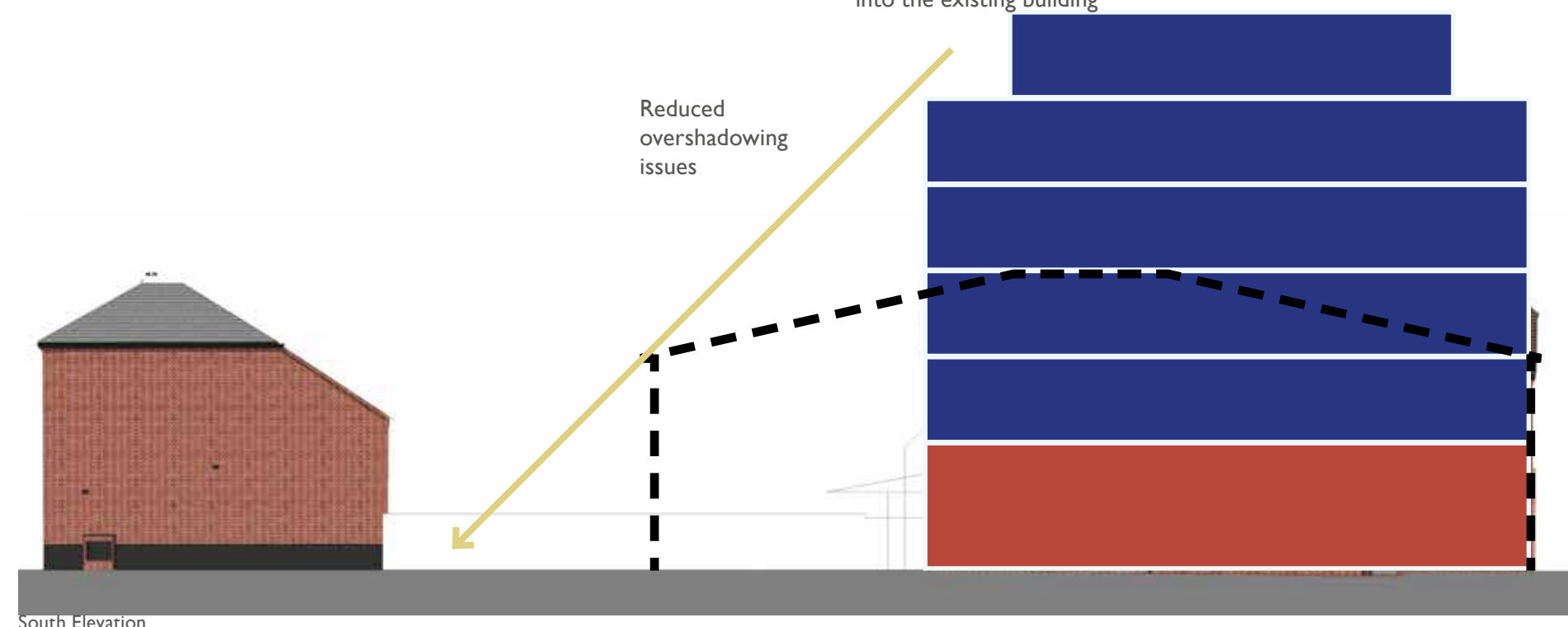
- | | |
|--|---|
| Existing office to be retained | Residential access |
| Commercial space - conversion | Balcony/terrace |
| Commercial space - new build | |
| Residential apartment - conversion | |
| Residential apartment - new build | |
| Residential stair & lift core | |
| Residential services | |



First floor showing potential apartment arrangement.



Opportunity to replace 60's shop frontage with a new commercial frontage that is sensitively integrated into the existing building



SET BACK NEW ADDITION

This allows for a clear distinction between old and new.

Allows for sensitive supporting new massing to complement the retained heritage assets on Site

Allows for excellent standards of amenity for proposed apartments.



DESIGN DEVELOPMENT

PRE APPLICATION 01

The design team presented the (revised) scheme to Reading Borough Council on the 12th August 2021. Issues around retention were discussed and two preferred design options were reviewed in greater detail. The preferred option omitted the south-east building and the alternative option, retained the facade of the south-east building.

Through discussion relating to aesthetics and practicality, there was an agreement that the proposed option subject to amendments was more suitable.

READING BOROUGH COUNCIL COMMENTS

Preferred option

- This option omits the original gable of the building (As shown on “Proposed Retention Strategy” on the previous page).
- The large frontage of the development, owing to the winter gardens, is not appropriate – design should consider lighter colours and materials, but also want to avoid the balconies appearing clip-on or not structurally sound.
- Suggestion that the front elevation should be set back to maintain the significance of the existing building below and for the rear elevation to be in line with original building on the right – however, this is not possible owing to flood risk implications.
- Recommendations for the brickwork colour to be changed from the second floor up to ‘disguise’ the upper levels of the development and maintain the heritage of the original building.

Alternative option

- The alternative option includes the original gable of the building.
- Maintaining the gable of the original building will provide limited benefit to the development and will not significantly maintain or enhance the heritage asset.
- Maintaining the gable of the original building will look out of place with the surrounding development and not create an aesthetically pleasing streetscape.
- There is a risk that maintaining the gable of the existing building and attempting to incorporate it into the development would appear pastiche.

Concluding comments

The pre-app feedback noted that the part demolition was accepted by officers as an improvement on the previous proposal. The heritage officer recommended a lighter material for the front balconies on the upper floors. It was noted that the southern building should appear to step back from the adjacent building line and provide a connection to the gable that is to be demolished.

Preferred option



Sketch showing the relationship between the new extension and the retained facade

Alternative option



Sketch of alternative option showing odd relationship between the new extension and the retained facade



Revised options - 3D view of proposed extension and new shop frontage to the existing eastern corner building



Alternative option to retain the top part of the façade to the south east building



Proposed Caversham Road façade showing relationship between the existing drew building with a new ground floor frontage (right) and the new extension(left)



Ground floor plan showing preferred demolition strategy

DESIGN DEVELOPMENT

PRE APPLICATION 02

An updated scheme was presented to Reading Borough Council on the 20th October 2021.

READING BOROUGH COUNCIL COMMENTS

Supportive of the revised building form and design

- The case officer was supportive of the revised design, material use and building form.

Eastern facade

- The fenestration pattern showing 4 opening does not relate well to the existing building which has 3 openings

Shop fronts

- It was considered that the shop fronts require further design exploration as currently they do not respond well to the existing building materials and details.



Eastern façade



Eastern façade



Northfield Road view



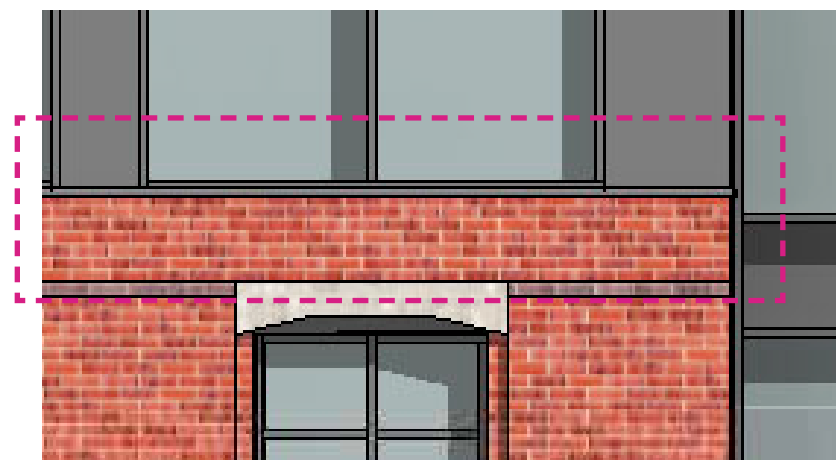
Shop fronts



Eastern façade



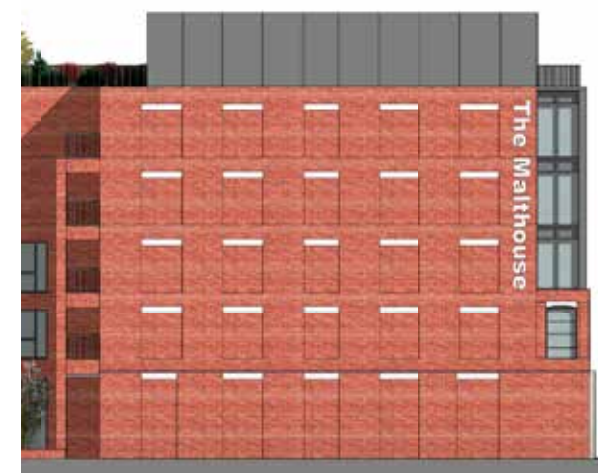
Dormer design



Brick detailing



Brick strip



Southern façade

Following further refinements, an updated scheme was presented to Reading Borough Council on the 10th November 2021.

READING BOROUGH COUNCIL COMMENTS

Southern façade

- Southern façade would benefit from further refinements by including greater modelling and detailing such as shaded brick.

Eastern facade

- First floor from the scheme shown at Pre Application 02 is more honest than the 3 narrow windows.

Shop fronts

- Consider additional detail such as green brick incorporated in the stall risers to help ground building.

Dormer design

- Consider more crisp, lightweight and paler colour so that the overall appearance is less heavy and dominant.

Brick strip

- Remove the brick vertical strip as it makes the building appear heavy.

Brick detailing

- Revise the brick detailing to south-eastern building to reflect existing brick patterns, i.e. the blue/yellow bands
- A stronger cornice detail is needed between the brickwork and metal frame to give a clearer definition.

DESIGN DEVELOPMENT

PRE APPLICATION 04

The design team updated the scheme based on the comments previously raised by the local authority representatives and presented an updated scheme with 2 options showing different use of materials to Reading Borough Council on the 25th November 2021.

READING BOROUGH COUNCIL COMMENTS

Option 1 - Metal cladding

- Generally, the case officer was supportive of the use of metal cladding to the new building extension as this responds to the character of the existing cast iron structure within the existing building.

Option 2 - Buff brick

- The case officer preferred the use of buff/cream brick to the top floor and set back front return because it reduces the amount of grey cladding, giving a lighter appearance. The use of brick is also more in keeping with the robust brick malthouse building.

Shop fronts

- The case officer was supportive of the revised design and material use but would prefer an arch detail, similar to the detailing proposed elsewhere in the scheme to reflect the existing brick arch detailing.

Rear Verandas

- There were discussions about changing the material of rear verandahs to meta. However, it was agreed that the use of brick in the courtyard is more sympathetic to the existing buildings.



Option 1 - metal cladding detailing



Option 2 - buff brick

Preferred approach



Rear verandas

Leave the rear 'verandas' as brick frame.



Option 1 - metal cladding detailing



Option 2 - buff brick

Preferred approach



Shop fronts

DESIGN DEVELOPMENT

MEETING WITH THE BELL TOWER COMMUNITY ASSOCIATION

The design team had a site meeting with the David Neale, Mary Neale and Jonathan Dart from the Bell Tower Community Association (BTA) on the 10th May 2022. The design team walked around the site with the BTA and spent time talking through the background, narrative and design proposal.

KEY DISCUSSION POINTS

The BTA suggested that the new proposal represents a significant improvement, with retention of the majority of the malthouse buildings being very welcome.

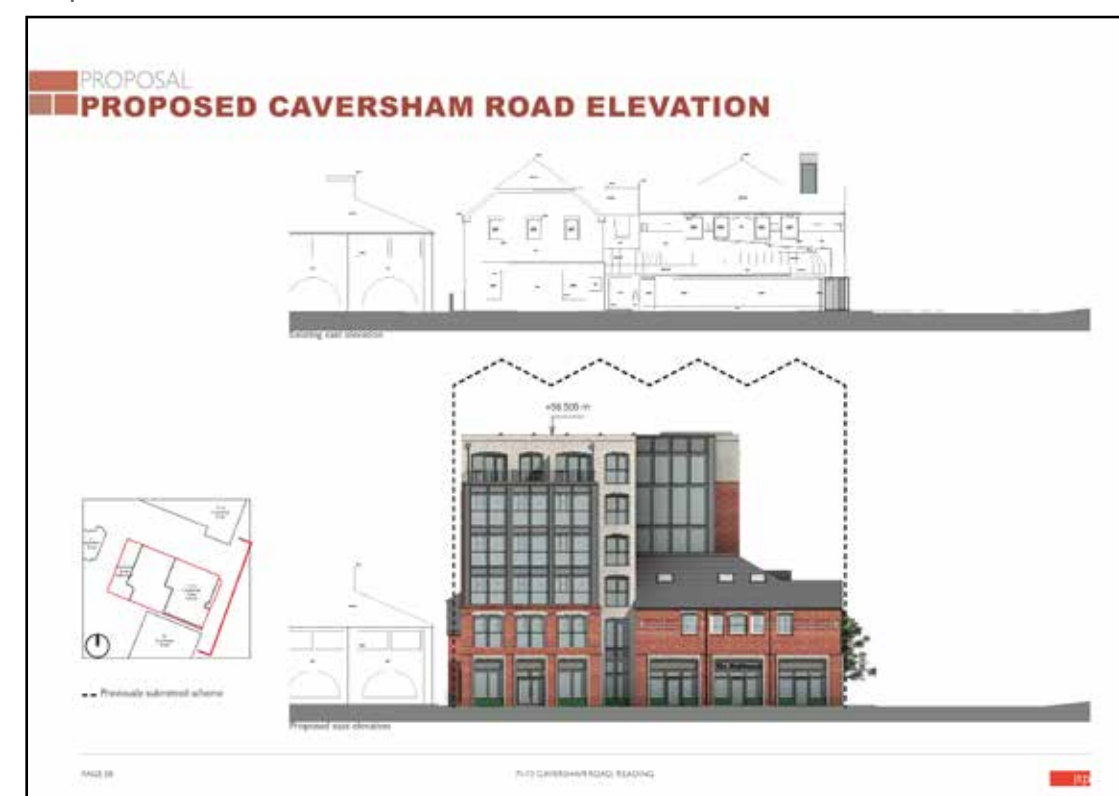
The main concern was around the six-storey height of the new development. There were discussions if the scheme could be reduced to 5 storeys while keeping the same number of apartments by extending further to the rear (westwards). However, the additional building footprint does not allow for extra apartments because the new development is not able to have any windows on the south elevation. The apartments are only able to increase in depth.

The proposed detailing was welcome, with minor concerns on the use of contrasting buff brick and the proposed detailing for the retail frontage design.

The images on the following pages show extracts of the presentation that was shown to the BTA.



Proposed Northfield Road elevation.



Proposed Caversham Road elevation.

MEETING WITH THE BELL TOWER COMMUNITY ASSOCIATION

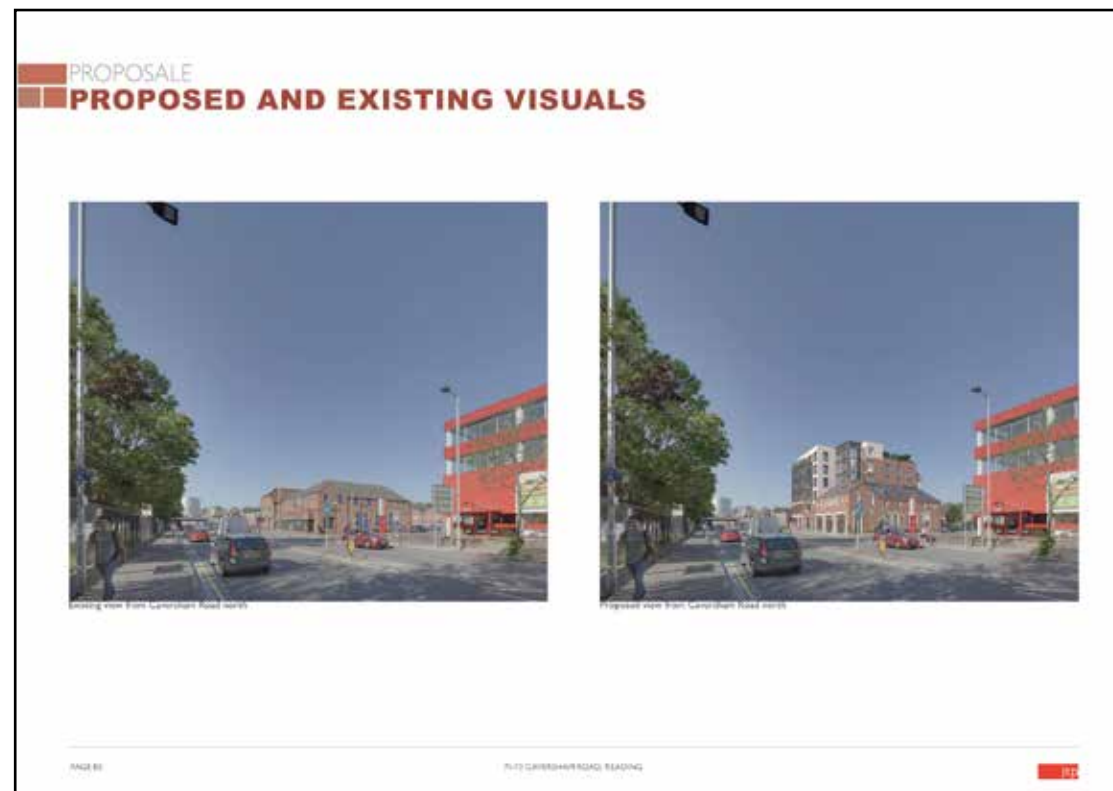
DESIGN DEVELOPMENT



The proposal scheme compared to the appeal scheme.



The proposal retail frontage to existing malthouse building.



Extract of the proposal scheme compared to the existing.



Proposal retail frontage to new development.



04 PROPOSAL



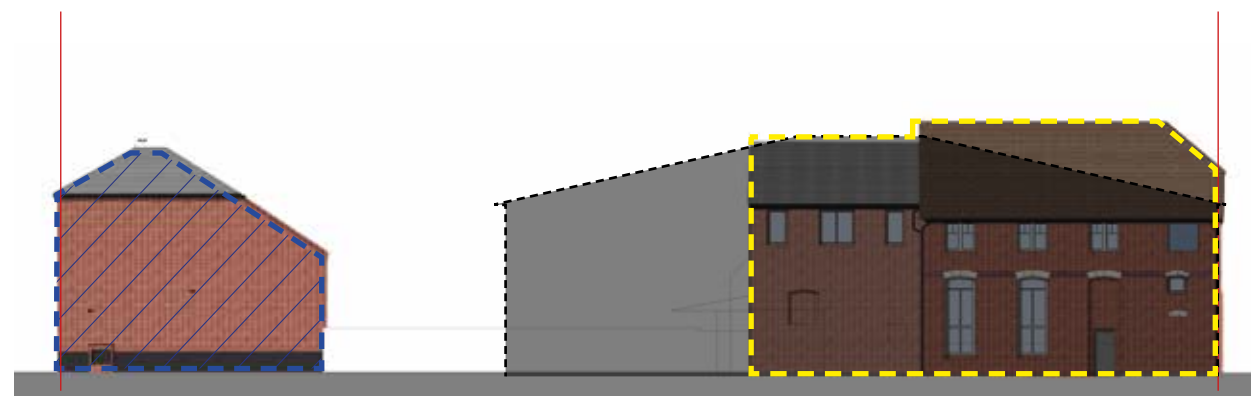
PROPOSAL DEMOLITION STRATEGY

The proposal includes demolition of the southern building facing Caversham Road and part of the corner building facing Caversham Road and Northfield Road. This is highlighted in yellow on the elevations below and the plan opposite.

The existing unoriginal shopfront will be replaced with a new, sympathetic intervention that responds sensitively to the existing building and provides a modern frontage that is suitable for commercial use (pink).



Caversham Road Elevation



South Elevation

Key

- To be demolished
- To be retained
- Ground floor facade to be replaced



Existing Site plan