



OXFORD ROAD, READING

DO.02 DESIGN AND ACCESS STATEMENT

SEPTEMBER 2020

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24/05/2022

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.01 Introduction

This Design and Access Statement (DAS) has been prepared in support of the Full Planning Application for the development of the land to the south of Moultsford Mews, West Reading. This document has been set out in accordance with the principles outlined in the CABE document ‘Design and Access Statements; How to write, read and use them.’ Its aim is to identify and explain the design process and decisions relating to the submission of a Planning Application for this site.

The document explores the design decisions which have been taken in developing an important and under utilised site located on the former Battle Hospital site. In order to create a mixed use scheme with commercial space at ground floor and quality living spaces suitable for a modern lifestyle above.

The application site is located off of Moultsford Mews, within the former Battle Hospital site and adjacent to the large Tesco supermarket, the principal elevations of the proposed building faces north and west onto the established pedestrianised area of Moultsford Mews.

The proposed development provides 26no. Apartments across five floors and two commercial units at ground floor.

The Planning Application includes a full set of plans and elevations to support the application. In addition, supporting documents have been prepared to supplement the Planning Application to fully consider the impact of the proposed development.

Consultant Team

Client Stonegate Homes



Planning Consultant Montagu Evans



Architect. ECE Architecture



Transport Consultant Itransport



Daylight Consultant EB7



Arboricultural Consultant CBA Trees



Environmental Consultant Phlorum



Flood Risk/Drainage Consultant . . . GeoSmart



Engagement Consultant Icen Projects



2.0 EXECUTIVE SUMMARY

2.0 EXECUTIVE SUMMARY

2.01 Project Overview

- Provide a development which works alongside the recently developed Battle Hospital site.
- Provide high quality residential accommodation, that has access to public and private amenity space.
- Provide a commercial offering at the important node point at the north west corner of the site.
- Improve connectivity and accessibility by improving the public realm along the edge of Moultsford Mews.

2.02 Design Approach

The site is within the area of the Oxford Road development area of the Reading local plan and has been designated for residential development. The proposals for the building seek to address the aims and objectives of the local plan.

The design approach has been to create a 6 storey mixed use scheme that steps down in scale to meet the surrounding built context.

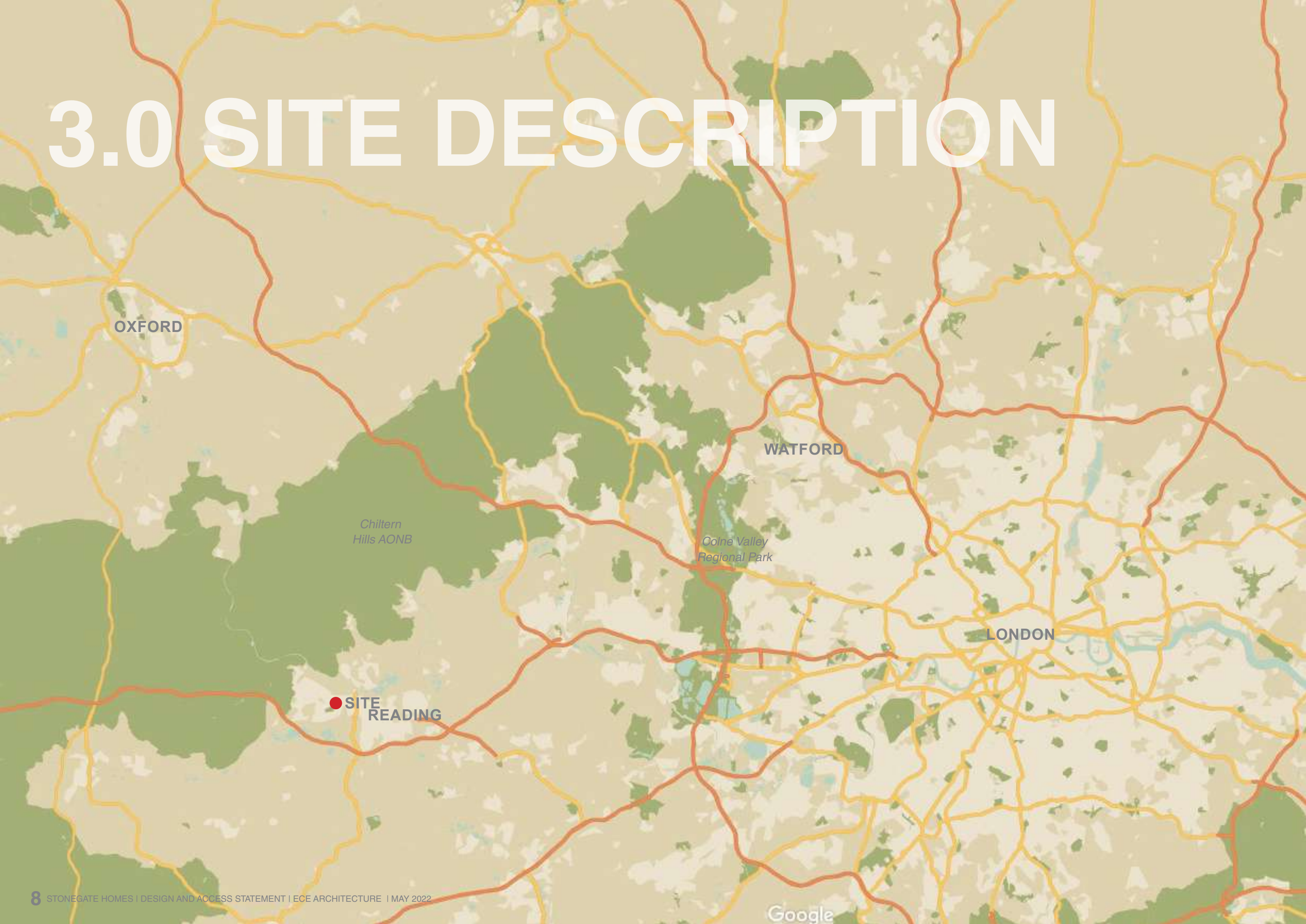
On-site car and cycle parking will be provided at ground level. Each apartment will have outdoor private amenity space that meets national space standards as either a recessed balcony or a rooftop terrace.

Refuse collection will be from a designated area located at the junction of Curzon street and Moultsford Mews. The refuse vehicles will be able to turn using the entrance to the site.

2.03 Scheme Summary

- 26no. Residential units are proposed from Ground to 5th floor, including a mixture of 1, 2 and 3 bedroom apartments all to nationally described space standards.
- ~160sqm of commercial floor space at Ground Floor level.
- Each dwelling has a private outdoor amenity space that meets national space standards and easy access to the nearby Battle Square park for additional shared amenity space.
- 2no. Wheelchair accessible M4(3) units, with allocated accessible parking spaces located at ground floor level.
- 22no. Parking spaces accessed off of Curzon Street.
- 26no. Cycle parking spaces within a secure cycle store.

3.0 SITE DESCRIPTION



OXFORD

WATFORD

LONDON

● SITE
READING

*Chiltern
Hills AONB*

*Colne Valley
Regional Park*

3.0 SITE DESCRIPTION

3.01 Site Description

The site is currently a brown field development opportunity.

3.02 Site Location

The application site is located to the north of Oxford Road, Reading A329. Situated between the Curzon Club to the south and a large supermarket to the north west. A large modern residential development surrounds the site to the north and east.

Vehicular access to the site is via Curzon Street (immediately to the north), which connects with the A329 (Oxford Road) via Valentia Road, Further afield the site has good links with the a33, which in turn joins the M4, A404 and M25.



3.0 SITE DESCRIPTION

3.03 Neighbouring Buildings

The site is situated in a built up area and is surrounded by buildings of differing scale and use.



3.0 SITE DESCRIPTION

3.04 Context Photos - KEY



3.0 SITE DESCRIPTION

3.05 Context Photos



1. View of Battle Square to the north east of the site.



2. View looking west towards the site along Curzon Street.



3. View looking north towards the site across the adjacent car park located off of Oxford Road.



4. View of Battle Place which backs on to east boundary the proposed development site



5. The site looking north east as viewed from Oxford Road.



6. View of the adjacent car parking to the south of the site from Oxford Road.



7. An aerial view of the site looking east.



8. Aerial view of the site looking north.



9. An aerial view of the site looking southwest.

3.0 SITE DESCRIPTION

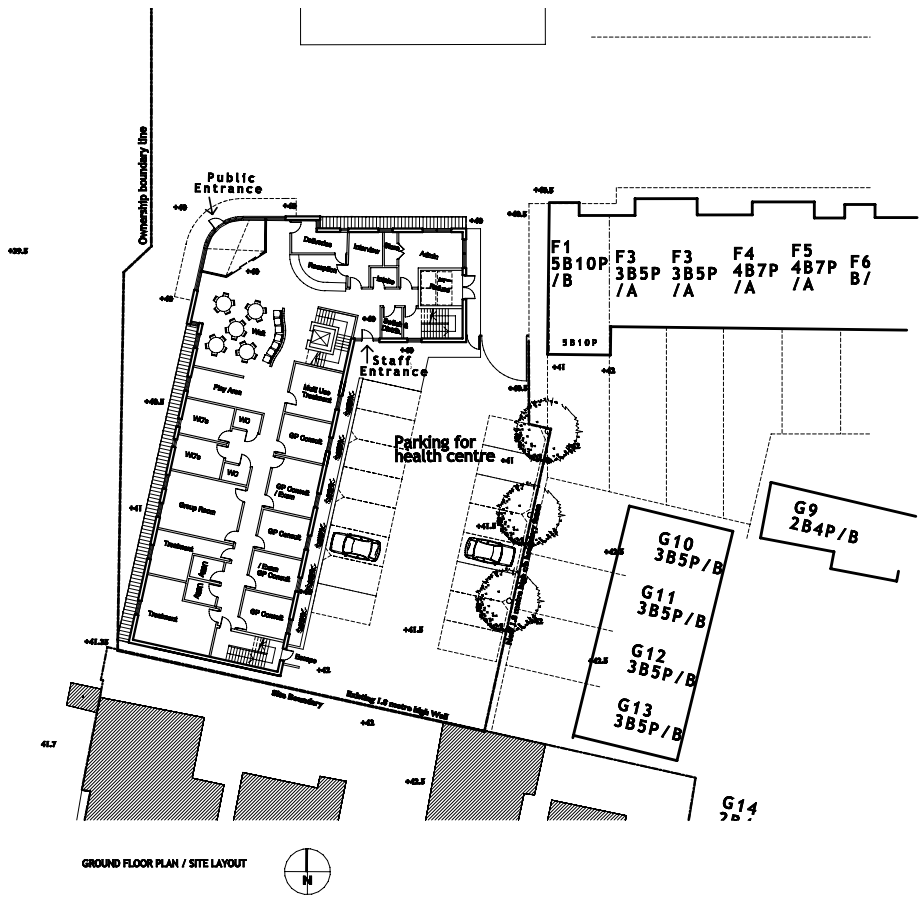
3.06 Planning History

The site formed part of the 2006 planning application for the redevelopment of the former Battle Hospital site. (06/00011/FUL)

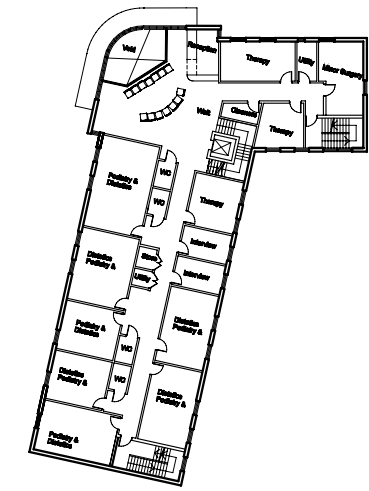
A Healthcare centre was proposed for the site within the application. The proposal was for a large 4 storey building which fronted towards the adjacent Tesco supermarket and residential development.

An outline planning permission for the site was originally granted in 2002 which established the scale and proposed use on the site. That application was followed up with a detailed application in 2006 for 435 dwellings across the site.

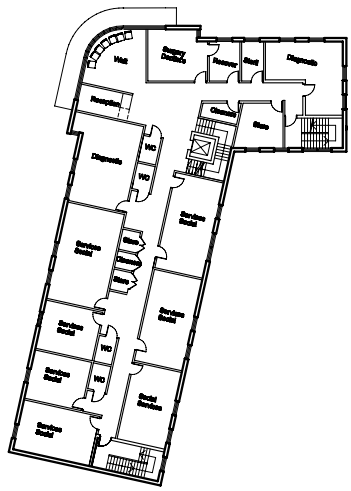
The 435 residential units on the site were built over phases but the proposed Health centre was never developed.



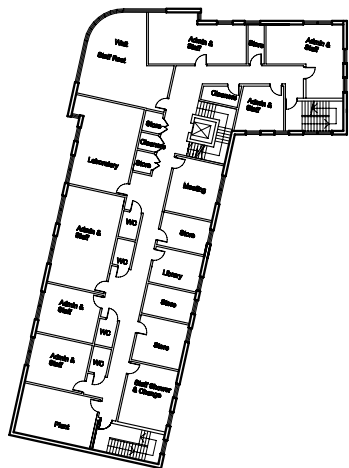
Previous Application Ground Floor Plan



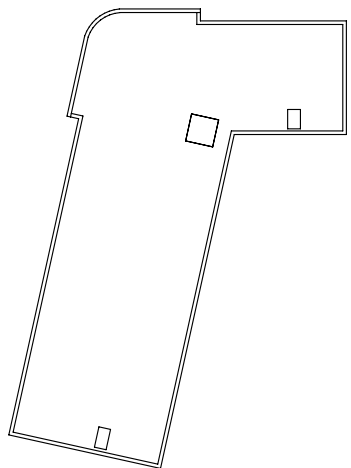
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan

Previous Application First Floor Plan

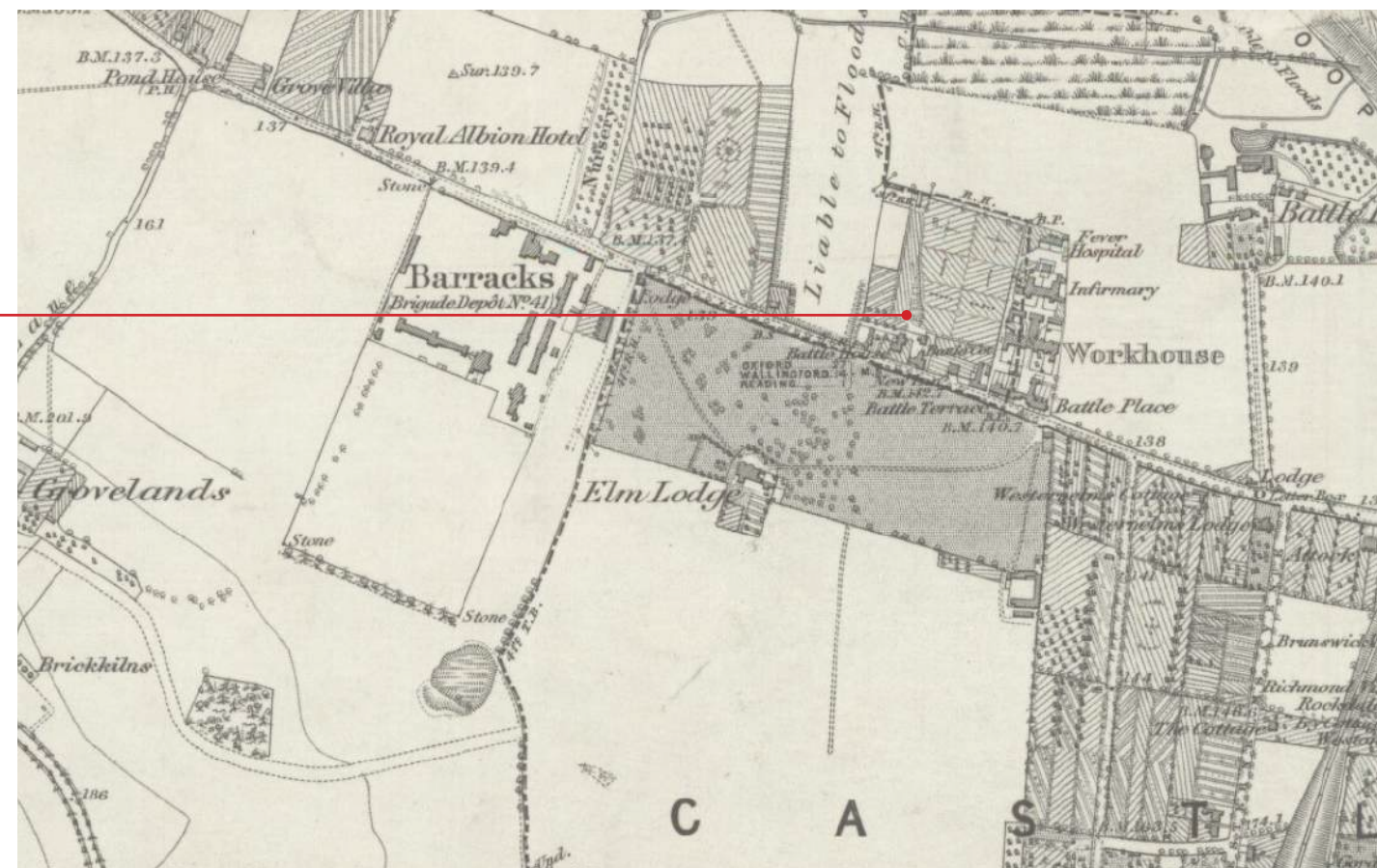


3.0 SITE DESCRIPTION

3.07 Historic Plans

History of Battle Hospital Site (The Reading Poor Law Union and Workhouse)

- Originally agricultural and orchard land owned by Great Western Railways.
- In 1865, the site was bought for the construction of a new workhouse which opened in 1867.
- The site was gradually expanded over the next 60 years, with new facilities for females, vagrants and the elderly.
- In 1915, the site was requisitioned by the War office and developed into Reading War Hospital. All existing patients were transferred to other nearby facilities.
- The Hospital was later renamed Battle Hospital following the abolition of the Workhouse system in 1929.
- The Hospital site was gradually expanded northwards over the next 60 years with additional wards and new facilities.
- The Hospital was closed in 2005, with all patients and services transferred to the nearby Royal Berkshire Hospital.
- The hospital was demolished to make way for the construction of a Tesco's supermarket and a large housing estate built by Bellway Homes.
- The proposed development site was originally designated for a new Healthcare Centre, however this was never constructed.



Map of the area 1883



Map of the area 1946

3.0 SITE DESCRIPTION

3.08 Land use

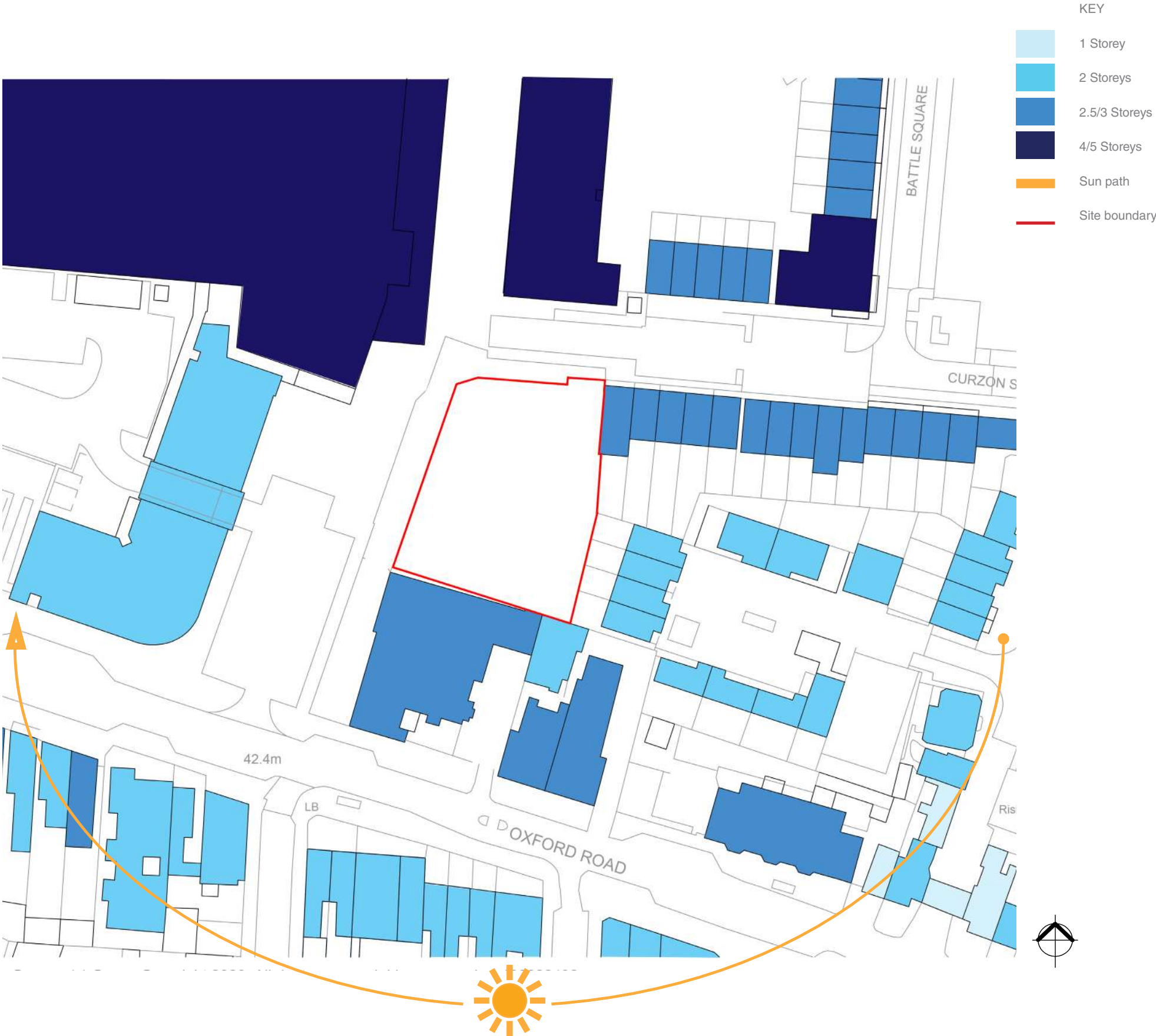
The existing site has an approval for residential use.



3.0 SITE DESCRIPTION

3 SITE DESCRIPTION

3.09 Building heights



3.0 SITE DESCRIPTION

3.10 Site Considerations

The site considerations are as followed;



3.0 SITE DESCRIPTION

3.11 Opportunities and Constraints

The site constraints are as follows



3.11 READING LOCAL PLAN

3.11 Reading Local Plan

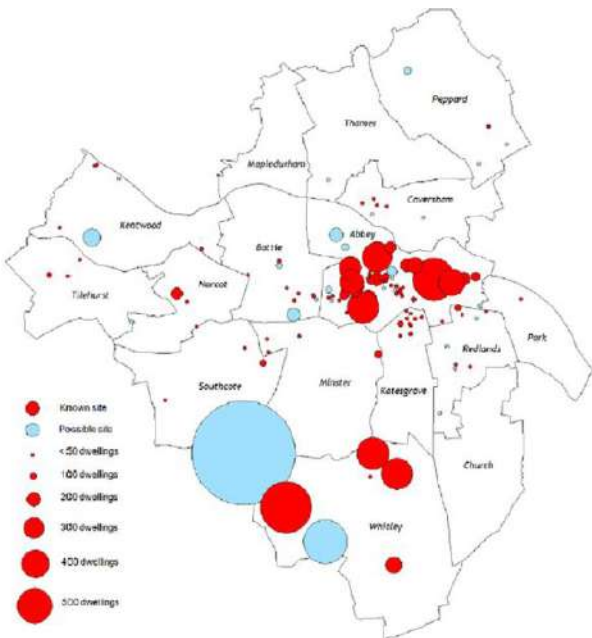
As the site is one of the final pieces of the former Battle Hospital site to be redeveloped, the Reading Local Plan 2019 is a document that has been produced to strategically plan the future development of Reading. The document analyses possibly development sites and opportunities across the area in order to meet the local housing needs.

The Reading Local Plan 2019 has identified the site as a key opportunity for residential development in the Oxford Road area.

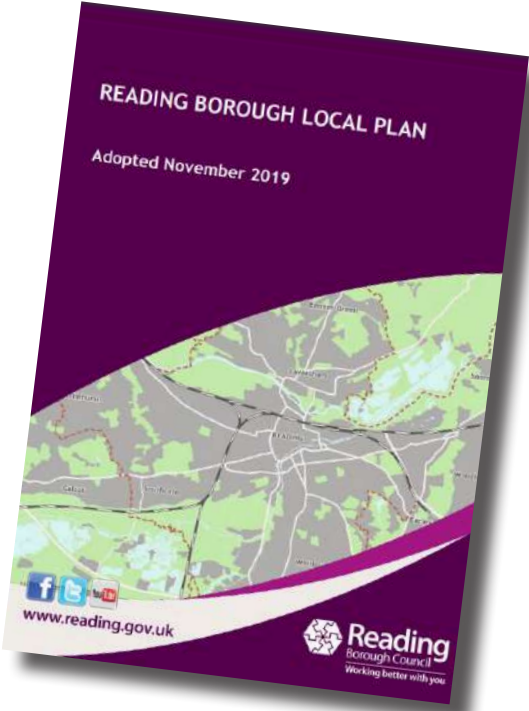
The Local Plan describes the site as;

WR3j LAND AT MOULSFORD MEWS

- Development for residential.
- Development should:
- Address air quality impacts on residential use; and
- Address any contamination on site.
- Site size: 0.16 ha 10-16 dwellings



Plan of possible residential development sites across Reading as set out in the local plan



3.13 LOCALLY LISTED BUILDINGS

3.12 Locally Listed Buildings

The area surrounding the development site contains three listed buildings. There will be no adverse affects on the listed buildings, as the development site does not sit within the immediate context of any of the listed buildings,



West Branch Library - Grade II



450 Oxford Road - Grade II



Elm Lodge - Grade II

3.13 LOCAL CHARACTER

3.13 Locally Listed Buildings

As part of the design process the surrounding built context of the Oxford Road area of Reading was analysed to gain a greater understanding of local character .



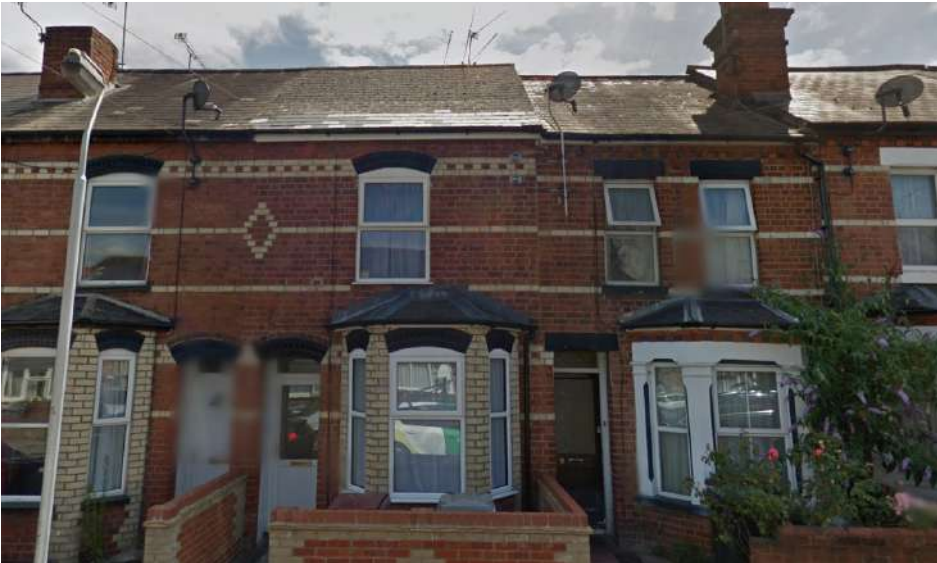
Location Plan



1. Battle Square



2. Nearby Terrace Housing - Feature brick banding



3. Nearby Terrace Housing - Feature brick banding



4. Oxford Road Houses - Recessed brick work



5. Battle Hospital Entrance



6. Moulsoford Mews



7. Feature brick work

4.0 CONSULTATION

4.01 Pre application discussions

Positive pre-application discussions were undertaken with the Reading Borough Council regarding the development of the site on the 22nd July 2020. Present at the discussions were Brian Conlon the Reading BC Case officer and Darren Cook the Transport/Traffic officer . Tabled at the meeting were a set of feasibility plans highlighting the scale, mass and character of a scheme for the site.

Key areas discussed at the Pre application meeting included;

The site

Reading BC see the site as Prime for development and has been included in the Local Plan. The proposal of a mixed use development offering activity at street level is supported.

Form

An innovative approach to design, scale and massing is encouraged with no objections to a six storey building if the design is of good quality.

Parking

Car parking to unit ratio was discussed at length between the Traffic Officer and our Transport consultant. Further post meeting discussions and analysis of parking data was undertaken and an agreed ratio of 22 parking spaces for 26 residential units confirmed.

Commercial units confirmed as being car free and needing no on site car parking.

Refuse/servicing

Refuse vehicles currently reverse along Curzon Street to collect the bins, the ability to turn in the entrance of the site would be a vast improvement to the existing collection procedure, would minimise bin dragging distances and would be generally safer for the refuse vehicle operatives.



The sketch ground floor layout as discussed during the Pre-app discussions



The sketch views as discussed during the Pre-app discussions

4.02 Public Consultation

Due to the ongoing restrictions in place because of the Covid 19 pandemic, a traditional public consultation was unable to be held.

However, a virtual consultation was conducted by Icen Projects, to open a dialogue with surrounding residents about the proposed scheme.

A newsletter was distributed around the local area to over 1100 local properties, which included a link to a more detailed website which gave local residents the chance to discover more about the proposed scheme and importantly give feedback which could potentially be utilised in the development of the final planning application drawing set.

A dedicated consultant was on hand to discussions with any local resident who wished to open a constructive dialogue about the scheme. Many residents where understanding that the site in its currant format couldn't continue and the local community would benefit from the development in the site.

Thorough discussions were undertaken with owners of neighbouring properties regarding subjects such as orientation, existing trees on site and possible overlooking.

Another issue to be raised by local residents was the lack of clarity in the current parking situation at the end of Curzon Street. The proposed scheme will seek to rationalise the end of Curzon Street, allowing vehicle turning which is currently unachieveable and create a more legible and attractive public realm.



A view of the development as used in the virtual consultation.



The newsletter distributed to adjacent residents and landowners

5.0 USE

5.01 Site Use

The primary use at Ground floor are the two commercial units that look west onto the existing parade of shops that link Oxford Road and Moulford Mews.

The two residential stair cores are accessed at ground floor level from the northern site boundary, a secure entrance allows access to an sheltered walkway below the building.

Also located at ground floor are dedicated refuse stores for both the commercial and residential units alongside secure cycle storage and two plant rooms accessed off of the ground floor undercroft.

The eastern part of the site is a private parking court for residents accessed off of Curzon Street. The parking area consists of 22 parking spaces with 4 electric charging bays and 2 accessible bays.

Stair/access core

Cycle Store

Refuse Store

Plant Rooms



5.02 Use

The proposed scheme is a mixed use development with commercial units located at ground floor and residential units above.

At the southern end of the site, the building sits above an areas of residents parking screened off from the adjacent pedestrian area with feature patternated brick work.

The northern part of proposed scheme contains 18 dwellings for the private market.

All dwellings feature private outdoor amenity space to national space standards.

The southern core is also where the two M4(3) Accessible units are located with allocated accessible parking spaces adjacent to the entrance at ground floor level.



- Core 1 Residential
- Core 2 Residential
- Commercial Units
- Car Parking

6.0 AMOUNT

6.0 AMOUNT

Amount and Density

The proposed scheme of 26no. dwellings include: 8no. x 3 bed apartment, 13no. x 2 bed apartments, 5no. x 1 bed apartments.

As required by Reading BC, 10% of the dwellings are designed spatially as wheelchair user dwellings which equates to 2no. apartments.

The majority of units are either dual or triple aspect in order to maximise natural daylighting. Single aspect units have been reduced, with only 11% of proposed dwellings being single aspect units.

The development has a single vehicular access point, utilising the existing conditions; parking facilities for 22 spaces overall, which have 2 allocated wheelchair accessible spaces and 26 spaces for cycle parking.

The gross site area is 0.16 Hectares, which results in a density of approximately 162.5 dwellings per hectare overall; this includes the ancillary stores/parking area and commercial use.

Proposed Residential Accommodation Breakdown										
Plot Number	Dwelling Type	No. of Bedrooms	Core	Storey Height	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish	Notes	Aspect	Private Amenity space (sqm)	Private/Affordable
1	2B3P	2	1	First	63.6	685		DUAL	7	PRIVATE
2	1B2P	1	1	First	51.5	554		SINGLE	5.5	PRIVATE
3	3B5P	3	1	First	86.0	926		TRIPLE	9.1	PRIVATE
4	3B5P	3	1	First	86.1	927		DUAL	8.1	PRIVATE
5	2B3P	2	1	Second	63.6	685		DUAL	7	PRIVATE
6	1B2P	1	1	Second	51.5	554		SINGLE	5.5	PRIVATE
7	3B5P	3	1	Second	86.0	926		TRIPLE	9.1	PRIVATE
8	3B5P	3	1	Second	86.1	927		DUAL	8.1	PRIVATE
9	2B3P	2	1	Third	63.6	685		DUAL	7	PRIVATE
10	1B2P	1	1	Third	51.5	554		SINGLE	5.5	PRIVATE
11	3B5P	3	1	Third	86.0	926		TRIPLE	9.1	PRIVATE
12	3B5P	3	1	Third	86.1	927		DUAL	8.1	PRIVATE
13	2B4P	2	1	Fourth	71.6	771		DUAL	7	PRIVATE
14	3B5P	3	1	Fourth	88.2	949		TRIPLE	11.7	PRIVATE
15	2B4P	2	1	Fourth	78.1	841		DUAL	7.5	PRIVATE
16	2B4P	2	1	Fifth	71.6	771		DUAL	7	PRIVATE
17	2B4P	2	1	Fifth	77.9	839		TRIPLE	7.2	PRIVATE
18	2B4P	2	1	Fifth	77.4	833		TRIPLE	8 + terrace	PRIVATE
19	2B4P	2	2	First	71.1	765		DUAL	9.2	PRIVATE
20	3B5P	3	2	First	87.5	942		TRIPLE	8.4	PRIVATE
21	2B3P	2	2	Second	67.1	722		DUAL	9.1	PRIVATE
22	2B4P	2	2	Second	82.1	884	M4(3)	TRIPLE	7.6	PRIVATE
23	2B3P	2	2	Third	67.1	722		DUAL	9.1	PRIVATE
24	2B4P	2	2	Third	82.1	884	M4(3)	TRIPLE	7.6	PRIVATE
25	1B2P	1	2	Fourth	58.9	634		DUAL	9	PRIVATE
26	1B2P	1	2	Fourth	56.8	611		TRIPLE	7.6	PRIVATE
Total		55			1899.1	20442	2no. M4(3)	11% SINGLE ASPECT	197.1	

Unit Type Schedule					
Floor	1B2P	2B3P	2B4P	3B5P	Total
Ground Floor	0	0	0		0
First Floor	1	1	1	3	6
Second Floor	1	2	1	2	6
Third Floor	1	2	1	2	6
Fourth Floor	2	0	2	1	5
Fifth Floor	0	0	3		3
Total	5	5	8	8	26

Proposed Commercial Unit Breakdown			
Unit	Storey Height	Approx NIA (sqm) to Finish	Approx NIA (sqft) to Finish
Commercial Unit 1	Ground	77.4	833
Commercial Unit 2	Ground	80.0	861
Total		157.4	1694.6

7.0 LAYOUT

7.01 Layout

Ground floor

The main feature of the ground floor layout is the two commercial units that line the north west corner of the site/ The two units are both c.80sqm in size and have large glazed frontages designed to add animation to the public realm.

The northern commercial unit features a chamfered corner, allowing pedestrians to flow around the corner of the site and increase natural surveillance. The two commercial units should work as a driver for further improvements to the public realm in the local area.

The ground floor contains no residential dwellings, however located at ground floor level are a secure cycle store, individual commercial and residential refuse stores and two plant rooms.

The eastern and southern parts of the ground floor layout comprise of a residential car parking area with space for 22 vehicles. The parking area is accessed off of Curzon street with a site entrance at the north east corner of the site. The entrance of the site will also be used for refuse and delivery vehicle turning.



Ground Floor Plan

7.02 First/Second/Third Floor Plan

First floor

The first floor contains 6 residential units across 2 access cores. The northern core features 4 dwellings with outdoor amenity spaces that face north and west.

Due to the proximity of adjacent residential dwellings located along the eastern site boundary, all outdoor amenity spaces and primary living spaces have been orientated to north and west and reduce the potential for overlooking.

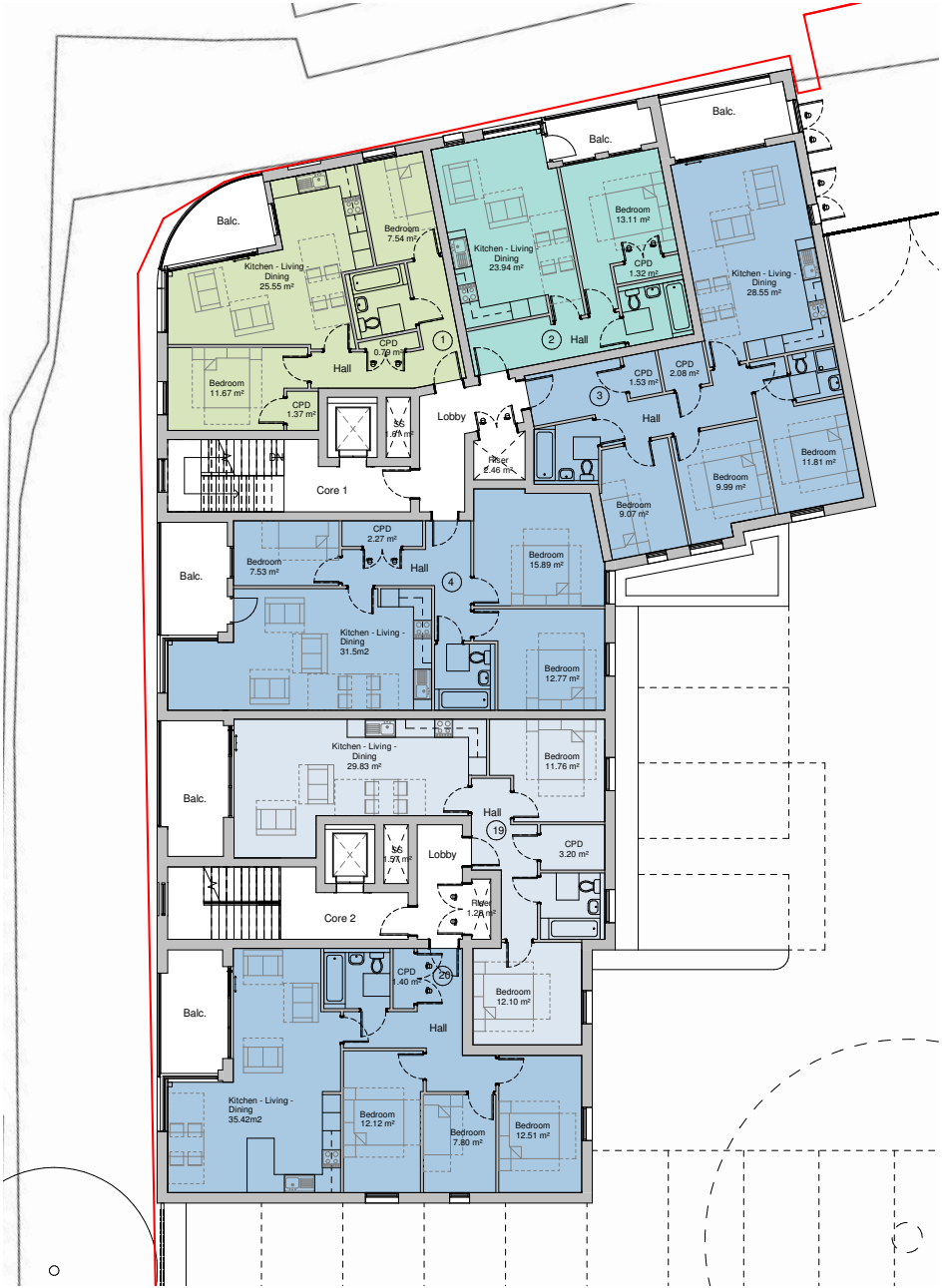
The southern core contains a 2 bed and 3 bed residential unit.

Second/Third floor

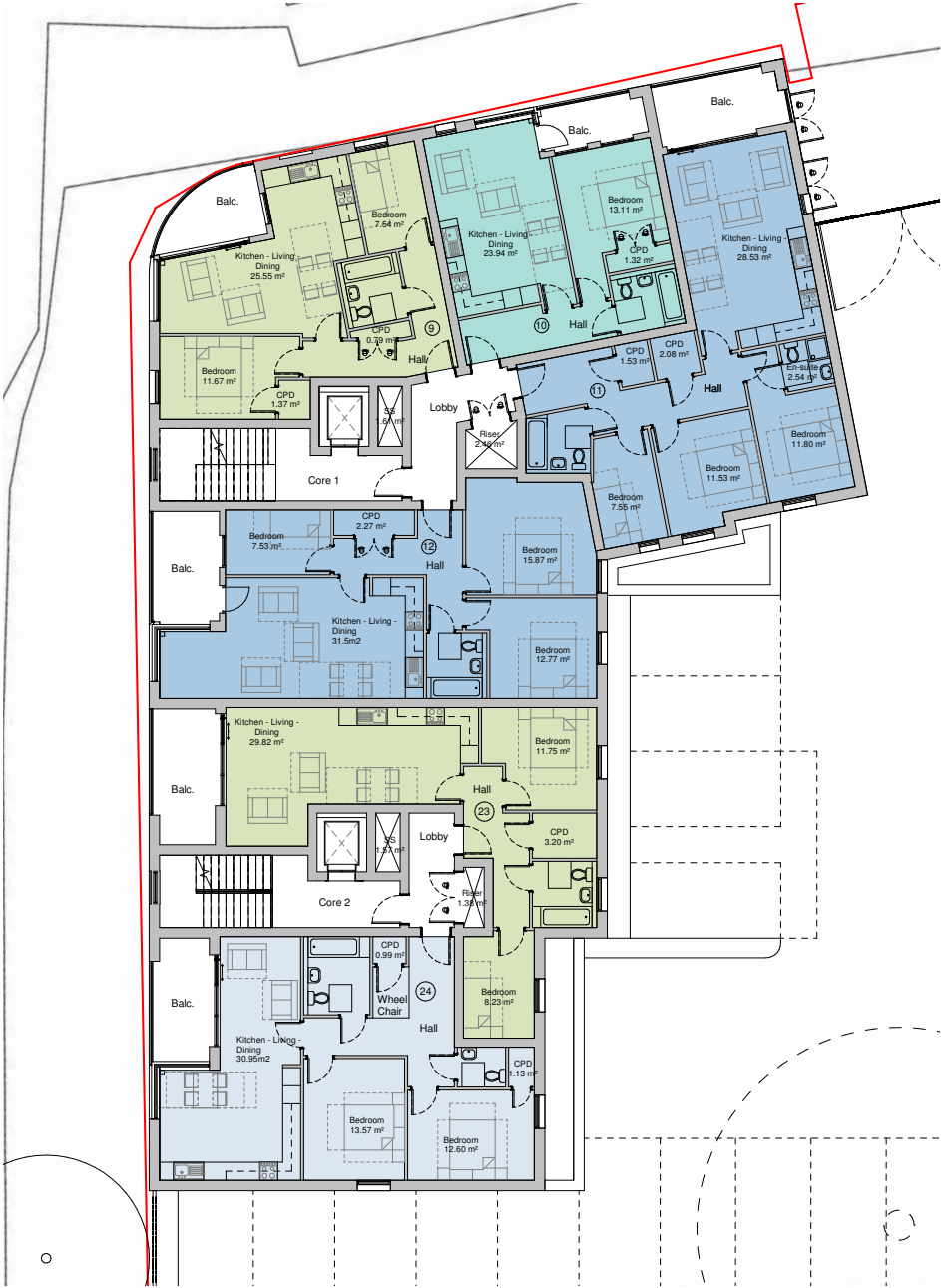
The second and third floors both contain 6 residential units. As with the first floor the units have been orientated to face north and west.

Each floor contains several 3 bed units, helping the proposed scheme provide more family orientated dwellings. 30% of the proposed dwellings on site are 3 bed 5 person units which was encouraged by Reading BC during the pre-application discussions.

Both the first and second floor contain 1 no. m4(3) units. These units meet the criteria for an accessible dwelling as set out in Part M of the building regs. The units both have easy access to the lift and accessible parking spaces located at ground floor level.



First Floor Plan



Second/Third Floor Plan

7.03 LAYOUT

7.03 Fourth/Fifth Floor Plan

Fourth Floor

At fourth floor level the building starts to reduce down in form and mass. The building steps back along both the southern and north eastern elevations. The fourth floor contains 5 residential units.

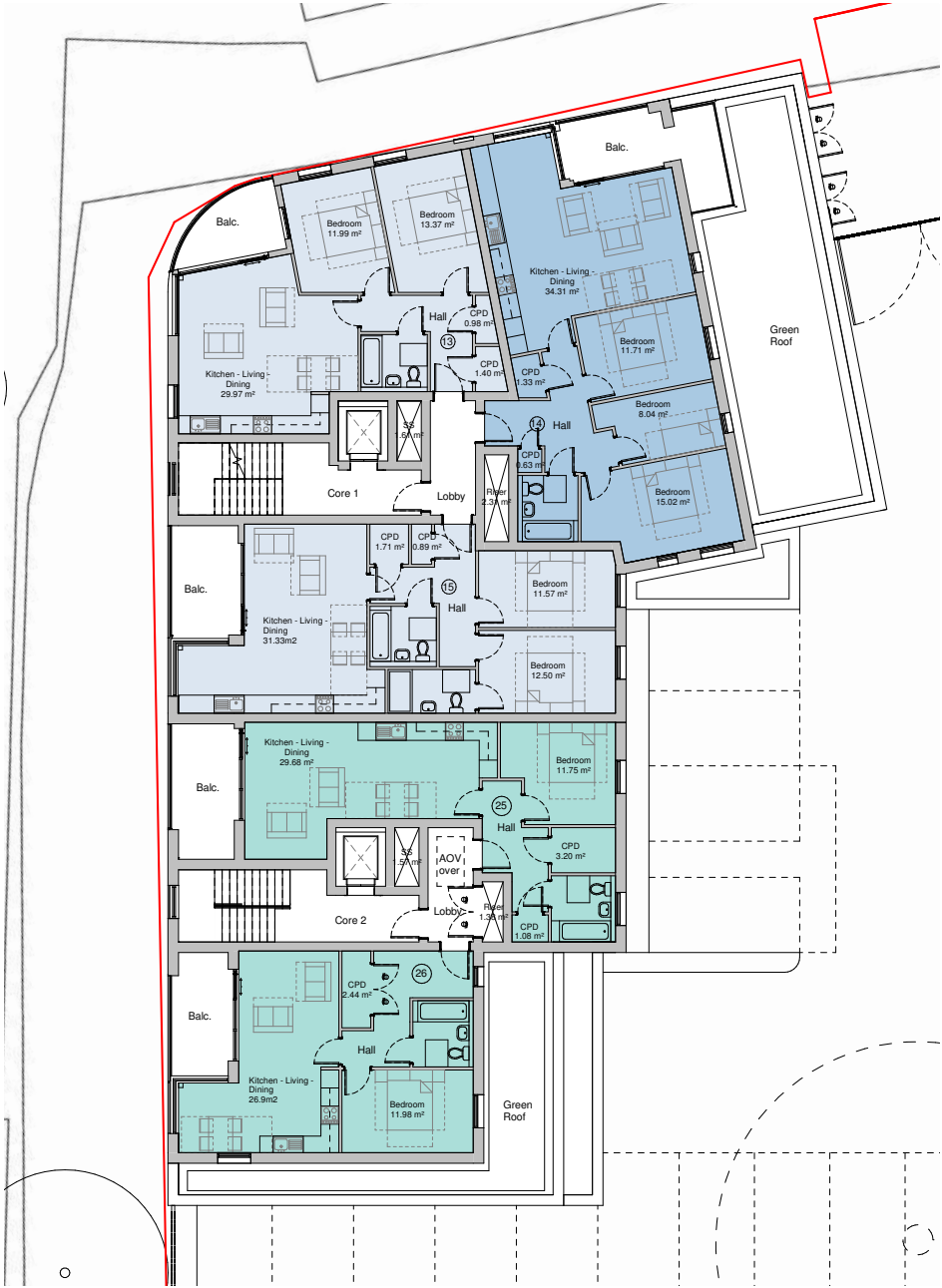
At fourth floor level the 2 dwellings in the southern core have reduced down to a 1 bed 2 person unit and a 2 bed 3 person unit.

In locations where the building has stepped back, green sedum roofs will be used to aid urban greening and biodiversity.

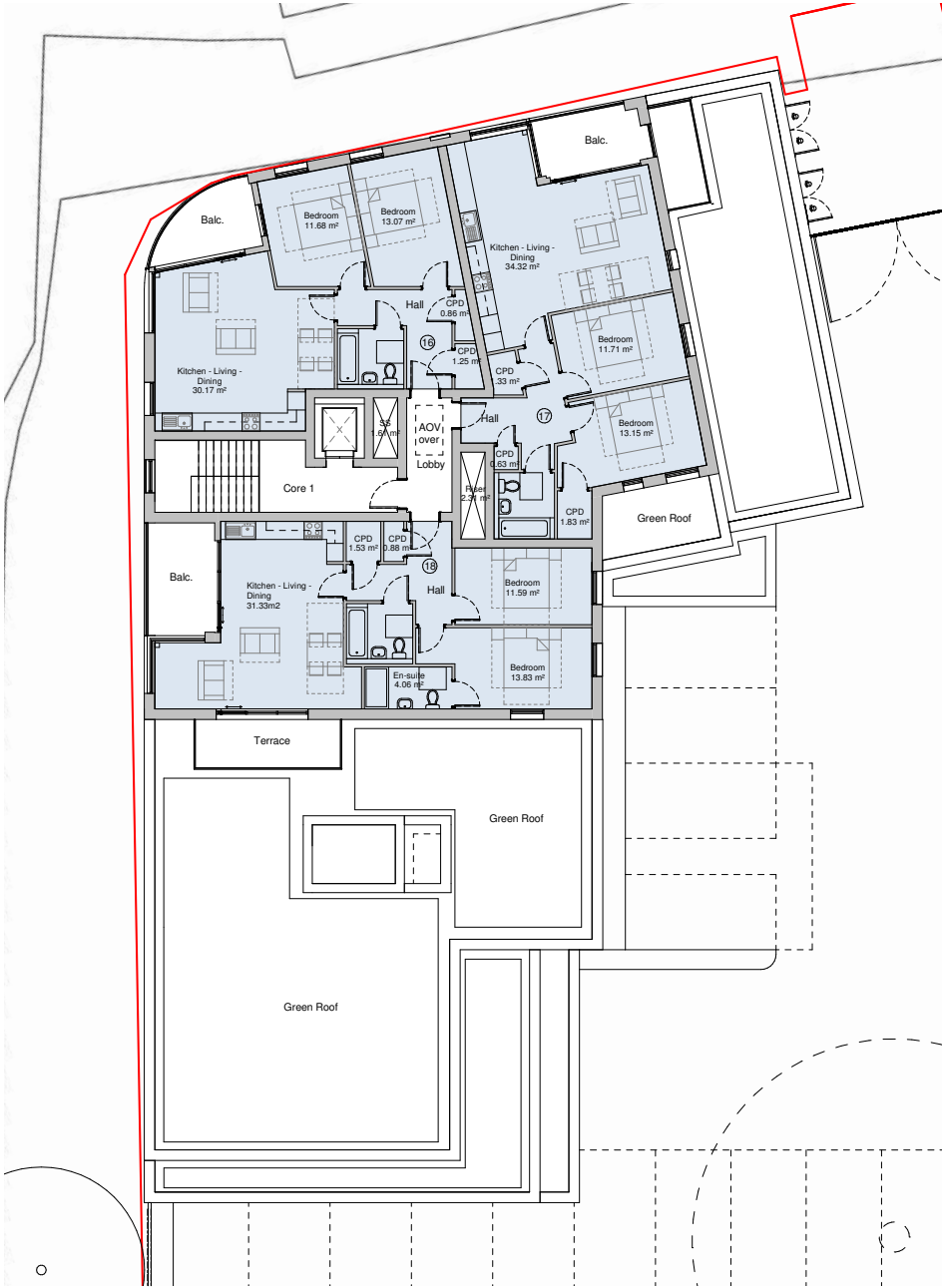
Fifth Floor

At fifth floor level the building reduces in scale further to leave just the northern section of the building. Retaining the units along the north western site boundary at fourth floor level reduces the scale of the building to adjacent properties whilst creating a stronger built form opposite the large Tesco's building.

The 3 residential units at this level are all 2 bed 4 person family units. As with all other floor the outdoor amenity spaces and primary living spaces have been orientated away from nearby residential dwellings.



Fourth Floor Plan



Fifth Floor Plan



8.0 SCALE

8.01 Scale

The scheme proposes a 4 storey element to the north west addressing Curzon Street and a 5 storey element facing south addressing the Curzon Club and distant views form Oxford Road. The building steps up to a 6 storey block at the north west corner of the site..

The 4 storey element maintains a scale in keeping with the neighbouring three storey dwellings along Curzon Street, visually reducing the mass as seen from the street and approach.

The location of the taller element has several benefits to the site, including creation of a south facing sedum roofs at fourth and fifth floor level, and creating a central focus to the development with the tallest elements addressing the adjacent flat blocks of Moulford Mews to the north of the site.



Existing street elevation along the western site boundary.



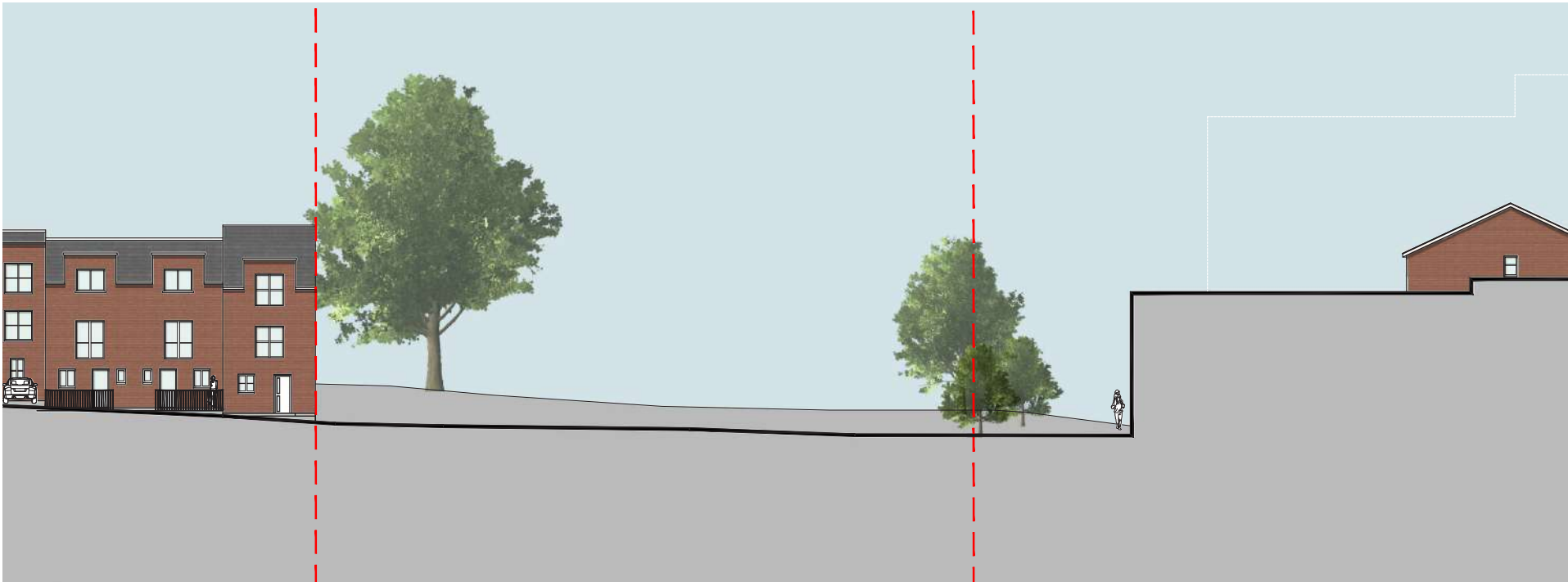
Proposed street elevation along the western site boundary.

8.01 Scale

The scale of the proposed building has been carefully composed to step away from boundaries addressing Curzon Street, Battle Place and the Curzon Club.

The massing of the proposed building is concentrated in the north west corner of the site, adjacent the existing flat blocks of Moulford Mews and the adjacent Tesco's.

The top floors are recessed and appear subordinate to the brick floors below. The addition of standing seam cladding help break up the rear elevation and reduce the buildings visual massing.



Existing street elevation along Curzon Street and Moulford Mews.



Proposed street elevation along Curzon Street and Moulford Mews.

8.02 AERIAL VIEW



Sketch view looking north east across the site