



## Design and Access Statement:

Stuart Henley & Partners

*in respect of:*

***Installation of a New Metal Fence with Pedestrian Gate to  
Enclose an Outdoor Area at Dukesbridge House, Reading***

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### **1.0 The Proposal:**

- 1.1 This application proposes the enclosure of the external paved area between the face of Dukesbridge House which looks onto the River Kennet and the existing pedestrian ramp which runs alongside the River Kennet with a line of new painted galvanised steel fencing with a lockable pedestrian gate.

### **2.0 Existing Property:**

- 2.1 The Site is located at 23 Duke Street, Reading, RG1 4SA. The site is referred to in this application as Dukesbridge House, and is comprised of existing commercial buildings (Dukesbridge House and Dukesbridge Chambers) along with a car park to the north of Dukesbridge House and east of Dukesbridge Chambers. The site is bounded by residential and office buildings from the west, east and north sides with the river on the south. The planning boundary includes Dukesbridge House and excludes Dukesbridge Chambers. Dukesbridge House has a consented Permitted Development which was approved on 06.06.2019 (Application No: 190602). Change of use of building from Class B1(a)(offices) to C3 (dwelling houses) to comprise 77 residential units has been granted. This planning application is to show that the proposed installation of a new metal fence and gate to enclose an outdoor paved area overlooked by the river facing elevation of Dukesbridge House doesn't compromise the aesthetic of the existing building.

### **3.0 Site Appraisal:**

- 3.1 Dukesbridge House is located within an Urban Block immediately to the north of the River Kennet and within the Central Zone, which is also inside the Inner Distribution Road (IDR Zone 1).
- 3.2 The ramp which runs along the River Kennet between Dukesbridge House and the river, is currently outdated and worn-out. Due to its snake like form the turns and level differences create hidden spots that can promote antisocial behaviour and the sense of not being safe. It can be seen that locals tend to skip the ramp and cut through Highbridge Wharf.



*Fig. 1 – Looking towards Dukesbridge House from the other side of the River Kennet*

#### **4.0 Heritage:**

4.1 Dukesbridge House is located within the London Street Conservation Area and is one of several buildings that form an urban block between Dukes Street, Highbury Wharf and Kennet River. The Conservation Area has buildings that have been designed in a range of styles and variety of materials.

4.2 The proposed minor addition to the façade of Dukesbridge House is in keeping with the aesthetic of building and does not detract from it.

#### **5.0 Design:**

5.1 This application proposes the design of a new painted galvanised steel fence with pedestrian gate to enclose a paved outdoor area. This fencing and gate is informed by the aesthetic of the previously approved galvanised steel driveway gates at Dukesbridge House, which were approved on 23.06.2020 (Application No: 200575).

5.2 The need for the proposed fence has been driven by the change of use of the building, and the need to provide additional security at ground level for the new inhabitants of what is now a residential building, and particularly for the new flats at ground level. It has been noted that the outdoor space which is going to be enclosed has recently become a sleeping area for the homeless. The building's look and feel will not be altered. The same colour and material which was used for the nearby grille which flanks the main entrance to Dukesbridge House is also proposed for the new fencing and pedestrian gate. For more details of the elevation please check the drawing package issued as part of this planning application.

## 6.0

### Conclusion:

## 6.1

In conclusion - The proposed enclosure of an outdoor area adjacent to Dukesbridge House is very minor, and will not detract from the aesthetic of the existing façade in any way. It should be granted planning approval.