

34-38 Southampton Street, Reading

NMA application - supporting document

34-38 Southampton Street
Reading
RG1 2QL

April 2022
RevA - drawing list updated
RevB - elevation detail drawings added

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01 introduction

Foreword

This design statement has been prepared by OB Architecture in written support of the development at 34-38 Southampton Street in Reading, hereafter referred to as 'the site'.

There is an existing planning consent in place for works covering the provision for the redevelopment of the site, including the *“erection of a basement and 4-storey building to provide 11 (1 x studio, 8 x 1-bed & 2 x 2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (basement and 3-storey public house at No's 34-36 Southampton Street and 2-storey residential building at No.38)”*

The site is located along Southampton Street, Reading - a busy 3 lane (one way) arterial route into Reading.

Full site address:

34-38 Southampton Street
Reading
RG1 2QL

02 Alterations

Overview of proposed alterations

Planning permission for the development was granted on 12th August 2019 (reference: 181117).

This application seeks to make internal amendments to the unit layouts, whilst importantly keeping the mix of units as previously approved, in line with building regulation requirements - mainly the redesign of the communal stair to allow for protected fire lobbies to the residential units, alongside the provision of a riser for building services.

In reviewing the mechanical design for the performance of the building, alongside the building fabric, we were able to remove the solar panels from the roof, to facilitate a neatening of the visible elements and reduce the overall massing. Accurate construction detailing has informed a slight increased thickness of the external walls, which is taken internally with no impact on the external footprint of the building - the dimensioned setting out of the proposal is shown on all drawings, which aligns to the approved scheme exactly.

A Cleaner's Store is to provided on Ground Floor communal space as part of the CDM (health and safety) review for the maintenance of the building. Upon review with the Client this was the only available location for this element to be provided, and this area is compromised by head heights underneath the stair (as in the approved scheme as well), which meant access to the bin store area would not have been possible in line with bulding regulation requirements for acceptable head height clearances under the stair.

The approved basement extents did not show the construction required for excavating the stair in its approved location. The new proposal retains the position of the stair, with some minor adjustments to align with building control requirements for head-clearances. The extent of the basement has been increased slightly to encompass the stair in this location, in line with the proposed construction excavation in this area. The impacts have been assessed by archeological consultants (refer to Planning cover letter), and the alterations are not visible due to below ground construction.

Alongside the minor internal amendments, in Unit 03 provision for 2 bi-fold opening doors is proposed within the approved opening size of external door and fixed window, to improve the access to the garden areas from the internal spaces. The external rainwater pipe located adjacent to the bin store has been repositioned to the other side of the bin store door in order to suit the drainage design of the main roof and avoid clashing with the windows and doors on this side elevation. The bin store doors have also been reconfigured within the approved opening size, with one larger door as opposed to two equal sized doors - this improves access for residents for use of the binstore.

On the front elevation detail, some minor corrections have been made to bring this detail inline with the approved Main Elevations and Approved Plans. All other external elements on ground first second and third floor (except roof massing reduction noted above) remain as consented.

At ground floor, we are showing columns along the entrance wall in line with the approved planning elevations - there was an error in the previously approved drawings which did not show these on plan. Similarly, the rooflights to the basement appear slightly reduced in size to accurately reflect construction methods required in this area.

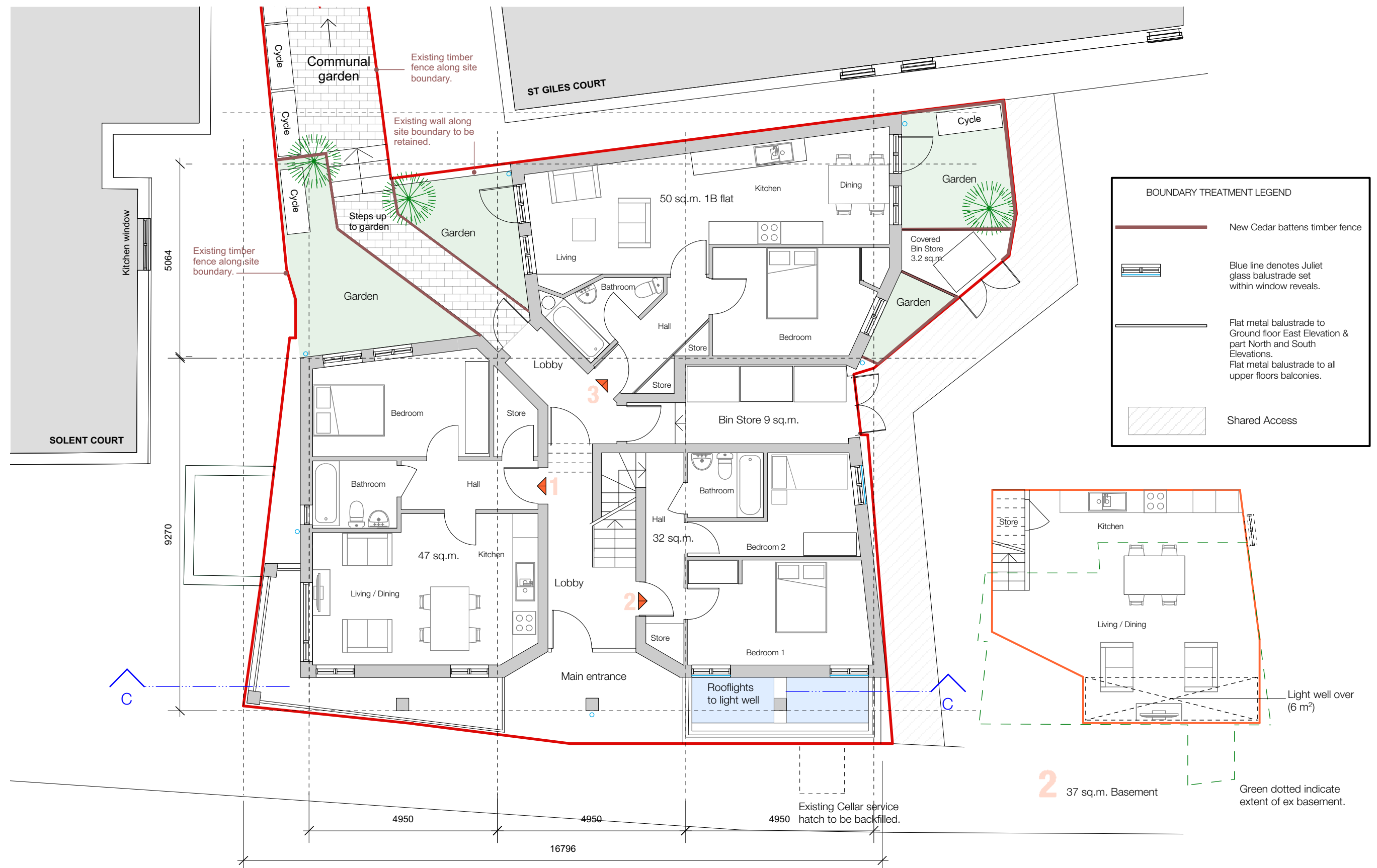
The detailed design stage has identified some minor scaling errors on the originally approved drawings, which for completeness have been corrected on the currently proposed plans. Please refer to the annotated proposed plans for further details. These barely perceptible corrections to accuracy have no material planning impacts.

The proposed residential units continue to meet the Nationally Described Space Standards and continue to provide a good overall standard of living accommodation - refer to adjacent accommodation schedule.

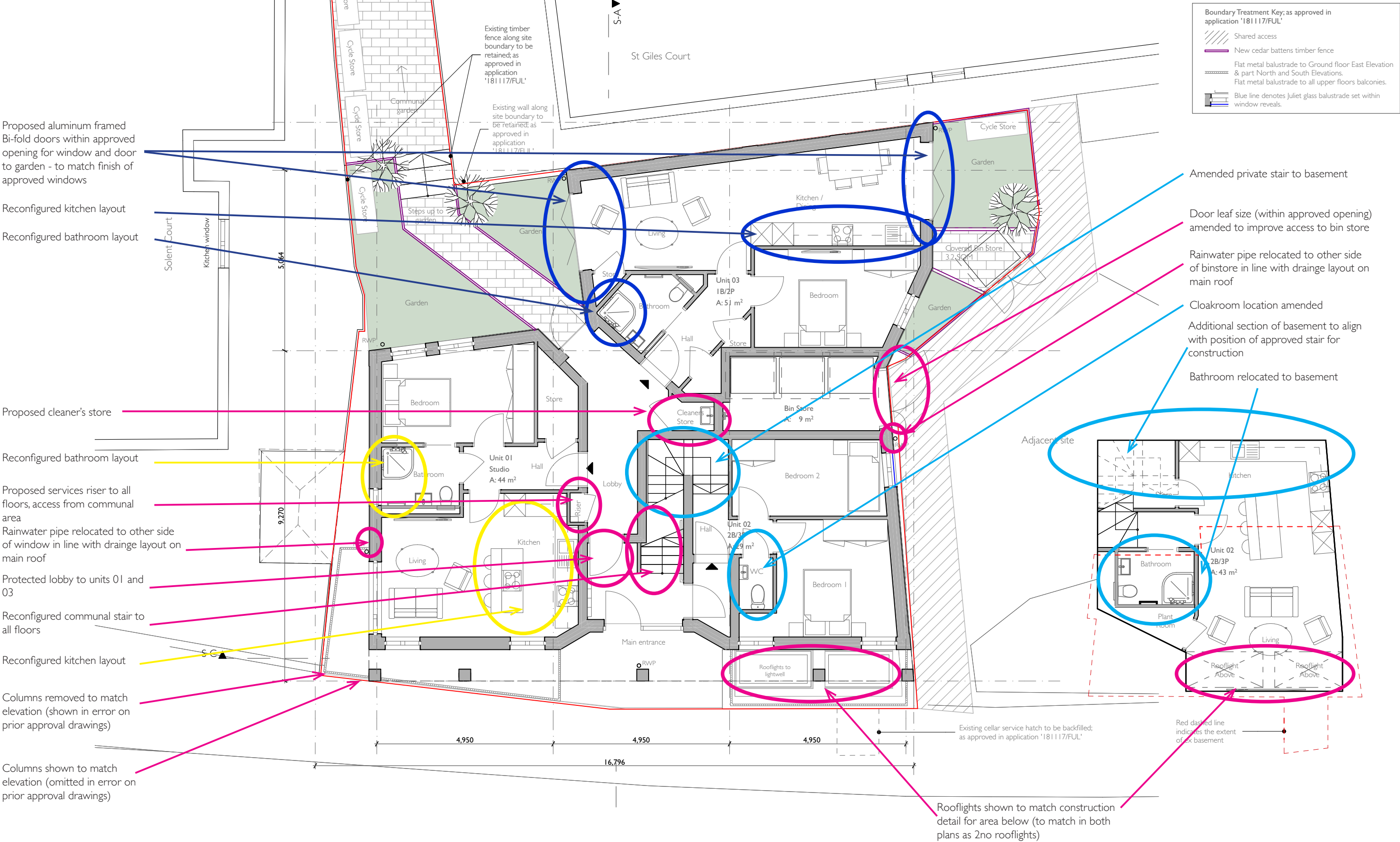
The following pages outline the approved and proposed plans and elevations, graphically identifying the proposed minor changes for clarity - to be read alongside the OBA Architectural Drawing package.

Unit	Bedrooms	Approved GIA	Proposed GIA
Unit 01	Studio	47 SQM	44 SQM
Unit 02	2-bed (Duplex)	69 SQM	72 SQM
Unit 03	1-Bed	50 SQM	51 SQM
Unit 04	1-Bed	53 SQM	50 SQM
Unit 05	1-Bed	51 SQM	50 SQM
Unit 06	1-Bed	50 SQM	50 SQM
Unit 07	1-Bed	53 SQM	50 SQM
Unit 08	1-Bed	51 SQM	50 SQM
Unit 09	1-Bed	50 SQM	50 SQM
Unit 10	1-Bed	53 SQM	50 SQM
Unit 11	2-Bed	85 SQM	78 SQM

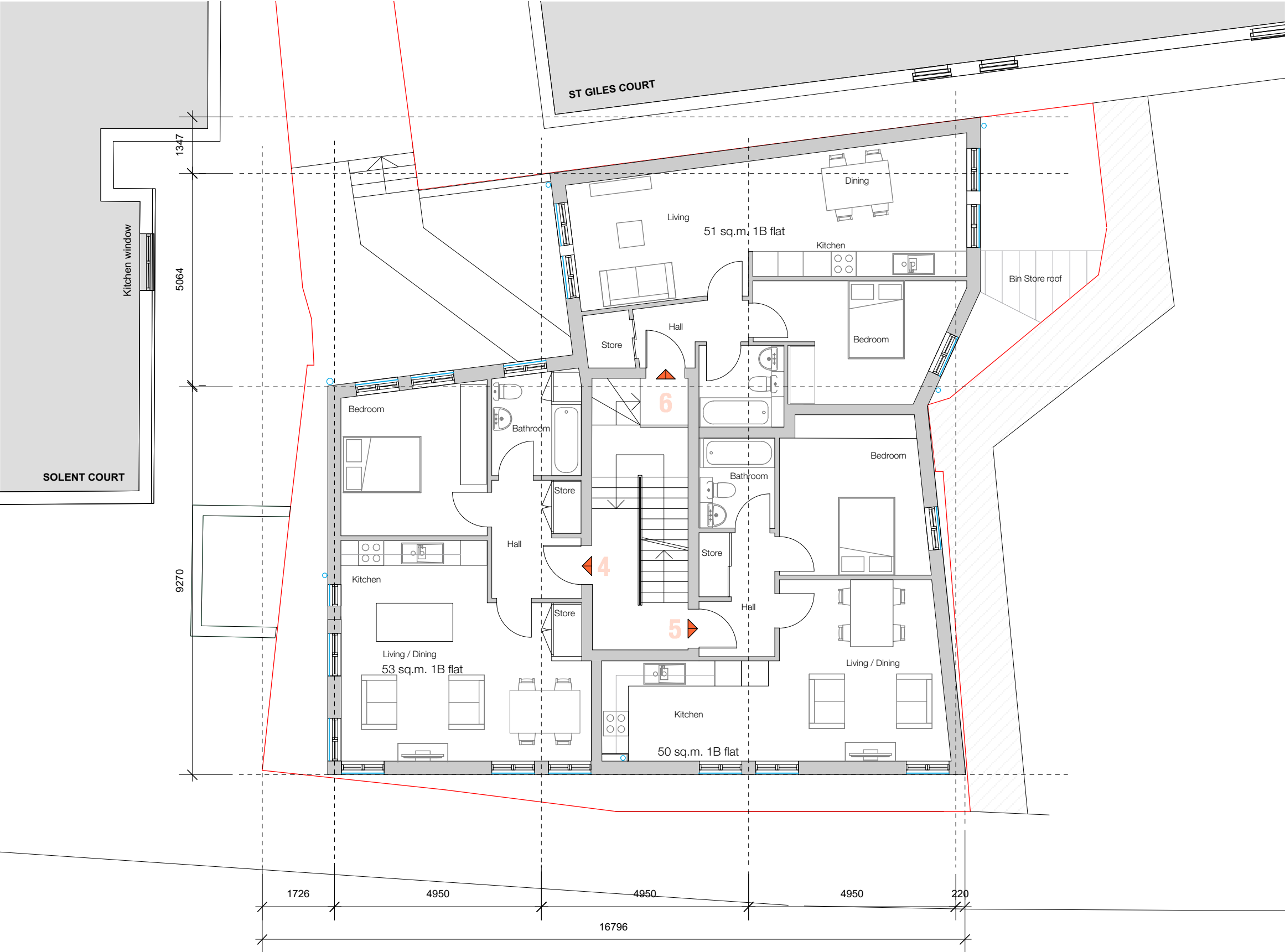
Approved Basement and Ground Floor Plan



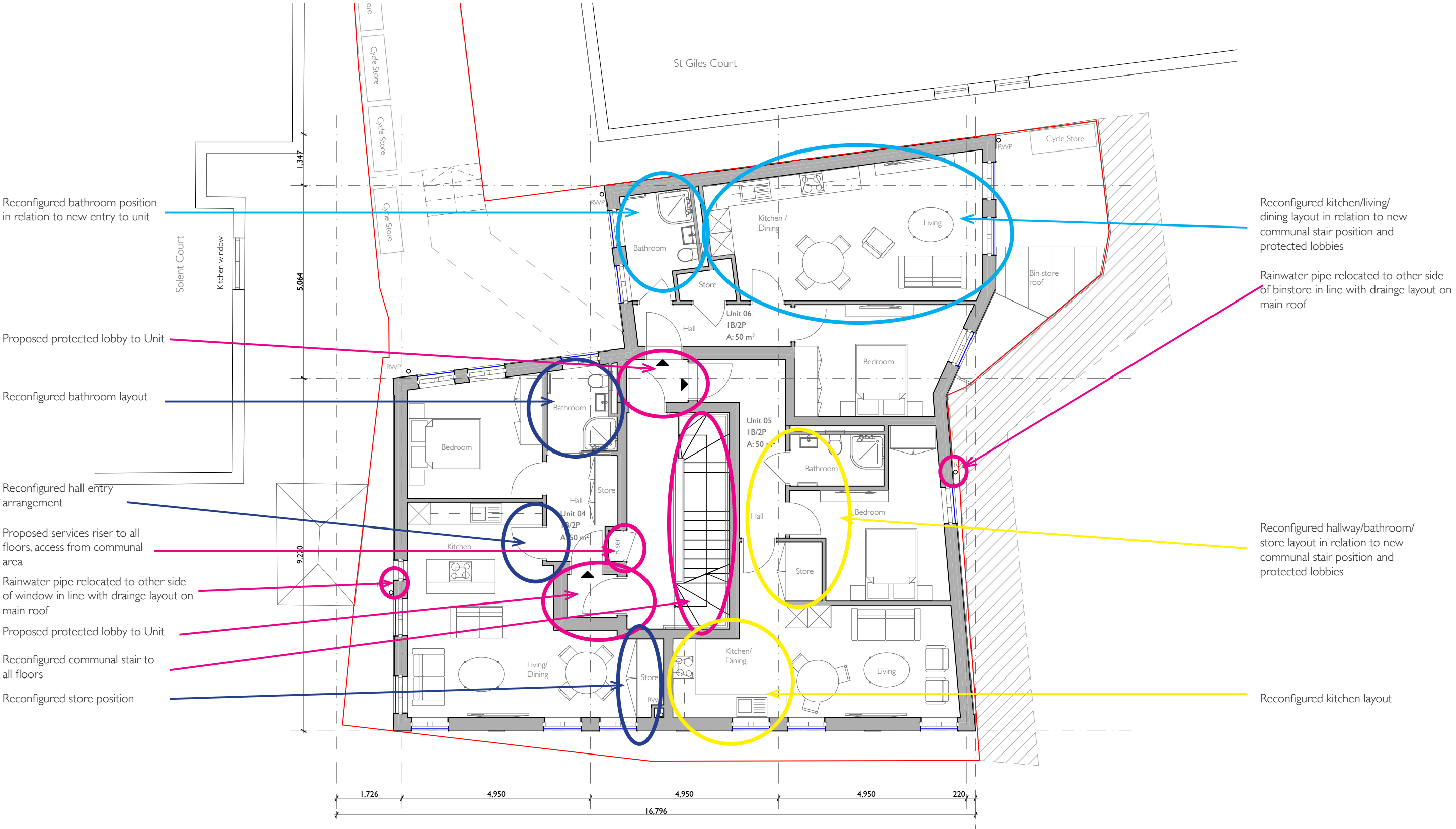
Proposed Basement and Ground Floor Plan



Approved First Floor Plan



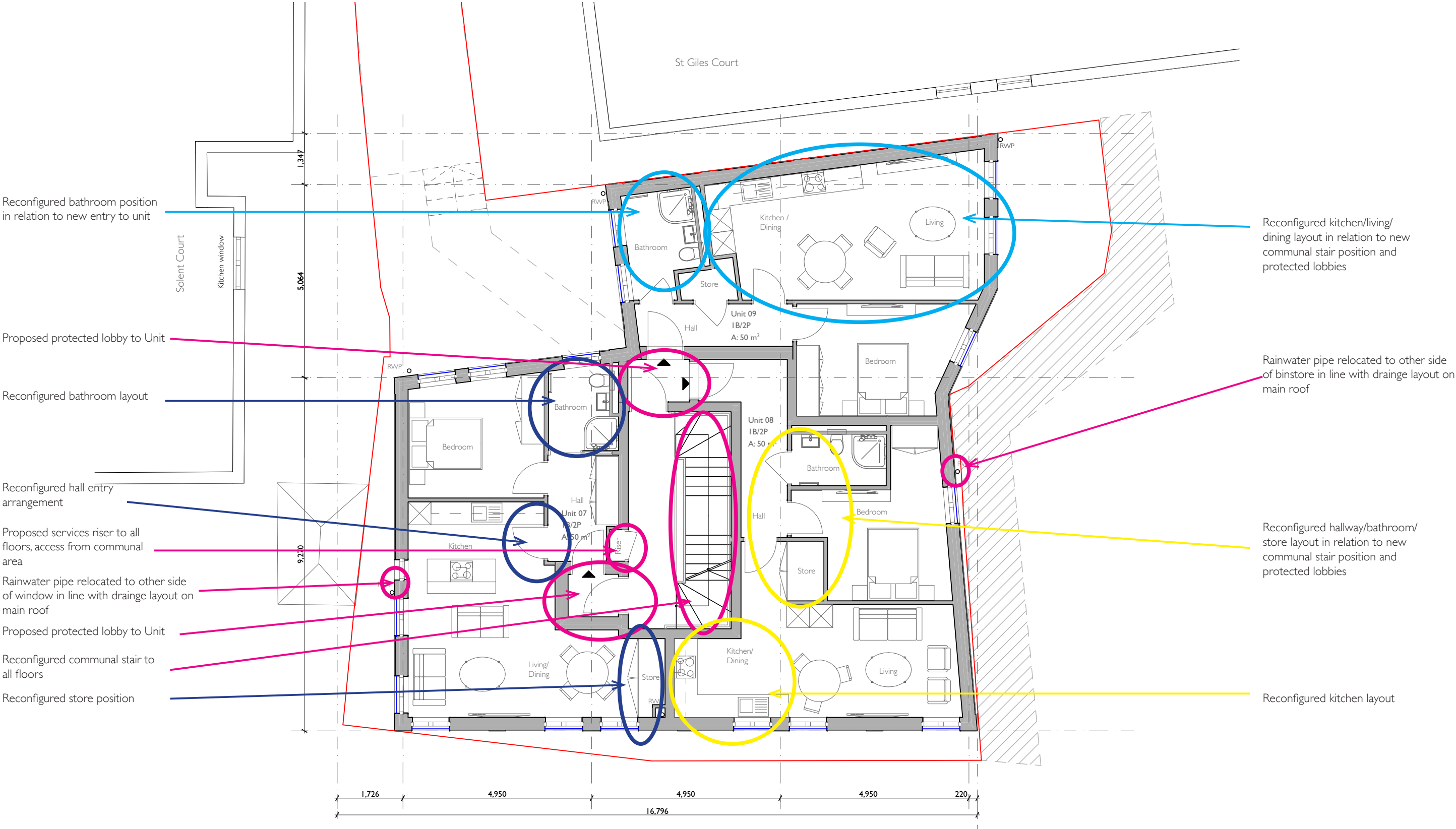
Proposed First Floor Plan



Approved Second Floor Plan



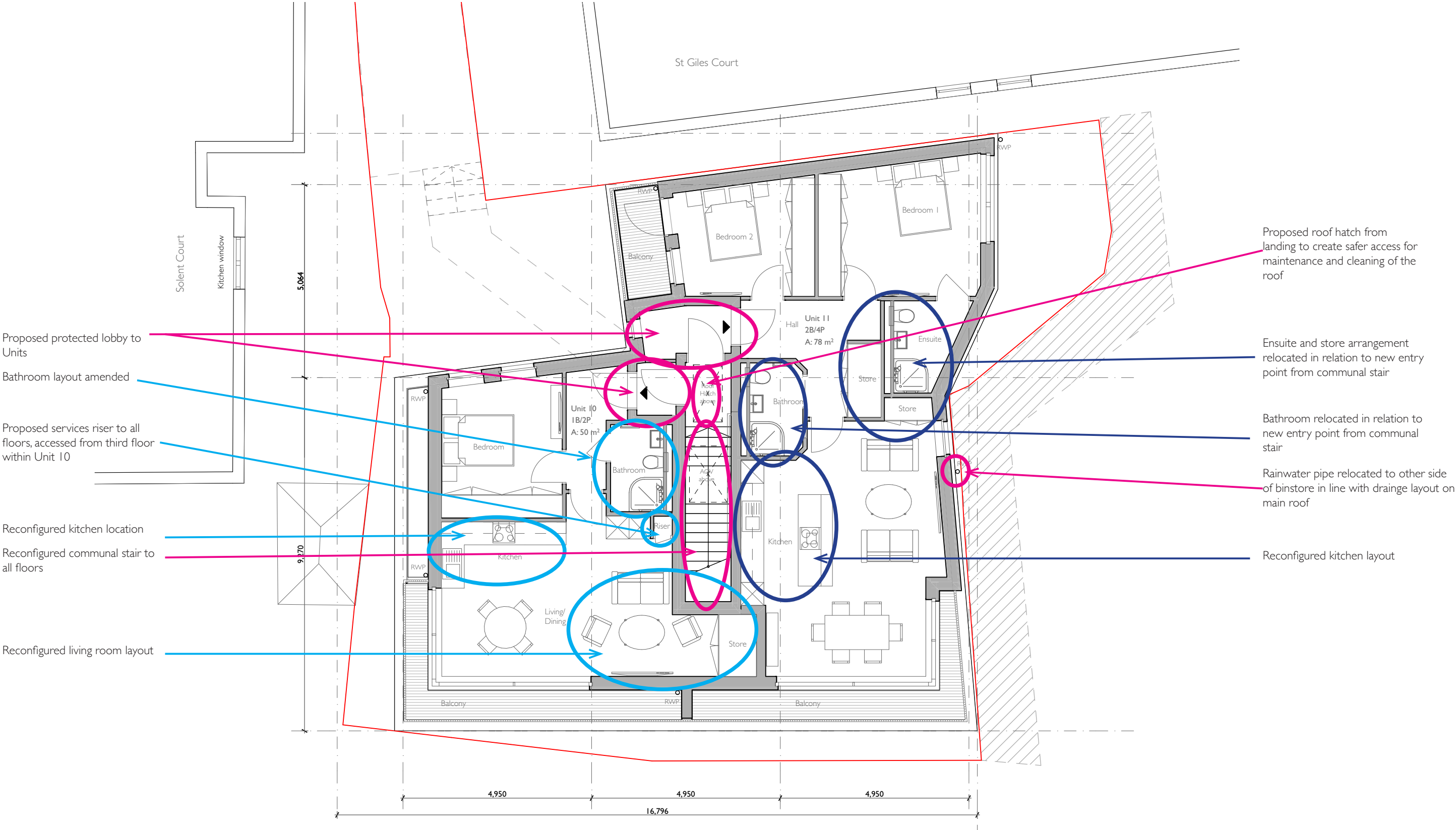
Proposed Second Floor Plan



Approved Third Floor Plan



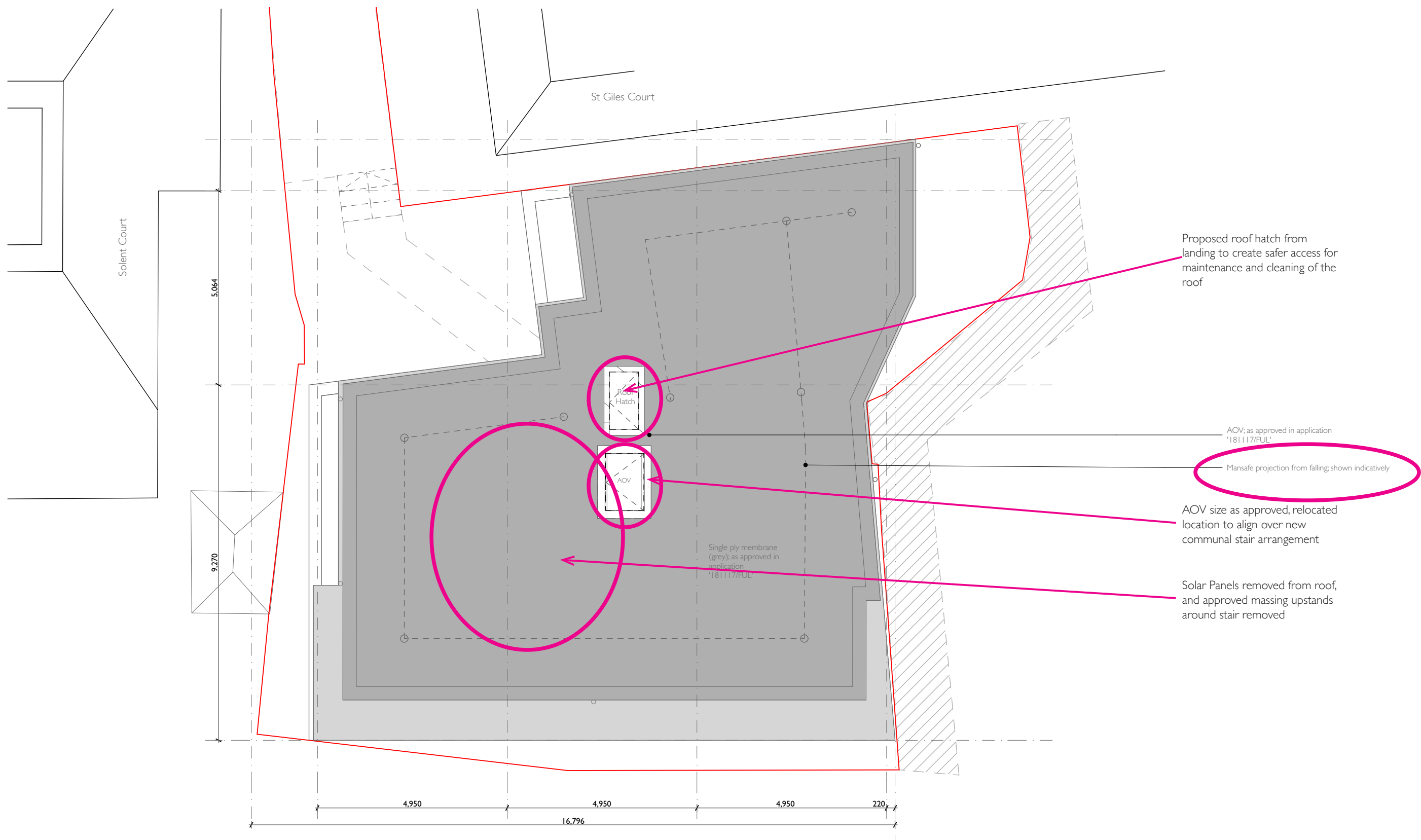
Proposed Third Floor Plan



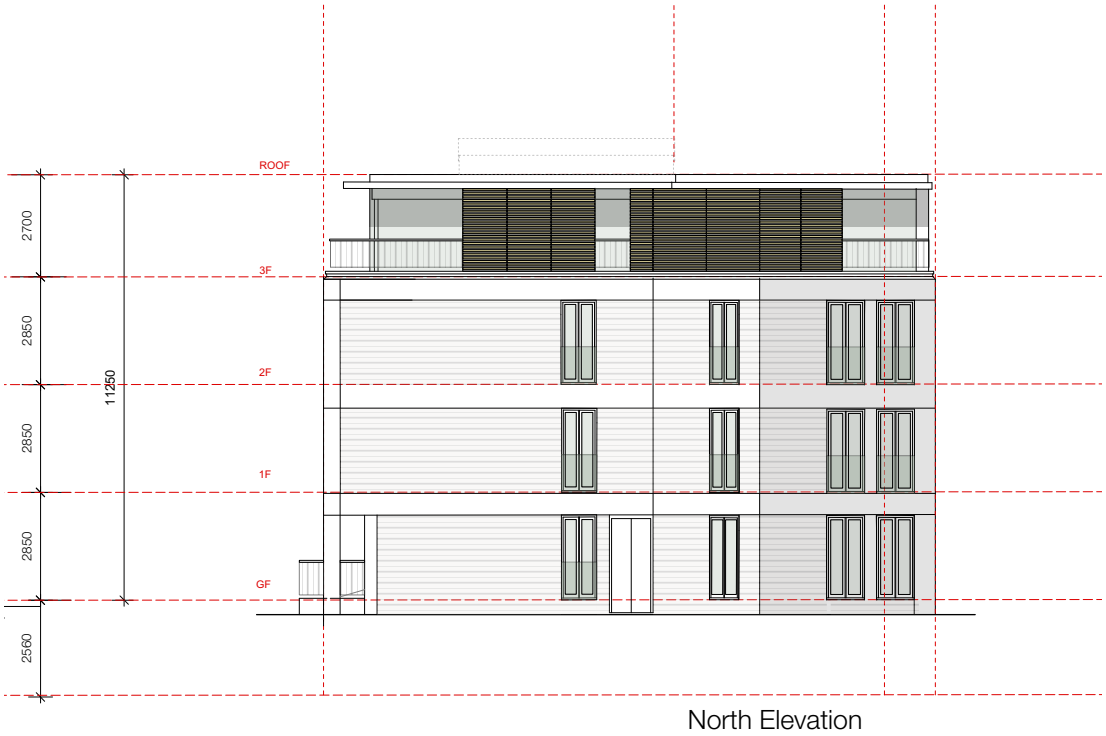
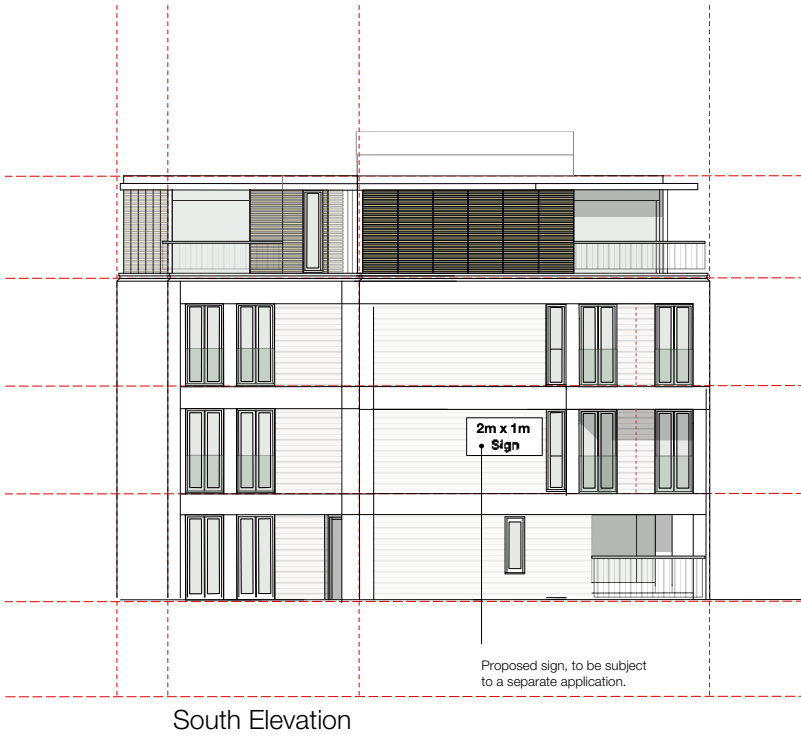
Approved Roof Plan



Proposed Roof Plan



Approved Elevations



MATERIALS LEGEND

EXTERNAL WALLS:
Red brick to delineate structural frame with grey brick to infill panels and red snap header to panel centre.
Glazed bricks to either side of the Main entrance doors.
Sweet chestnut ventilated rainscreen cladding (grey) to top floor.

EXTERNAL DOORS & WINDOWS:
Grey finish aluminium composite windows & doors.
Juliet balconies with glass balustrade set within door reveals.
Slender glazing bar aluminium glazing system to top floor.

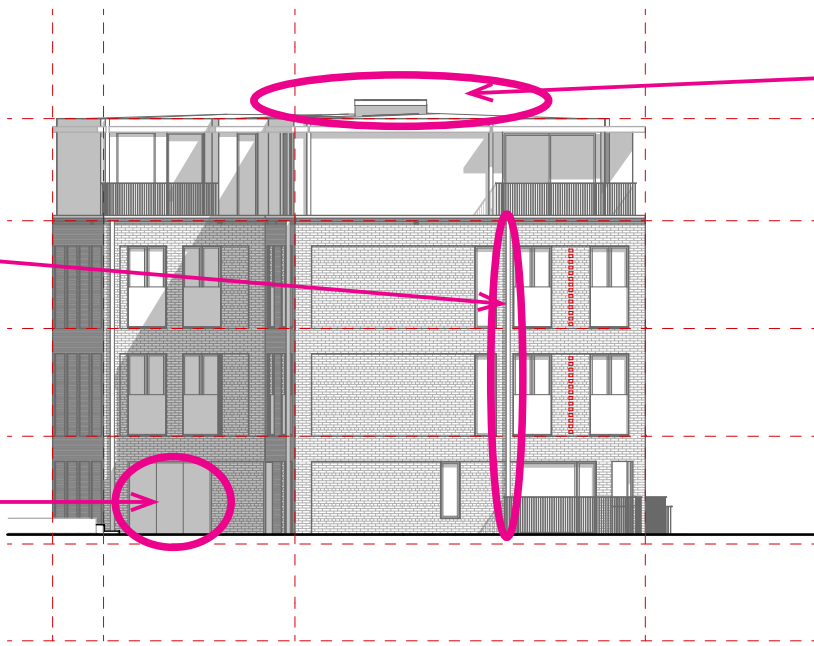
ROOF:
Single ply high performance membrane (Grey).
Grey metal eave trims.

BALUSTRADES:
Galvanised flat metal railings.

Proposed Elevations

Rainwater pipe relocated to other side of window in line with drainage layout on main roof

Proposed aluminum framed Bi-fold doors within approved opening for window and door to garden - to match finish of approved windows



South Elevation



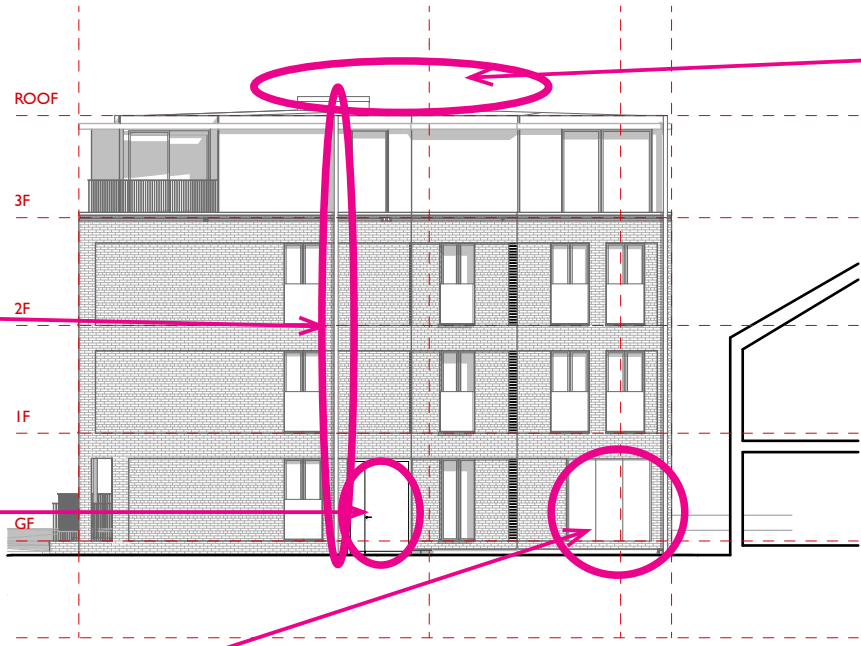
East Elevation

Solar Panels removed from roof, and approved massing upstands around stair removed

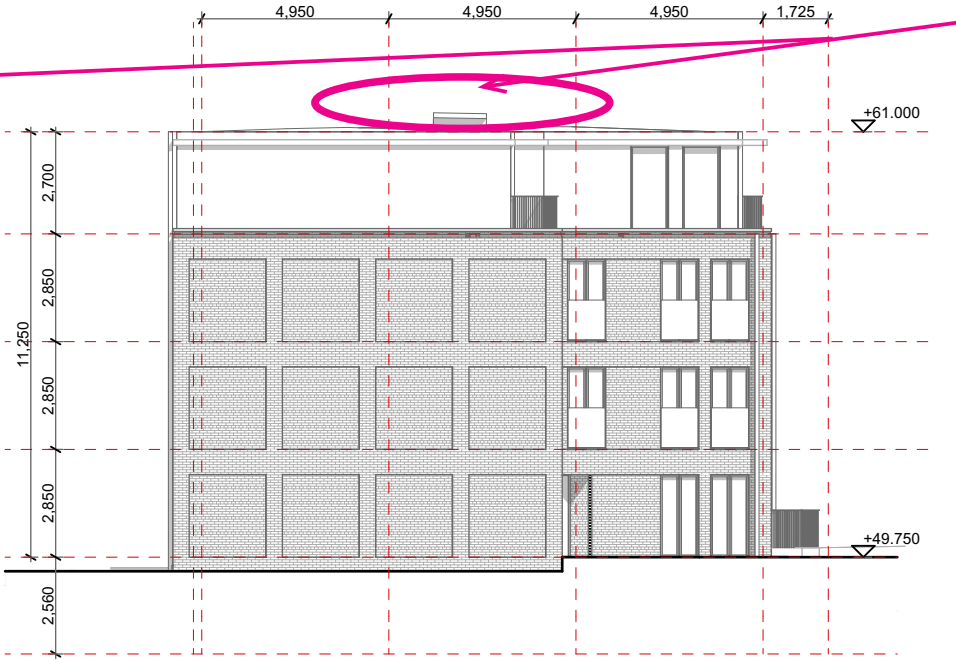
Rainwater pipe relocated to other side of binstore in line with drainage layout on main roof

Bin store door leaf arrangement altered within approved opening for improved access

Proposed aluminium framed Bi-fold doors within approved opening for window and door to garden - to match finish of approved windows



North Elevation



West Elevation

Solar Panels removed from roof, and approved massing upstands around stair removed

- MATERIALS LEGEND;** as approved in application '181117/FUL'
- External walls:**
- 1. Red brick to delineate structural frame with grey brick to infill panels and red snap header to panel centre
 - 2. Glazed bricks to either side of the main entrance doors
 - 3. Sweet chestnut ventilated rainscreen cladding (grey) to top floor
- External doors & windows:**
- 1. Grey finish aluminium composite windows & doors
 - 2. Juliet balconies with glass balustrade set within door reveals
 - 3. Slender glazing bar aluminium glazing system to top floor
- Roof:**
- 1. Single ply high performance membrane (grey)
 - 2. Grey metal eave trims
- Balustrades**
- 1. Galvanised flat metal railings

Approved Elevations (with boundary treatments and fences)



South Elevation



East Elevation

MATERIALS LEGEND

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ROOF:
Single ply high performance membrane (Grey).
Grey metal eave trims.

BALUSTRADES:
Galvanised flat metal railings.



North Elevation



West Elevation

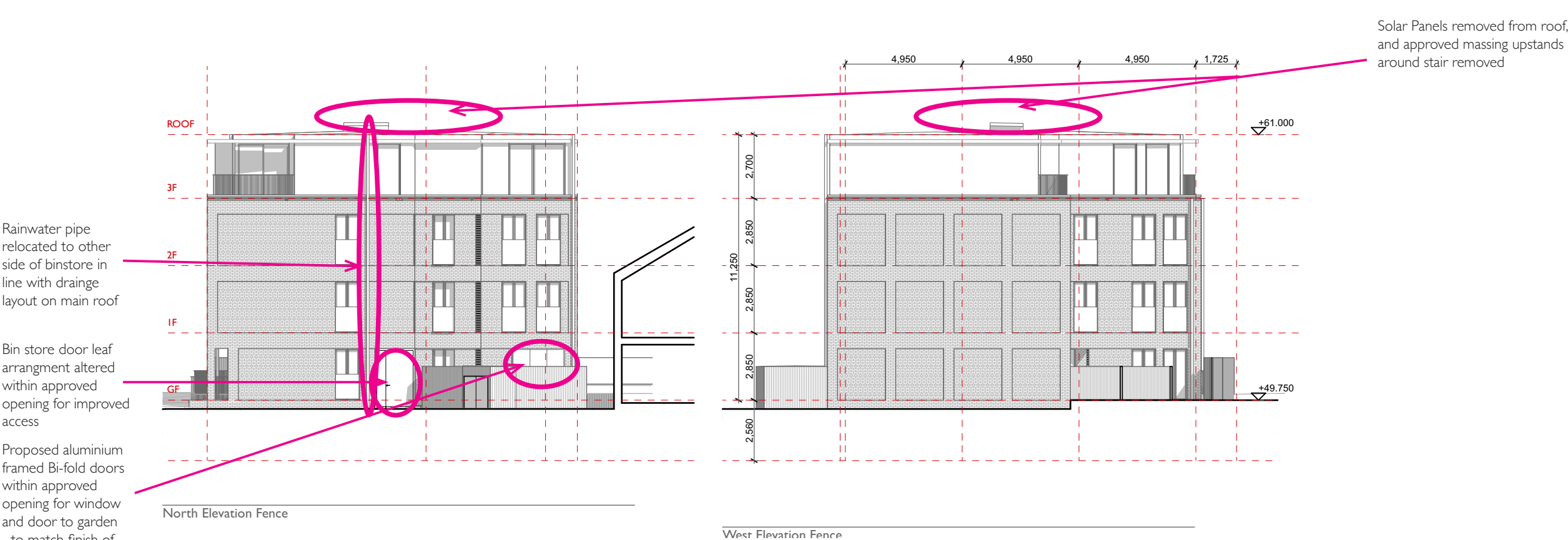
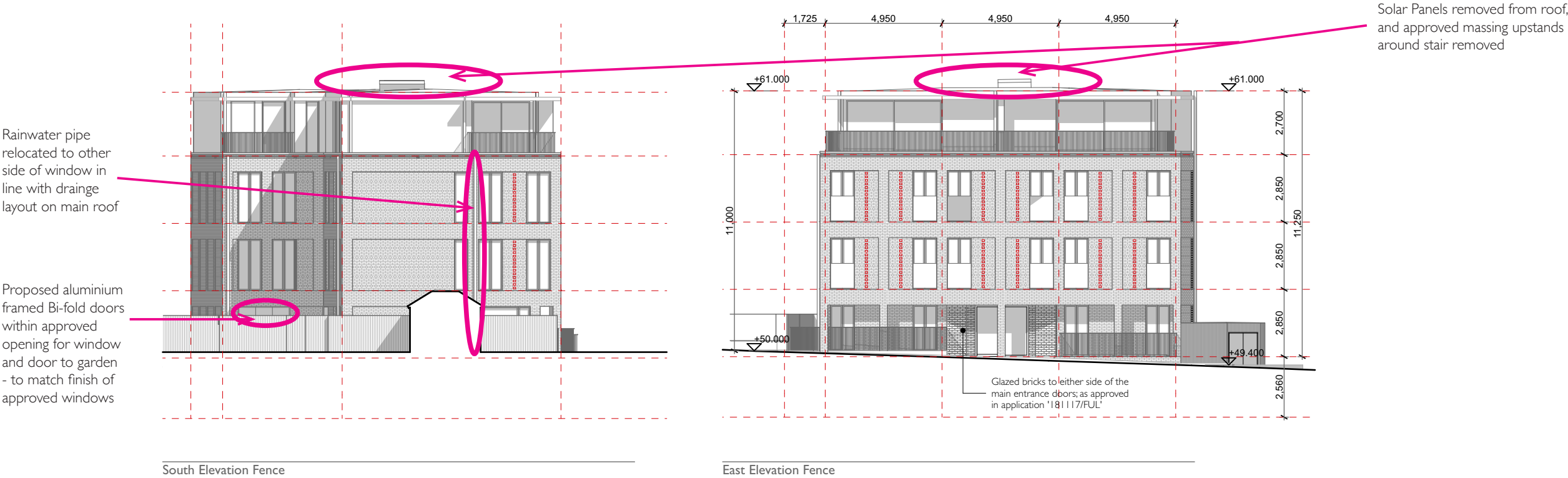
BOUNDARY TREATMENT LEGEND

New Cedar battens timber fence

Blue line denotes Juliet glass balustrade set within window reveals.

Flat metal balustrade to Ground floor East Elevation & part North and South Elevations.
Flat metal balustrade to all upper floors balconies.

Proposed Elevations (with boundary treatments and fences)



Boundary Treatment Key; as approved in application '181117/FUL'

	New cedar battens timber fence
	Flat metal balustrade to Ground floor East Elevation & part North and South Elevations. Flat metal balustrade to all upper floors balconies.
	Blue line denotes Juliet glass balustrade set within window reveals.

MATERIALS LEGEND; as approved in application '181117/FUL'

External walls:
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2. Grey metal eave trims
Balustrades
1. Galvanised flat metal railings

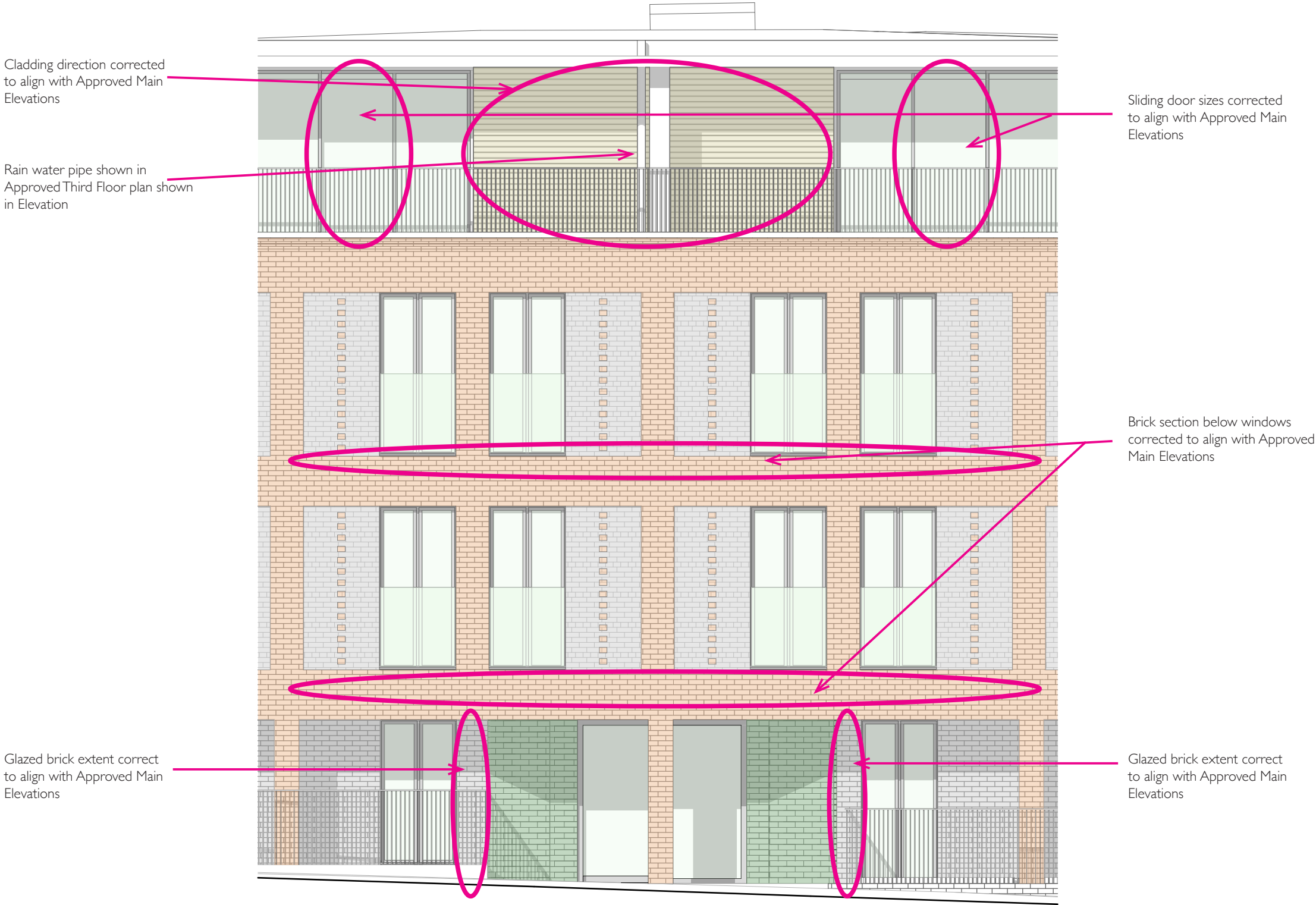
Approved Elevations Detail

Drawing Not To Scale



Proposed Elevations Detail

Drawing Not To Scale



03 conclusion

The proposed alterations to the Approved development brings the internal layouts in line with Building Regulation requirements for protected lobbies off the communal stair; whilst retaining the approved mix of units.

By reducing the massing on the roof through removal of the Photo Voltaic cells, the overall impact of the building is improved without impacting on the overall appearance of the proposal.

The minor amendment to provide bi-fold doors to unit 03 at ground floor is minimal, in being within the approved opening size for the adjacent window and door arrangement, with frames to match the aluminum finish of the approved windows. These openings are also behind cedar fences so have very limited visibility from the street.

A minor amendment to the extent of the approved basement is proposed to align with approved stair location and required excavation and construction. The alterations are not visible from public areas due to being below ground. As such, we believe this alteration has minimal impact on the proposal.

Overall, we believe the changes have no impact on the approved proposal and as such we feel these amendments should be recommended for approval.

Approved Drawings to be replaced:

P01 Proposed Plans Site 202 P01 RevA
P10 Proposed Plans SITE 202 P10 RevB

P02 Proposed Plans 0 202 P02 RevB
P03 Proposed Plans 1 202 P03 RevB
P04 Proposed Plans 2 202 P04 RevB
P05 Proposed Plans 3 202 P05 Rev A
P06 Proposed Plans 4 Roof 202 P06

P08 Proposed Elevations and Sections (boundary fences) 202 P08 RevB
P11 Proposed Elevations 202 P11 RevA

P09 Proposed Plans Amenity Space 202 P09 RevB
P12 Proposed Elevations Street Scope 202 P12 RevB
P21 Proposed Materials 202 P21

Proposed Drawings:

390 OBA XX ZZ DR A 1000 Site Plan Proposed P1
390 OBA XX ZZ DR A 1001 Site Plan Proposed P1

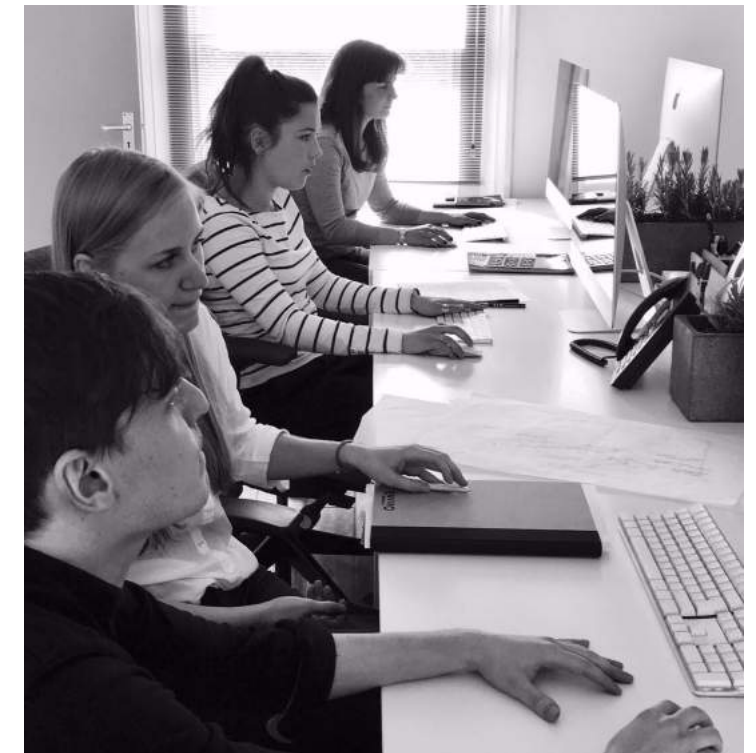
390 OBA XX GF DR A 2000 Ground Floor GA Plan Proposed P1
390 OBA XX 01 DR A 2001 First Floor GA Plan Proposed P1
390 OBA XX 02 DR A 2002 Second Floor GA Plan Proposed P1
390 OBA XX 03 DR A 2003 Third Floor GA Plan Proposed P1
390 OBA XX RF DR A 2004 Roof GA Plan Proposed P1

390 OBA XX XX DR A 4001 Elevations (with fences) P1
390 OBA XX XX DR A 4000 Elevations P1
390 OBA XX XX DR A 3000 Sections P1

390 OBA XX GF DR A 2005 Communal Garden Plan Proposed 01
390 OBA XX XX DR A 4002 Streetscape- As Existing & As Proposed 01
390 OBA XX XX DR A 4003 Proposed Materials 01

04 OB Architecture

about us



OB Architecture is an award-winning RIBA Chartered Architects Practice based in Winchester, with projects located all over London, the South of England and Wales.

The practice is experienced in designing a wide range of building types, including: offices, private homes, large residential schemes, hotels and interiors.

The practice was established in 2010 and has since grown to 15 employees.

The quality of their designs has been recognised with a number of awards and publications around the world.

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Recent Work



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