



Design and Access Statement:

Stuart Henley & Partners

in respect of:

Installation of a New Metal Screen with Gate at Dukesbridge House, Reading

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1.0 The Proposal:

- 1.1 This application proposes the design and installation of a New Metal Screen with Gate into an existing opening in the façade of Dukesbridge House which faces onto Duke Street, adjacent to the “Subway” restaurant, to secure the existing under cover space.

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 addition to the external street elevation of Dukesbridge House, with the installation of a new metal screen and gate, is in keeping with 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 existing under cover area, which forms part of the façade of Dukesbridge House which fronts onto Duke Street, is already partially secured by an existing metal screen, which has been fitted into the opening facing the River Kennet.



Fig. 1 – Existing Duke Street Elevation

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 the new metal screen with gate which copies the aesthetic of the existing metal screen already installed into the opening of the under cover area which faces the Kennet River, and is also painted black to match it.

5.2 The proposed facade change has been driven by the change of use of the building, and the need to provide additional security for the new inhabitants of what is now a residential building. The building's look and feel will not be altered. The same colour and material which has been used for the existing metal screen will be proposed for the new screen and 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 change to the existing façade of 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.