



Design and Access Statement:

Stuart Henley & Partners

in respect of:

Creation of new entrance at Dukesbridge Court, Reading

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1.0 The Proposal:

- 1.1 This application proposes the creation of a new entrance to Dukesbridge Court, on the façade which faces onto Duke Street, to replace the existing entrance door.

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 Court, and is comprised of existing residential I buildings (Dukesbridge House and Dukesbridge Court) as well as a commercial building (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 change to the external street elevation of Dukesbridge Court/House with the infilling of an alcove in the existing façade to create a new entrance door will not detract from the aesthetic of the existing building.

3.0 Site Appraisal:

- 3.1 Dukesbridge Court 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 entrance to Dukesbridge Court lies adjacent to the existing “Subway” shopfront, which forms part of the façade of Dukesbridge House which fronts onto Duke Street and consists of green painted timber windows set on the top of a chamfered brick plinth wall. The windows are thus set back from the plane of the brick wall, which articulates the facade and gives it depth.



Fig. 1 – Existing Duke Street Elevation

4.0 Heritage:

4.1 Dukesbridge Court 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 alteration to the façade of Dukesbridge Court/House is in keeping with the aesthetic of building and does not detract from it.

5.0 Design:

5.1 This application proposes to create a new entrance to Dukesbridge Court in the alcove between the “Subway” restaurant and end of the Dukesbridge Court building. It is proposed that a wall be built across this alcove, with a door in it and a tiled roof over it.

5.2 The proposed facade change has been driven by the need to improve the safety of the access to Dukesbridge Court, which is currently entered from a dark alcove, with the entrance door set at right angles to the street. The building’s look and feel will not be altered by the proposed addition to the facade. The same colour and material which has been used for the adjacent shopfront door will be proposed for the new door. The facing bricks used will be matched to the existing facing bricks of the building façade. In the same way, the new roof tiles of the infill will be matched to the existing roof tiles of the adjacent “Subway” restaurant. 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 Court/House is very minor, and will not detract from the aesthetic of the existing façade in any way. It should be granted planning approval.