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INTRODUCTION

1.1. Introduction

This Design Document is to assist with a Planning Application relating to 4 proposed new dwelling-houses on top of an existing 4 storey building at 2-4 King's Road in central Reading. This application is undertaken on behalf of OOK Developments Ltd. The document outlines the proposals for the demolition of the existing roof plant on top of the Abbey Corner building to allow space for 4 residential dwellings, designed to match the floors below.

A	Schedule Corrected (pg 12)	26/11/2021	CBG	TVT
-	Original Issue	22/11/2021	CBG	TVT
Revision:	Summary of Changes:	Date:	Revised By:	Checked:

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INTRODUCTION

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EXISTING SITE ANALYSIS

2.1. Character and Site Specifics

The site is known as Abbey Corner and forms part of Jackson's Corner to the south of Reading's Central Shopping Core. Jackson's Corner is an urban development in the centre of Reading and a locally known landmark. It takes its name from the curved building opposite the site on the northeast corner of the junction where King's Road meets Duke Street and High Street. The three routes form a spacious crossroads with curved buildings on each corner. Jackson's and the Jacobs Jewellers - two prominent late 19th century buildings - sit on the northeast and southwest corners. The northwest corner housed Barclays Bank, a listed building constructed in the mid-20th century.

The proposed development sits on the southeast point of the Jackson's Corner junction. The plot currently consists of a 4 storey office building with plant and servicing enclosures on the roof. Access to the building is from the pavement along King's Road.

The area is characterised by a mix of old and new developments lining the edges of the streets with generous pavements along King's Road. There are few breaks in the urban landscape, with buildings being at least four stories and of various heights, scales and styles. Located 80m to the north of the site is Market Place, a historical triangular market space with listed buildings on all three sides.

The site sits in Area 3 of the Market Place/London Street Conservation Area a non-homogeneous zone of Reading town centre that offers a transition from the central core shopping district to the rest of the town. Reading Abbey - a scheduled monument - is within 300m to the northeast of the site.



Figure 1: Kings' Road Streetscene showing the site and street context.

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EXISTING SITE ANALYSIS



Figure 2: Indicative Elevation of the current Streetscene

OPPORTUNITIES

The existing brickwork is generally in good condition.

The site is exceptionally well connected to public transport, including two bus stops within 50m and Reading Train station about 400m away, offering an excellent opportunity to increase the residential allocation in the area.

Close proximity to The Riverside offers good amenity space and community engagement opportunities for future residents.

The proposal does not require external groundworks so should create minimal disruption at street level.

The existing plant infrastructure is due to be decommissioned.

CONSTRAINTS

Any proposal must respect the existing character of Jackson's Corner and the existing building.

Mitigating any negative impact on the conservation area is vital for the success of the development.

Any proposed development must sit well within the context of the junction and result in minimal impact on the streetscene.

Key to Constraints

	Site		Listed Building
	Conservation Area - Market Place/London Street		

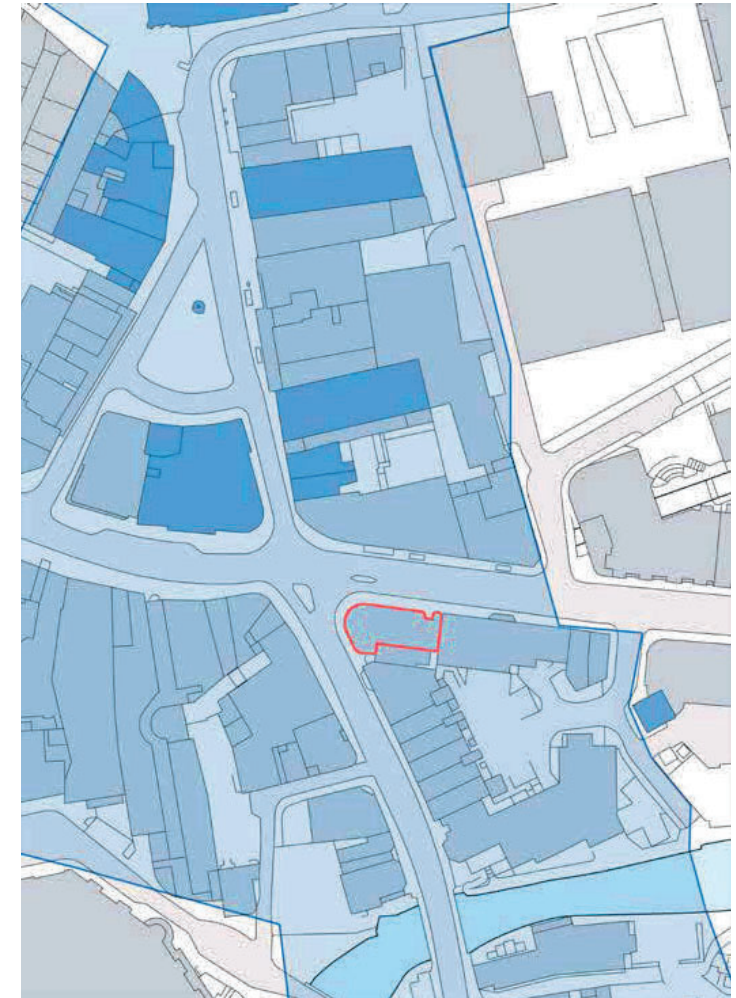


Figure 3: Constraints Map

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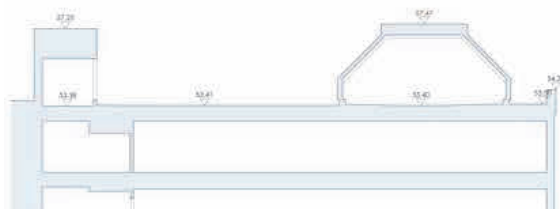
EXISTING SITE ANALYSIS

The existing building has a distinct character and language complimentary to the surrounding buildings but utilises a different style.

The existing building design is one of the 'cleaner' façades on the street with repeating elements and minimal ornamentation. The simplicity of the building compliments the surrounding historic façades which are in more ornamental styles.

Most of the building has a parapet roof at the fourth floor, at this level the primary stair core pops up allowing access to the plant room on the roof. The plant room is set back from the roof and has low level walls with a clay tiled pitched roof; topped by a smaller parapet. This element is visually distinct from the majority of the building.

The existing plant room has a GIA of 35sqm and a GEA of 42sqm and is 8.9m long by 6.5m wide. The existing plant roof-line sits 4.06m above the existing office-roof level and 0.22m above the existing stair enclosure parapet.



2.3. Existing Site and Property

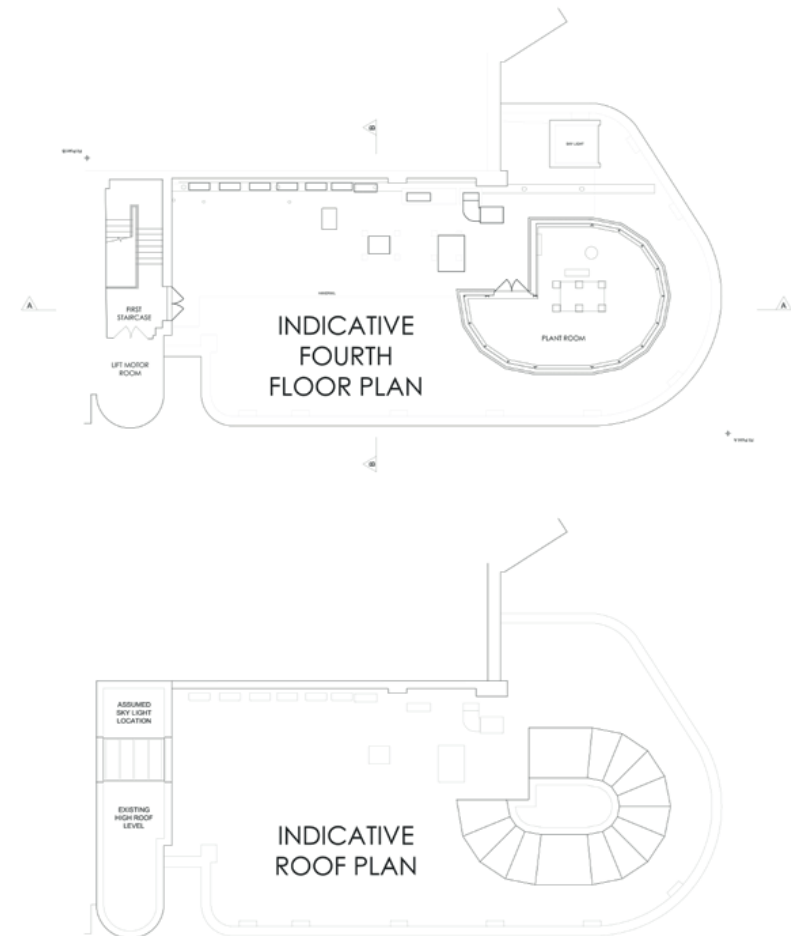


Figure 4: Indicative Existing Plans

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EXISTING SITE ANALYSIS

2.4. Street level Images



Figure 5: Street Level Views

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EXISTING SITE ANALYSIS

Pre-Application advice was received on the 4th October 2021 (Re: 211027/PREAPP). A summary of the relevant advice is included below. (Please see the Accompanying Planning Statement for a summary of each policy referenced.)

"Providing residential use at the site would align with the broad objectives of Policy H1 Provision of Housing." Also, the location of the site places it firmly within Central Reading, as such the accessibility is "considered to accord with Policy CC6 Accessibility & the Intensity of Development".

Ideally the proposal should have a mix of unit sizes (CR6) this would be unviable for this project. "Since the proposals are for fewer than 10 units there is no prescriptive standard for providing family home with 3 or more bedrooms (H2 Density & Mix)."

Policies CC7 Design & the Public Realm, CR2 Design in the Centre, En1 Protection & Enhancement of the Historic Environment, EN3 Enhancement of Conservation Areas, EN6 New Development in Historic Context, as well as the relevant sections of the NPPF & Listed Buildings & Conservation Areas Act, reference the need for quality, sympathetic design, especially as the site is in a conservation area. All of this considered, "there is no in-principle objection to the building being extended ... but any extension must preserve and enhance the character and appearance of the Conservation Area."

"The proposal should allow for a more subservient and sympathetic addition. The extension currently proposed would not be a subservient feature and instead it is considered to exacerbate the site's prominent location ... [this] could be addressed by making the additional storey more secondary in nature/appearance."

"Meaningful amenity space is not capable of being provided on site. Given the sites accessible location and access to nearby public amenities ... the lack of amenity space would likely be considered appropriate".

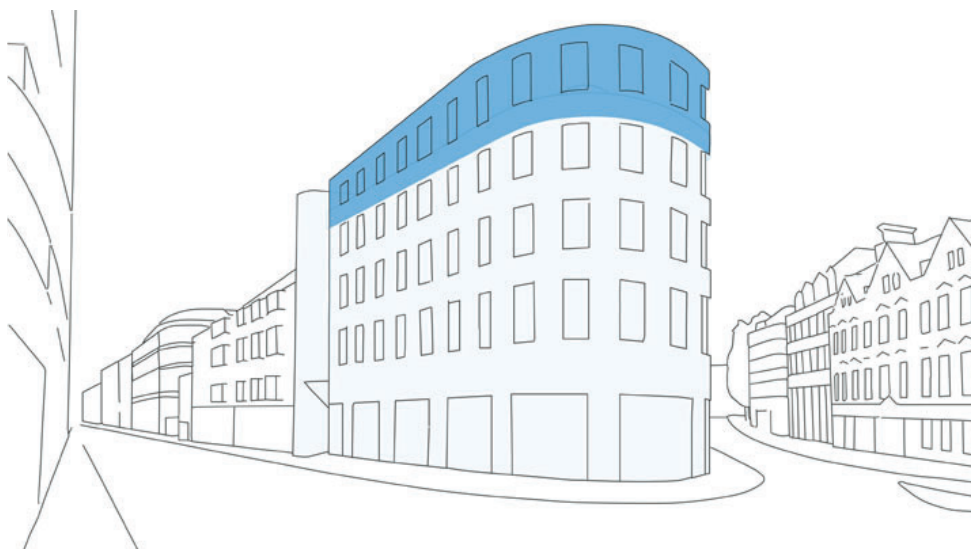


Figure 8: Pre-app Street Level Scene

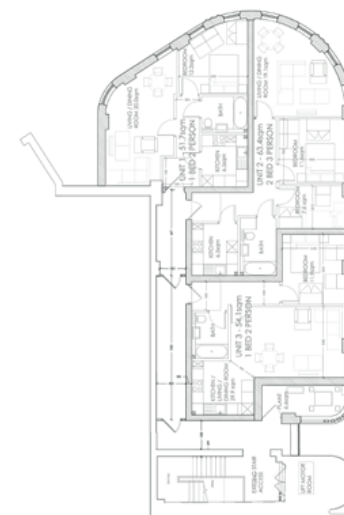


Figure 9: Pre-app Fourth Floor



Figure 6: Pre-App King's Road Elevation



Figure 7: Pre-App Duke Street Elevation

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EXISTING SITE ANALYSIS



Figure 10: Existing Building



Figure 11: 0° Mansard Massing



Figure 12: 5° Mansard Massing



Figure 13: 10° Mansard Massing



Figure 14: 15° Mansard Massing



Figure 15: 20° Mansard Massing

2.6. Subservience Study

The design includes a mansard to make the roof extension subservient to the existing building and context.

The angle of this mansard has been carefully considered to provide a subservient element without sacrificing the space available for each welling.

Following some massing analysis it was decided that an angle of 15° would be an appropriate compromise.

An angle of 15° still allows for a full bathroom in each apartment by keeping the GIA of each above 39 m², but still sits well in the context.

Angle	Aprox GIA	Approximate Loss	
0°	170 m²	0 m²	0%
5°	167 m²	3 m²	2%
10°	164 m²	6 m²	4%
15°	161 m²	9 m²	5%
20°	158 m²	13 m²	8%

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PROPOSALS

3.1. Overview

The proposal seeks to introduce an additional level on to the existing 4 storey office building at Abbey corner.

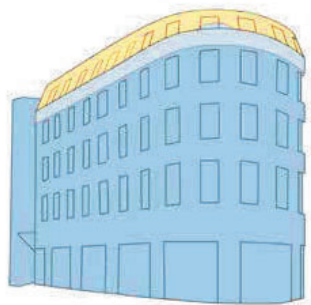
The proposal will remove the existing 4th floor plant enclosure and replace it with a level of residential provision to match the lower floors. 4 new dwellings will be introduced.

The property will maintain the existing building footprint, preserving the relationship with the street. The extension will not exceed the height of the existing lift core and will sit lower than the height of the existing plant enclosure.

The aesthetic language of the extension will be subservient to the existing structures. The new windows will be positioned and sized to reflect the rhythm of the windows on the lower floors.

The existing access to the site will be maintained. The introduction of residents will ensure the building has an active frontage even outside of standard work hours.

Following the subservience study the proposed mansard will be pitched at a 15° angle to balance providing adequate space with a subservient mass.



Key to Concepts

- Extension
- Removal
- Retained

Figure 16: Concept Diagram



Figure 17: Indicative Proposed Elevation King's Road



Figure 18: Indicative Proposed Elevation Duke Street

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PROPOSALS

3.2. Proposed Floor

The proposed alterations to the street scene still maintain the integral character of Jackson's Corner. The residential use will give the building a more active frontage and increase the sense of community and safety that the overlooking of the public realm creates.

The volume of the building will increase, but the proposed intervention will be subservient to the existing building and once complete the mansard will harmonise with the retained lower floors & heritage surroundings.

The flashing covering the existing parapet wall will be removed and the brickwork underneath cleaned. The existing language will be utilised in a more sympathetic way to maintain the building's presence and not over increase its dominance in the streetscene.

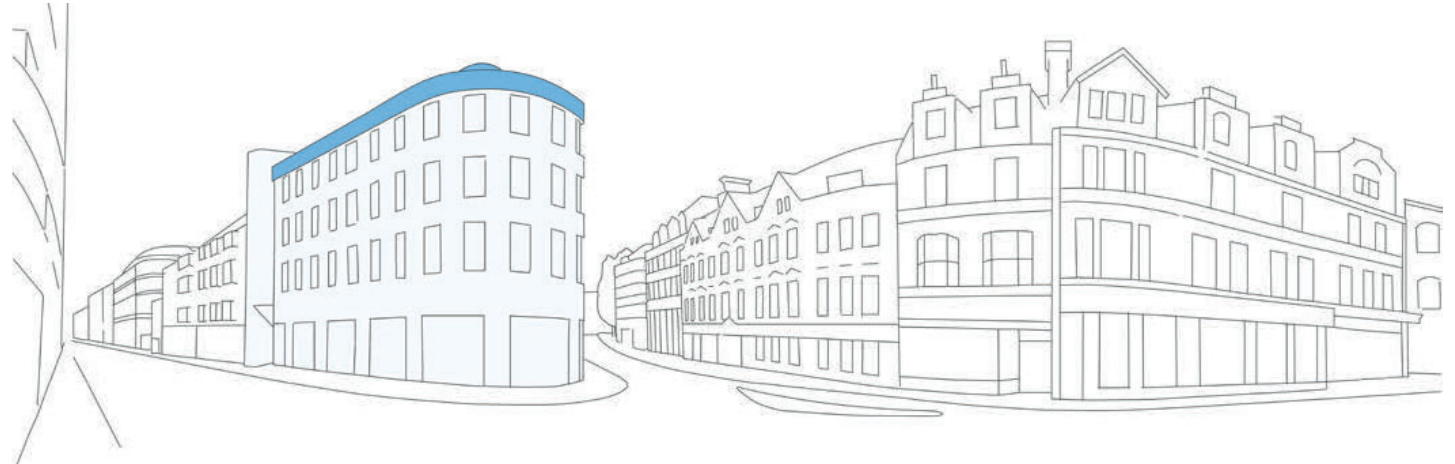


Figure 19: Existing Street Scene

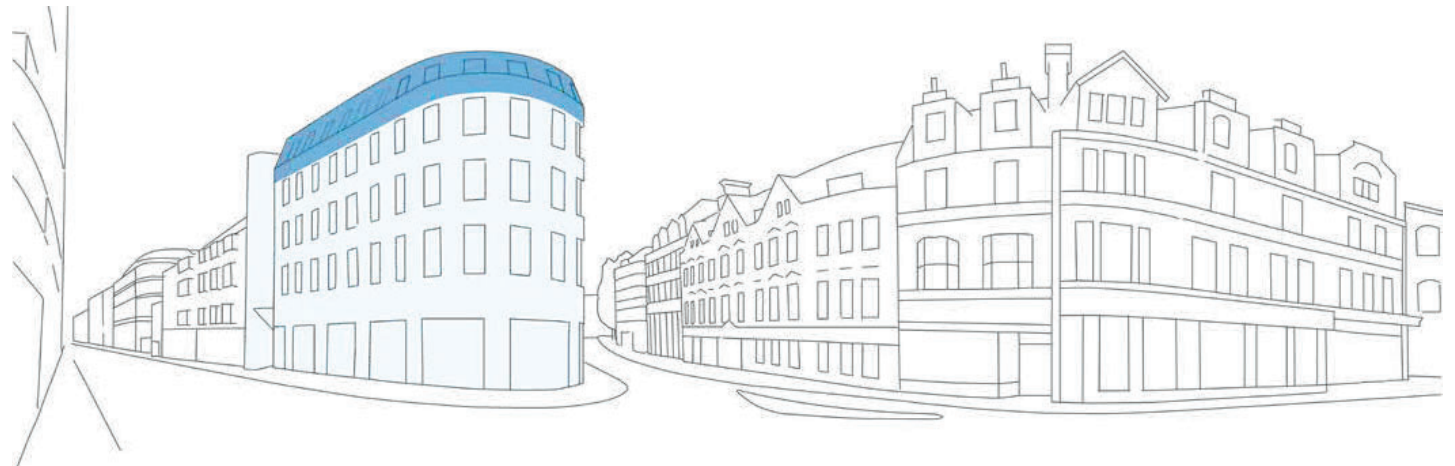


Figure 20: Indicative Proposed Street Scene

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PROPOSALS

The proposal will include an extension on the roof. The existing plant shelter will be removed and an additional floor will be constructed. 4 additional units will be introduced. These units will be accessed by the existing staircase 1.

The additional floor as been designed to mimic the floors below. The new intervention will appear to be contemporary with the rest of the structure once completed.

Environmental considerations have ensured the new walls and windows will perform well thermally.

The total proposed extension will have a GIA* OF 207 sqm and a GEA of 244 sqm. All internal room heights will be a minimum of 2.5m. The new parapet will be level with the existing stair parapet.

The existing plant room will be removed therefore the NET increase in GIA will be 172sqm.

Schedule

Unit A - 1 Bed - 1 Person - 42.9 sqm

Unit B - 1 Bed - 1 Person - 42.6 sqm

Unit C - 1 Bed - 1 Person - 43.6 sqm

Unit D - 1 Bed - 1 Person - 40.0 sqm

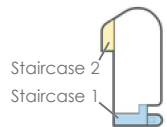


Figure 21: Indicative Fourth Floor Plan

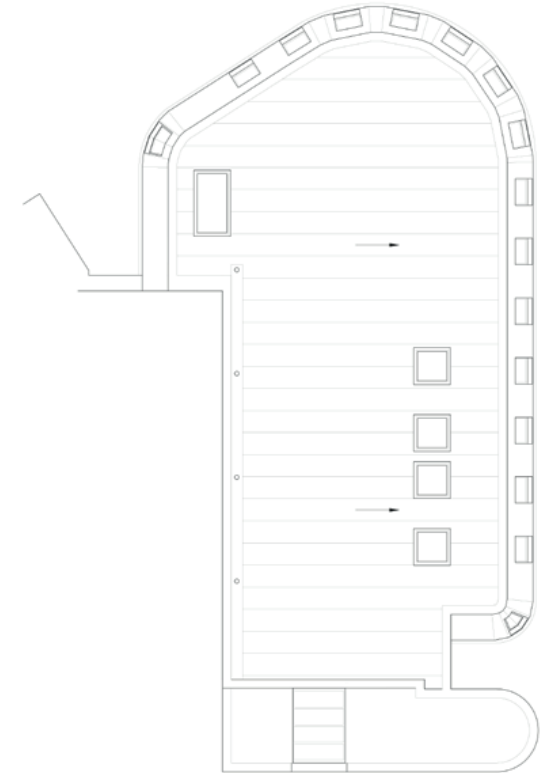


Figure 22: Indicative Roof Plan

*GIA taken @ 1.5m clearance

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PROPOSALS



Figure 23: Existing Abbey Corner



Figure 24: Proposed Abbey Corner

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MATERIALITY AND PRECEDENT

4.1. Contextual Images



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MATERIALITY AND PRECEDENT

4.2 Existing and Proposed Materials



1. Existing Slate Tiles - Removed
2. Existing Clay Tiles - Removed
3. Existing Metal Corrugate Parapet - Removed
4. Aluminium Windows - New aluminium windows will be added to closely match the existing windows on the lower floors.
5. Red Brick - New bricks will be selected to closely match the existing on the lower floors.
6. Zinc Mansard - New zinc cladding will be introduced to create a mansard.

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MANAGEMENT PLAN

Waste

The existing offices do not have on-site waste storage, an external company collects and processes the waste. The proposed flats will have regular private waste collection.

The proposal involves converting two spaces on the ground floor into ventilated bin stores. These will be wheeled out and privately collected from King's Road.

Transport

- A cycle locker has been provided for each flat to encourage sustainable travel.

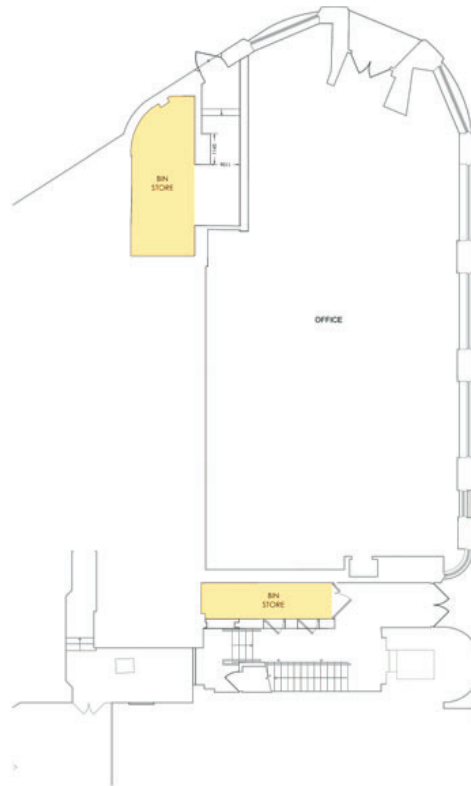


Figure 25: Proposed Ground Floor Management Plan

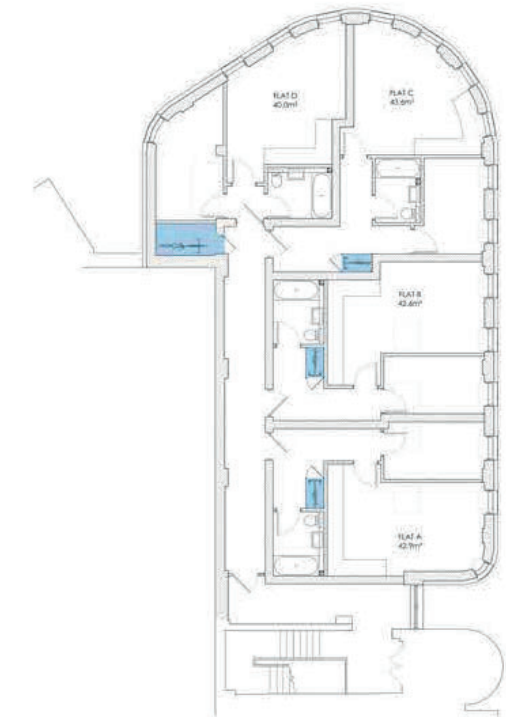


Figure 26: Proposed Fourth Floor Management Plan



EXCEEDING EXPECTATIONS

Wakefield, Manchester
Milton Keynes, Reading, London