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INTRODUCTION

1.1. Introduction

This Design and Access Statement is to assist with a Planning Application relating to the proposed introduction of fourth floor windows to 2-4 King's Road in central Reading. This application is undertaken on behalf of by OAK Developments Ltd in parallel to a Prior Approval Application at the same property. The document outlines the proposals for the introduction of windows to the existing roof plant on top of the 4 storey Abbey Corner building.

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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 plant room is generally in good condition, but is largely under utilised at present.

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

The existing plant infrastructure is due to be decommissioned, providing an opportunity to utilise this space.

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		

2.2. Opportunities and Constraints

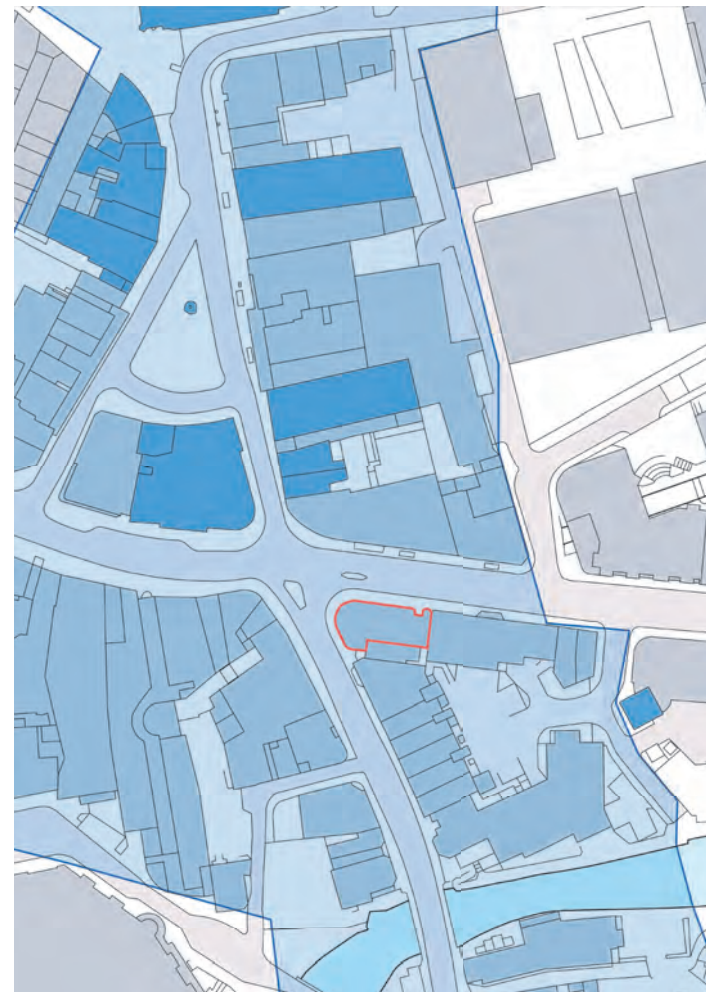


Figure 3: Constraints Map

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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 and only becomes visible at street level once you walk further away from Jackson's Corner along King Street & High Street.



2.3. Existing Site and Property

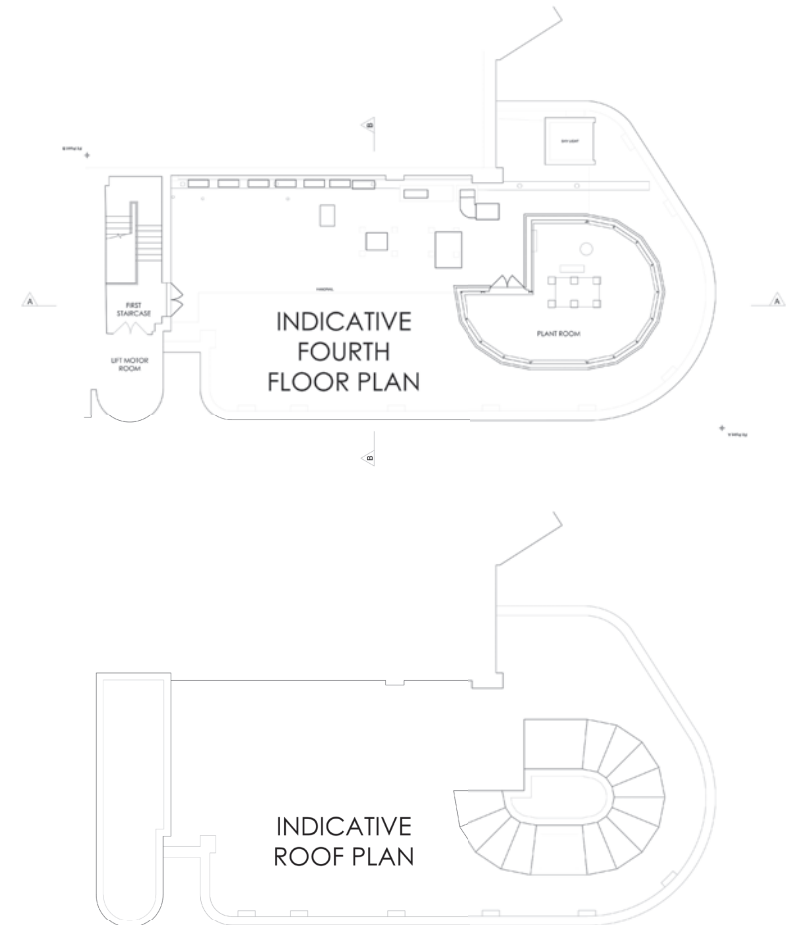


Figure 4: Indicative Existing Plans

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EXISTING SITE ANALYSIS



Figure 5: Street Level Views

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PROPOSALS

3.1. Overview

The proposed works will introduce windows to provide natural light to the plant room on the roof of the existing 4 storey building.

The property will maintain the existing building footprint, preserving the relationship with the street. The exterior of the building will remain largely as existing. The changes to the roof structures will be hard to see from the street level.

The existing access to the site will be maintained.



Figure 6: Streetscene



Figure 7: Indicative Proposed Elevation Duke Street



Figure 8: Indicative Proposed Elevation King's Road

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PROPOSALS

Plant Room

The proposal will introduce sky light windows to the plant room roof, allowing light into the space. The former plant will be continue to be accessed via the Staircase 1.

Consideration has been given with regards to the environmental performance of the building. Additional internal insulation will be added to the external walls and roofs.

Schedule

Window 1 - Type B - 0.75 sqm

Window 2 - Type B - 3.16 sqm

Window 3 - Type B - 0.75 sqm

Window 4 - Type B - 0.75 sqm

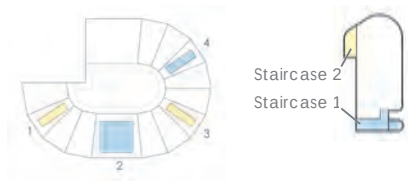


Figure 9: Indicative Section

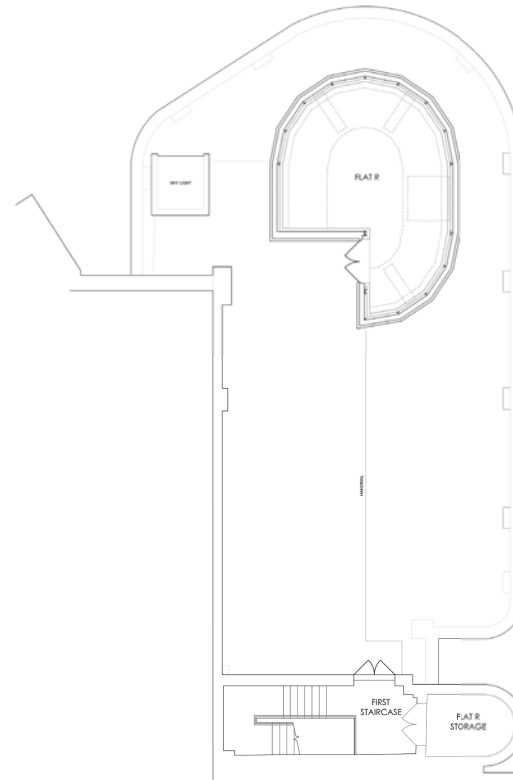


Figure 10: Indicative Fourth Floor Plan

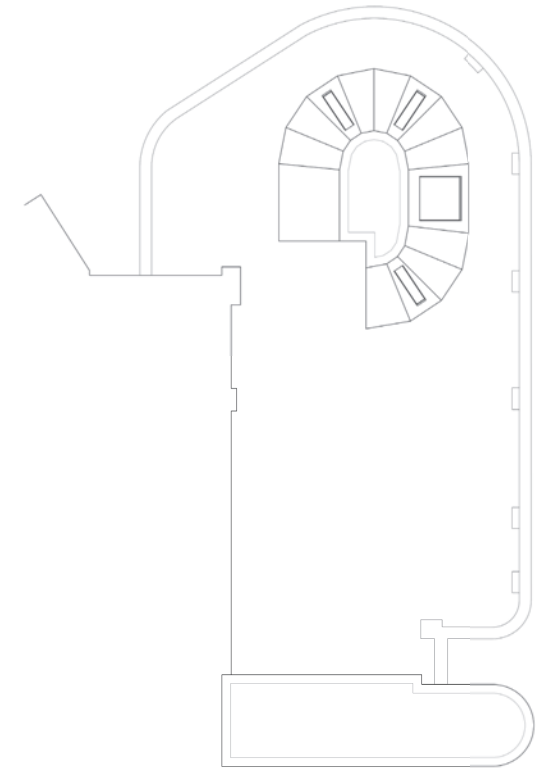


Figure 11: Indicative Roof Plan

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MATERIALITY AND PRECEDENT

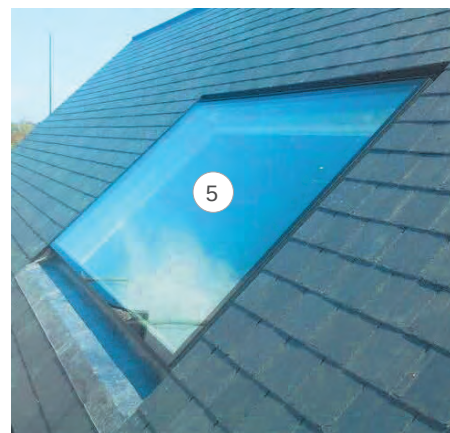
4.1. Contextual Images



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MATERIALITY AND PRECEDENT

4.2 Existing and Proposed Materials



1. Existing Slate Tiles - Retained
2. Existing Clay Tiles - A few removed to make space for windows, largely retained.
3. Existing Slate Parapet - Retained
4. Existing Aluminium Windows - Located on the lower floors. (These floors and windows do not form part of this application.)
5. Proposed Aluminium Roof Lights - New Roof light windows will be added to the sloped roof of the former plant room. Care will be taken to select windows that match the existing windows at lower levels.



EXCEEDING EXPECTATIONS

Wakefield, Manchester
Milton Keynes, Reading, London