

Design and Access Statement

Site Address: Land adjacent to 28 Southampton Street, Reading RG1 2QL
Rev D: Date: September 2020



Proposal of 7 mixed apartments and 1 bed flats



Location



The site is located south of Reading town centre, in close proximity to the Oracle shopping centre, Reading railway station, University of Reading and Royal Berkshire Hospital.

Features of the existing site

The existing plot has been previously used as an advertising space with existing hoardings in place currently.

Behind the hoardings are a variety of self-seeded trees that have been shown to be of a low significance to the area.

Along Southampton street are a number of shops with accommodation above spread over 3-4 floors including roof spaces as well as being adjacent to the Red Lion Public House and Offices to the rear.

To the North of the plot stands a Tudor building currently used for office space.

Access issues and solutions

Access to the property will be directly from the footpath with the sheltered main entrance consisting of inward opening glazed security doors.

The entrance opens up to a secure stair well. With secure access to the flats between the stairwell and the corridors.

Air quality within the building including the stairwell will significantly benefit from a positive pressure ventilation system.

All flats and corridors within the building to be protected by a fully installed and maintained sprinkler system and fire doors between the flats and corridors and stairwells.

There is no possibility of parking on site due to the plot's location, however, the design of the building is aimed at professionals working in the city, which, the building is located within walking distance of the City Centre and public transport links.

Layout of proposed development

The layout has been designed to serve access to all flats with reduced noise between the stairwells by form of acoustically insulated walls.

Area Schedule

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Apartment number	Floor	Type	Area
1	Ground	Studio	37 m ²
2	Ground	1B1P flat	42 m ²
3	First	1B1P flat	43 m ²
4	First	1B1P flat	42 m ²
5	Second	1B1P flat	42 m ²
6	Second	1B1P flat	43 m ²
7	Third	Studio	37 m ²

Scale and Appearance of the proposal

The height has been determined by the height of the existing adjacent public house ridge line as well as the height for a proposed new building (application 181117). Due to the location of this plot, there is no need for amenity space as there is close access to the Forbury Gardens, Christchurch Meadows and Kings Meadow areas within walking distance.

Materials have been chosen to blend the proposed building (to replace the Red Lion PH) and adjacent Tudor style building.

Design Approach

The site itself is of a relatively small footprint and an irregular shape, which has determined the outline of the proposed building. An area to the rear has been designated for the storage of cycles as well as bin storage and is accessed via access between the existing public house site and the proposed site. This shared access is not wholly owned or registered, therefore, a certificate B is not required. The North corner is shown to be within flood risk zone 2 and has therefore been stepped back from the road which also gives visibility of the adjacent Grade II listed Tudor building. In addition, this allows light to flow to the neighbouring window of the Tudor building at number 28.

Landscaping

Due to the plot location, there will be limited landscaping. However, the proposal has allowed for an area to the rear of the building for cycle and bin storage as well as room for a small green area.

Heritage Assets Adjacent to the site – All references taken from Historic England Website

28 Southampton Street – Grade II Listed

“SOUTHAMPTON STREET 1. 5128 (West Side) No 28 SU 7172 NE 4/574 II 2. Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17.”

26 Southampton Street – Grade II Listed

“SOUTHAMPTON STREET 1. 5128 (West side) No 26 SU 7172 NE 4/231 II 2. Early C19. 2 1/2 storeys altered. Grey brick headers with red brick dressings and quoins. Cogged eaves cornice to tiled roof. Right hand part of house original with 1 window, tripartite casement, segment headed on Ground floor and mansard roof with end chimney and dormer. Left hand part may be a C20 rebuild with slight break: 1 range of windows, 3 light casement on ground floor and a 5 light, probably reused, oak mullion casement on 1st floor; also parapet with cogged cope, no attic. To left it is treated like No 28. The garden railings are cast iron arrow head with patterned bars to gate.”