

Design and Access Statement Supporting Document

Planning Application for Additional Storey at 205-
207 King's Road, RG1 4LS, Reading

AH_PA2 111

Adam Skinner
Burleigh Estates

28th May 2021



Contents

INTRODUCTION

1.0 SITE ANALYSIS page.4

1.1 THE SITE - Description

1.2 THE SITE - Aerial View

1.3 THE SITE - Contextual Photos

1.4 THE SITE - Transport & Access

2.0 PLANNING HISTORY page.9

2.1 PLANNING HISTORY

3.0 PRINCIPLE OF DEVELOPMENT page.11

3.1 PROPOSED SCHEME

3.2 CHARACTER & STREET SCENE IMPLICATIONS

3.3 IMPLICATIONS FOR ADJOINING OCCUPIERS

3.5 LIVING ENVIRONMENT FOR FUTURE OCCUPIERS

3.6 SCALE & DESIGN

3.7 AMENITY SPACE

3.8 PARKING, BICYCLE PROVISIONS & BIN STORAGE

3.9 CONCLUSIONS

4.0 PROPOSED MATERIAL FINISHES page.20

4.1 PROPOSED MATERIAL FINISHES

INTRODUCTION

The Proposal

This Design and Access Statement has been prepared by Aqua architecture ltd, under the instructions of Burleigh Estates, to accompany the planning application for the proposed re-development of the site known as Alexander House, 205-207 King's Road, RG1 4LS, Reading.

This proposal has been prepared following the former change of use application for the Ground and First floors, and for Change of use from office use Class B1(a) roof space to residential use Class C3 to comprise 13 residential units - Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

This proposal has been prepared following the former planning application for the roof alteration and external elevation works to facilitate conversion of roof space and part of ground and first floor from office use Class B1(a) to residential use Class C3.

This proposal is for the construction of a new residential floor above existing roof level to create new residential use Class C3 to comprise 8 residential units. The new floor would extend partly within the volume of the existing pitched roof.

This Statement seeks to illustrate the process that has led to the development of this planning application and the design of the proposed building. In particular, this Statement identifies the key opportunities this regeneration scheme delivers, via a sustainable residential development. The overarching aim of the development is to provide a high quality refurbishment, with a renewed and enhanced character of the building, to reflect the context of the local area, and local general public alike.

The statement provides background to support the architectural approach adopted and explains the design decisions that have been made, in a structured way.



Alexander House seen from King's Road



Alexander House seen from King's Road

1.0 SITE ANALYSIS

1.1 THE SITE - Description

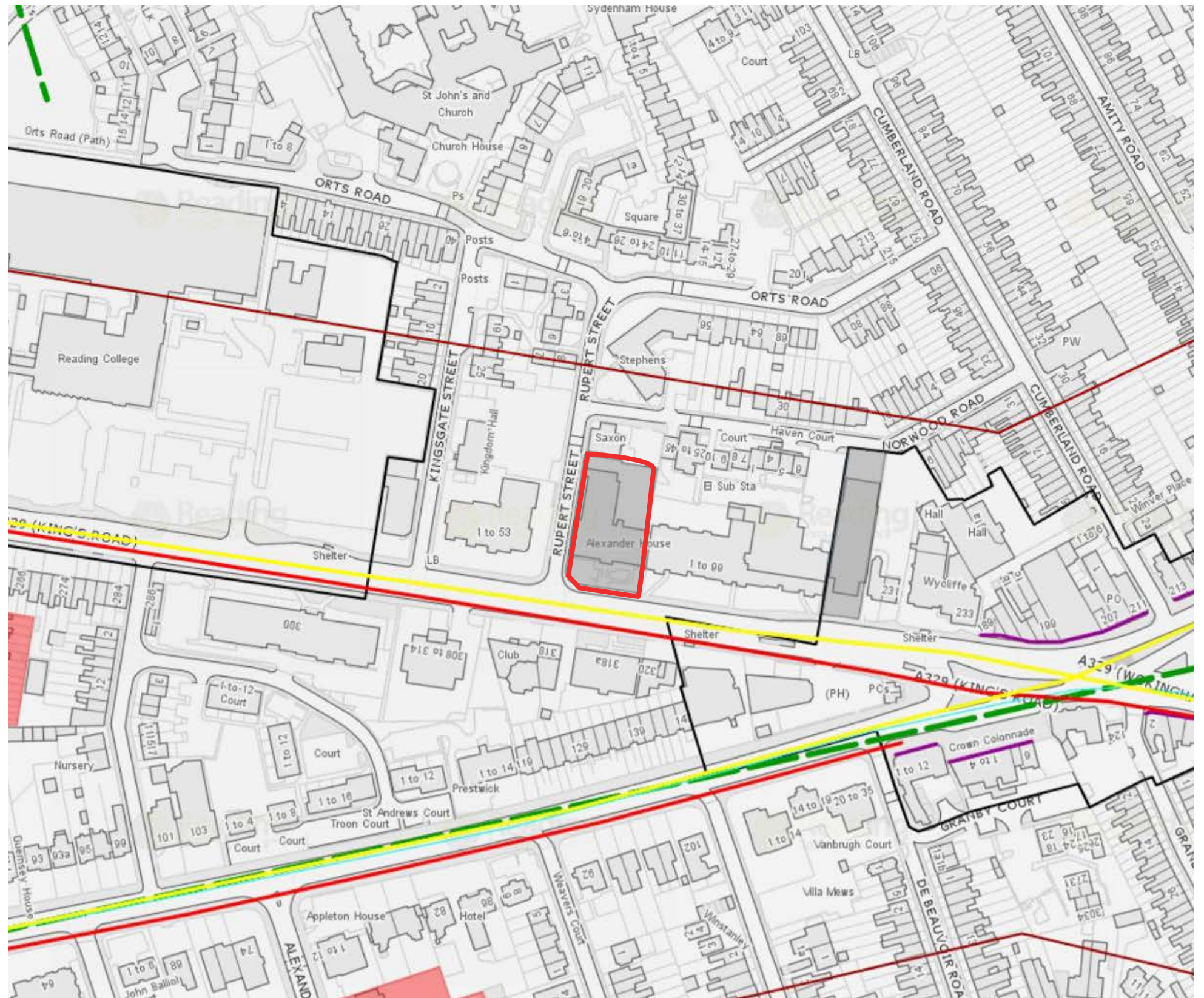
Site description

The site is located at 205-207 King's Road, RG1 4LS, Reading. The total site area is 1627 square meters. The site is situated in East Reading, in the neighbourhood of New Town, at the end of King's Road. According to the Reading planning policies of parking, the site is located in Zone 2, the primary core area that extends to walking distances of 2 kilometres from the centre of Reading.

The site is a corner plot which is bounded on the South with King's Road, on the West with Rupert Street, on the North with a low rise residential property and parking space, and on the East with a residential block.

The existing building located on the site, Alexander House, is a detached 2 stories plus basement and pitched roof loft floors building with a front garden and a rear patio.

Moreover, Alexander house is subjected to policy ER1g, from Reading Local Plan, that sets out the following principles of development: take account of potential archaeological significance; address noise impacts on residential use; address air quality impacts on residential use and ensure appropriate back-to-back separation from existing residential.



1.2 THE SITE - Aerial View



1.3 THE SITE - Contextual Photos



01. The Site. View from King's Road



02. The Site. View from King's Road



03. The Site. View from Rupert Street



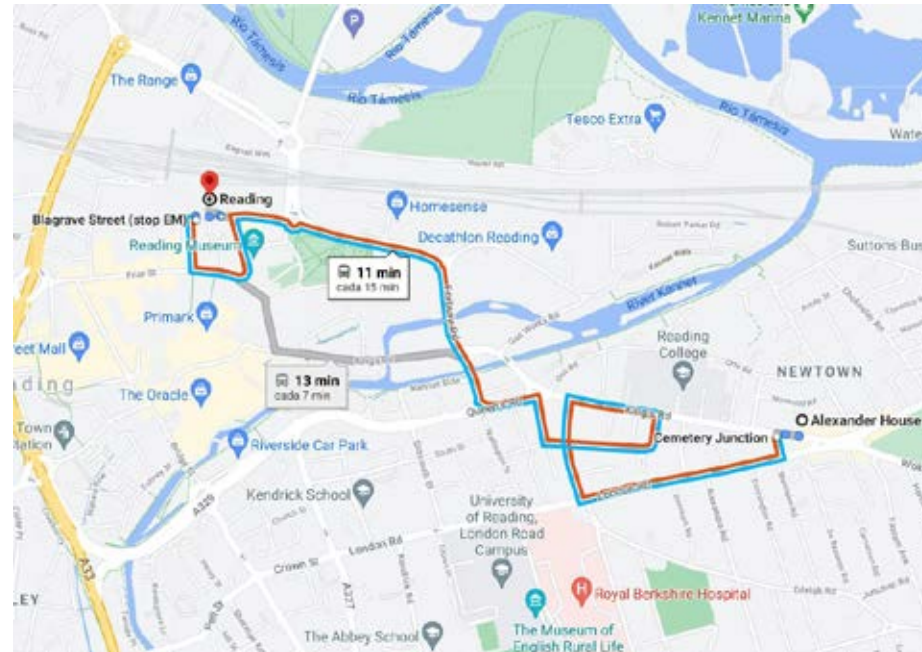
04. The Site. View from Norwood Road

1.4 THE SITE - Transport & Access

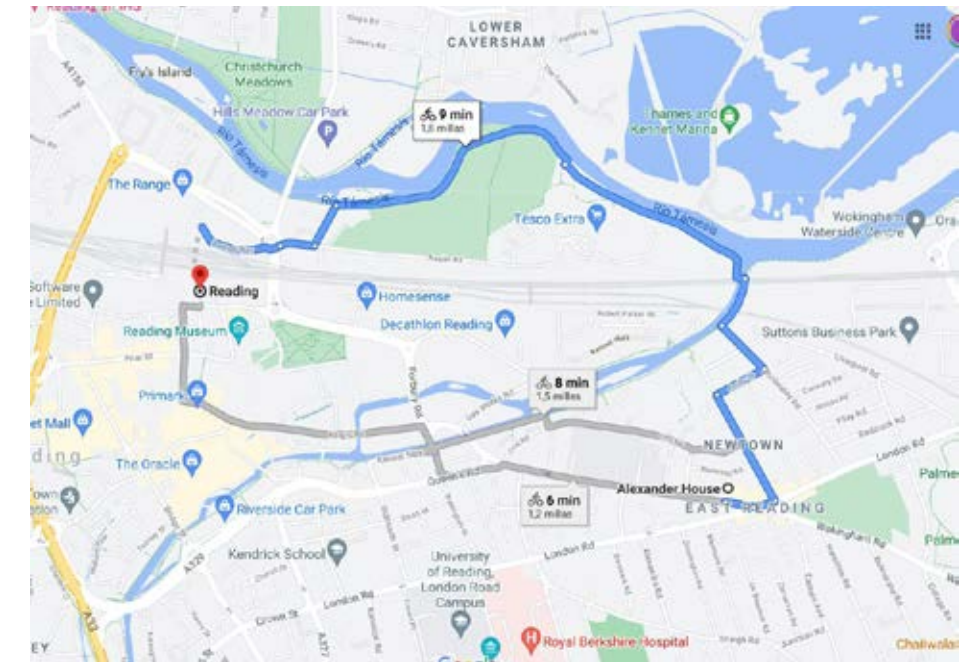
No. 205-207 King's Road site is well connected to the Reading city centre and the city in general by various transport means.

The following maps show journeys from the site to Reading train station at the city centre, and a journey by car between the site and the nearest motorway connection.

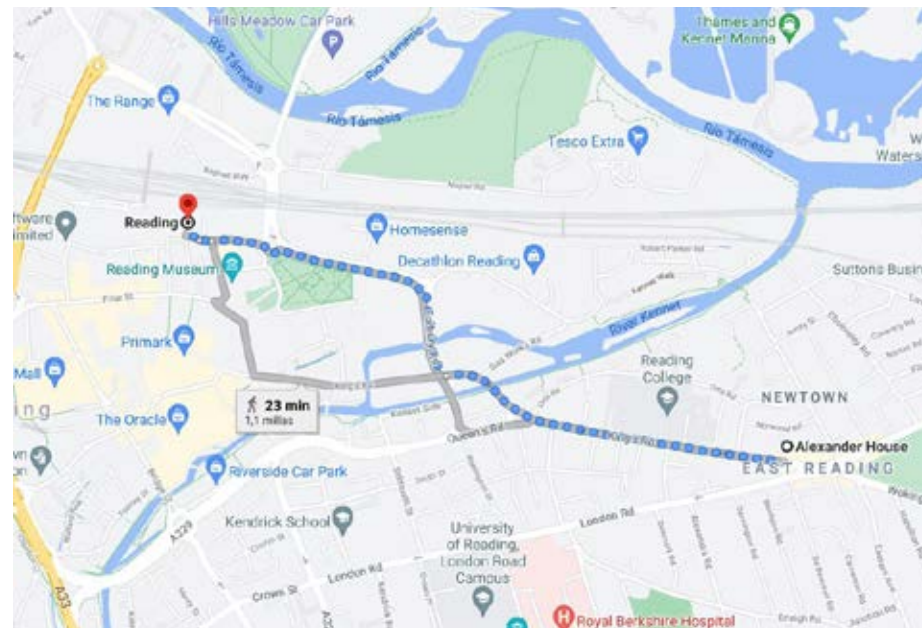
- By bus: Lines 13, 17. 8 minutes approximately Working days: every 15min.
- By bike: 1.2 miles - 6 minutes approximately.
- By foot: 1.1 miles - 23 minutes approximately.
- By car to motorway A329 (M): 2.9 miles - 5 minutes approximately



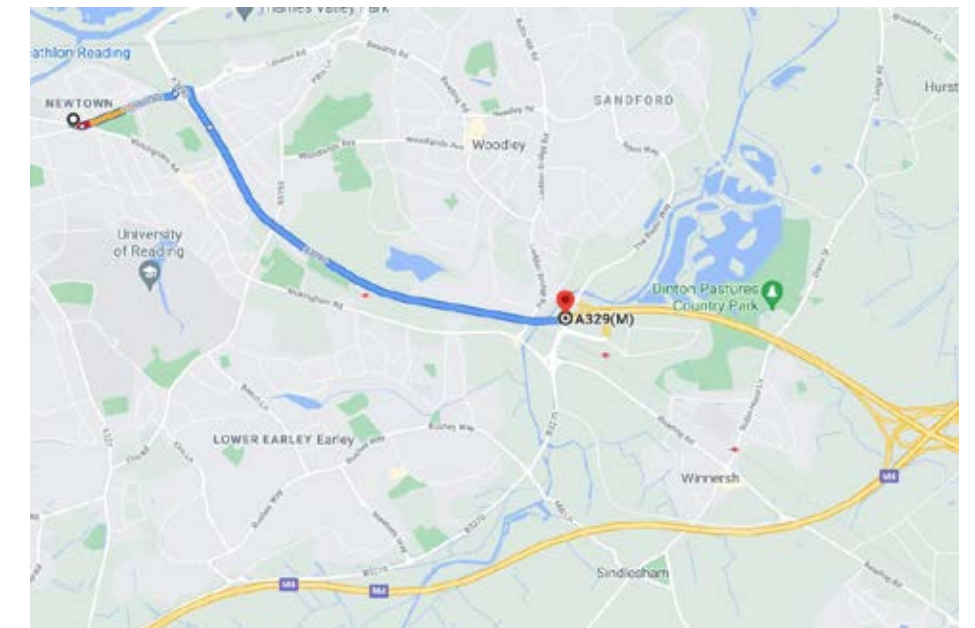
To Reading train station by bus



To Reading train station by bike



To Reading train station by foot



To motorway A329(M) by car.

2.0 PLANNING HISTORY

2.1 PLANNING HISTORY

App. No.: 190160 - Refused planning.

Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space.



App. No.: 162057 - Granted planning.

Erection of basement and 4 - 7 storey building comprising 56 residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a)



3.0 PRINCIPLE OF DEVELOPMENT

3.1 PROPOSED SCHEME

This proposal seeks the construction of a new residential floor above the existing roof level to create a new residential use Class C3 to comprise 8 residential units.

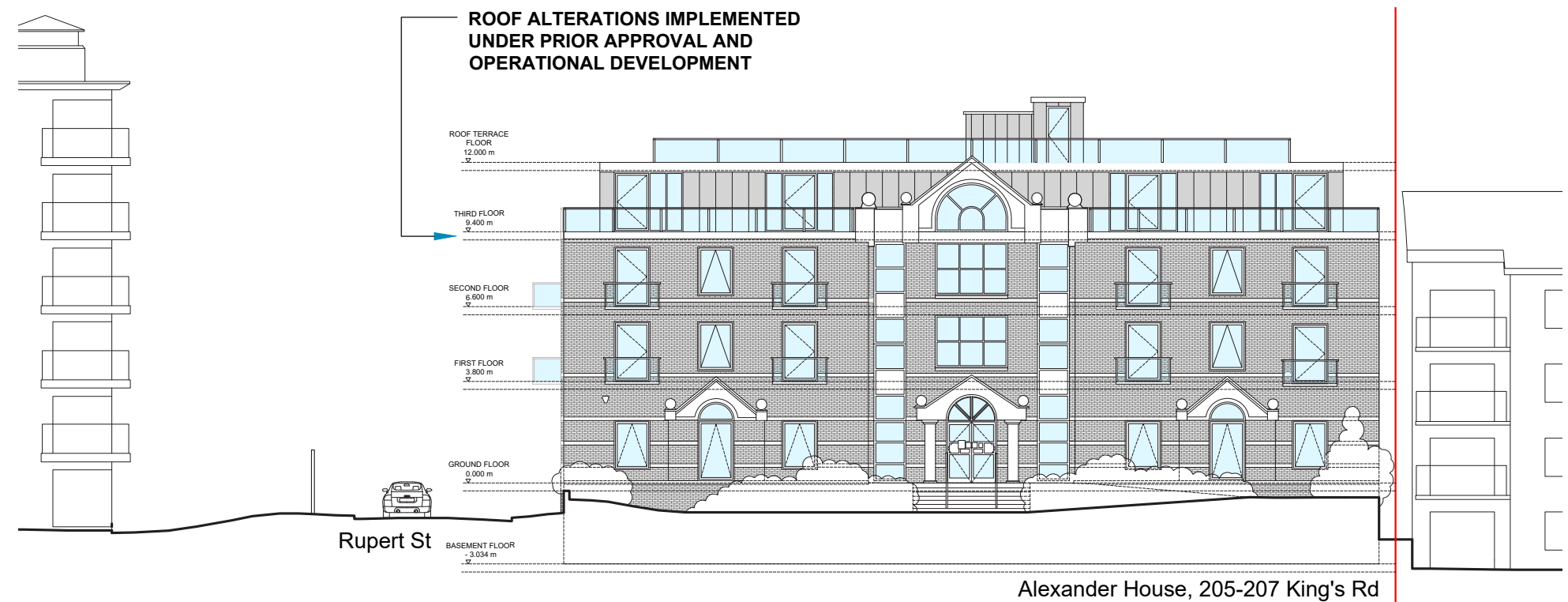
The proposed storey setbacks 1.35 meters from the alignment of the existing façade, providing some amenity space in the form of private terraces that goes all around the new dwellings.

Also, above the new residential floor, the proposal designs a new roof terrace that offers a generous communal amenity space for all residents.

In terms of materiality and design façade, the new floor aims to dialogue with the floors below by aligning its fenestration, and at the same time, contrasting with them by showing a metal cladding as well as more profusion of glass. In this way, it resembles the contemporary materiality that characterises the nearby buildings.



EXISTING ELEVATION A



PROPOSED ELEVATION A

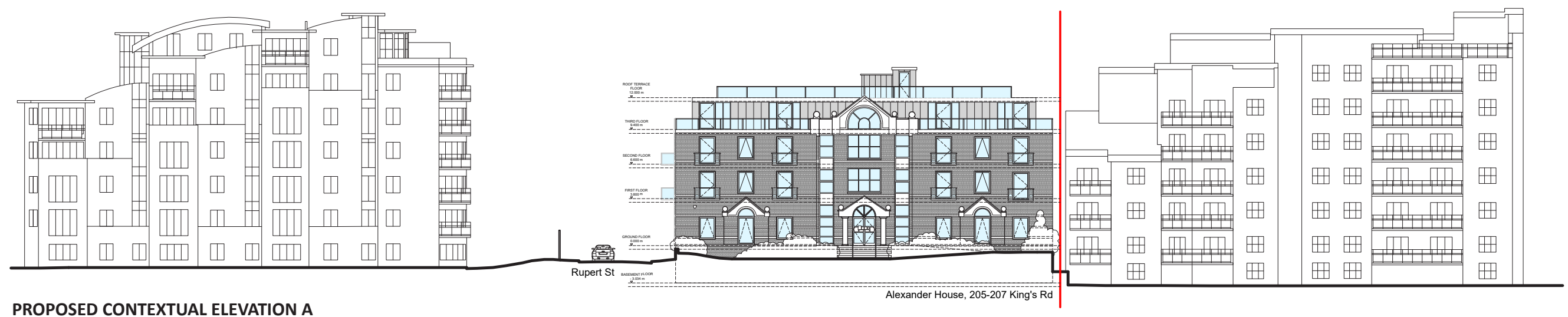
3.2 CHARACTER & STREET SCENE IMPLICATIONS

The two nearby developments, No. 209-211 King's Road and No. 201-203 King's Road, set up the character of the street scene which consists of contemporary fenestration, presence of balconies and non-gable roofs.

This proposed scheme seeks to follow and enhance the street scene character at King's Road. To achieve this, the scheme proposes a metal cladding and profusion of glass in terrace railings and in fenestration.

Besides, the new proposed storey ends with a flat roof, following the character of the nearby buildings. Furthermore, the scheme has an existing front garden that is intended to remain as such, thus following the nearby existing properties.

In conclusion, this proposed scheme, together with the prior approval proposal of external alterations and the existing floors aim to provide a coherent proposal that respect and put into value existing architectural features, hand in hand with a more contemporary aesthetic, and dialogues with the nearby buildings at King's Road.



3.3 IMPLICATIONS FOR ADJOINING OCCUPIERS

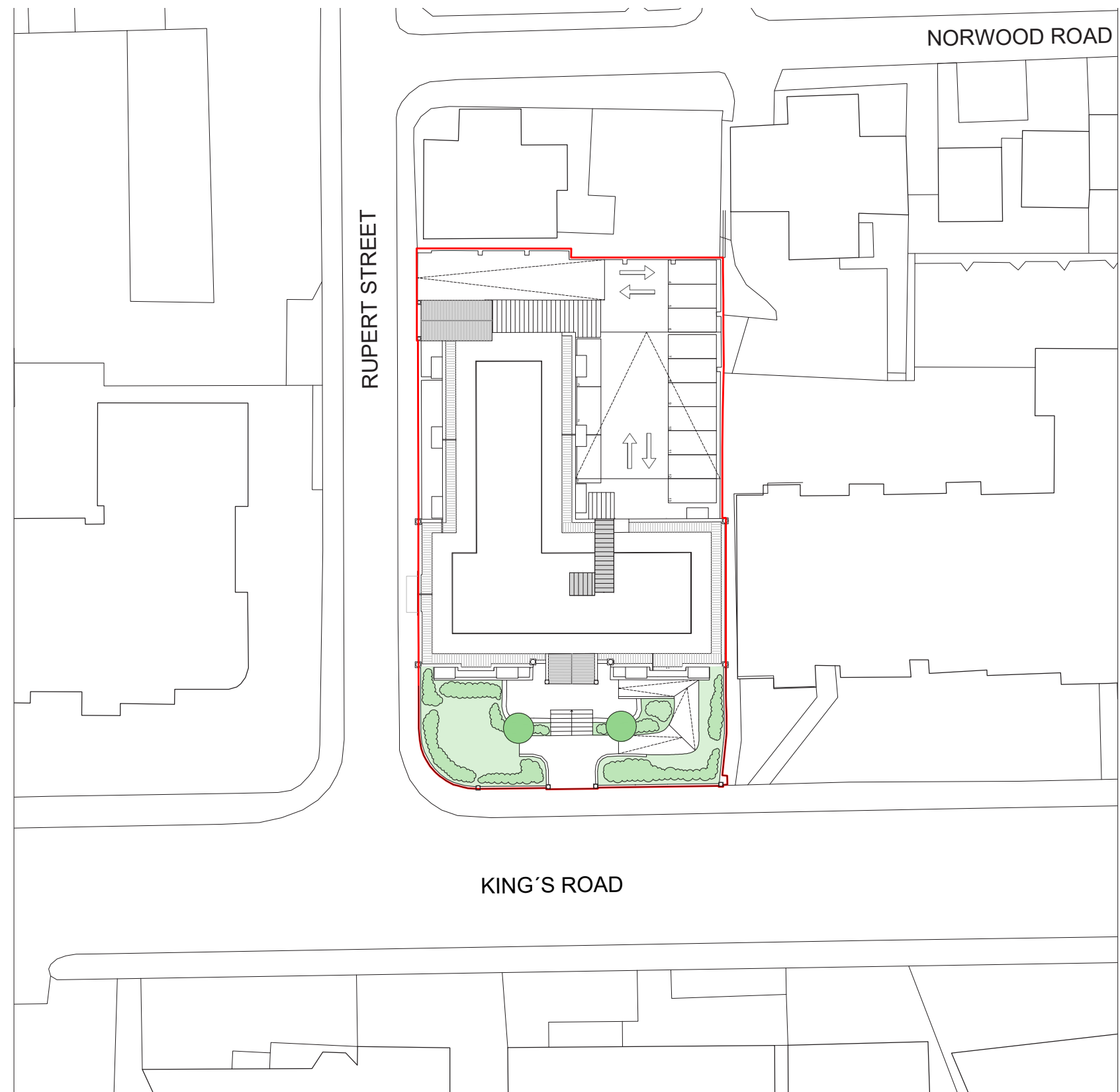
No. 205-207 King's Road is a corner site that is bounded on the south with King's Road, on the West with Rupert Street and on the North with a low rise residential building. In these three encounters, the existing building has enough space and the scheme does not alter this condition.

The existing building sits closely to No. 209-211 King's Road, however, the proposed scheme does not modify the site boundaries and neither its blind façade condition that shares with the neighbour development, therefore no negative implication is expected.

On the North façade, the existing building faces a low rise residential building and no main fenestration is shown. The proposed scheme keeps this condition, avoiding any change in privacy with the nearby residential building.

On the East façade, facing Rupert Street the proposed scheme will show the main fenestration accordingly to the front nearby façade and the public character of the street.

In conclusion, the building has been designed to be considerably smaller than a consent granted previously on the site to ensure there is no material affect at all on the adjoining buildings.



PROPOSED SITE PLAN

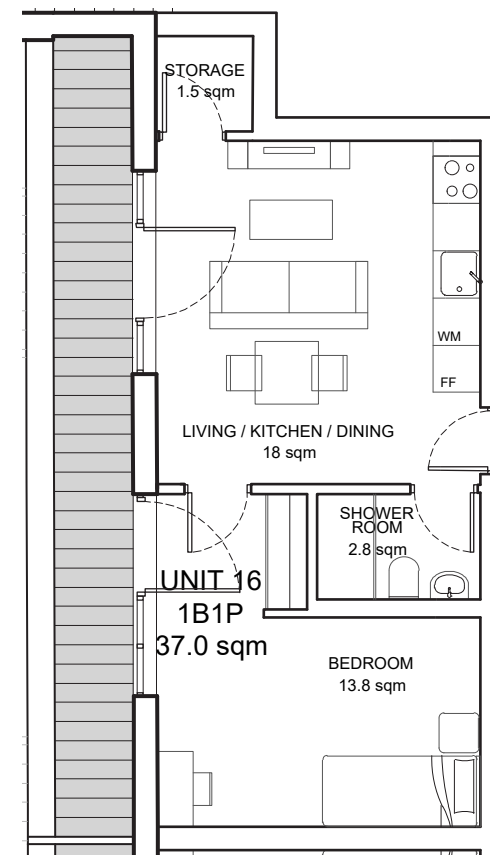
3.5 LIVING ENVIRONMENT FOR FUTURE OCCUPIERS

Good design is fundamental to the development of high quality new housing design as, not only does it ensure attractive, usable, and durable places for people to live, but also is a key element in achieving sustainable development. According to the latter, all apartments in this proposal design comply with the Nationally Described Space Standards (NDSS) as well as with natural lighting standards.

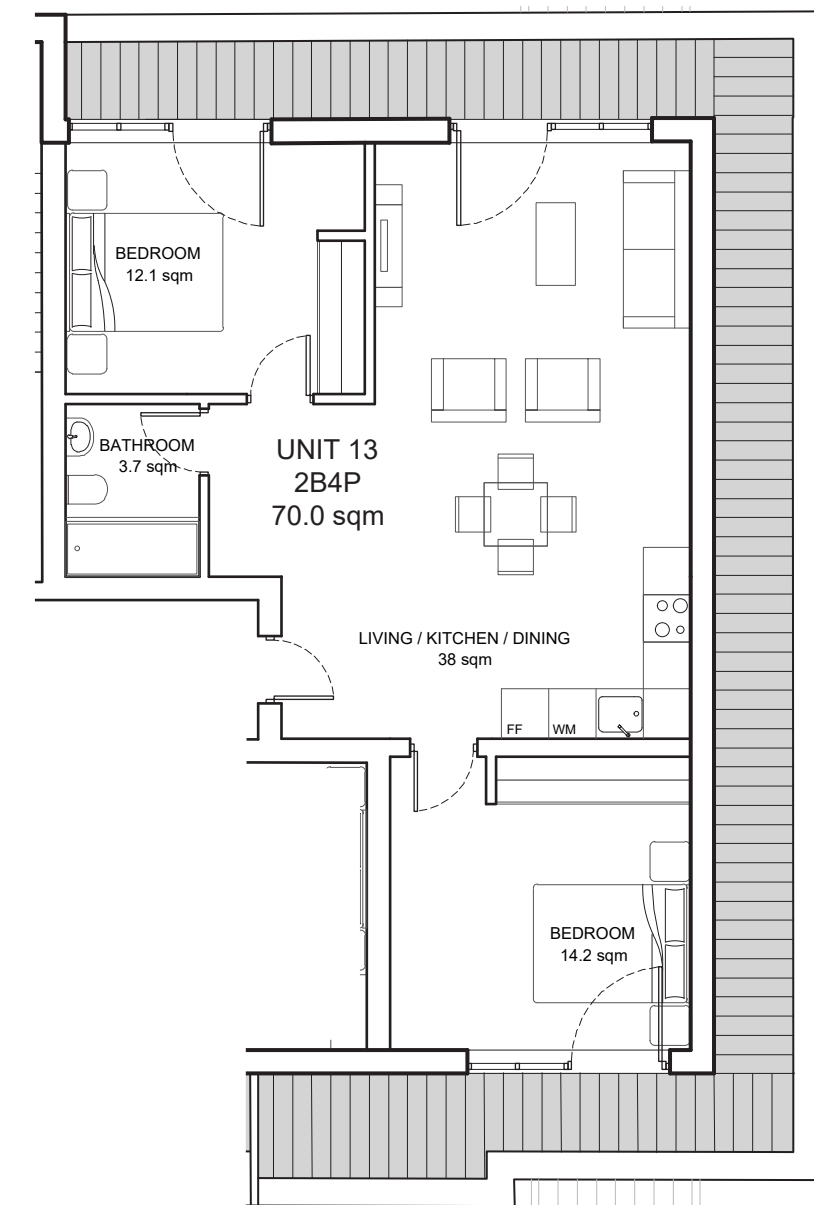
Besides, some amenity space is introduced in these new apartments in the form of private terraces as well as a communal roof terrace, improving the quality of the residential development.

Layout & Internal Space

The Government issued a Written Ministerial Statement on 25 March 2015 setting out technical standards for new dwellings, including internal space standards. All apartments layouts in this proposed scheme achieve the Nationally Described Space Standards (NDSS). Units range from 1B 1P to 2B 3P and 2B 4P with 37, 61 and 70 square meters.



Proposed 1B 1P apartment



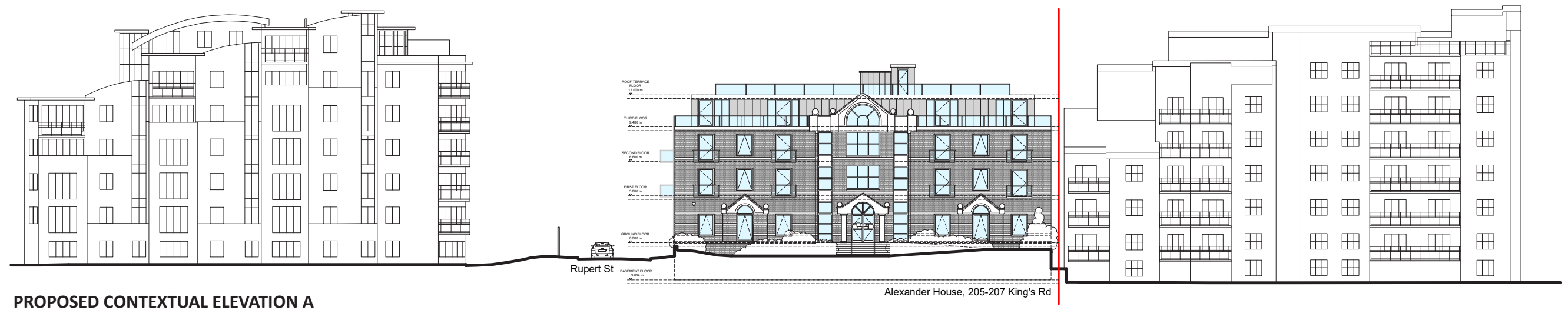
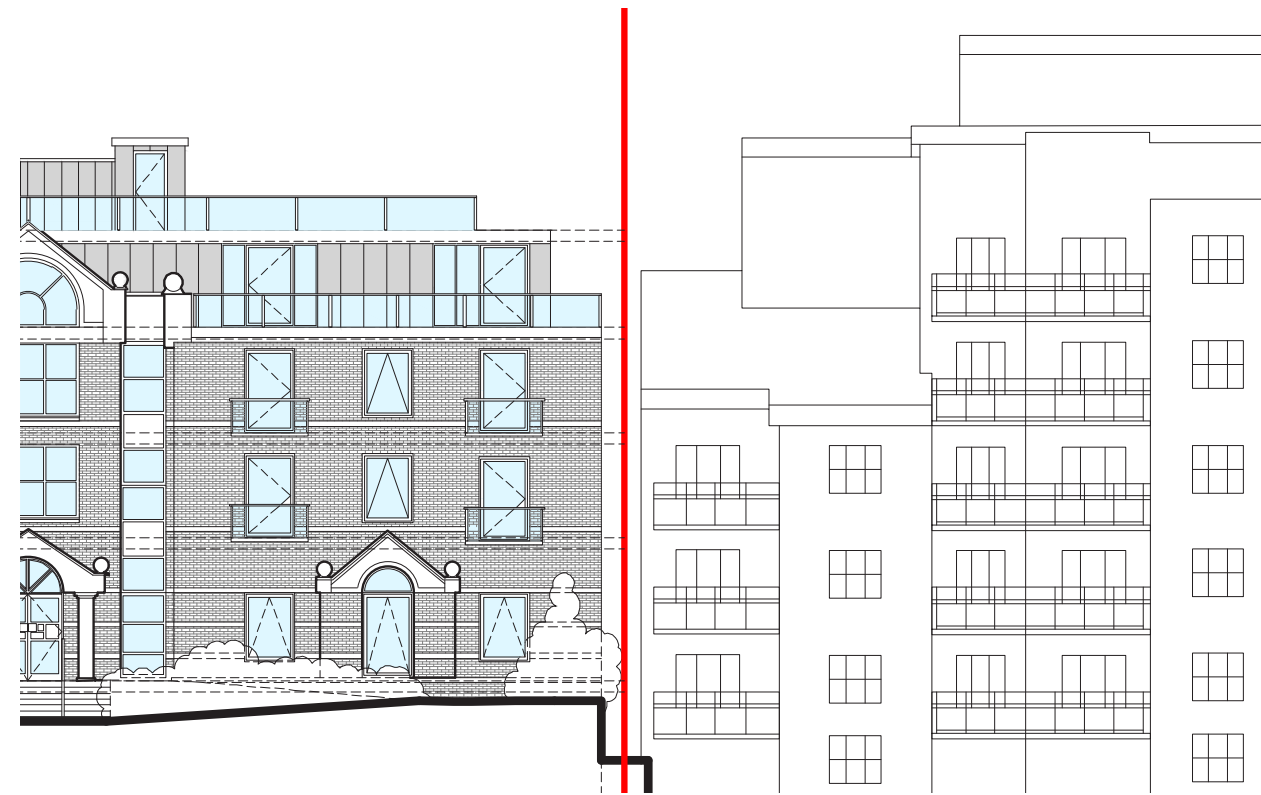
Proposed 2B 4P apartment

3.6 SCALE & DESIGN

In terms of scale, the proposed building remains lower than the two nearby buildings, avoiding any negative implication of overdevelopment and for adjoining occupiers. In this way, the proposed scheme contributes to keeping the street scene equilibrated.

In relation to its design, the new flat roof, and its escalate form condition, conveniently integrates with the neighbours' non-gable and multiple heights roofs.

Besides, the implementation of long private terraces at the top floor as well as the roof terrace contributes to integrating the proposed scheme with the street scene character of the nearby developments.



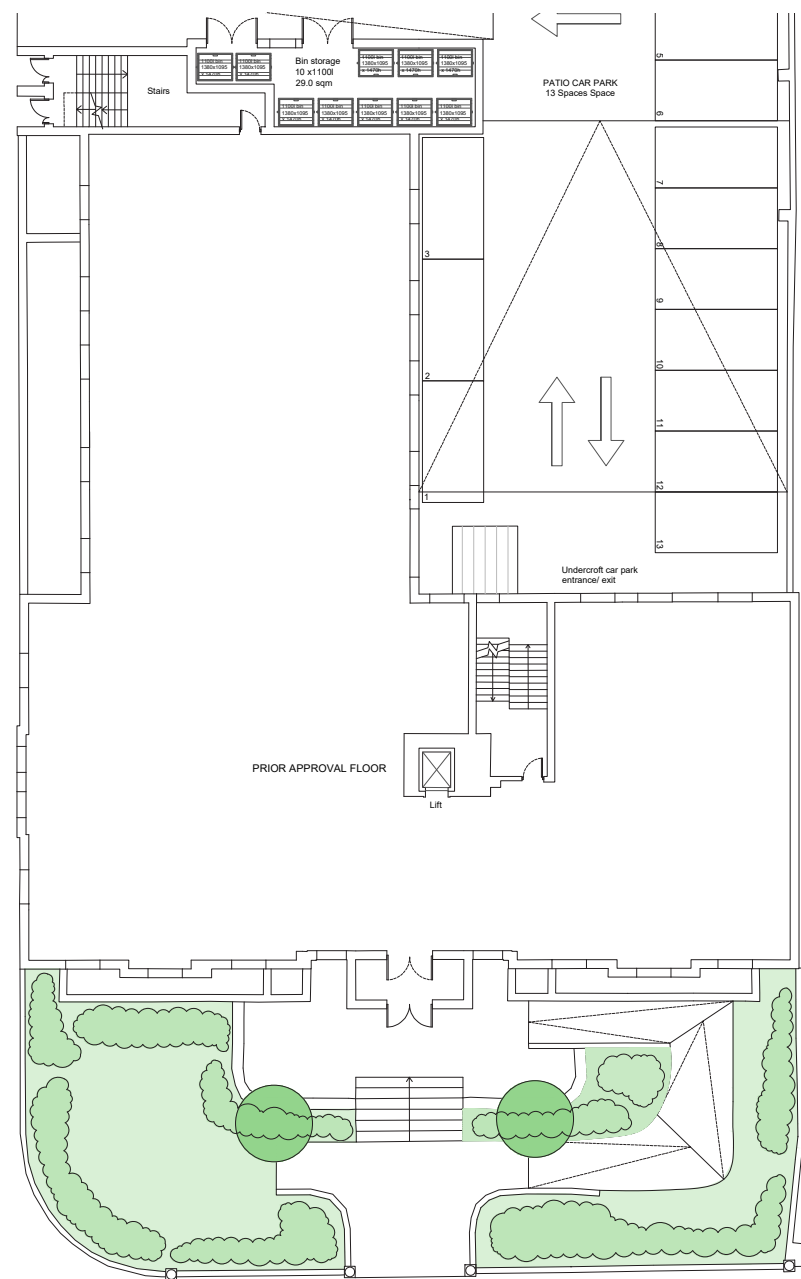
PROPOSED CONTEXTUAL ELEVATION A

3.7 AMENITY SPACE

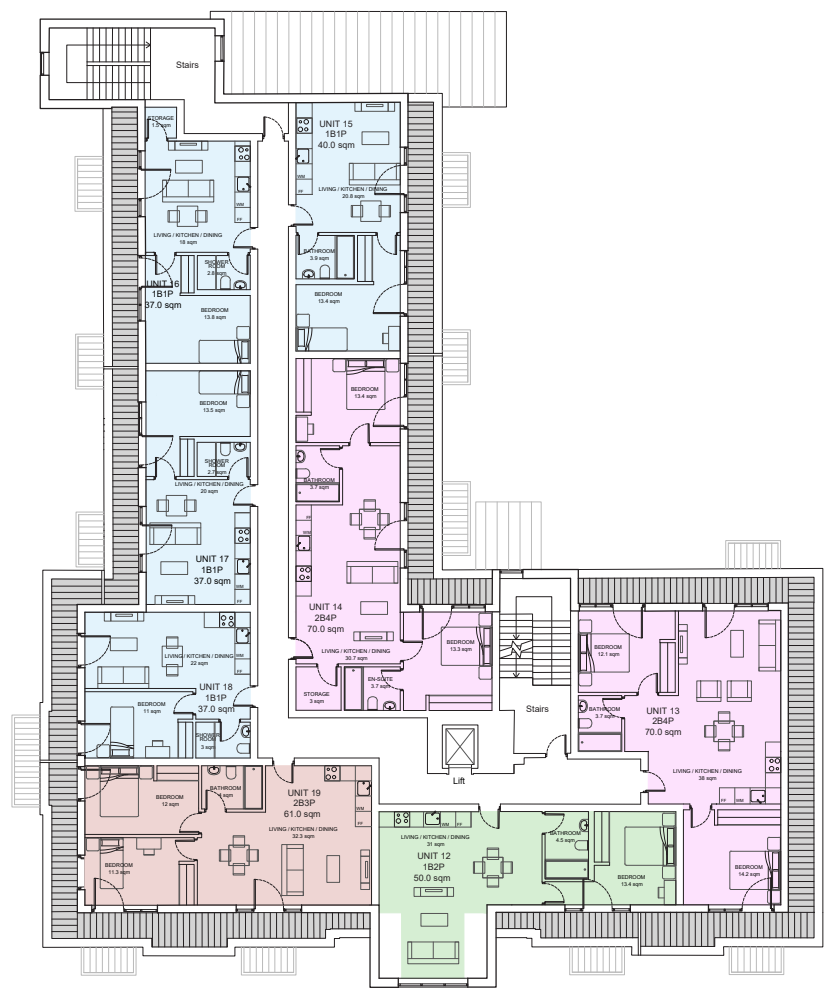
The proposed scheme provides three forms of amenity space. One is the existing front garden that faces King’s Road, which will remain as a garden and will be improved for residents to enjoy in it.

Another form of amenity is the set of proposed private terraces for the apartments on the third floor. They have a minimum width of 1 meter.

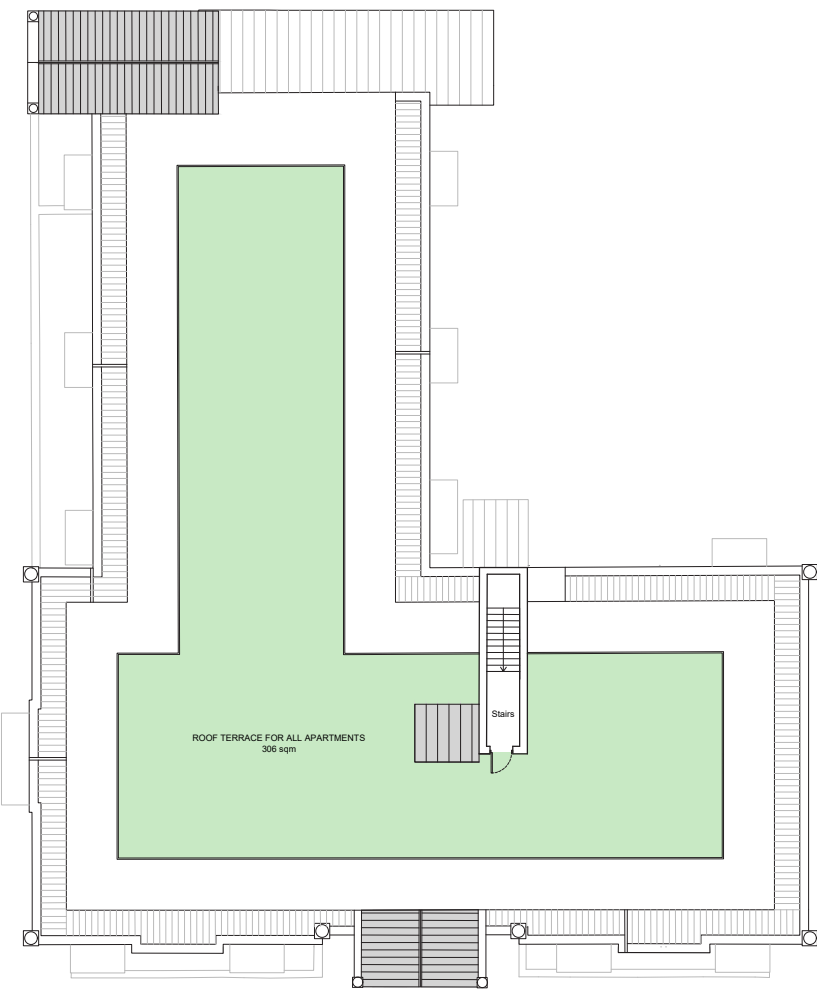
Besides, the proposal designs a communal roof terrace on top of the third floor with 306 square meters.



Front garden facing King’s Road. Ground floor plan.



Proposed private terraces. Proposed third floor plan.



Proposed communal roof terrace. Proposed terrace floor plan.

3.8 PARKING, BICYCLE PROVISIONS & BIN STORAGE

Highway Implications & Parking

Reading Council requires that C3 Dwelling 1-2 beds flats in Zone 2 should have at least one parking space. The proposed schemes provides the required 43 parking spaces, located in the basement floor as well as in the rear patio.

Bicycle Provisions

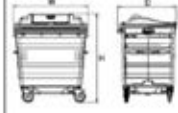
Reading council requires each C3 Dwelling 1-2 beds flats to provide 0.5 cycle storage space. The proposed scheme provides the required 43 bike storage spaces. The bike storage is located in the basement floor.

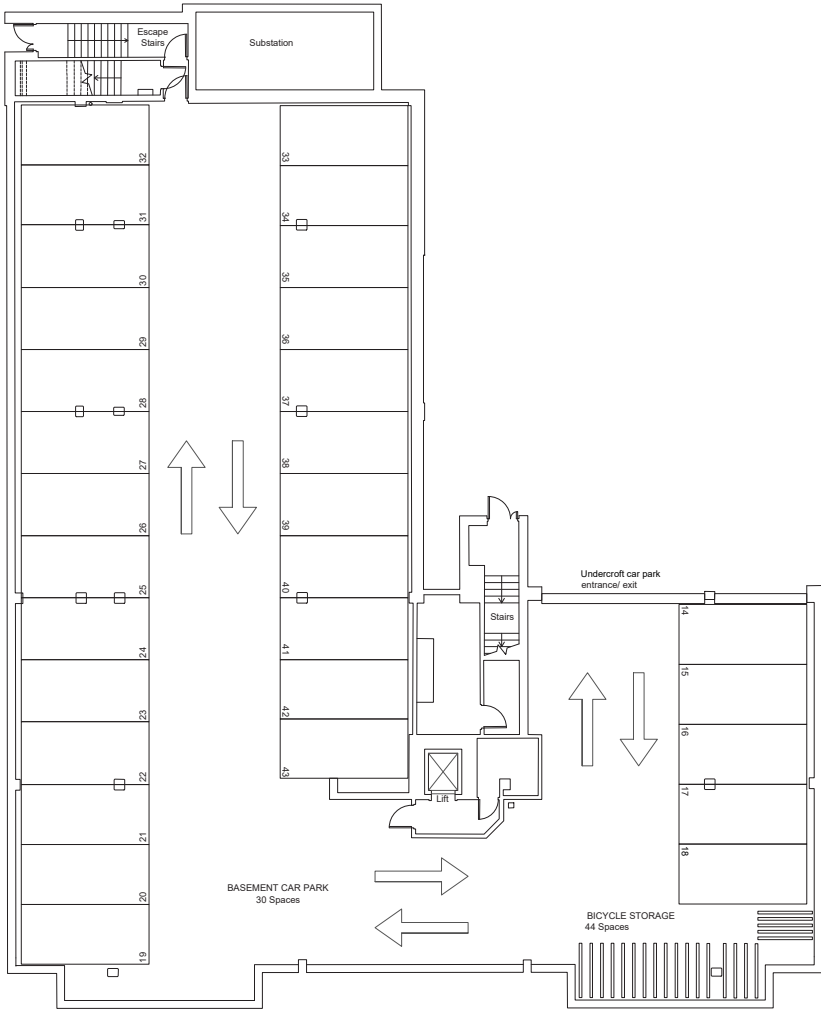
Bin Storage

Reading council requires a 1100l bin per 10 flats on a weekly collection, for general waste and recycling waste separately. Thus, the proposed scheme provides 10 1100l bins that are stored in a convenient and accessible room at the rear side of the building.

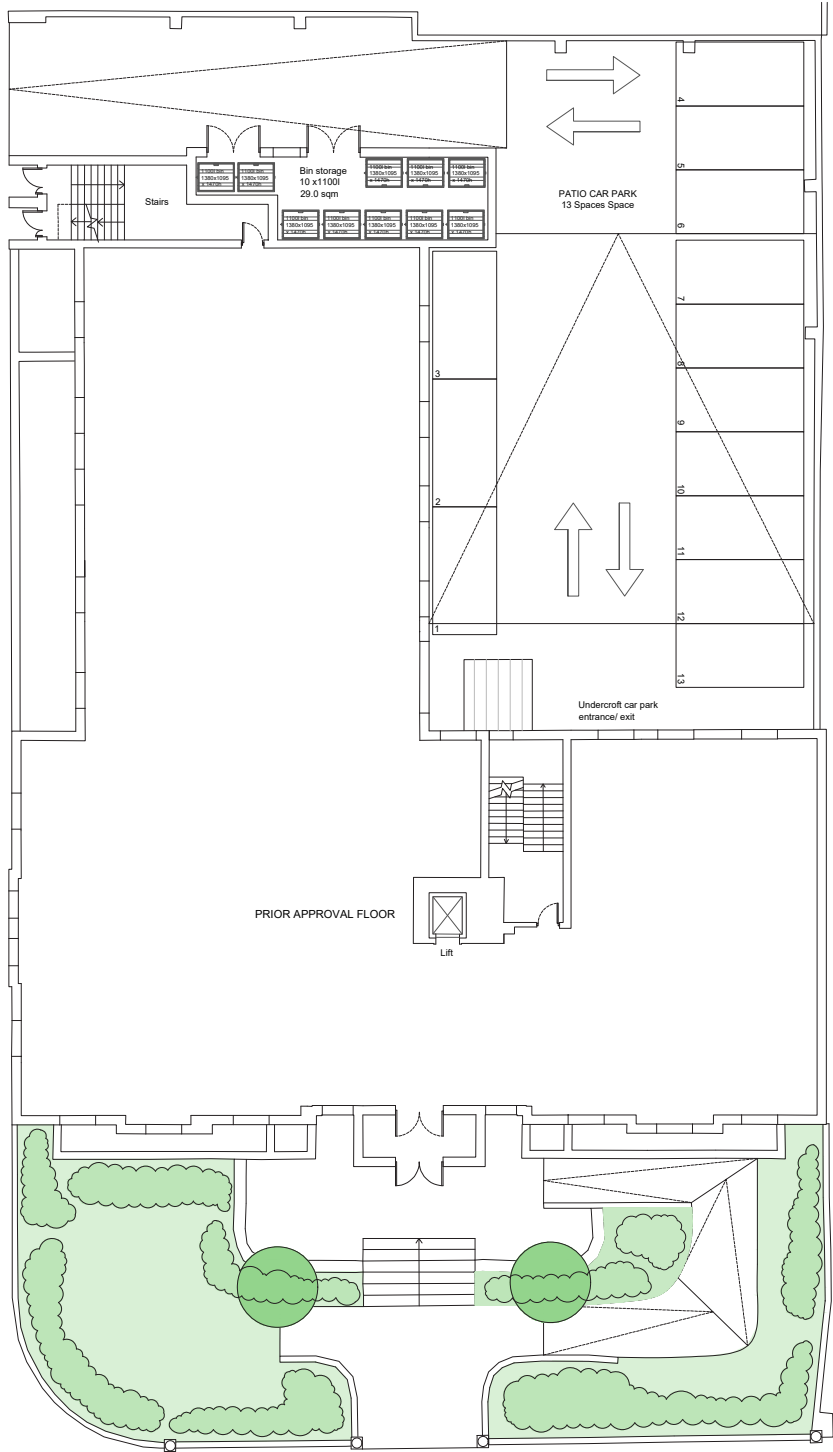
	Residential Parking Provision			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential				
C3 Dwelling Flat 1-2 bed	0.5	1	1.5	1.5

Minimum cycle parking standards	
	Zone 1 - 4
Residential	
C3 Dwelling Flat 1/2-bed	0.5*

1100 - litre	1295	1118	1370	
Blocks of flats & communal bin areas. 5 flats per 1100 on a fortnightly collection or 10 flats per 1100 on a weekly collection. Collection frequency to be determined by Reading Borough Council				
Colour requirements: Grey / Black - Landfill Green - Recycling				
£275.90 each*				



30 Parking spaces & 44 bike storage spaces. Proposed basement floor plan.



13 Parking spaces. Proposed ground floor plan.

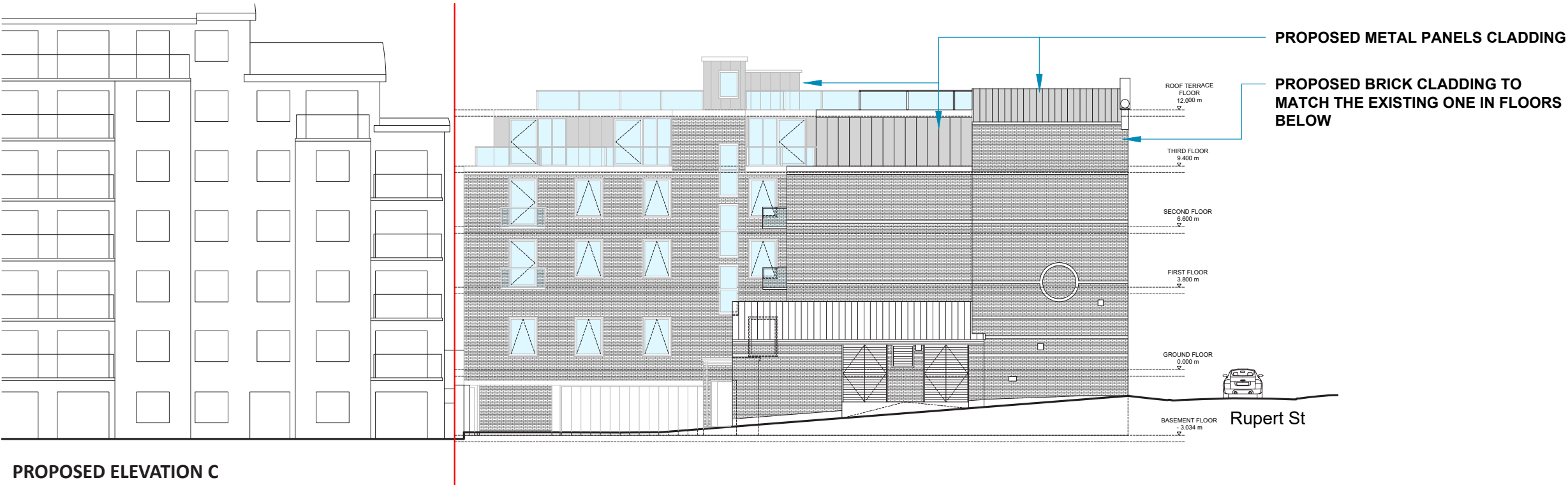
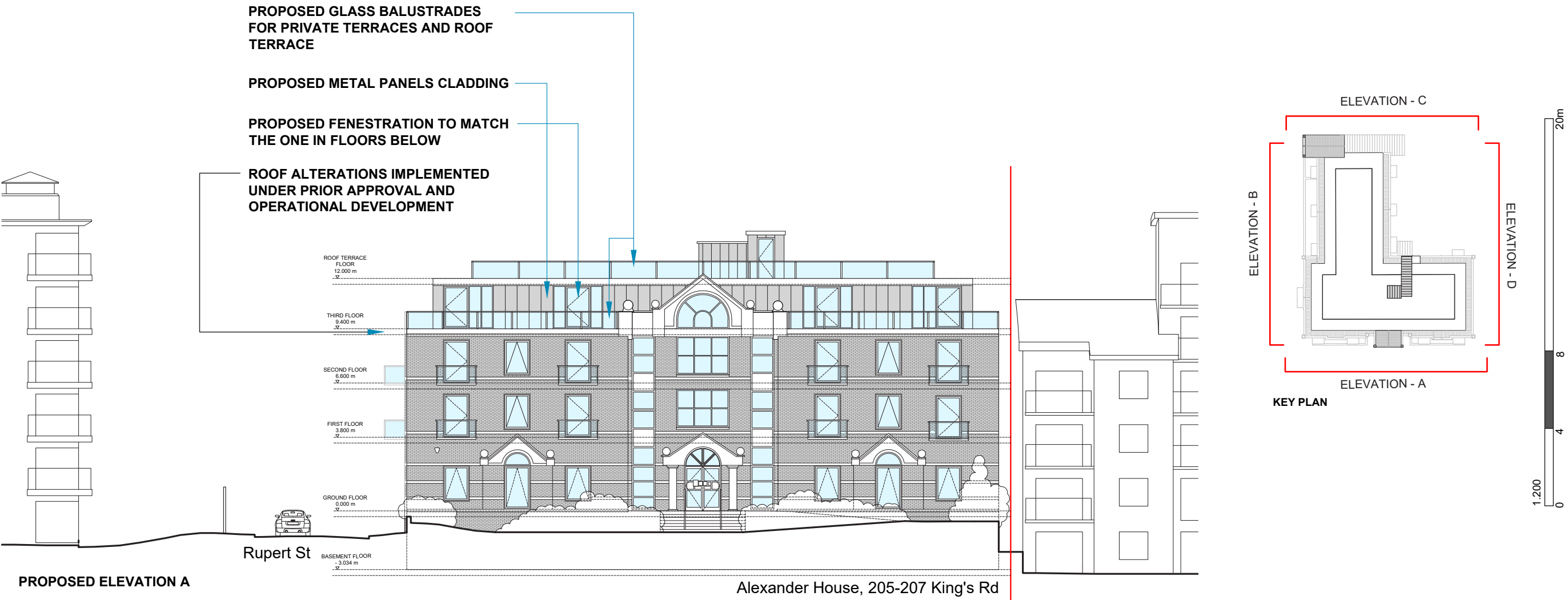
3.9 CONCLUSIONS

The proposed scheme will promote high-quality development through good and inclusive design. In this respect, these are its main conclusions:

- Enhancement of the existing building and local street scene by adopting the characteristics of the urban context.
- The achievement of avoiding any negative implication with the adjoining occupiers.
- Provide dwellings with good spatial design standards (NDSS), natural lighting and amenity spaces.
- Provide the required parking spaces both for cars and cycles as well as the necessary bin storage.

4.0 PROPOSED MATERIAL FINISHES

4.1 PROPOSED MATERIAL FINISHES



AQUA

architecture

Imaging | Urban Design | Interiors | Building Consultancy

Central London Office:

One Alfred Place, 1 Alfred Place,
London WC1E 7EB, UNITED KINGDOM

+44 (0)20 8575 8488 | +44 (0) 7930 484745
info@aquaarchitects.com | www.aquaarchitects.com