

108 Southampton Street, Reading



concise heritage, design &
access statement

Issue: Planning Issue

Date: July 2020

Ref: PP-08715521



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Job No: 605

Location: 108 Southampton Street, Reading, RG1 2QX

Description: Rear extensions to ground and first floor, dormer added on second floor to allow for four residential flats, existing shop space retained.

This Document

The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design and Access Statement to be made in the following application situations:

- Major Developments
- Within a designated area (Conservation Areas, World Heritage Sites)
- The provision of one or more dwellinghouses; or
- The Provision a building, or increase in building area greater than 100m²

The statement should cover:

- The design principles and concepts that been applied to the development
- How access relating to the development has been dealt with, adopting local planning policy requirements
- Explain the steps taken to appraise the context and how the design of the development takes the context into account
- State what, if any, consultation has been undertaken on issues relating to access to the development, and what account has been taken of the outcome of any such consultation

Design Guidance Documents

In addition to the statutory requirements of a Design and Access Statement, there is further guidance on the document structure and overall design process within the National Design Guide – Planning practices guidance for beautiful, enduring and successful places, prepared by The Ministry of Housing Communities & Local Government.

This guide identifies three overarching priorities: - **Climate, Character & Community**. These themes re are then broken into the 10 essential characteristics that a well-designed place or building should embody.



Our Design and Access Statements has been broken into these 10 chapters to present the design proposal and illustrate the suitability and well-designed nature of the proposal.

Design Process

During the design process, the design team observe not only statutory requirements and guidance documents, but also local planning policy requirements, examples of these documents include:

- Design Quality (Supplementary Planning Documents / Guidance)
- Character & Conservation Area assessments
- Lifetime Homes & Wheelchair User housing requirements
- Housing Design Standards
- Sustainability Checklists
- Parking & Highways Standards

Components for good design

A statement must demonstrate the steps taken to appraise the context of the proposed development. It is that an applicant should understand the context in which their proposal will fit and use this understanding to design the scheme. To gain a good understanding of context and to use it appropriately, applicants should follow a design process which includes assessment, involvement, and evaluation, as well as proposing a final design.

The following are important components for good design that this statement discusses: -

Use How the use or mix of uses proposed for the land and buildings have been derived from an understanding of the site's context.

Amount How much development is proposed. For residential development, this means the number of units proposed for residential use. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to and between all parts of the development have been maximised.

Layout The way in which buildings, routes and open spaces (both public and private) are provided, placed and orientated in relation to each other, and to buildings and spaces surrounding the site.

Scale The size of the buildings (including their height), in relation to their surroundings. The statement should also explain and justify the size of individual building parts and how these relate to each other.

Appearance The visual impression made by the building should be explained and justified, including its built form, architecture, materials, decoration, lighting, colour and texture.

Detailing Consider how the building is crafted and materials relate, the detailing should reinforce the macro level design concept at a micro level off detail. The touch and feel of a building is just as important as the aesthetics.

Landscaping The treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated, through hard and soft landscaping measures, and how these will be maintained.

1. INTRODUCTION

Colony Architects were appointed in early 2020 to prepare the documentation needed to support the conversion and extension of the existing retail property.

The existing building benefits from Prior Approval Class M (200274) consent for the conversion to three residential flats C3 (dwellinghouses) as well as plans to retain existing shop space Class A1.

This application proposes: - Rear extensions to ground and first floor, dormer added on second floor to allow for four residential flats, existing shop space retained.

2. SITE LOCATION AND CONTEXT

The property is located to the south of Reading town centre, on the western side of Southampton Street (A327).



The site is approximately 142m² in area and directly abuts Southampton Street to the front and a rear garden meets an open parking court to the rear.

3. SITE ACCESS

The site is accessed only from Southampton Street. The retail unit will remain to the ground floor and a separate lobby will be created to the flatted dwellings over.

4. RELEVANT HERITAGE PLANNING POLICY

In February 2019, the National Planning Policy Framework (NPPF) came into effect. It is the latest legislation in governing the conservation of the Historic Environment.

The more relevant NPPF policy from Section 16: Conserving and enhancing the historic environment states:

- Paragraph 189: ‘. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’
- Paragraph 190: ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’
- Paragraph 191: ‘Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.’.
- Paragraph 200: ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’.

5. Assessing the significance

Whilst the development proposal does not alter any listed building and is outside of any conservations areas it is close to a number of listed buildings so an assessment

of the schemes impact has been carried out to ensure that the significance of these assets are not being compromised. The map below illustrates the site in relation to these heritage assets.



Nearby heritage assets:-

106 Southampton Street - Grade II - List Entry 1113586 / Listing NGR: SU7170672770

SOUTHAMPTON STREET 1. 5128 (West Side) No 106 SU 7172 NE 4/576 II 2. Mid C19. 3 storeys rendered with cornice and blocking course. Slate roof. 4 bays, glazing bar sashes. 1870s door and shop front (pilasters and corniced fascia) to right. Rainwater head to north is aluminium Task.

Rose Cottage (98-100 Southampton Street)- Grade II - List Entry 1321889 / Listing NGR: SU7169072793

SOUTHAMPTON STREET 1. 5128 (West Side) Nos 98 and 100 (Rose Cottage) SU 7172 NE 4/356 19.3.75. II GV 2. C18 altered: 2 storeys. Stucco. 2 windows to 1st floor - a tripartite sash to left and a 2 light casement to right. Plain central door to ground floor, 3 light casement to left. Outbuilt single storey wing to right crowned by cornice and blocking course, two 2-light C20 casements and a glazed door on canted angle; this part used to be an inn. Old tile roof with 2 dormers and large end stacks. Interior: studs of partitions apparent.



Significance:-

- Prominent position along Southampton Street, where the No. 108 is attached to No. 106 forming a terrace that protrudes and is formed of a contrasting stucco to the predominant brick street scene
- High visual heritage value associated with the townscape appearance and architectural merits of the buildings that front Southampton Street
- The Listings contain significant detail on the façades facing Southampton Street, but little information on the internal or rear elevation qualities of these two assets.
- No. 106 has been recently extended and looks to be linked with No. 104, where a drive through links to a tarmac carpark and rear additions.



6. Conclusion & assessment for development

- The site is outside of any CA but is adjoined to No. 106 Southampton street which is a Grade II listed building.
- The proposed works do not alter the front elevation and therefore do not impact the heritage street scene or setting which is the primary significance of No. 108.
- The main works concerned by this application alter the interior of the exiting building and replace contemporary existing 1 and 2 storey outbuildings to the rear of the property.



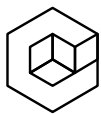
- The extension replaces the existing structures and steps to preserve a sensitive distance between the proposal and 106 to not be overbearing on the asset



- A tall brick wall forms the boundary between the properties, and the single storey element of the proposal is not much taller than this as it is sunken into the lowered garden area.
- The Materials selected are brick which is the sensitive choice in this local.
- The design is contemporary to offer a visual distinction between the older properties and heritage assets in the area and recent developments.



- The new structures do not protrude much further forward than adjacent rear projections, so the form scale and massing is not alien to the area.
- Overall the proposal introduces less than significantly harm to the adjoining heritage asset and represents an appropriate design response for this situation.



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605/DAS/ISSUE 01