



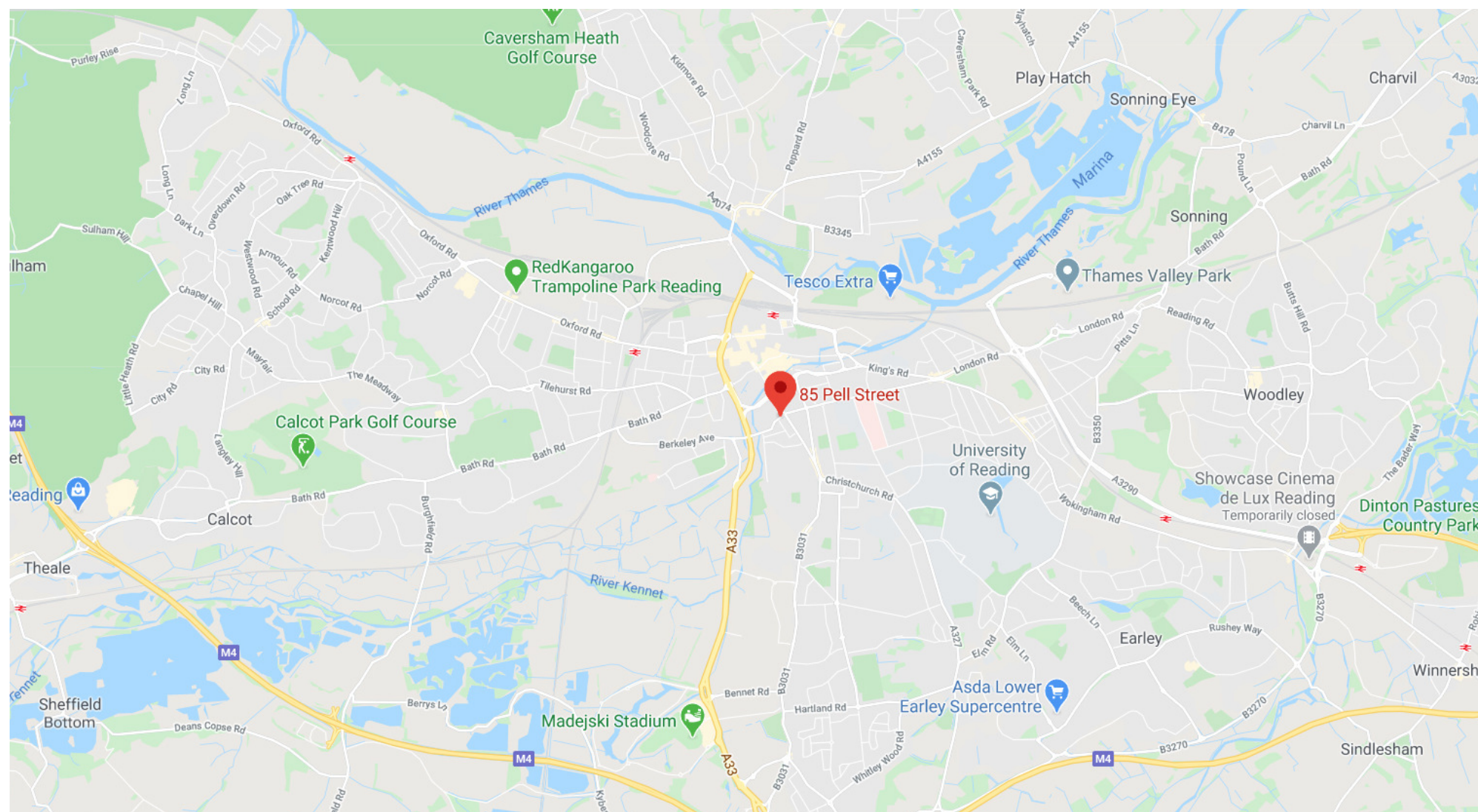
PELL STREET STUDIOS

Design & Access, Heritage and Planning Statement

FILENAME: AAIMS_12-ID001

DATE: June 2020

INTRODUCTION



Location Map



Aerial View 1



Aerial View 2

This design and access, planning and heritage statement has been prepared in support of a full planning application, by Mr. John Rivers, for the redevelopment of the site at 85 Pell Street, Reading RG1 2NP.

The application is for the demolition of the existing semi-derelict building and redevelopment of the site to provide 6nos. high-quality, self-contained apartments together with a self-contained maisonette. The proposals are respectful of the listed buildings along Southampton street as well as the character of Pell Street. Brick patterning, bay and dormer windows together with its proportions reflect the local character thus enhancing the streetscene. The site is within Reading Town Centre and is a sustainable location due to its proximity of the town amenities.

This report summarises the design and access proposals together with planning and heritage proposals for the site. It should be read in conjunction with the submitted application drawings and the documents. This application follows the pre-application discussions on a number of alternative options and addresses all of the council's comments.

This report is structured to give a through account of the design development process leading to the submission of a full planning application. This introduction, Chapter 1, is followed by Chapter 2 which examines the context of the site within which it is set. Chapter 3 provides a detailed description of the site as existing together with its planning history and Chapter 4 provides the site analysis which identifies the opportunities and the constraints of the site together with the design evolution and finally, Chapter 5 puts forth the design proposals.

SITE CONTEXT

Local Area:

The applicant site is bounded by Pell Street(A4) to the south, 86 Southampton Street to the east, the garden of 84 Southampton Street and a small car park to the north and 83 Pell Street to the west. The site is a semi-derelict, unused single storey building located within south central Reading and is part of the Katesgrove ward.

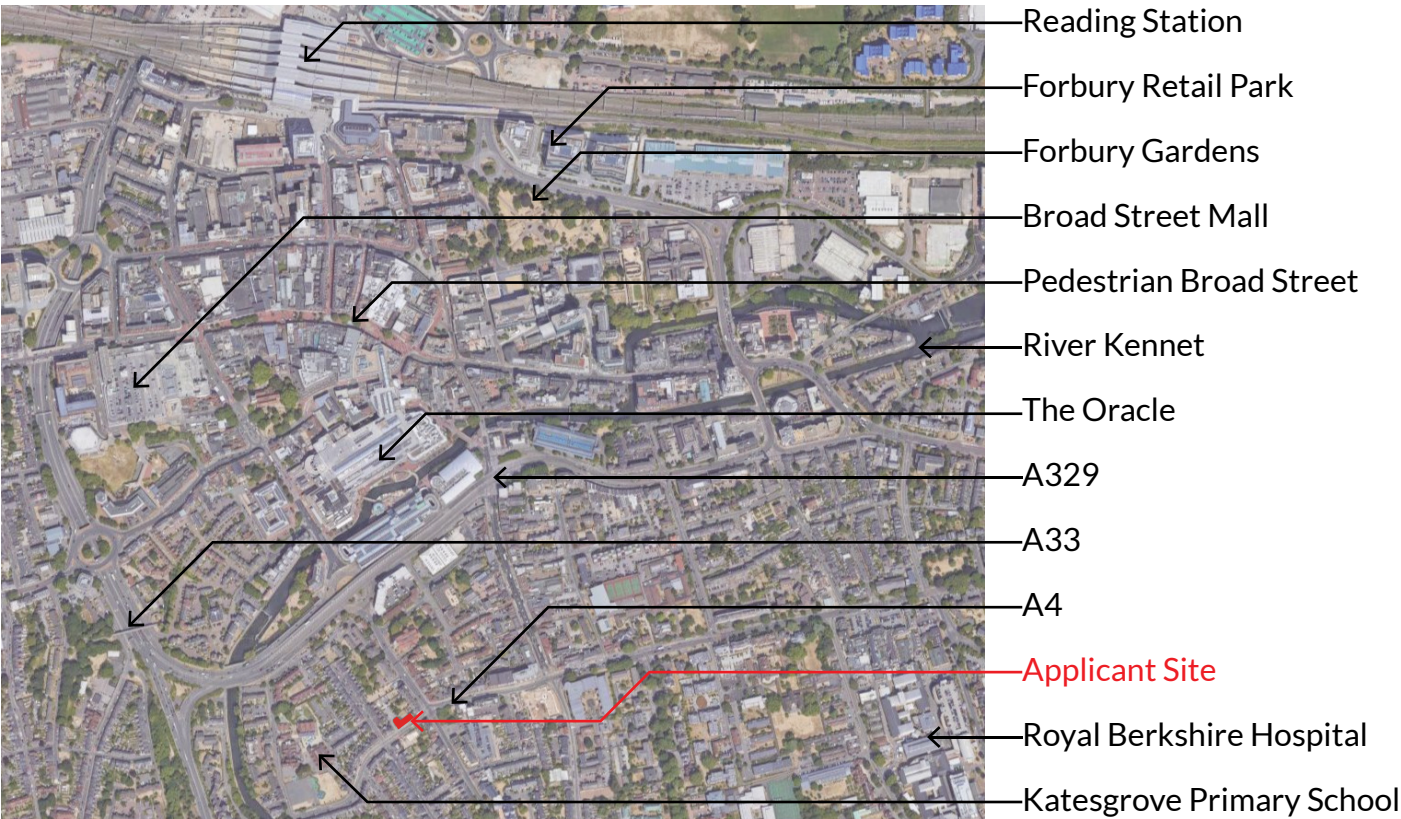
The applicant site and its immediate vicinity is a dynamic and vibrant place with its traditional terrace housing in close proximity to amenities such as Reading Town Centre, Oracle Shopping Centre (2-minute walk), local shops along Southampton street and Katesgrove Primary School. Furthermore, it has excellent transport links as there is a bus stop for route No. 11 outside the site and Reading railway station.

The applicant site is a sustainable location for new additional housing as it makes use of the existing facilities, services and infrastructure. Furthermore, it will create additional employment opportunities in the local area. The additional housing stock create on this site will undoubtedly aid in achieving the housing targets of the borough.

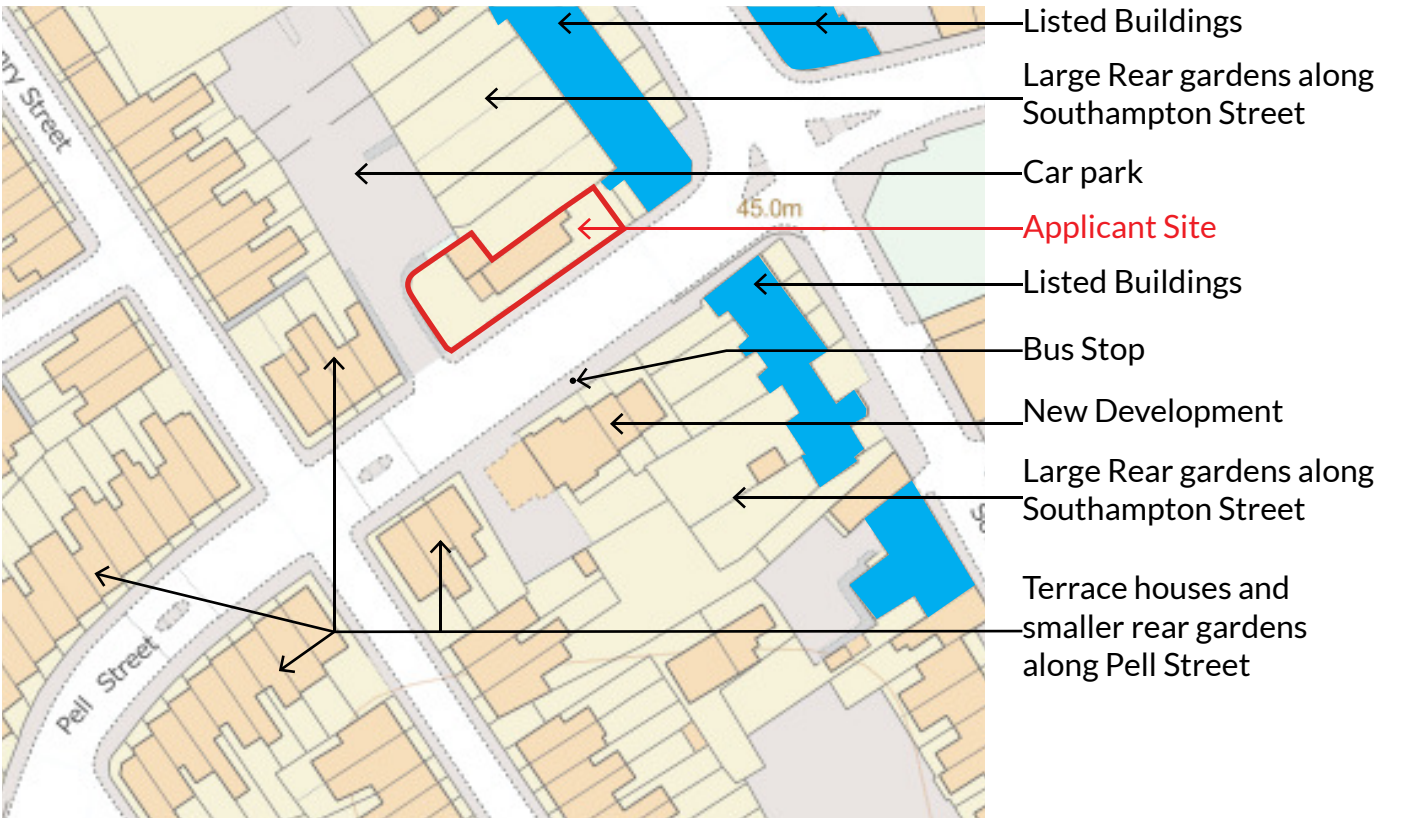
Neighbourhood Character:

The area is typified by Victorian and Georgian terraces, post-war rebuilds, last decade conversions together with a few new builds; most notably across the site. Building materials along the street scene in the area are a mix of various colours of brick and painted render. On Pell Street, the buildings contain a pitched roof, typically in slate, through the central terraces and are terminated by a gable at the ends. The front bay windows contain a dormer at the roof level. The windows are framed with white lintels and the doors have a semi-circular white arch. The undulating nature of Pell street together with the varied detailing and materials creates an architectural character of stepped facades and individual identity. Southampton Street contains a number of historic assets, Grade II and II*, namely,

- 63 Southampton Street – Grade II,
- 72 – 76 Southampton Street – Grade II,
- 78 – 84 Southampton Street – Grade II*,
- 86 Southampton Street – Grade II,
- 92-96 Southampton Street Grade II, and
- Rose Cottage, 98 – 100 Southampton Street – Grade II.



Location Plan



Local Area

1 Storey 2 Storey 3 Storey 4 Storey



Building Heights



Built Form

The dwelling typology surrounding the site varies from 2 through to 4 storey terraced houses. Pell street contains 3 storeys, including accommodation within the roof space. The taller buildings are along Southampton Street. The varying height are further diluted by the topography of the area.

Majority of roads in the vicinity are lined with buildings on both side and Pell Street is lined with terraced houses on both sides. Buildings are set back from the pavement with most terraces having a small front garden. This built form creates a strong block pattern, defined by roads, with average building height of three storeys. These blocks follow a pattern of built form and open space between them, as illustrated in the adjacent diagram. Generally, the rear gardens of Southampton Street are larger than those of Pell Street. There are limited trees, mostly within the rear gardens of the properties.

Land Use

Local land uses are mostly residential with a limited number of commercial uses. There are a range of public amenities along Southampton Street and the oracle shopping centre is a two-minute walk of the applicant site.

Heritage

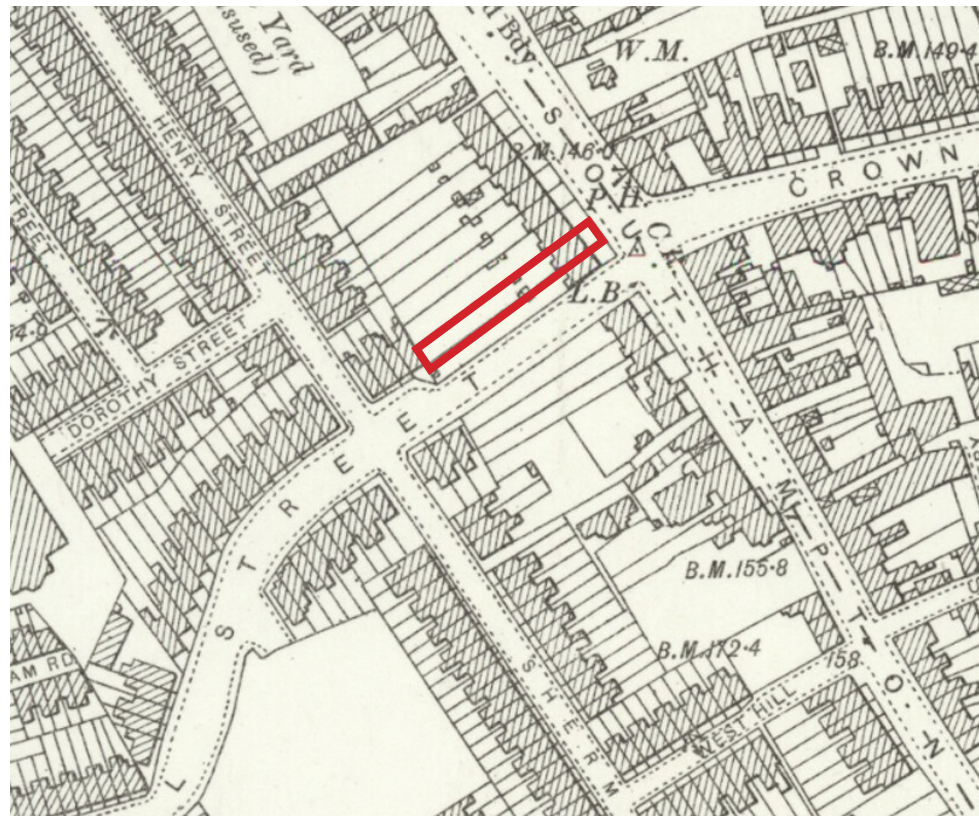
The applicant site is not listed, and the proposals do not alter any listed elements but there are a number of Grade II and Grade II* buildings surrounding the site, see above. The applicant site is neither within nor does it adjoin any conservation area. The design aim is to retain all existing features where possible, and to propose materials and detailing in a complementary style. Whilst the applicant site is not listed, our research of the area suggested it was a part of the no. 86 Southampton street; see adjacent historic maps.

Hence, the proposals put forth have carefully considered the listed nature of no. 86 Southampton street. The listed verbatim is as follow:

"SOUTHAMPTON STREET 1. 5128 (West Side) No 86 SU 7172 NE 4/575 II GV 2. Continuation of terrace Nos 75-84 - very much altered however. Circa 1810 by Richard Billing senior. 3 storeys and basement. Rendered over brick. Slate roof. 2 ranges of windows, glazing altered and 1st floor window shortened. Modern ground floor. Rear less altered. Contemporary ramped stair retained to upper floors. Included for group value. The terrace Nos 72-86 (even) extended further south but was reduced to its present size when Pell Street was cut through in the 1890s."



Historic Map - 1879*



Historic Map - 1900*

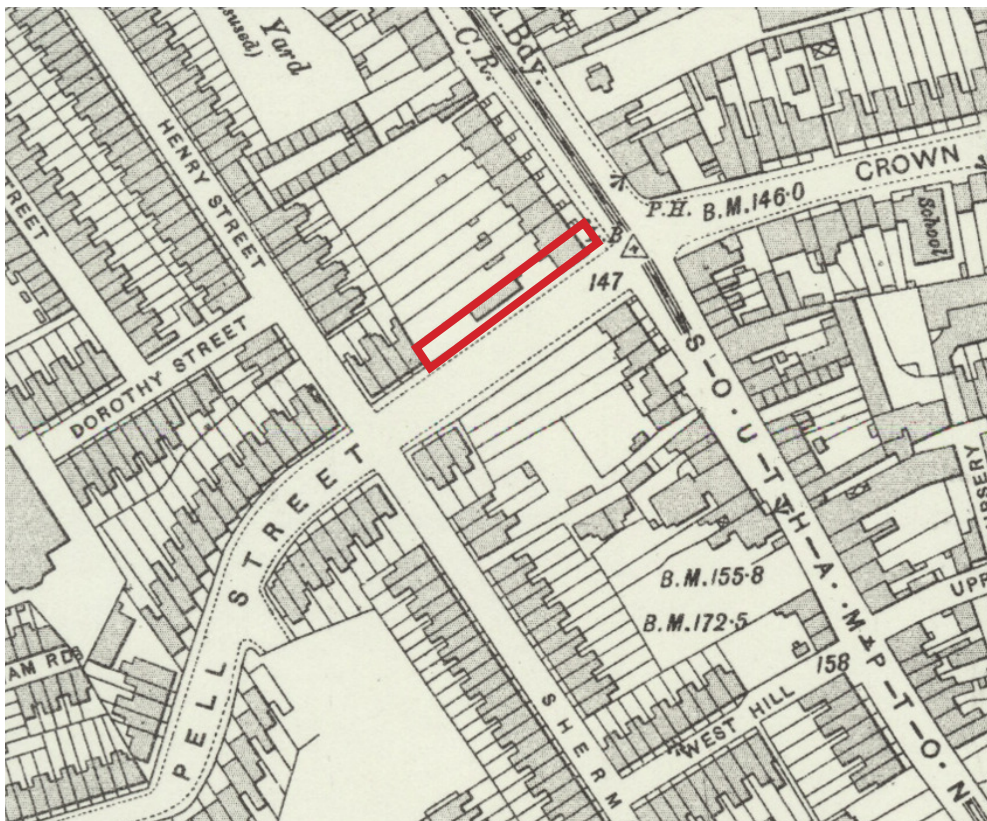
SITE CONTEXT

The 1879 map shows the applicant site as a part of a much larger parade of terraces along Southampton Street. The 1900 map shows some of the terraces being demolished to create Pell Street. The 1912 map shows another house being demolished to widen Pell Street as well as a small single storey structure being built in the rear garden. The 1931 map shows that the smaller structure being extended. It also shows the development of the area into a block pattern, defined by the roads; with buildings on either side.

Significance and Impact assessment on the listed buildings

The listed parades of terraces are designed/built by a prominent architect and is a competent piece of design. Southampton Street is the primary town and streetscape not Pell Street. Over the years, the large rear gardens have been eroded making way for a number of uses such as car parking, a shop (the applicant site's last use) together with being development sites. Furthermore, many of the properties along Southampton street have been sub-divided into smaller dwellings which has led to the deterioration of the gardens.

The proposals put forth in this application are designed to protect the views and the dominance of the listed buildings. They are subservient in scale, modest in massing and have a complementary material palette; details are included in the subsequent chapters.



Historic Map - 1912*



Historic Map - 1931*



Front of No. 86 Southampton Street



Rear of No. 86 Southampton Street



Photograph 1



Photograph 2



Photograph 3



Photograph 4

Existing Site

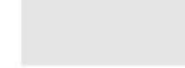
The existing site contains a single storey brick building with a pitched roof, which seems to be the original outbuilding built in the early part of the 20th century. It has a single storey extension to the west which is made of brick and timber cladding together with a flat roof. The existing site area is 346.84 m2 and has a GIA of 104.6 m2. The last known use was an Architectural Salvage Yard, which ceased trading in 2016. The building contains non-distinctive features together with a relatively bland façade. Furthermore, the building façade has been adapted to suit the needs of the occupiers and hence presents a very disjointed and an alien architectural language. Hence, it compares unfavourably when compared to the listed buildings to the east and the relatively uniform Victorian terraces to the west. The changes in topography is accommodated by a step along Pell Street. Internally, the building contains 2 workshop spaces, part of the original building, spaces for offices and storage together with toilet. The original building contains 2 rooflights within the pitch roofs. The building has fallen in a state of disrepair and the site has become overgrown with vegetation.



Internal Photograph

THE SITE

The existing site is 2 rectangular shapes adjacent to each other. The narrower part is next to No. 86 Southampton Street and the wider part is next to 73 Pell Street. The site slope approximately 2.5m, down towards Southampton Street. There is no vegetation or trees of any merit on site apart from overgrown shrubs as result of neglect. The boundary along Pell street has a dilapidated brick wall of approximately 1m towards 86 Southampton street and falls to approximately 0.3m towards 73 Pell Street side. Potential overlooking exists to the gardens of 82 and 84 Southampton Street, although this will be to the far rear end of the gardens together with the small rear garden of 86 Southampton street. The design proposals below have responded to this to limit and mitigate the impact. The site is within the Air Quality Management Area (DM19). The site is outside, but just north of the Archeological Potential Area (CS33), as well as any Conservation Area.

-  Site Boundary
-  Gardens
-  Applicant Site Paving
-  No. 86 Paving
-  Listed Buildings
-  Vehicular Entrance
-  Sensitive Distance
-  Overlooking
-  Brick Boundar Wall
-  Terrain Slope
-  Sun Path

