

STUART HENLEY & PARTNERS



Riverside Central

Design & Access Statement
November 2020

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1. INTRODUCTION

1.1 APPLICATION SUMMARY

The Site is located at 23 Duke Street, Reading, RG1 4SA. The site is referred to in this application as Dukesbridge House, and is comprised of existing commercial buildings (Dukesbridge House and Dukesbridge Chambers) along with a car park to the north of Dukesbridge House and east of Dukesbridge Chambers. The site is bounded by residential and office buildings from the west, east and north sides with the river on the south. The planning boundary includes Dukesbridge House and excludes Dukesbridge Chambers.

Dukesbridge House already has a consented Permitted Development which was approved in June 2019 (Application No: 190602) for the 'Change of use of building from Class B1(a)(offices) to C3 (dwelling houses) to comprise 77 residential units', which has a corresponding façade and fenestration consent, granted in March 2020 (Application No. 191393).

Due to the need to make internal changes to Dukesbridge House to allow a new build scheme to come forward (for which detailed pre-app has been undertaken and a new scheme very recently submitted (No application reference as yet)), the applicant is making a new Prior Approval submission for 'Change of use of building from Class B1(a)(offices) to C3 (dwelling houses) to comprise 76 residential units'. This is being submitted Concurrently with this façade and fenestration application, which shows changes to the elevations of Dukesbridge House in order to improve the building performance and make it fit for purpose for high quality residential units, as well as reiterating the approach to waste and cycle storage.

 *Site Boundary*
 *Building Concerning Planning Application*

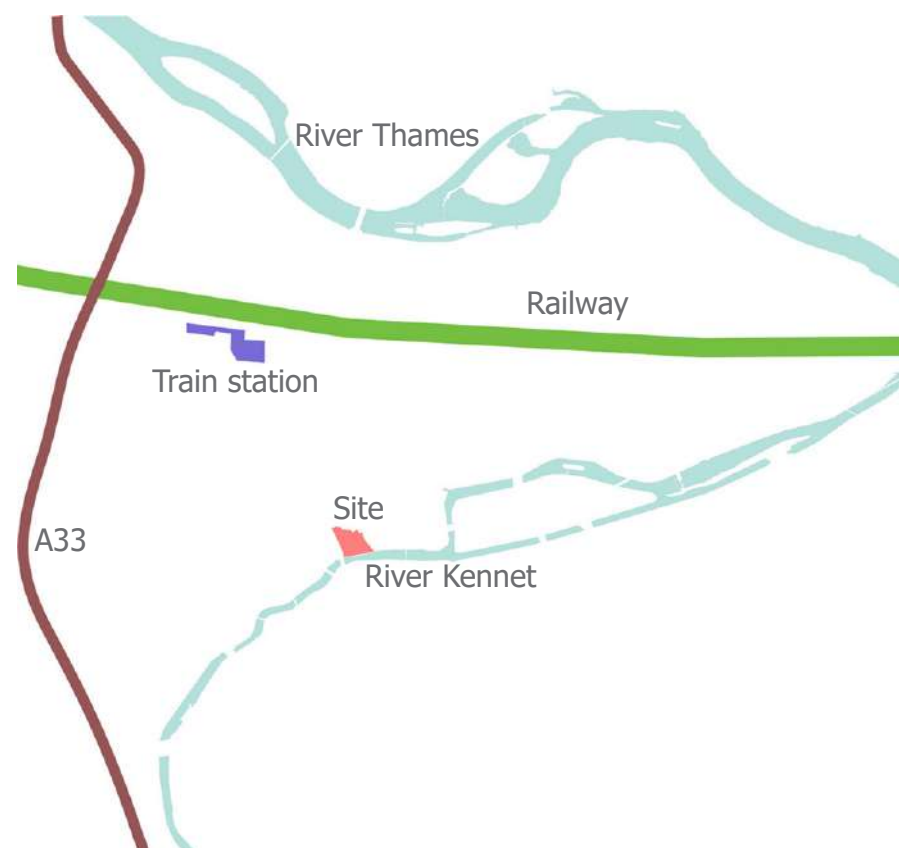


Ordinance Survey Map showing planning boundary and areas concerning this planning document

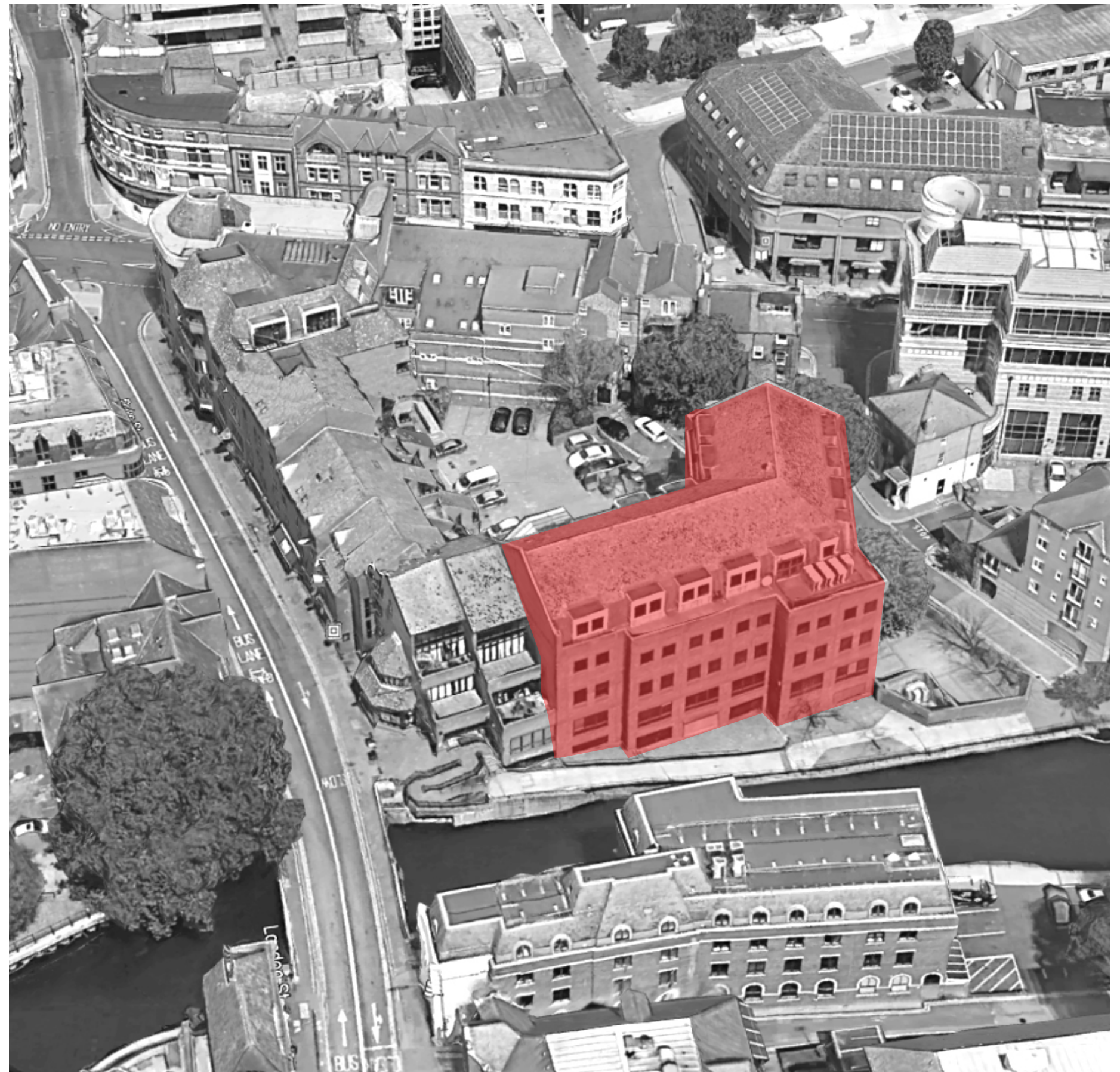
1. INTRODUCTION

1.2 SITE LOCATION

Dukesbridge House
23 Duke Street
Reading
RG1 4SA



Site Location Within Reading



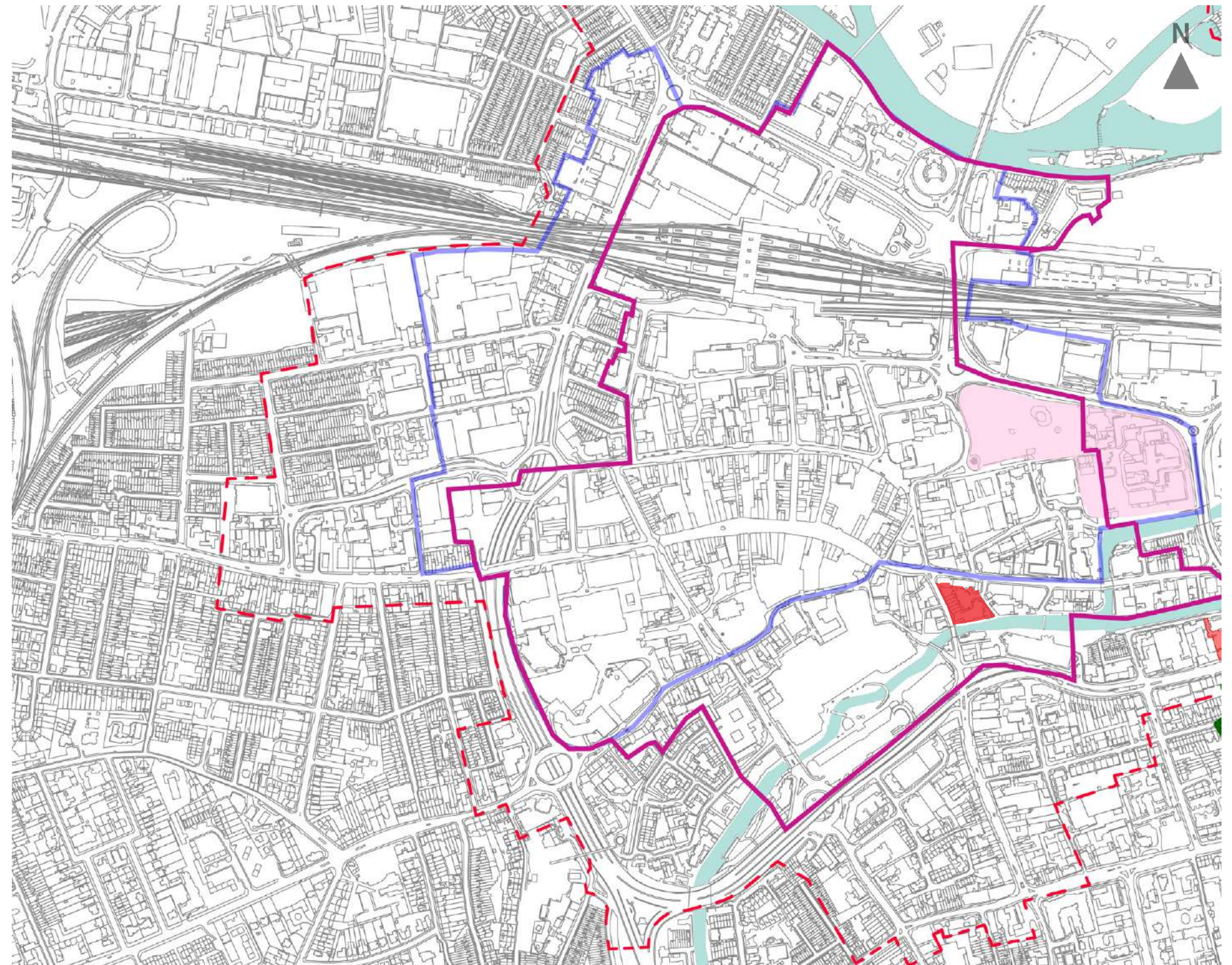
Aerial View of the Site Looking North

1. INTRODUCTION

1.3 STRATEGIC PLANNING AREAS

Dukesbridge House is located within an Urban Block immediately to the north of the River Kennet and within the Central Zone, which is also inside the Inner Distribution Road (IDR Zone 1). The site is located within the London Street Conservation Area.

- Inner Distribution Road (IDR) Zone 1
- Central core
- Office core
- Ancient monument
- Site



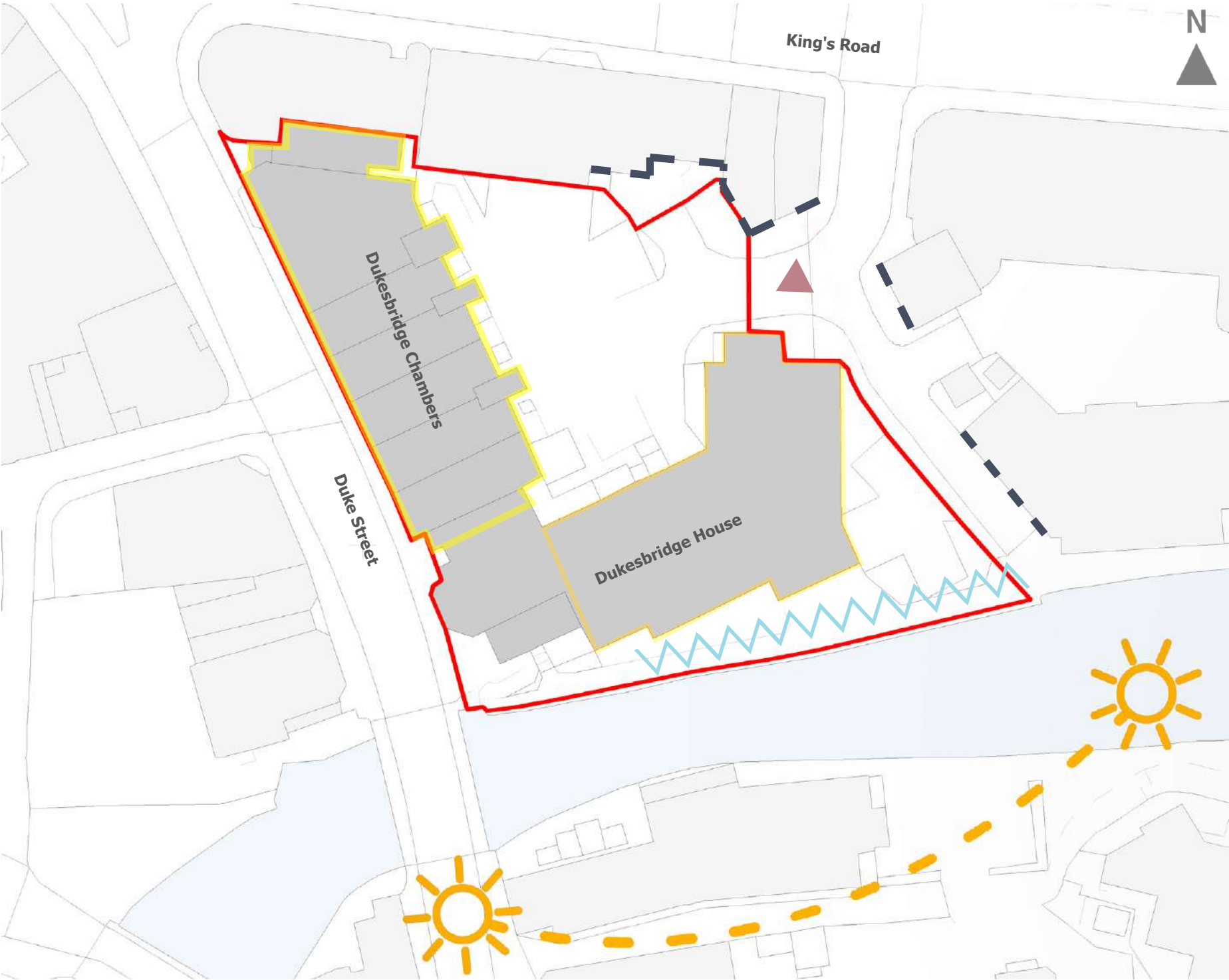
Aerial View of the Site Looking North

2. AREA ANALYSIS

2.1 SITE CONSIDERATIONS

Dukesbridge House is located on Dukes Street, River Kennet and Highbridge Wharf . The building faces towards the south-east which provides generous exposure to the sun through out the day.

- Site boundary
- Sun path
- Outlook from Neighbouring Buildings
- Flood risk
- Car park entrance Serving Grantley Heights



2. AREA ANALYSIS

2.2 CONSERVATION AREA

The site is located within the London Street Conservation Area, and includes historic buildings such as St. Laurence Church or new large scale development such as R+ Reading along Blagrove Street. The area is characterised by its use of brick and stone to create textured patterned façades.



St Laurence's Church - Grade 1 listed building



St Laurence's Church Town Council Chamber and Offices with Clock Tower - Grade 2 listed building*



Soane Point



R + Reading

2. AREA ANALYSIS

2.3 SURROUNDING BUILDINGS

Dukesbridge House is one of several buildings that form an urban block between Duke Street, Highbury Wharf and Kennet River. The Conservation Area has buildings that have been designed in a range of styles and variety of materials.



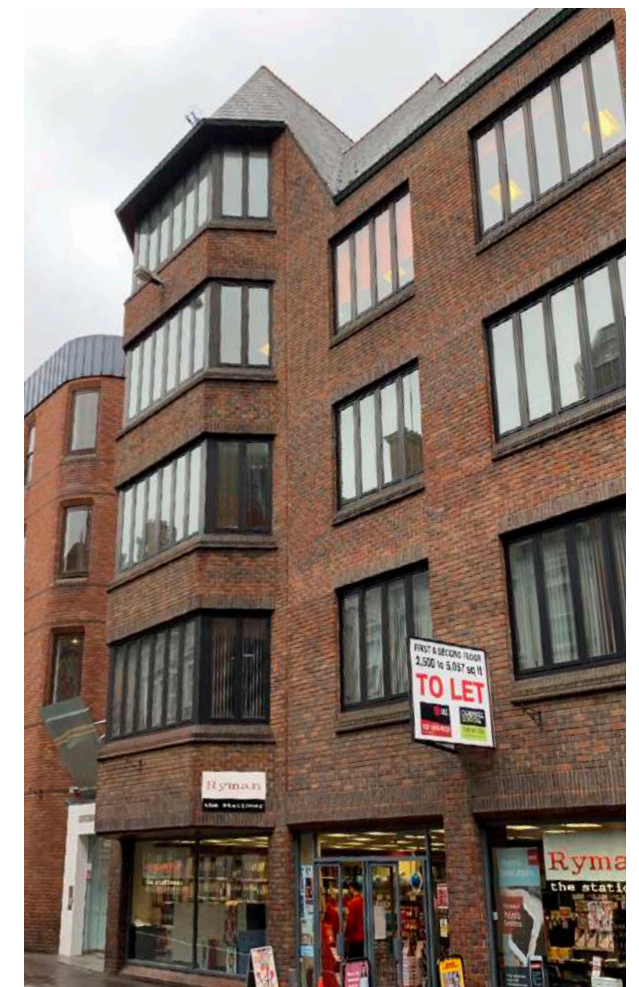
Coroner's Court - Grade 2 listed building



View down Highbridge Wharf



View from Highbridge Wharf



View down Dukes St.

3. THE SITE

3.1 EXISTING BUILDING PHOTOS

Dukesbridge House is a purpose built office block. The building has an open plan layout with internal partitions and has been constructed with a concrete frame and brick cladding. The red brick has a flat engineered character with grey mortar. The fenestration is rigorously ordered with wide horizontal windows on the ground floor that reduce in size on upper levels.



1. Existing roof level window type



2. Existing window type



3. Existing window type

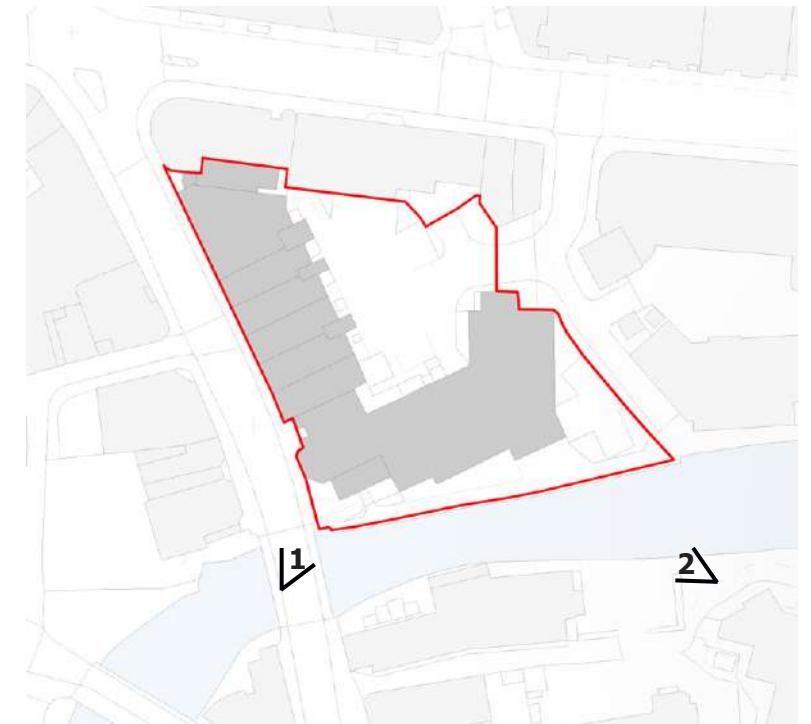


4. Existing ground floor window type

3. THE SITE

3.1 EXISTING BUILDING PHOTOS

The windows consist of a burgundy coloured powder coated aluminium windows set within horizontally placed brick band details. The windows are set in-line with the brick facade giving a flat unarticulated appearance.



Key to Views

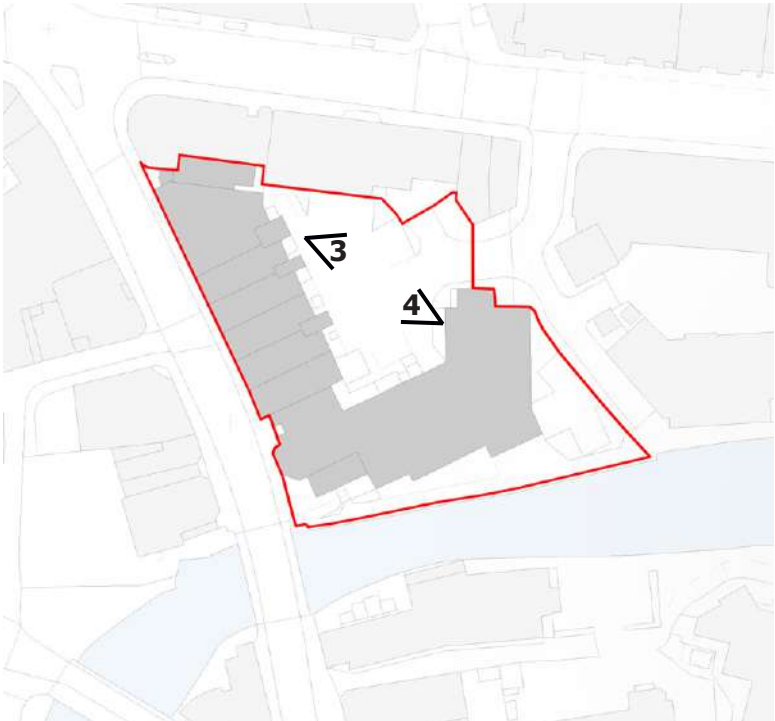


View 1 - Dukesbridge House view from Dukes St.



View 2 - Looking towards Dukesbridge House from the other side of the River Kennet

Unlike lower floors Dukesbridge House's roof level has slate with rusted aluminium cladding rather than red brick. The lower ground floor of this building facing River Kennet has aluminium shutters with no outlook on to the public pedestrian path which results in antisocial behaviour, which makes it a unpleasant route to take.



Key to Views



View 3 - Looking towards Dukesbridge House from the courtyard



View 4 - Looking towards neighbouring buildings from the courtyard

4.0 DESIGN PROPOSALS

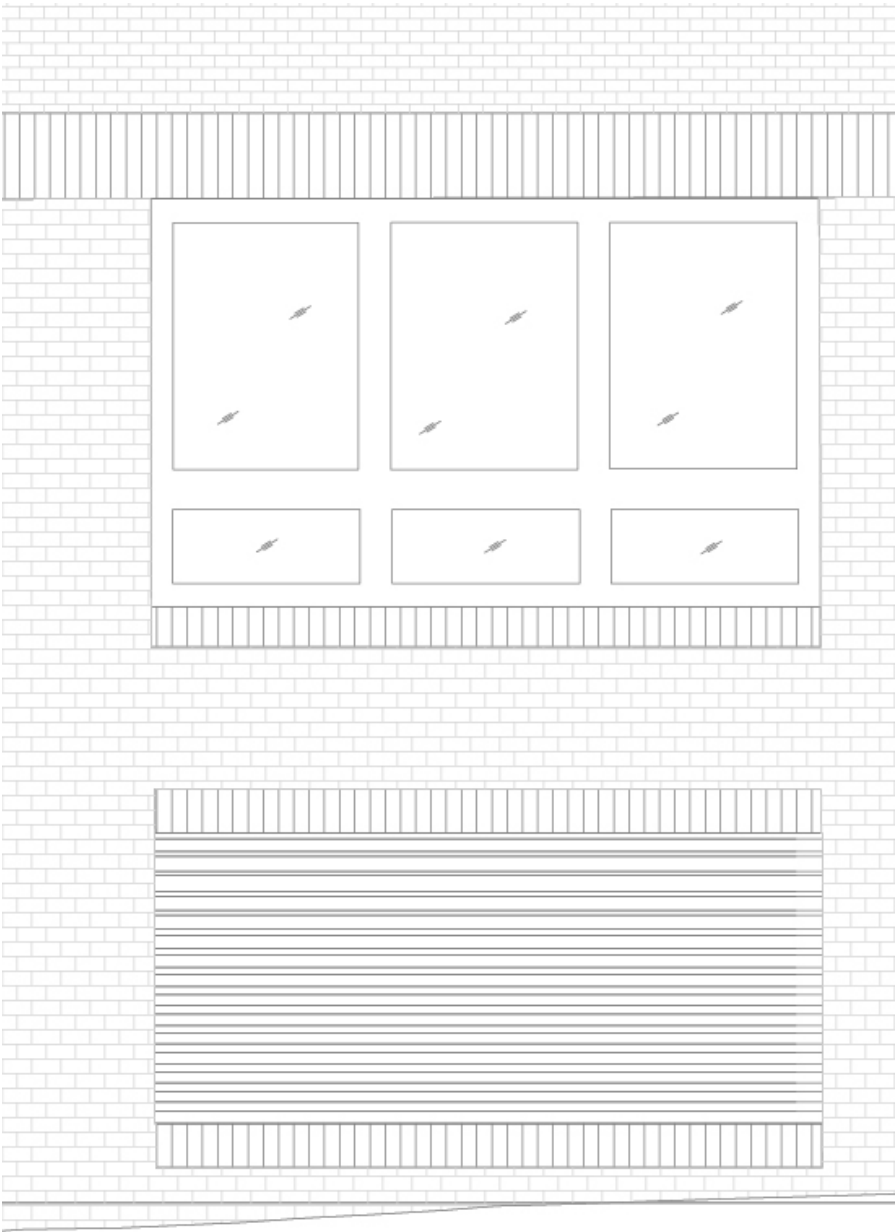
4.1 FACADE DEVELOPMENT

The facade development has been driven by the change of use from commercial to residential.

The buildings look and feel will not be altered and the current outlook will be enhanced. The same colour and high standard material will be proposed for the new and replaced openings.

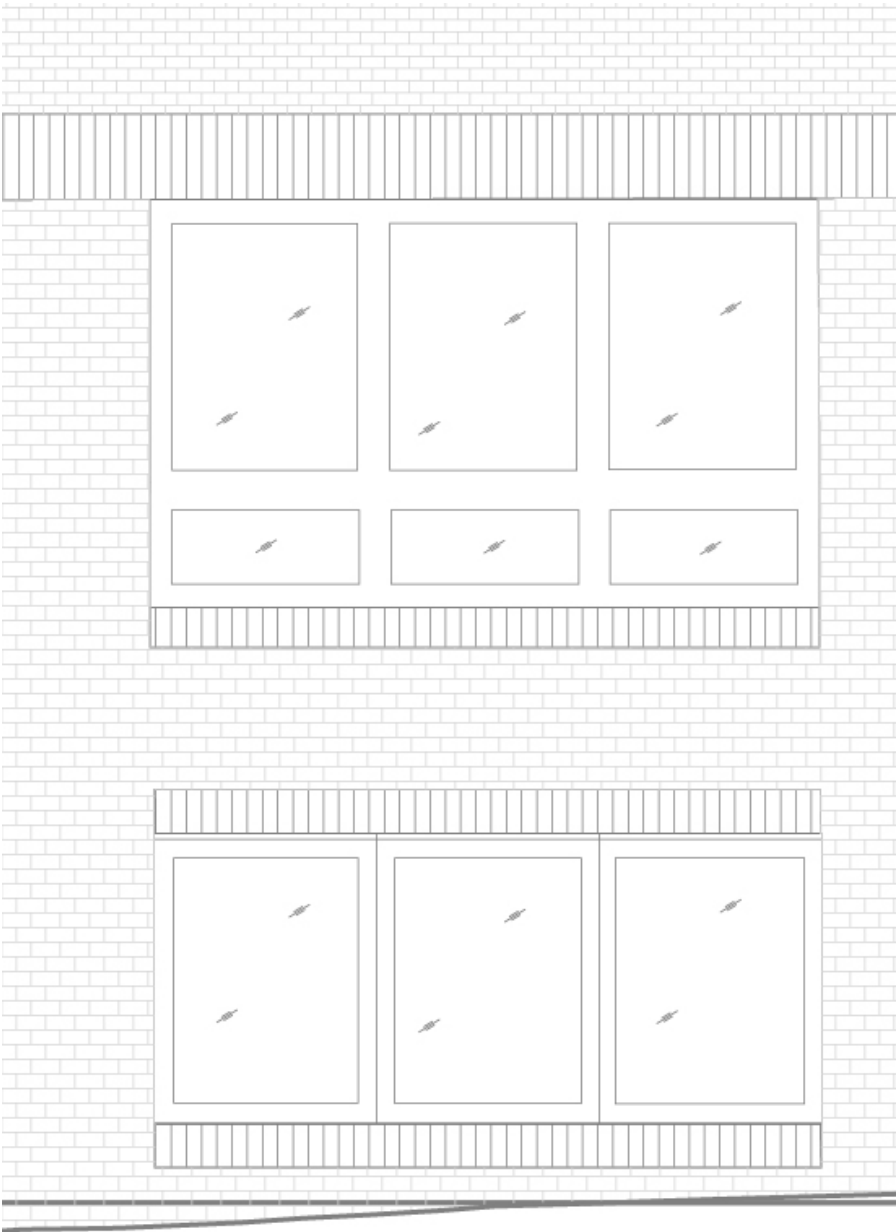
For more details of the elevations please check the drawing package issued as Volume II of this planning application.

EXISTING WINDOWS



- › No outlook on to the pedestrian footpath on street level
- › Poorly aluminium shutters

PROPOSED WINDOWS



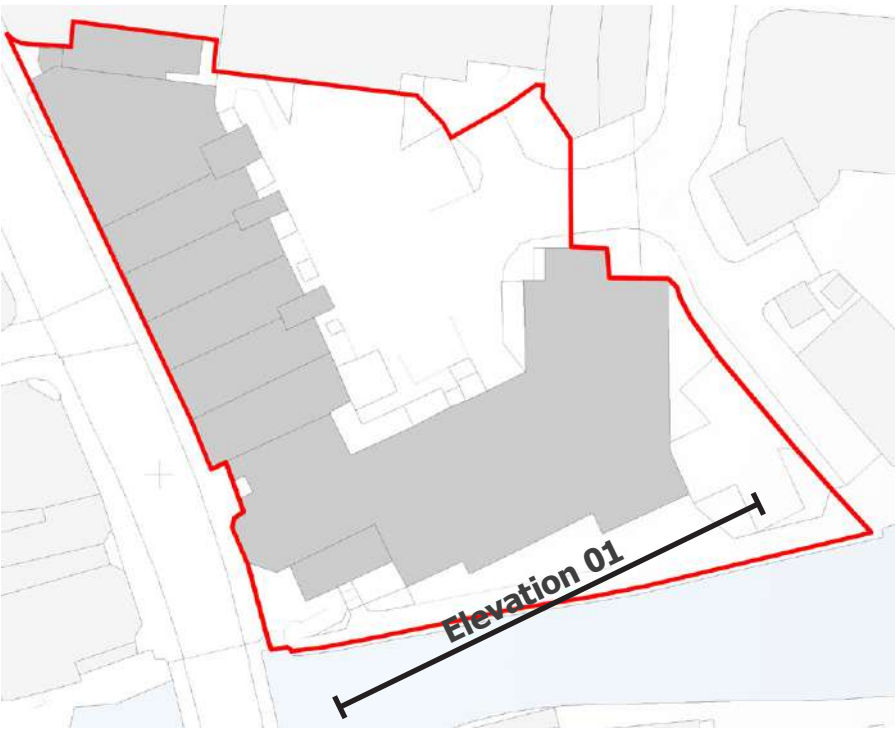
- › There will be no visible change to existing windows
- › Same colour to be kept for the proposed windows

4.0 DESIGN PROPOSALS

4.2 PROPOSED ELEVATIONS

The proposed south elevation to the bottom right is the continuation of the existing elevation in style and proportion. New windows proposed have been created to match the existing windows in colour and style.

-  Proposed new windows
-  Replacing existing openings with new frames



01 - Existing elevation



01 - Proposed elevation

There is a small undercroft area that will be infilled on the south elevation. This will also allow for the window depths and height to be consistent throughout the building.



01 - Existing elevation



01 - Proposed elevation

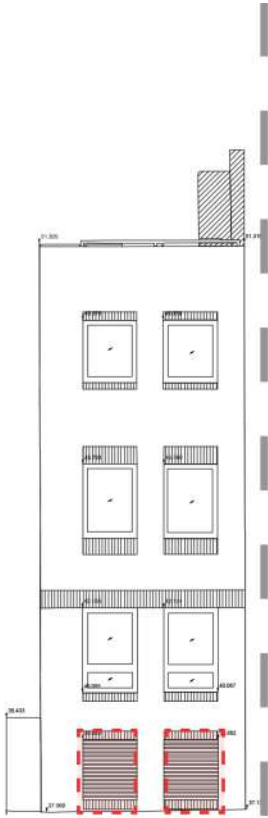
 *Infilling of the undercroft area*

4.0 DESIGN PROPOSALS

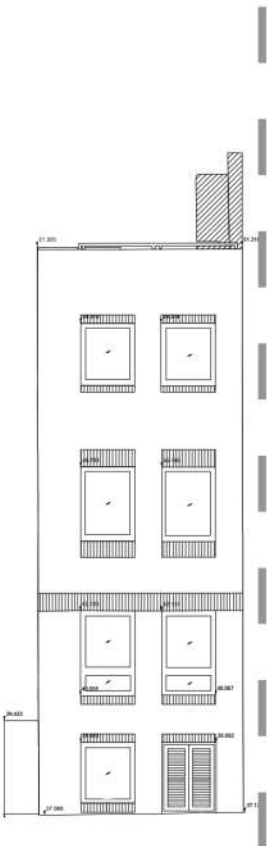
4.2 PROPOSED ELEVATIONS

The proposed east elevation to the bottom right is the continuation of the existing elevation in style and proportion. New windows proposed have been created to match the existing windows in colour and style.

-  Proposed new windows
-  Replacing existing openings with new frames



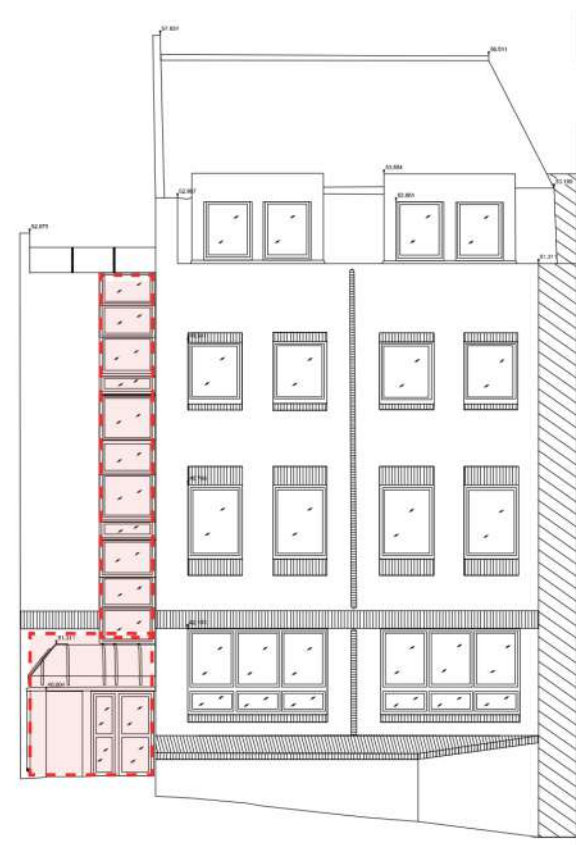
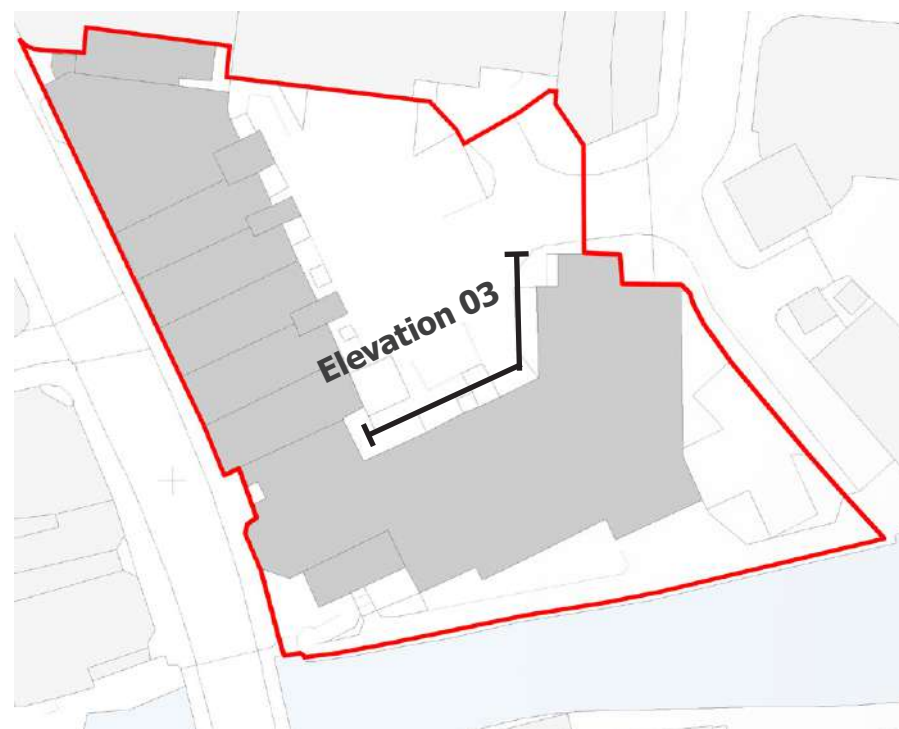
02 - Existing elevation



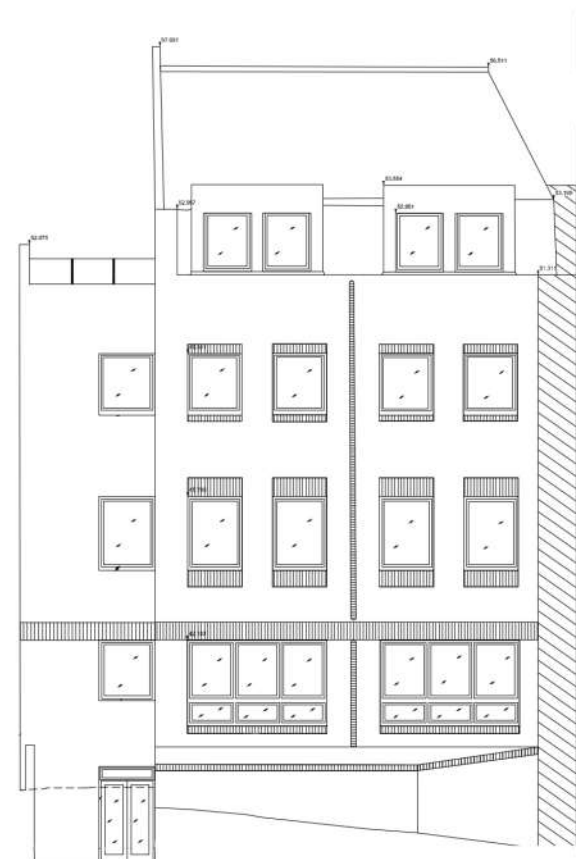
02 - Proposed elevation



- Proposed new windows
- Replacing existing openings with new frames



03 - Existing elevation



03 - Proposed elevation



4.0 DESIGN PROPOSALS

4.3 CAR PARKING, CYCLE STORE & REFUSE

New bin stores will be proposed within easy access of Dukesbridge House.

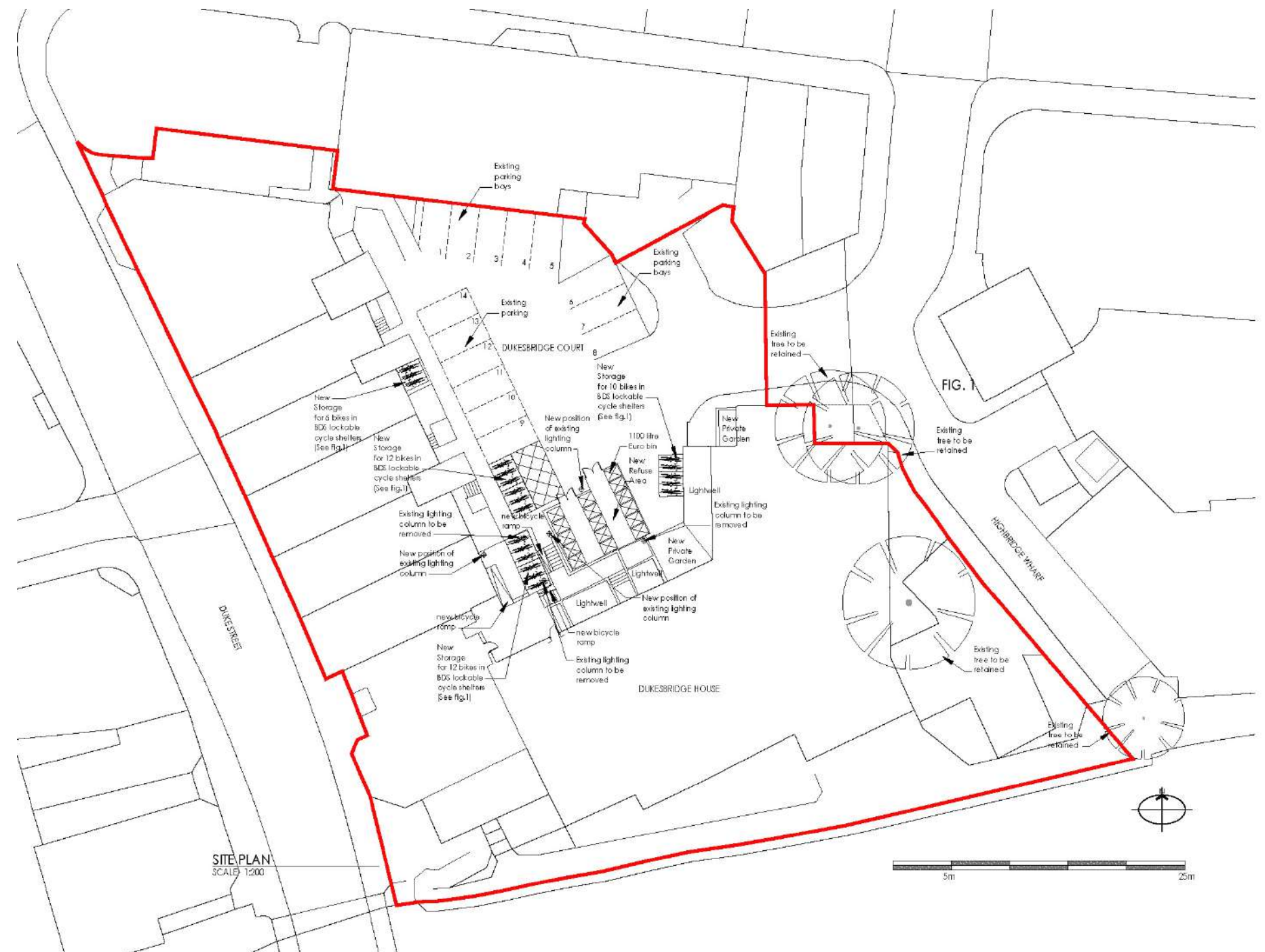
The cycle stores have been located, within the courtyard with entrance/exit from the car park. A minimum of 40 cycle spaces will be provided and dedicated, gated cycle shelter within the car park. The colour and material will be provided with material board.

CYCLE STORAGE

- BDS Cycle Shelter 6/8 bikes
- Colour RAL 9007
- Fixing type above ground
- Anti-vandal 3mm clear polycarbonate roof



Proposed cycle storage



4.0 DESIGN PROPOSALS

4.4 MATERIALITY & APPEARANCE

As mentioned in the introduction, the planning boundary includes Dukesbridge House and the adjacent car park site. Dukesbridge House was subject to a prior approval application for change of use, submitted in April 2019 that has been consented through Permitted Development in 2019 (Application No: 190602).

The adjacent elevations illustrate the scope of amendments, which demonstrate the proposed will be in line with the existing window bays hence improving the external elevation whilst providing a much needed outlook especially on lower ground level.

■ ■ ■ *New proposed changes*



Existing elevation



Proposed elevation

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