



Contents

01 Introduction

Assessment

Involvement

Evaluation

02 Design

Use

Layout

Appearance

Amount/ Scale

Landscape

03 Conclusion

01

Introduction

01

Introduction

The following Planning application document contains the proposals for the demolition of the existing light industrial unit to be replaced with a new residential scheme.

The site had planning approval for the change of use, but this design was based on the refurbishment of the existing.

The existing is in a poor state and to comply with Building Regulations for new developments, we believe it would be more appropriate to replace the existing.

The site is located on the edge of the Eldon Square conservation area and our proposal is sensitive to this in terms of scale and materiality. This is a central Reading site and the additional residential units would be of benefit to the ever increasing demand for new homes.

We believe the report shows a clear design approach to the site with many references to the neighbouring properties.



Assessment

Assessment Neighbouring properties

The properties along Watlington St tend to fall into two categories, two storey house with a pitched or roof or a three storey house with a pitched roof. The 3 storey houses are generally tall and narrow with basements.

Also at the end of runs of houses they are book ended by a 3 storey house.

We found this architectural massing intriguing and it has helped us to create a thought pattern for the proposed scheme.



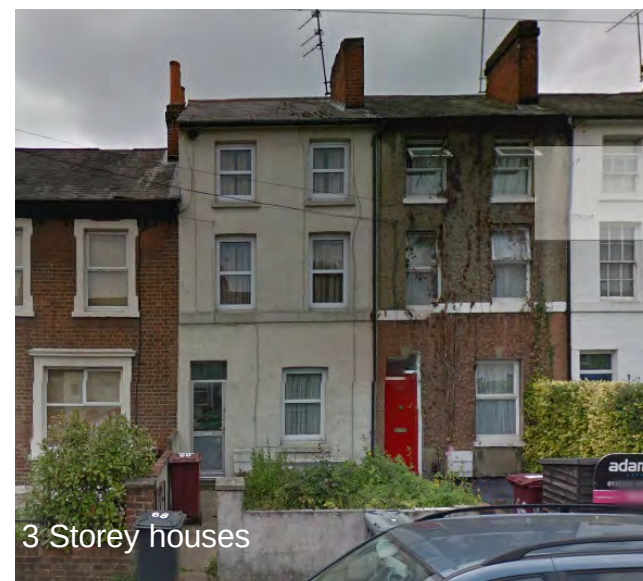
3 Storey



3 Storey bookend next to two storey



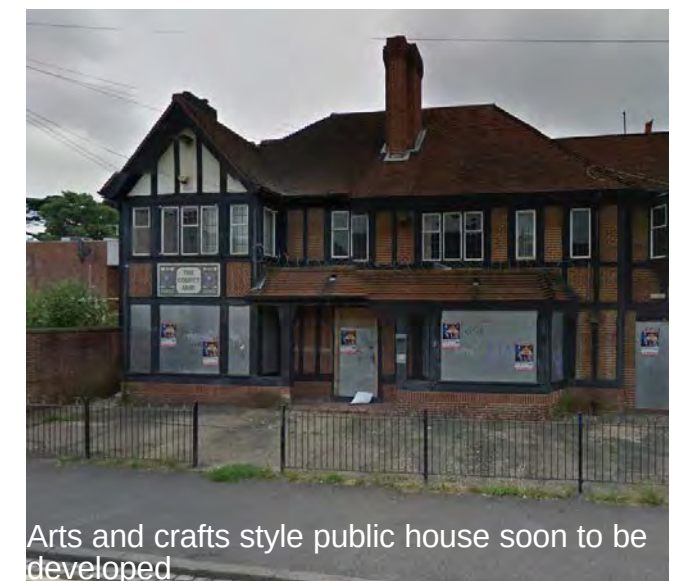
Attractive 3 storey grey brick house



3 Storey houses



Single 3 storey house in between 2 storey



Arts and crafts style public house soon to be developed



3 storey rendered Georgian building



2 storey red brick Victorian



3 storey house with pitched roof

Assessment Site Analysis

The existing unit occupies the majority of the site with limited external amenity space.

At the rear of the unit there are large windows overlooking the rear neighbours.

To the South is the 111a's immediate neighbour the Surgery car park exposing the South facing wall.

The existing industrial unit is unusually set back from the Watlington Street.



111a Watlington Site Analysis

The light industrial is in a state of disrepair. In form, scale and facade it appears to be out of character for the area.

The site had Planning permission to refurbish the existing to create new flats. Following a review of the existing fabric it is clear that it would need to be demolished and rebuilt in order for it to be able to meet current regulations.

Therefore we are proposing to create a new build.



Assessment
Site Photos



Front Elevation



Front Elevation



Side Elevation

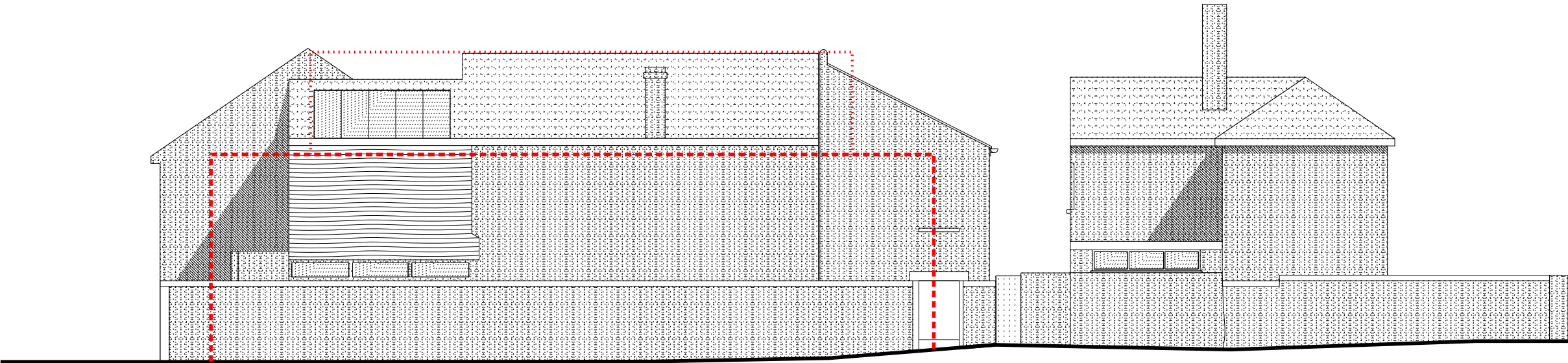


Rear Elevation

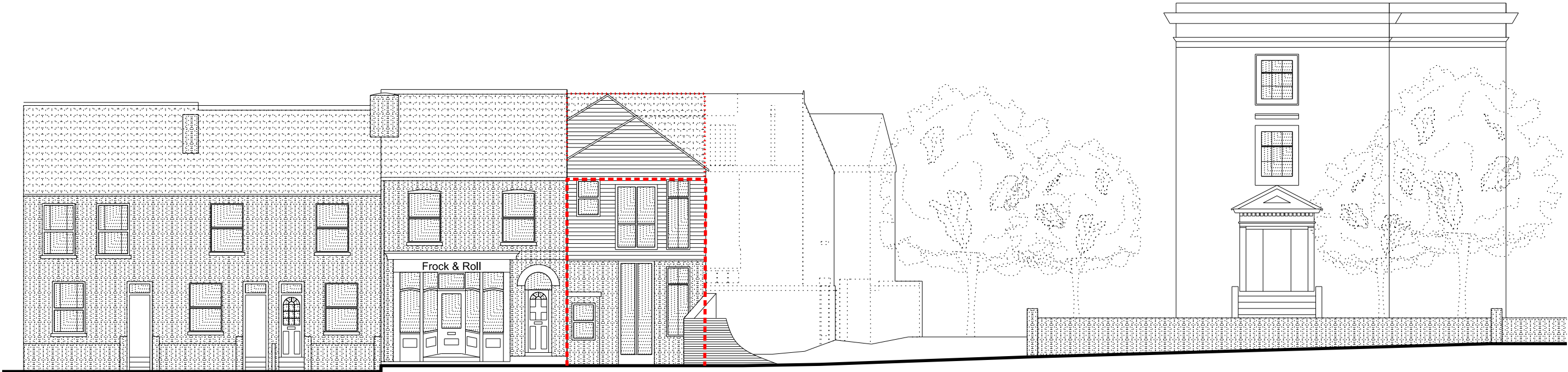
Technical site plan showing building layout and elevations. Key features include:

- Basement light** area.
- MH** (Manhole) area.
- ST05** (Stormwater) area.
- Basement** area.
- light** area.
- note 1 taken here** (near elevation 100.352).
- Elevation points** marked with '+' and 'x' (e.g., 99.838, 100.146, 100.396, 100.666, 100.581, 100.544, 100.663, 100.811, 100.850, 100.957, 100.464, 100.383, 100.368, 100.403, 100.390, 100.336, 100.025, 99.976, 99.912, 99.788, 99.716, 99.981, 99.742, 100.587, 100.570, 100.622, 100.656, 100.547, 100.328, 100.396, 100.414, 100.299, 100.449, 100.187, 100.332, 100.169, 100.183, 100.158, 100.146, 100.334, 100.352).
- SV** (Sanitary Vent) markers.
- ST03** (Stormwater) marker.
- ST05** (Stormwater) marker.
- Basement light** (Basement light) marker.
- MH** (Manhole) marker.
- ST05** (Stormwater) marker.
- Basement** (Basement) marker.
- light** (light) marker.
- note 1 taken here** (note 1 taken here) marker.

Assessment
Existing Elevations



Existing West Elevation



Existing North Elevation

Involvement

Involvement

Pre-application scheme submitted November 2015

We submitted the proposals opposite for a 3 storey brick apartment block in November 2015.

The response was positive in terms of providing a contemporary scheme. However the scale of the building was an issue.

Subsequently, we have submitted a number of revised images for the Planners review, with the latest being on the opposite page.



Involvement

Revised images informally issued to the Planning Authority post pre-app.

Since the initial pre-application we have made the following changes.

- 1. Removed the third storey.
- 2. Set the brick facade back from the street elevation.
- 3. Set the second level back to align with the incline of the neighbouring roof.
- 4. Introduce planter to the balconies.
- 5.Changed the second level material to slate.
- 6.Reduced the number of apartments to 6.

Ground and Basement

2 No. mezzanine level 2 bed apartments with internal stairs.

First Floor

2 No. 1 bed apartments.

Second Floor

2 No. 1 bed apartments.



