

Design & Access Statement on behalf of

Zain Reading Ltd



SIDE VIEW



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125 Chatham Street

Reading

RG1 7HT

Project Ref: 8415

Date. June 2013

1.0.0. History

A prior approval notice has been submitted and registered on the 11th June 2013. This is for the change of use of the building from Class B1(a) (offices) to C3 (dwellings/houses) to comprise of 8 one-bed flats.

1.1.0. The site & its surroundings

The site is located with RC4a area, and is located to the West of Reading and is part of the Reading Central Area Action Plan (RCAAP) 2026.

Surrounding the site is a variety of buildings, from listed to modern new builds, and from residential developments to industrial uses.

To the West of the site is a large new residential building and a grade II listed house that dates from the early 19th Century. To the South of the site is a grade II listed church. To the North is an old residential building with associated land, which has been approved for further residential development.



112-124 Chatham Street, listed building
grade II



Holy Trinity Church, listed building grade
II



New residential development

To the East of the site, again there is a number of buildings that vary in style and use. These include: a surgery, industrial units and a night club. All these buildings are under category RC4a for new developments, as part of the RCAAP.



Surgery



Surgery



Night Club



Existing building at 125 Chatham Street



Residential dwelling to the North of the site



Empty land for further 4 storey residential development to the North of the site

1.2.0. The Proposal

The proposal is for two storey extension to the upper floors to include a second and third floor, to provide 7 flats.

1.0.0. The Design

The design takes into consideration the existing, adjacent buildings (some of which are listed and fall within the conservation area) in regard to their scale and form but will be contrasted in style.

The new proposal is a contemporary and modern design, utilising the original footprint of the building, but increasing the overall height. The proposal will be sympathetic to the existing street scene, and will help lead the way in future designs.

At present, the internal layout has been designed for office use. This has now remained vacant for some considerable time.

The proposal is to create two extra floors that will provide 7 new flats. This is a more efficient and effective use of the land.

The layout and configuration of the new flats will provide good size residential spaces, and will contribute to the renovation of the street scene.

1.1.0. The Amount

Two additional floors provide seven new one-bed flats. This will make the building one storey higher than the existing building.

1.2.0. The Layout

The layout of the second and third floor have been designed to provided four flats on the second floor and three flats on the third floor.

The second floor (picture to the right) provides four flats with secure lobby access:

- Flat 9 – 46m²
- Flat 10 – 55m²



- Flat 11 – 54m²
- Flat 12 – 57m²

The third floor contains three flats (picture right). A communal terrace is accessible on this floor. Each flat is all provided with either a small or medium terrace.

- Flat 13 – 46m²
- Flat 14 – 55m²
- Flat 15 – 54m²



1.3.0. The Scale

The scale of the overall building has been kept in keeping with the surrounding buildings and the existing structure.

1.4.0. Landscaping

There is no front garden to this development. The rear garden will be landscaped by the client. Adequate secure cycling parking and bin storage will be provided.

1.5.0. Appearance

Changes will be made to the external skin and finished with the use of render, cladding, glass, aluminium. These materials are essential in the transformation of the office building to a contemporary residential building.

The use of different, and modern materials, will contribute to the proposed change of use and comply with the standards for high quality design.

The change from the typical glass curtain wall to large aluminium windows to the front, and Juliet balconies to the living spaces to the rear, as well as the terraces to the top floor, will contribute to a better relationship between the new dwellings and the future developments.

1.6.0. Appraising the context

The site falls within the West side of Reading, one of the major opportunity areas in the Reading Central Area Action Plan – RCAAP 2026.

Chatham Street is a key regeneration area of the Reading Borough Council Local Development Framework.

The site is under Policy RC4a: 108-116 Oxford Road, 10 Eaton Place and 115-126 Chatham Street. Residential development with associated community uses (100-150 dwellings):

- The development would contribute significantly to enhancing the surrounding area by making use of the existing unused building and regenerating this in line with the Spatial Strategy of the RCAAP
- The development will meet the Borough's housing need and create new opportunities for people living in these areas
- The development will address the relationship to adjacent listed building and conservation areas.

Complementary policies:

HSG1 Housing Provision and Identified sites: contribute with the development of about 100-150 dwellings.

HSG5 Residential Design Standard

TRN1 A Balanced Transport Strategy: restricts the use of the private car and promotes and provides improved access for jobs, health, education, shops, leisure, etc. where everyone can access services by foot, cycle or public transport rather than relying on access by car.

TRB5 Cycling Parking: adequate number of cycle parking facilities.

TRN10 Provisions of Car Parking

CUD14 Standards of the Design in Development: new development should exhibit a high standard of the design and compatible with the scale and character of the surrounding environment. Promotes the efficient use of the land through higher densities in suitable locations.

NE9 Environmental Implications

OS1 The Overall Strategy: sustainable development and improvement to the quality of life in Berkshire.

4.0.0. Sustainability

A sustainable homes code 3 pre-assessment is provided for the new build off Wokingham Road.

5.0.0 Noise & Pollution

Located within the Reading Air Quality Management Area, mitigation elements will be provided in the form of heat recovery units, with special attention given to the windows on the frontage overlooking Chatham Street.

Any new glazing will be double glazed and designed to comply with current building regulation standards to minimise the amount of sound that will travel through them.

6.0.0. Section 106 Contributions

The applicant is willing to enter into a 106 legal agreement & pay the Council's reasonable fees.

7.0.0. Conclusion

The proposed building has been sensitively designed in all aspects, in order to provide good quality accommodation in a highly residential area. With good links to the town centre, this is an area very suitable for residential accommodation.

All aspects have been thought of in this design in order to ensure an excellent design has been proposed.