

Report

30 March 2020

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1867600-12.00-D&A

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Project Name:	186760000 - Bennet Court Reading
Date:	30 March 2020
Prepared by:	Ed Hayden, Director

Bennet Court, Design and Access Statement

INTRODUCTION

This statement has been prepared in support of the application for Full Planning Permission for the refurbishment of a two office buildings at Bennet court in Reading comprising of 2 buildings and associated car-parking hardstanding to the courtyard and south of the offices on a site area of 7466sqm, 0.7466 hectares
Site address; - Bennet Court, Bennet Road, Reading, Berkshire, RG2 0QX

For Ultima Properties,
Gainsborough House
Manor Farm Road
Reading
RG2 0NA



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APPLICATION SITE APPRAISAL: setting and site analysis

The application site is currently a two existing 1980's office buildings at Bennet Court in Reading, with associated hardscape parking. The two offices form a small courtyard which is currently wholly given to parking, there is established grass and trees landscaping strip to the north against Bennet road.

The application site is accessed from Bennet road and there is no vehicular access from the rear.

DESIGN PROPOSAL

Overall, the applicant aims to achieve a high standard of design to improve the existing properties to increase the attractiveness and let-ability and the following considerations have therefore been taken into account

- The offices will provide accommodation for a range of tenants, targeting high-tech start-ups.
- The existing car-parking will be re-planned and reduced to allow space to create an attractive amenity space for use by the tenants.
- The proposal replaces the windows and re-paints the brick to create an attractive 'Shoreditch' style office development, reminiscent of converted warehouse buildings.
- Each building will have a new black timber clad entrance reception as shown on the architectural drawings, these entrances can only be seen from the courtyard.
- There are no residential dwellings within close proximity therefore no likelihood of nuisance caused.
- There will be a small (off the shelf) amenity pod provided, with coffee, gym and cycle repair facilities. (visual is indicative only at this stage)

The total increase in built area will be 127m² consisting of the new entrance receptions and the amenity pod.

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HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal, as the existing access Bennet road is to be used.

TREES and HEDGES

All existing trees and hedges to the whole of the application site are to be retained as existing. Additional landscaping will be created within the courtyard as shown on the site plan, it is suggested that no further landscaping will be necessary.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

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POLICIES

This proposal has been designed with regard to Reading Borough Local Plan, Adopted November 2019, with particular emphasis on the following policies:-

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

And following the advice given in section 4.1.23

“The beneficial restoration and reuse of buildings should generally be considered before demolition and redevelopment.”

This refurbishment application is in a sustainable location. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

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CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with increased appeal, using the existing building and materials, to create a vibrant new business hub for hi-tech start-ups.