



OXFORD ROAD, READING

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2020

ECE Architecture

ECE Architecture

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.01 Introduction

This Design and Access Statement (DAS) has been prepared in support of the Full Planning Application for the development of the land to the south of Moultsford Mews, West Reading. This document has been set out in accordance with the principles outlined in the CABE document ‘Design and Access Statements; How to write, read and use them.’ Its aim is to identify and explain the design process and decisions relating to the submission of a Planning Application for this site.

The document explores the design decisions which have been taken in developing an important and under utilised site located on the former Battle Hospital site. In order to create a mixed use scheme with commercial space at ground floor and quality living spaces suitable for a modern lifestyle above.

The application site is located off of Moultsford Mews, within the former Battle Hospital site and adjacent to the large Tesco supermarket, the principal elevations of the proposed building faces north and west onto the established pedestrianised area of Moultsford Mews.

The proposed development provides 26no. apartments across five floors and two commercial units at ground floor.

The Planning Application includes a full set of plans and elevations to support the application. In addition, supporting documents have been prepared to supplement the Planning Application to fully consider the impact of the proposed development.

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2.0 EXECUTIVE SUMMARY

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2.01 Project Overview

- Provide a development which works alongside the recently developed Battle Hospital site.
- Provide high quality residential accommodation, that has access to public and private amenity space.
- Provide a commercial offering at the important node point at the north west corner of the site.
- Improve connectivity and accessibility by improving the public realm along the edge of Moulford Mews.

2.02 Design Approach

The site is within the area of the Oxford Road development area of the Reading local plan and has been designated for residential development. The proposals for the building seek to address the aims and objectives of the local plan whilst helping meet local affordable housing needs.

The design approach has been to create a 6 storey mixed use scheme that steps down in scale to meet the surrounding built context.

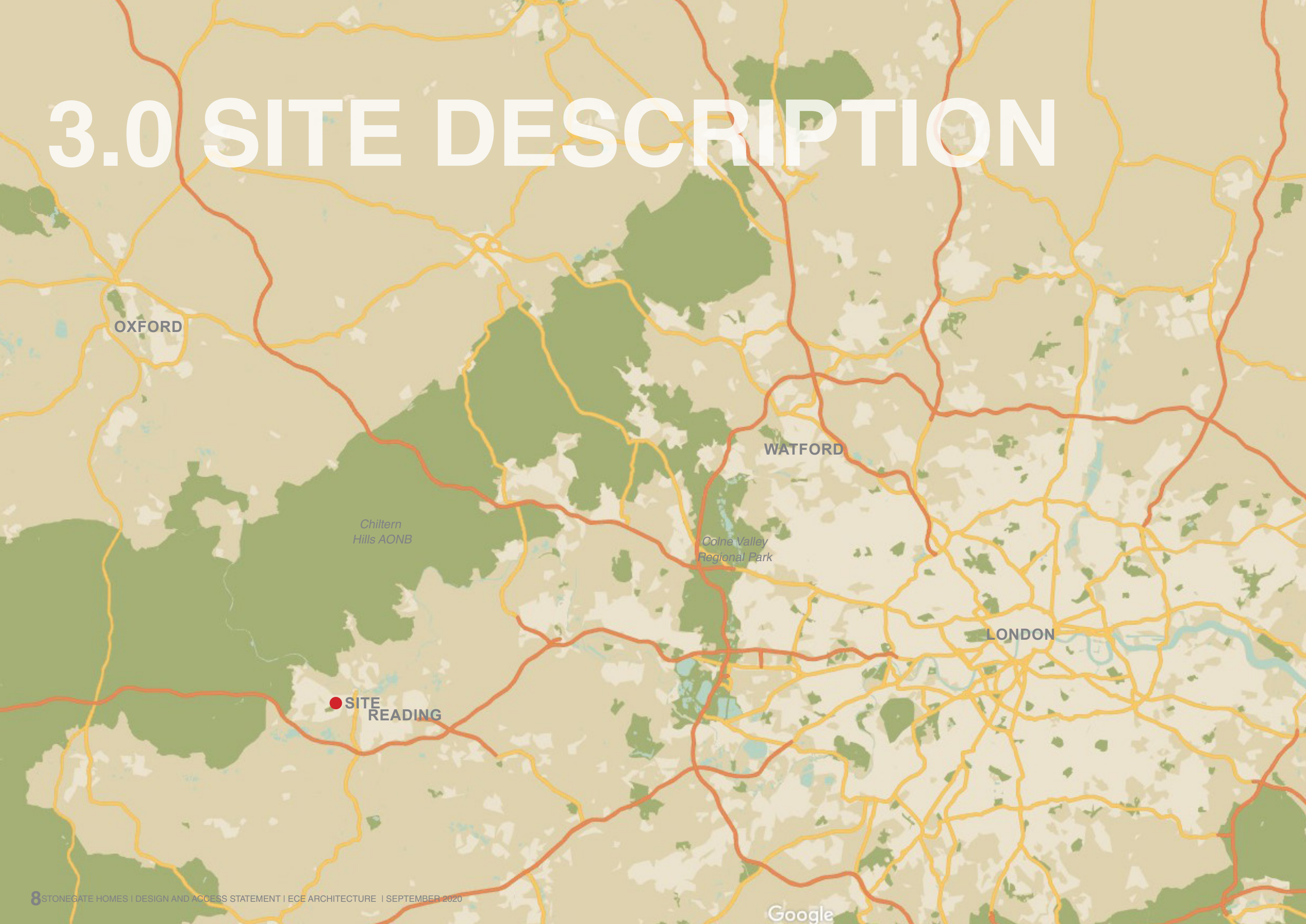
On-site car and cycle parking will be provided at ground level. Each apartment will have outdoor private amenity space that meets national space standards as either a recessed balcony or a rooftop terrace.

Refuse collection will be from a designated area located at the junction of Curzon street and Moulford Mews. The refuse vehicles will be able to turn using the entrance to the site.

2.03 Scheme Summary

- 26no. residential units are proposed from Ground to 5th floor, including a mixture of 1, 2 and 3 bedroom apartments all to nationally described space standards.
- ~160sqm of commercial floor space at Ground Floor level.
- Each dwelling has a private outdoor amenity space that meets national space standards and easy access to the nearby Battle Square park for additional shared amenity space.
- 2no. wheelchair accessible M4(3) units, with allocated accessible parking spaces located at ground floor level.
- 22no. parking spaces accessed off of Curzon Street.
- 26no. cycle parking spaces within a secure cycle store.

3.0 SITE DESCRIPTION



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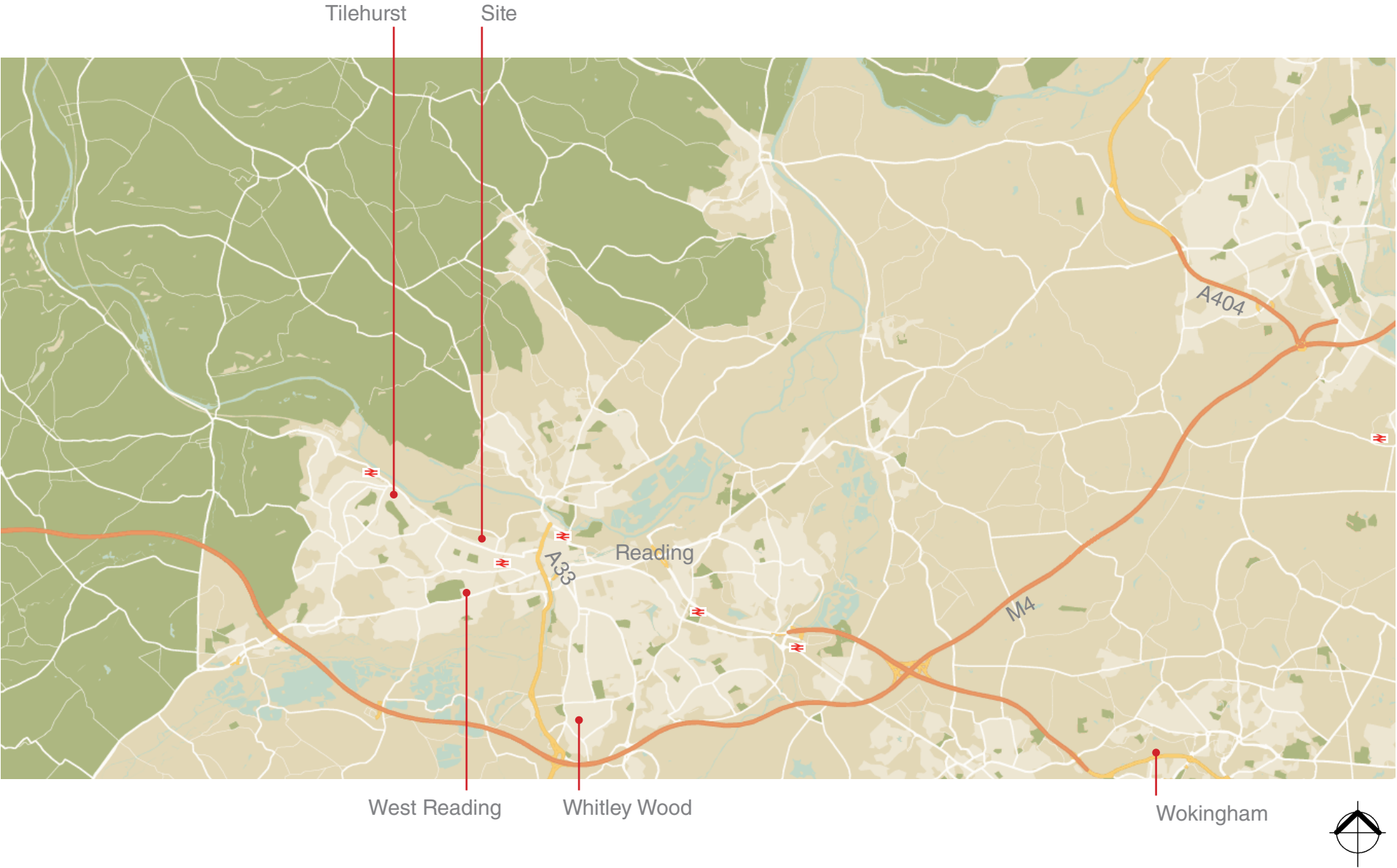
3.01 Site Description

The site is currently a brown field development opportunity.

3.02 Site Location

The application site is located to the north of Oxford Road, Reading A329. Situated between the Curzon Club to the south and a large supermarket to the north west. A large modern residential development surrounds the site to the north and east.

Vehicular access to the site is via Curzon Street (immediately to the north), which connects with the A329 (Oxford Road) via Valentia Road, Further afield the site has good links with the a33, which in turn joins the M4, A404 and M25.



3.0 SITE DESCRIPTION

3.03 Neighbouring Buildings

The site is situated in a built up area and is surrounded by buildings of differing scale and use.



3.0 SITE DESCRIPTION

3.04 Context Photos - KEY



3.0 SITE DESCRIPTION

3.05 Context Photos



1. View of Battle Square to the north east of the site.



2. View looking west towards the site along Curzon Street.



3. View looking north towards the site across the adjacent car park located off of Oxford Road.



4. View of Battle Place which backs on to east boundary the proposed development site



5. The site looking north east as viewed from Oxford Road.



6. View of the adjacent car parking to the south of the site from Oxford Road.



7. An aerial view of the site looking east.



8. Aerial view of the site looking north.



9. An aerial view of the site looking southwest.

3.0 SITE DESCRIPTION

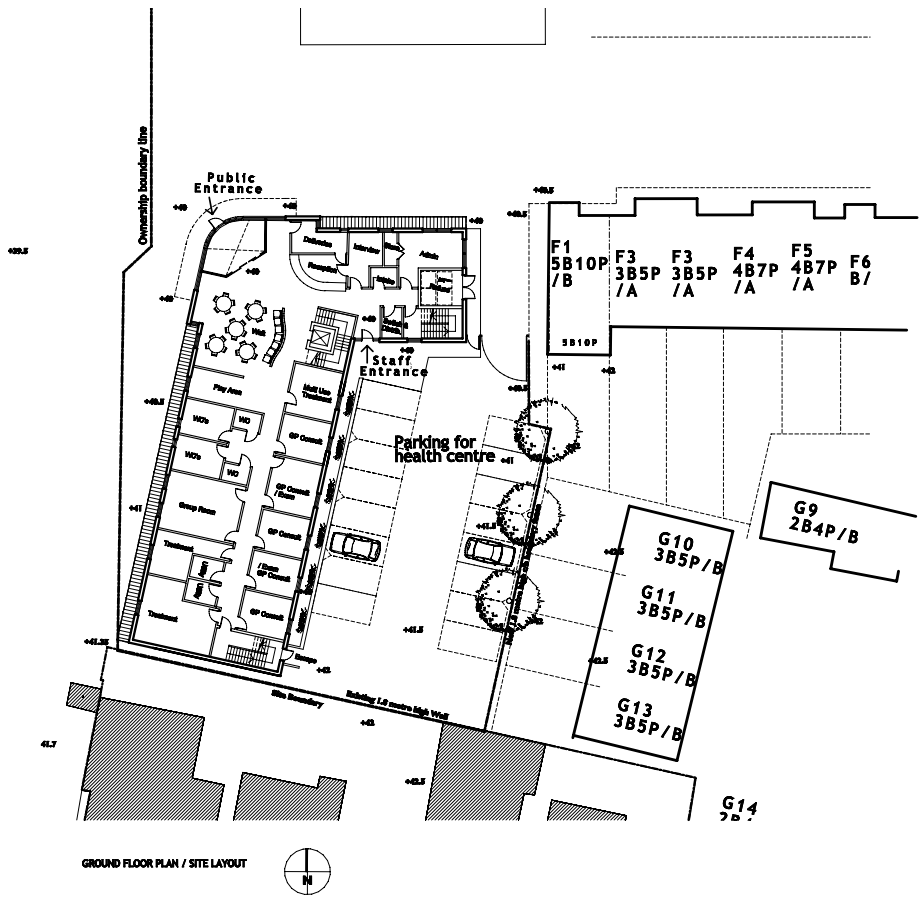
3.06 Planning History

The site formed part of the 2006 planning application for the redevelopment of the former Battle Hospital site. (06/00011/FUL)

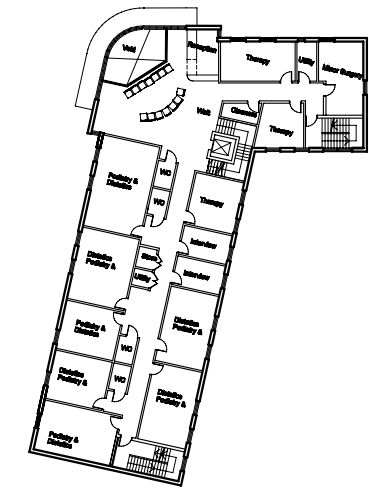
A Healthcare centre was proposed for the site within the application. The proposal was for a large 4 storey building which fronted towards the adjacent Tesco supermarket and residential development.

An outline planning permission for the site was originally granted in 2002 which established the scale and proposed use on the site. That application was followed up with a detailed application in 2006 for 435 dwellings across the site with a 38% affordable housing allocation.

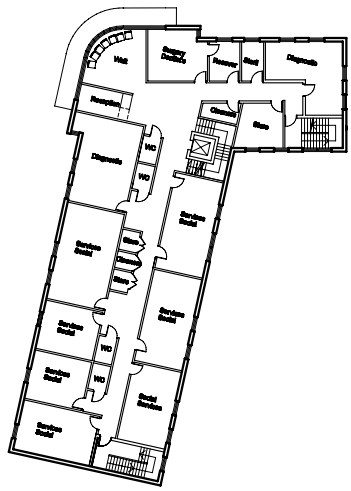
The 435 residential units on the site were built over phases but the proposed Healthcentre was never developed.



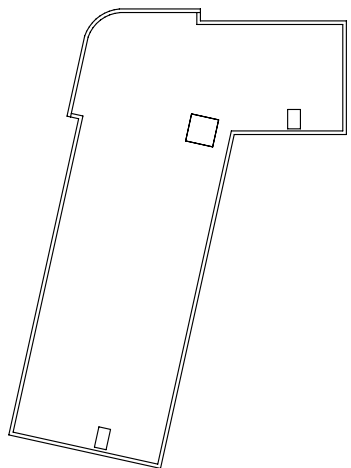
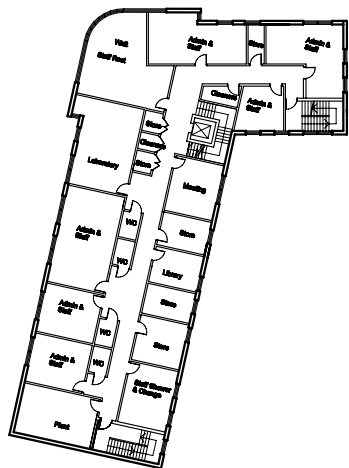
Previous Application Ground Floor Plan



Previous Application First Floor Plan



Previous Application Second Floor Plan



Previous Application Roof Plan



Previous Application Elevation