

Design and Access Statement

Prince Regent House, St Giles Close, Reading

1. INTRODUCTION

The description of development is as follows:

“Full planning application for the erection of a roof extension to Prince Regent House to accommodate an additional flat following the approval of application reference. 181218 for the change of use and conversion from offices to residential apartments”.

This application follows on from the approved planning application reference. 181218 for the change of use and conversion from offices to seven dwellings within Prince Regent House and 108 London Street, Reading.

This Design and Access Statement is to be read in conjunction with the submitted planning drawings:

- 061-PP-01 Site Location Plan
- 061-PP-02 Existing Plans
- 061-PP-03 Existing Elevations
- 061-PP-04 Proposed Plans
- 061-PP-05 Proposed Elevations
- 061-PP-06 Proposed Plan (Flat 8)

2. EXISTING SITE AND ITS SURROUNDINGS

The site sits within a residential end street known as St. Giles Close, surrounded by predominantly residential buildings which are 3 to 4 storeys. Properties in close proximity to Prince Regent House have similar rear extensions to what is proposed as part of this application. A building located towards the south of the site has a 2 storey pitched roof building and on the north side a one storey flat roof extension, which is of a similar scale as to what is proposed at Prince Regent House.

The existing building, Prince Regent House is a rear modern building currently in office use built in the late 20th Century. It sits to the rear of a Grade II Listed Building, 108 London Street. The buildings are currently linked via a courtyard wing also built in the late 20th Century. The building is set back from the highway with a dedicated car parking and refuse area which fronts St Giles Close. The pedestrian entrance to Prince Regent House can be accessed from St Giles Close.

Prince Regent House is two storeys with a pitched roof. The main entrance to the building has a canopy with a pitched roof. The front façade facing St Giles Close has large continuous windows running from each end of building on both the ground floor and first floor.

Similarly the façade facing the courtyard on both storeys also have large continuous windows.

Prince Regent House is clad in a red/brown brick with the window frames in a brown painted timber and the pitched roof in red clay tiles.

3. PROPOSED LAYOUT AND ACCESS

The internal layout consists of a 1no 2 bed flat (Flat 8) which is accessed via an extended staircase from the first floor. This utilises the same staircase as the other flats (Flats 1, 2, 4 and 5 from planning application reference: 181218) within Prince Regent House. A skylight is also proposed above the staircase which provides natural light to the area.

Within the apartment itself, the bathroom, living room/kitchen and bedrooms are all accessed via a hallway. The living room and kitchen are open plan with 3no dormer windows and a skylight which provide natural light to the kitchen. The larger bedroom includes two dormer windows, with the slightly smaller bedroom including one dormer window.

4. SCALE AND APPEARANCE

The proposal seeks to replace the existing roof with a new roof design, although it has been designed carefully in order retain a similar scale to the existing roof.

The proposed roof results in a 500mm height increase, which allows the additional apartment to be accommodated. The proposed pitch of the roof on western side which faces the courtyard and on the eastern side facing St Giles Close is proposed to have the same pitch angle as the existing roof. In addition to this, 3no dormers are proposed to be included on both sides in order to accommodate windows for the living room/kitchen and both bedrooms. The roof has three skylights in total. The dormer windows which will face on to the courtyard are proposed to be mirrored glass which ensures privacy for both the existing neighbours and future occupants of the proposed apartment.

5. MATERIALS

Externally the proposed roof and dormers are to be clad in a standing seam metal in red. The flat roof is to be clad in a red painted epoxy to match the standing seam metal roof. All windows and skylights to be in a red painted metal frame. Dormer windows and skylight facing the courtyard are proposed to be mirrored glass.

6. IMPACT

The proposed roof design makes a positive contribution to the area through its architectural and visual qualities, achieving a high standard of design which is also in keeping with the design of Prince Regent House and the surrounding area.

It has been demonstrated that the proposals submitted as part of this application will not have a material impact on the character of the Conservation Area. The new proposed roof

design is of a similar scale in height as the existing roof, meaning that the visual appearance from St Giles Close is not impacted. The roof cladding is proposed to be in a red standing seam metal which complements the surrounding roofs with red tiles and red/brown brick façades.

Please refer to the Planning Statement and other technical documents which are submitted in support of this application for other detailed planning considerations.