

Full Plans Application Submission

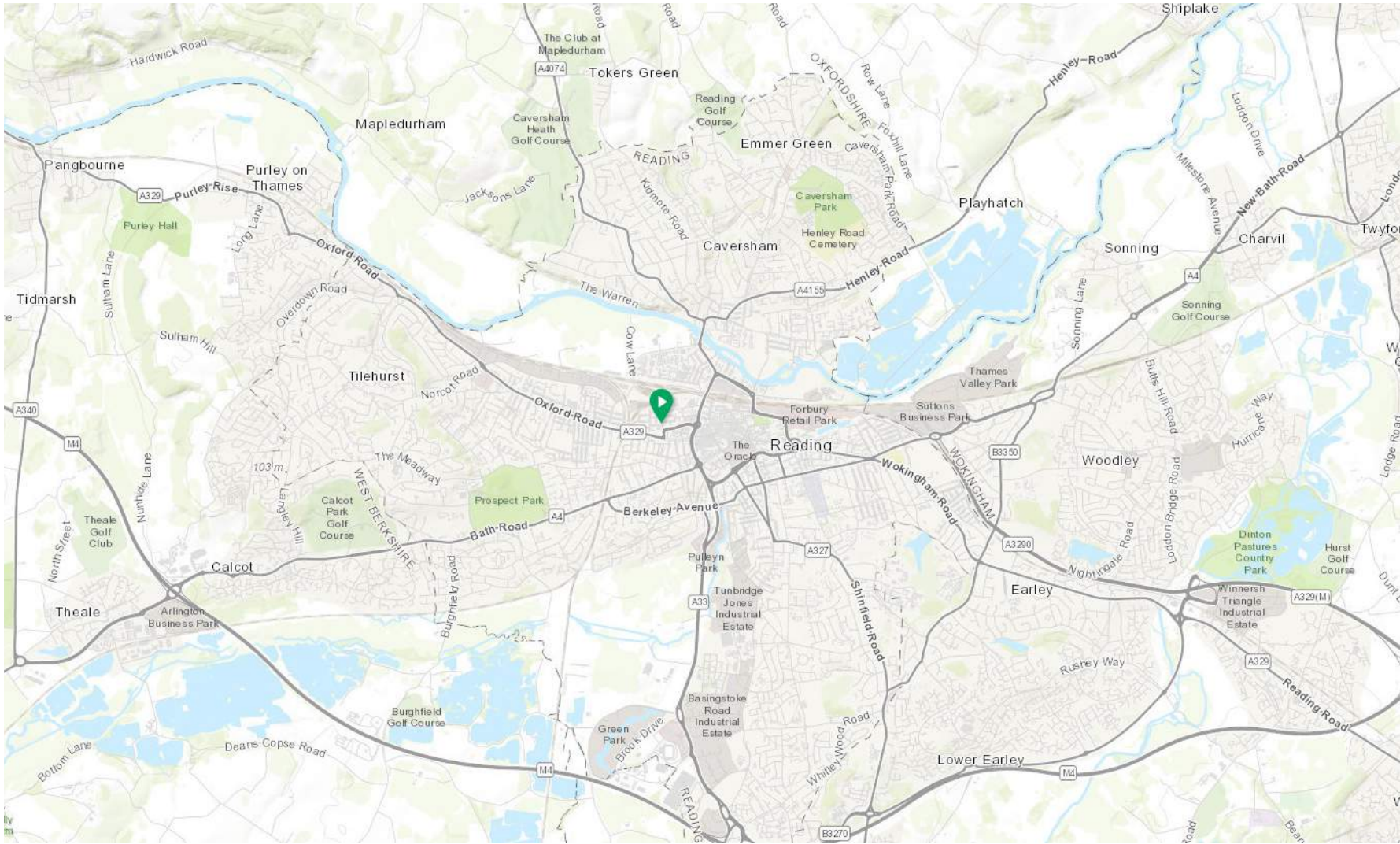
A.F Jones Stonemasons Yard, Bedford Road



Contents

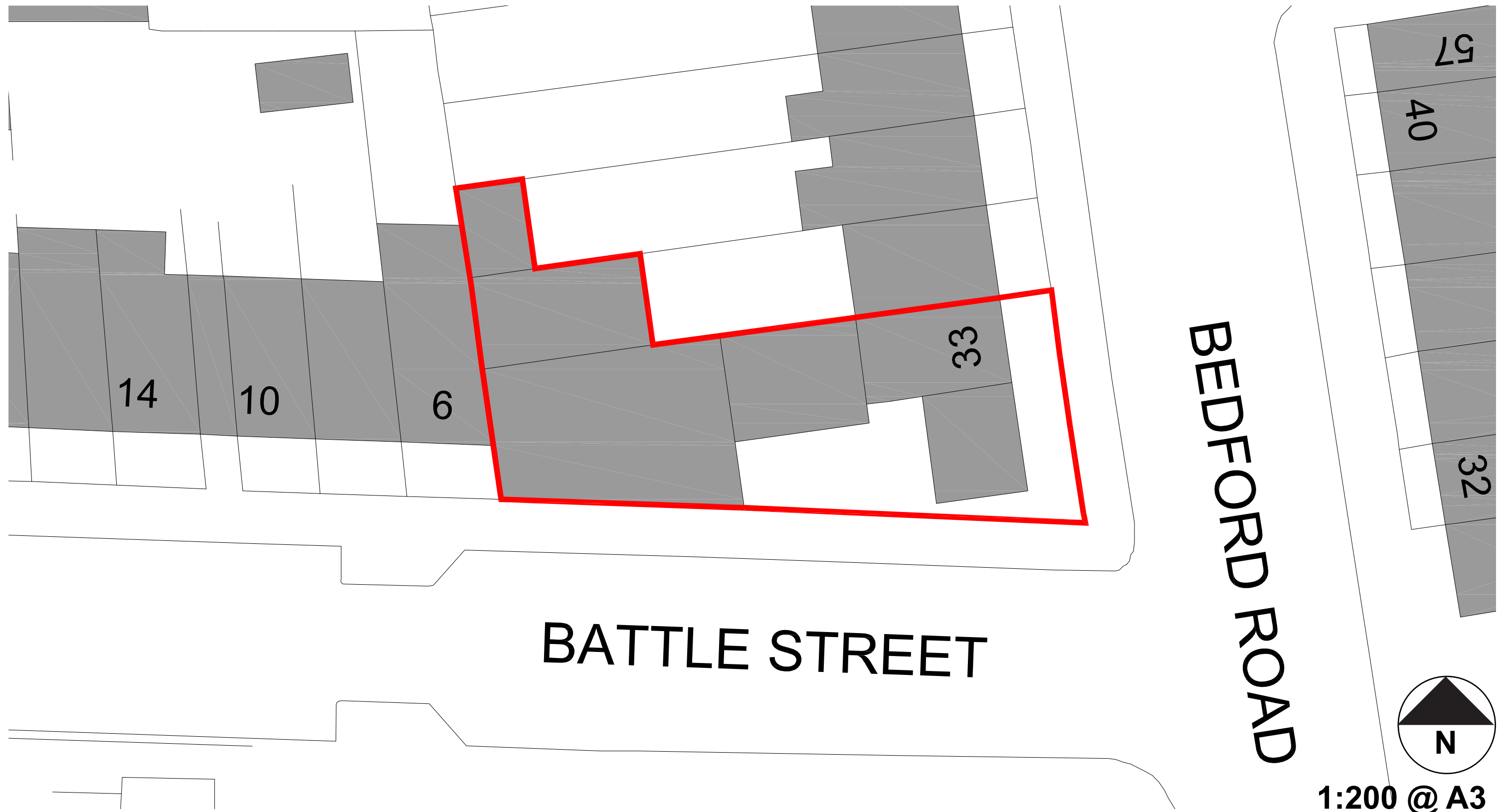
A.F Jones Stonemasons Yard, Bedford Road

<i>Existing Site Plan</i>	<i>3</i>	<i>Proposed Lower Ground Floor Plan</i>	<i>15</i>
<i>Relevant Planning Policy</i>	<i>4</i>	<i>Proposed Ground Floor</i>	<i>16</i>
<i>Reading Planning Map</i>	<i>5</i>	<i>Proposed First Floor Plan</i>	<i>17</i>
<i>Existing Urban Fabric</i>	<i>6</i>	<i>Proposed Second Floor Plan</i>	<i>18</i>
<i>Site Analysis</i>	<i>7</i>	<i>Proposed Materiality</i>	<i>19</i>
<i>History of Site</i>	<i>8</i>	<i>Architectural Precedents</i>	<i>20</i>
<i>Land Use</i>	<i>9</i>	<i>Indicative 3D Visualisation</i>	<i>21</i>
<i>Local Purpose-Built Flats</i>	<i>10</i>		
<i>Design Strategy</i>	<i>11</i>		
<i>Pre-Application Advice</i>	<i>12</i>		
<i>Accommodation Schedule</i>	<i>14</i>		



Existing Site Plan

A.F Jones Stonemasons Yard, Bedford Road

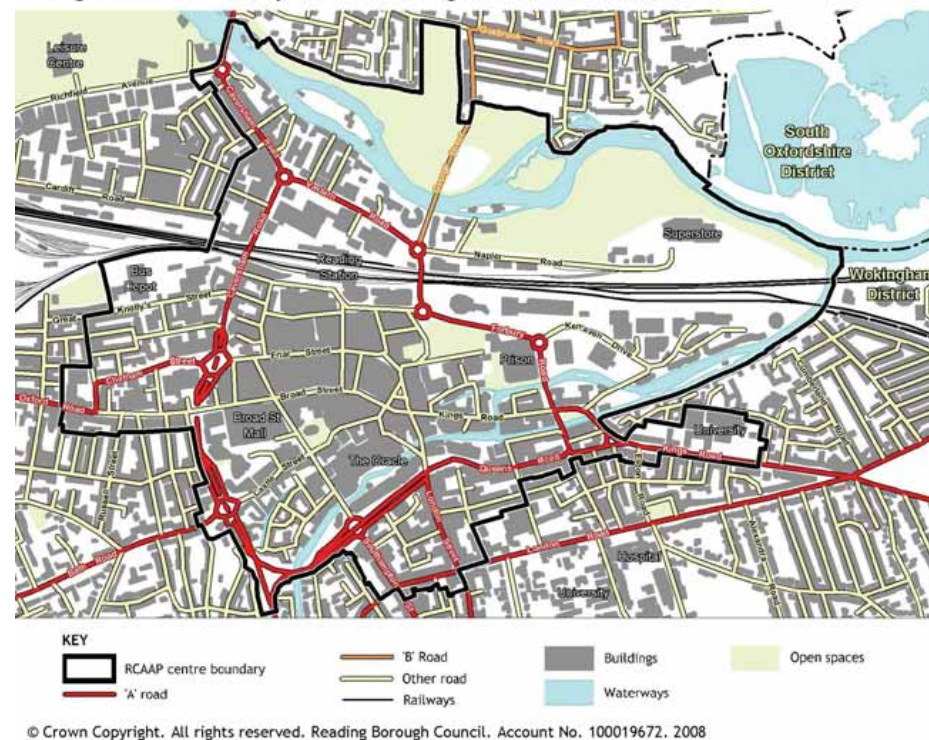


Relevant Planning Policy

A.F Jones Stonemasons Yard, Bedford Road

The site falls just outside the boundary of Reading Central Area Action Plan (RCAAP), which is Reading Borough Council's "comprehensive planning framework needed to achieve the significant change in the central area until 2026, without compromising those features of the centre that make it what it is."

Figure 1.2: Boundary of the Reading Central Area Action Plan

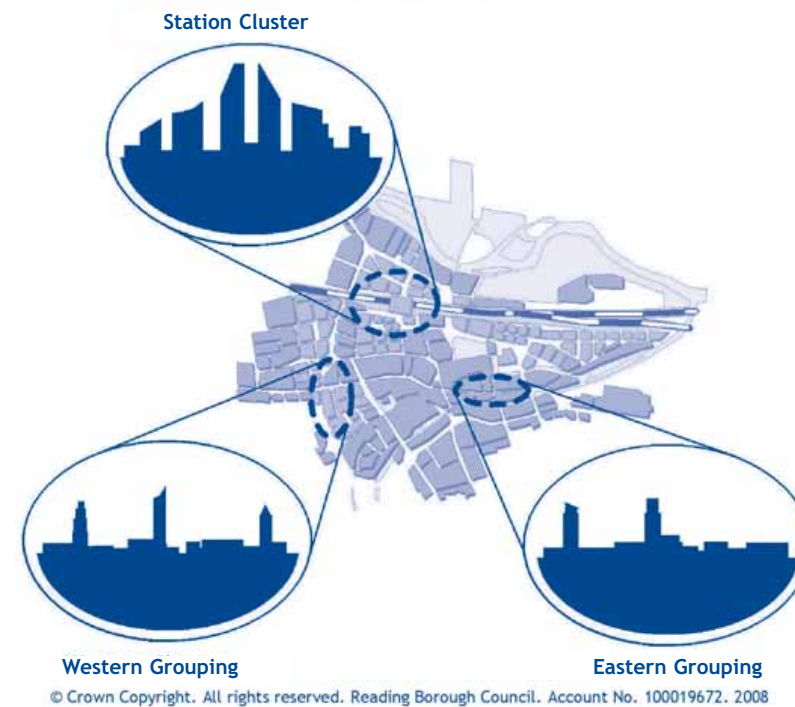


The site is located to the south of the proposed Mass Rapid Transit (MRT) system that provides greater public transport, pedestrian and cycle links between Reading and other urban areas within the Thames Valley. This, along with the proximity to both Reading and Reading West stations make the site ideally located for transport into Reading centre and other parts of the Thames Valley and beyond.

Figure 2.1: Transport in the Centre of Reading (source: Local Transport Plan 2006-2011)



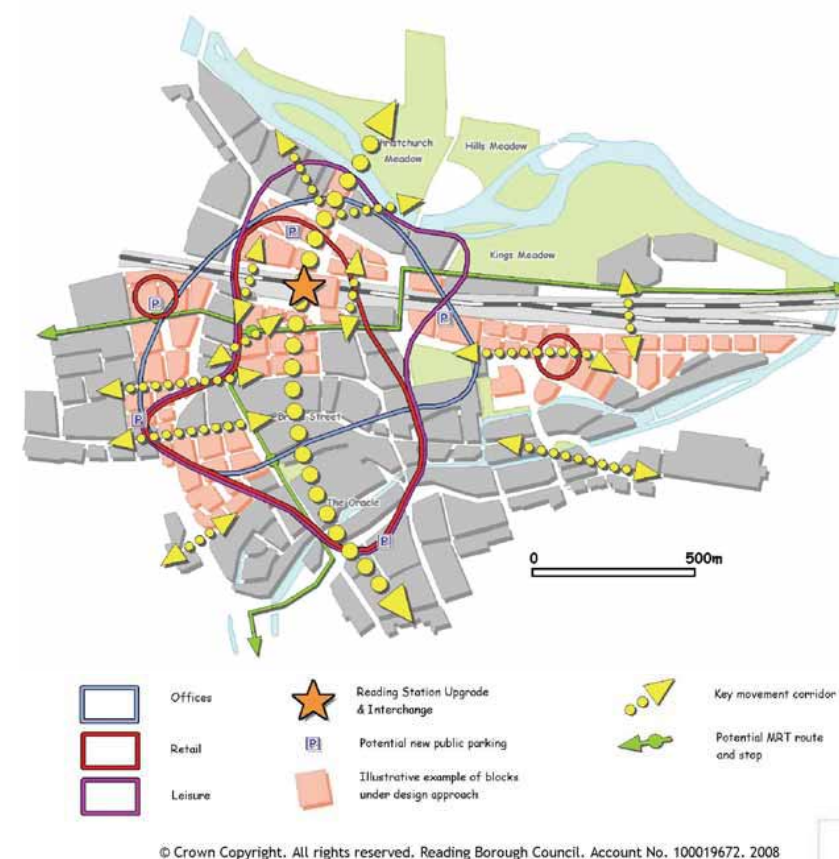
Figure 8.2: Diagrammatic indicative representation of the differing approach to tall buildings in each area



The site abuts the West Side Major Opportunity Area and forms part of the transition area from low to medium density

A number of larger developments are planned for Oxford Road and Chatham Street, areas RC4a and RC4q on the planning map.

Figure 5.2: Spatial and Design Strategy for the Centre of Reading

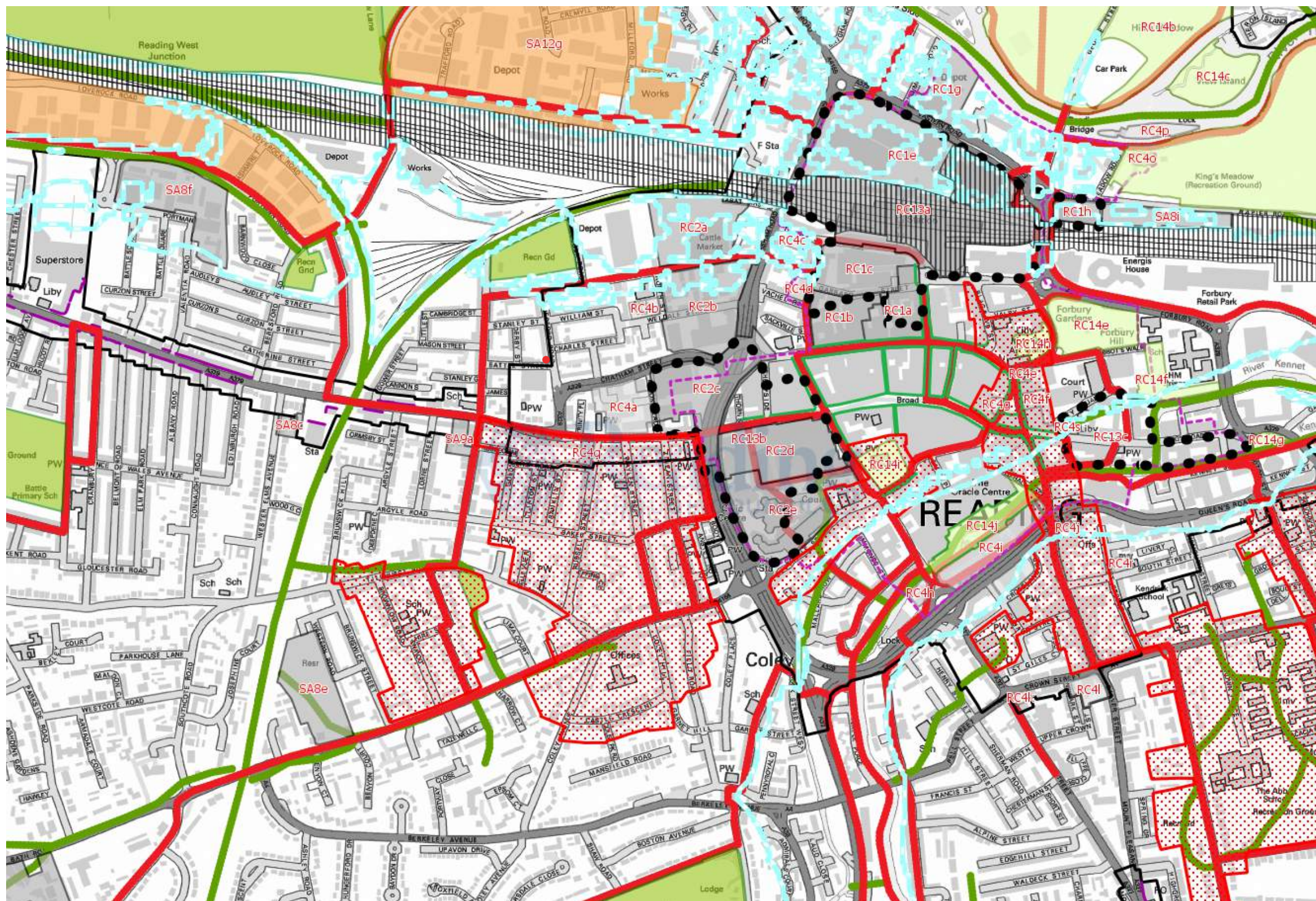


The site is on the edge of the retail and leisure zone of Reading and part of the area that marks the entrance into the city centre, suggesting that a larger scale building would be acceptable.

In line with the Spatial and Design Strategy for the Centre of Reading, nearby Oxford Road and Chatham Street are identified as key movement corridors.

Reading Planning Map

A.F Jones Stonemasons's Yard, Bedford Road



- Site
- ✓ District and Local Centres (Policies CS26, CS27, DM13, SA15)
- ✓ Key frontage in centres (Policy DM13)
- ✓ Existing and potential Green Links (Policy DM17)
- ✓ Other Sites for Housing Development (Policy SA8)
- ✓ Other Sites for Mixed Use Development Including Housing (Policy SA9)
- ✓ Core Employment Areas (Policies CS10, CS11, SA12)
- ✓ Cycle Routes (Policy SA14)
- ✓ Public and Strategic Open Space (Policy SA16)
- ✓ Reading Central Area (Policies RC5, RC7, RC8, RC9, RC11, RC13, RC14)
- ✓ Development in the Station River Major Opportunity Area (Policy RC1)
- ✓ Development in the West Side Major Opportunity Area (Policy RC2)
- ✓ Other Opportunity Site (Policy RC4)
- ✓ Central Core (Policy RC6)
- ✓ Existing Active Frontage (Policy RC10)
- ✓ Tall Buildings Clusters (Policy RC13)
- ✓ Important areas of open space (Policy RC14)
- ✓ Conservation Areas (related to Policy CS33, SDPD para 9.1.12-9.1.14)
- ✓ Boundary of Flood Zone 2 at November 2010
- ✓ Area safeguarded for Crossrail extension (SDPD para 15.3.6)

Existing Urban Fabric

A.F Jones Stonemasons Yard, Bedford Road



There are precedents of taller buildings being used to turn corners



Distinctive features of property



The scale of the buildings increase towards Reading centre



The scale and style of buildings vary along the streets



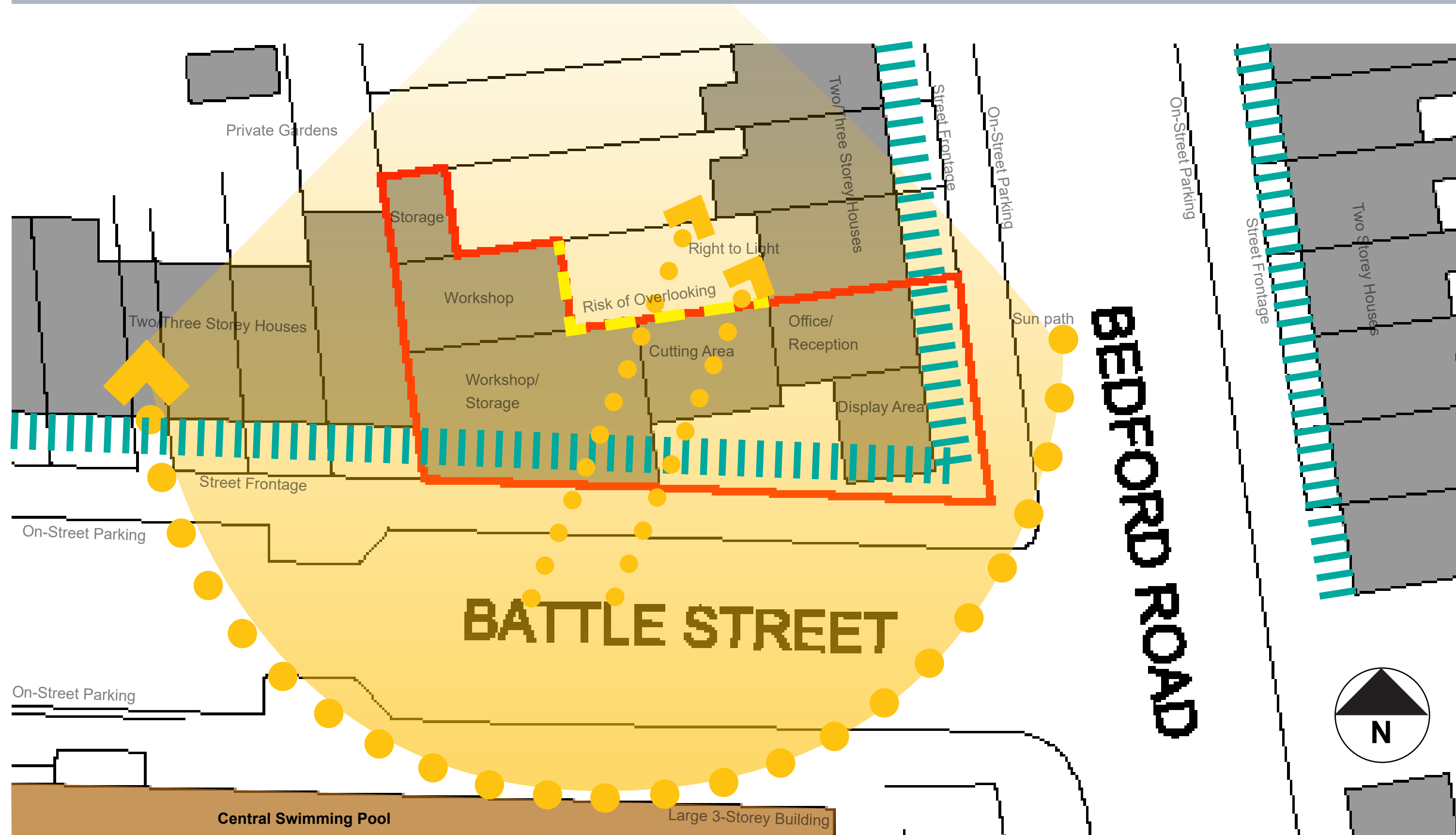
Dormers appear regularly



Central Pool due for demolition with taller buildings of Oxford road beyond

Site Analysis

A.F Jones Stonemasons's Yard, Bedford Road



History of Site

A.F Jones Stonemasons Yard, Bedford Road

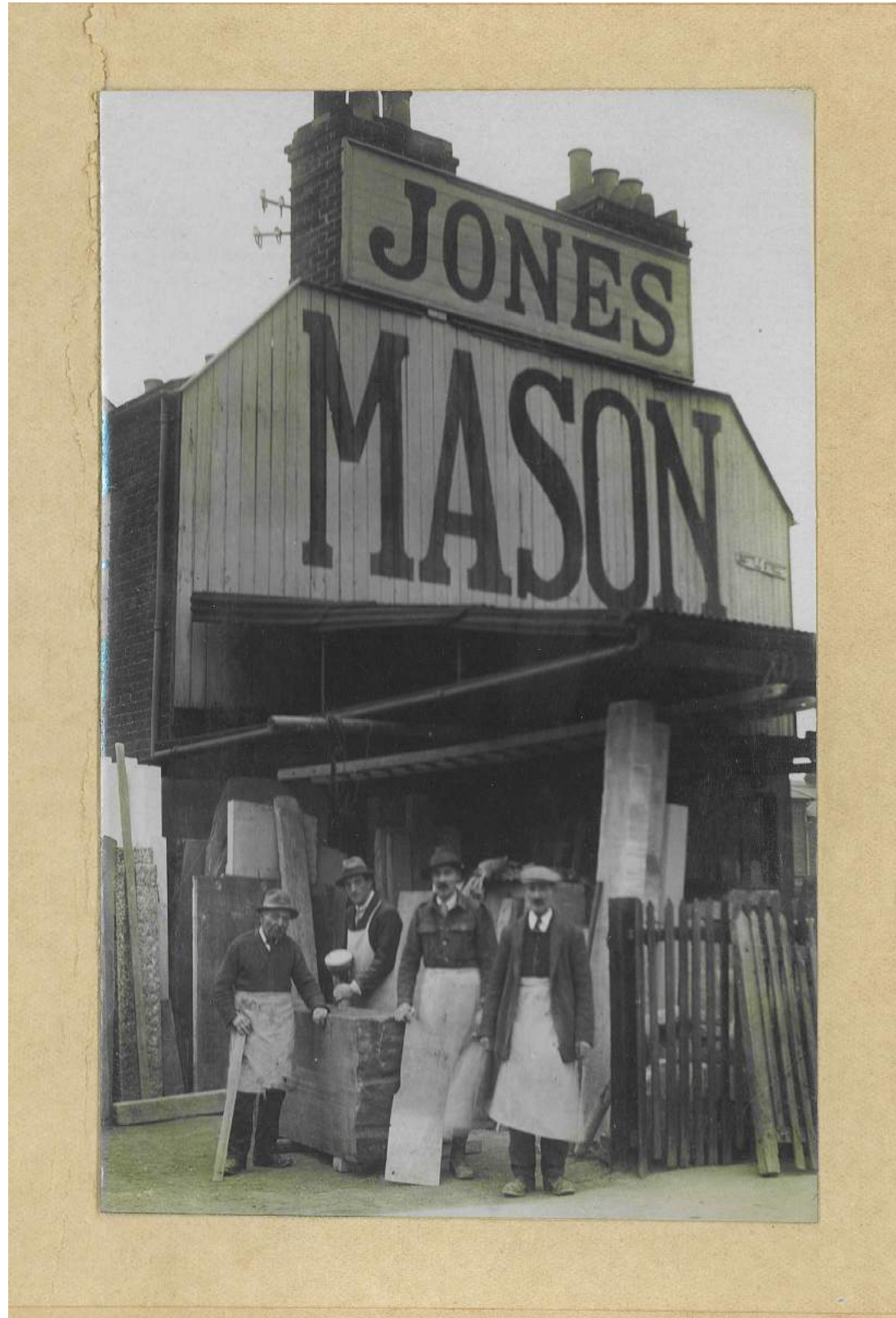
A.F Jones Stone Masons is a family firm dating back to 1858. It has occupied the site at the junction Bedford Road and Battle Street since the mid-1860s.

Over the years as the business has expanded, various workshops and storage buildings have been constructed on the site in a 'piecemeal' process to meet the increasing demands of the business.

Since 2013, stone production work on the site has been reduced as the company has moved the majority of the stonemason works to new premises. This is due to the limited access to the site for large articulated lorries and lifting gear, required for off loading/loading of heavy stone, as the location is within a mostly residential area. As a result, the yard is used occasionally for smaller local projects.

The site is currently functioning as an office, with 4-5 members of staff. The main site is located a few miles away, therefore the office staff are poorly located for the day to day running of the business. Our client is looking to relocate the staff to their larger premises with a view to redevelop the site for residential use.

The proposal is for 7. No new build apartments and the conversion of the office to a 3 bed house with a lower ground flat. This will create an improved environment than the set-up in use now at 33 Bedford Road.

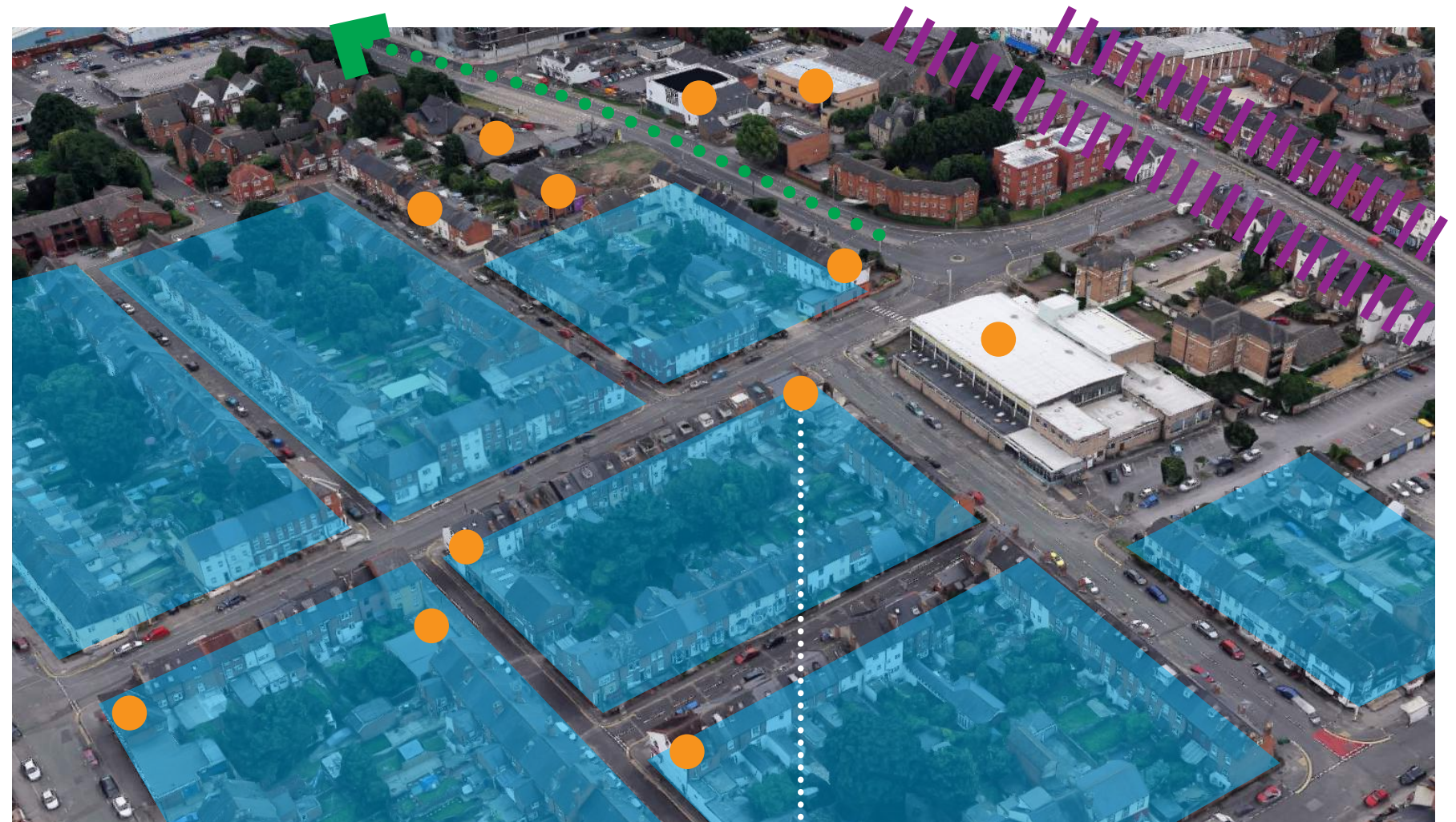


Land Use

A.F Jones Stonemasons Yard, Bedford Road

Although the proposal will result in a loss of a B2 General Industrial space of about 200m², it does not fit with its residential context. The current use is detrimental to existing and future residents through the dust, noise and excess traffic generated.

The area is predominantly residential and converting the site to residential use will offer much needed accommodation for people working in Reading and beyond, with easy access to public transport, road and cycle networks. The proposed change of use offers the chance to re-instate the block configuration of the terrace and create a corner feature building that helps define the street and increase urban legibility, as well as improve the quality of the amenity space for current and future residents.



Local Purpose-Built Flats

A.F Jones Stonemasons Yard, Bedford Road



Design Strategy

A.F Jones Stonemasons Yard, Bedford Road

Overall Principles:

The proposal consists of three buildings with a shared bin and cycle store accessed from Battle Street, with the roofline kept lower to allow light to penetrate the terrace block to improve the quality of the existing amenity spaces. The materiality will be a mix of stone and brick to reflect the context of the existing streets and act as a reminder of the history of the site. The proposal works within the parameters of the existing urban fabric, with a landmark corner building, signalling the start of Reading's Central Area where properties change from two/three storey houses to the north of the site and four/five+ storey flats to the south and east of the site.

31 Bedford Road:

The existing industrial structures are to be demolished and a new modern building constructed, in line with the current conditions on Bedford Road and sitting forward of Battle Street properties. This will create a distinct local focal point for the street, marking the transition from the higher buildings of Chatham Street and Oxford Road to the smaller houses to the north. The building will address the corner with a glazed facade, drawing focus from the corner of Chatham Street. This provides a more considered street presence for the ground floor flat which is to be accessed off Bedford Road, as well as light and views for the two flats above, which are accessed from Battle Street.

33 Bedford Road:

It is proposed to convert the existing building, currently housing the office for A.F. Jones, into residential use comprising a basement flat with a two storey 'house' above. This approach maintains the historic frontage of the house and street while providing high quality living spaces.

Battle Street:

The proposal is to demolish the existing buildings on the site, and restore the building line of the terrace through the construction of a two storey structure and lower ground, maintaining the frontage and height of the neighbouring houses. The stair core to the side is stepped back, with a lower roof and glazed facade to distinguish it. The size and scale of the proposed building will match that of the terrace, with windows following a similar pattern to continue the rhythm of the street and a pitched roof over to connect to the existing terrace. This block will provide three units over basement, ground and first.



Pre-Application Advice

A.F Jones Stonemasons Yard, Bedford Road

Our client has sought Pre-Application advice from Reading Borough Council [RBC] and this was considered with regard to the emerging policies of the new local plan submitted to the Secretary of State March 2018 and we include our comments below.

Design

The design was generally favourably received, but a few key points were outlined and have been considered as part of this application.

- Building line was brought back so that it lines through with Bedford Road properties.
- The units within the roofs have been removed and the building height has been reduced so that the overall scale is comparable with neighbouring buildings.
- The Battle Street frontage has been adjusted to continue the 'existing strong terrace frontage'.
- The curved façade has been retained and strengthened by the introduction of a ground floor residential unit instead of the previously suggested B1 office.
- The brick and stone façade has been retained.
- The proposed design has a clear separation between the Bedford Road and Battle Street units.

Residential Mix

Our client has considered the pre-application advice and is providing a mixture of one/two bedroom apartments and a two storey 3 bedroom 'maisonette'. The one bedroom units vary in size and provide living accommodation for either one or two persons. The two bedroom units provide for three persons

Affordable Housing

Please refer to Optimis consulting covering letter and viability appraisal.

Amenity of Nearby Occupiers

The proposal minimises overlooking to existing nearby occupants through the removal of any rear facing windows from the Bedford Road units and by only having bedroom/bathroom windows on the Battle Street units at Ground and First Floor. The revised design results in the perceived overlooking of neighbouring buildings being considerably reduced and no greater than the existing Bedford Road and Battle Street property conditions at present.

Quality of Accommodation for Future Residential Occupiers

We have reviewed RBC concerns regarding the lower ground floor flat to Battle Street and the provision of adequate day/sunlight. The proposal is for a lower ground flat to Battle Street to be positioned similar to the existing units along Battle Street. The lower ground floor window heads will be set at approximately 600mm above the line of the pavement to afford natural daylight/sunlight throughout the day.

The design has removed the third floor units to Bedford Road and the second floor units to Battle Street, therefore there is no issue with regards to overlooking from these units.

Amenity Space

We note your comments within the Pre-app, 'The lack of amenity space for some of the residential units, although not ideal, would be likely to be considered appropriate by Planning officers in overall terms owing to the physical constraints of the site'.

This project poses difficulties in striking a balance between offering useful and pleasant amenity space for future residents without impinging on the privacy of adjacent residents, whilst being aesthetically sensitive to the context of the terraced street.

The lower ground properties on Battle Street and the lower ground and ground floor units on Bedford Road have access to private external space to the front and rear of the properties.

The other units all have living accommodation at the front of the site taking advantage of the sun path and natural light throughout the day. The Bedford Road units having large full height glazing and Juliette balconies, and the Battle Street units having window configuration similar to the existing Battle Street properties.

It is anticipated that the flats are likely to be inhabited by young professionals, therefore the amenity space offered and the proximity of the site to Victoria Park will provide appropriately for their needs and use of the space.

Pre-Application Advice

A.F Jones Stonemasons Yard, Bedford Road

Transport

We confirm your statement within the Pre-App where it was noted, 'The site is located within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs'.

With regards to on-site parking we note your further comments, 'The latest Pre Application submission now states that no on-site parking will be provided, this falls short of the Council's current standards; however given the close proximity to the town centre, Reading Train Station, and the restrictions in place to monitor and manage on street parking via the Council's Residential Permit scheme, a reduced provision could be considered if the applicant were able to demonstrate a rationale for the proposed reduction in provision'.

Given the site's location, proximity to Reading and Reading West train stations, accessibility via bus and local cycle networks and adjacency to the employment centres of Reading, it is felt that residents of the site will not require on-site parking spaces. The elimination of parking spaces allows the two existing crossovers on Battle Street to be removed, which could help create a possible four additional on-street spaces. These would be permit-controlled by the council, with residents able to apply for a resident or visitor permit if necessary.

In order to encourage residents to use alternative means of transport a secure cycle storage facility is part of the proposal. This provides 7 cycle spaces, above the council recommendation.

Bin Storage

The scheme includes a secure bin area off Battle Street that provides storage for 4 No. 1100 litre wheelie bins in accordance with RBC guidelines. The ground floor flat to 31 Bedford Road has bin storage provision at the front of the site.

Minor Application

The proposals are for less than 10 units and as such is a 'Minor Development' and will not require the following information to be considered as part of the application.

- Sustainable drainage system strategy
- Ecological survey and report
- Energy efficiency statement
- Open space statement
- Utilities statement
- S106 Legal Agreement

Accommodation Schedule - (Residential)

A.F Jones Stonemasons Yard, Bedford Road

Lower Ground:

33 Bedford Road - 1B1P 42m²
 Battle Street - 1B1P 29.3m²
 - 1B1P 35m²

Ground:

31 Bedford Road - 1B2P 51.1m²
 Battle Street - 2B3P 59.2m²

First:

31 Bedford Road - 1B2P 51.2m²
 Battle Street - 2B3P 59.2m²

First:

31 Bedford Road - 1B2P 51.2m²

'Maisonette':

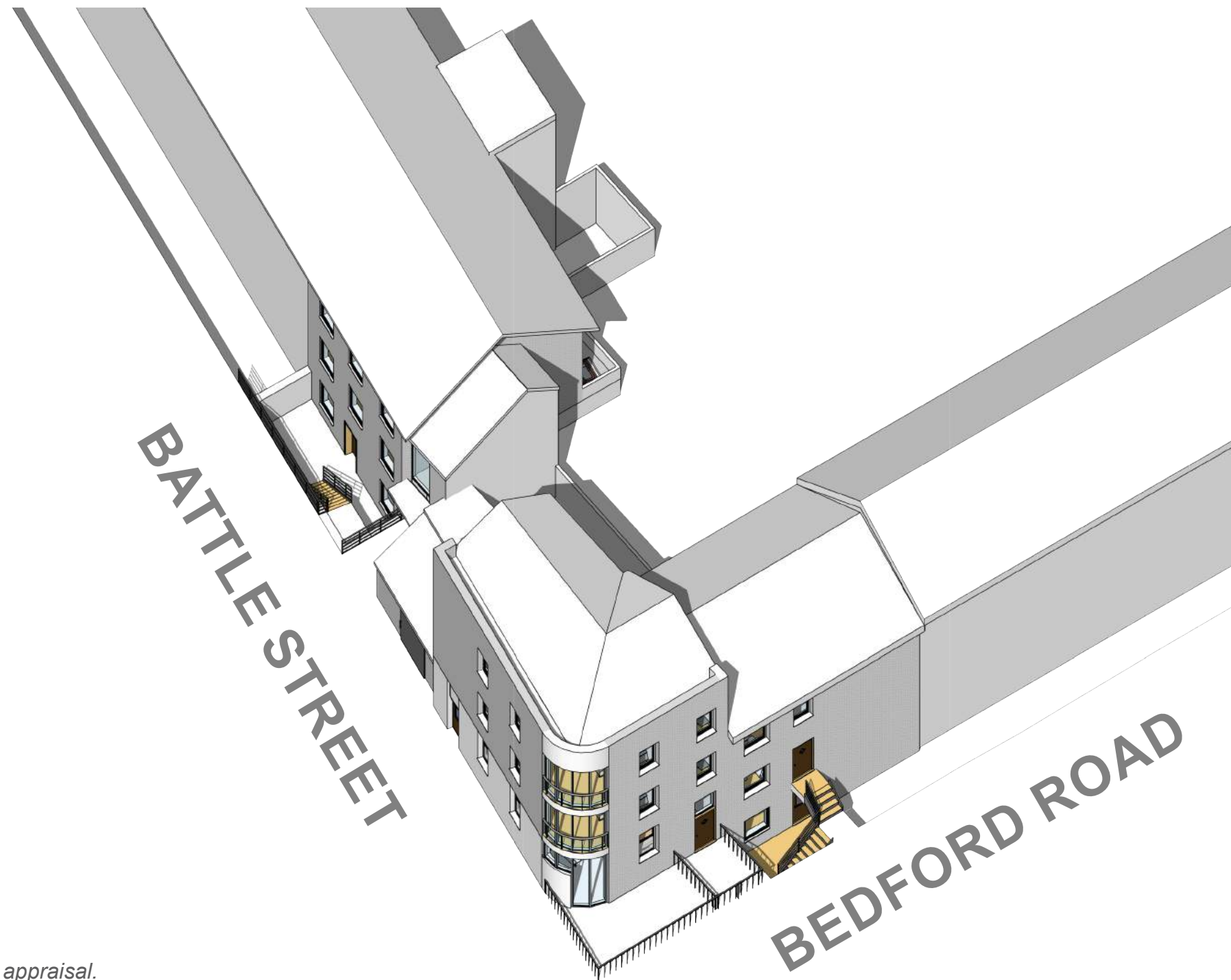
33 Bedford Road - 3B4P 84m²

TOTAL:

9 no. units total including:
 3 No. 1B1P
 3 No. 1B2P
 2 No. 2B3P
 1 No. Maisonette 3B4P
 G.I.A. Total 462.2m²

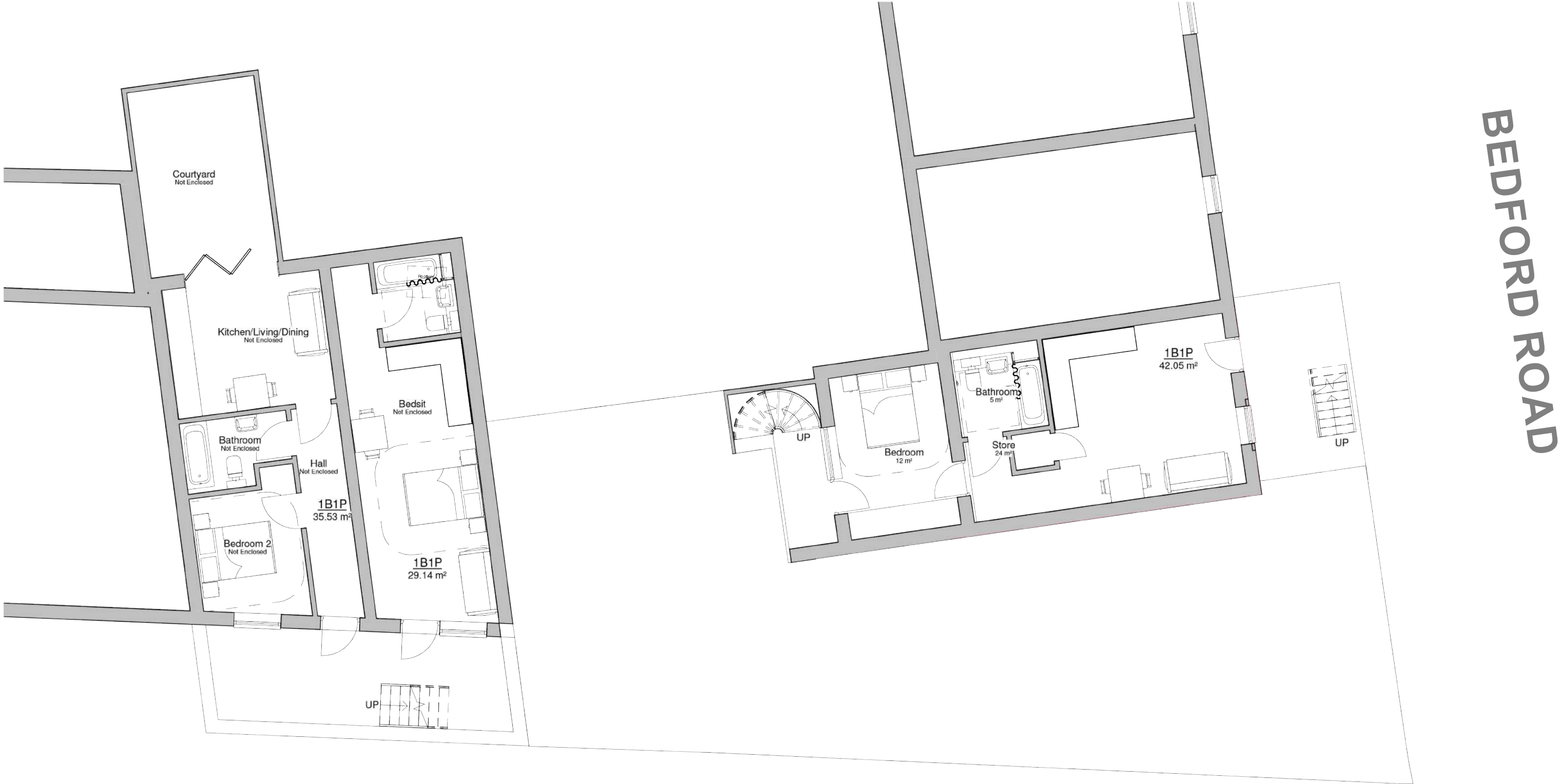
Area of site: - 356m²

Affordable Housing - Please refer to Optimis Consulting covering letter and viability appraisal.



Proposed Lower Ground Floor Plan

A.F Jones Stonemasons Yard, Bedford Road



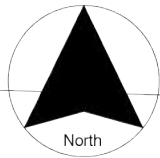
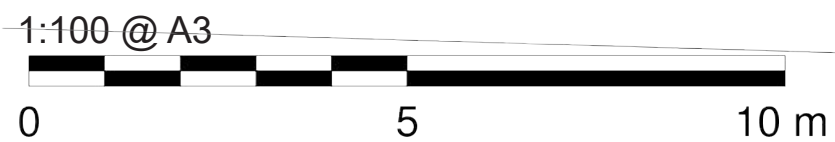
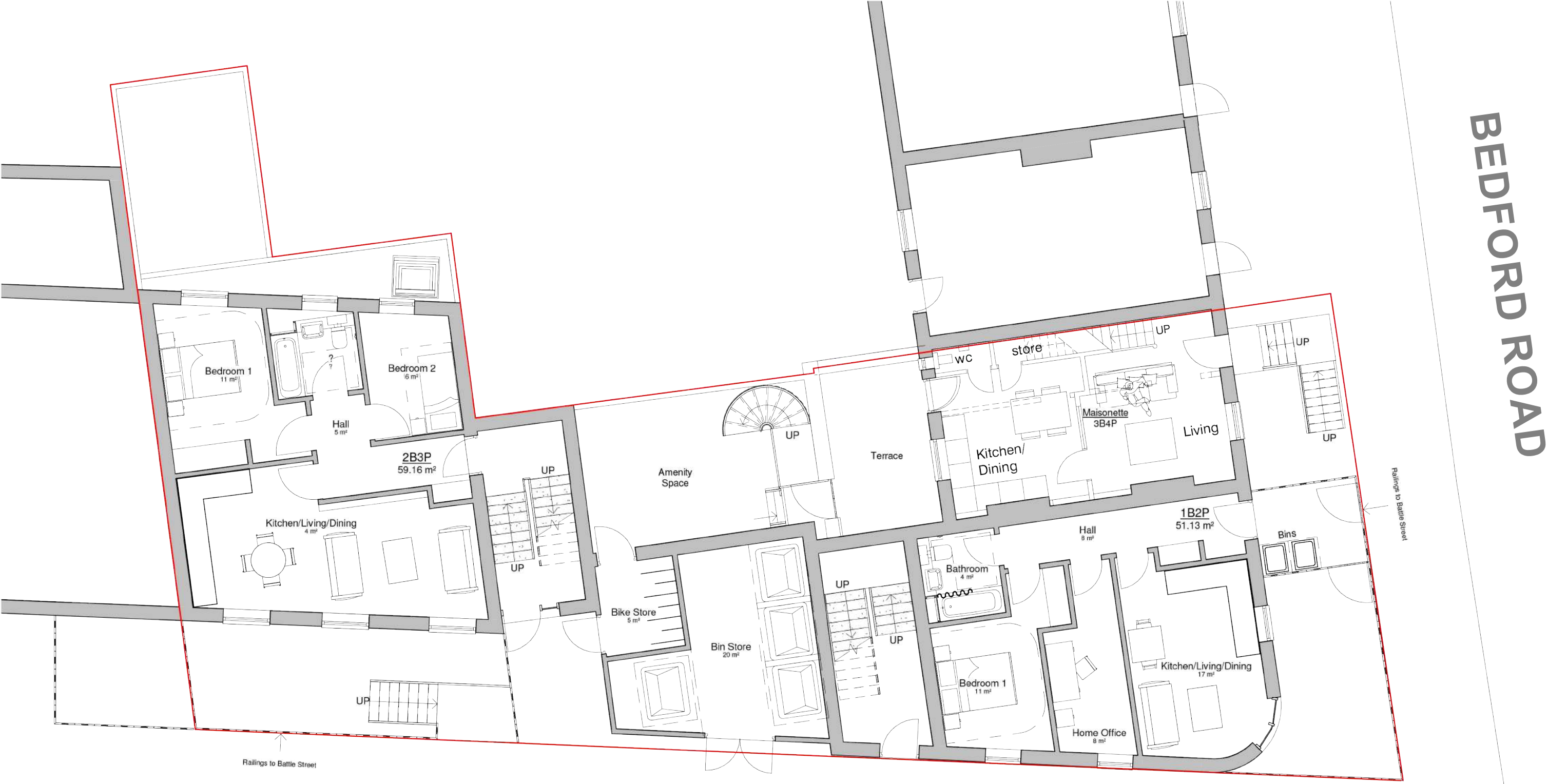
1:100 @ A3



BATTLE STREET

Proposed Ground Floor Plan

A.F Jones Stonemasons Yard, Bedford Road



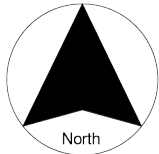
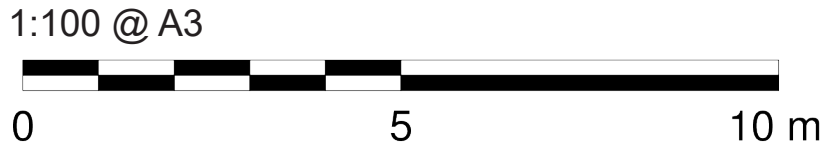
BATTLE STREET

Proposed First Floor Plan

A.F Jones Stonemasons Yard, Bedford Road



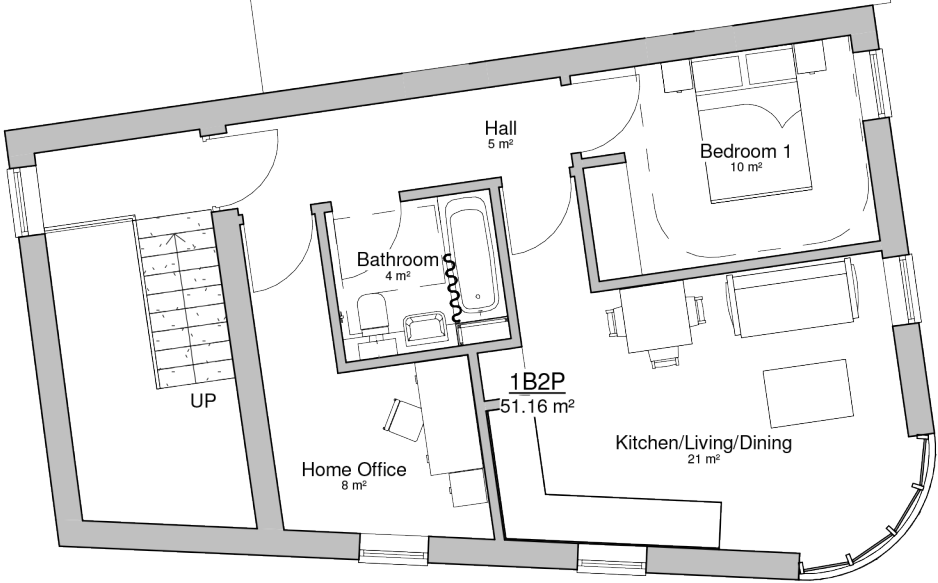
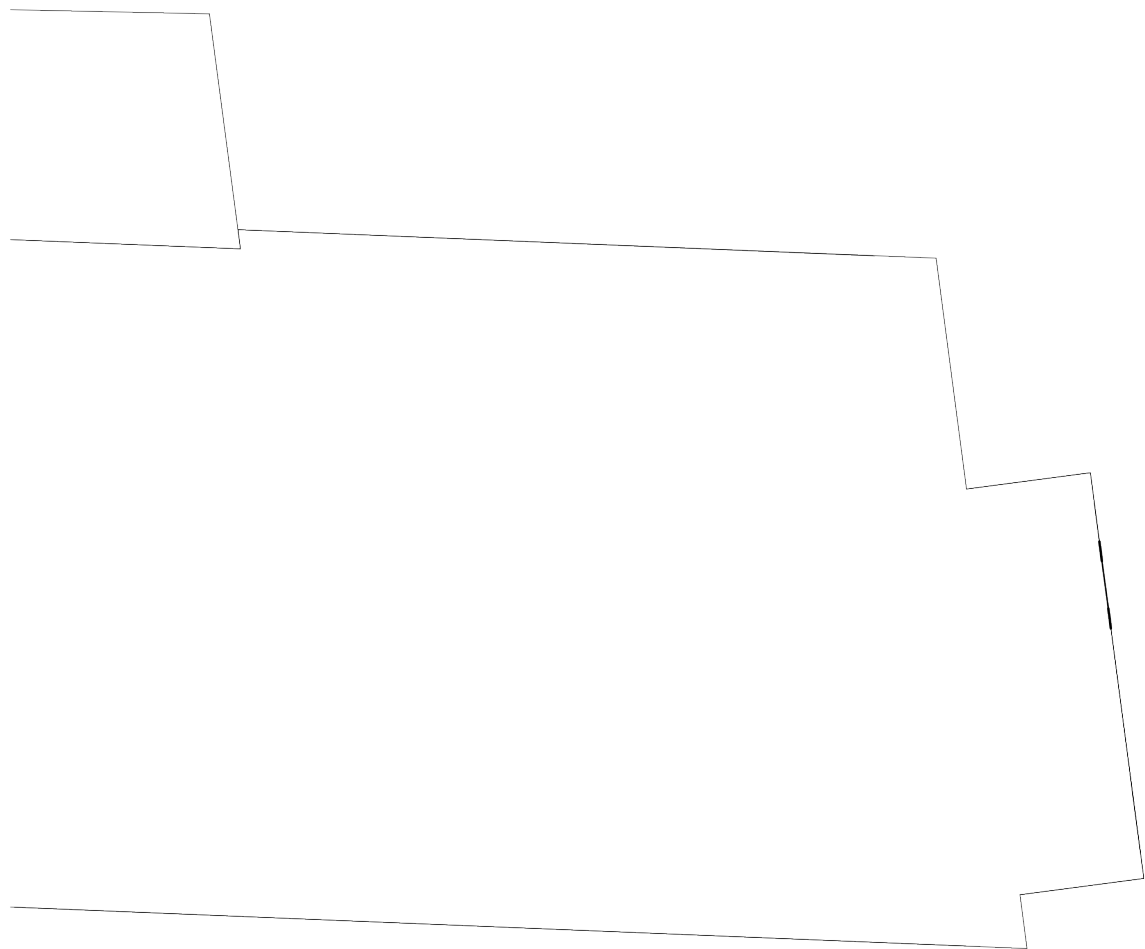
BEDFORD ROAD



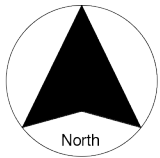
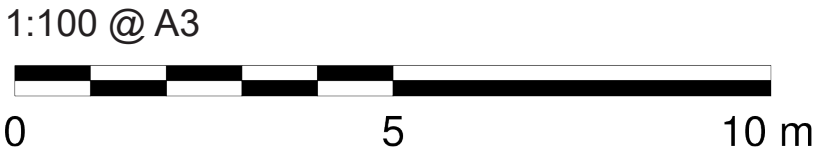
BATTLE STREET

Proposed Second Floor Plan

A.F Jones Stonemasons Yard, Bedford Road



BEDFORD ROAD



BATTLE STREET

Proposed Materiality

A.F Jones Stonemasons Yard, Bedford Road



The proposal aims to inject an element of modernity into the street, whilst being conscious of its environment. It is envisioned that this will be achieved by using traditional materials to create a contemporary style.

The buildings will be predominantly brick with slate roof; the prevalent material of the area, with fenestration that matches the rhythm of the neighbouring houses.

Natural stone features will help retain a historical link to the site, leaving a subtle but beautiful legacy of A.F Jones Stonemasons. These features will be a chance to exhibit the excellent craftsmanship of A.F Jones and the timeless quality of stone.

The facade of the new build, at the junction of Bedford Road and battle Street, will give the building a sense of modernity and clearly distinguish the corner, showing it as part of the urban fabric, but a continuation of the architectural evolution of the area.



Architectural Precedents

A.F Jones Stonemasons Yard, Bedford Road



Indicative 3D

A.F Jones Stonemasons Yard, Bedford Road

