

Proposed Student Accommodation EAST STREET, READING Design & Access Statement ADDENDUM

January 2019



NOTE: CGI represents proposed scheme at planning submission stage dated October 2018

**Proposed Student Accommodation
EAST STREET, READING
Design & Access Statement ADDENDUM**

January 2019

Client Studios Development (Reading) Ltd

Date: 2019 01 31
Reviewer: -
Author: MB
Revision: PLANNING APPLICATION ISSUE

Job No: **18053**

Prepared on behalf of Studios Development (Reading) Ltd

The drawings and concepts described in this report are copyright

gdl architecture

NOTE

This addendum document has been created to explain the revised scheme drawings submitted to the council for approval in January 2019, which supersede those submitted in October 2018, to which the original DAS relates. The two DAS should be read together

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1.0 design amendments

1.0 DESIGN AMENDMENTS

1.1 Design Review Panel (DRP)

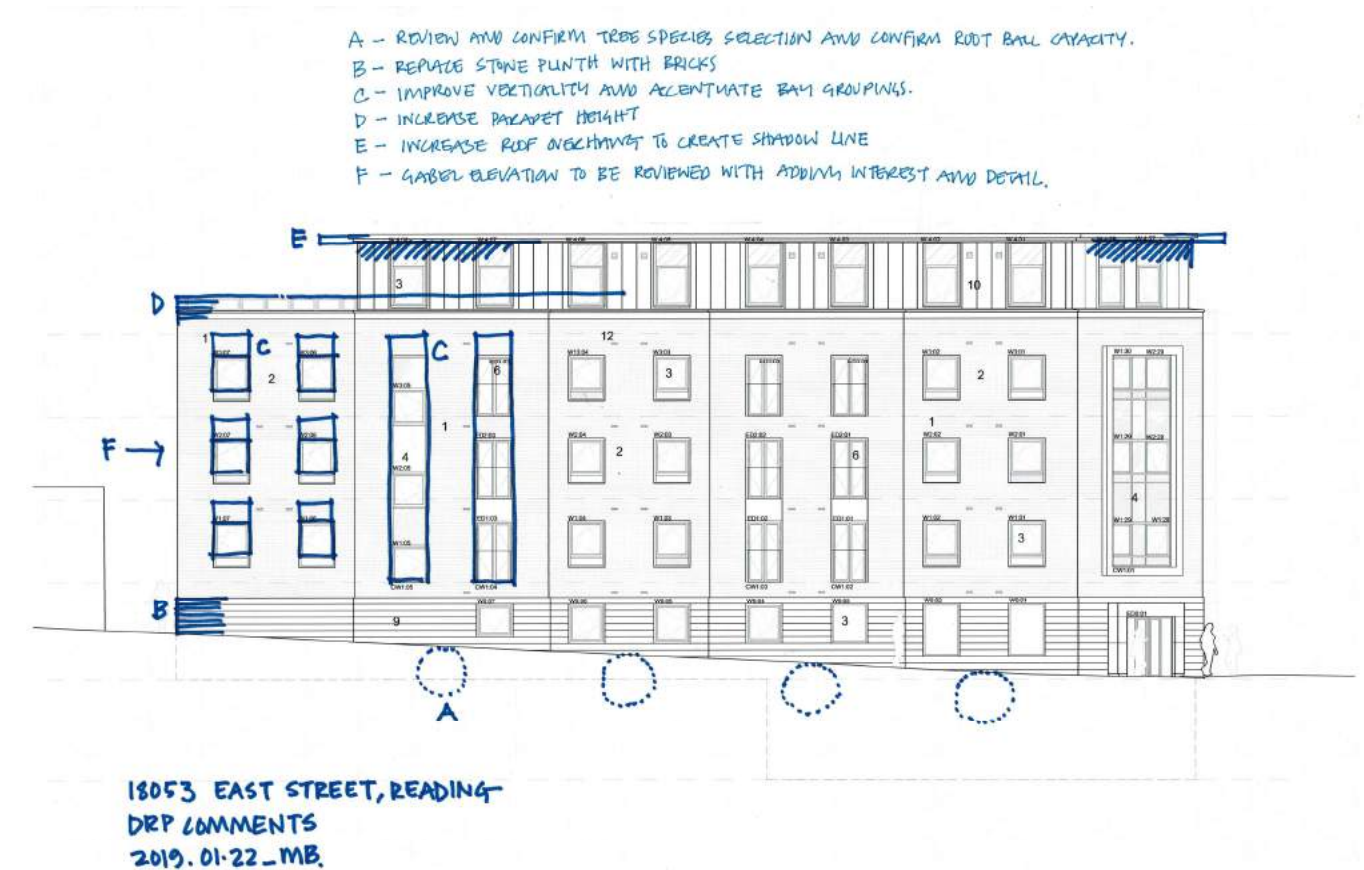
The design team accepted an invitation from RBC planning officers to present the scheme to the Reading DRP. The meeting was held on 17th January 2019.

The site is currently a redundant brownfield site in a sustainable location and the panel welcomed the redevelopment and accepted that the proposal repairs the urban grain and creates a positive street edge.

A summary of the comments received are as below;

- Height & Massing – the panel felt that the height and massing of the proposed part 4, part 5 storey scheme was appropriate within its context and sat comfortably within the local townscape
- Top floor – The design team are to review the proportions of the top floor against the overall massing of the building. Possibly increase the parapet so the top floor appears to be less dominant. Remove external handrails
- Stone base – the panel felt that the proportions of the stone plinth didn't work, and recommended the scheme be completely brick, to give a more contemporary feel
- South Gable – gable was seen to be too dominant whilst viewing down East Street. It was suggested that the design team review the elevation to see if any articulation can be incorporated – windows, textured brick etc...
- Heritage – the panel have no issue with the relationship between the proposed building and the rear of the Listed Buildings
- Roof – it was suggested that the roof overhang should be increased to create a shadow line between roof edge and set back top floor
- Verticality – improve verticality and accentuate the window groupings
- Chamfer – the panel discussed the chamfer and agreed that this would add interest to the building when viewing through from Queens Road
- Roof form – the panel were in support of the flat roof
- Materials – the choice of brick as the primary material was accepted as the most appropriate choice for the site and also acknowledged that the metal standing seam cladding helped reduce the impact of the top floor
- Step and set back – stepping the elevation to respond to the surrounding context was seen as a positive feature along with the top floor set back.

See below sketch of proposed amends following the meeting



1.2 Proposed Design Changes

Current scheme

The elevations below are of the current scheme submitted in October 2018 and have been inserted to allow comparison between the current and proposed schemes



Proposed Scheme

The below diagrams highlight the changes made

1. Plinth



2. Roof overhang



Following the DRP meeting we propose to make the following changes to the design

1. **Plinth** – Replace the stone plinth with brick
2. **Roof overhang** – Increase the roof overhang to create a shadow line to the top floor
3. **Parapet height** – Increase the height of the parapet to reduce the scale of the top floor and aid the removal of the external handrails
4. **Verticality** – Accentuate the window groupings and increase the verticality of the fenestration pattern
5. **Southern gable** – Windows introduced along with textured brick panels to the gable to reduce the dominant brick elevation and to add interest and articulation

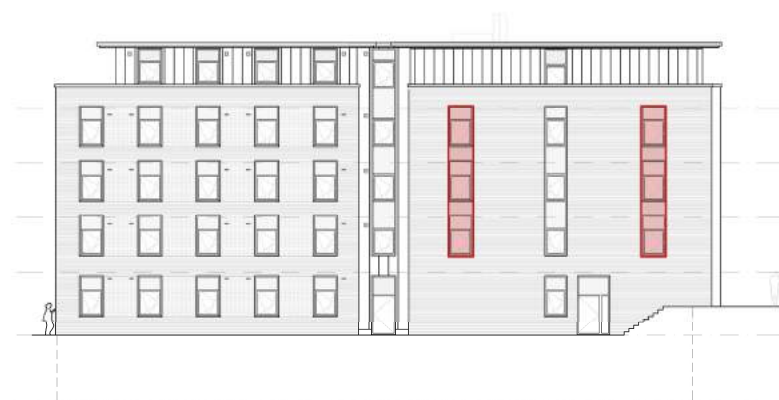
3. Parapet height



4. Verticality



5. Southern gable



1.3 Scheme Comparison

ORIGINAL SCHEME



PROPOSED SCHEME



2.0 drawing schedule

2.0 DRAWING SCHEDULE

Please refer to the submitted application drawings for further details

GDL Architecture

Drawing Title	Drawing Number / Reference	Revision / Status
Location Plan	18053_001A_A1_Location Plan	A
Existing Site Plan	18053_002_A1_Existing Site Plan	-
Existing Topographical Plan	18053_003_A1_Existing Topographical Plan	-
Existing Site Sections	18053_004_A1_Existing Site Sections	-
Proposed Site Plan	18053_007A_A1_Proposed Site Plan	A
Proposed Site Sections	18053_008B_A1_Proposed Site Sections	B
Proposed Block Plan	18053_009_A1_Proposed Block Plan	-
Level 0 As Proposed	18053_5100_A1_Level 0	E
Level 1 As Proposed	18053_5101_A1_Level 1	D
Level 2 As Proposed	18053_5102_A1_Level 2	D
Level 3 As Proposed	18053_5103_A1_Level 3	D
Level 4 As Proposed	18053_5104_A1_Level 4	C
Level B As Proposed	18053_5105_A1_Level B	C
Roof Level As proposed	18053_5106_A1_Roof Level	C
Proposed Elevations _ North & East	18053_017_A1_Proposed elevations Planning	-
Proposed Elevations _ South & West	18053_018_A1_Proposed elevations Planning	-
Proposed Elevations _ West	18053_019_A1_Proposed elevations Planning	-
Proposed site Elevations _ North & East	18053_024_A1_Proposed site elevations Planning	-
Proposed Sections	18053_025_A1_Proposed Sections Planning	C
Proposed Elevations Colour – North & East	18053_035_Proposed Elevations Colour	-
Proposed Elevations _ Colour- South & West	18053_036_Proposed Elevations Colour	-
Proposed Elevations Colour - West	18053_037_Proposed Elevations Colour	-
Subservience	18053_VS001 subservience A3	A
Cycle Storage	18053_VS010 A3 cycle storage	-

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