

Design and Access Statement

Proposed Conversion to Residential

At

108 London Street and Prince Regent House, Reading

Date: 23 July 2018

Author:

A handwritten signature in black ink, appearing to read 'Ben Lewis', with a stylized, cursive script.

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1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared to accompany the planning application to convert 108 London Street and Prince Regent House, Reading from offices to provide seven apartments.
- 1.2 This report should be read in conjunction with the consideration of the following drawings:
- 50514-1 Rev A– Existing Floor Plans
 - 50514-2 Rev B – Proposed Floor Plans
 - 50514-3 Rev B – Roof Plans and Elevations
 - 50514-4 Rev A – Site Existing and Proposed Sections Plan
 - 50514-5 Rev A – Demolition Floor Plans
 - 50514-6 – Site Block Plan
 - 50514-7 – Site Location Plan
 - 1806056-01 Rev A – Parking Court Layout
- 1.3 The site is as shown on 50514-7 - Site Location Plan and is currently in lawful use as an office building that is Grade II Listed.
- 1.4 The site is in a central location within Reading with excellent access to local services, shopping and employment. The following map shows the location of the site:



(Source: Google Maps)

2. DESIGN & ACCESS (D&A) STATEMENT

- 2.1 Paragraphs 29-33 of Planning Practice Guidance advises on the matters a Design and Access Statement should discuss. In particular, Paragraph 31 advises that a Design and Access statement should:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

In addition, Paragraph 32 states that in relation to proposals affecting Listed Buildings, a Design and Access Statement should take into account;

(a) the special architectural or historic importance of the building;

(b) the particular physical features of the building that justify its designation as a listed building; and

(c) the building's setting.

- 2.2 The proposed development consists of minor aspects of operational development to the elevations and internal layout of the existing building. For the avoidance of doubt, no extensions are being proposed to the existing property.

Design

- 2.3 The remit of the development proposal has first and foremost been to ensure that the minor alterations to the Listed Building are satisfactory having regard for the importance to preserve the historic fabric of the building and its setting. 108 London Street, which is Grade II Listed, only accommodates three of the seven apartments.
- 2.4 The external alterations of the Listed Building remain unaltered with only the rear unlisted aspects featuring changes to windows and doors.
- 2.5 Internally, alterations ensure that historic design features are preserved as part of the proposals. For a more detailed consideration of the design of the proposals in so far as how the internal alterations of the proposal have regard for the historic fabric of the building, please refer to the Heritage Statement that accompanies this planning application.

2.6 The proposed development compromises the conversion of offices to residential with associated parking, cycle parking, waste and recycling storage for residents. Set over three floors, the accommodation would consist of seven apartments.

2.7 No new buildings are provided. The proposals involve the conversion of the existing building with minor external alterations to fenestration but no extensions. The seven apartments would consist of the following:

Ground floor:

Flat 1: 1 bedroom flat (40m²)

Flat 2: 2 bedroom flat (86m²)

Flat 3: 1 bedroom flat (69.3m²)

First Floor:

Flat 4: 1 bedroom flat (40.1m²)

Flat 5: 1 bedroom flat (45.2m²)

Flat 6: 2 bedroom flat (54.2m²)

Second Floor:

Flat 7: 2 bedroom flat (56.9m²)

2.8 The basement consists of a cycle storage area measuring 25m². There is also an outside cycle storage area at ground floor level as well as a waste and recycling storage facility for apartments 1, 2, 4 & 5. Refuse Storage for the flats located within 108 London Street (apartments 3, 6 & 7) will be located within the existing basement and refuse will be placed adjacent to the property on collection days.

2.9 The layout has been designed to have regard for the importance of ensuring satisfactory living accommodation. Suitable waste, recycling and cycle storage are provided.

2.10 The works are entirely within the envelope of the existing building.

2.11 The proposed development will retain the visual appearance of the existing property. There are only minor alterations proposed to the fenestration and doors to the rear of the property, and these are to parts of the building which are not Listed and have no historical architectural interest. For further details on this please see the accompanying Heritage Statement.

Access

2.12 This development proposal confirms that in relation to access, the proposals provide safe pedestrian access for residents accessing the rear of Prince Regent House. For the apartments located in 108 London Street, direct access is provided off London Street.

Secure cycle parking for both the front and rear apartments are provided as well as three off-street parking spaces which are located to the rear.

- 2.13 This provision is more than sufficient given its central location within Reading and its excellent access to community services and facilities as well as employment opportunities.
- 2.14 Cycle storage for the rear flats will be adjacent to the entrance with the capacity for four bicycles. Cycle storage for the front flats will be located within the basement with the capacity for twelve bicycles as shown Drawing No. 50514-2.

Prevention of Crime through Design

- 2.15 The following lighting systems will be implemented for the outside parking and communal walkways and entrances into the building:



- EXT LT 01 – Bollard lighting details



- EXT LT 02 – Bulkhead lighting details

- 2.16 The bollard light being proposed is a searchlight design and is constructed of aluminium and finished in black. The polycarbonate diffuser has a louvred aluminium reflector for controlled splay of light.
- 2.17 The proposed bulkhead lighting is constructed of vandal proof polycarbonate finished in black. It also has a louvred fascia to prevent upward glare.

Heritage and Planning Policy Considerations

- 2.18 Please refer to the Heritage Statement and Planning Statement which are submitted alongside this application for detailed heritage and planning policy considerations.