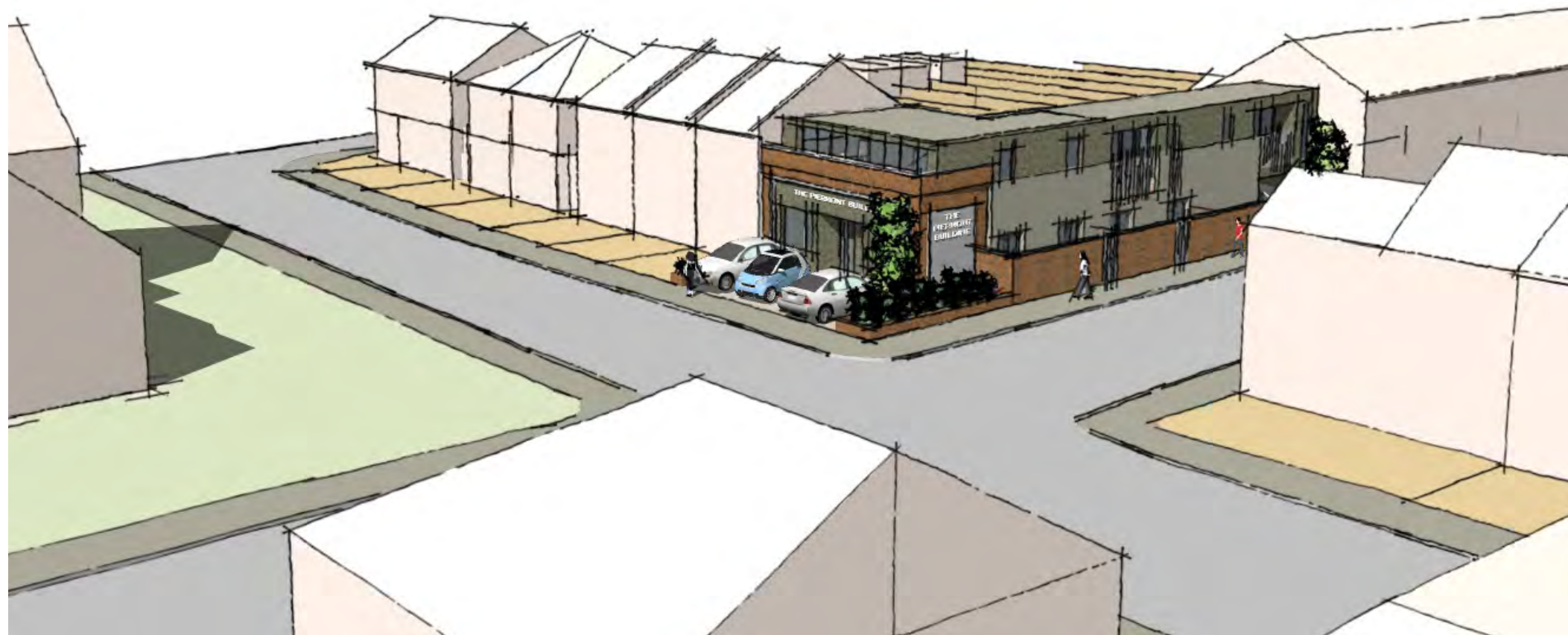
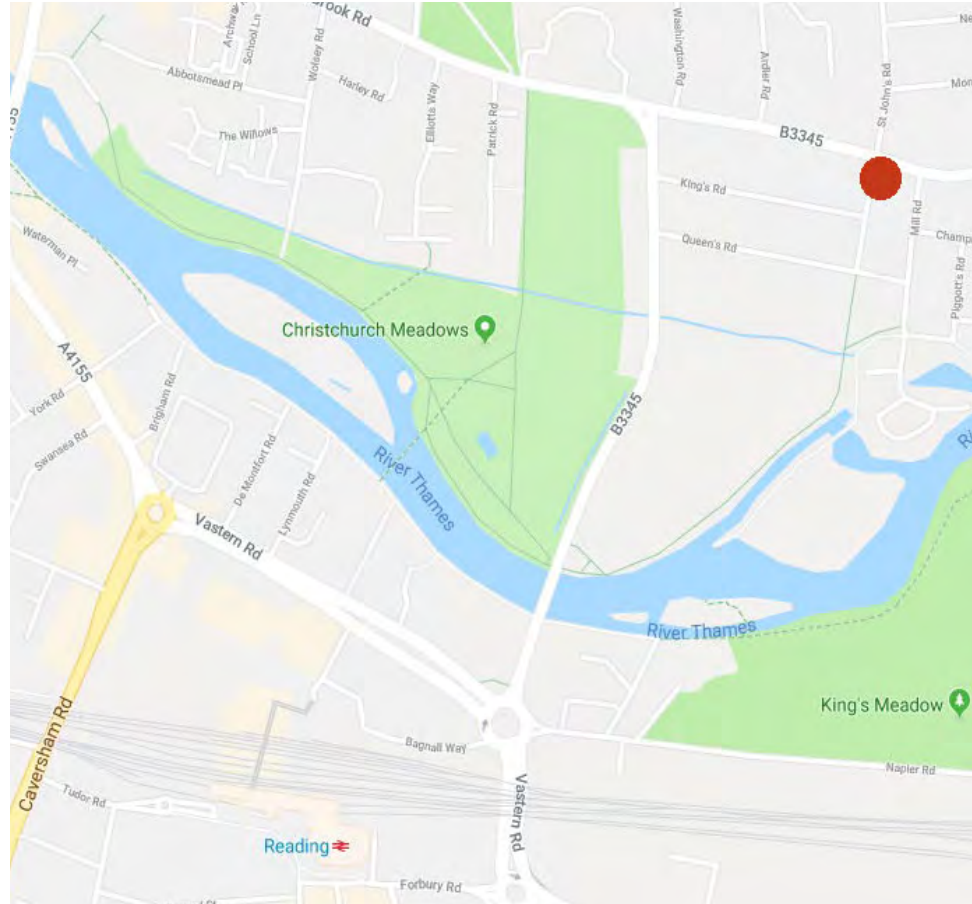




Piermont 355-357 Gosbrook Road, Caversham, RG4 8ED **Design Statement - Scheme views**

Site: location



- north of Reading town centre
- within Lower Caversham
- within settlement
- sustainable location
- close to community, employment and leisure
- well served by public transport

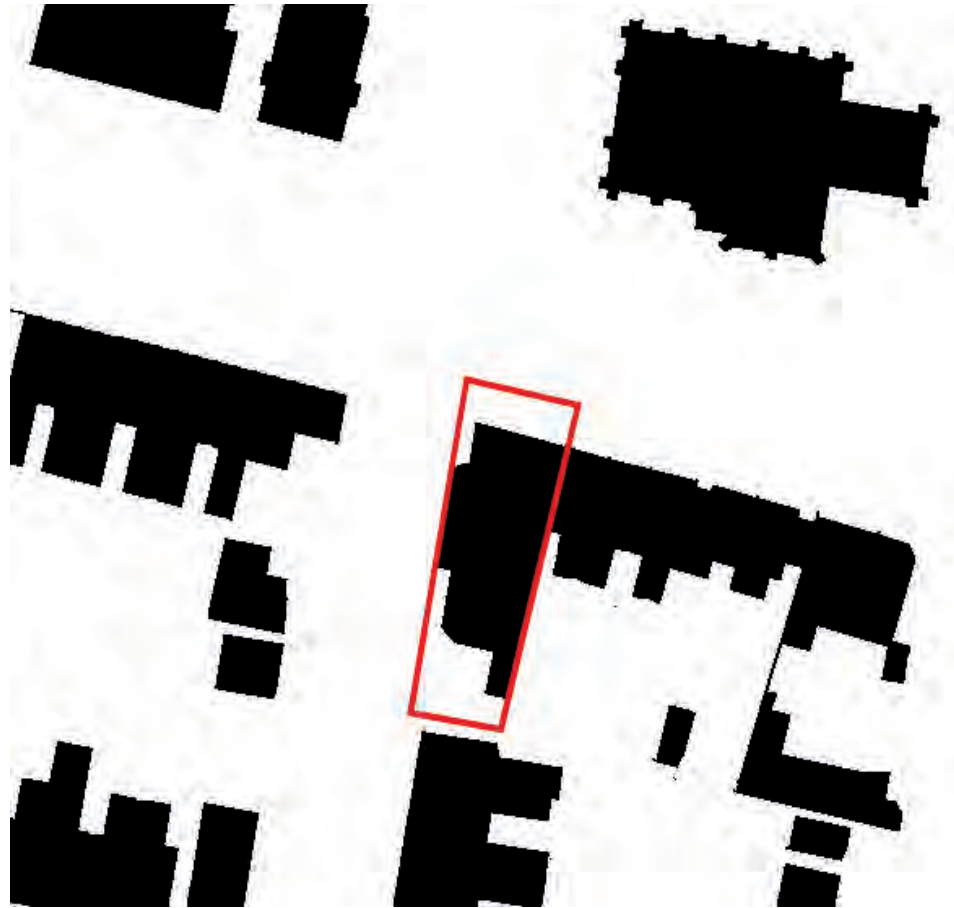


- mainly residential area
- Gosbrook Road provides main access
- nearby parks and riverside amenity



- junction of Gosbrook Road & Coldicutt Street
- Opposite listed church

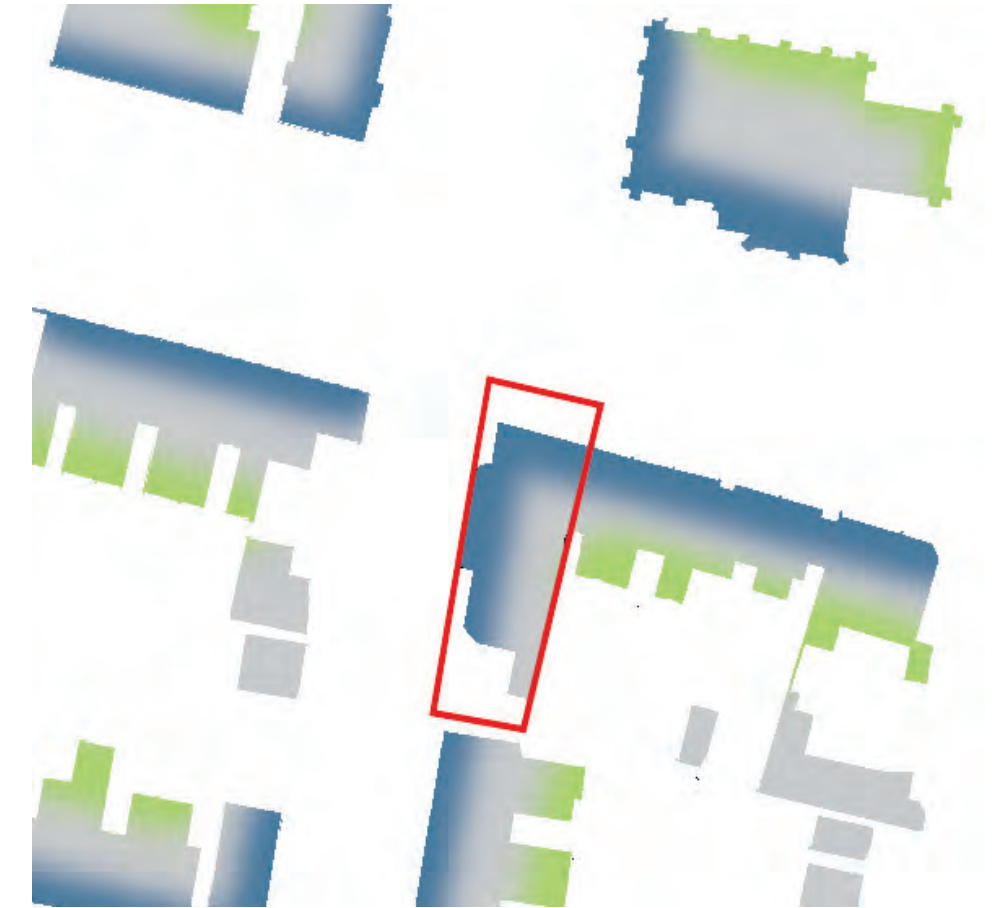
Site: Character



- Existing building has a large plot coverage
- Strong corner position
- Openess around church



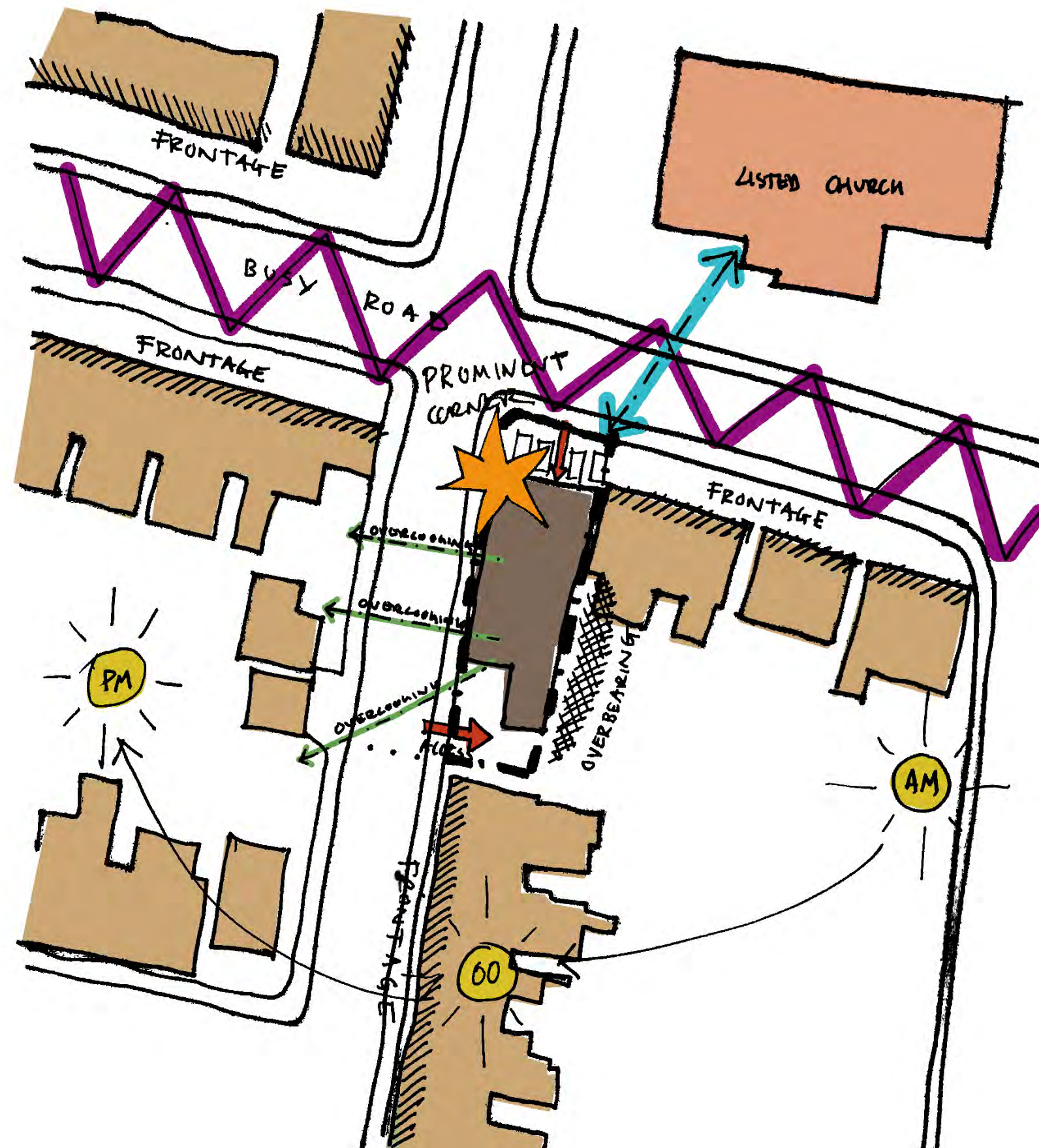
- Predominently 2.5 storey terrace scale
- Church is the tallest building on the area
- Existing building is lightly lower than the majority of surrounding buildings owing to the flat roof



- The site has a dual frontage to Gosbrook and Coldicut Street
- Terrace housing has a set defined front and rear
- The rear of the site is 90 degrees to the terrace norm

Site: analysis

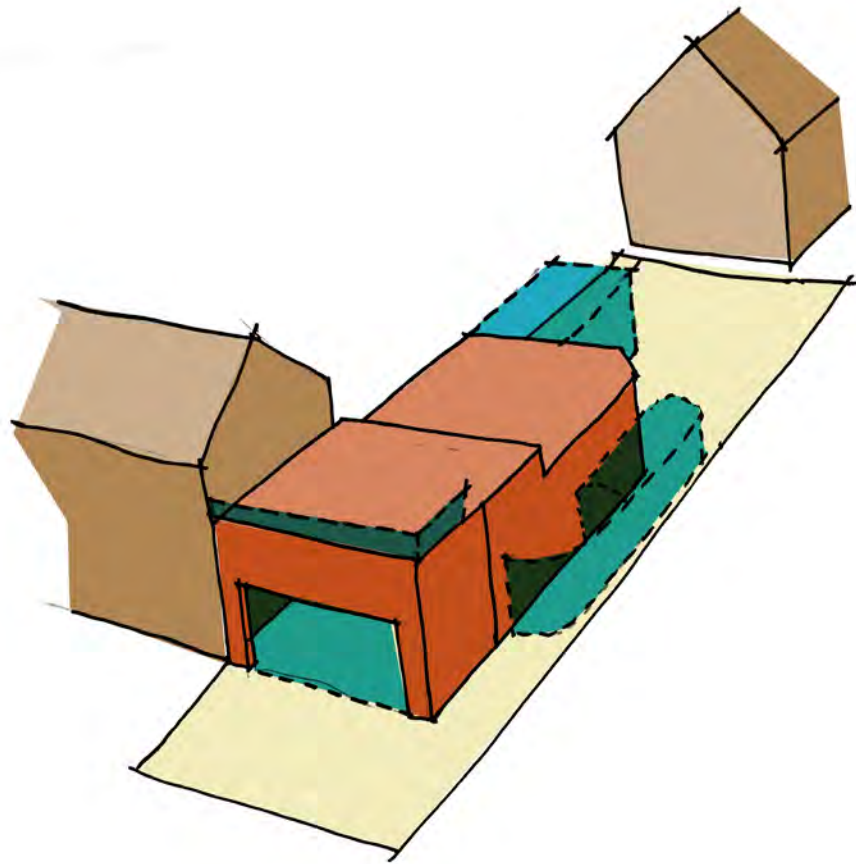
- Strong corner
- Gosbrook Road is busy (noise)
- Consider relationship with Church
- Overlooking to Coldicutt Street
- Strong Terrace frontages to main road
- Existing building overbearing on adjacent residential gardens



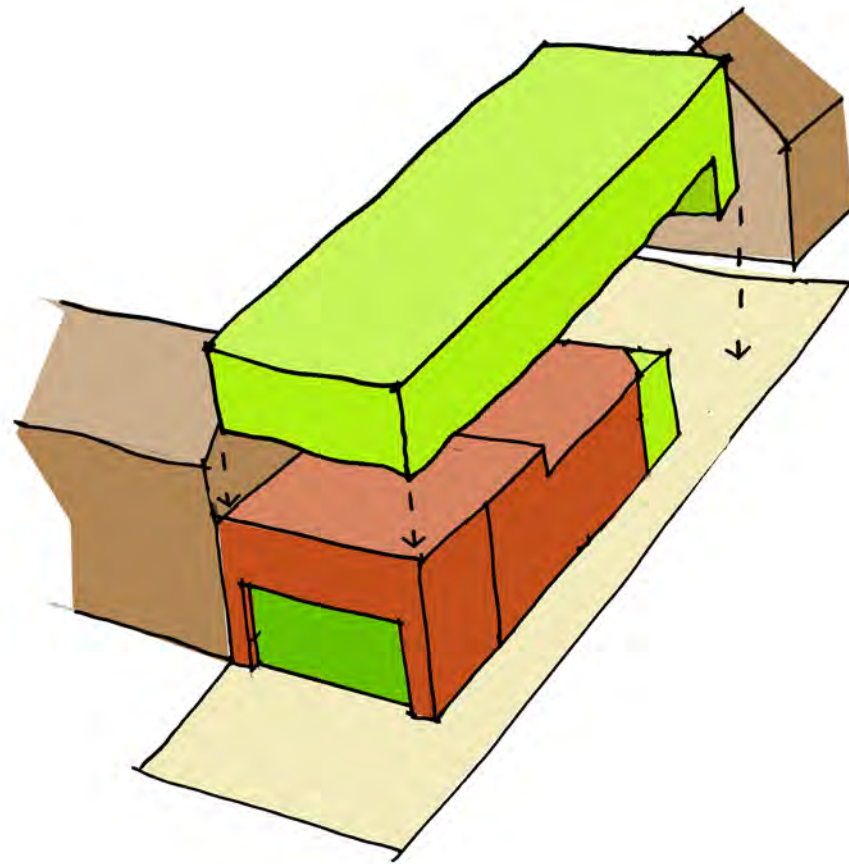
Site: existing building



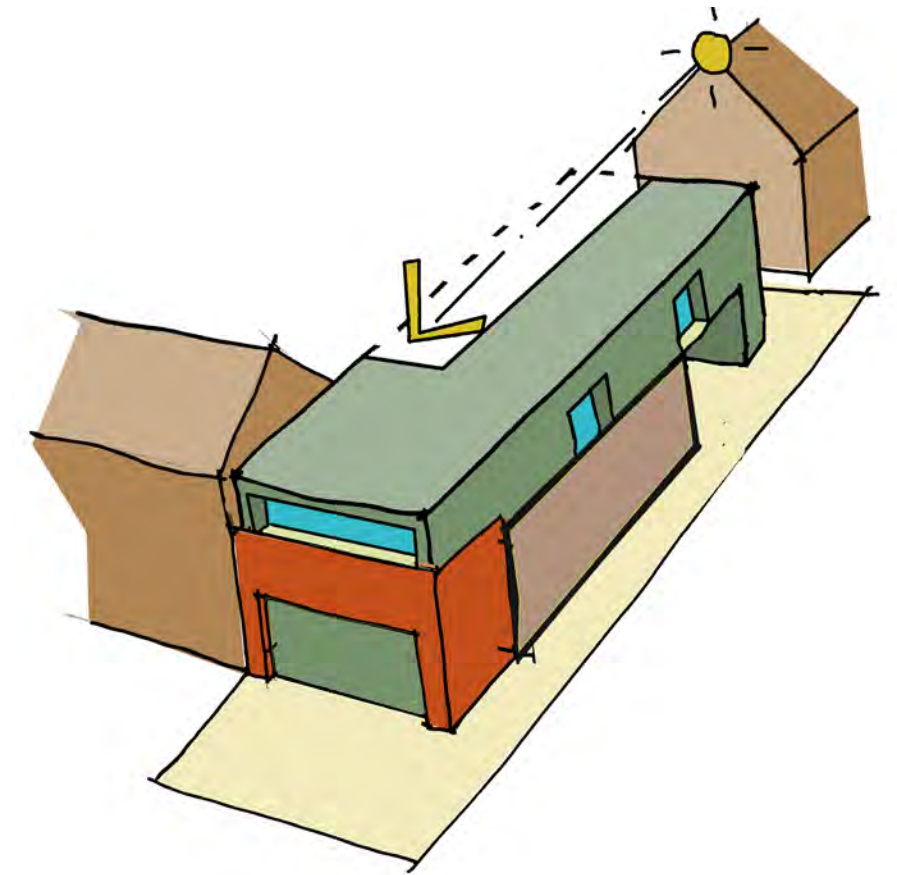
Design: concept massing & shape



Demolition of side structure and interior & retain core parts of the industrial building

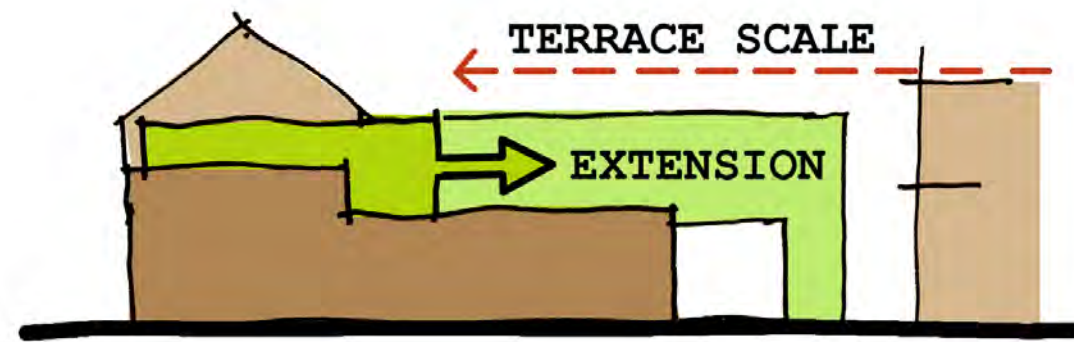


Simple insertion of new elements articulated with materials

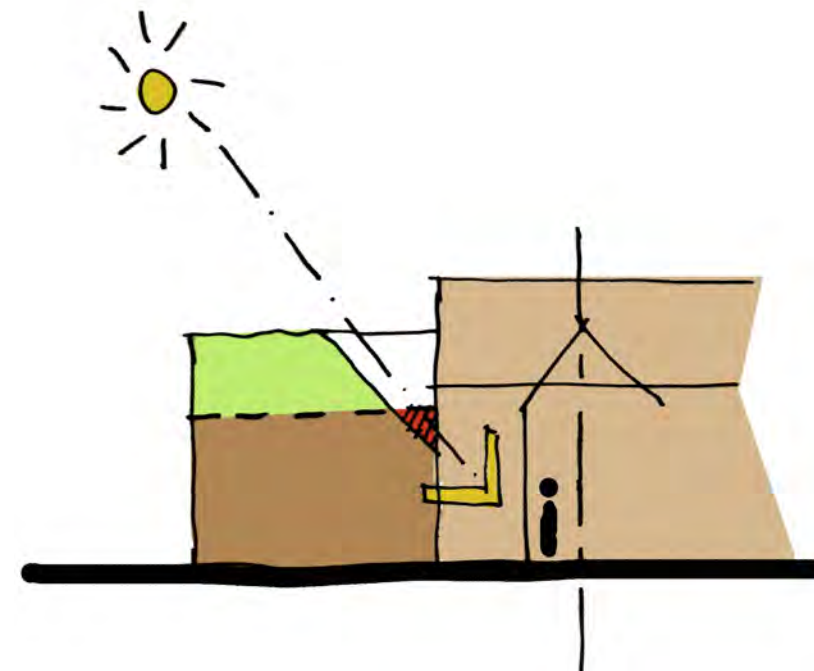


sculpt block to create balconies and bring away from neighbouring amenity

Design: concept

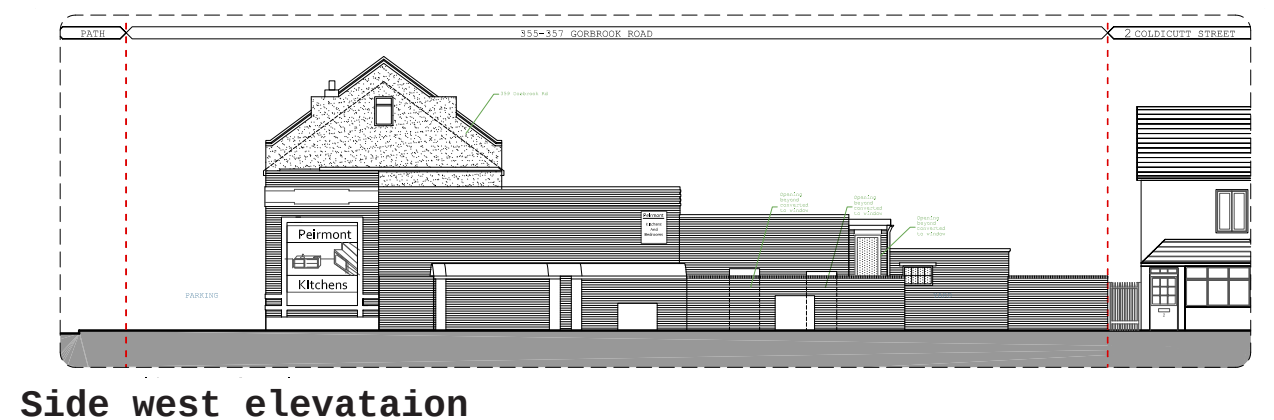
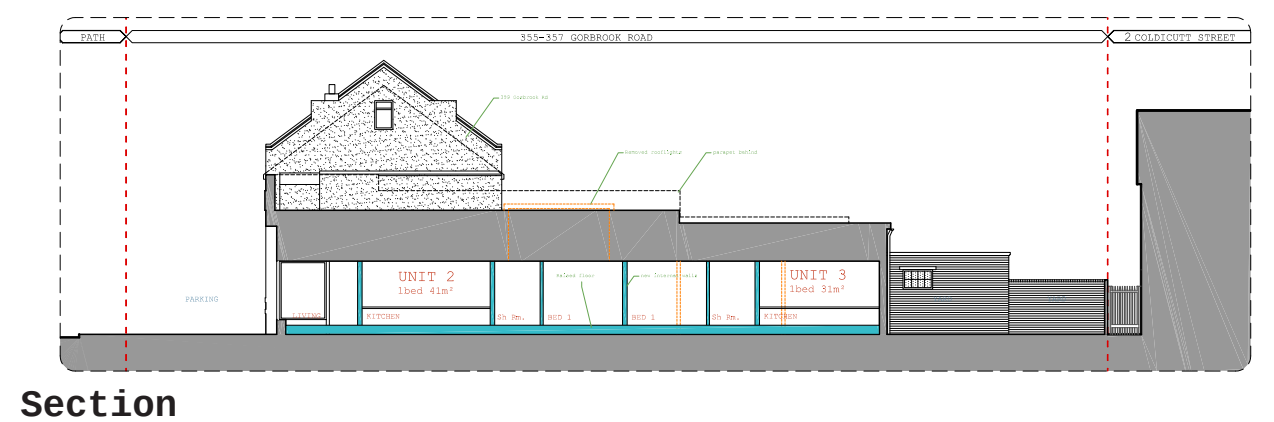
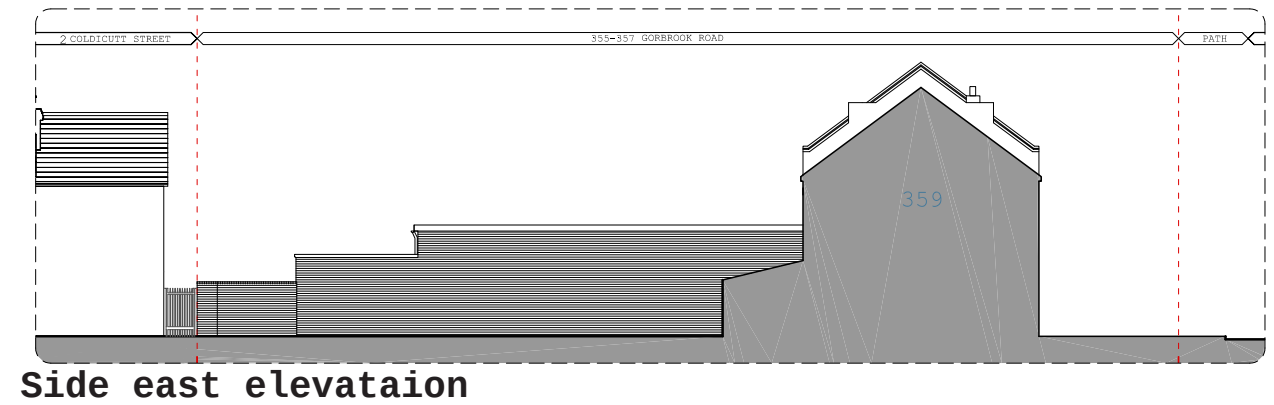
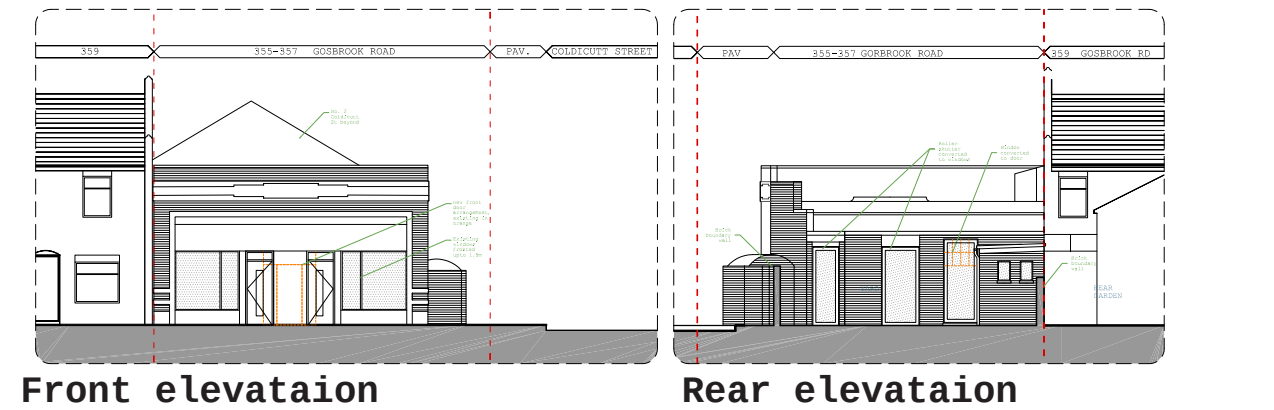
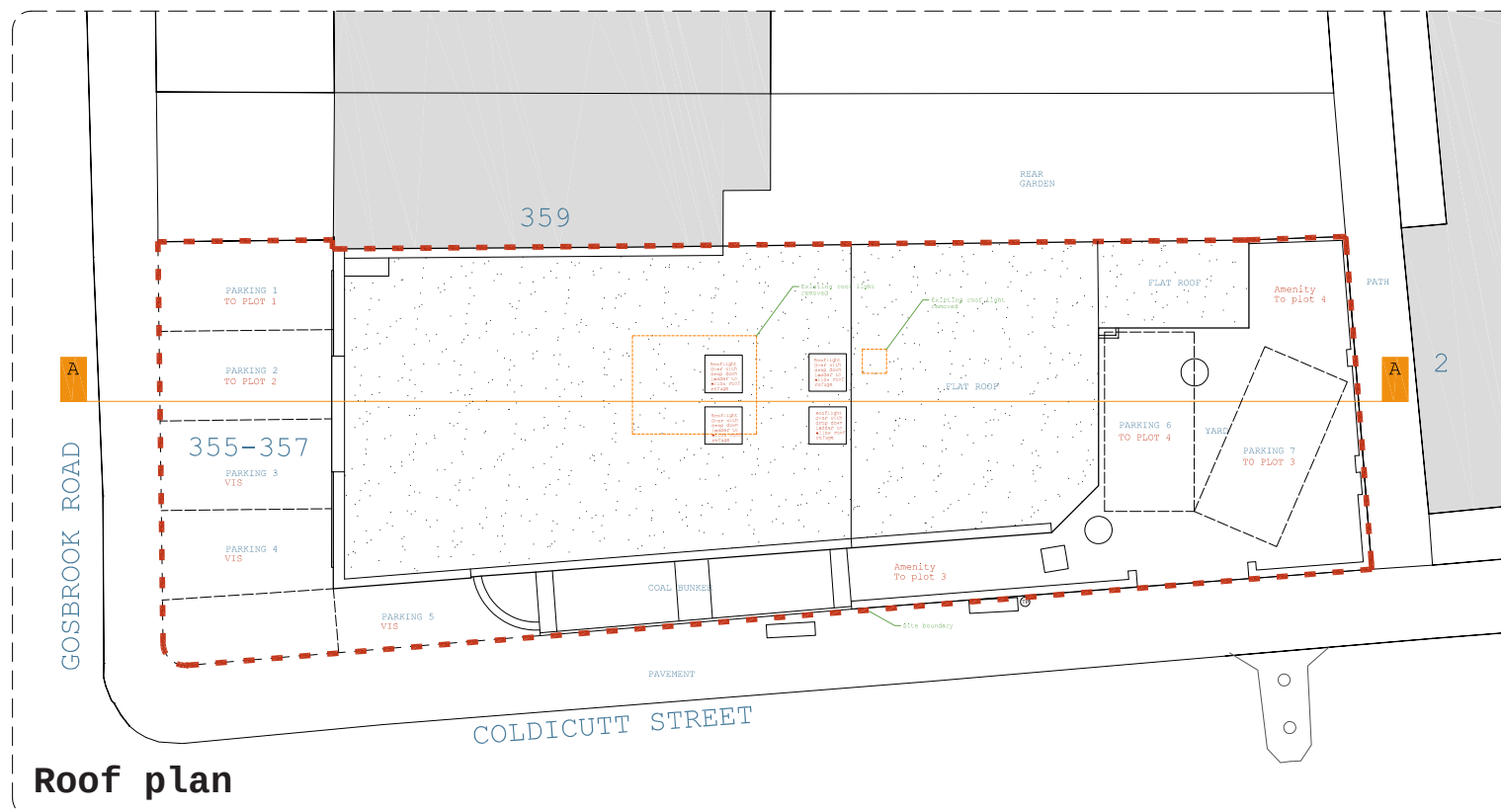
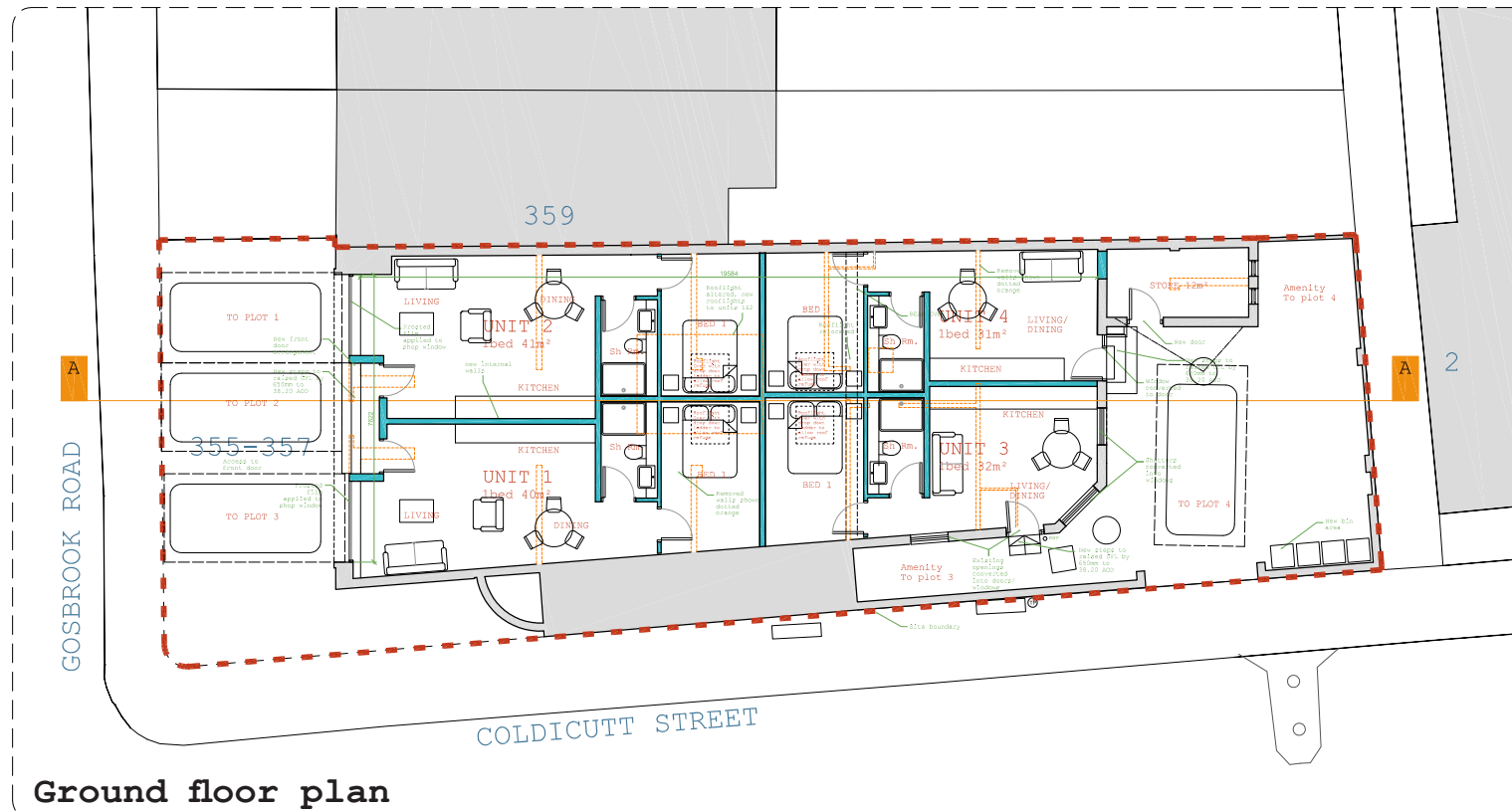


Extend the consented front block to infill void to extend the terrace scale

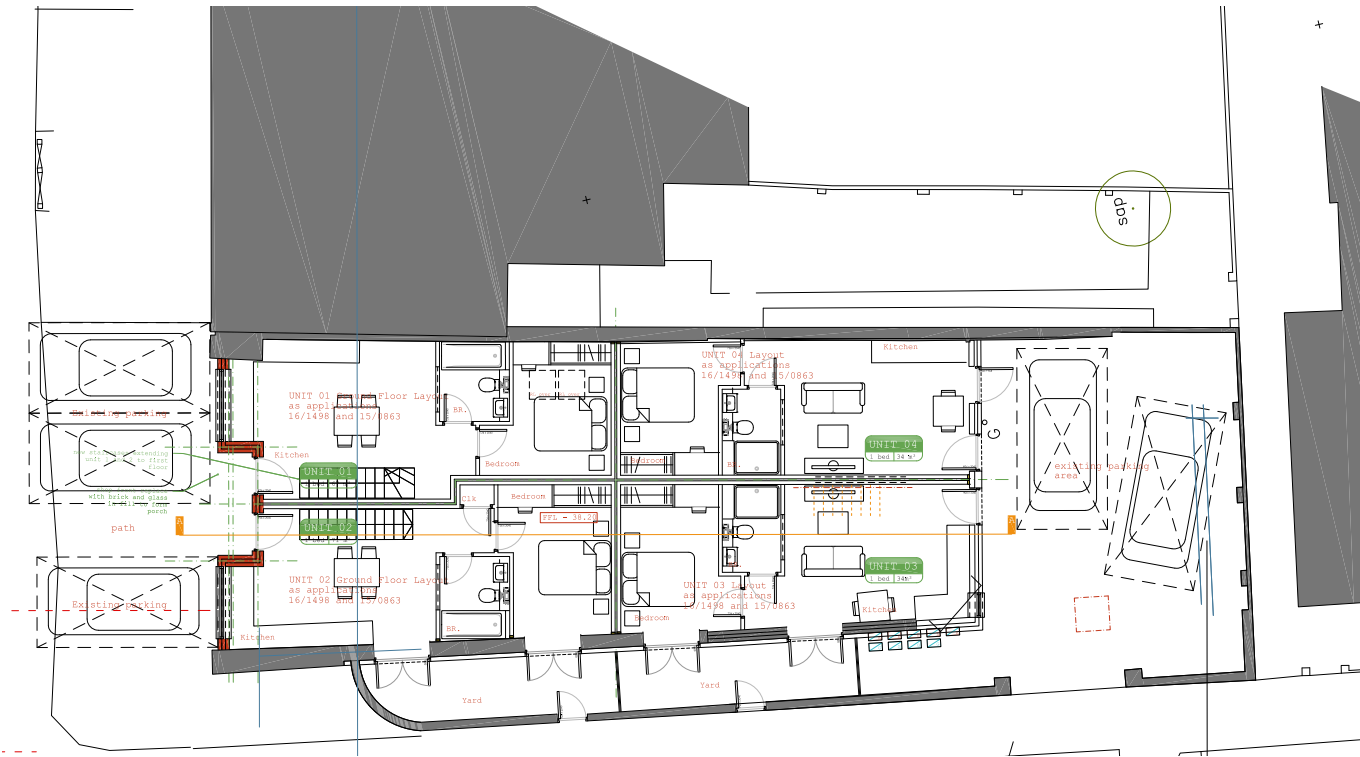


Sloping roof which lowers eaves to neighbouring boundary improving the relationship

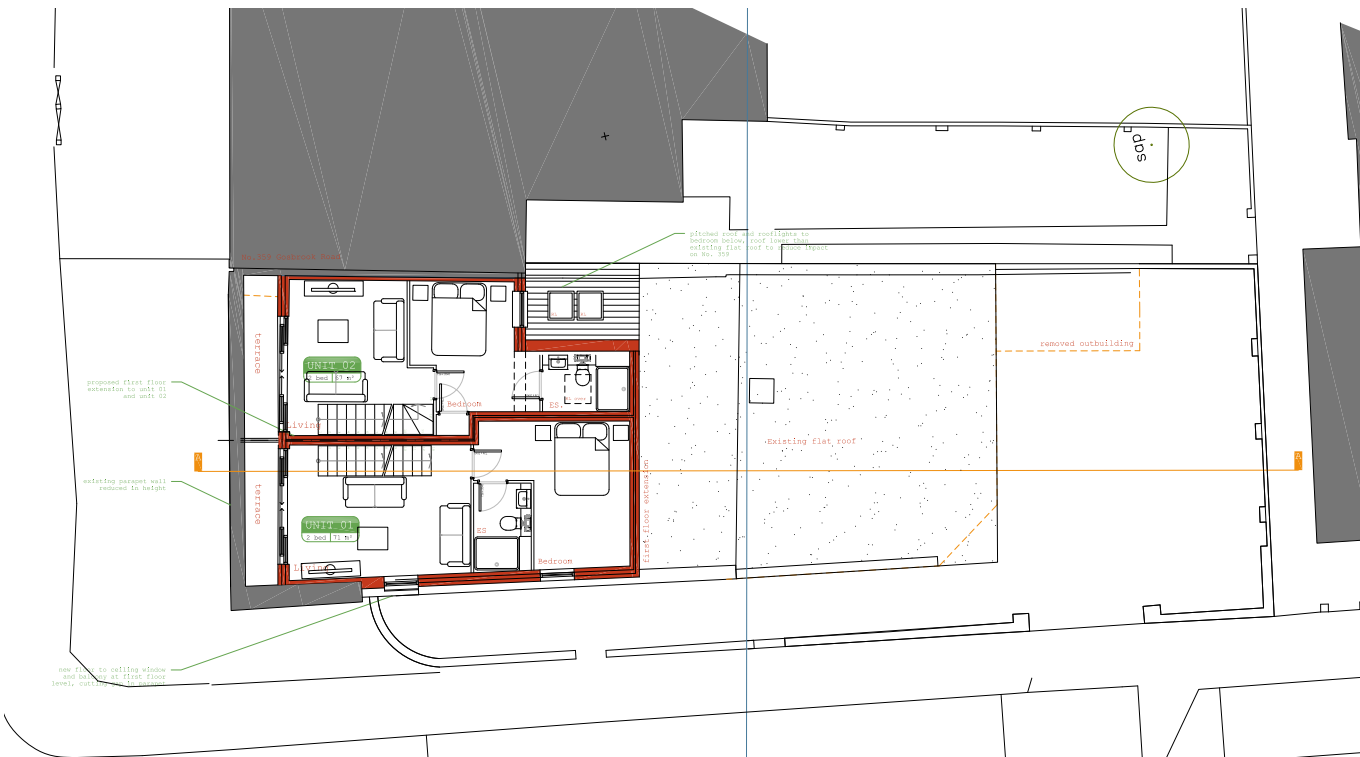
planning: existing building (with implimented prior approval scheme)



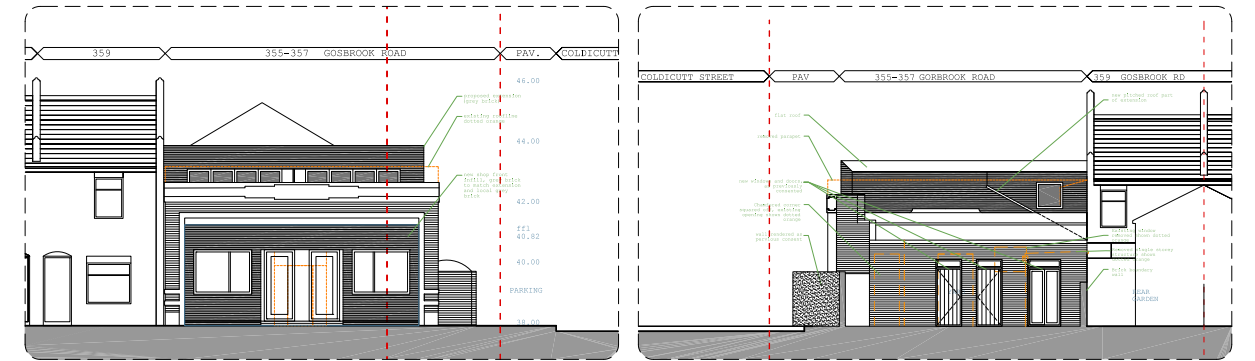
planning: extent of current consents (with implimented prior approval scheme)



Ground floor plan

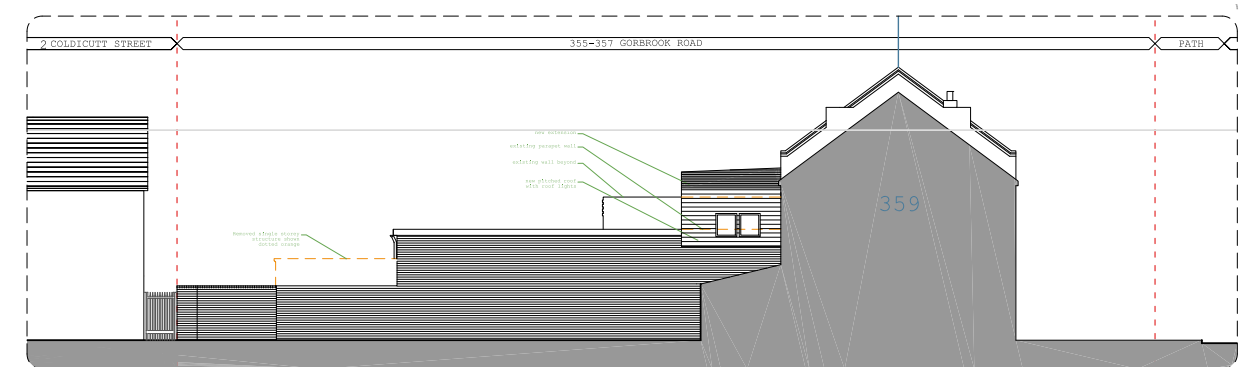


Roof plan

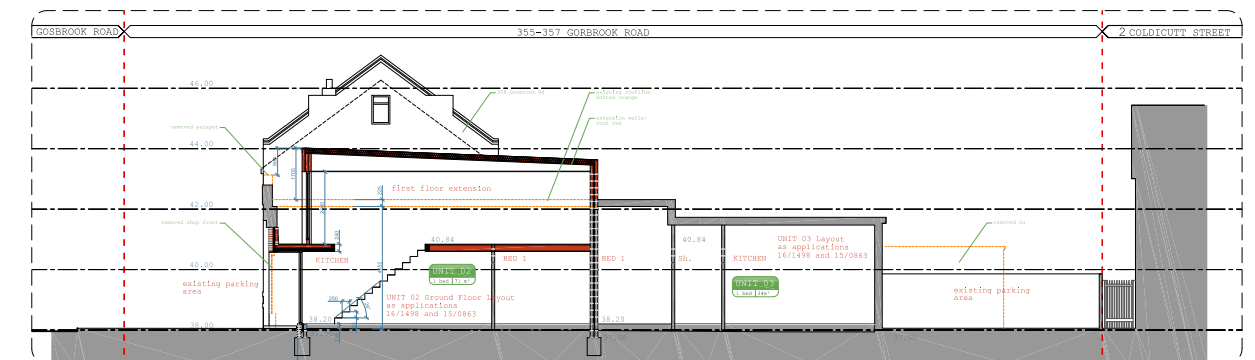


Front elevataion

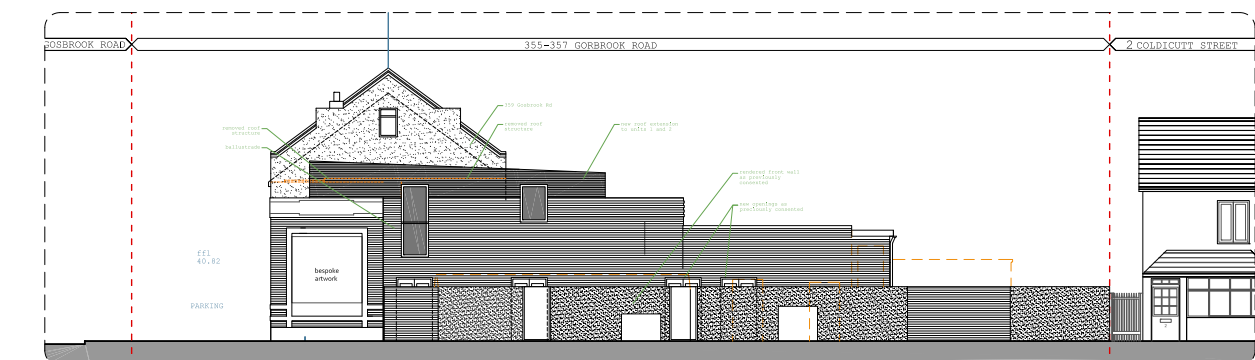
Rear elevataion



Side east elevataion



Section



Side west elevataion