

5.2 Massing



Relative to the original application scheme the proposed roof height is lowered by 495mm.

The building will read as one distinct block, in contrast to the original application scheme. A repetitive window and spandrel pattern is used to give cohesion and architectural rigour to what is a relatively small building, in the context of its immediate neighbours and the town centre in particular.

The Cellar

The existing pub cellar is retained and consolidated as habitable space. It will be lit and ventilated by way of a 6 sq.m. roof light, above pavement level. This will be protected by a 750mm high dwarf red brick wall and galvanised metal railings a further 1100mm above pavement level. The original cellar hatch inside the pavement will simply be backfilled.



5.3 Area Schedule

Area Schedule (GIA)			
Apartment no.	Type	Area	
Apt 1	Studio	47 m ²	Existing GIA Plans
Apt 2	2B3P Flat	69 m ²	
Apt 3	1B2P Flat	50 m ²	
Apt 4	1B2P Flat	53 m ²	
Apt 5	1B2P Flat	50 m ²	
Apt 6	1B2P Flat	51 m ²	
Apt 7	1B2P Flat	53 m ²	
Apt 8	1B2P Flat	50 m ²	
Apt 9	1B2P Flat	51 m ²	
Apt 10	1B2P Flat	53 m ²	
Apt 11	2B4P Flat	85 m ²	
Communal Ground			27 m ²
Communal Level 1			16 m ²
Communal Level 2			16 m ²
Communal Level 3			11 m ²
TOTAL NUMBER OF FLATS: 11 UNITS			
1No. 2bed - 4person Flat			
1No. 2bed - 3person Flat			
8No. 1bed - 2person Flat			
1No. Studio - 1person Flat			
All the apartments benefit from access to the communal garden providing approximately 80 m ² of amenity space for the residents. In addition, apartments 1, 3, 4, 7, 10 and 11 also benefit from either private gardens or balcony/terrace areas.			

Existing GIA	
Name	Area
Basement	34 m ²
Ground	200 m ²
Level 1	108 m ²
Level 2	53 m ²
Grand total	395 m ²

Proposed GIA	
Name	Area
Basement	37 m ²
Ground	156 m ²
Level 1	170 m ²
Level 2	170 m ²
Level 3	149 m ²
Grand total	682 m ²

Area change: + 287 m ²	
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Proposed GIA Plans			
Basement	Ground	First	Second

5.4 Materials

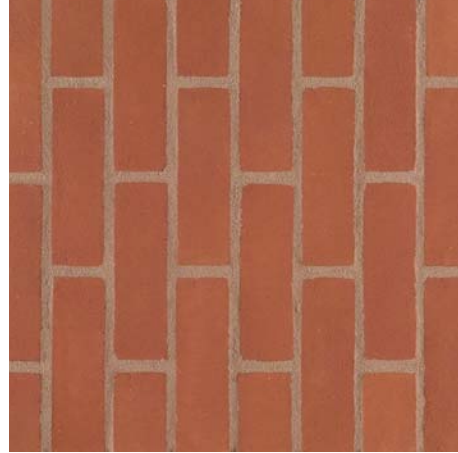
Materials

The main building material will be a light purple grey clay stock brick which will be tonally similar to that used on adjacent listed buildings. The lines of the main structure will read as a brick frame, faced with a red brick, contrasting with that used on the infill, but still reflecting the Reading vernacular. Each brick infill panel will feature a vertical row of snap header bricks, on the centre line and also in red, alluding to typical local historical brick detailing. Windows will be aluminium faced timber. They will be inward opening for ease of individual cleaning and guarded by a clear toughened and laminated glass panel.

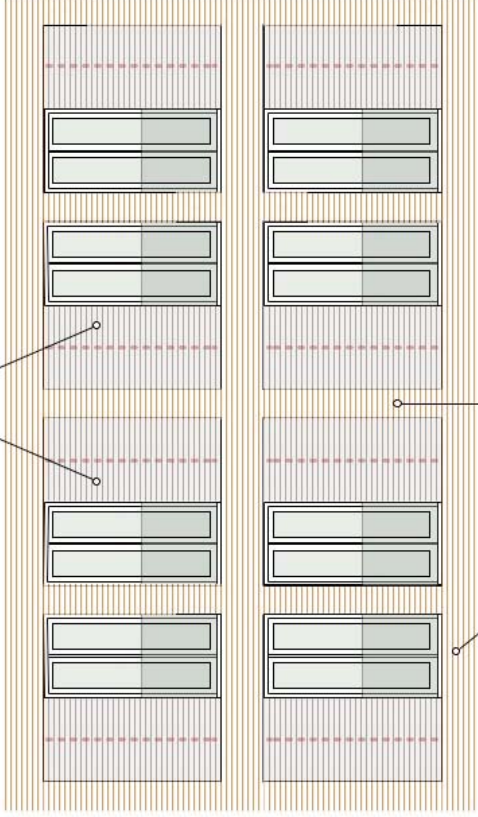


Brick detailing and colours samples of Historic buildings in the surrounding area.

Light grey multi-stock infill panels with red snap header detail



Proposed Red Stock bricks



Red multi-stock to delineate main lines of structure.

Extract of the proposed Front (East) Elevation



Proposed Grey Multi Stock bricks

5.5 Appropriate Precedents

No.12 Church Street Reading

This building is located near the site of the Red Lion and is a very good example to the historic use of bricks in the area. It uses a combination of grey headers and red brick in a Flemish bond giving contrast and texture to the facade. The windows are proportioned and set out in a typical Georgian manner.



No.11 Church Street Reading

This building lies on the same street and provides an inspiration for its tone of brick - the lighter shade of grey somehow brings a more modern appearance to a late Georgian style building.

The proposed use of materials for the new building draws directly from this basic palette. It is intended as a modern interpretation of a Reading vernacular.

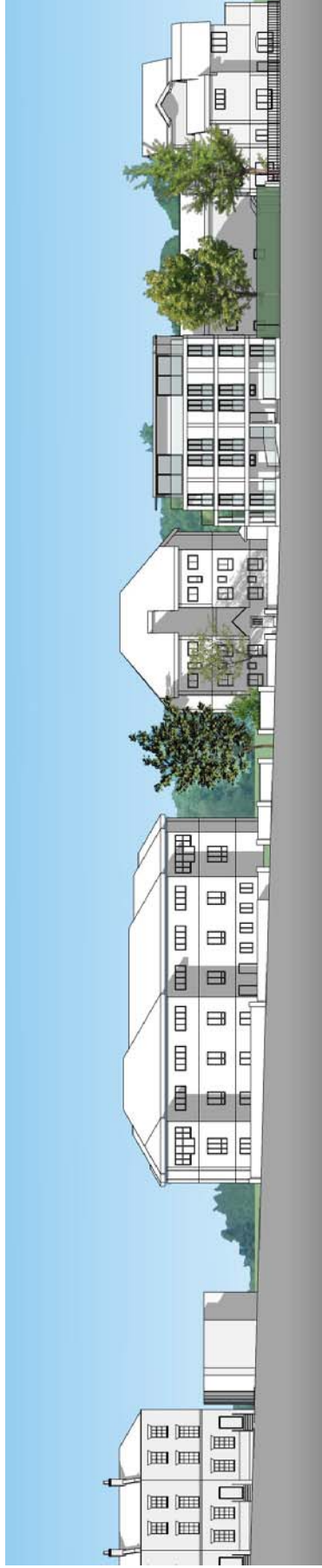


5.6 Contextual Studies

The site itself lies in a transition zone between the relatively low density of the residential neighbourhood to the south of the site and the high density of the town centre to the North, the proposal aims to straddle this transition. Looking north, the flyover and high density developments of the town centre can be clearly seen, and by any perception, this view can only be described as having quite a hard urban character. The adjacent site is currently vacant but all indications are that it will be developed. When viewed from the town centre, the building has a consistent cornice level, whilst the pavement slopes upwards and steps up circa 600mm. With the entrance placed in the centre of the slope. Notwithstanding the partially raised slab level, the site sections, illustrated here show that the building is modest in scale relative to most of its immediate neighbours.

There is no prevailing architectural style in the street, and accordingly it is appropriate that any new building is allowed to be an expression of its time and in being so adds another layer of interest and history to the area.

On approach from Deansgate Road, the building acts as a visual termination of the street. Its predominantly horizontal proportions are partly intended as a foil to the gothic verticality of St Giles' church. A brick cornice along the parapet to the second floor of the main elevations enables the mass to be read as a three storey structure when viewed from the pavement.



SITE SECTION THROUGH NORTH-SOUTH SOUTHAMPTON STREET

5.7 Refuse Stores

Refuse & Re-cycling Store

The refuse storage is located on the North elevation and readily accessible by the residents through the communal corridor on the Ground floor. A pair of louvred doors will facilitate egress of the Euro bins whilst allowing the store to naturally ventilate.

Refuse collection will take place along Southampton Street.

The residential development refuse store will provide 2No. 1100 litres Eurobins for General waste and 2No. 1100 litres Eurobin for Recycling one of which would be outside the building envelope in accordance with the Reading Waste management document. The kerbside distance is within 10m and a dropped kerb will be installed to facilitate unloading.

