



Cover Storey
A r c h i t e c t s

Planning Application
Land to the rear of 34-36 Crown Street
Reading RG1 2SE
18008 July 2018

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introduction 1.0



Road map
<http://www.bing.com>



3D google maps
<http://www.google.co.uk>



Ordnance survey plan, Ref: SU 7172, Title No. BK260160, scale approx. 1:1250
H.M Land Registry

The site is located south of the A329 with the River Kennet and Reading Train Station located to the north. The building of 34-36 Crown Street is a double bay fronted, two storey dwelling with habitable roofspace, with a two storey extension to the rear facing onto St Giles Close. The site area for the proposed development is 182m2.

The street scene of St Giles Close comprises a mix of high density developments, predominantly two, three and four storey with pitched roofs that are either terraced single occupancy houses or flats. Crown House, Unite Students is a four to six storey development located to the west of the site, on the cross road junction with Silver Street and London Road. The plot is surrounded by a mixture of commercial and residential uses.

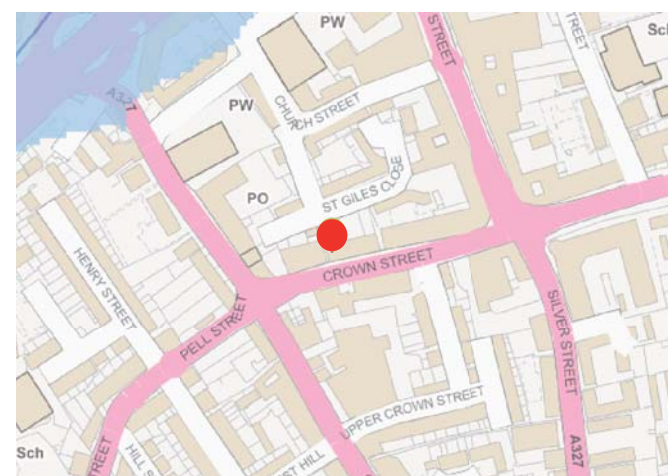
Numerous green spaces are located within a 15 minute walk of the site including Coley Recreation Ground, Waterloo Meadows and The Forbury Gardens and Abbey Ruins.

The site falls within:

- Zone 2 Revised Parking Standards and Design (SPD), October 2011
- Flood Zone 1 - *an area to be at less than 0.1% of flooding*

Proposed Use

We are proposing a mixed residential scheme comprising of 2 x 2 bedroom flats, 1 x 1 bedroom flat and one studio apartment with associated communal amenity space to the rear, cycle and bin storage.



Flood Risk Map for Planning
<http://www.flood-map-for-planning.service.gov.uk>

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site analysis 2.0



Street view looking south east from St Giles Road (rear of site)
<http://www.google.co.uk>



Street view looking west from St Giles Road (rear of site)
<http://www.google.co.uk>

Current Use

The site comprises a car park to 34-36 Crown Street. The building itself consists of varying sized studio apartments.

Transport

Located within *Zone 2 Primary Core Area* of the Revised Parking Standards and SPD. The site is well served by public transport with buses. The surrounding road network all have parking restrictions preventing on-street parking, therefore any overflow in parking would not affect the flow of traffic.

Reading train station is approximately a 15 minute walk which has good national and local service rail links.



Street view looking east from St Giles Road (rear of site)



Street view looking west from St Giles Road (rear of site)
<http://www.google.co.uk>



Reading Borough Local Development Framework, Revised Parking Standards and Design (SPD), October 2011
<http://www.reading.gov.uk>

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planning history 3.0

Application ref: 10457/OPA

- 34-36 Crown Street, Reading RG1 2SE

Proposal: Change of use of existing building from Class B1 (offices) to C3 (dwelling houses) to comprise 3 x 1bed flats, 1 x 2bedroom flat.

Prior Notification under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Approved

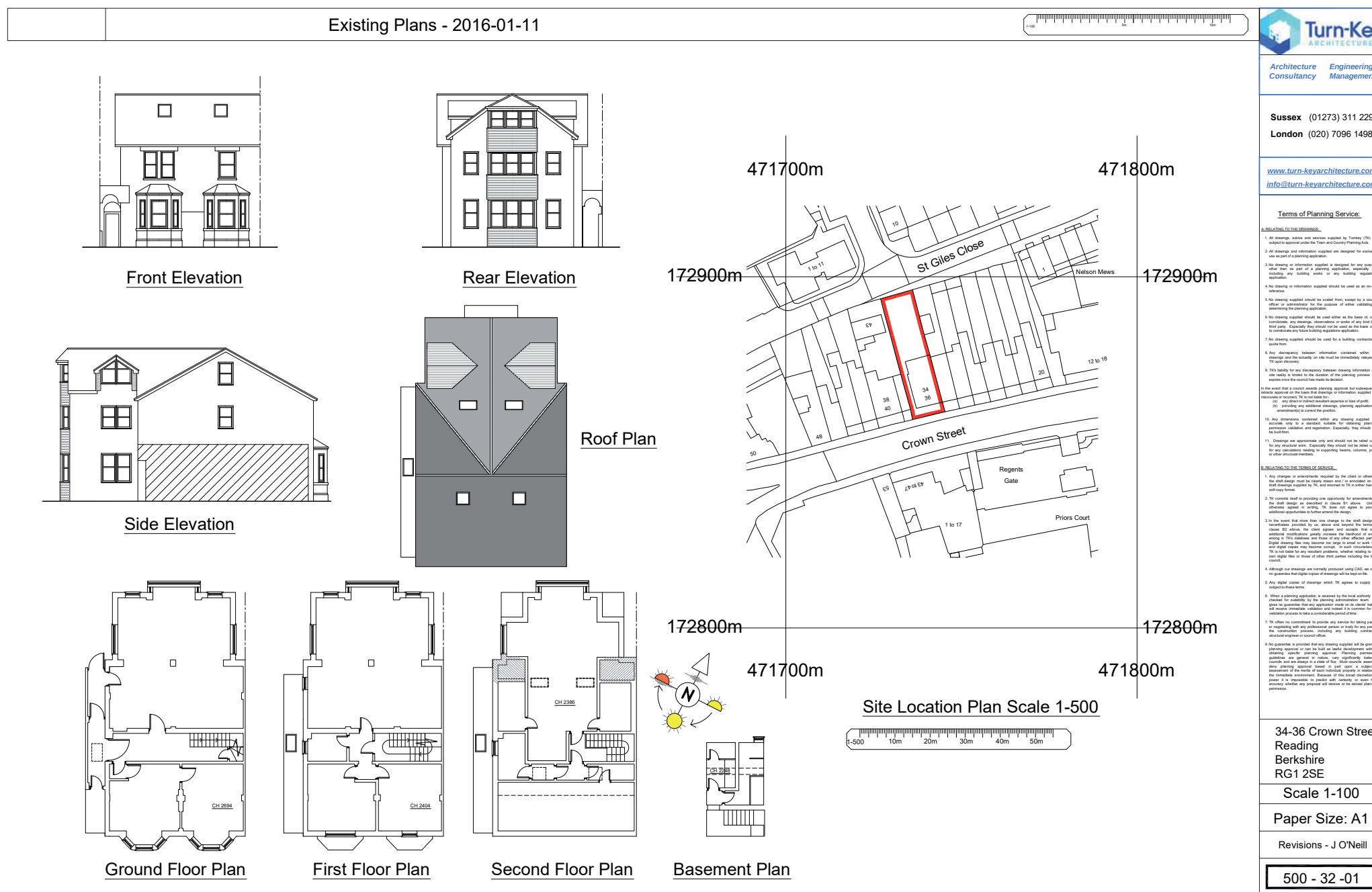
Application ref: 160090/OPA

- 4-36 Crown Street, Reading RG1 2SE

Proposal: Change of use of building from Class B1 (offices) to Class C3 (dwelling house) to comprise of 14 studio dwellings.

Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Approved 14 March 2016

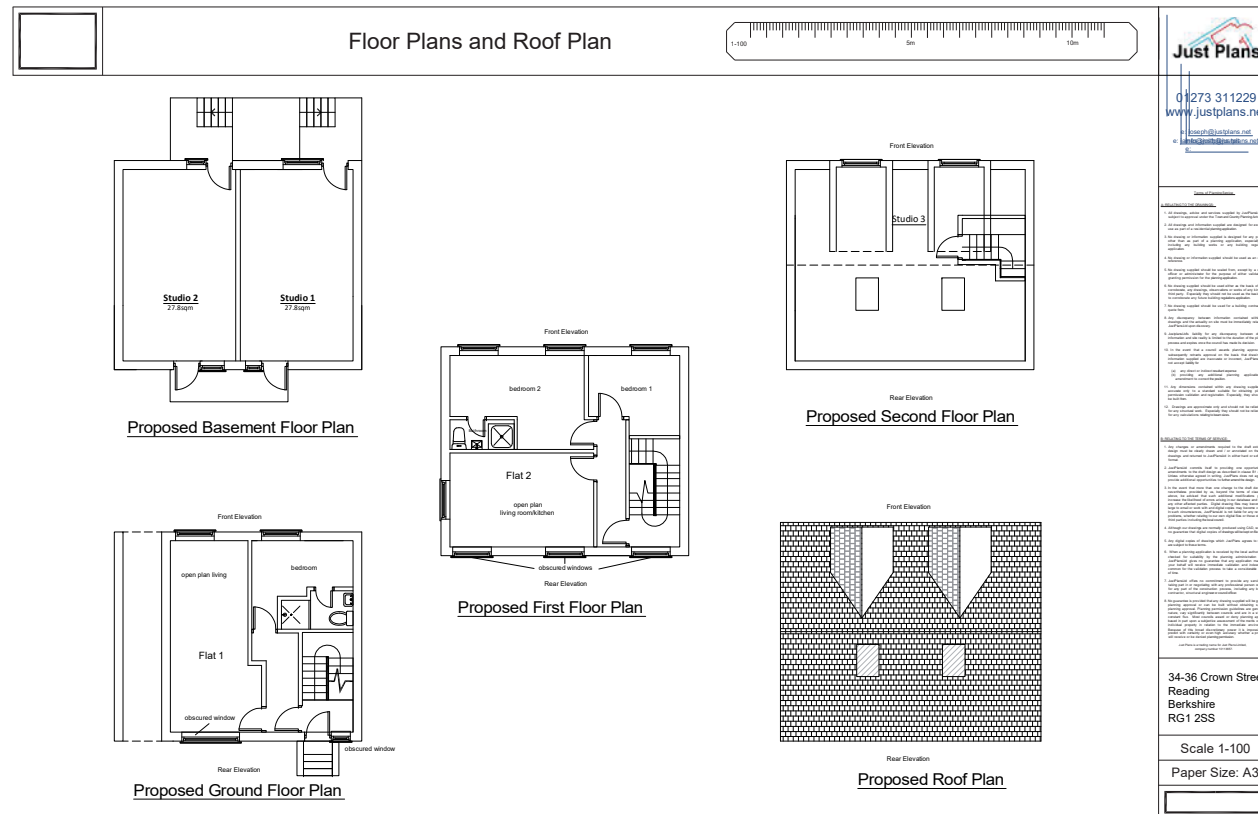


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planning history 3.0



Application ref: 61473

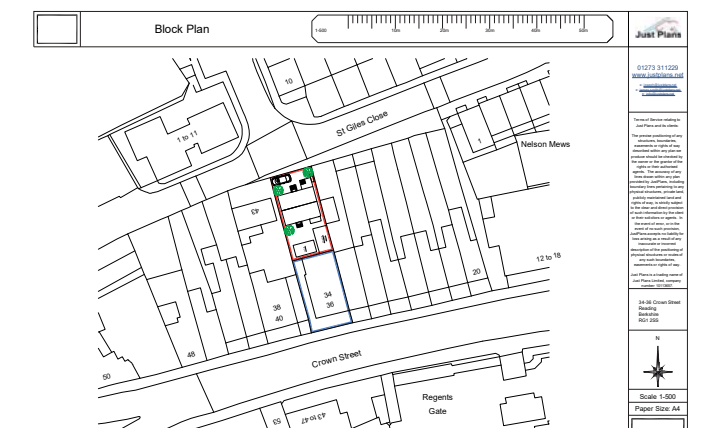
- Land to the rear of 34-36 Crown Street, Reading RG1 2SE

Proposal: Construction of a two storey residential property containing a mix of 1x 2bedroom and 1 x 1bedroom and 3 x studio apartment within the existing car park to the rear of 34-36 Crown Street.

Reasons for Refusal:

- Overlooking of neighbouring properties -
- Insufficient parking proposed -
- Poor quality of accommodation in proposed basement units -
- Building is full width of plot, viewed as bulky appearance from St Giles Road
- Dormers considered incongruous in the street scene and irregular pattern of fenestration detracts from the appearance of the building
- Rear elevation 'obscure glazed' windows 7.5m from existing rear building and to habitable rooms - resulting in poor living conditions, considered unacceptable in new build
- Due to close proximity of rear buiding, overbearing impact on the bedsits and a reduction in light.

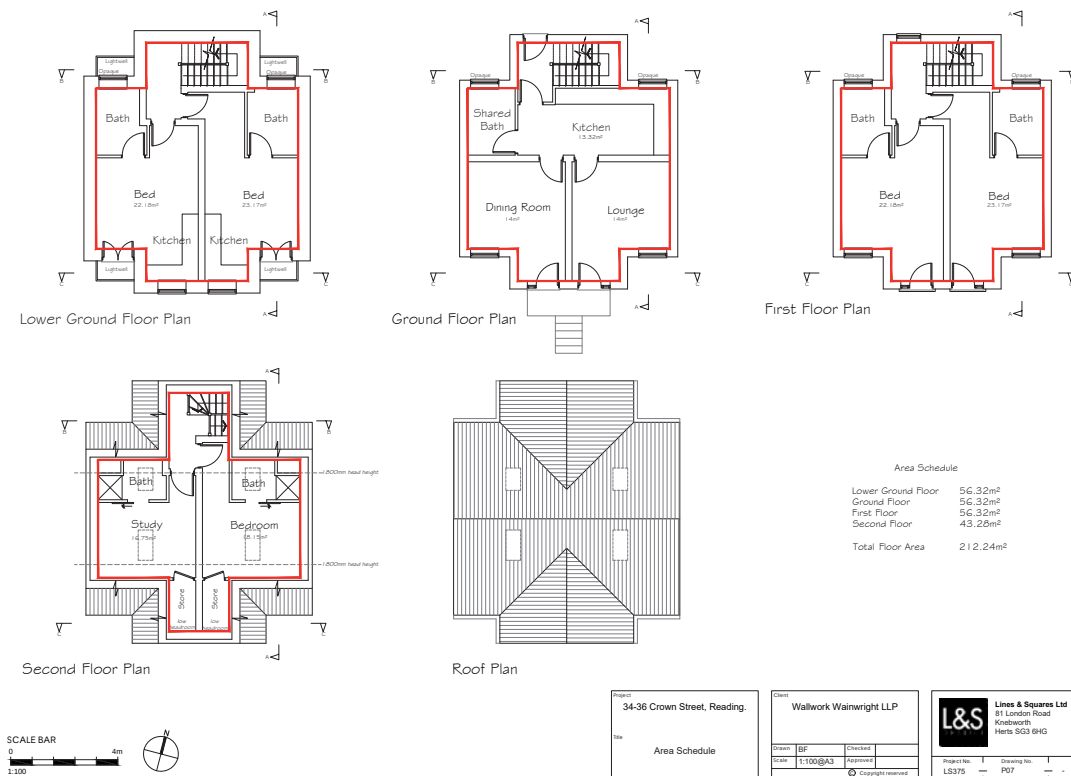
Refused 7 November 2016



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planning history 3.0



Application ref: 61473

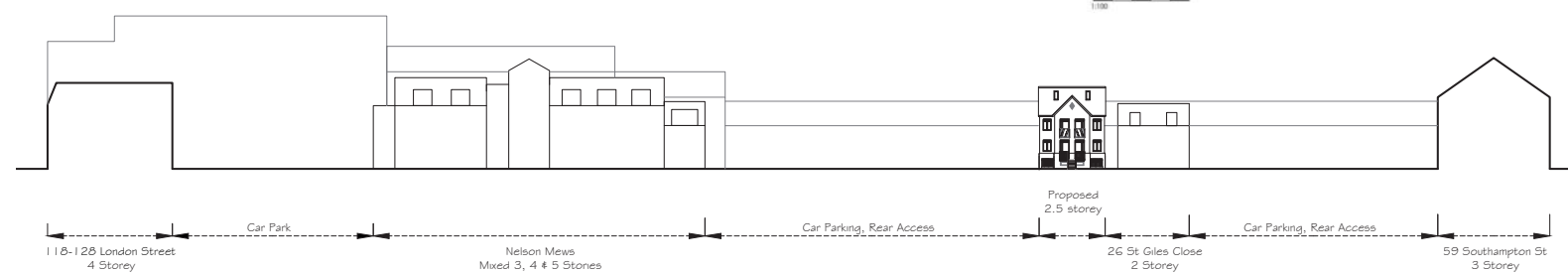
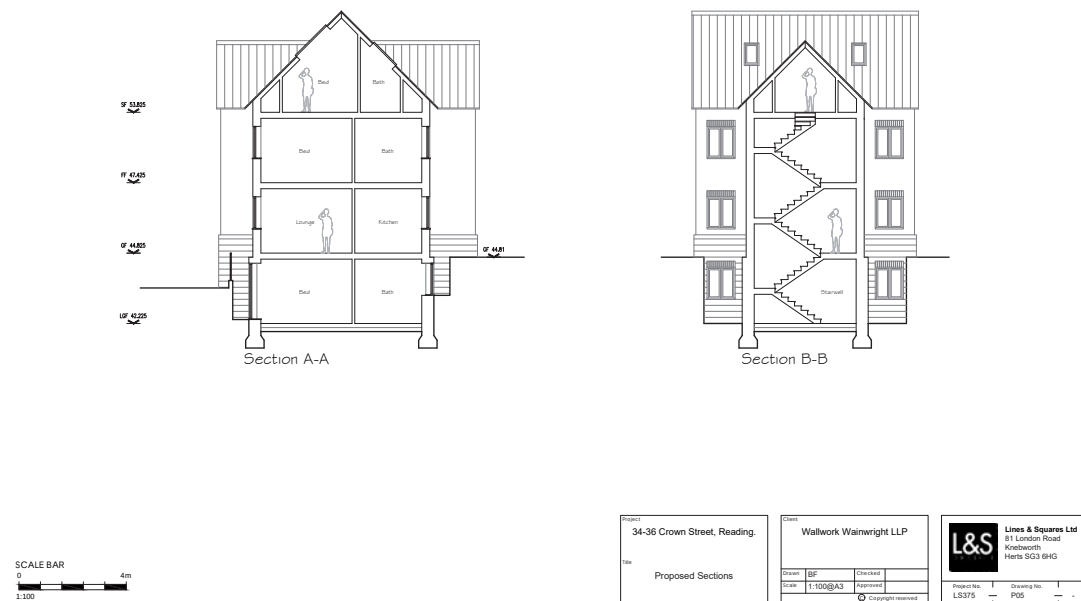
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Proposal: Erection of a 4 storey building comprising lower ground, ground, first and second/ roof floors to provide 3no. residential units (2no. studio and 1no. 3bed) and associated works on existing car park.

Reasons for Refusal:

- Proposal would be greater in height than neighbouring building fronting St Giles Close; excessively dominant in the streetscene; reduction in width of 1m is not considered significant; over development of site
- Mix of materials and styles considered incoherent
- Lack of primary entrance to 3bed unit at ground, first and second is poorly executed scheme
- Repeating evident mistakes visible on neighbouring building No.43 St Giles Road which dates from the mid 1990's
- Proposal located nearer to No.34-36 than previously considered unacceptable
- Quality of accommodation including inadequate levels of natural light, extremely limited outlook, significantly below the Nationally Described Space Standards
- Queries raised over provision of 5 bathrooms for a 3bed house, separate ground level access and main entrance via a staircase
- Inaccuracies within the drawings, scale bar, north point, levels etc
- Proposal represents a poor quality design.

Withdrawn 27 April 2018



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34-36 Crown Street

Communal courtyard

Secure cycle storage

bath

unit 16 m²

bath

unit 16 m²

Entrance for access to upper floors

NEIGHBOUR

Entrance terrace

Refuse storage

NEIGHBOUR

SITE

ST GILES CLOSE

- Existing boundary treatments to be retained
- Three and four storey stepped building with two units per split floor
- Internal staircase
- Outlook orientated towards St Giles Close
- Secure stepped access pathway
- Daylight levels are considered with large window openings located to the St Giles Close elevation (single aspect units)
- Courtyard created between the two buildings with cycle and refuse storage facilities.



Building to the rear of 38-40 Crown Street - external steps up raised ground floor level

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pre-application 4.0
option A
sketch elevation



Brown mixed multi brick housing scheme, Islington



Pigmented metal standing seam roof on brick, Cambridge



Full height windows set within facade and roof
<http://www.pinterest.co.uk>

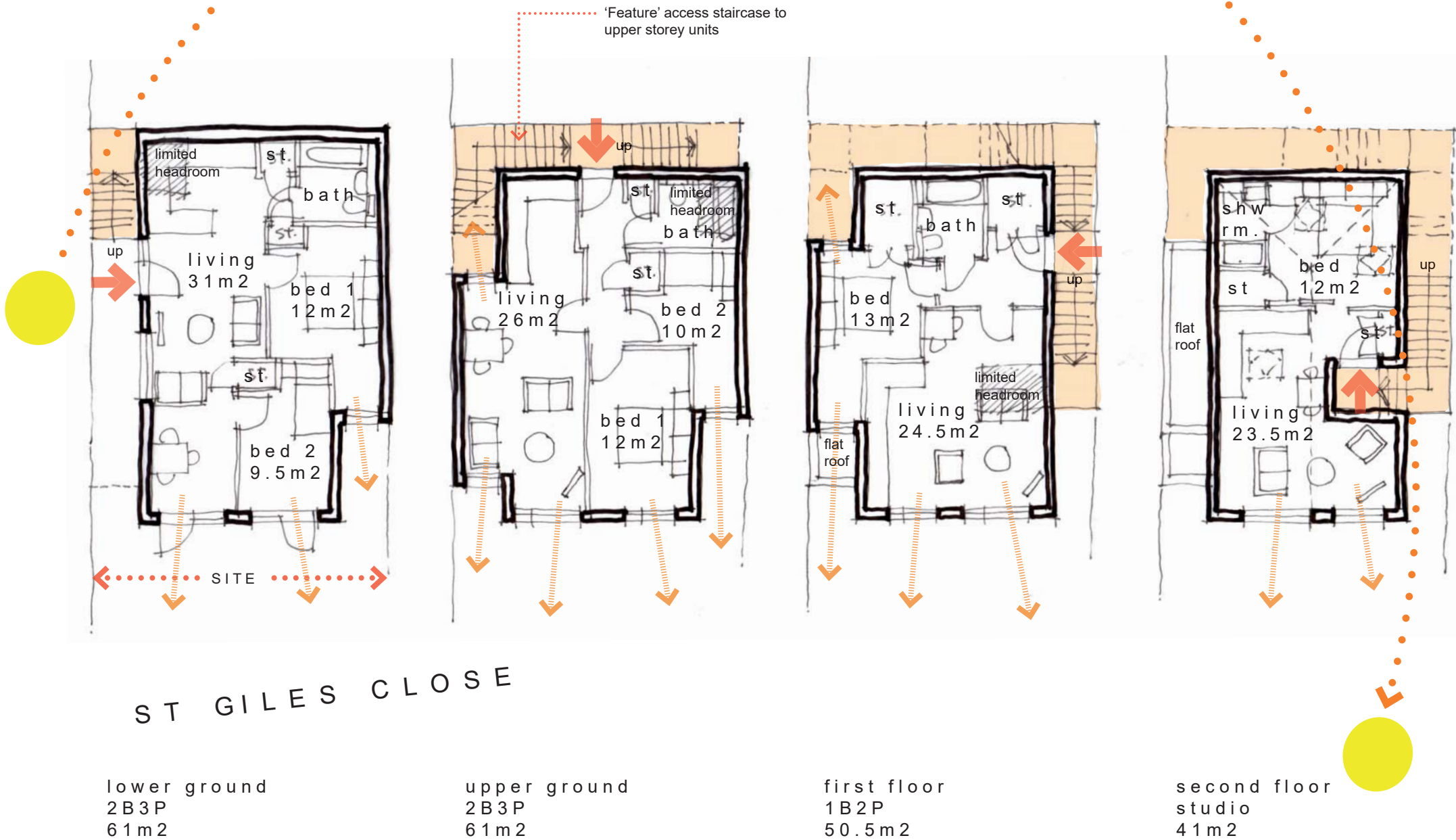


sketch elevation - nts

pre-application 5.0
option B
sketch layout plan

The proposal has been generated in response to the specific constraints of the site. The proposal includes:

- Existing boundary treatments to be retained
- Four storey building with one unit per floor, outlook orientated to St Giles Close
- Secure access pathway
- 'Feature' access staircase that 'wraps around' the rear element of the building
- Daylight levels are considered with large window openings located to the St Giles Close elevation and additional rooflights to the top floor unit
- The majority of units are dual aspect
- Courtyard created between the two buildings with cycle and refuse storage facilities.



sketch typical plan layout - nts

pre-application 5.0 option B sketch visuals

precedent images



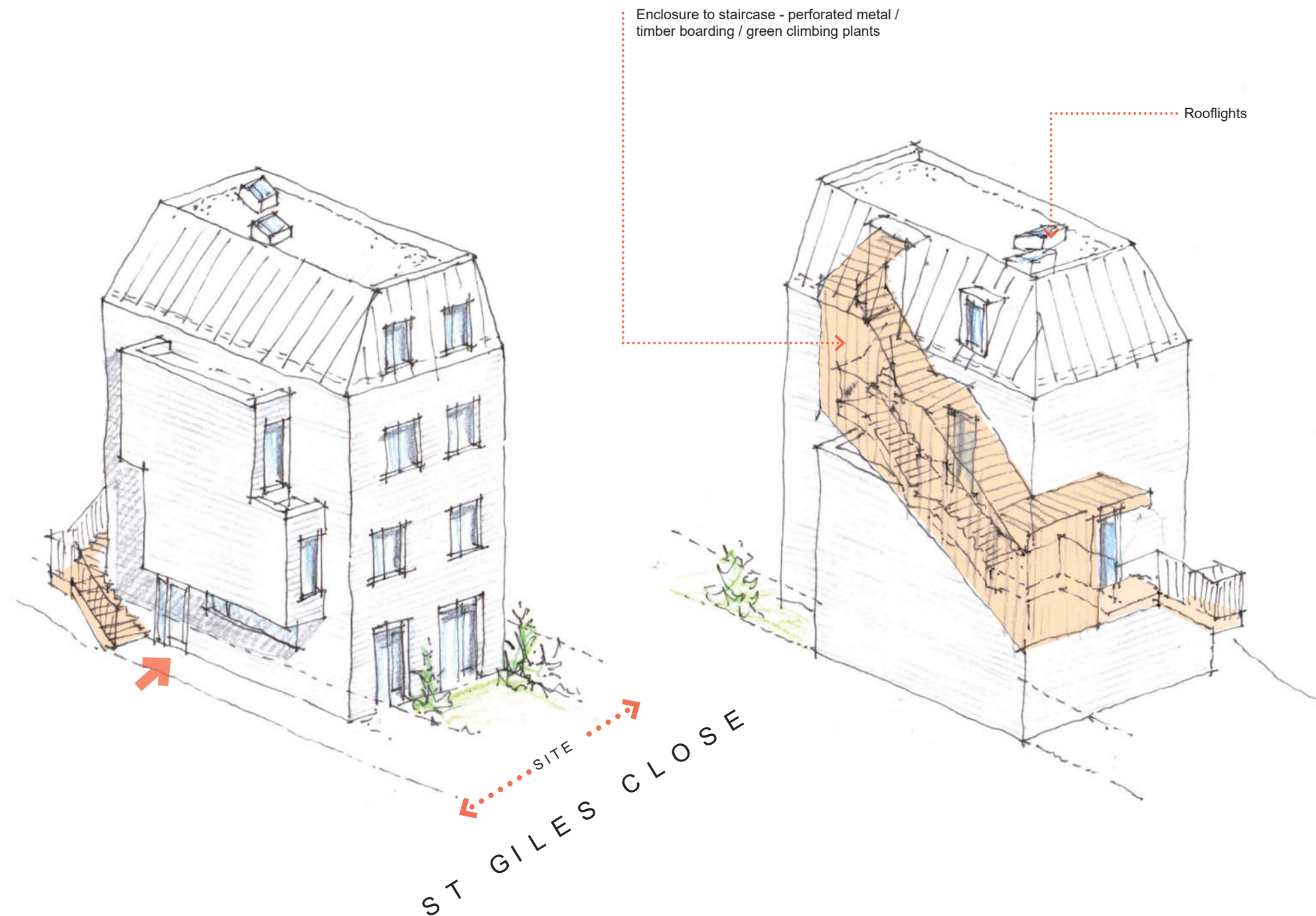
Staircase enclosed in grey corrugated metal, Hitzig Militello Arquitectos, Buenos Aires
<http://www.dezeen.com>



Vertical timber cladding to internal staircase
<http://www.pinterest.co.uk>



Perforated metal wrapped around stair enclosure, Studios, Beijing by Remix Studio
<http://www.dezeen.com>



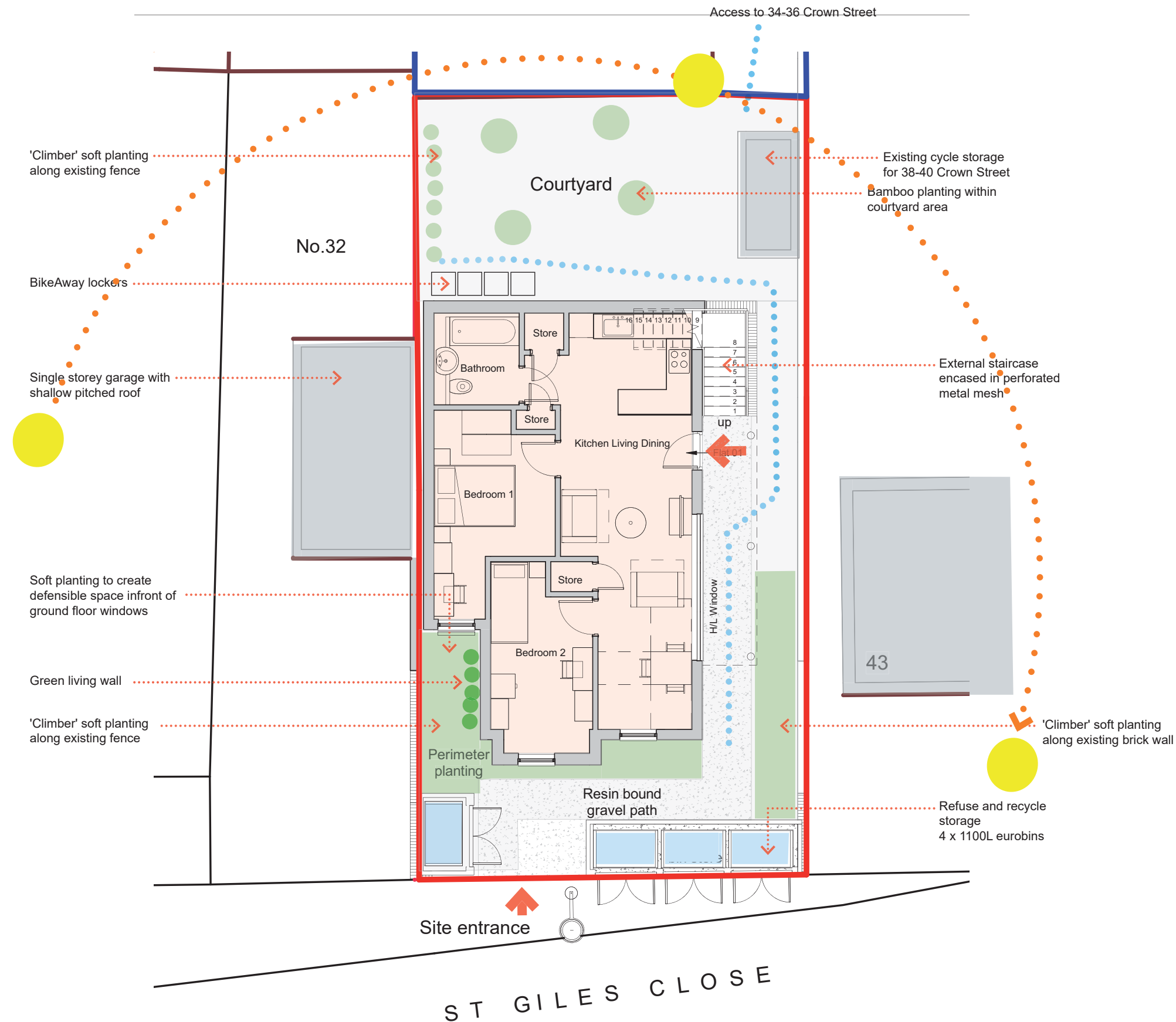
3d sketch visual - nts
(st giles close - north elevation)

3d sketch visual - nts
(rear elevation)

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layout 6.0



We are proposing a three storey with habitable roof space development with communal amenity courtyard. The layout of the development on the site has been designed to be sympathetic and subservient to No.34-36 Crown Street and to ensure the proposal sits comfortably within the surrounding context.

The proposal has been generated in response to the specific constraints of the site and previous comments from the LPA. The proposal includes:

- Building line relates to the adjacent properties on St Giles Close, providing a transition from two storeys plus pitched roof to three and four storeys with habitable roof space
- Stepped facade creates an active frontage to the street
- Provides natural passive surveillance onto St Giles Close
- An external access 'feature' staircase wraps around the rear of the building providing access to individual units on each floor
- Communal amenity space with secure and light landscaped access pathway
- One secure designated cycle storage space per unit located at the rear of the development
- Existing brick wall along western boundary to be retained (adjacent to No.43) with soft climber planting
- Existing timber fence along eastern boundary to be retained (adjacent to No.32) with soft climber planting
- Existing site car access from St Giles Close retained and narrowed to form pedestrian gate/ access
- Designated refuse/ recycling storage accessed from St Giles Close
- Daylight and natural ventilation levels are considered with full height windows located to the stepped front facade.

proposed lower ground floor plan - NTS



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amount 7.0

We are proposing a residential scheme comprising of four units:

- 2 x 2bed 3person 61m2
- 1 x 1bed 2person 50.5m2
- 1 x studio 41m2
- Total 4 units

Each unit is provided with:

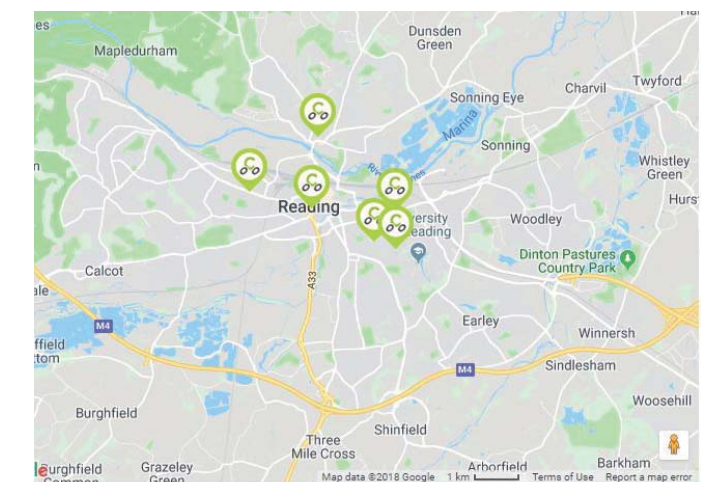
- Communal courtyard amenity space - approximately 43m2
- Designated external cycle storage - 4 x BikeAway Locker (one per unit)
- Communal external refuse/recycling storage

The units meet the minimum size requirements of Technical housing standards - nationally described space standard March 2015 and Lifetime Homes July 2010.

The scheme will meet the principles of Secured by Design HOMES February 2016.

Parking

No parking provision is proposed with the development due to the site location within Zone 2 Primary Core Area. Several car clubs are located within the area including easyCAR club and Co-wheels.



Co-wheels car club
<http://www.co-wheels.org.uk>

Crown House, Unite Students
6 storeys

MAX Serviced Apartments
4 storeys

Nelson Mews
3 - 4 storey plus habitable
pitched roofspace



Aerial view looking south; north/ street elevation onto St Giles Close
<http://www.google.co.uk>

Residential dwellings
3 storeys with pitched roof

Residential dwellings
2 storeys with pitched roof

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scale 8.0

The proposed building has been designed to consider the layout, mass and usage of the adjoining buildings. This has resulted in the mass located to the boundary edge of St Giles Close.

The proposed building line along St Giles Close follows the existing building line of adjacent No.43 St Giles Close whilst creating a courtyard between the proposed development and No.34-36 Crown Street.



S T G I L E S C L O S E

view from st giles close, looking south - NTS

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view from st giles close, looking west - NTS

scale 8.0



view from st giles close, looking east - NTS

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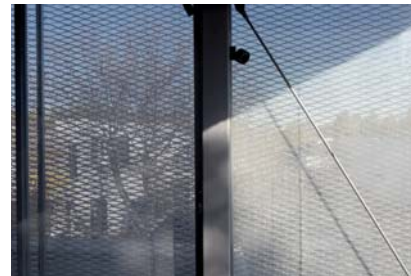
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red stock brick



Hectic Red', Darwin Hall Community Centre, Lichfield
<http://www.wienerberger.co.uk>

perforated metal mesh



Perforated metal wrapped around stair enclosure, Studios, Beijing by Remix Studio
<http://www.dezeen.com>

zinc cladding



Rheinzink Blue-Grey Mechanical Lock Panel
<http://www.sheetmetalsupplyltd.com>

stair enclosed with metal mesh

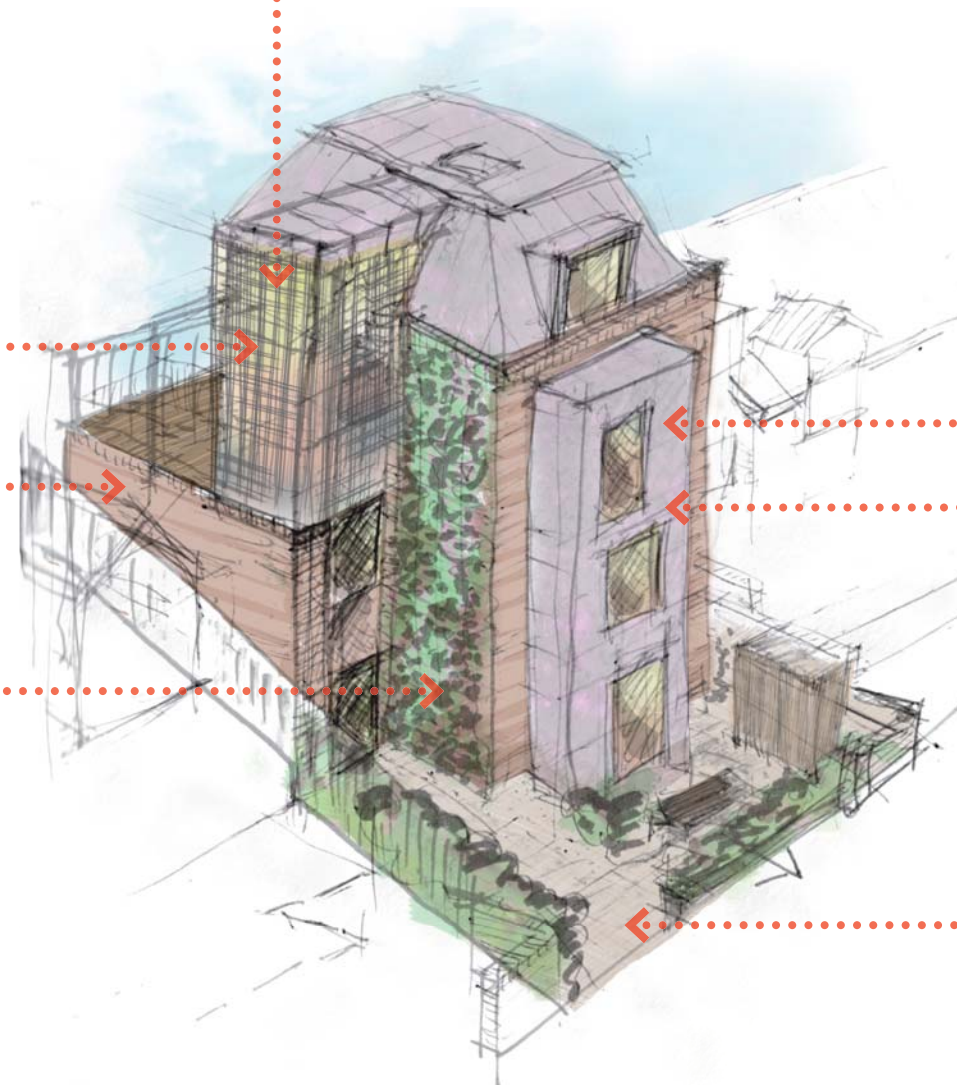


Perforated metal wrapped around stair enclosure, Studios, Beijing by Remix Studio
<http://www.dezeen.com>

green wall



Aston University, Green Wall; Biitecture
<http://www.hortweek.com>



front elevation / north elevation sketch - nts

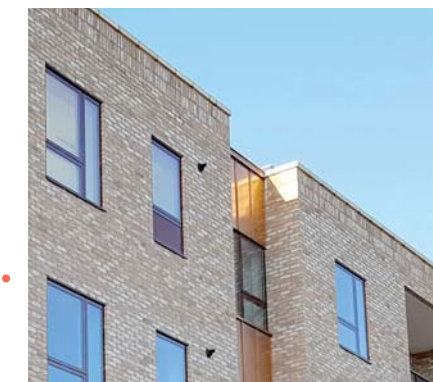
Materials

The context around the site is predominantly red/ red stock or brown brick with slate or plain clay roof tiles with new buildings incorporating cream and white render, zinc/ metal cladding and terracotta tile cladding.

Proposed use of materials to include:

- Red multi stock brickwork
- Zinc cladding
- Perforated metal mesh
- Green living wall
- Timber clad refuse and cycle storage with green roofs
- Climber plants to boundaries
- Light colour paving and/ or resin bound gravel.

large window openings/
brick and metal
cladding facade



Residential development, Camden

resin bound gravel



Resin bound driveway
<http://www.turnoutdrives.co.uk>

timber refuse store



Wesco household recycling bins
<http://www.falco.co.uk>

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sustainability 10.0



Low energy LED bulbs
<http://www.thegreenage.co.uk>



Energy Monitors
<http://www.thegreenage.co.uk>



Home automation app for energy saving products
<http://www.energie4u.co.uk>



Wesco household recycling bins
<http://www.binopolis.com>

An holistic approach to sustainability has been taken and will encompass urban design, architecture, energy, transport, materials and water, and may include such measures as:

- Improved u-values and a fabric first approach
- Low impact and low-toxicity materials and finishes will be specified wherever possible
- Photovoltaic panels to extract the energy from the sun to generate electricity
- Water conserving devices dual/ short flush toilets to reduce water flow and provide instant savings on water
- Rainwater harvesting collected from the roof for reduced utility bills and environmental implications
- Monitoring of energy usage and project energy costs
- Energy efficient light bulbs and energy rated appliances.

Recycling

Designated refuse/ recycling store to be provided along the boundary to St Giles Close (the existing location of bin storage), providing:

- 2 x 1100L eurobins refuse
- 2 x 1100L eurobins recycle

Collection day and frequency to be agreed with the local authority.



Wesco household recycling bins
<http://www.falco.co.uk>



BikeAway Locker
<http://www.cycle-works.com>



Wesco household recycling bins
<http://www.falco.co.uk>

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