



Saunders

Architecture + Urban Design

Design & Access Statement

Land adjacent to 94 George Street

May 2018

Prepared on
behalf of:



Reading
Borough Council
Working better with you

Prepared on behalf of:



Prepared by:

Saunders
Architecture + Urban Design

In collaboration with:



LD&DESIGN



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1.0 Introduction

1.1 OVERVIEW

This Design and Access Statement accompanies a planning application submitted on behalf of Reading Borough Council in relation to the redevelopment of the vacant brownfield site on the land adjacent to 94 George Street. The application seeks full planning permission for the erection of 4no. affordable dwellings - 2no. flats and 2no. maisonettes.

This document accompanies the application drawings, it describes the thought process behind the proposals and how the design responds to the site and its immediate context.

The structure of this Design and Access Statement begins with a description and analysis of the site and its context followed by an explanation of the proposals and how they respond to the site and its immediate context. The final section on Access explains how the site will be accessed by pedestrians, bicycles and vehicles and how the proposals will encourage inclusive access for occupants.

1.2 CONSULTATION

1.2.1 Consultation with Local Authority

At the early stages of the design process proposals were submitted to the local authority planning team for comment and discussion, this was followed by a meeting and further submissions of the proposal amended to reflect the comments and suggestions of the local authority planning team. This enabled us to arrive at a proposal for the site that was agreed in principle with the local authority.

1.2.2 Public consultation

Prior to submission of the planning application the draft proposals were sent out in a Public Consultation newsletter that was distributed to around 100 local residents and neighbours, this set out the proposal for the site and invited them to provide their thoughts and comments so that these could be considered and reflected in the design where appropriate prior to planning submission.

There were no comments received during the two week public consultation.

Public Consultation Newsletter

Land Adjacent to 94 George Street, Reading

This newsletter provides information on the emerging proposal by Reading Borough Council for the redevelopment of an unused brownfield site at the Northern end of George Street opposite Victoria Park and adjacent to the railway line.

The proposal is to provide a continuation of the existing Victorian terraced street providing 4 affordable dwellings (2 flats and 2 maisonettes). The design approach is to create a contemporary take on the Victorian terrace that uses the proportions and rhythm of the existing street to inform the front elevation of the building. Each dwelling is given its own front door, this keeps the scale and rhythm consistent with the existing terraced houses, as well as providing residents with a greater sense of ownership.

The building will be red clay brick to reflect the surrounding Victorian terraces with panels of a decorative brick pattern, created by extruding rows of bricks.

As part of the design process and prior to planning submission we would like to hear your views on the proposal to help inform the design, this will be followed by a second newsletter with the title 'You said, we did'. If you have any comments or concerns please send them by the 24th April, either by email to:

Daryn.inston@reading.gov.uk
or by post to:
Reading Borough Council
Property Development Team
Bridge Street, Reading, RG1 2LU

for ongoing communication between local residents and Reading Borough Council to ensure that any disruption is minimised and managed appropriately.

Timescales
Expected submission:
April 2018
Expected Start on Site:
Autumn 2018

Proposed Site Plan



Artists Impression looking south down George Street



Reading Borough Council
Working better with you

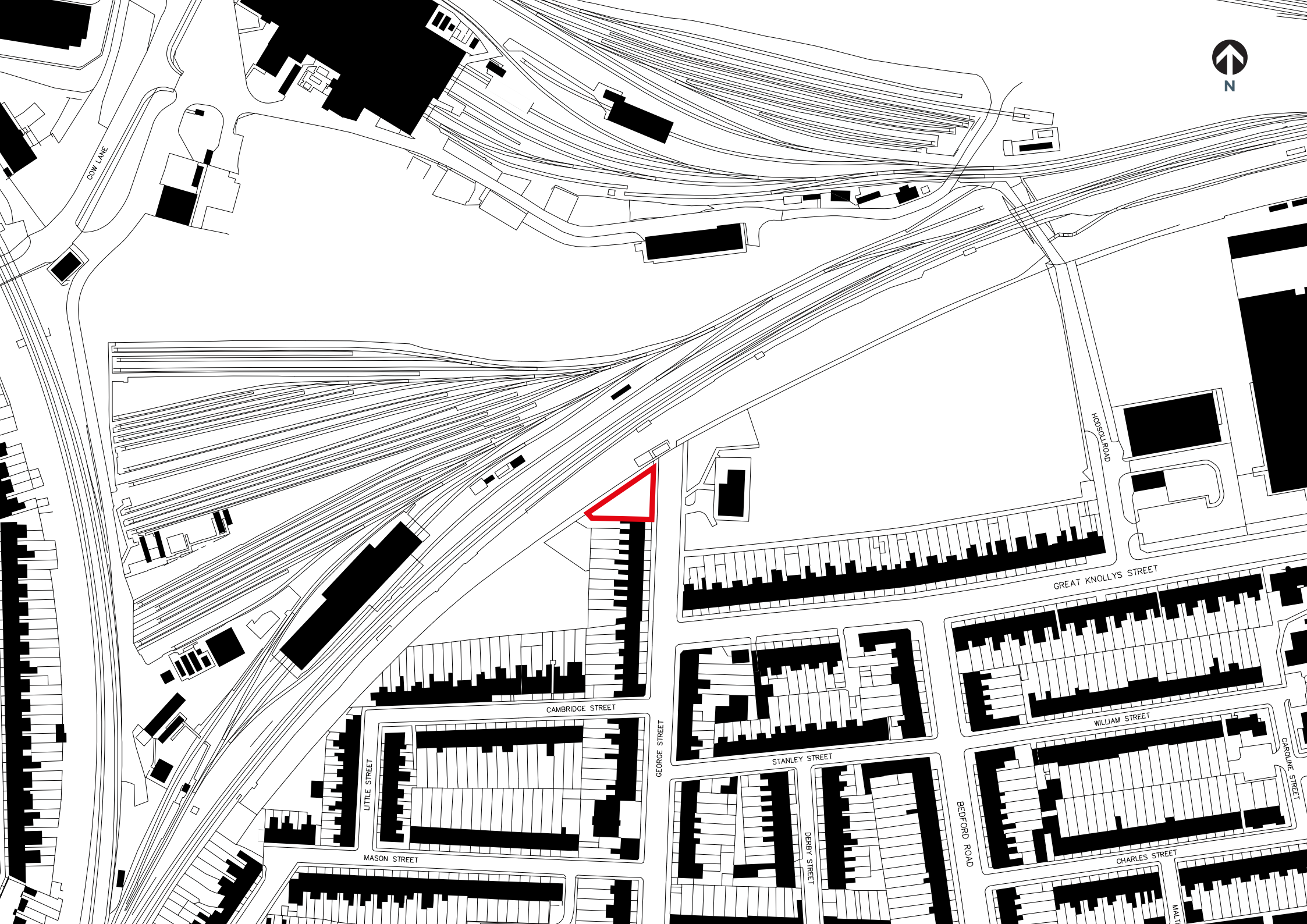
LD&A DESIGN

Saunders
Architecture + Urban Design

wsp

Currie & Brown

Consultation Leaflet sent to local residents



COW LANE

CAMBRIDGE STREET

LITTLE STREET

MASON STREET

GEORGE STREET

STANLEY STREET

DERBY STREET

BEDFORD ROAD

GREAT KNOLLYS STREET

WILLIAM STREET

CHARLES STREET

MALTBY STREET

CAROLINE STREET

2.0 The Site and Context

2.1 SITE CONTEXT

2.1.1 Physical Context

The site is a vacant brown-field plot with no built structures at present. It has been left to become heavily overgrown with wild vegetation.

The site is located at the northern end of George Street, a no through road. The western side of George Street and much of the surrounding area is currently made up of 2 storey red brick terraced houses. On the opposite side of the road is the site previously home to Fairview Community Centre. While directly opposite is Victoria Park an area of public open space that includes children's play equipment and open playing fields. To the rear/west of the site is an area of allotments that are accessed via a path running down the northwest edge of the site, beyond this path is the Great Western Railway Line.

2.1.2 Social and Economic Context

Reading has a "critical need" for affordable housing. This development helps to address this by creating additional housing on a currently unutilised site within a well connected and established residential area that is close to the city centre.

2.2 PLANNING CONTEXT

The site has previously accommodated two houses these have since been demolished and the site is now vacant, the full planning history and context is discussed in more detail within the Planning Statement that accompanies this application.



2.3 SITE PHOTOS.



View 01



View 02



View 03



View 04



View 05



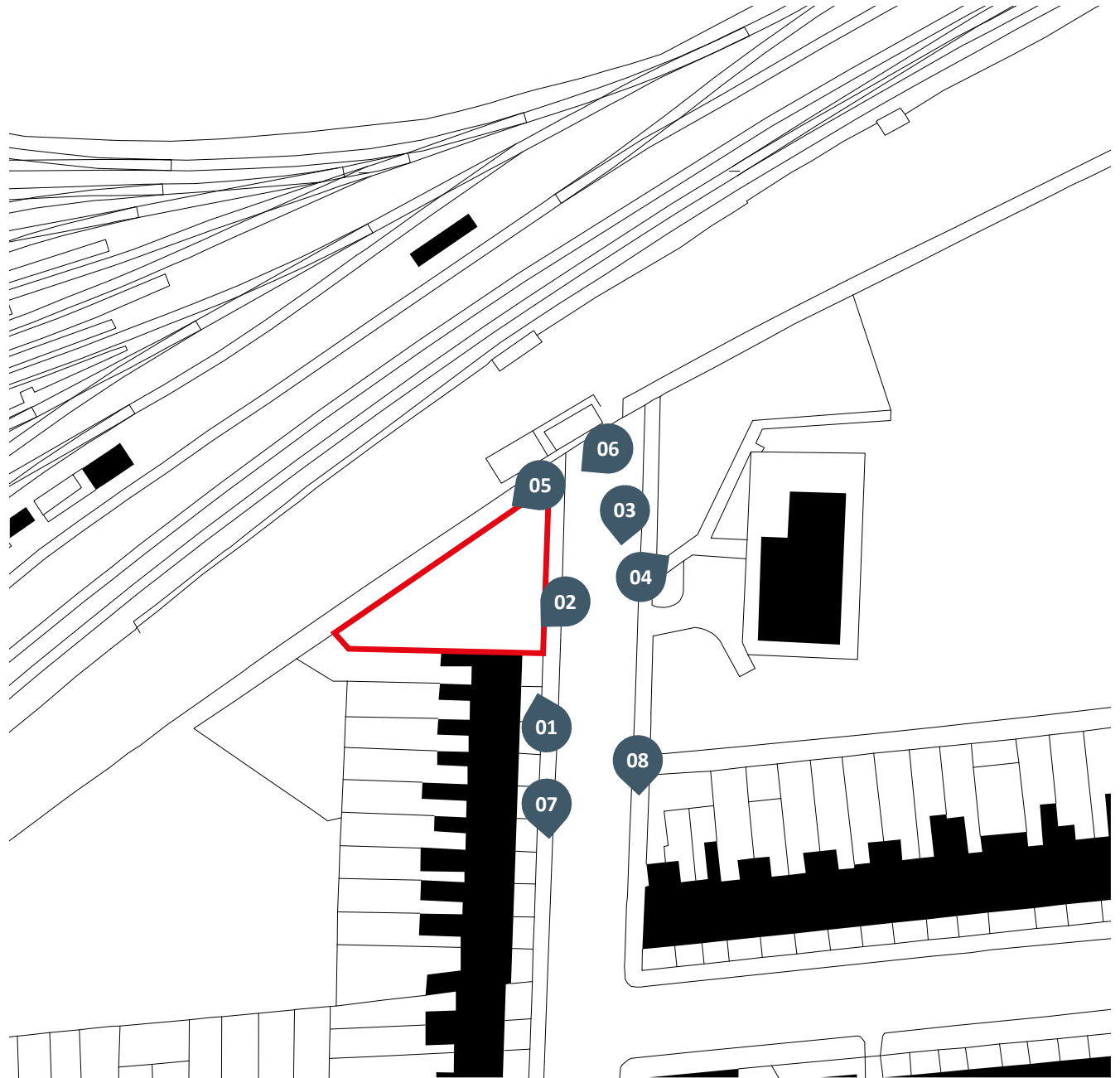
View 06



View 07



View 08



Locations and directions of site photos

2.4 SITE ANALYSIS

The following analysis identifies the initial reaction to the site, looking at both the constraints and opportunities the site provides and how any new development would be likely to respond to them.

2.4.1 Access

The position of the site at the end of a no through road, creates a single vehicular access point to the site along George Street itself. Pedestrians can gain access down George Street pavements as well as across Victoria park.

In response, any proposed development should maintain the pavement line to the front of the site.

2.4.2 Trees

The site itself has no significant trees, however there are significant trees both in the garden of the neighbouring property and in the park opposite.

In response, any proposed development would likely maintain the building line and massing of the neighbouring terrace as this will prevent any interference with the existing trees.

2.4.3 Existing Built Context

The neighbouring terrace creates a continuous street frontage which has a very strong rhythm and consistent eaves line.

This proposed development would likely maintain the front building line and eaves height as well as picking up on the scale and rhythm of the existing fenestration.

2.4.4 Topography

The topography of the site slopes down slightly towards the end of George Street. To the north of the site the ground banks up approximately 1 storey towards the railway lines.

The proposed development could use this as an opportunity to create greater height within the proposed development while maintaining the eaves height of the neighbouring terrace.

2.4.5 Daylight

Day and sunlight access onto the site is good due to its east to west orientation. The northern position of the site in relation to the neighbouring buildings will mean solar access of the existing buildings would be unaffected by any new development.

In response any proposed development will likely make the most of the good solar access on the site to create a proposal with high levels of natural daylighting.

2.4.6 Views

Views onto the site come primarily down the street. While the best views from the site are across George Street to Victoria park.

Any proposed development would likely continue the strong street frontage and potentially create a more prominent end to the terraced street. The development should also make the most of views off the site to the east over Victoria Park.

2.4.7 The Railway

The railway line to the north of the site will be a source of both noise and potentially land pollution.

In response, any proposed development will need to mitigate against these potential noise and pollution constraints

2.4.8 Allotment Access and Green Link

Access to neighbouring allotments runs along the Northwest edge of the site. This access-way runs alongside a Green Link that runs along the edge of the railway line.

In response any proposed development would need to ensure the access to the allotments is maintained during construction. Meanwhile any green space within the development may be able to connect into the green link to create a higher quality open space.

KEY

- Site extents
- Primary Vehicular Site Access
- - - Primary Pedestrian Site Access
- - - Existing Building Line/ Frontage
- - - Green Corridor/Railway Embankment
- Existing Trees
- Sun Path



Site Analysis

3.0 Proposal

3.1 USE AND AMOUNT

3.1.1 Use

The proposed site use is C3 Residential, the same as the previous use of the site and the majority of the surrounding area.

3.1.2 Amount

The proposal seeks to achieve planning approval for the development of 4 dwellings; 2 no. 1 bedroom ground floor flats and 2no. 2 bedroom maisonettes that take up the first floor and roof space accommodation. The ground floor flats each have private outside space while all dwellings have access to a shared amenity space.

The development is of comparable density to the surrounding areas. In terms of the neighbouring terrace, the development accommodates 4 units in approximately the same frontage as 3.5 terraced houses. The addition of a small number of 1-2 bed units will have a negligible impact on the surrounding infrastructure and facilities.

Unit	Typology	Storeys	GIA (m2)
1	2B4P Apartment	2	83
2	1B2P Apartment	1	56
3	1B2P Apartment	1	55
4	2B4P Apartment	2	83
Totals			277

3.2 LAYOUT

The scheme creates a continuation to the neighbouring terrace with an alley between the existing and proposed dwellings that allows for level access to the shared garden. This gap also simplifies the construction of the development reducing any impact on the neighbouring property as well as creating a clear distinction between the existing and proposed terraces. Additionally location and scale of the front and back gardens reflects that of the neighbouring properties with a continuation of the front boundary line to back of footway.

The proposal maintains the existing front building line set by the neighbouring terrace. The rear building line is slightly extended past the existing line however this will have little effect on the neighbouring properties due to the orientation of the site creating no over shadowing of neighbouring properties. The 2 storey rear projection extends less than the single storey extensions of the neighbouring properties and is set back from the side boundary wall to prevent any obstruction of the views from the rear windows of the neighbouring property.

The allowance for private entrances to all units removes the need for any internal shared space, along with the associated additional maintenance costs or potential for anti-social behaviour that can come with communal spaces. Having private front doors also continues the same feel and domestic scale of entrance door that is present down the rest of George Street.

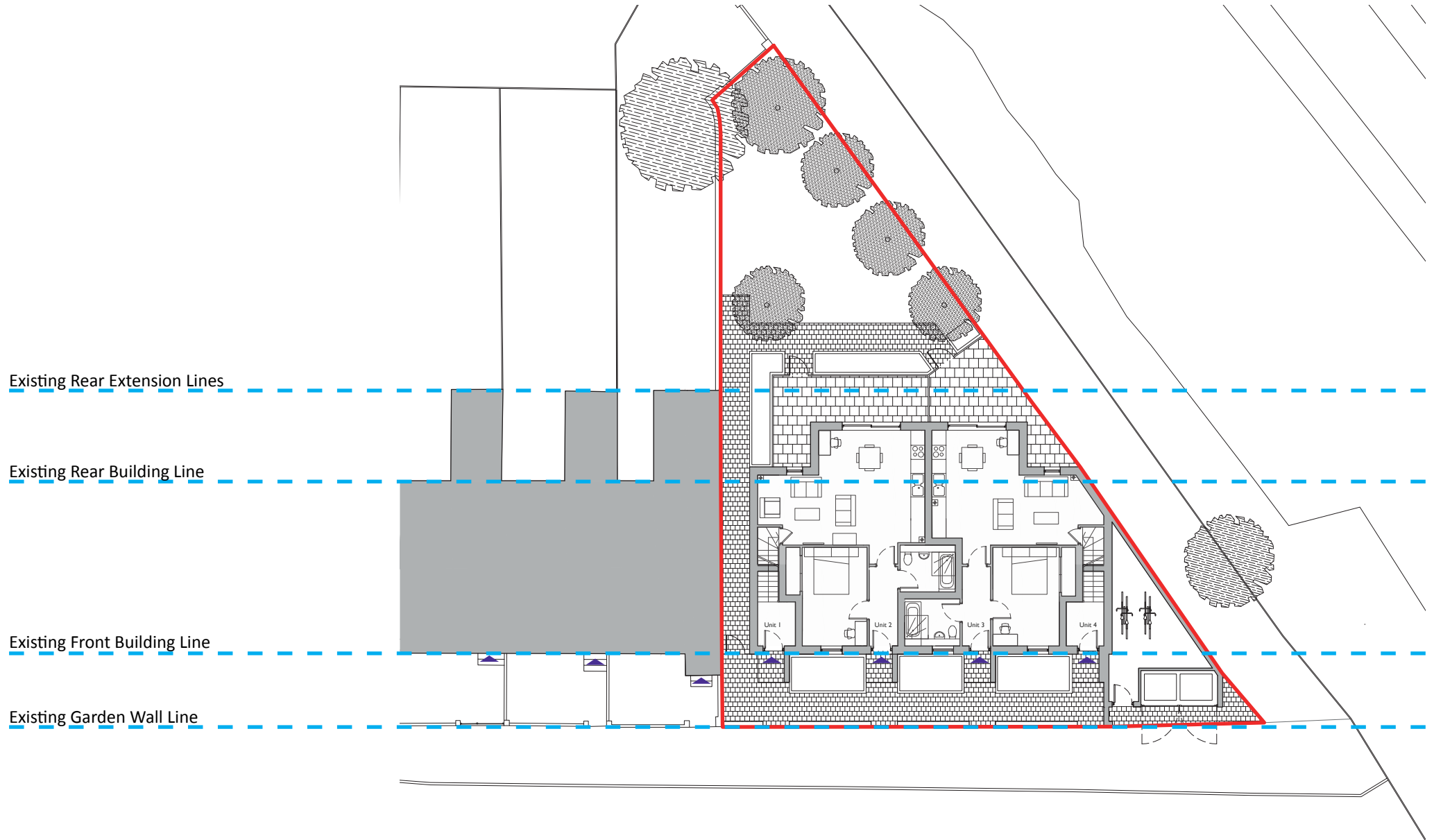
3.2.1 Internal Arrangement

Internally the living spaces at ground floor are situated to the rear of the units with direct access to private gardens. While the maisonettes above have living situated to the front of

the property providing views of the street and green space beyond.

3.2.2 Orientation

The orientation of the development is east-west meaning that all habitable rooms will receive sunlight at some point during the day. The rear elevation and gardens benefit from the afternoon and evening sun.



3.3 SCALE AND MASSING

The built context surrounding the development is predominantly 2 storey, although some of the neighbouring properties having converted their roof spaces to create 2.5 or 3 storey development.

The proposal takes advantage of a lowered ground level on site relative to the rest of the street to create a 2.5 storey development that maintains the consistent eaves level of the neighbouring properties and reflects the scale and massing of its local context including an eaves fronted pitched roof.

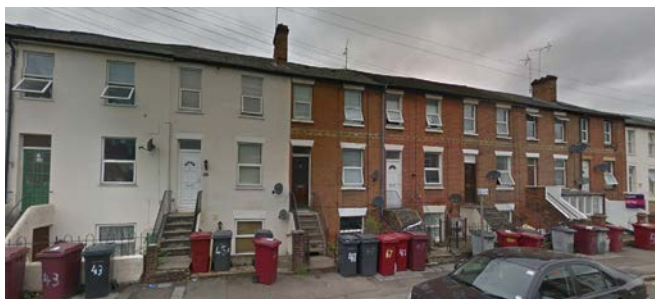




01 George Street - 2 storey with consistent fenestration



02 Great Knolly Street - 2.5 storey



03 Bedford Street - 3 storey with consistent fenestration



Locations and directions of local precedents photos

3.4 APPEARANCE

The overall approach to design and the proposed aesthetic or look of the development creates a building that is of its time, whilst the scale, massing, materiality, fenestration and rhythm of the front elevation all reflect the character of its immediate context within the Victorian terraced street and wider local context.

3.4.1 Rhythm

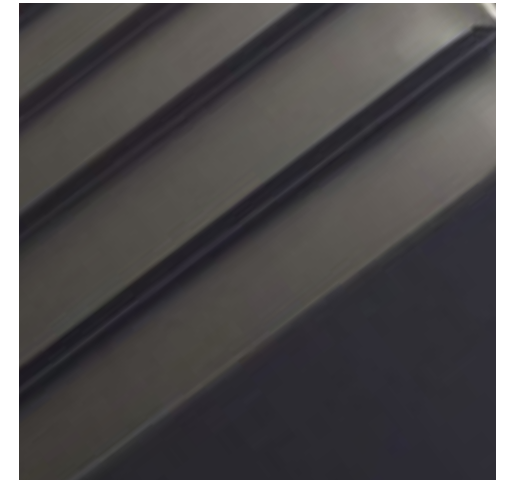
The overall driver behind the appearance of the design is the rhythm set up by the neighbouring terrace, setting the location, alignment and size of the doors and windows across the facade including some variation that reflects the needs of the internal layout as well as some of the existing variation along the street. The size and proportion of the doors and windows are consistent with the original Victorian sash windows along George Street and the surrounding area. This design approach creates a facade that reflects the rhythm of terrace houses along the existing street without necessarily providing an exact copy. This approach to fenestration and rhythm is illustrated in the elevational diagrams opposite.

3.4.2 Materials

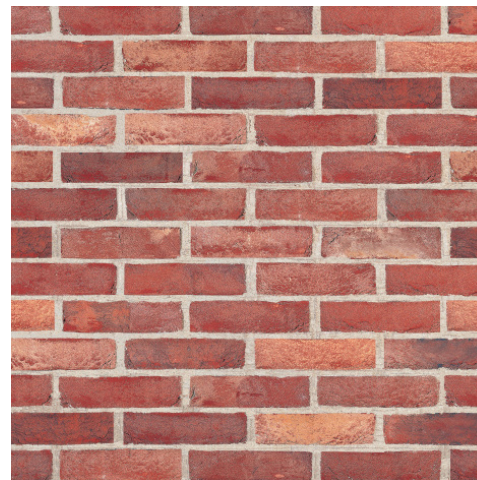
The proposed materials are designed to reflect the materials and character of the existing local context, being predominantly red brick with slate roof coverings. The existing context contains a variety of brick details including soldier course window headers and various decorative string course patterns. Responding to this the proposal uses a modern brick pattern of projecting brick courses arranged in panels. These panels reinforce the concept of the terraced house by accentuating rhythm, verticality and the idea of the individual unit.



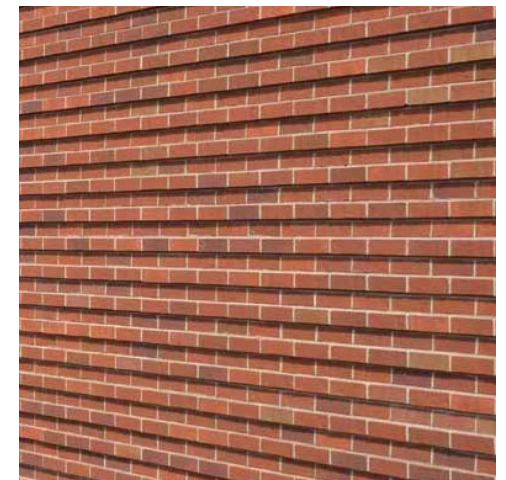
Slate or Artificial Slate



Standing Seam Metal

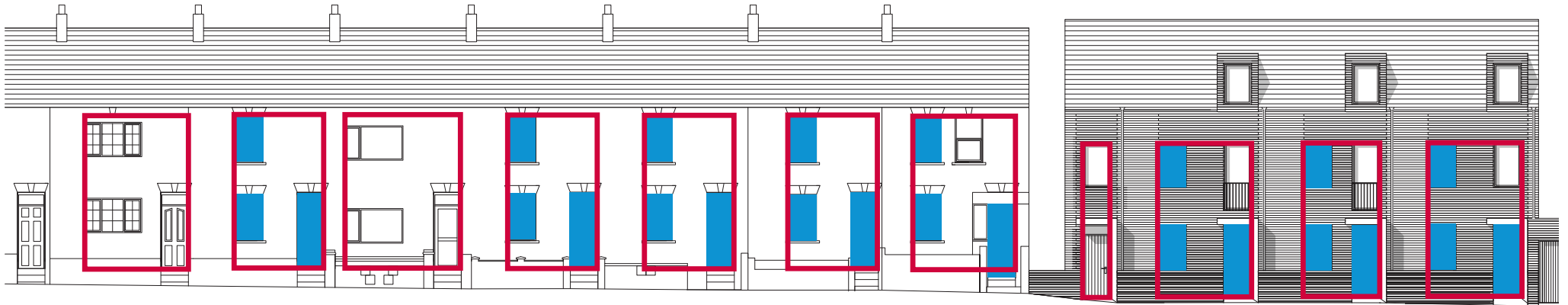


Red Clay Brick with some colour variation

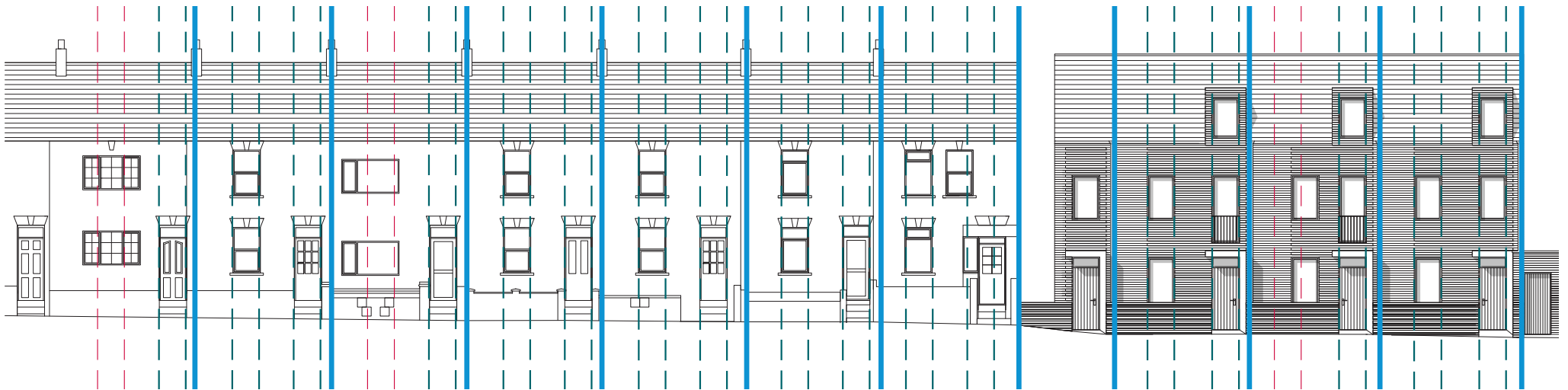


Brick Texture

Materials Palette



Consistent Door and Window Arrangement



Maintaining the Rhythm of the Street

3.5 LANDSCAPE DESIGN

The landscape approach to the site is to provide legible usable public and private space. To the front of the apartments is a space that reflects the front gardens along the street enclosed by a low garden wall to the street. Behind the front garden wall is a connecting footpath providing access from each front entrance to the gated side alleyway that leads to the communal garden at the rear. Planting within the front garden area creates defensible space in front of the the ground floor windows and also helps to reinforce the rhythm of the street.

The space to the rear of the apartments is split between private walled gardens to the ground floor flats and a larger shared garden space beyond. The private walled gardens will be hardsurfaced. The shared garden is accessed by a simple hard surface footpath that also provides rear access to the private gardens, a lawn area to create usable space and some low level boundary planting seperating the footpath and the private gardens. Along the north-west boundary with the railway embankment a row of trees is proposed reinforcing the green corridor and providing some visual and acoustic screening.



Site Plan illustrating the clear approach to landscape treatment

3.6 ENERGY & SUSTAINABILITY

3.6.1 Fabric First Approach

The primary strategy to reducing energy use within the proposal is a 'Fabric First' approach with a well insulated building envelope and high levels of air tightness.

3.6.2 Low Carbon Technologies

In addition to the Fabric First approach the development will utilise low carbon technologies, this will include the use of a mechanical ventilation system with heat recovery (MVHR), this will reduce the energy required to heat the homes through heat recovery. In addition this type of centralised ventilation system will allow the building to be air tight and still have adequate ventilation providing a healthy internal environment. This system should also reduce the need to open windows in turn reducing any potential noise impacts from the adjacent railway line.

3.6.3 Renewable Energy

Having reduced the energy demand as much as possible through the design of the building envelope and the use of low carbon technologies, the residual energy demand will be partly provided by the generation of renewable energy. Renewable Energy generation will be provide by the installation of a photo voltaic (PV) or combined PV and solar thermal panel array on the flat roof of the rear projection and/or the rear west facing roof slope.

3.6.4 Water Usage

In order to reduce water usage by the proposed development low flush toilets will be used throughout.

4.0 Access

4.1 PEDESTRIANS AND PUBLIC TRANSPORT

The proposed development is designed at a traditional street fronted property with direct pedestrian access from the street, pedestrians access is prioritised over vehicle access.

The site is within 5 minutes walk of the small row of shops that are situated along Oxford Road and within a 20 minute walk of the city centre. The site also has good access to public transport links, with bus stops to the southern end of George Street.

4.2 BICYCLES

The location of the site makes it ideal for transport by bicycle. With the West and South-west Reading Cycle Routes passing nearby the site, creating connections to the city centre.

There is provision of 4no. cycle storage spaces located in the secure communal cycle store at the end of the street. This meets the planning policy of 1 cycle space per dwelling for 1-2 bedrooms.

4.3 VEHICLES AND PARKING

The road access to the site is along George Street itself. Due to the sites proximity to the city centre there will be no designated parking provided as agreed with the local authority highways team, this can also be managed by the RBC Housing Department who can house tenants that don't require parking. Currently there is an existing vehicle access along the northern edge of the site to allotments to the west, this access will be retained.

4.4 INCLUSIVE ACCESS

The development creates 2no. ground floor flats with level access to both through the front entrance and doors to the garden. These flats have adaptable bathrooms that have the ability to have level showers installed rather than a bath.

The communal gardens are accessible via a level access path to the side of the properties and this is connected to a level path from each front door.

4.5 REFUSE AND EMERGENCY ACCESS

The road access to the site is along George Street which provides access for refuse and emergency vehicles.

A communal bin store for the flats is located adjacent to the dwellings, it opens onto the pavement to allow for easy refuse collection.

OPPOSITE

Artists impression of proposed development from
North End of George Street



APPENDIX

Appendix A

APPLICATION DRAWINGS

P001_Location Plan

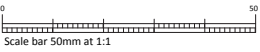
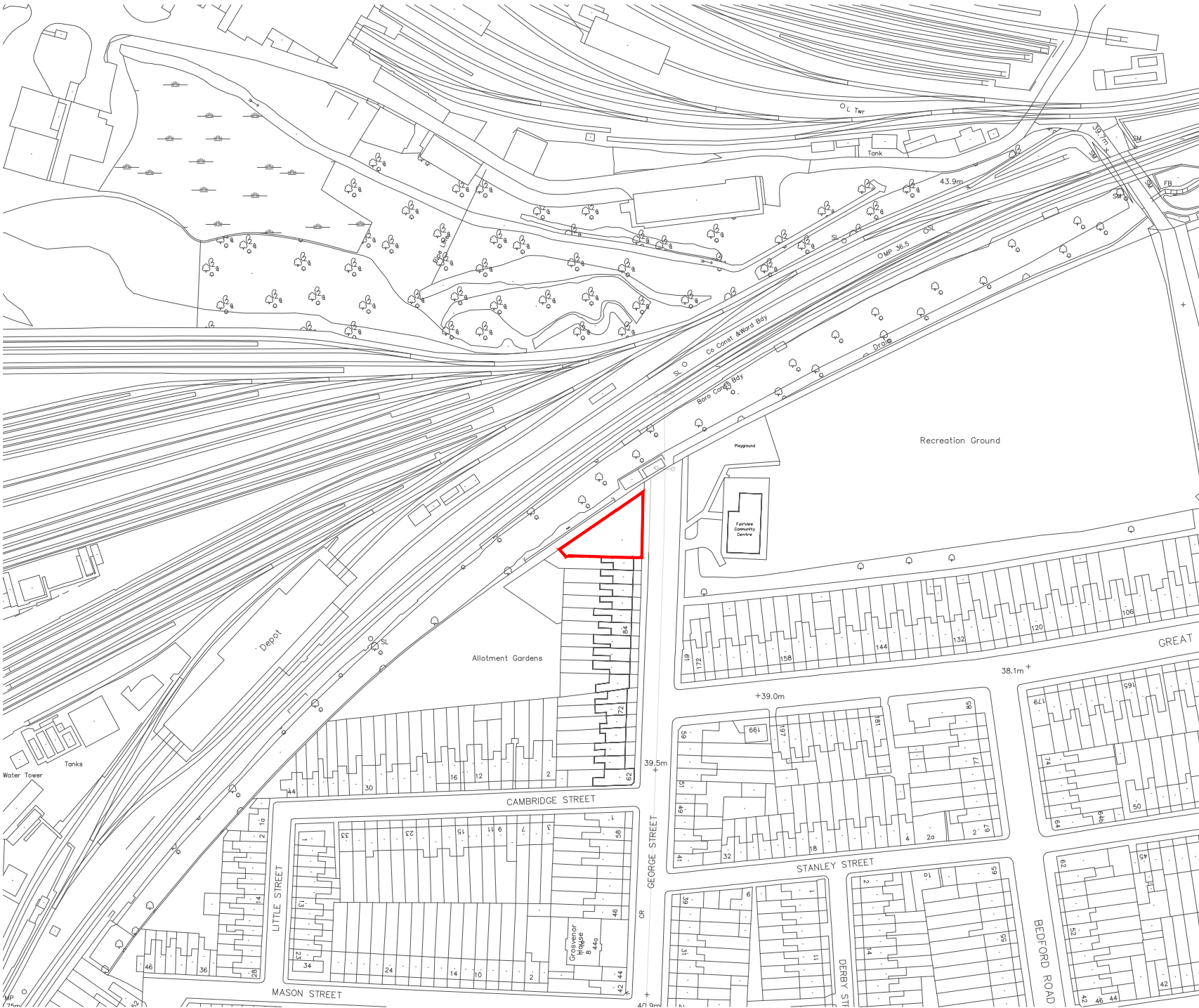
P002_Site Plan

P003_Ground Floor Plan

P004_First and Second Floor Plan

P005_Front Elevation

P006_Rear and Side Elevations



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Key

Application Boundary



Rev.	Description.	Date.	Initial.
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Project

Land adjacent to

94 George Street
Reading

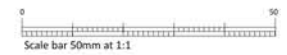
Title

Location Plan

Scale 1:1250 @A3	Date 26/02/18
Drawn AS	Checked MS

Drawing Number 7870_PL_001	Revision -
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Key

Existing Trees



Proposed Trees



Rev.	Description	Date	Initial
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Project

Land adjacent to

94 George Street
Reading

Title

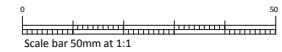
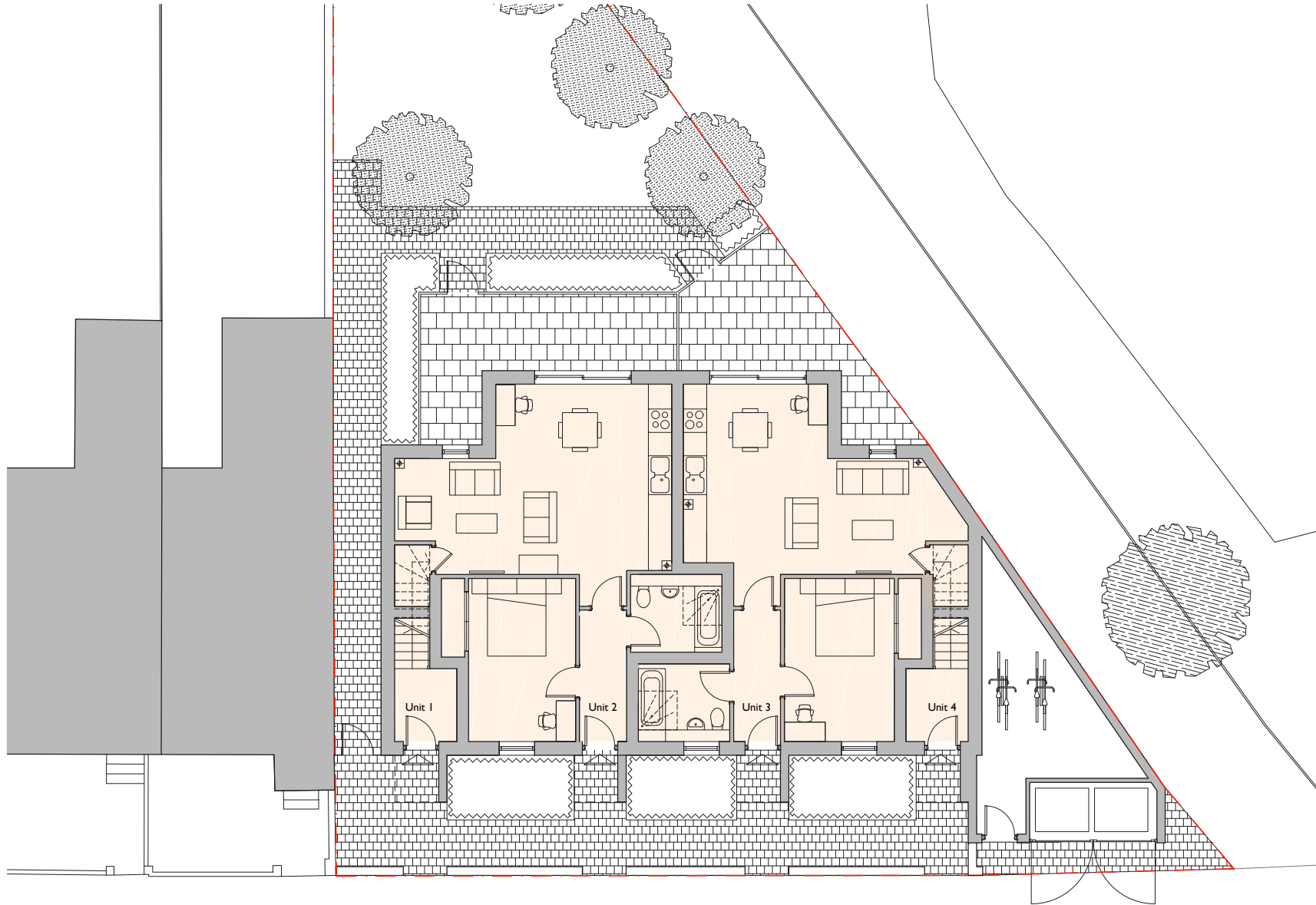
Proposed Site Plan

Scale	@ A3	Date	26/02/18
Drawn	AS	Checked	MS
Drawing Number	7870 PL 002	Revision	-

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Unit	Typology	Storeys	GIA (m ²)
1	2B4P Apartment	2	52.2
2	1B2P Apartment	1	54.7
3	1B2P Apartment	1	52.6
4	2B4P Apartment	2	54.8
Totals			214.3

Rev.	Description	Date	Initial
Project			

Land adjacent to

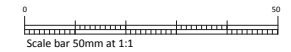
94 George Street
Reading

Title
Proposed Ground Floor Plan

Scale 1:100 @ A3	Date 26/02/18
Drawn AS	Checked MS
Drawing Number 7870_PL_003	Revision -

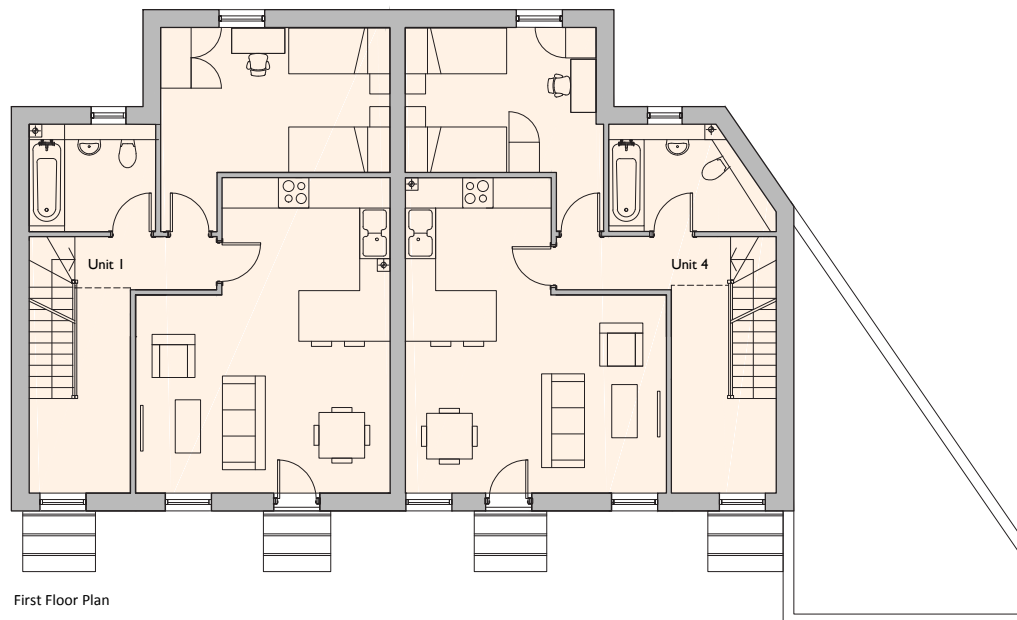
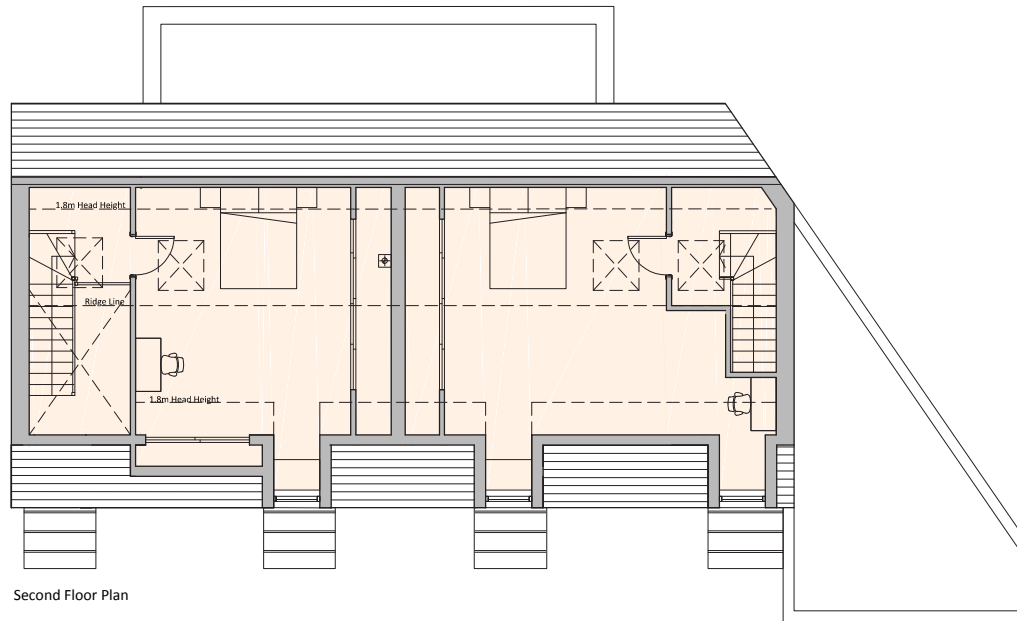
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Rev.	Description.	Date.	Initial.
Project			

Land adjacent to

94 George Street
Reading

Title

Proposed First and Second
Floor Plans

Scale 1:100 @ A3	Date 26/02/18
Drawn AS	Checked MS
Drawing Number 7870_PL_004	Revision -

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Reading

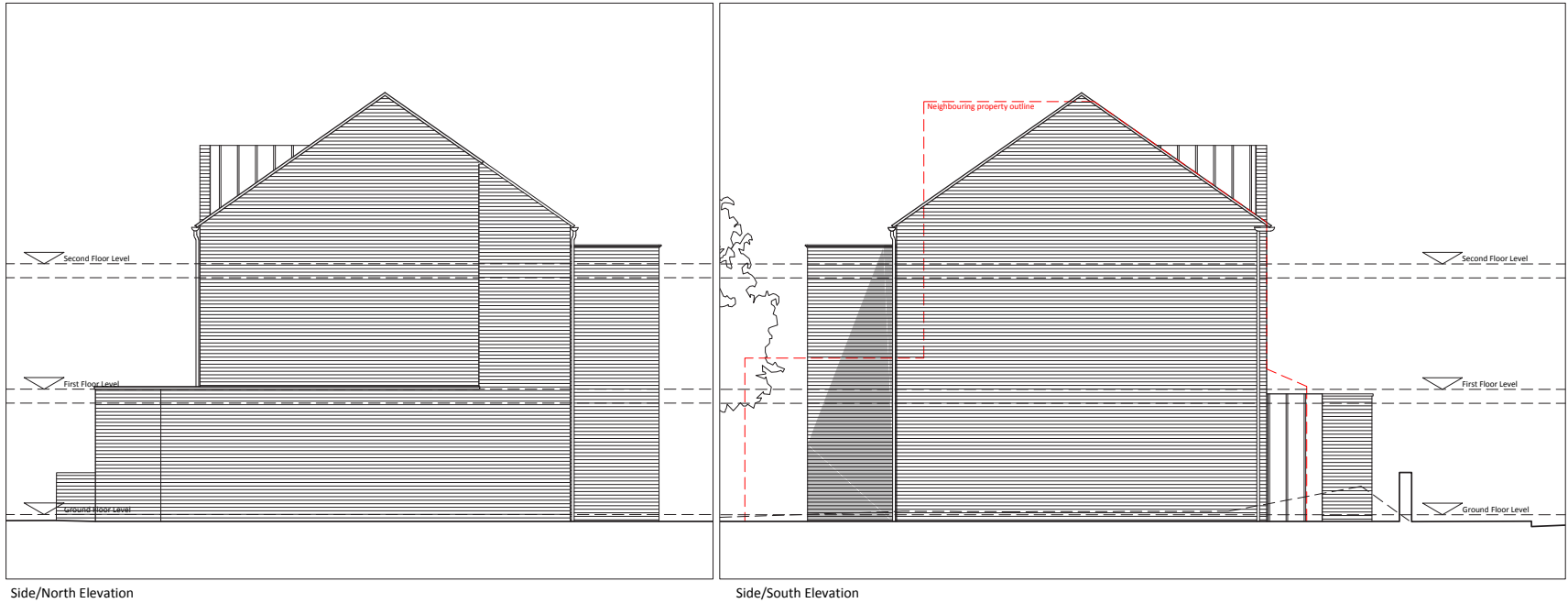
Title

Proposed Street Elevation

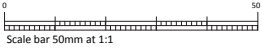
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Drawing Number	7870_PL_005	Revision	-

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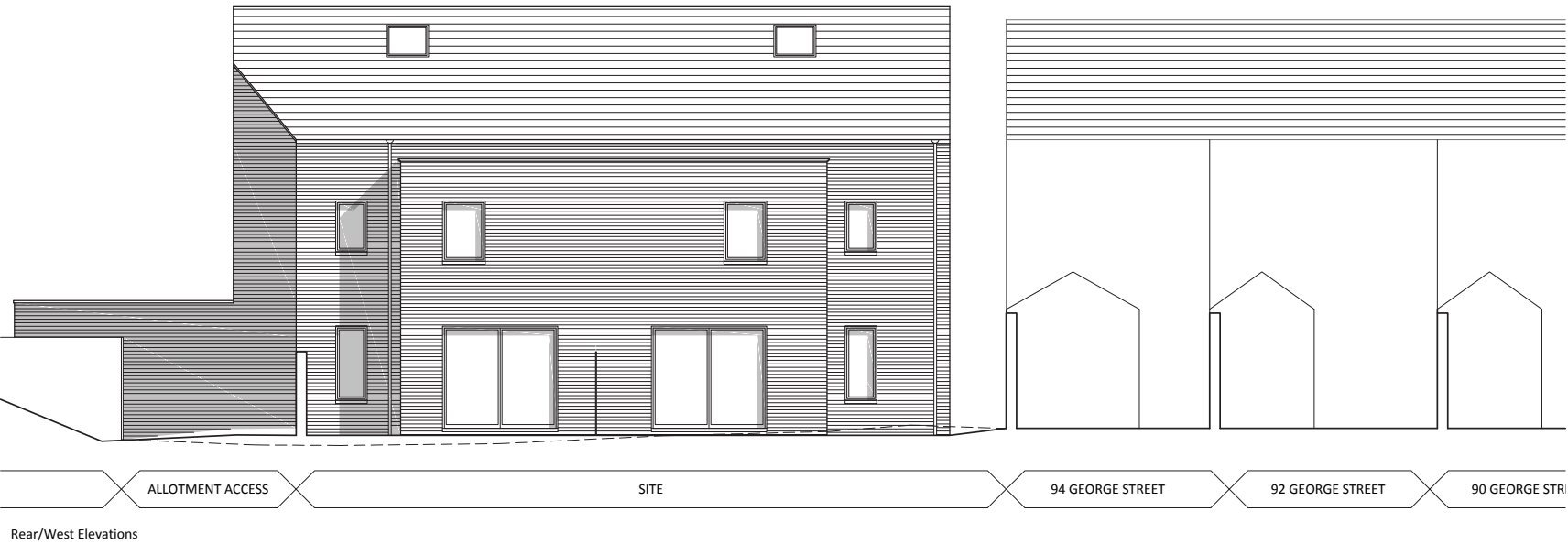
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NOTES



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Rev. Description. Date. Initial.

Project

Land Adjacent to

94 George Street
Reading

Title
Proposed Rear and Side
Elevations

Scale 1:100 @ A3 Date 26/02/18
Drawn AS Checked MS

Drawing Number 7870_PL_006 Revision -

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