



The Yard, Reading South Court

Hosier Street, READING, RG1 4QS

02 May 2018

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1 - INTRODUCTION

This statement and the accompanying Planning Application is further to a previous consented Application - reference no : 171230 - for a temporary two/three storey mixed use urban market, granted full permission on 17 January 2018 .

Proposals illustrated and described herein represent a development of those in the Permitted Application(conditional) in terms of massing and materials.

This current Planning Application is for a three level, temporary urban market utilising shipping containers over two levels with timber structures on the top level, to provide a range of services encompassing retail, retail services and the sale of snacks, food and drink (Use Classes A1, A3, A4 and A5).



AERIAL VIEW OF SITE



VIEW OF SOUTH COURT AND BROAD STREET MALL ENTRANCE



VIEW OF SOUTH COURT LOOKING EAST WITH HOSIER STREET AND ST MARYS MINSTER

2 - SITE ANALYSIS

2.1 - LOCATION AND CONTEXT

The site is known as the South Court and is bounded on North and West sides by Broad St Mall, on the east by a vacant former nightclub and on the south by Dusseldorf Way, a pedestrian route connecting St Marys Butts with the Hexagon Theatre and beyond.

The North West corner of the site forms an entrance to Broad St Mall. The west side is lined with active retail.

There is a fire exit serving the shopping centre in the north east corner.

An existing opening to the basement of the shopping centre lies in the middle of the site. It has been covered by a steel grating for many years.

Opposite and lying to the east of the site is Reading Market.



VIEW OF ADJACENT RETAIL UNIT WITH CAR PARK ABOVE



VIEW OF READING MARKET OPPOSITE SITE



VIEW OF NORTH EAST CORNER OF SITE WITH FIRE EXIT



VIEW OF EAST END OF SOUTH COURT



VIEW OF PEDESTRIANISED DUSSELDORF WAY WITH EXISTING RAMPS AND STEPS



VIEW OF HOSIER STREET LOOKING EAST

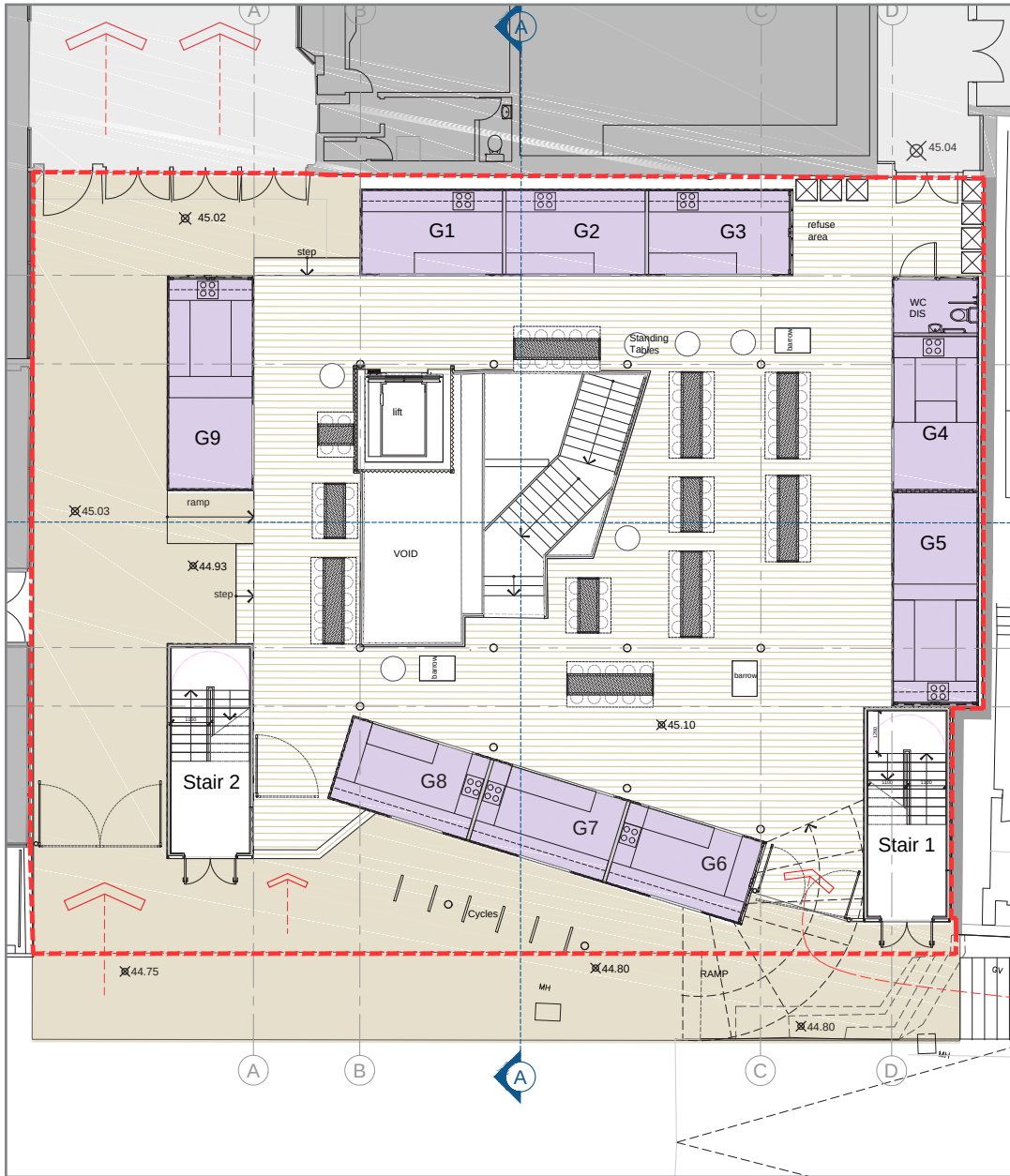
2.2 - LAND USE AND PLANNING CONTEXT

The existing land use within the site is an unused open paved courtyard.

As stated in the Introduction, the site has received Planning Permission for a temporary market for A1 and A3 uses - ref 171230 - on 17 January 2018 and an application is pending for the demolition of buildings to the East (former nightclub).

The development is a part of Moorgarth's ongoing investment in Broad St Shopping Centre.

When the shopping centre was built, in the 1970s, there was a single storey building over the central, covered void which gave access to a basement pub, called The Target.



PROPOSED GROUND FLOOR WITH MORE PERMEABILITY FROM HOSIER STREET

3 - DESIGN

3.1 - MASSING AND VOLUME

The revised scheme is essentially the same mass and volume as the permitted scheme, being three levels overall with a total height of 8.0m to eaves and circa 9.5m to typical ridges, rising to 11.0m for the taller tower, marking the main entrance to the scheme. The quantity of accommodation i.e. the quantity of containers remain similar.

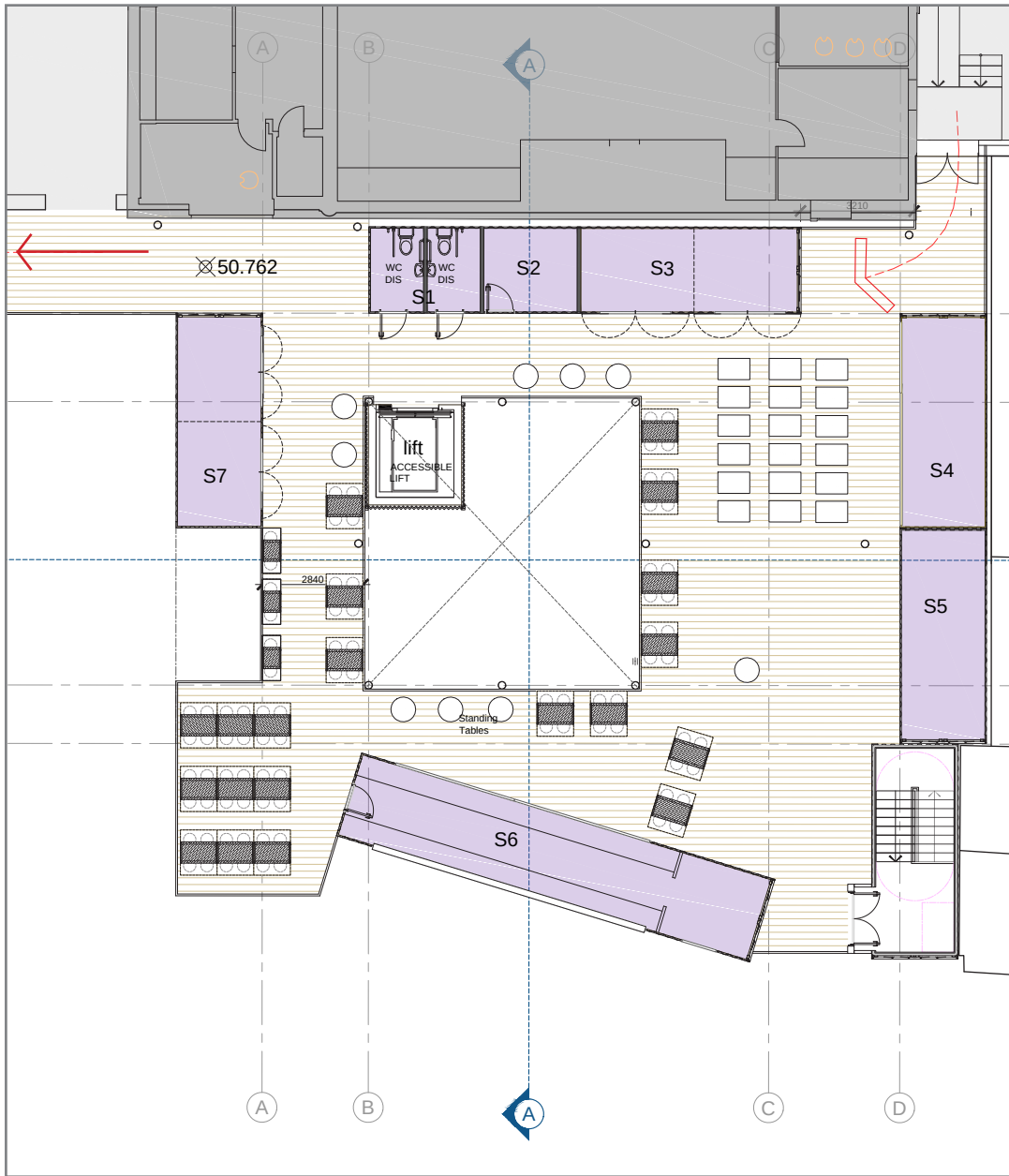
Height of the neighbouring shopping centre is 11.5m. The units are arranged around a central courtyard space with the potential to open up to the redundant basement space at some time in the future.

3.2 - CONCEPT LAYOUT AND CIRCULATION

The revised layout responds to the need for such a use to have a central organising social space for gathering, meeting and to assist the tenants through the provision of seating and events – this is the heart of the scheme.

Containers are turned sideways and opened up to provide more appropriate and flexible unit sizes and access – end access to containers is quite restrictive for retail or catering use due to the narrow dimensions whilst turning the units sideways allows traders to present themselves to the main space and to customers.

This central space allows for the future opening up to the basement and provides visual and spatial permeability between the three levels connecting the community of users who will be the essence of the scheme.



PROPOSED TOP FLOOR WITH CONNECTIONS TO SHOPPING CENTRE

3.2 - CONCEPT LAYOUT AND CIRCULATION (CON'T)

The opening to the basement will be temporarily decked over but the drawings illustrate it opened up and provided with safety guarding.

On the south side of the scheme the units are placed at an angle to open up the space inside to Dusseldorf Way.

At ground level, each of the corners of the plan is permeable for customer access or service and fire escape access.

The main entrance in the south east corner is from Dusseldorf Way. This is marked by an archway, a portcullis gate and the taller clock tower.

The main access to the shopping centre on the west side is defined by two units leaving a clear passage of circa 4.0m to one side and an opening into the courtyard of 4.50m wide.

The access/egress doors to the shopping centre open directly into the courtyard to one side.

There is an additional smaller access between the units at the front and the fire exit in the north east corner is retained.

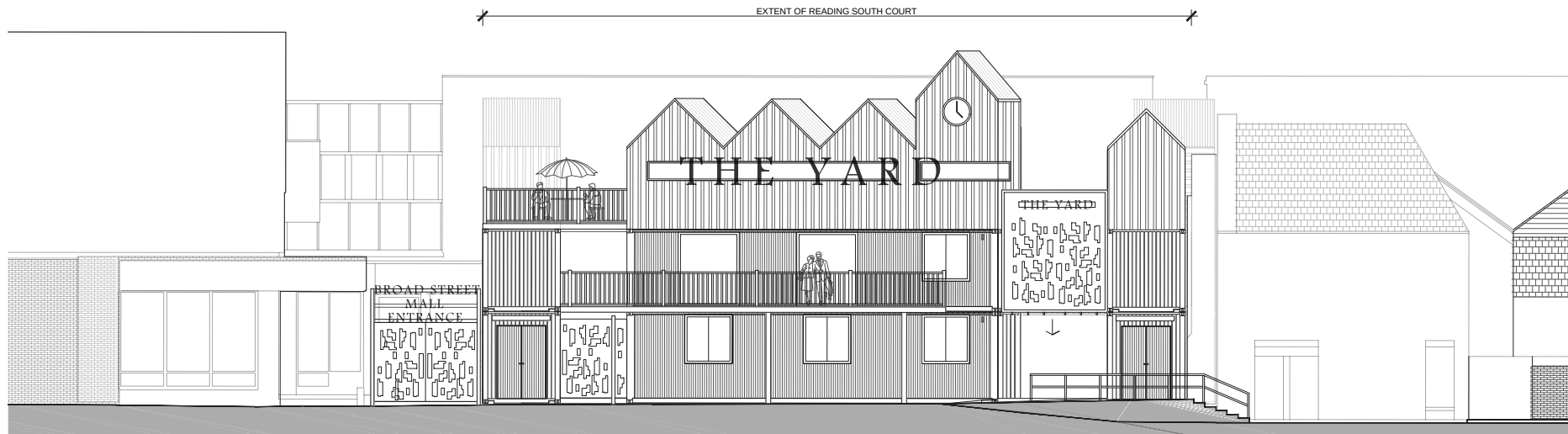
The intermediate level is connected by two staircases and an accessible lift and is provided with galleries to all sides.

The top level connects into the first floor of the shopping centre in two locations, providing further permeability and activity.

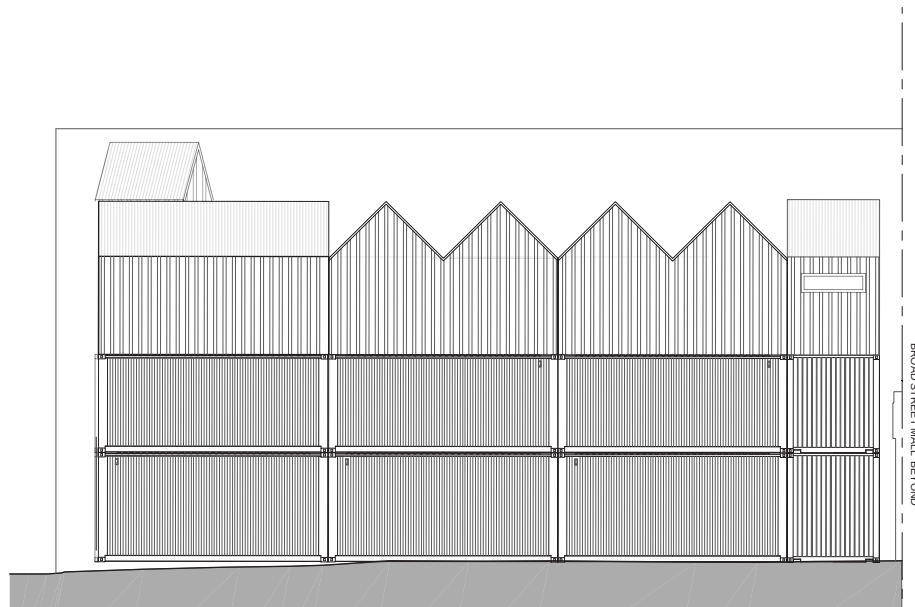
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PROPOSED FIRST FLOOR PLAN



01 Proposed South Elevation



02 Proposed East Elevation



03 Proposed West Elevation



STEEL FRAMED DOUBLE GLAZED WINDOWS

Steel framed double glazed window units. Locations and operation TBC in conjunction with tenants.



RETRACTABLE FABRIC AWNINGS

Retractable extending arm fabric awnings to units. Colour and exact dimensions to suit final tenant layouts.



EXTERNAL SIGNAGE ELEMENTS

External signage for individual tenants and landlords branding applied to the face of containers.



BI FOLD DOORS

Bi Fold Doors to individual units. Steel framed with double glazed units.



TIMBER SCAFFOLD BOARD DECKING

Proposed scaffold board decking to all areas hatched on proposed plans. All decked surfaces to be level and have ramped access to negotiate level changes in accordance with DDA requirements. Ramp locations indicated on plans.



CLEAR COLOURED CORRUGATED PLASTIC
Lift cladding



3.3 - MATERIALS

Levels 1 and 2 are formed of steel containers, adapted to suit the needs of the type of tenants the development seeks to attract.

They will be decorated with branded graphics and wayfinding information.

Level 3 is to be formed of timber framed and timber clad buildings with pitched roofs, reminiscent in form and colour of fisherman's huts or beach huts.

Gates will be painted perforated metal.

Balustrades will be vertical galvanised steel bars in panels and steel handrail.

The lift shaft will be clad in clear corrugated yellow plastic, internally lit to glow in the evening and winter afternoons.

Flooring to the courtyard, galleries and terraces will be wide wooden non slip timber decking.

The apron between Dusseldorf Way and the units will be made good with concrete paving slabs to match those of the entrance way to the shopping centre.

Windows will be clear double glazed.

Furniture will be a combination of treated timber benches and tables and metal.

Sheffield style bicycle stands will be provided at the front.

3.4 - LIGHTING

Lighting is as defined in the Dowling Blunt lighting layout and calculation report submitted as part of the application – it is designed with safety and security in mind. Additional thematic or festive lighting will be installed to all levels.



GUARDING TO BALUSTRADES AND STAIRS

Galvanised steel frame with dense galvanised mesh infill to all guarding including to stairs. All handrails to have poly coating to ensure warm to touch in accordance with building regulations.

PROPOSED MATERIALS

3.5 - STREET FURNITURE AND LANDSCAPING PROPOSALS



EXTERNAL STEEL RECYCLING BIN

Steel external waste and recycling bin unit. 160 litre capacity through two 80 litre galvanised steel liners. Bins to be located on site beyond line of controlled access to the development.

1 No. Bin at ground and first floor 2 No. bins to second floor refer to plans for an indication of locations.



EXTERNAL BIKE STAND

Sheffield Bike stand with bolt down fixing, contrast bands in stainless steel finish. Locations and numbers as indicated on plans



EXTERNAL STEEL FRAMED BENCH TABLE AND SEATING

Powder Coated Steel Frame, safety Locks open and closed Wooden Table & Bench Tops, folds flat for Easy Storage/ security Trellis style legs. Locations shown on plan are indicative only to demonstrate assumed seating areas for the scheme.



EXISTING HARD LANDSCAPING

Existing paving slabs to be cleaned and made good. Proposed additional paving to match existing on entrance approach to shopping centre.



EXTERNAL HEAT LAMPS

Commercial grade external patio heaters to provide tempered environment in cooler months. Units to be securely stored outside of operating hours. Location and number of lamps TBC.



PROPOSED DECKING

Proposed scaffold board decking to all areas hatched on proposed plans. All decked surfaces to be level and have ramped access to negotiate level changes in accordance with DDA requirements. Ramp locations indicated on plans.

3.6 - SERVICES AND WASTE MANAGEMENT

WC provision

The main WC provision will be at first floor with a common disabled WC available at ground floor and two disabled WC's at second floor.

Deliveries and Servicing

The new lift, connecting to basement will transport deliveries to each level from the centre delivery bay. Deliveries will be managed out of hours or in the morning when the market will be quieter.

Refuse Storage

A holding store for ground floor units is provided in the north east corner. Centre management will transport refuse to the basement refuse management area at regular intervals.

At upper levels each tenant will be responsible for transporting waste to the basement area.

Waste bins for customers will be provided at each level and emptied at regular intervals.

Security

The centre will be provided with security cameras monitored from the shopping centre control suite and there will be security and management personnel on duty during opening hours.

Lighting has been designed to account for the operational security needs and all corners and entrance ways are well lit – see the accompanying lighting and security camera layout.

When the centre is closed, the gates to all three entrances off Dusseldorf Way will be locked shut.

Windows on to the exterior will be provided with steel shutters and all unit entrances will be provided with steel doors or shutters.

A Management Strategy report is included in this current application.

A separate security information layout of CCTV cameras is also attached to this application.

ACCESS STATEMENT

ACCESSIBILITY

Access to the new development is step free via resurfaced hard landscaping.

The main ground floor is raised 165mm above surveyed ground level adjacent to the shopping centre entrance doors, the highest point on the site.

This is to enable flush access from central courtyard into the shipping containers.

A ramp is provided connecting the inner courtyard with the entrance way to the shopping centre and the main entrance off Dusseldorf is provided with a 1:20 sloped entrance.

The steps to the side of the public ramp on Dusseldorf Way will be re-laid as indicated on plan with ambulant steps of 150mm risers and a handrail provided.

The new lift provides access to upper levels where the galleries and terraces will be flushed with the interior.

Ambulant stairs within the development will be designed in accordance with Part M of the Building Regulations.

Cycles

Sheffield stands are included in the scheme adjacent to the entrance of the development as shown on ground floor plan.

EXECUTIVE SUMMARY

The redevelopment of this unused redundant space will allow for the provision of a temporary communal amenity space and a significant transformation of the existing urban environment to improve and regenerate the Western edge of Reading town centre.

Wren Architecture and Design
02.05.2018