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Clarendon House

*Design & Access Statement
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This document Contains:

A Design and Access Statement in support of a detailed planning application for building envelope improvements and associated landscaping to Clarendon House, 59-75 Queens Road, Reading RG1 4BN.

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Contents

- 1.0 INTRODUCTION**
 - 1.1 APPLICATION SUMMARY
 - 1.2 SITE LOCATION
 - 1.3 STRATEGIC PLANNING AREAS
- 2.0 AREA ANALYSIS**
 - 2.1 SITE CONSIDERATIONS
 - 2.2 CONSERVATION AREA
 - 2.3 SURROUNDING BUILDINGS
- 3.0 THE SITE**
 - 3.1 EXISTING BUILDING PHOTOS
 - 3.2 EXISTING BUILDING ORDER
- 4.0 DESIGN PROPOSALS**
 - 4.1 FACADE DEVELOPMENT
 - 4.2 WINDOW PROPOSALS
 - 4.3 ENTRANCE PROPOSAL
 - 4.4 PROPOSED ELEVATIONS
 - 4.5 NEW WINDOWS
 - 4.6 CAR PARKING, CYCLE STORE AND REFUSE
 - 4.7 LANDSCAPE PROPOSALS
 - 4.8 HARD LANDSCAPING
 - 4.9 SOFT LANDSCAPING
 - 4.10 DEFENSIVE ZONES
 - 4.11 CONSENTED PERMITTED DEVELOPMENT DRAWINGS
- 5.0 APPENDICES**
 - 5.1 APPLICATION DRAWINGS ISSUE SHEET
 - 5.2 CONSENTED PERMITTED DEVELOPMENT DRAWINGS
 - 5.3 AMENDED PERMITTED DEVELOPMENT DRAWINGS
 - 5.4 APPLICATION DRAWINGS

1. INTRODUCTION

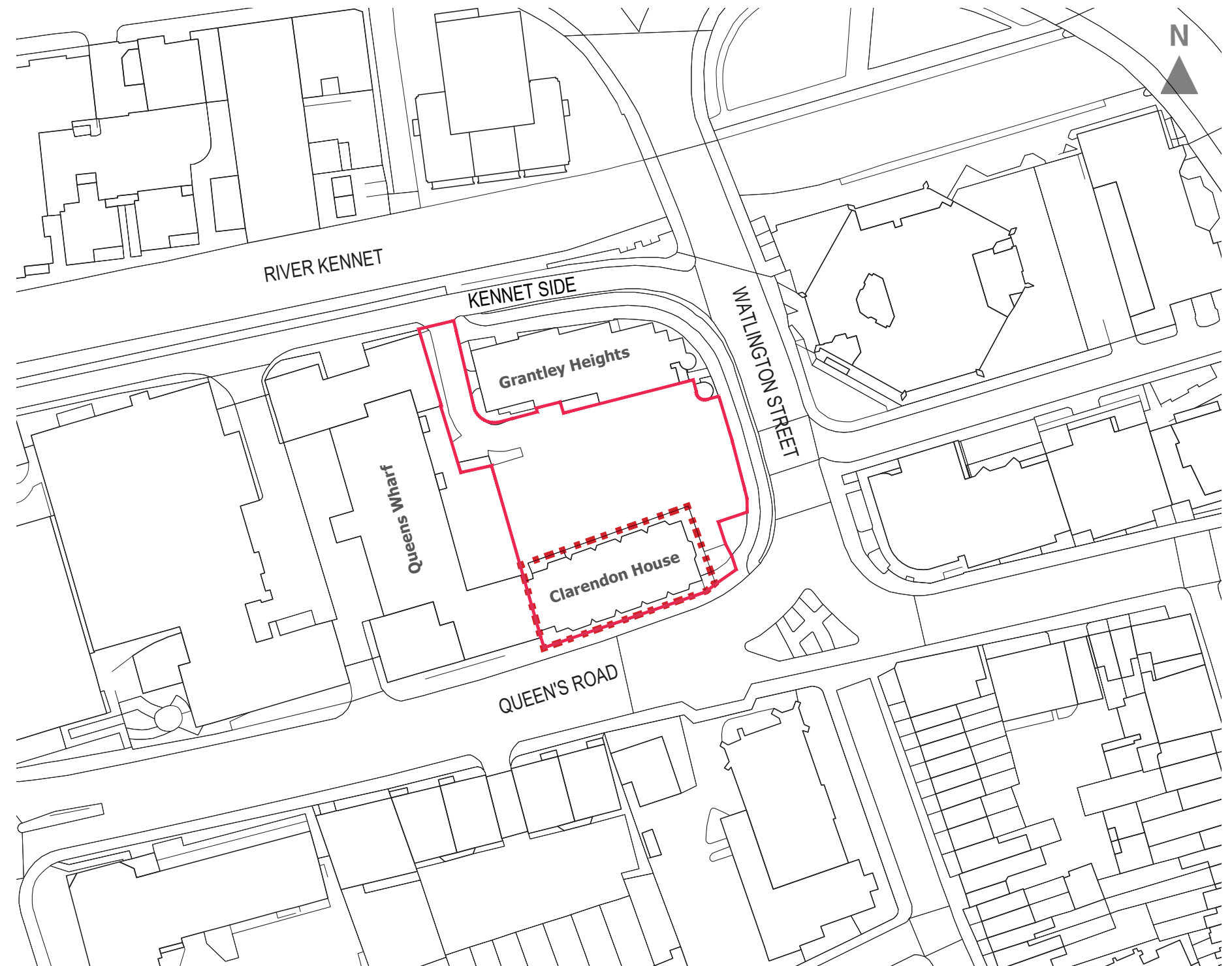
1.1 APPLICATION SUMMARY

The Site is located at 59-75 Queens Road, Reading, RG1 4BN. The site is referred to in this application as Clarendon House, and is comprised of an existing 1980'S commercial building (Clarendon House) along with a car park to the east and north of the existing building. The site is bounded by residential and mixed-use residential buildings to the north and west, and by Watlington Street to the east.

The planning boundary includes Clarendon House and the adjacent car park site. Clarendon House was subject to a change of use application, submitted in June 2017 that has been consented through Permitted Development in 2017 (Application No: 170905). Change of use of building from Class B1(a)(offices) to C3 (dwelling houses) to comprise 49 residential units was granted in July 2017. Amendments to this application were submitted in January 2018 (170905/OPA).

This detailed planning application includes fabric changes to the elevations of Clarendon House in order to improve the building performance and make it fit for purpose for high quality residential units. The application also includes landscape improvements to the immediate site area, this is shown within the dotted line on the adjacent map.

 Planning Boundary
 Area Concerning Design Proposals



Ordinance Survey Map showing planning boundary and areas concerning this planning document

1. INTRODUCTION

1.2 SITE LOCATION

The buildings which make up this urban block are generally mixed use residential. As is typical in the central Reading area, the rear courtyard area provides car parking for the surrounding blocks. The car park behind Clarendon House provides 24 spaces including 3 disabled spaces for the use of Clarendon House residents.



Site Location Within Reading



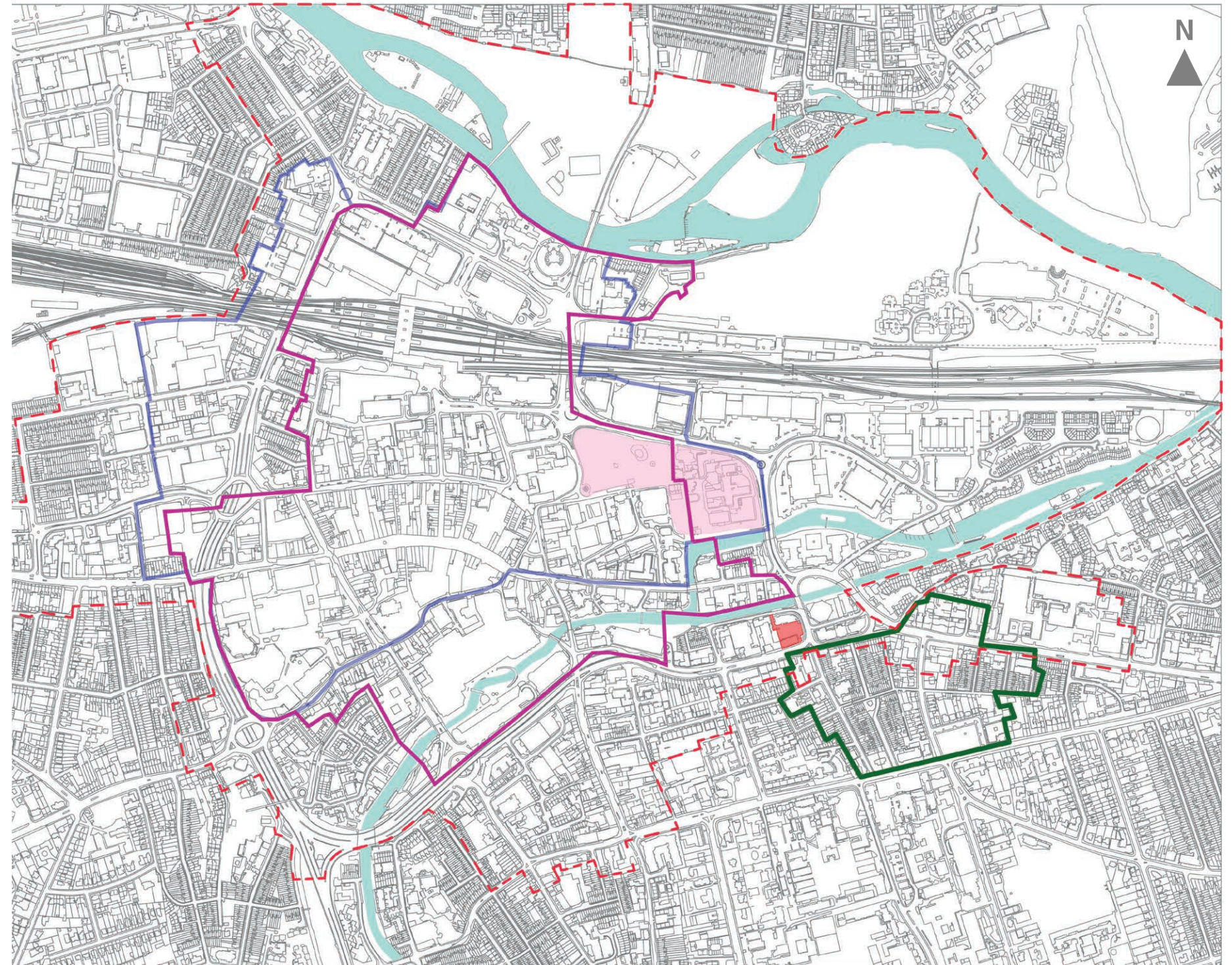
Aerial View of the Site Looking North

1. INTRODUCTION

1.3 STRATEGIC PLANNING AREAS

Clarendon House is located within an Urban Block immediately to the south of the River Kennet and the Central Zone, inside the Inner Distribution Road (IDR Zone 1). The Eldon Square Conservation Area is located immediately to the south-east of the site.

- Inner Distribution Road (IDR) Zone 1
- Conservation area
- Central core
- Office core
- Ancient monument
- Site

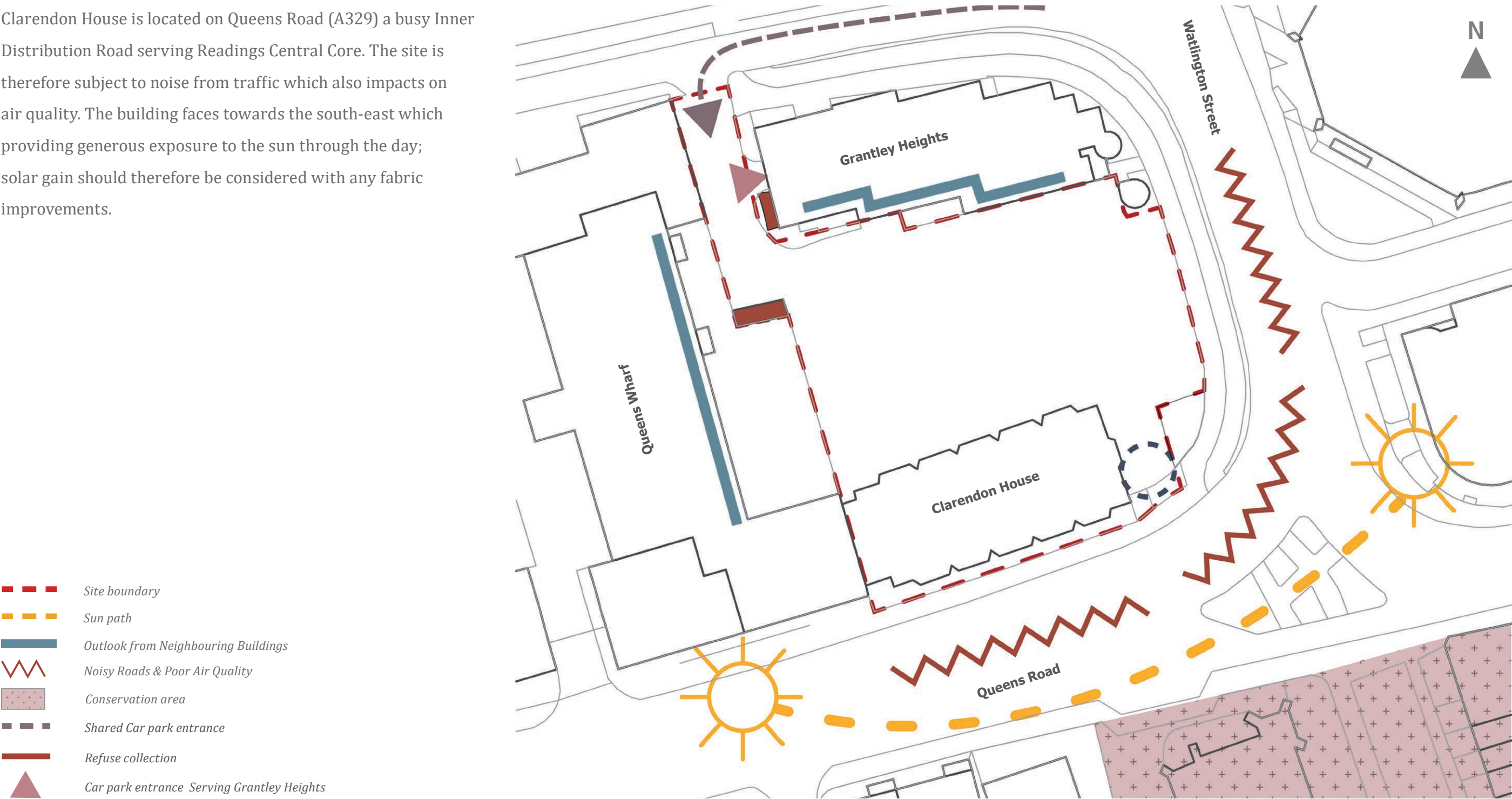


Aerial View of the Site Looking North

2. AREA ANALYSIS

2.1 SITE CONSIDERATIONS

Clarendon House is located on Queens Road (A329) a busy Inner Distribution Road serving Readings Central Core. The site is therefore subject to noise from traffic which also impacts on air quality. The building faces towards the south-east which providing generous exposure to the sun through the day; solar gain should therefore be considered with any fabric improvements.



2. AREA ANALYSIS

2.2 CONSERVATION AREA

The Eldon Square Conservation Area is located to the south-east of the site, and includes the Wesley Church immediately opposite Clarendon House along Queens Road. Two Churches are located along Watlington Street creating a unique context on the edge of the conservation area. The area is predominantly residential with a range of two and three storey terraced houses. The area is characterised by its use of brick and stone used to create textured patterned façades.



View North from Watlington Street



Polish Church Watlington Street



Wesley Church Queens Road



Terraced Housing Watlington Street

2. AREA ANALYSIS

2.3 SURROUNDING BUILDINGS

Clarendon House is one of several buildings that form an urban block between Queens Road and Kennet Side. Unlike the Conservation Area to the south, the buildings surrounding Clarendon House have been designed in a range of styles and variety of materials.



Grantley Heights



25 Watlington Street



Queens Wharf

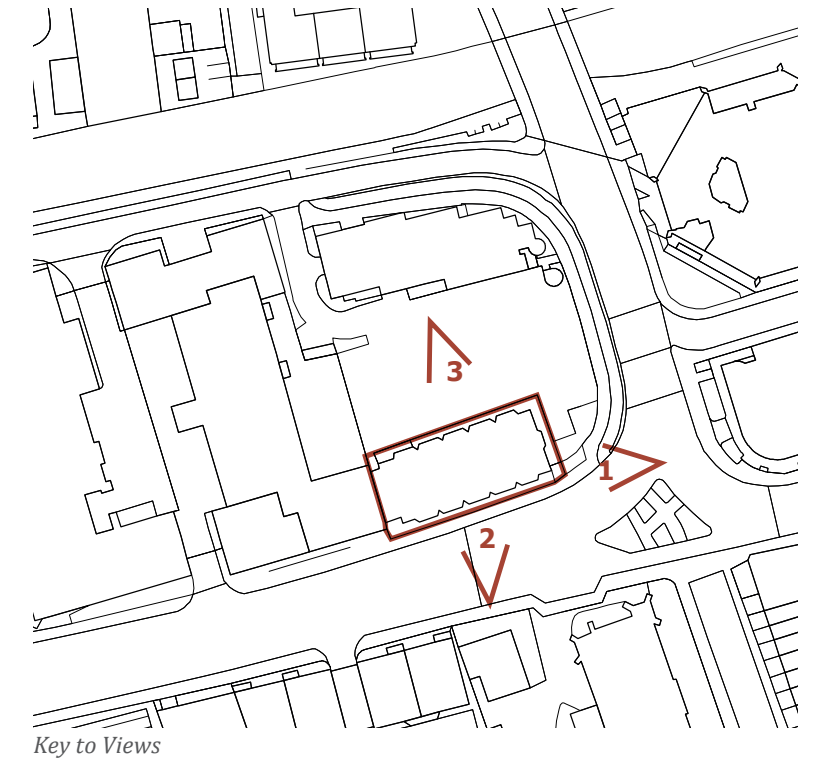


View West From Kennet Side

3. THE SITE

3.1 EXISTING BUILDING PHOTOS

Clarendon House is a 1980's purpose built office block. The building has an open plan layout with internal partitions and has been constructed with a concrete frame and brick cladding. The brick has a flat engineered character with grey mortar. The building elevation has large vertical bays and deep angular recesses. The fenestration is rigorously ordered with wide horizontal windows.



1. Entrance doors and canopy



2. Ground floor south facing window

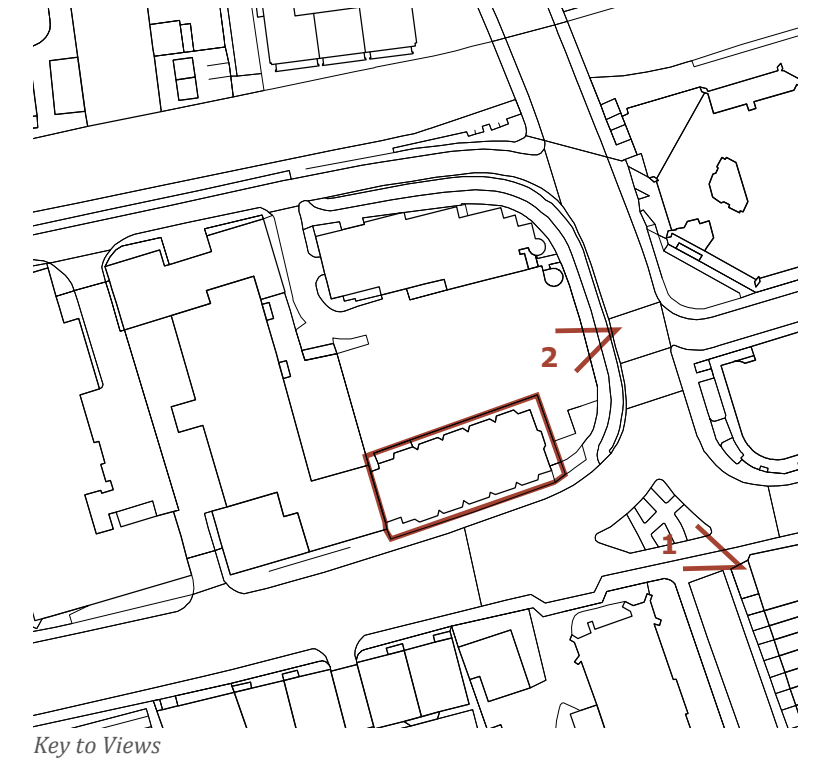


3. Typical window image shows north facing raised ground floor

3. THE SITE

3.1 EXISTING BUILDING PHOTOS

The windows consist of dark powder coated aluminium windows set within an unfinished aluminium frame. The windows are set in-line with the brick facade giving a flat unarticulated appearance. The ground level facing Queens Road has arched brick details above the windows and canopies over the two entrances.

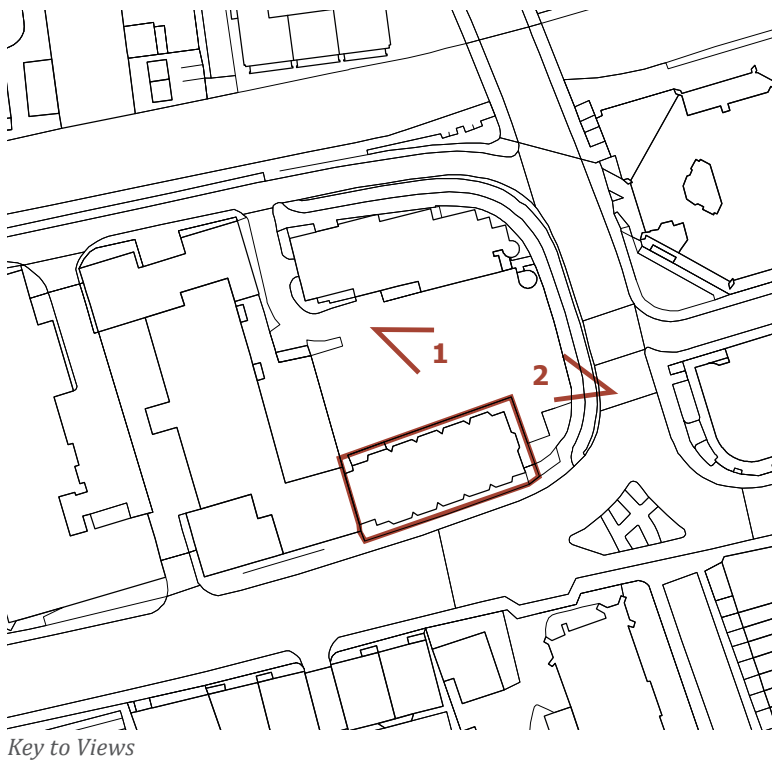


Clarendon House view towards the north-west



View west with showing Clarendon House towards the left

Clarendon House bounded to the north and east by a car park serving the building. Grantley House the building located immediately to the north has been constructed on the site boundary with residential units looking onto the car park. The ground floor of this building is in part used as a car park which results in a blank wall at ground level.



View south-east towards the Conservation Area



View north-west across the car park to the north of Clarendon House