



KING STREET READING

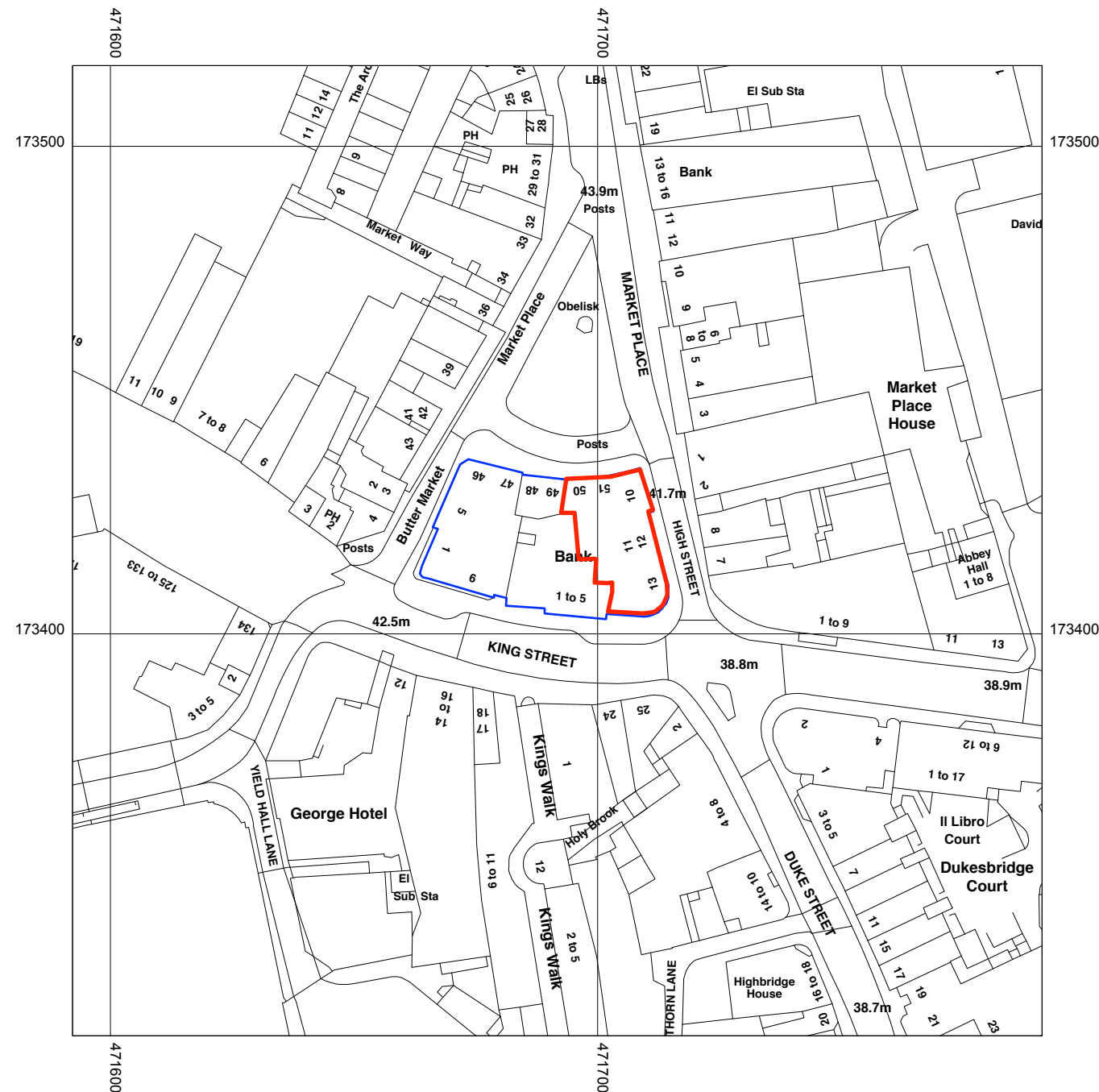


DESIGN AND ACCESS STATEMENT

Prepared by **DWVP** associates

AUGUST 2018 RDG 4000-PL-22

THE SITE



SITE LOCATION

The site is located within the Central area of Reading and forms part of the Reading Area Central Action Plan and the Market Place London Street Conservation area. The site has existing access points off Market Place and King Street which also provide alternative means of escape points for the Aquarium Offices located over the remaining site area at first, second and third floors. Ground floor units are A3/4 use class. The remainder of the block having a mixed use including A1, A2, A3 and A5 at ground and basement level. Upper floors are B1 office forming the Aquarium Office complex which offers a variety of office suites for start up and small scale businesses.

Views to the site include important vistas from and to St Laurence's Church, the Jacksons Corner development site and the block contains the southern edge of Market Place.

The works predominantly relate to the upper floors of the structure contained within the red site demise area at first, second, and third floors and ancillary works at roof level. The two entrance areas to the site from King Street and Market Place are also included and a small area of the basement located off the Market Place entrance. The blue edge (including the red demise area) indicates the applicants ownership as freeholder.

DWP associates

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INTRODUCTION

This document relates to a planning application submitted to Reading Borough Council by Threshold Land and Estates for the refurbishment and extension of upper floor office space in the former Barclays Bank building at 1-5 King Street Reading.

The site is a significant part of the Reading City Centre Street scene and occupies an important corner position opposite Jacksons Corner and a significant frontage onto the vibrant Market Place Square. It is a Grade Two Listed structure but despite a comprehensive redevelopment undertaken in the late 1970s' still retains a number of original facades (although all the original structure behind these facades were demolished as part of the comprehensive redevelopment).

The Listing principally relates to these retained elements. The frontage of the original banking premises, the corner building on Market Place and High Street and the rear elevation of the original banking premises. These are extremely important contributions to the architectural vocabulary of the town Centre and the Banking Hall fronting onto King Street is a particularly fine example of this genre.

Currently the site has restaurants occupying ground and part basement areas with vacant, stripped floor plates over. This structure has been subject to a number of different applications/planning discussions over the recent past, including a proposed conversion of the upper parts into residential. From previous conversations with Planning Officers the complex lease arrangement, flying freeholds and ownership have previously prevented a “wholistic” refurbishment of the site.

This Applicant has now assumed overall control of the building as Freeholder of the entire block bounded by Market Place, Market Street, High Street and King Street. New lease terms have been granted to Honest Burgers and The Botanist two national multiple retail chains which occupy the ground and part basement of the Southern portion of the building block, fronting King Street and Market Place, and bounded by High Street.



Townscape Conservation Area

The site fronts onto King Street (which leads into Broad Street the towns premier Retail core) and to the rear onto Market Place a focal open space and the heart of the Market Place – London Street Conservation area. The distinctive tower of St Laurence with the Town Hall and Concert Hall set behind contains the Northern edge of Market Place. Market Place enables provides open views to the rear of the application block and the varied aesthetic of the building group.

The massing and eclectic nature of this central commercial block results in this site being an important contributor to the Market Place/London Street Conservation area. The Reading Borough Council (RBC) Conservation Area Appraisal Draft No2 lists a number of buildings as making a “positive” contribution to the historic character and appearance of the Conservation Area. The former Barclays Bank Premises on King Street and the “Landmark” Jacksons Corner are noted as important examples.

The majority of the block is however “new build” being completed from the late 1970s’ (as in the case of the new pre-cast concrete “fin” redevelopment of the former bank fronting onto the High Street and onto King Street.) and late 20th century infill completing the block from the old Barclays Bank around Butter Market and joining with the small listed building group fronting onto Market Place.

The former Barclays Bank by Henry and Nathaniel Briant 1838-9 is constructed in an ornate Italian palazzo style and is the largest of the listed structures in the block and is a most imposing façade onto King Street. The King Street building has been a bank since around 1814 when William Simonds – of brewer Simonds’ Reading – set it up. Previously called “Simonds’ Bank” until it merged with Barclays in 1913.

Unfortunately the 1970s redevelopment of the High Street structures resulted in the internal arrangement of the building being destroyed. This is also the case for the Listed structure on the corner of High Street and Market Place which retains only the façade as evidence of the original structure.

The application will replace all windows above ground floor level on the main concrete facde (King Street corner and High Street) and the corner building



THE ORIGINAL BARCLAYS BANKING HALL
List entry Number: 1113497



BUILDING GROUP FROM ST LAURENCE'S

THE CORNER LISTED STRUCTURE 52 MARKET PLACE
Listing NGR: SU7170673429



BUILDING GROUP FRONTING MARKET SQUARE



The Existing Building Group

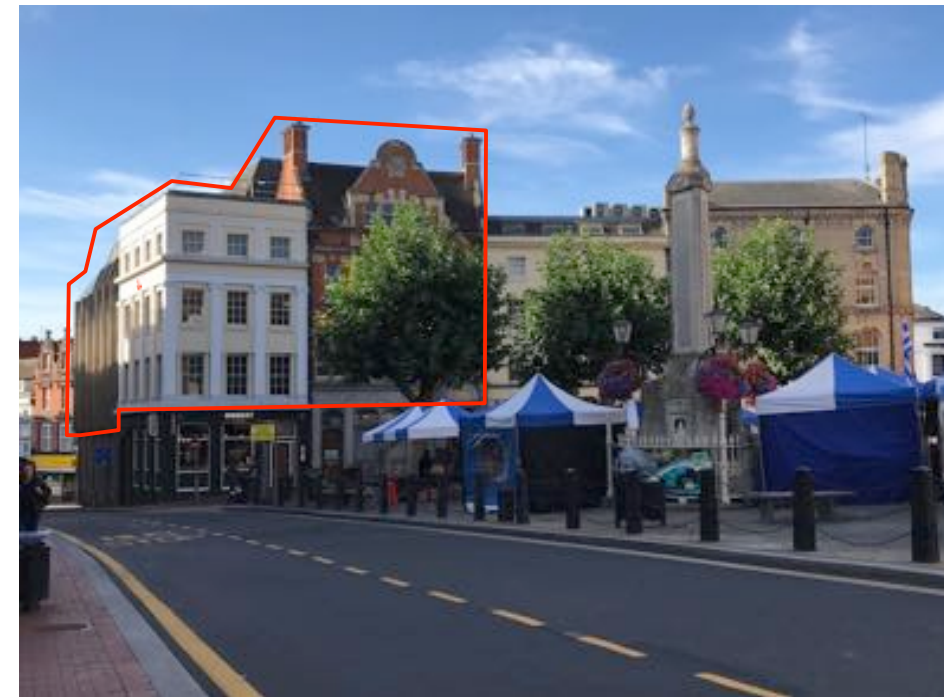
The site occupies a prominent location in the Town Centre with key frontages onto King Street, High Street and Market Place. The South eastern corner fronts onto “Jacksons Corner” which is currently undergoing a full refurbishment and redevelopment.

Whilst the location of the site has been affected by a steady commercial decline with the retail heart of the Town shifting post the opening of the Oracle development. Further the development of modern office schemes in the central and peripheral core has provided more attractive office space better suited to IT centric business requirements and modern corporate requirements.

The site is part of a prime central area commercial block with a mix of uses including B1 offices, A2 financial and A3/4 use. A number of major national operators are present on site including Starbucks, The Botanist Restaurant and Honest Burgers Restaurant. The upper floors (with the exception of the eastern quartile) are B1 office use and let, in a variety of sizes, as small units aimed at small occupiers and start up businesses.

The Planning Application will complete the commercial renaissance of the site as since the closure of the Barclays Bank operation on site a series of unsuccessful Planning Applications and initiatives have been pursued. The last managed to bring the lower levels of the site (ground and basement areas) into beneficial use and contribute to the developing night time economy of the town. This application will ensure the long term viability of the complete site and importantly provide existing occupiers who wish to expand with unique contemporary space without the necessity to relocate outside the Centre.

The red demise line on the adjacent photographs illustrates the extent of the planning application as seen from Market Place and Jacksons Corner.



THE SITE FROM MARKET PLACE



THE SITE FROM JACKSONS CORNER

Design

The proposals as submitted provide for a modest extension of the existing upper floor plates into the existing Light Well, the refurbishment of the remaining vacant space on upper floors (over the existing Honest Burger Restaurant), amendments to the access off Market Place and the replacement of all existing windows with double glazed units to meet the requirements of Part L of the Building Regulations.

At basement level the proposal is to introduce contemporary back up facilities for the offices including showers, changing rooms and bicycle storage areas.

Apart from the replacement of the existing fenestration no works are being undertaken which will affect any of the elevations or key vistas to, around or from the site.

The inner light well will receive a new elevational treatment to the west facing façade. This however replaces an existing red brick late 1970s façade erected as part of the redevelopment. (see photographs page 7) The proposal includes for light weight curtain walling system hung on a steelwork frame and the introduction of a lightweight timber floor structure.

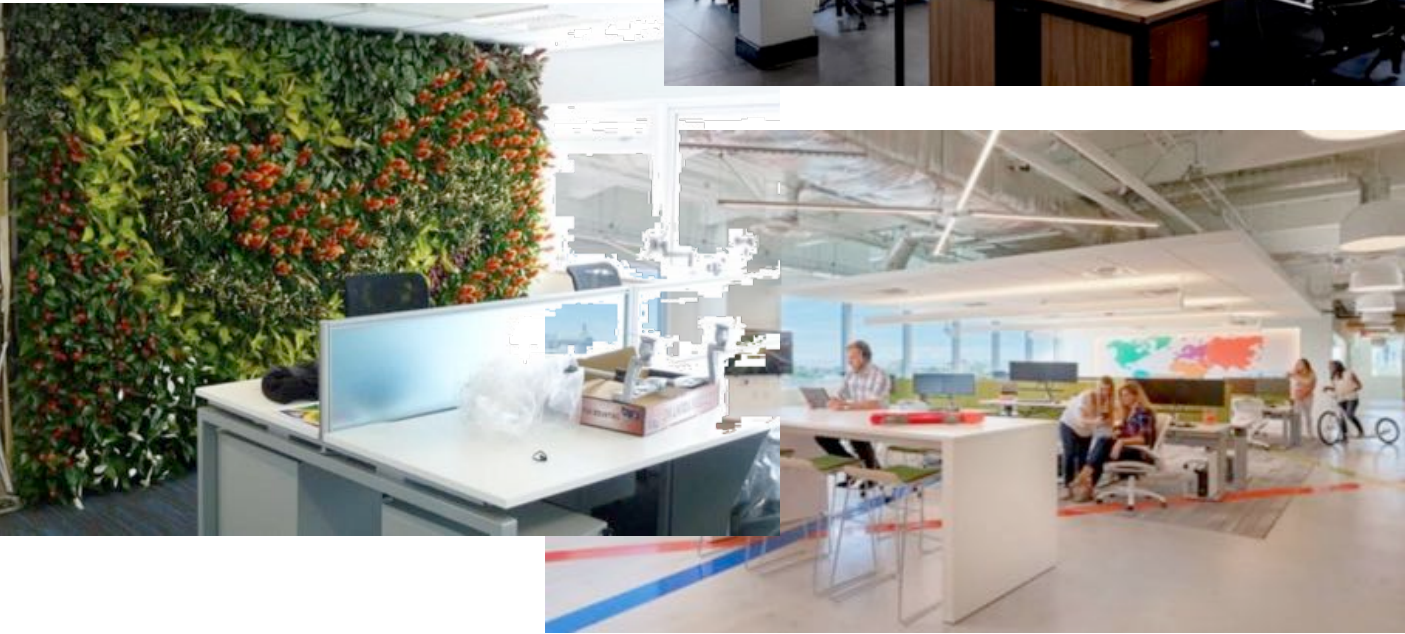
Internally the proposal is to retain and highlight as many of the existing features, for example areas of existing brickwork that remain, and small stone details that have not been destroyed by the major redevelopment works in the 1980's (see page 7)

The completed scheme aims to provide a contemporary "Loft Style" office space with exposed services and "factory style" lighting and finishes. The whole to provide a minimal intrusion into and on the existing building fabric.

The rear extension is limited to providing three floor plates which extend a maximum of approximately 5.75 meters into the light well over the existing first floor "pod office" to provide extended office space at second and third floor with a roof deck providing plant space for new and replacement plant. This will all be located behind the existing plant room and therefore screened from any sight lines from any of the surrounding public areas and streets.



PROPOSED INTERIOR CONCEPT IMAGES.



ACCESSIBILITY

The site has recently been partially redeveloped to provide two stand alone Restaurant units. These are currently occupied by Honest Burgers located within the eastern ground and basement with an access off Market Place and The Botanist which occupies the majority of the ground floor of the original Barclays Bank premises and the basement vaults. These are currently trading and providing a significant boost to re invigorating the Central Area and night time economy.

The access from King Street is via a set of stairs located on the rear of the pavement and therefore wheelchair access is limited and potentially impossible without the pavement area being re configured and a significant ramp or obtrusive lift incorporated externally. On Market Place the access point is level and with a minimum of works a level Part M compliant access point can be achieved.

As part of the restaurant redevelopment the existing lift shaft located at the front (King Street) of the building was decommissioned to provide a vertical access route for plant and fresh air between the two restaurants and the plant/roof area. A second lift remained which will serve upper parts but in order to achieve a commercial letting of the second restaurant unit (The Botanist) access to this lift has been restricted. An existing concrete shear wall currently restricts access to the rear of the entrance area.

In order to achieve a satisfactory wheelchair access to this lift the proposals are to remove a significant portion of the concrete shaft containing the Market Place stairway, insert a steel goalpost frame and rebuild the stair to match the existing. A single circular column will be located at the end of the existing concrete wall which will allow wheelchair access to to the lift core.

A new lift will be inserted into the existing shaft and provide access to all levels , basement to third floor. At first and second floors a disabled W.C. will be provided Part M compliant. At basement level a changing area will be created which is wheelchair accessible, located within the proposed changing facility.

All access points to the offices will meet minimum Part M compliance and the new floor plates will equate with existing levels where possible. The scheme will meet with all relevant Building Regulations requirements with regards to access and disabled facilities .

The site is located on a number of major bus routes and Disabled Parking Bays are located at the front of the building. The Oracle car parks are located a short distance from the site and provide wheelchair access via ramp and lift facilities. For ambulant disabled there will be provided contemporary changing and storage facilities accessed via the lift.

There are no parking facilities on site and it is the developers aim to encourage the use of sustainable transport methods due to the highly accessible nature of the site to one of the country main transports hubs (Reading Station) and the excellent public transport infrastructure now evident in the town.

PHOTOGRAPHS DESIGN



EXISTING FEATURES RETAINED AND REFURBISHED



EXISTING BRICKWORK AND STONE FROM ORIGINAL DEVELOPMENT CLEANED AND MADE A FEATURE WALL



EXISTING REAR WALL TO LIGHTWELL DEMOLISHED TO ACCESS EXTENSION.

PHOTOGRAPHS ACCESS



EXISTING CONCRETE WALL TO BE CUT BACK TO PROVIDE IMPROVED ACCESS TO LIFT SHAFT



EXISTING ROUTE TO LIFT SHAFT TO BE OPENED UP TO PROVIDE WHEELCHAIR ACCESS