

DESIGN AND ACCESS STATEMENT

34-38 Southampton Street, Reading

June 2018 First Edition

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Introduction

Somorjay Talliss Architects have been commissioned to establish a sustainable solution for the residential redevelopment of Red Lion Public house, 34 Southampton Street and the adjoining property, 38 Southampton Street, Reading, RG1 2QL.

This document identifies the potential opportunities and constraints within the development of the site.

The area is predominantly residential with close proximity to Reading town centre. The surrounding buildings range in height from 2 storeys with pitched roof to a 6 storeys Premier Inn when approaching the city centre.

The site is located opposite St Giles' Church and the Market Place/ London Road conservation area. The existing rendered /brick building to the front and the one storey extension to the rear will be removed to create space for new residential units for the local area.

The site presents the opportunity for a 4 storey development that is contextually sensitive in terms of scale and material. The proposed units will be designed to meet all current standards including:

- The National Planning Policy Framework
- Reading Central Area Action Plan to 2026 adopted Jan 2009
- Mayor of London Housing Design Standards
- Waste Management Guidelines for Reading V1.2
- bpg-wheelchair-acc-housing
- Technical house standards - nationally described space standard

1.0 SITE ANALYSIS

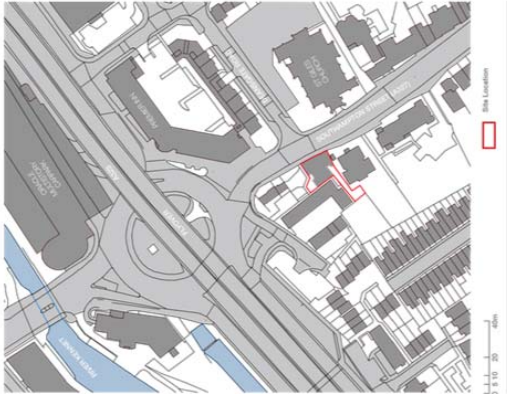
1.1 Location

The site is located south of Reading town centre along Southampton Street with Reading railway station situated 1km north and Reading West station situated 1.6km north west.

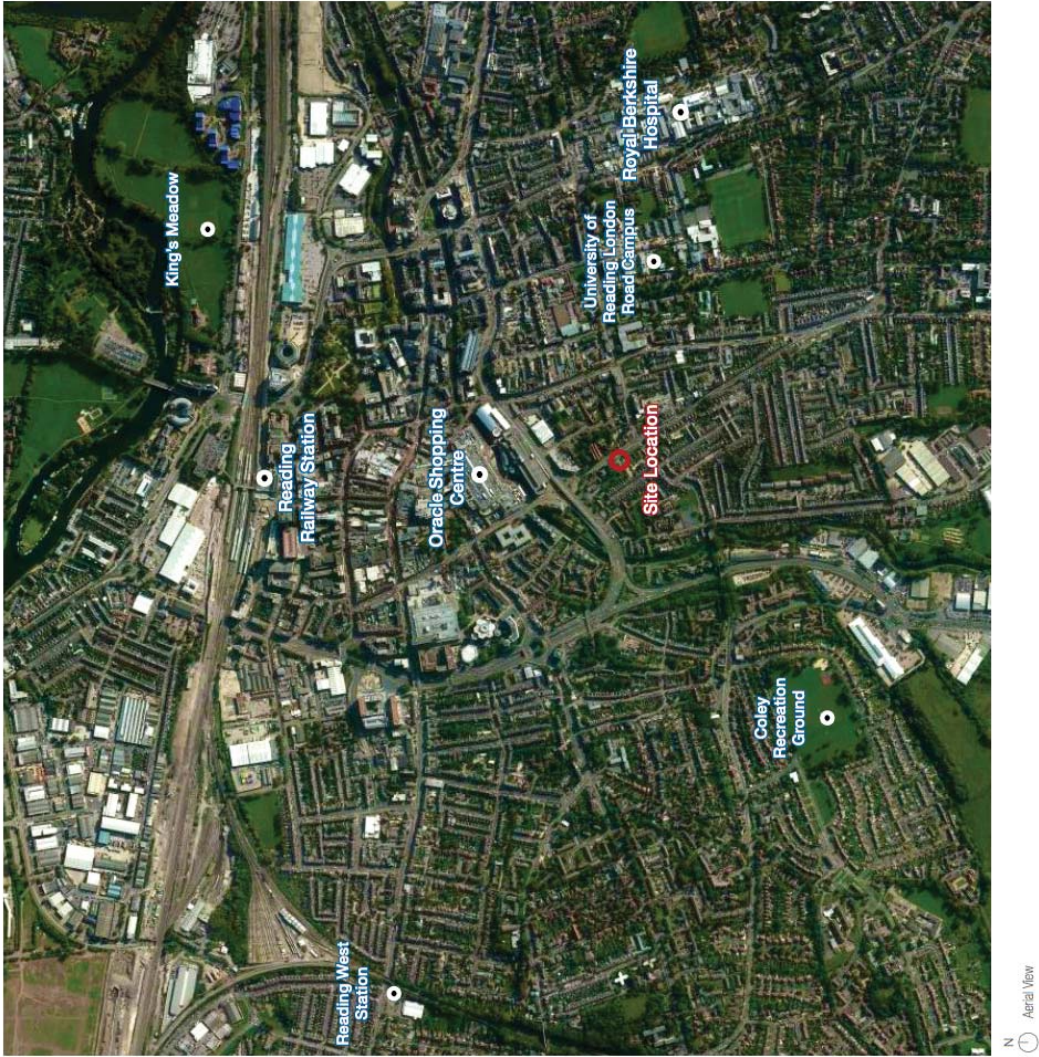
The site is within a predominantly residential area whilst being on the fringe of the city centre with the Oracle shopping centre immediately across the flyover.

The immediate landmarks are St Gile's Church located opposite and the A329 fly over, which forms the threshold between the city centre and the residential area. The River Kennet that runs almost parallel with the A329 also reinforces this threshold.

The immediate surrounding area is generally of low density with buildings ranging typically from 2 to 4 storeys. The city centre located north of the site and beyond the A329 flyover consists of newer developments with a higher density.



N
Location Plan
1:2500 @ A3



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Aerial View

1.2 Existing Buildings

The site is approximately 300sqm (0.03 hectares) and the existing buildings foot print is 183sqm.

The existing public house comprises a three storey masonry building stepping down to two stories on the south side and a one storey extension to the rear.

The adjoining No. 38 is a two storey masonry building with a single storey extension to the rear.

The façade of 34/36 consists of brick elevations to the north and west and render to the east and south. The high parapet obscures the pitched tiled roof to the front and sides, whilst the rear extension consists of a flat roof with roof lights.

The façade of No. 38 is of painted render beneath a pitched, tiled roof.

The site also accommodates a strip of land leading to an overgrown parcel of land to the rear and a shared rights of way access route with the adjacent vacant site.

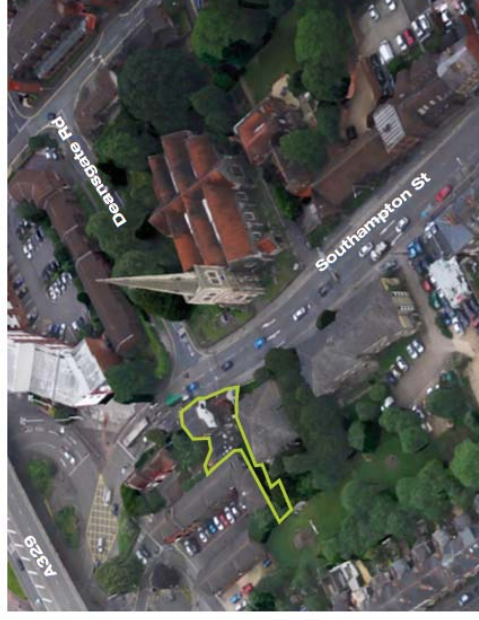
The site is bounded by an adjoining 2 storey, white rendered building with pitched roof to the south (No.38), a 2 storey brick building to the west (St Gile's Court) and a vacant plot to the north (Adjacent site).



Birds Eye view from the North



Birds Eye view from the East



Birds Eye view from the South



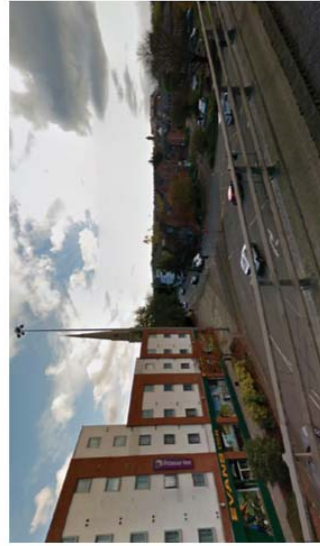
Birds Eye view from the West

Key
 Indicative Site Boundary

1.3 Existing Site Photographs



Views from Deansgate Road



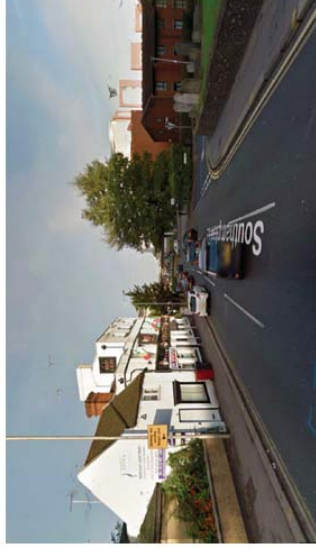
Views towards site from flyover



Views from Southampton Road (Looking south)



Views towards site from south



Views from Southampton Road (Looking north)

