

Kings Wharf, 20-30 King's Road, Reading

DESIGN & ACCESS STATEMENT

OCTOBER 2017



KINGS WHARF
20-30 KING'S ROAD

Contents

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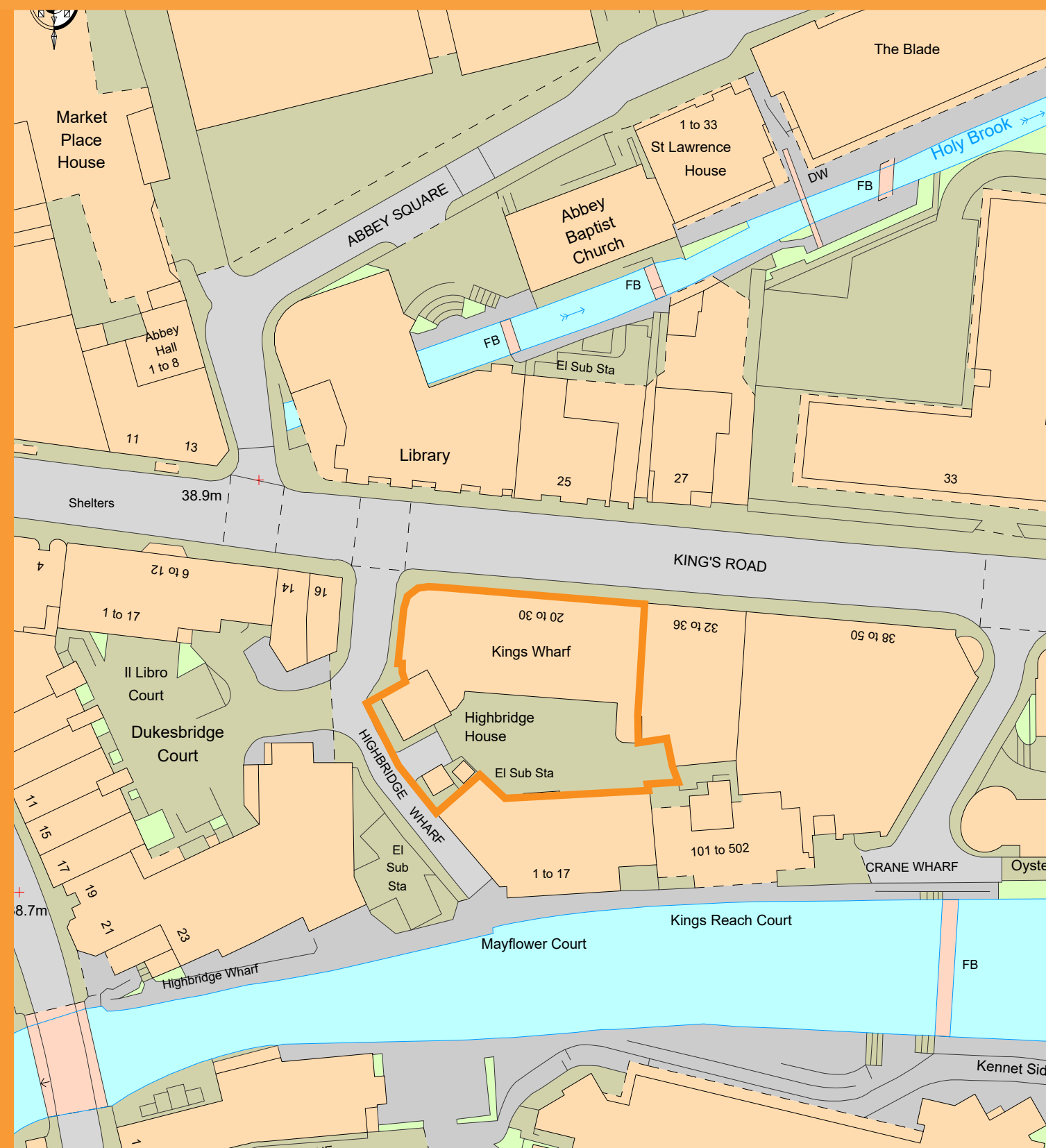
This Design and Access Statement has been prepared to accompany a Full Plan Planning and Listed building application for Kings Wharf, 20-30 King's Road, Reading RG1 3AA. It has been prepared alongside the accompany Heritage Statement by KM Heritage.

This document has been divided into the following sections:

- Existing Building and Background Information
- Existing Building Survey
- Design Proposals
- Scope of works

Project No.	1535
Date:	12th October 2017

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Existing Building

Occupying a prominent, city centre location, the building is positioned on the corner of King's Road and Highbridge Wharf.

Built in 2000, the main office building (comprising of ground, and four upper office floors) adjoins the grade II listed Highbridge House which also currently contains ancillary office accommodation over ground, first and second floors. Together the two buildings provide circa 28,600 sqft of commercial office space.

The two buildings are also interlinked by a small reception area that also forms the main entrance into both that is located on Highbridge Wharf, that is a more domestic street in character and appearance and somewhat concealed from the main street.

The car park to the rear of the property accommodates 17 car parking spaces shared by the occupants of the buildings. This also contains a freestanding electrical sub-station building adjacent to the car park entrance from Highbridge Wharf.

The site is located within the centre of the Market Place / London Street Conservation Area and is surrounded by other commercial office properties on King's Road as well as residential, bars and restaurants on the smaller scale neighbouring streets. Reading Rail Station is also within a short walking distance.

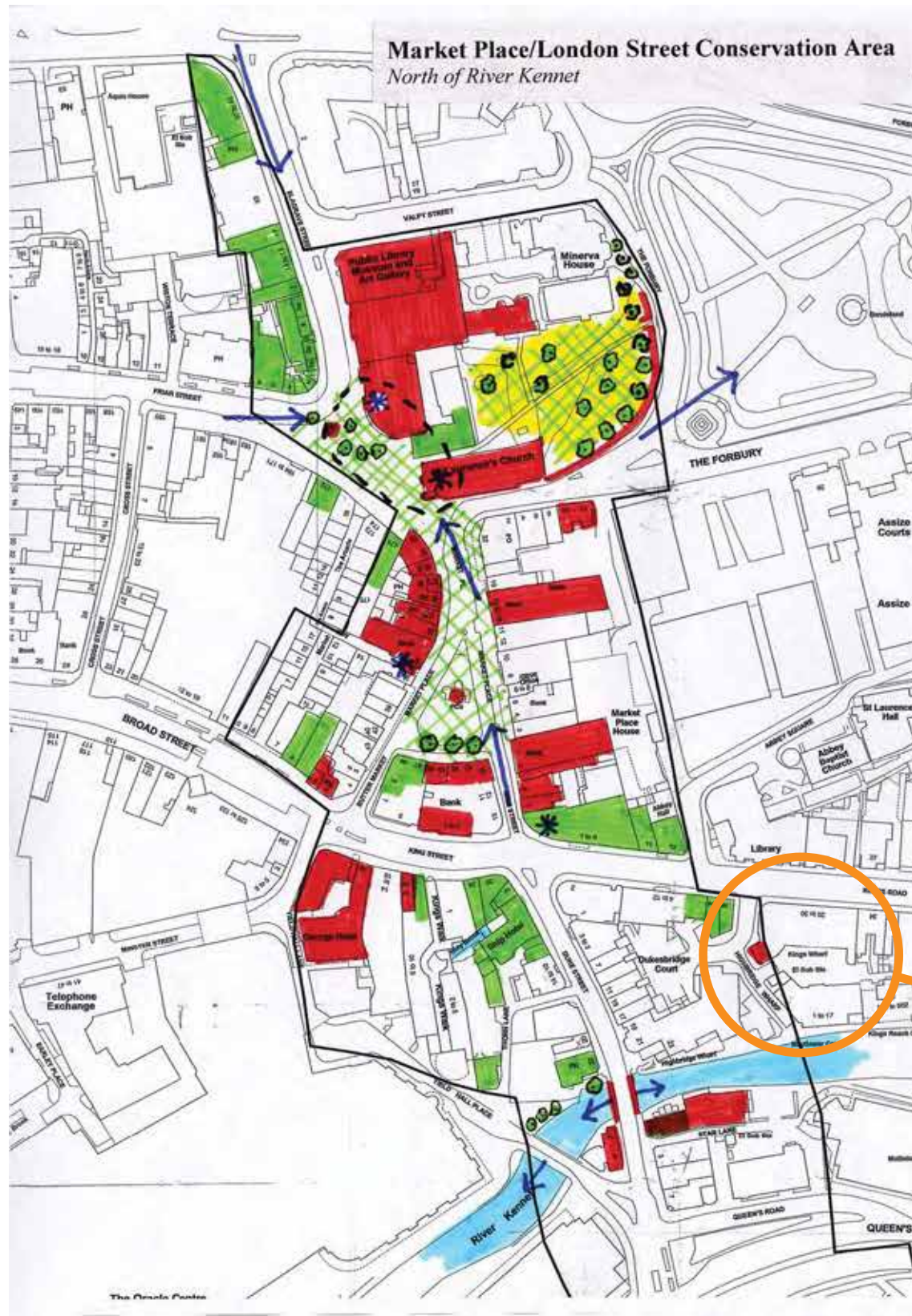
This document will define the application for two roof condenser units with access from Highbridge House. This planning application is part of a wider refurbishment of the building. A Certificate of Lawful development (app No. 171214) was certified on 25/07/17 to 'Decoration of existing masonry walls with new black masonry paint'. A planning permission (app No. 171428) and listed building consent (app No. 171429) are due for determination on 30.10.17. These works include the relocation of the reception, new bin & bike stores, facade alterations to Kings Wharf and alterations to Highbridge House & repairs to the facade.

Kings Wharf, 20-30 King's Road, Reading



Existing Building

Kings Wharf, 20-30 King's Road, Reading



Extract from Reading Council's Council's Market Place / London Street Conservation Area Appraisal marked up to confirm the site location:



Photo of existing main entrance on Highbridge Wharf:

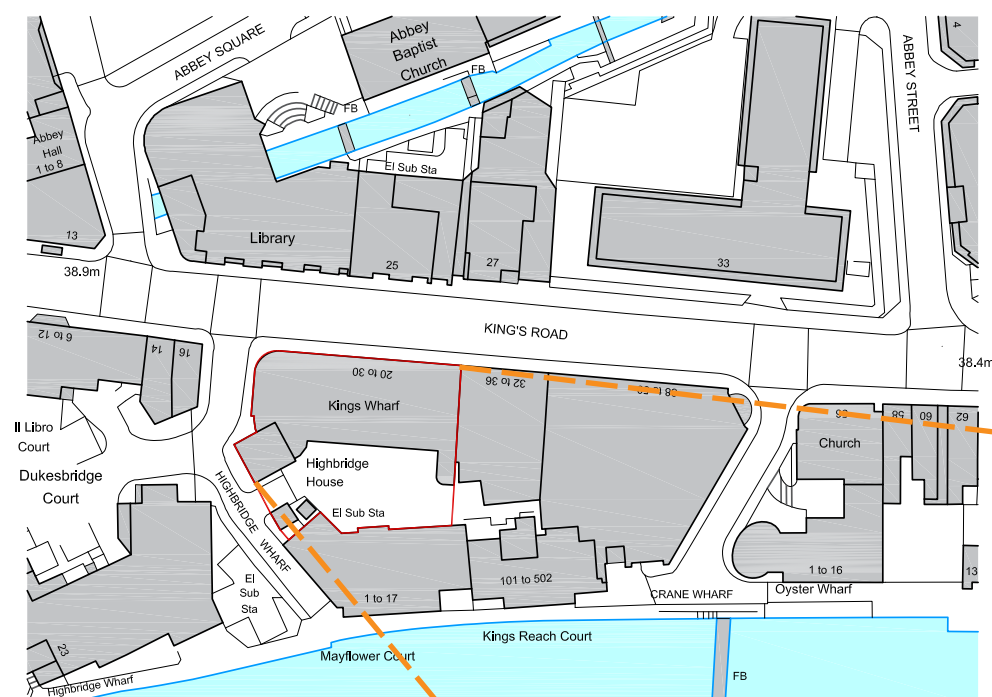
The site

Photo of existing reception area (rear of Highbridge House to left of view):



Existing Building

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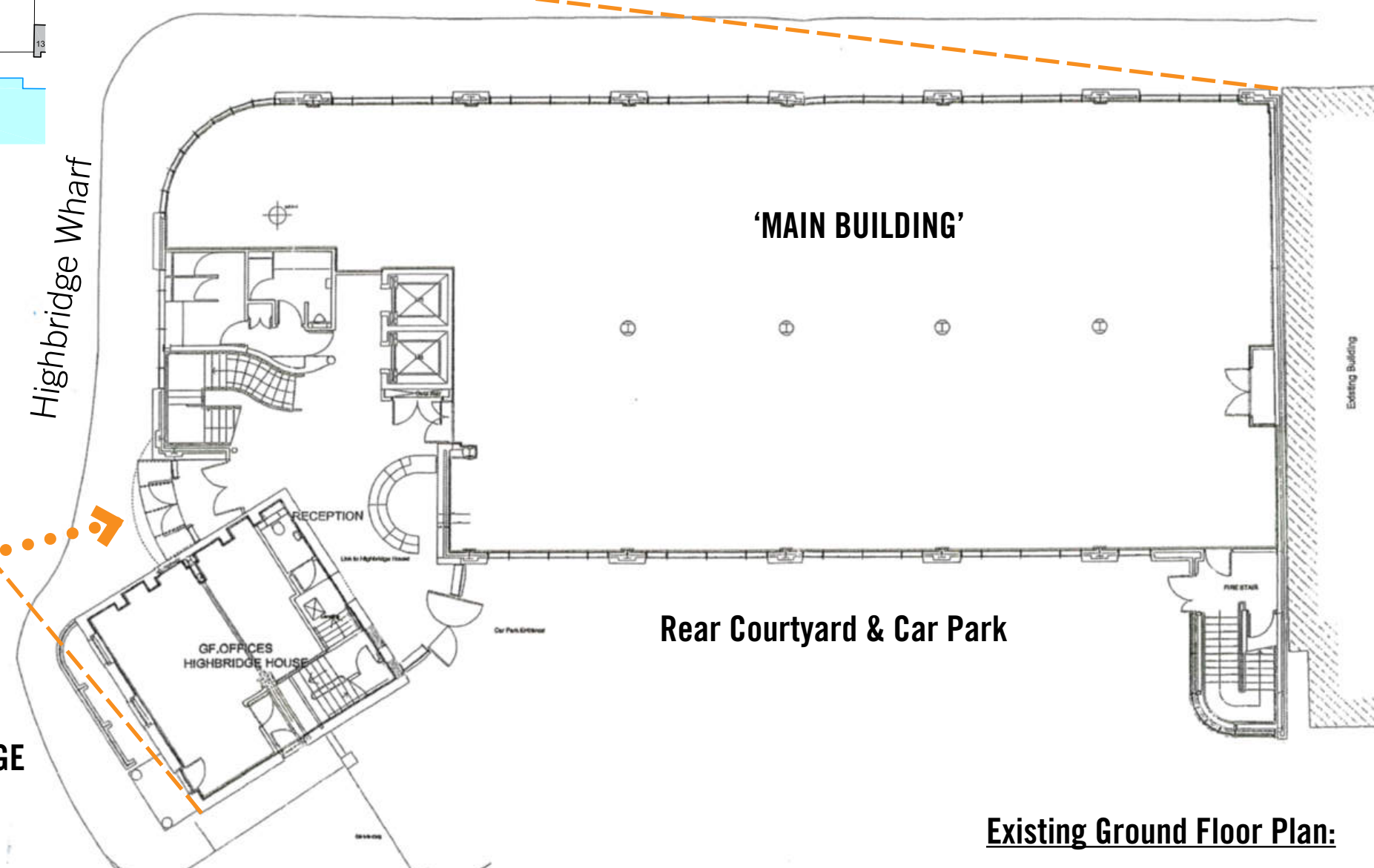


OS Site Location Plan:

Main entrance

HIGHBRIDGE HOUSE

Highbridge Wharf



Existing Ground Floor Plan:

Highbridge House

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Highbridge House is a solid red brick construction with a pitched slate tiled roof and timber sliding sash windows with a stone portico entrance to Highbridge Wharf.

Internally, little appears to remain of the original historic fabric other than timber floor construction and main stairway with timber balustrade and spindles. Former chimney stacks are still identifiable (certainly in profile on plan) but the associated fireplaces are no longer installed.

Secondary glazing is also already installed to the first floor windows overlooking the existing main reception areas to allow the historic sash windows to be retained whilst providing fire and acoustic separation between the spaces.



Extract of Historic England Listing Statement:

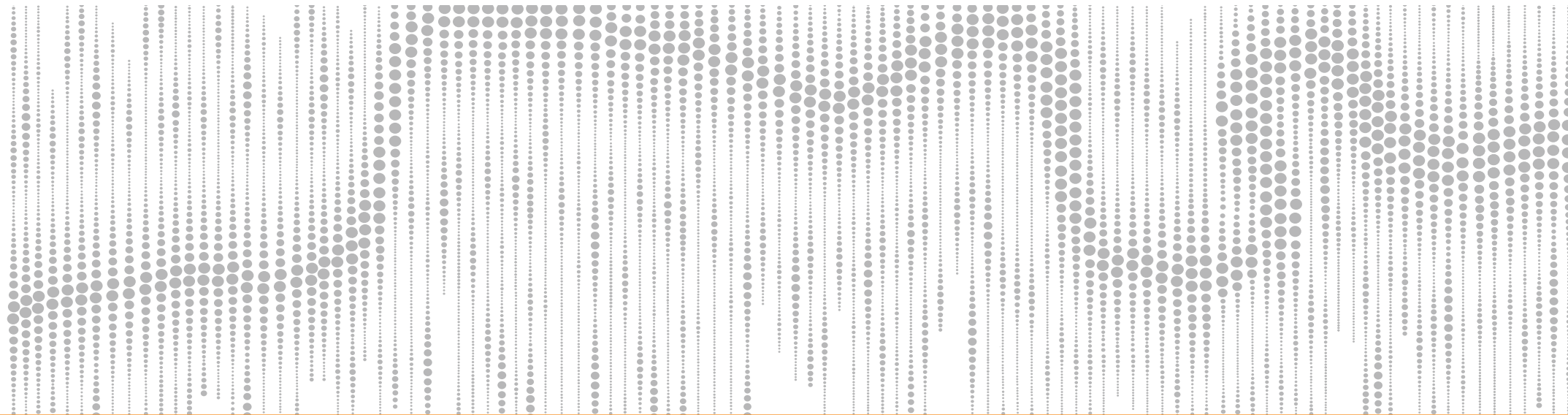
HIGH BRIDGE WHARF 1. 5128 House at rear of Nos 18 and 20 Kings Road SU

Grade: II
Date first listed: 14-Dec-1978

7173 SE 3/499 II 2. Early C19 detached. 3 storeys. 3 bays, glazing bar sashes. Red brick with stone cills and stone courses over 2nd floor to flat eaves. Hipped slate roof with 4 side chimneys. Projecting Greek Doric porch with fluted columns etc and entablature. 6 panel door with plain rectangular overlight. Ground floor windows blocked and sliding garage doors inserted between.

Listing NGR: SU7181973356

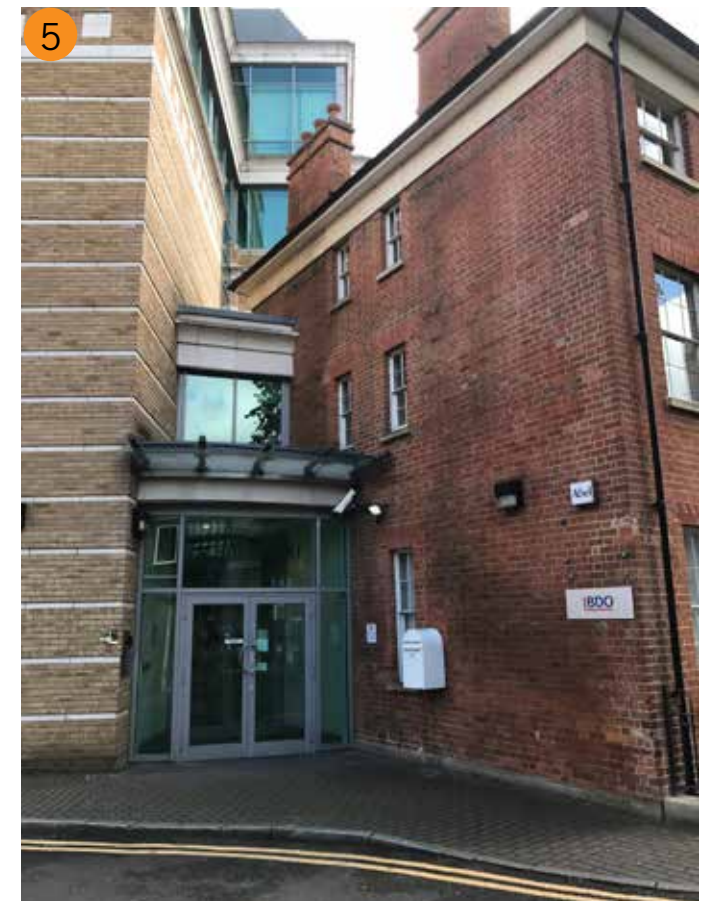
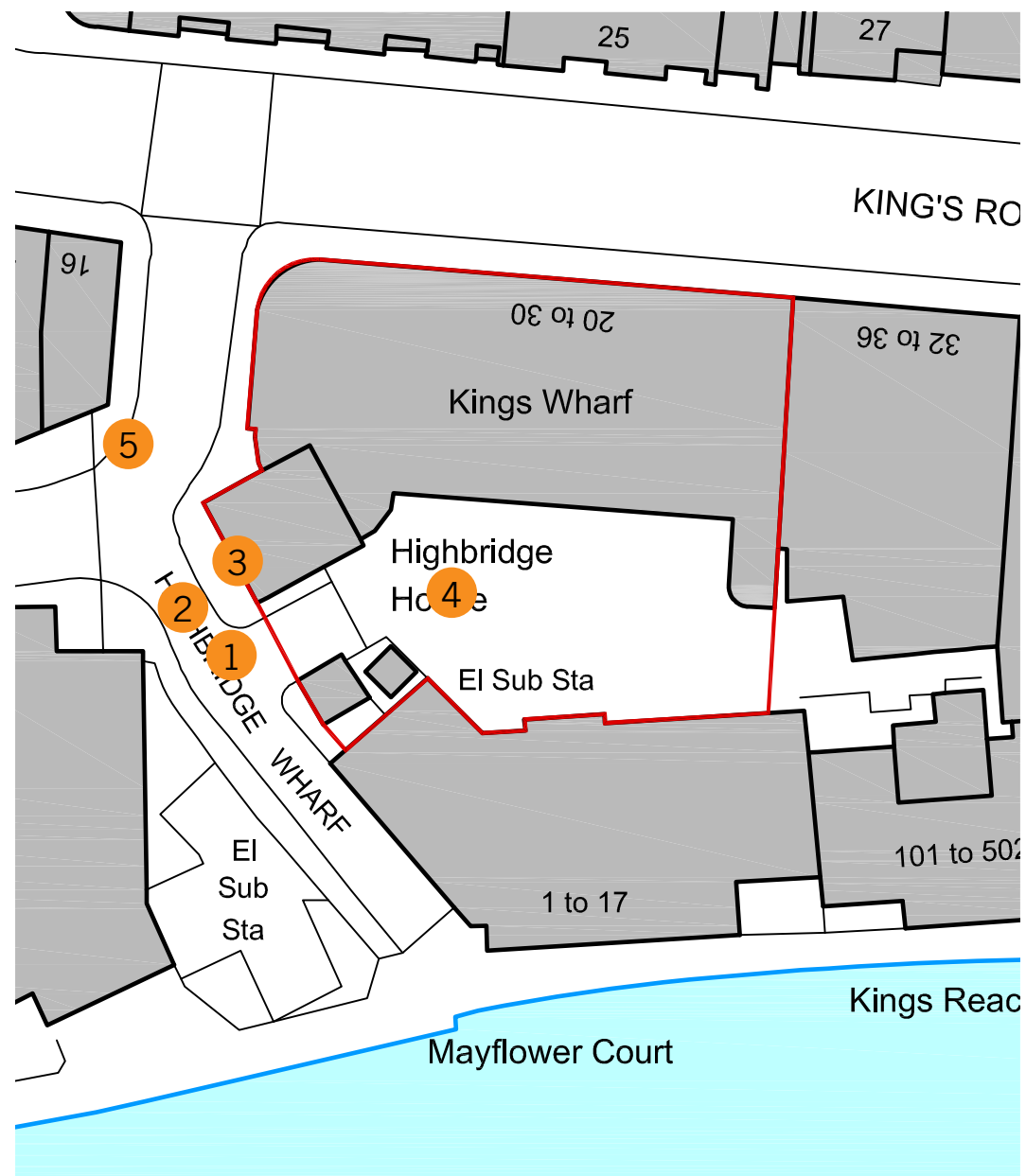
EXISTING CONDITION SURVEY



External

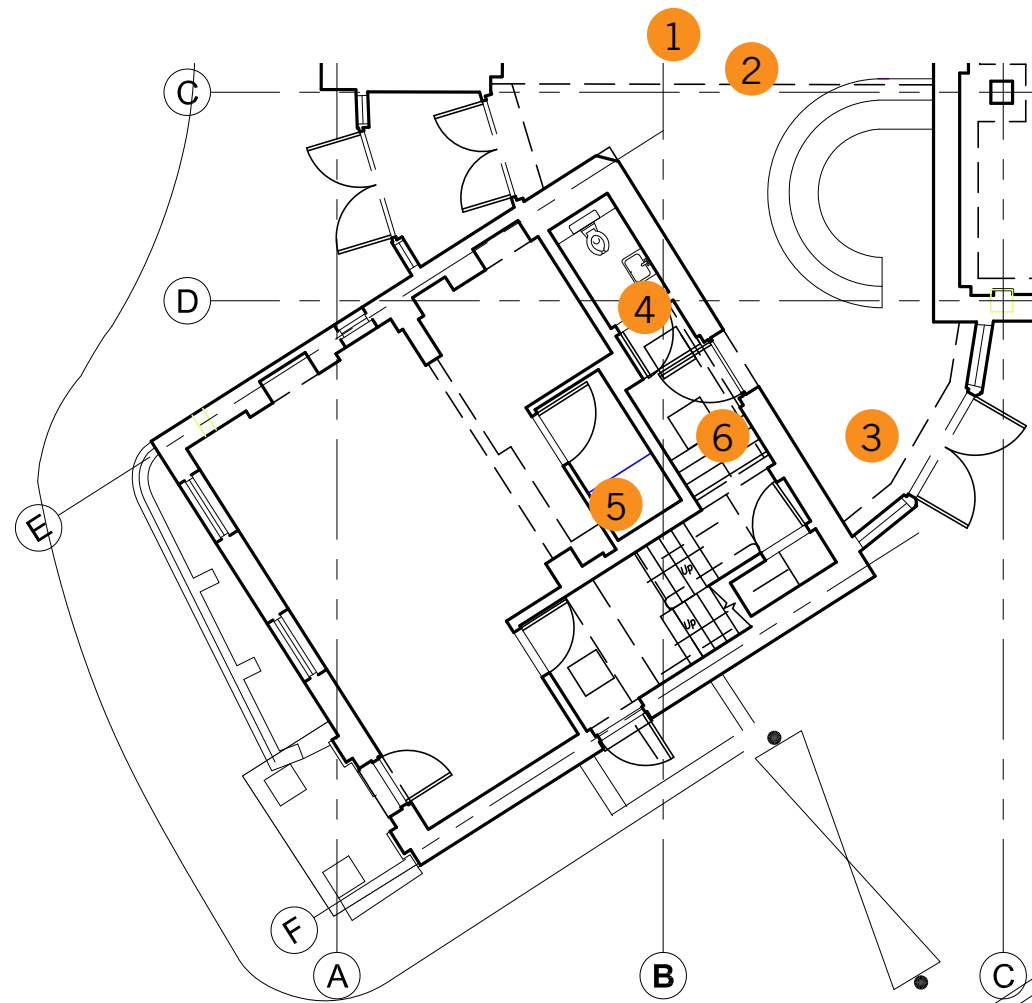
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External



Ground Floor

Kings Wharf, 20-30 King's Road, Reading



Ground

Ground Floor

Kings Wharf, 20-30 King's Road, Reading



Ground



First Floor

Kings Wharf, 20-30 King's Road, Reading

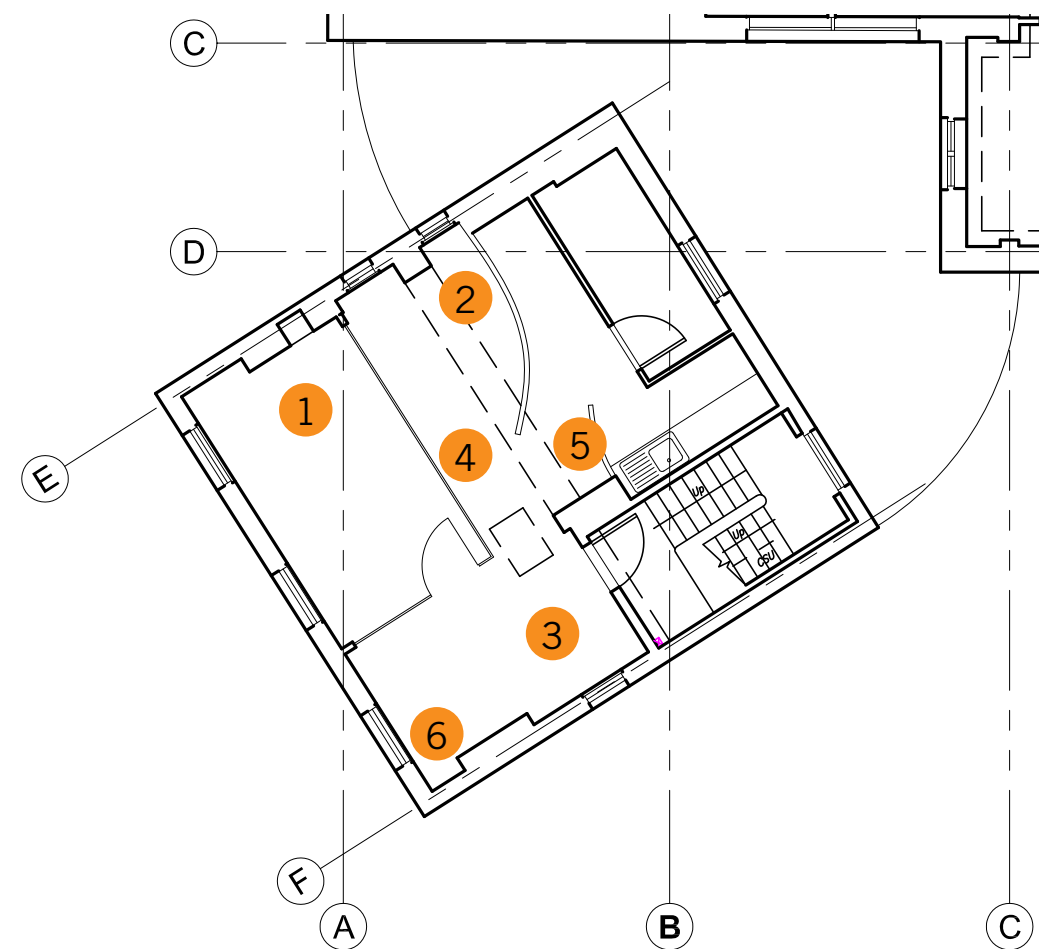


First



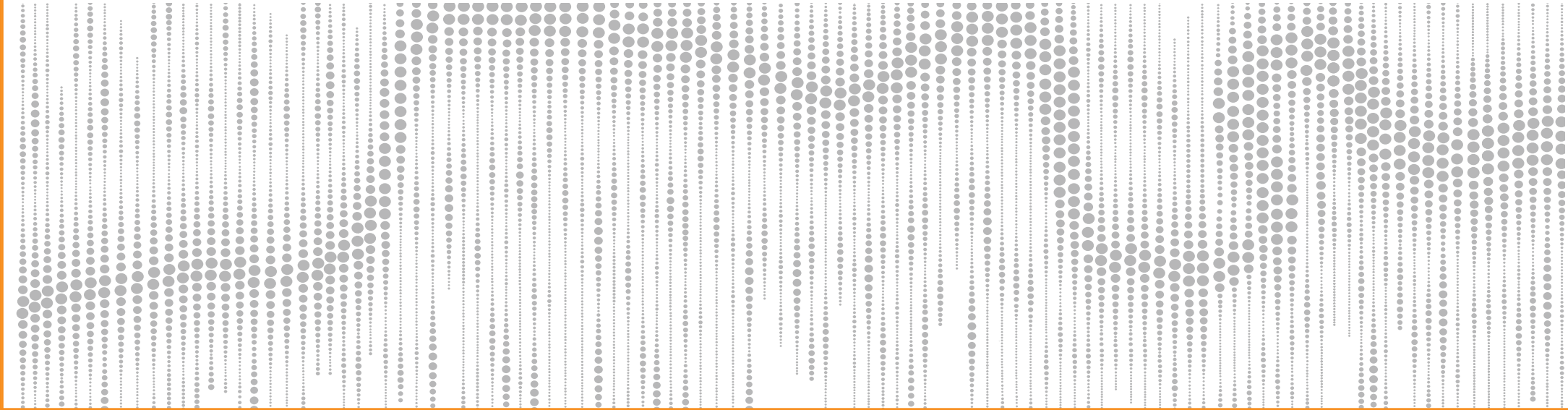
Second Floor

Kings Wharf, 20-30 King's Road, Reading



Second

DESIGN PROPOSALS



Design Proposals

Kings Wharf, 20-30 King's Road, Reading

USE

The buildings use class is not changed with this application, it is currently B1 Office.

AMOUNT

The proposal does not impact the area of the building.

LAYOUT

The layout remains largely as existing.

SCALE

The proposal does not affect the scale of the building.

LANDSCAPING

There is no landscaping associated with this site.

APPEARANCE

The changes have been designed to minimise the impact to Highbridge House - refer to page 18 for more details

ACCESS - Highbridge House

Maintenance access to the roof condenser units will be provided through the window on Highbridge House.

ACCESS - Kings Wharf

The proposal does not affect Kings Wharf's access.



Design Proposals

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Highbridge House currently provides office accommodation - but this is ancillary to the main building, Kings Wharf, partially due to its lack of connectivity to these areas but also partially due to its smaller scale and limited floor plate dimensions. Given its reduced scale, Highbridge House is to be spilt into a separate office unit.

The designs are sympathetic to the historic building although the accompanying Heritage Statement has confirmed that 'Internally there are no remaining features of note and therefore this space has relatively little significance.

DESIGN PROPOSAL

The proposal in this application is for the installation of 2 new condensers units with associated mechanical duct work. The condensers are to be located on the roof of the linking building (existing reception). This minimises the view to the units and the buildings act as an acoustic shield - please refer KPAs acoustic report for noise levels.

They will be maintenance via the second floor window with a discreet freestanding key clamp handrail system to protect the maintenance access.

It is also proposed to house mechanical

equipment internally within the ceiling zone above the showers with air intake and exhaust through new louvres in the existing glazed screen to the car park elevation.

To minimise any disturbance to the historic fabric of Highbridge House, the existing doorway between the main reception area and Highbridge House will be reused to allow mechanical duct work to pass between the two buildings.

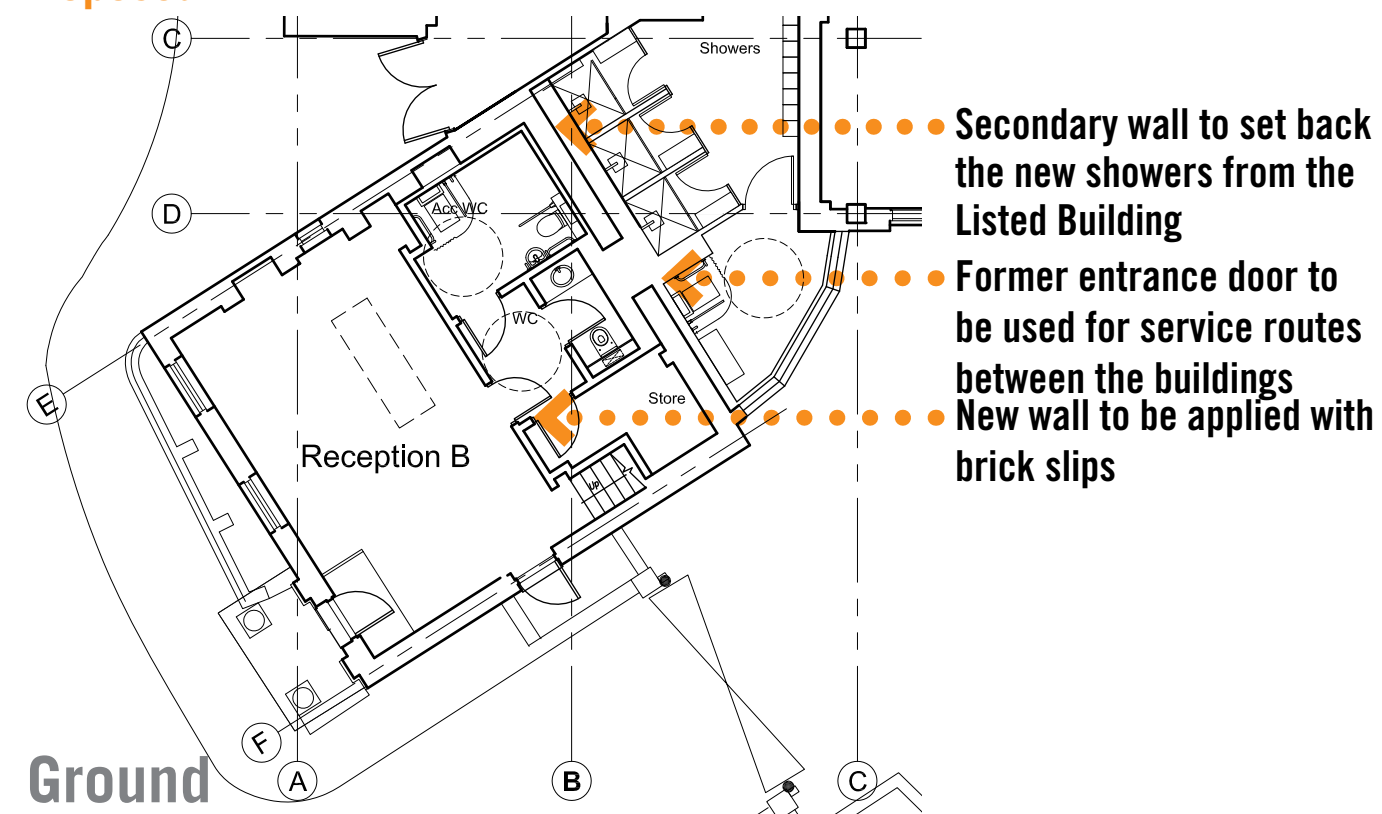
Internally a free standing secondary wall is to be built along the rear elevation of Highbridge House (towards the linking building) and on the first and second floors to preserve the existing brick work wall and allow disruption of new services.

Existing



Ground

Proposed

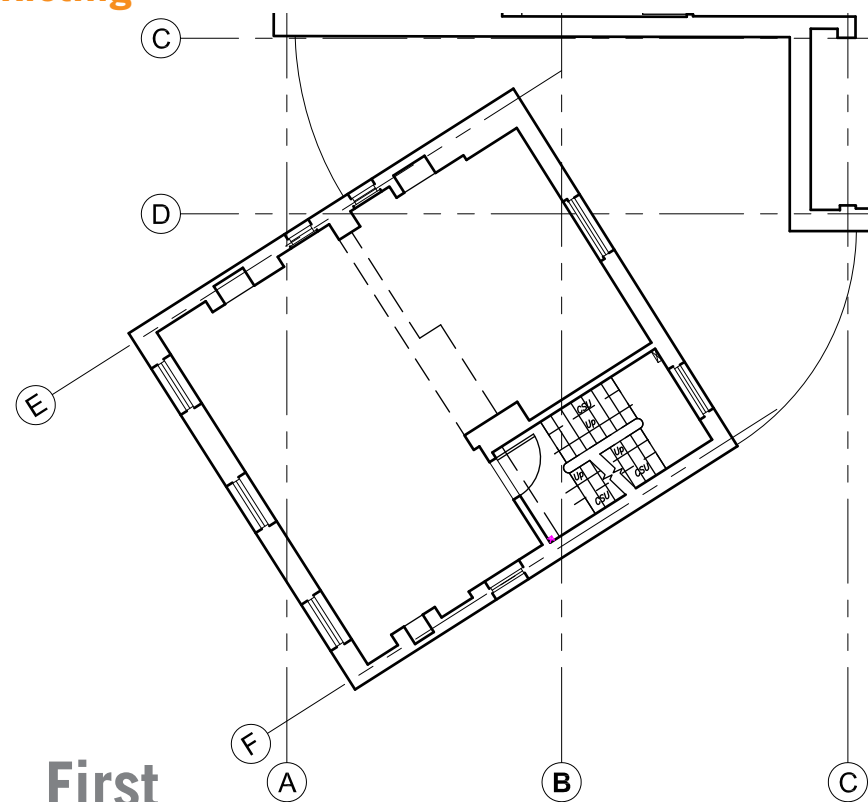


Ground

Design Proposals

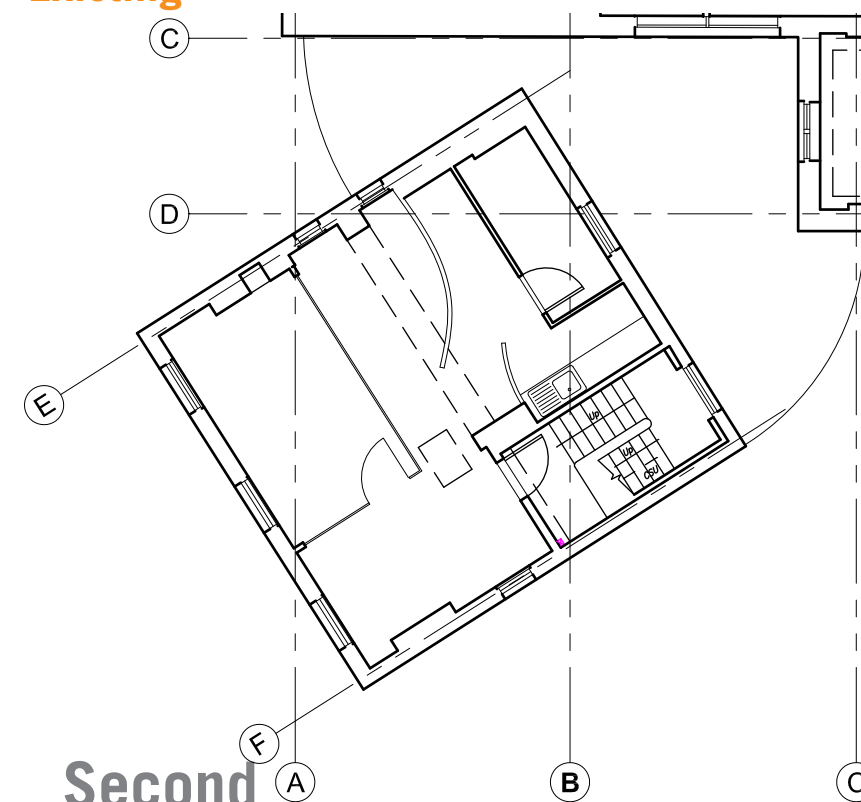
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Existing



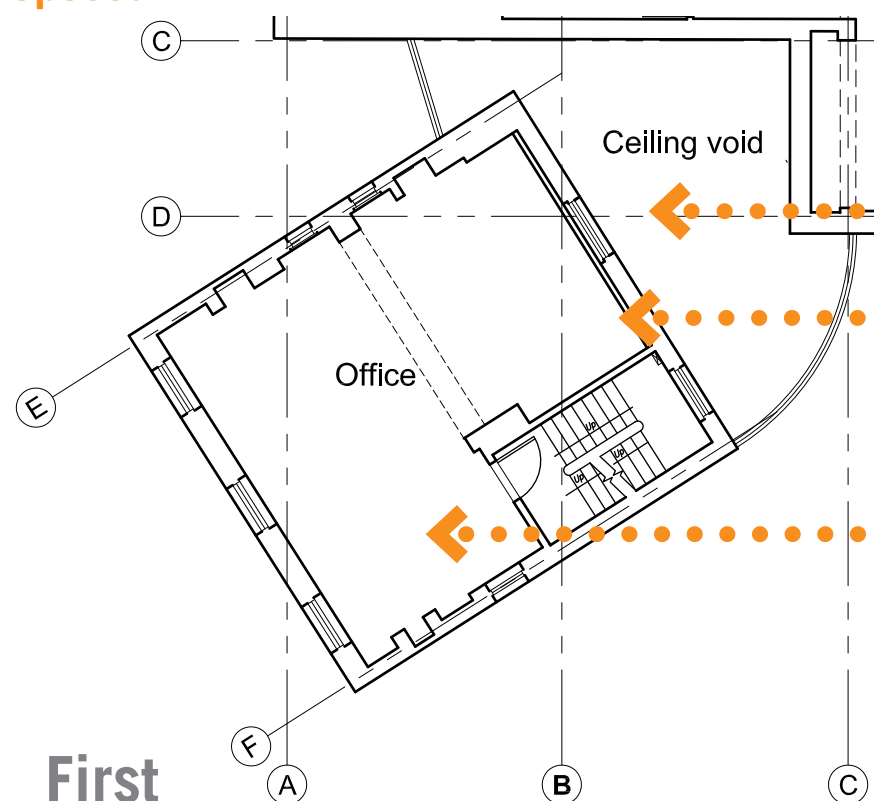
First

Existing



Second

Proposed



First

- Void above the showers to have mech equipment
- Secondary free standing wall to allow cable runs and a brick slip to be applied
- Non original walls removed, new flooring & decoration

Proposed



Second

- Window to be use for access to the roof
- New condensers with key clamp handrail and paving
- Secondary free standing wall to allow cable runs and a brick slip to be applied
- Non original walls removed, new flooring & decoration

Appearance

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APPEARANCE

The condensers are set back as much as possible to limit the impact on the listed building and secondary residential properties. As oppose to the main building rooftop plant area where due to technical restrictions of maximum pipe work runs, this is not possible to reach. Furthermore the duct work runs would have to be external impacting on the listed building further.

The curtain glazing to the link building on the car park side is to be modified and fitted with louvres to vent the extract equipment.

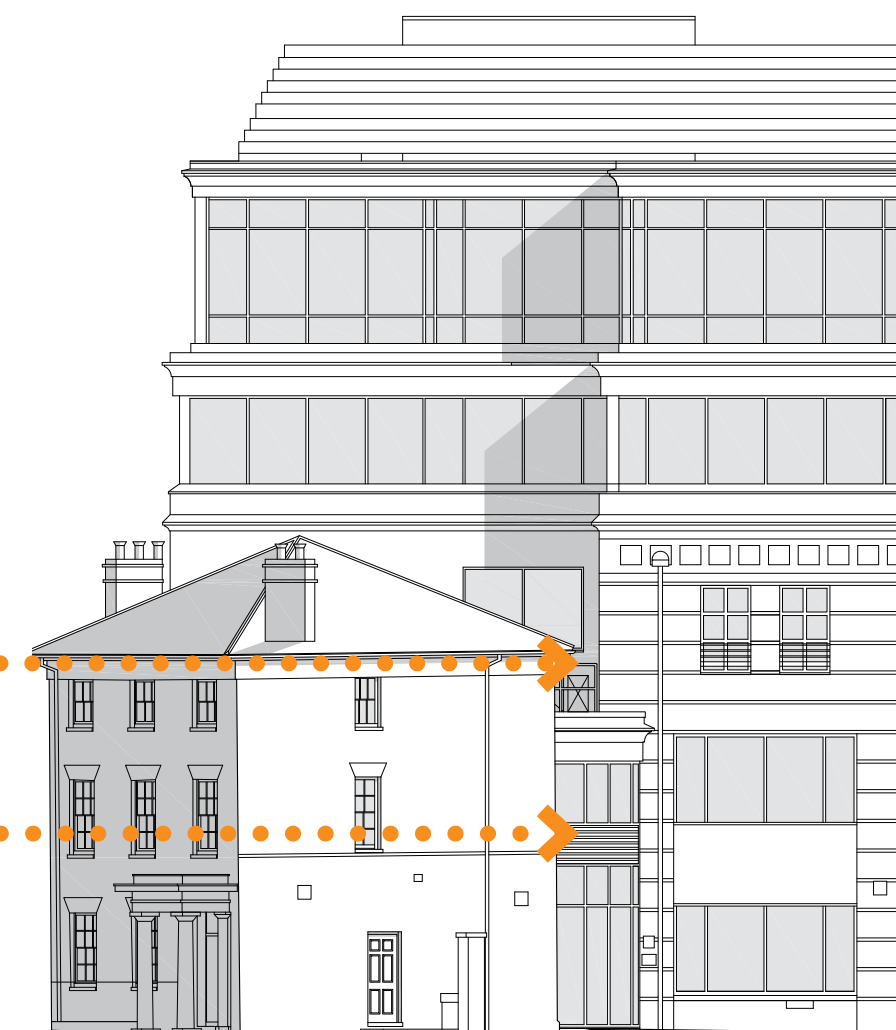


New condensers and handrails

New louvres



Proposed Western Elevation



Proposed Southern Elevation

SCOPE OF WORKS

1	External
1.1	Lay new paving on pads to create a pathway for maintance of the condenser units
1.2	Install 2 condenser units on big foot system
1.3	Install new freestanding key clamp handrails
1.4	Roof to be redecorated and locally repaired where necessary in materials to match existing.
2	Internal
2.1	No works required for the use of the second floor window for access
2.2	Installation of the new ductwork - a plasterboard bulkhead is required from the doorway to the existing riser
2.3	Installation of new secondary free standing wall (first and second floors) to allow cable runs and a brick slip to be applied

