



Boyer

Prepared on behalf of Platinum SA

50 CROWN STREET, READING

DESIGN AND ACCESS STATEMENT

February 2017

Project:

50 Crown Street, Reading

Client:

Platinum SA

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Fig.1: Crown Street/ Southampton Street

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Introduction

This Design and Access Statement is submitted on behalf of Platinum SA Developments to Reading Borough Council (RBC) in support of a full planning application and listed building consent relating to 50 Crown Street and the adjoining 63 Southampton Street, Reading.

The principle features of the application are summarised as follows:

- The site comprises a 2 storey Grade II listed public house, known as 'The Red Cow', which is currently vacant.
- The site has a prominent position on the junction of Crown Street and Southampton Street.
- The proposal seeks the rehabilitation and rejuvenation of the building through a change of the commercial use from class A4 (pub) to A3 (restaurant) at ground floor, whilst retaining C3 use on the first floor in the form of 3 flats.

The redevelopment of the site, provides an opportunity to sensitively renovate and revive the existing building to provide much needed sustainable residential development in close proximity to the city centre and bring back into use a building that has fallen into a state of disrepair.

This report should be read in conjunction with other supporting information attached to the submission, but in particular the Heritage Statement and Planning Statement, both by Bell Cornwell.

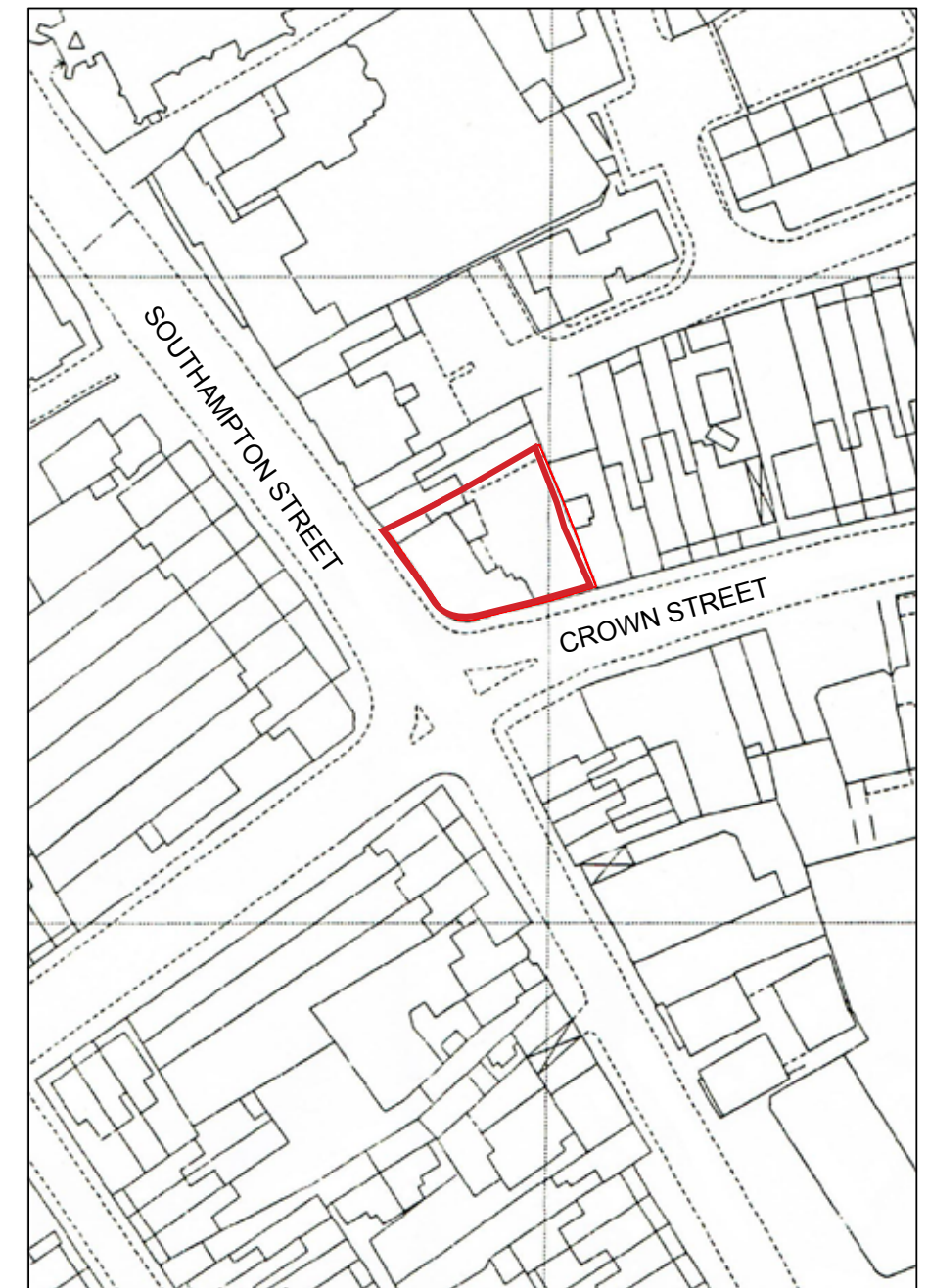


Fig.2: Site location plan

Application Boundary



Fig.3: Site context



The Oracle

Reading
Borough Council

Bridge Street

River Kennet

5 minute walk

A329

Letcombe Street

Deansgate Road

Church Street

A327

St Giles Close

Crown Street

Southampton Street

Henry Street

Pell Street

Katesgrove
Primary School

Katesgrove Lane

A33



Planning history

A listed building consent application was submitted for the 50 Crown Street by Hussain Architectural Design in February 2016 and withdrawn in April 2016. A full planning application was not submitted at the same time as the listed building consent application.

The listed building consent was for a double height extension to the rear of the building and new large windows to the main front facade, overlooking Southampton Street.

A restaurant use was proposed at ground floor with 6 flats at first floor.

The advice provided by various planning officers raised some concerns with the original proposals. Principally:

1. *...the escape route from the bedroom in the proposed flat 5 passes through the kitchen/ dining room. This increases the likelihood of sleeping residents being trapped in the event of a fire...*

2. *The kitchen/ diner and the spare bedroom/ study in the proposed flat 2 have no access to natural light or outlook... a similar problem exists for the kitchen/ diners in the proposed flats 1 and 3*

3. *all habitable rooms should have access to natural and ventilation*

4. only a listed building consent was submitted, no full application

5. incorrect interpretation of heritage listing that assumed listing only applied to the “rounded corner extension to Crown Street”

6. the replacement of the existing windows by four large “shop windows” is completely out of character

7. insufficient distinction between old and new building



Fig.4: Southampton Street Elevation by Hussain Architectural Design

During the design development of this scheme we have taken the opportunity to address some of the comments from the previous application to provide a scheme that is more sympathetic to the listed building and more appropriate to the end users.

1. fire escape routes are carefully considered throughout the process with proposed sash windows allowing egress and escape routes not proposed through dedicated kitchens
2. all habitable rooms will have windows and therefore natural light and views out

3. as all rooms have windows, they will also have the ability to have natural ventilation. In some instances, such as bathrooms and kitchens this will be supplemented with mechanical ventilation.
4. this report forms a part of both the full planning application and listed building consent application
5. the proposals have been developed through the understanding that the whole building is listed and respected as such.

6. window openings facing Southampton Street and Crown Street are retained. Some of the poorer quality windows are proposed to be replaced with timber framed Georgian sash windows in keeping with the character of the building.
7. additions have been developed to allow for distinction between old and new where appropriate.



Fig.5: Southampton Street Elevation by Boyer

A pre-application meeting was held on site with Reading Borough Council on 01/09/16 and a written response was received on 31/10/16.

The council confirmed that:

1. *...there is only a limited opportunity for the extension of the north wing of the building to the upper storey. The addition of a second storey would detract from the character of the north wing roof...*
2. *...A full two storey infill extension at the rear of the building to replace the existing rear overhanging roof would be difficult to attain...any extension should be confined to single storey only...*
3. *... any freestanding building would be harmful to the setting of the listed building...*
4. *...the potential removal of the stairs should be avoided...*
5. *...The ceiling between the first floor/ second floor rooms would benefit from investigative work into the structure in order to determine its age and significance...*
6. *...there are a number of casement windows to the right hand side of the front elevation of variable quality which could be replaced with timber sash windows more in- keeping with the building...*
7. *...a number of areas of brickwork along the front elevation have deteriorated significantly and will require re-pointing... or patching in matching brickwork...*

8. *...the downstairs of the public house has been opened-up to remove internal walls and timber framing, although the ceiling retains exposed ceiling joists and bressumers: these should be maintained as exposed timber work and new compartments formed around them...*
9. *...the kitchen area to the left side of the property is contained within a small single storey outshut. This area has considerable flexibility for adaption and modernization...*

10. *... secondary glazing would be required...*
11. *...there is single-aspect accommodation...*
12. *...odours can be dealt with by appropriate design... finishing (the flue) at 1m above roof ridge height...*



Fig.6: Pre-application rear elevation

The proposal has evolved since the pre-application scheme. The proposed second storey addition over the rear wing has been omitted so as to retain the character of the existing shed roof.

In addition the proposed two storey infill addition has been restricted to a single storey.

The proposed freestanding building has been omitted from the proposals.

Existing stairs have been retained, however, due to their geometry they are unsuitable for day to day use. As such the stairs will be retained and repurposed as store rooms, instead proposing new stairs compliant with part K in more suitable locations around the building.

The ceiling between the first/second floor has been proposed for removal, as retaining the ceiling would render both rooms unusable due to the restricted ceiling height. As with all works to the building structure, the applicant will seek the advice of council during investigative works prior to proceeding.

All windows facing Southampton Street and Crown Street are proposed as Georgian sash windows, with glazing bars dividing each sash into smaller squared panes. The ground floor windows are proposed with larger subdivisions than the first floor, in line with a hierarchy set up in the existing building. Where sash windows already exist, they will be retained and refurbished. Whereas replacement windows will match the frame profiles of the existing windows.

Areas of damaged brick and mortar will be replaced with like for like materials.

Exposed structural timber will be retained in the

proposal. Their treatment will be considered on a case by case basis, but will be enclosed or refurbished and exposed depending on location.

An addition to the building is proposed above the existing kitchen area, where council have identified that there is room for modernization.

A noise report as been completed as part of this application where secondary glazing to all windows has been proposed. In addition a strategy for the construction of the floor to minimise noise transfer between the restaurant use and residential use has been proposed.

The accommodation has been proposed to maximise the characteristics of the listed building. Dual aspects flats have been shown where possible but the scheme is limited by the restrictions of the listed building.

The proposed flue for the commercial kitchen terminates 1m above the ridge of the roof, with the alignment being adjacent to an existing chimney to conceal, as much as possible, the new flue.

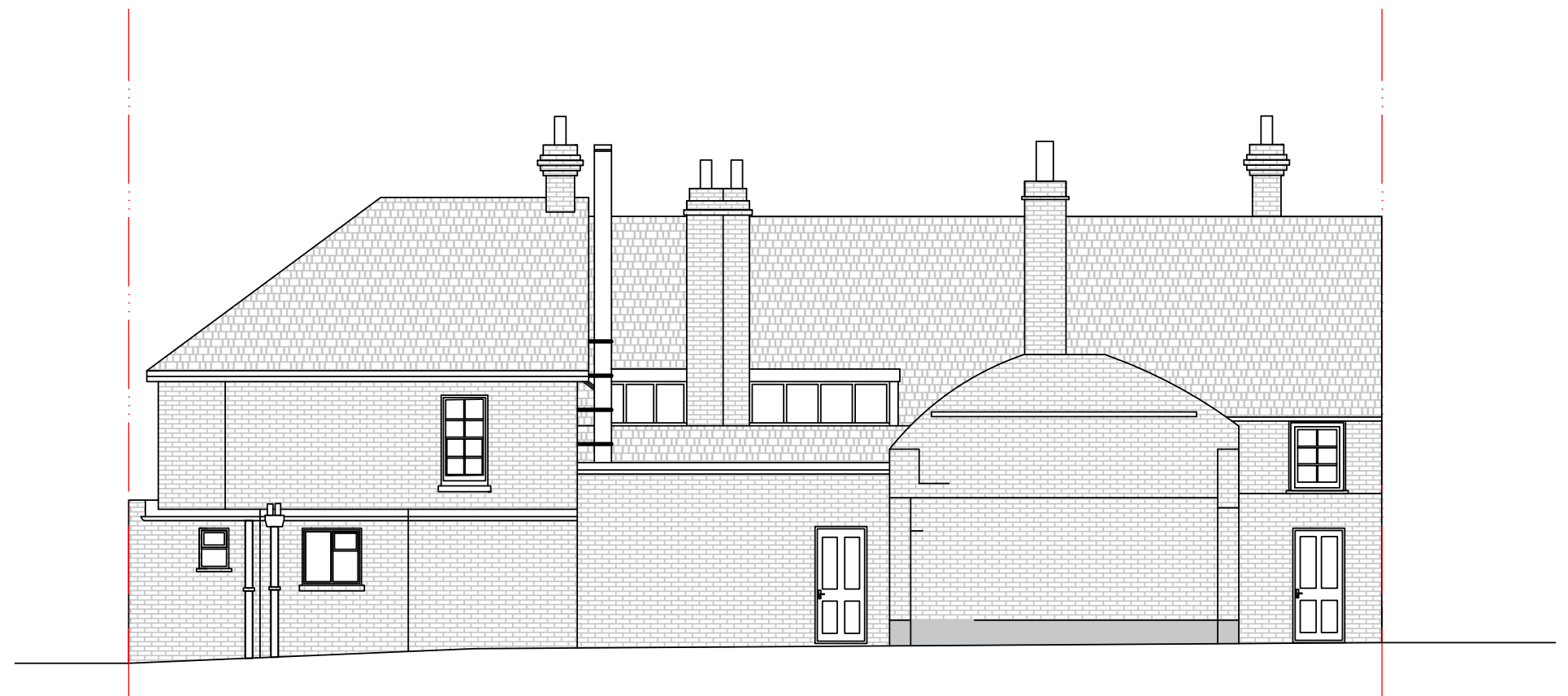


Fig.7: Proposed rear elevation

Site assessment

50 Crown Street is located on a corner plot of land on the junction of Crown Street and Southampton Street. The site rises slightly from Southampton Street through to the rear courtyard, which can be seen through the use of steps inside the building. The existing building is a 2.5 storey C18 grade 2 listed pub with entrances from Southampton Street and Crown Street and vehicular access to a rear courtyard from Crown Street.

The site is located within the Katesgrove ward of Reading Borough Council. It is adjacent to the Market Place/ London Road conservation area although the site itself is not in a conservation area.

The site is very well connected, being a five minute walk to the Oracle shopping centre on the north side of the River Kennet where local facilities such as restaurants, shops, a cinema and parking are available.

Reading railway station is within fifteen minutes walk of the site and provides access into London Paddington via a 40 minute train journey.

The site is also only a five minute drive to junction 11 of the M4, via A33.

The nearest bus stops are located on Southampton Road and Pell Street, both west of the site. The stops are served by the Emerald and Bronze routes, providing services into Reading City Centre and in the opposite direction, Coley Park.

A mixture of commercial buildings are sparsely located in the area, including a local supermarket, a tattoo parlour, a used furniture shop, a funeral parlour, a used car garage and a fish and chip shop. However the site itself has ben unused as a pub since at least 2014. This is seemingly a trend in the area with the Red Lion pub, also on Southampton Street recently closing. However the predominant use of buildings in the area is residential.

The Church of St Giles In Reading, is approximately 300ft from the site and Katesgrove Primary school is less than five minutes walk to the west with the Abbey School to the south east.

The Royal Berkshire Hospital is located to the east of the site, along London Road and also in this direction is the London Road Campus of the University of Reading.

Crown Street and Southampton Street form a part of Reading's one way road network with vehicles moving east to west along Crown Street and then North along Southampton Street.

No trees or other significant planting are present on the site.

Site analysis

- site boundary
- place of worship
- bus stop
- noise
- existing green space
- pedestrian entrance
- vehicular entrance
- direction of traffic
- sunpath



Fig.8: Site analysis

Existing building external assessment

This chapter should be read in conjunction with the heritage statement, produced by Bell Cornwell.

The site comprises a grade II listed public house, occupying 50 Crown Street and 63 Southampton Street, known as the Red Cow Pub. The listing states:

...No 63 is an early C18, small, 2½ storey house of grey brick headers with red brick quoins and dressings. Tiled roof with catslide to rear with tall chimney. 1 gabled dormer. On 1st floor a tripartite casement window to left and panel to right. On ground floor a segmental-headed former door and flanking windows. Flanking red and grey brick set back rusticated quoin pilasters (altered on right hand side). Rounded corner extension to Crow Street (No 50) probably 1860s, possibly circa 1840. 3 windows with hipped tiled roof. 2 window extension to north. A good example of early C18 brickwork...

The listing highlights several areas of note, which upon close inspection reveal that the various elements are characterful but inconsistent from each other, providing an overall disjointed but warm architectural aesthetic.

At the centre of the facade, facing Southampton Street, a red and grey headed brick wall, combines with red Flemish bonded brick facing Crown Street and Southampton Street.

The over-arching character of the building comes about through the weathering and quality of the original materials and workman like aesthetic of the building. It is lacking in any lavish ornamental detail other than the rusticated quoin, grey brick window surround, grey bricks and arched window heads.



Fig.9: Front elevation facing Southampton Street and Crown Street

The casement and top hung windows on 50 Crown Street are painted white and of a poor quality. However 63 Southampton Street is furnished with higher quality Georgian windows. The windows have nevertheless been neglected and will require refurbishment. A simple hierarchy of the windows has been set up whereby the windows to the first floor have more tightly spaced glazing bars when compared to those on the ground floor.

The majority of the roof for both buildings, whilst consisting of slightly different pitches and ridge heights, retain clay tiles, thus providing a unifying feature across the building. A single dormer window, again with casement windows is present on 50 Crown Street.

63 Southampton Street connects to 61 Southampton Street via a single storey flat roofed ground floor section of the building which dramatically reduces the ridge line and seems out of keeping with the rest of the building.

5 chimney stacks arranged around the building seem to be of good condition and add to overall character.

The curved brick façade of 50 Crown Street suffers from damaged brick work and missing mortar. This is possibly due to the use of concrete mortar which results in the bricks retaining moisture and causes them to deteriorate through frost damage.

A modern single storey addition is used as a the toilet block to the rear of the property although this has less impact on the roof form as it is open to the rear courtyard.

To the rear of Southampton Street a low mono pitch roof, provides a covered external area. It does not seem to be of the same age or quality as the rest of the building, sitting awkwardly with the eaves line of the rear shed and clashing with a door opening.

The single storey rear shed is an extension of the buliding- perhaps originally used a stable or workshop that retains the same material palette using red brick and clay tiles, although here, the rear facade has been partially painted white. The side of the shed has been enclosed with low quality relatively new materials of feather-edged boarding and chipboard.

Evidence of an original door opening, now bricked up, can be seen in the rear elevation of the shed, where a black painted timber lintel remains in view.

Brick piers and timber beams at high level suggest the shed previously extended further into the courtyard than currently exists.

Adjacent to the shed, a low quality lean to can be found with temporary sheeting used as the roof covering. It is hidden from view and contributes little to the overall character of the building.



Fig.10: Rear elevation



Fig.11: Evidence of lintel can be seen in the rear elevation



Fig.12: Lean to adjacent to rear shed

Existing building internal assessment

This chapter should be read in conjunction with the heritage statement, produced by Bell Cornwell.

The general condition of the building is poor, having been neglected for several years, however any proposed works should be preceded by investigative works to check the historical importance of the structure. The investigative works should comply with English Heritage guidelines.

Within the main existing dining area access to the basement is via a very steep stairway with severely restricted head height. The stair would be unsuitable for every day use as there is also the issue of the bottom landing of the stair ending at a point with low head height. The main section of the basement has a reasonable head clearance however the portion of basement underneath the curve of the building is unusable due to a severely restricted floor to ceiling height. The use of the building as a pub has meant that a steep ramped access is provided from the basement to the pavement on Crown Street.

The existing kitchen, to the west of the building, has a mono pitched roof and has been identified as one of the weaker parts of the building, where there is flexibility to modernise the space.

The main dining room has the clearest example of exposed timber beams and posts, which must be retained in the proposed building.

Access from Crown Street porch provides a connection to the rear of the building and alternatively to the front dining space. There is evidence that a stair was previously in use in this location due to a raked dado

railing found in the same area, on the first floor.

The wc for the pub is housed in a single storey modern addition to the rear of the property. Whilst a second set of mens toilets are located in the centre of the plan, near the eaves of the catslide roof.

The stair to first floor, similar to the stair to the basement has steep rises and goings, and also a restricted head height and as such would not be suitable for day to day use.

A section of the first floor hallway has a floor to ceiling height of approximately 1.86m which would cause issues with daily use. The hallway also does not have the benefit of natural light.

Room 3 and 4 in the existing drawings are rooms with head heights of approximately 1.8m rendering both rooms unusable for longer periods of time.



Fig.13: Existing basement with low head height and access ramp to Crown Street



Fig.14: Existing basement



Fig.15: Existing kitchen



Fig.16: Existing interior of The Red Cow



Fig.17: Existing first floor room with low head height



Fig.18: Existing first floor corner room overlooking Southampton Street and Cronw Street

Layout

Access is retained off Crown Street for vehicles into the service court allowing vehicles accessibility and the minimisation of disturbance with the traffic flow when carrying out maintenance, deliveries and refuse collection.

Pedestrian accesses off Southampton Street and Crown Street are retained. Whereas previously both these entrances were used for access to the pub, this has now changed so that there is a single access for the restaurant and the second access retained for use as a communal residential entrance. This will ensure that there is no crossover and that privacy is maintained for residents. Staff access is also provided to the rear of the property where members of staff can enter the property via the proposed kitchen.

A combined refuse store will nevertheless provide separate refuse storage for residential use and commercial use. The residential refuse storage is accessed off Crown Street and provides sufficient space for cycle storage within the same covered enclosure. The commercial storage is accessed from within the site.

The remaining 5 parking spaces are retained for staff parking.

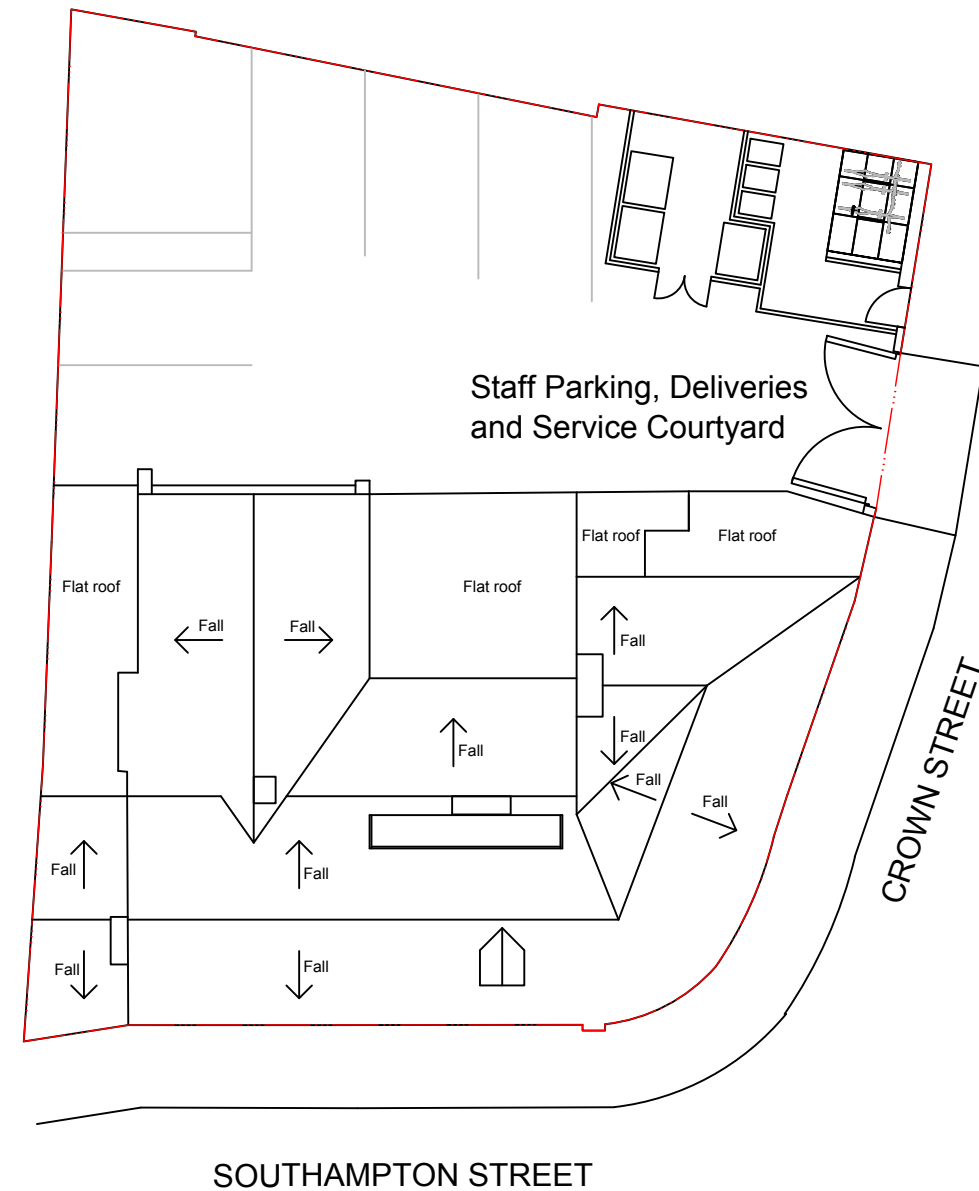


Fig.19: Proposed site plan

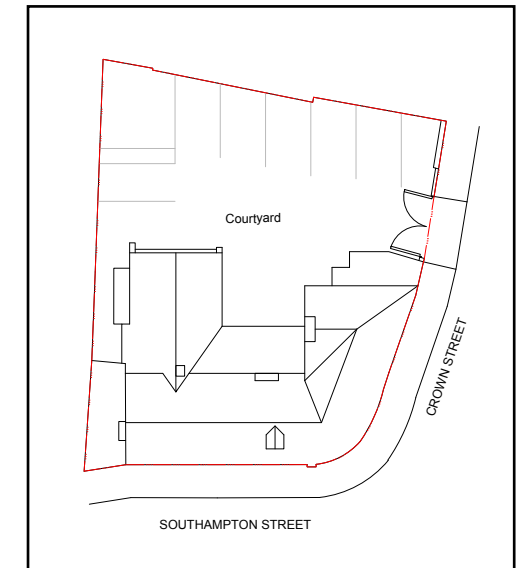


Fig.20: Existing site plan



Fig.21: Proposed CGI view from the corner of Southampton Street and Crown Street with first floor infill addition adjacent to 61 Southampton Street

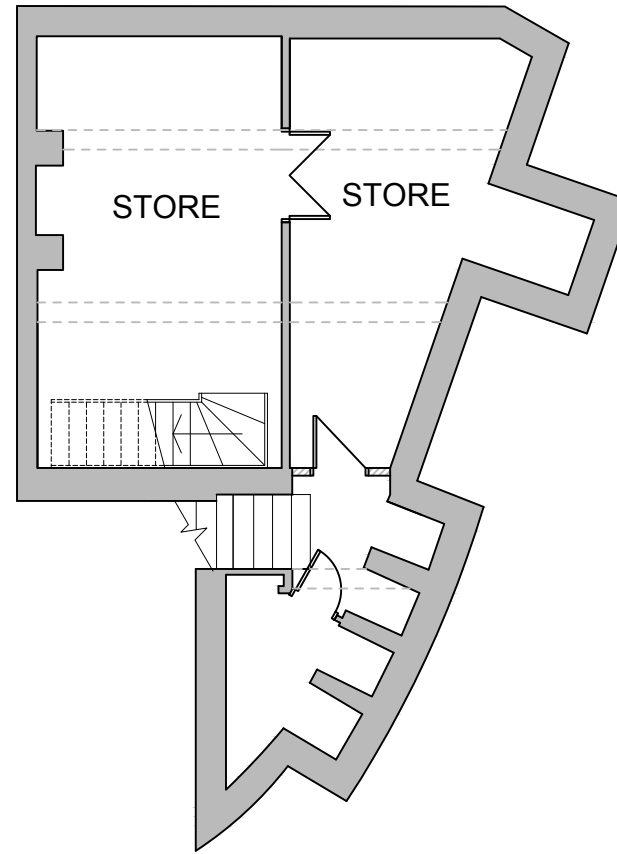


Fig.23: Proposed basement floor plan

The proposal seeks to use the basement as a store and maximise the parts with sufficient head height. The existing stair and landing point at the basement level have a restricted head height and as such a reduced usability. A proposed stair, accessed from dining room 3 on the ground floor provides direct access into the part of the basement with approximately 2m floor to ceiling height. The existing stair to the basement will be retained as a secondary access but not used on a day to day basis.

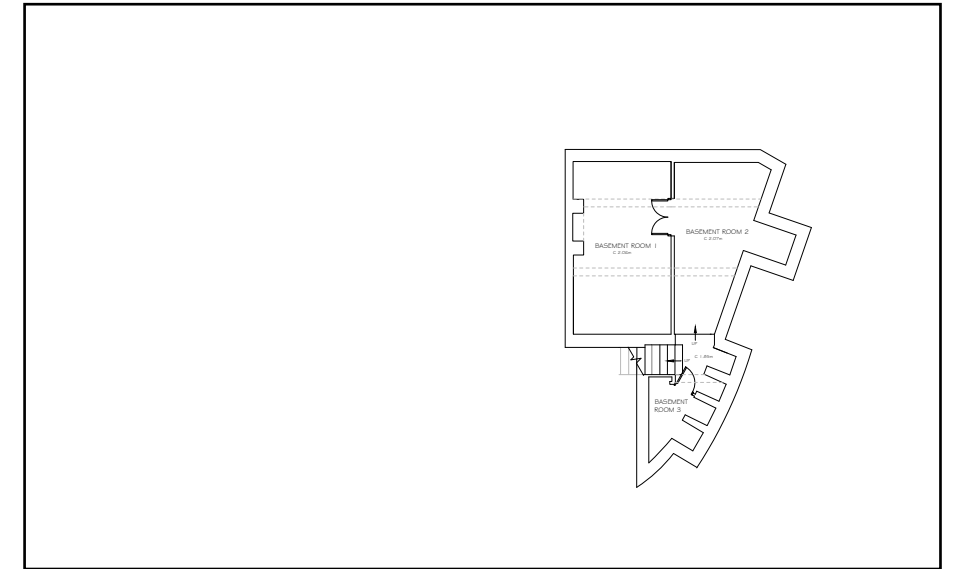


Fig.24: Existing basement floor plan

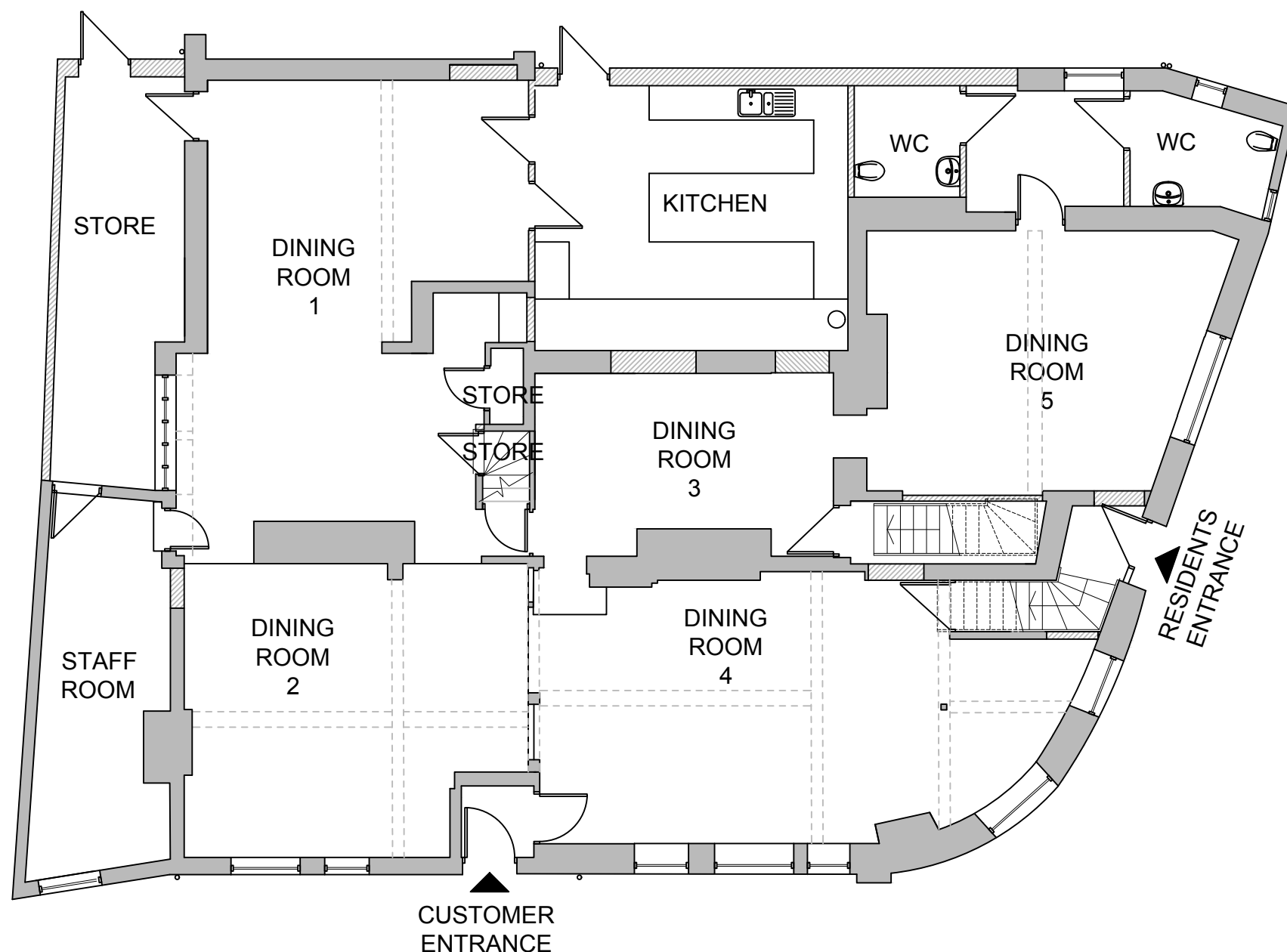


Fig.25: Proposed ground floor plan

The scheme proposes the minimal removal of walls to ensure a functional restaurant, which accentuating the memorable experience of a listed building.

The existing kitchen is re-purposed as a staff room. This has the added benefit of removing the extract fan grille, which is currently visible from Southampton Street.

The restaurant space is divided up into 5 dining rooms so as to provide different sized and character spaces that comes as a direct result of wanting to retain the existing building structure as much as possible. Some strategically chosen sections of wall are removed to retain a focus on features such as chimney breasts and provide a balance between the usability of the space as a restaurant and the goal to respect

and retain the building structure. The exposed timber posts in the dining rooms will be refurbished to become a feature of the dining areas, along with refurbished chimneys. Timber ceiling beams will be retained and boxed into the ceiling void as part of the sound attenuation strategy between the A3 use on the ground floor and the C3 use on the first floor.

An existing entrance from Crown Street will be closed off to the restaurant and used for residents only to ensure the privacy of residents and avoid the accidental crossing with restaurant customers. This entrance will incorporate a new stair to the first floor, compliant with part K. The existing stair to the first floor will become disused due to its reduced head height and steep pitch. It will nevertheless be retained as part of the historic fabric of the building.

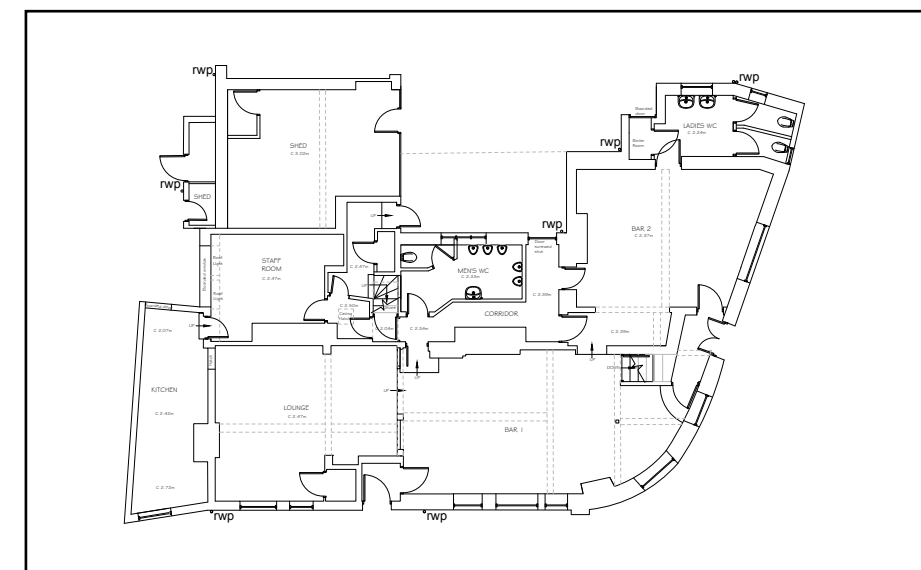


Fig.26: Existing ground floor plan

Customer access to the restaurant will be via Southampton Street.

The existing male toilets will be removed to make room for dining room 3 which will also provide the new point of access to the basement store via a part K compliant stair.

Two unisex disabled access toilets will also be approached from dining room 5. The toilets will expand on the current single storey toilet block to allow sufficient space. The new addition will extend to enclose the space to the eastern side of the shed and incorporate the new kitchen. The alignment matches the existing toilet block and therefore sets back slightly from the rear facade of the shed.

Details of the kitchen flue are provided separately with this application, but the alignment of the flue marries up with an existing chimney to ensure that the flue has a minimal visual impact.

Dining room 1 brings the shed space back into use though the strategic removal of the adjoining wall to allow the space to combine with the main building. Careful retention of walls will enable existing beams in the shed to be retained.

A small lean-to external store has previously been noted as poor quality and proposed for removal in lieu of a new single storey extension that increases the storage space for the restaurant.

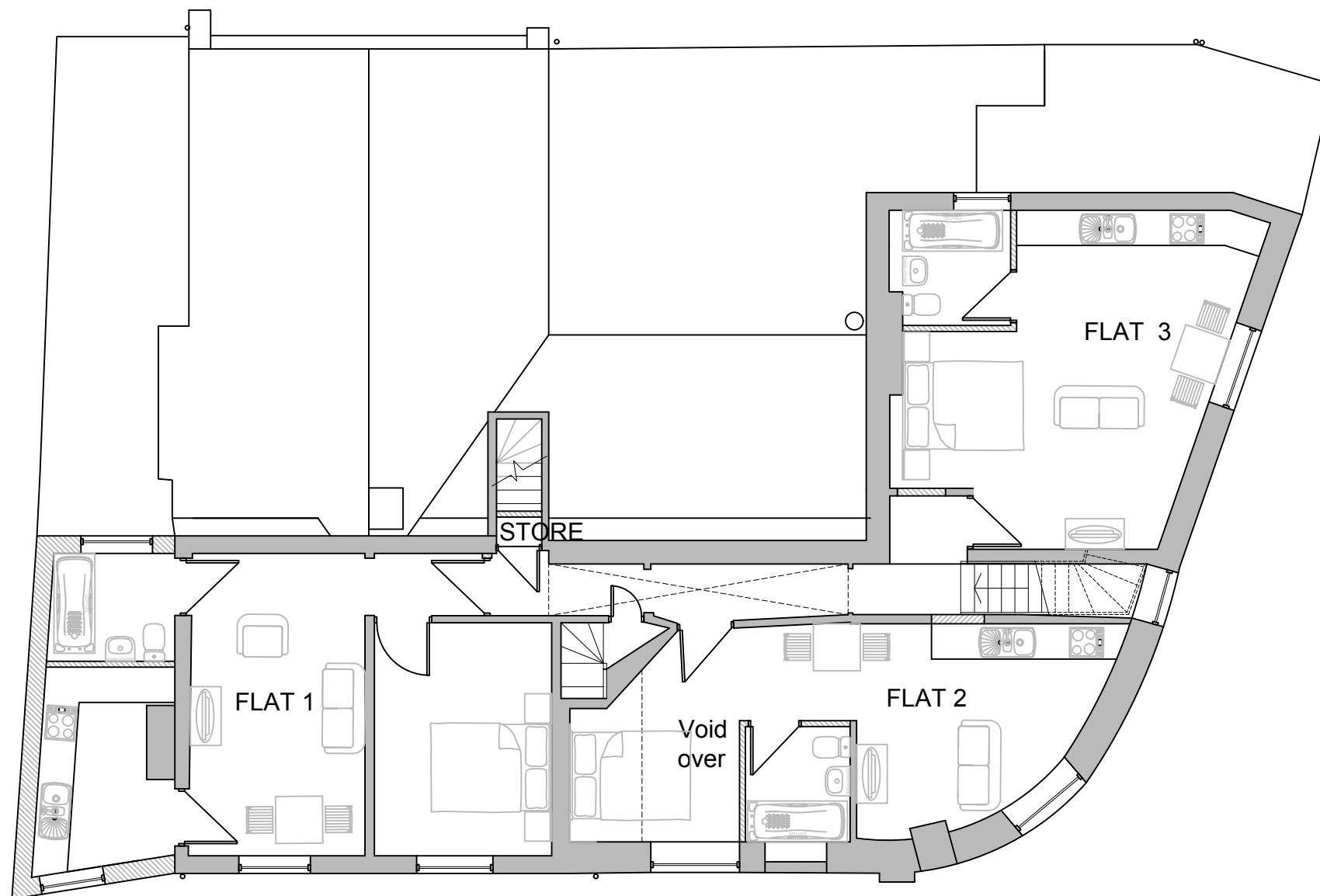


Fig.28: Proposed first floor plan

Above the existing ground floor kitchen a proposed single storey addition at first floor allows the extension of space for flat one. The addition continues the materiality and form of the existing building to extend the building frontage as can be seen on page 17. Access to the addition will be through an existing external wall that will retain the chimney.

The existing stair from the ground floor will be retained although will be reused as a store. Similarly a stair from the first floor corridor to the second floor will be closed off and used as a store, with the stair being retained.

A small section of wall will be removed from flat 2 to allow the room to work effectively.

The low ceiling does not allow the effective use of this room for extended periods of time. As such this proposal seeks to remove the ceiling and create a vaulted ceiling by utilising the ceiling of the room above. This will allow the room to benefit from an increased natural light provided by the existing dormer window and make use of a room that would otherwise be uninhabitable. This aspect of work has been specifically mentioned in the pre-application advice as needing investigative works

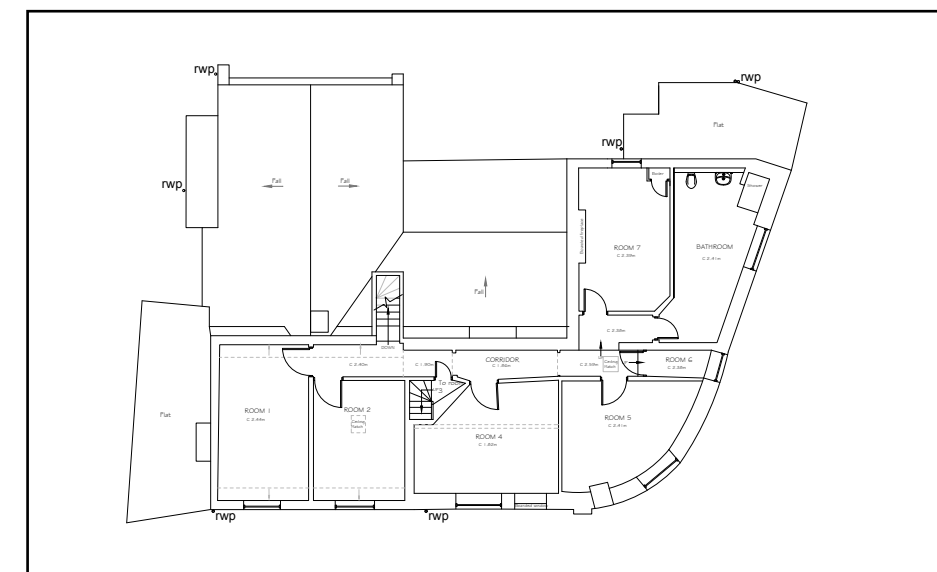


Fig.29: Existing first floor plan

prior to commencement.

The walls in flat 3 are proposed for removal to allow maximum flexibility.

A proposed stair is located where evidence of an existing dado rail suggests a previous stair could be reinstated to provide communal access for residents to ground floor.

The communal corridor suffers from restricted head height for its central section of approximately 1.8m. This significantly affects the usability of the space and as such the proposal seeks to provide a dormer window, completed in a contemporary style to bring in both the required head height and much needed natural light.

By locating kitchens to the inner most part of each flat, they have been designed to maximise escape time in the case of fire, allowing residents to exit without having to pass a kitchen. In the event that the egress route is blocked all habitable rooms will have egress sash windows compliant with part B.

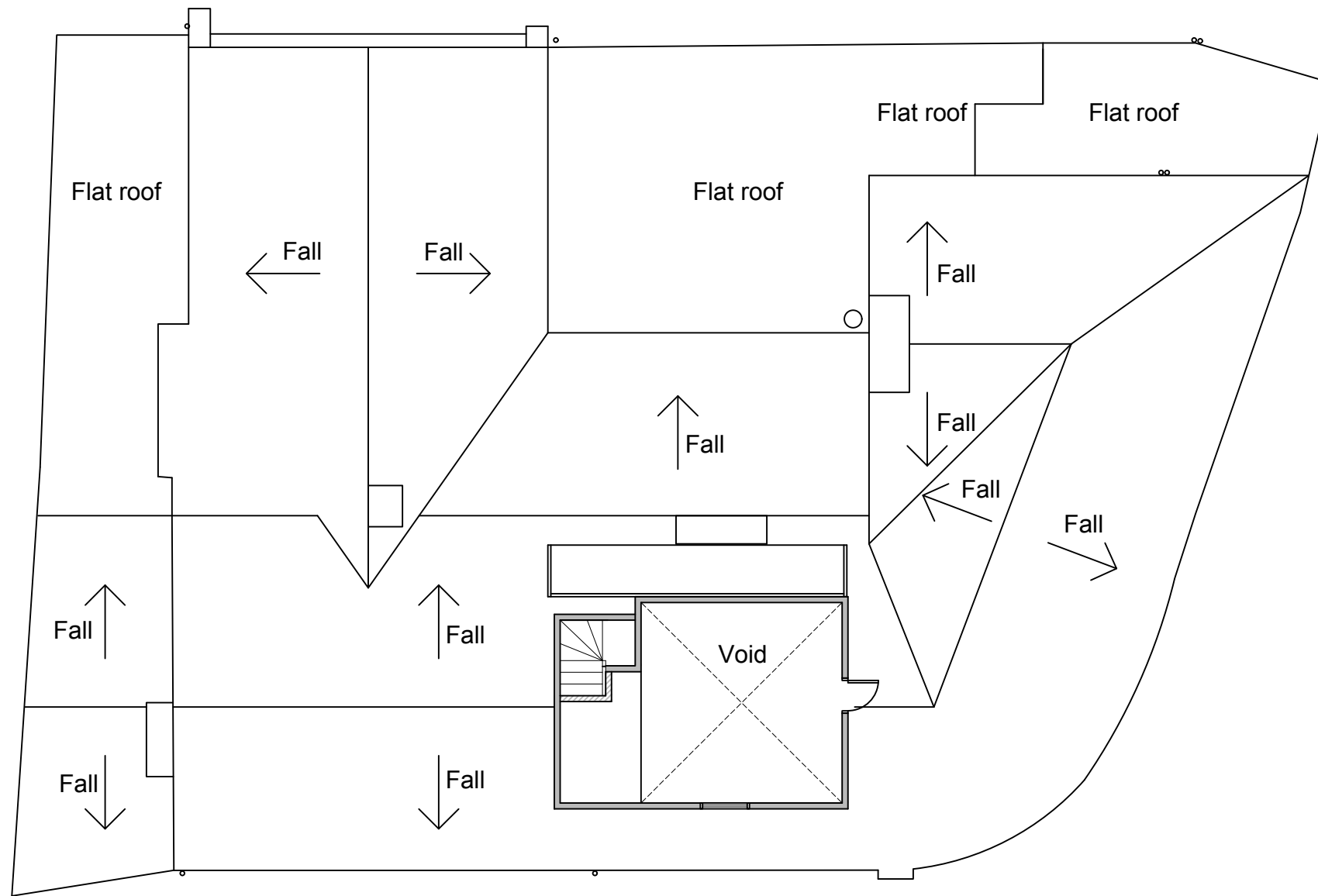


Fig.30: Proposed second floor plan

The single room at second floor, currently accessed from the communal corridor has a restricted head height that results in an uninhabitable room. The proposal to remove the floor and allocate the space to the room below, brings the first floor room into use allowing it to benefit from a space that has is 1.5 storeys tall.

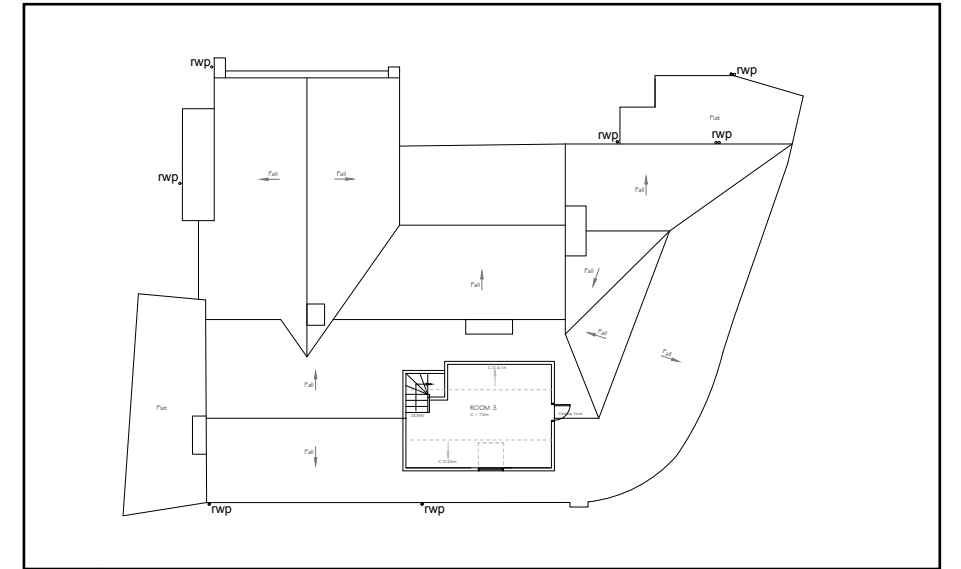


Fig.31: Existing second floor plan

Appearance and scale



Fig.33: Proposed Southampton Street elevation

A single storey addition at first floor level is proposed adjacent to 61 Southampton Street. This addition will be carefully detailed to blend in with the existing elevation, using colour matched brick and window proportions and frame styles that match existing. Clay tiles, also matched to the existing, will be used to ensure that the roof blends with the old.

The new addition respects the height of the existing building with the single storey addition to the first floor matching the ridge and eaves height of the existing building.

The higher quality Georgian windows on 63 Southampton Street will be used as a precedent for the design and replacement of windows for 50 Crown Street which currently have lack lustre casement or top hung windows. The sash frame windows, will be timber framed and painted in white with glazing bars spaced to match the proportions of the existing windows.

Any brick or clay tiles requiring repair will be some so using reclaimed materials carefully chosen to match the existing in terms of colour, texture and size. Mortar joints will also be replaced where necessary, using lime mortar.



Fig.34: Existing Southampton Street elevation



Fig.35: Proposed Crown Street elevation

The window replacement strategy will match that of the Southampton Street elevation, where new Georgian sash windows, that match the existing frame profile will be used to replace the existing poor quality casement windows.

Weather worn bricks will be replaced and mortar joints repointed.

The brick wall to the courtyard will be carefully rebuilt using bricks to match existing to allow for residents to have dedicated access to the refuse and cycle store separate from the commercial store.



Fig.36: Existing Crown Street elevation



Fig.37: Proposed rear elevation

The elevation facing the rear courtyard is less prominent than from Crown Street or Southampton Street.

The provision of a single storey addition at ground floor, infilling between two existing walls for the proposed kitchen will be finished in reclaimed brick, but painted white, to match the existing end elevation of the shed. The alignment of the new kitchen wall is slightly set back from the brick pier of the shed, so as to retain the hierarchy of the shed with regards to the new addition.

A second addition at ground floor, adjacent to 61 Southampton Street is also subservient to the shed being both below eaves height and set back from the alignment of the facade.

The single storey additions are kept to a minimum height so as not to have an effect on the roof form of the existing building.

At first floor, again adjacent to 61 Southampton Street, a new single storey addition is proposed in the same style as the existing building to provide a continuity of ridge



Fig.38: Existing rear elevation

line and roof profile. The current single storey flat roofed building seems to end abruptly and the proposal seeks to 'complete' the facade by proposing the massing and aesthetic in a similar style to the existing.

A proposed dormer at first floor will be carefully detailed to align with the existing chimney, providing much needed natural light and increased head height to the first floor corridor. The dormer will be clad in metal, with the windows frames finished in grey so as to highlight that this intervention is in direct contrast to the existing parts of the building which are finished in the warmer tones of red brick and clay tiles.

The proposed flue from the commercial kitchen is aligned with an existing chimney so that from Crown Street, the flue is hidden behind the chimney and thus minimises its visual impact.

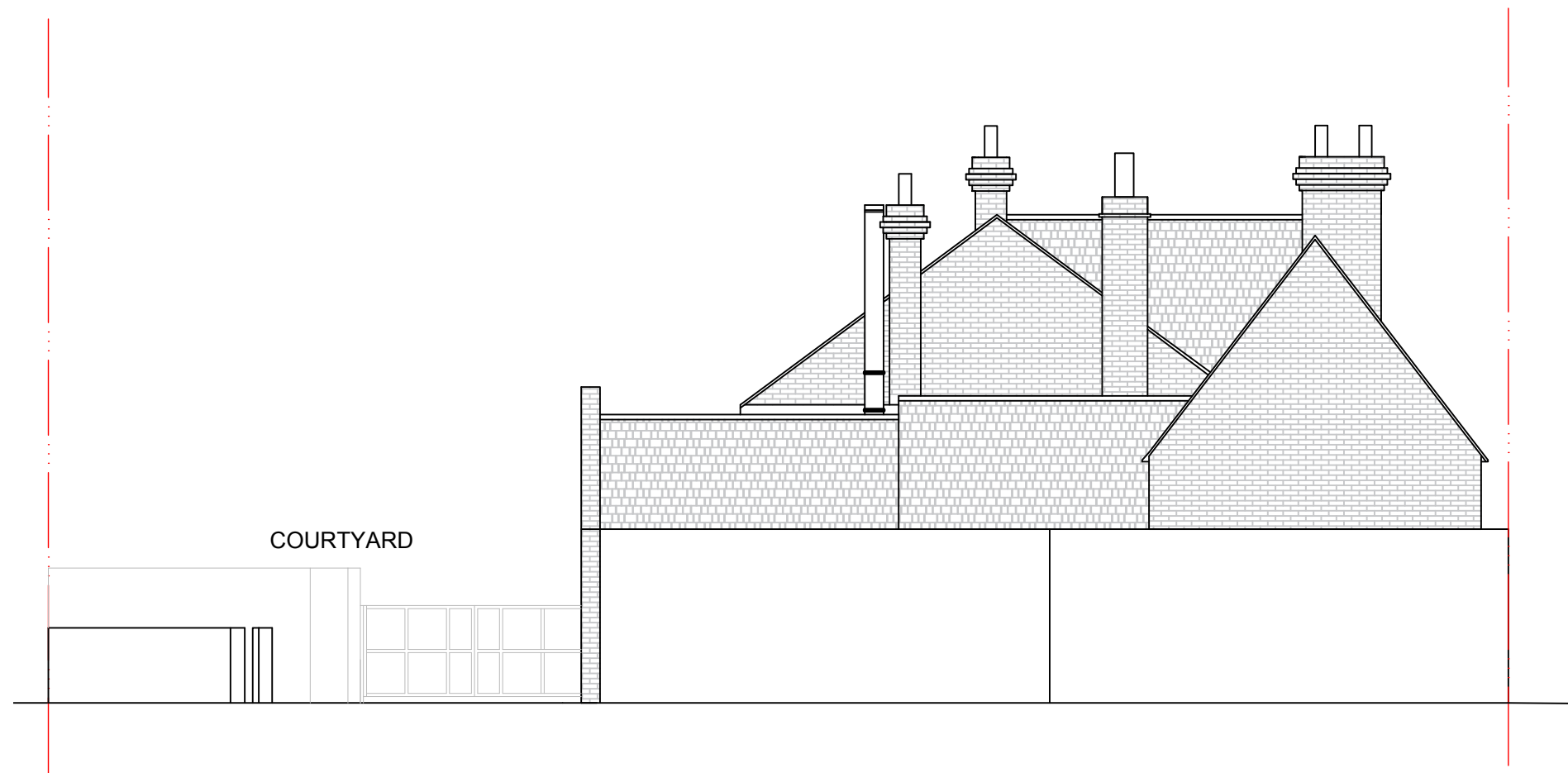


Fig.39: Proposed side elevation

The ground floor addition adjacent to 61 Southampton Street replaces a small lean to, currently in the side passage. The flat roof minimises the visual impact of the addition and ensures that the hierarchy of the existing buildings is greater than the proposed additions.

A single storey addition at first floor level is proposed in the same roof profile as the adjoining building at 50 Crown Street. This ensures that this part of the proposal blends in as seamlessly as possible to the existing building. the addition will be completed in red brick and

clay tiles to match the existing building.

The commercial and residential refuse stores are located within the courtyard and are designed to the minimum serviceable height so as to reduce the impact on the existing building. The stores will be completed in reclaimed red brick in line with the materials of the existing building.



Fig.40: Existing side elevation

Materials



Fig.42: Metal clad dormer with grey window frame and reclaimed red clay roof tiles



Fig.45: Georgian timber framed sash windows



Fig.43: Reclaimed red bricks



Fig.44: White painted reclaimed bricks



Fig.41: Black painted cast iron rainwater goods

The material palette has been chosen to reflect the existing building, using reclaimed clay roof tiles and reclaimed red brick where necessary to both repair and refurbish the existing external envelope. In some instances, where painted brick is a part of the existing facade, the proposal will seek to replicate this treatment.

Cast iron rainwater goods will be used throughout the scheme. Where possible existing cast iron gutters and rainwater pipes will be refurbished. In instances where cast iron goods are not in use, plastic rainwater goods will be replaced by cast iron, with the profile and colour to match existing.

New additions will use reclaimed bricks, and in some instances these will be painted to match existing walls on the rear elevation. Timber framed Georgian sash windows will be refurbished where possible or new timber Georgian style windows to match the frames of the existing windows will be proposed in the place of poorer quality windows.

The contemporary dormer window will be clad in metal with grey window framing, to accentuate the fact that this element is new and different to the remainder of the building.

Use and amount

The ground floor of the building are proposed for A3 restaurant use. Two small single storey additions provide ancillary space for the restaurant. The total amount of restaurant dining space will increase from approximately 100sqm to over 150 sqm, making the business more viable. A small amount of the ground floor will be used to provide access to the first floor residences. In total 3 units are proposed; 2 studio flats and a 1 bedroom flat.

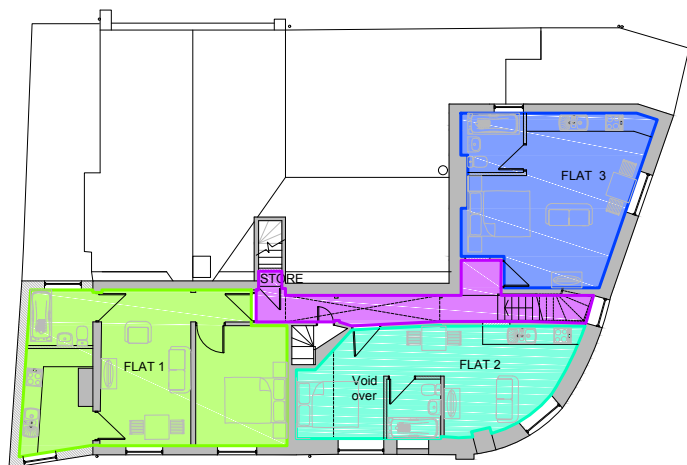


Fig.47: Proposed first floor use

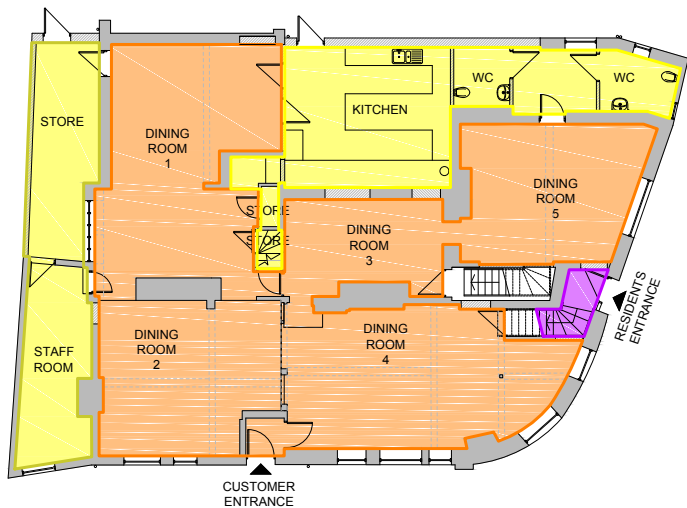


Fig.46: Proposed ground floor use

existing commercial	Storey	Parking Provision	Gross Internal Area Size [sqft]	Gross Internal Area Size [sqm]	
Restaurant ancillary space	Basement	-	-445	- 41.4 445	41.4
Restaurant	Ground Floor	-	1079	- 100.3 1079	100.3
Restaurant ancillary space	Ground Floor	7	888	82.5	
Total			2412	224.2	

proposed commercial	Storey	Parking Provision	Gross Internal Area Size [sqft]	Gross Internal Area Size [sqm]	
Restaurant ancillary space	Basement	-	-445	- 41.4 445	41.4
Restaurant	Ground Floor	-	1689	- 157.0 1689	157.0
Restaurant ancillary space	Ground Floor	5	797	74.1	
Total			2932	272.5	

Fig.49: Commercial use schedule of areas

existing residential	Storey	Bedrooms	Tenure	Parking Provision	Gross Internal Area Size [sqft]	Gross Internal Area Size [sqm]
Residential communal area	Ground Floor	-	-	-	65	6.0
Residential communal area	First Floor	-	-	-	170	15.8
Flat 1	First Floor	1	-	-	300	27.9
Flat 2	First Floor	1	-	-	336	31.2
Flat 3	First Floor	Studio	-	-	310	28.8
Total					1180	109.7

proposed residential	Storey	Bedrooms	Tenure	Parking Provision	Gross Internal Area Size [sqft]	Gross Internal Area Size [sqm]
Residential communal area	Ground Floor	-	-	-	32	3.0
Residential communal area	First Floor	-	-	-	139	12.9
Flat 1	First Floor	1	open market	-	469	43.6
Flat 2	First Floor	1	open market	-	313	29.1
Flat 3	First Floor	Studio	open market	-	325	30.2
Total					1278	118.8

Fig.48: Residential use schedule of areas



Refuse and cycle storage

The refuse storage strategy ensures that residential refuse and commercial refuse are stored and accessed separately. Both storage areas have direct access to Crown Street.

The residential storage complies with Reading Council guidelines, allowing for 240l for geenral waste, 240l for recycling and 240l for food waste, based on a fortnightly collection.

The commercial storage allows for 3 eurobins, but this may be reduced depending on need and frequency of collection via council’s commercial waste collection scheme.

Both stores have sufficient space to allow for a 1.5m turning circle.

There is sufficient residential cycle storage for 4 bicycles, which allow for 1 bicycle per flat and an additional visitor bicycle storage space.

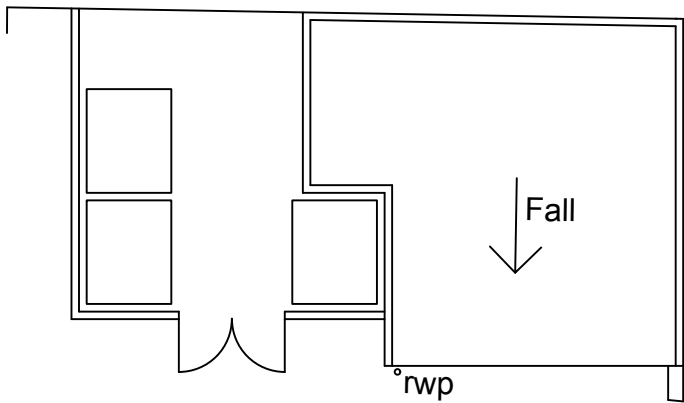


Fig.51: Proposed refuse store roof plan

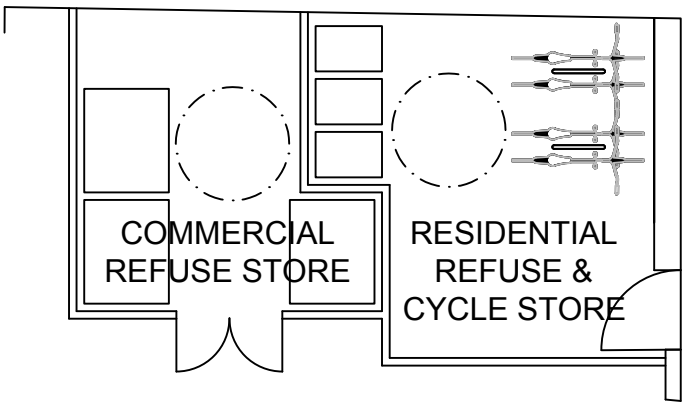


Fig.50: Proposed refuse store plan

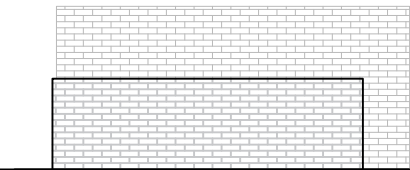


Fig.52: Proposed refuse store side elevation

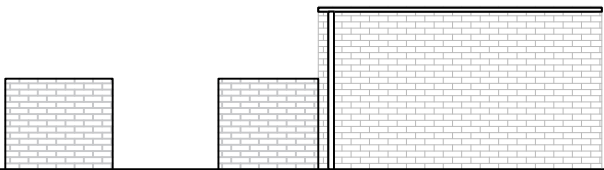


Fig.53: Proposed refuse store front elevation

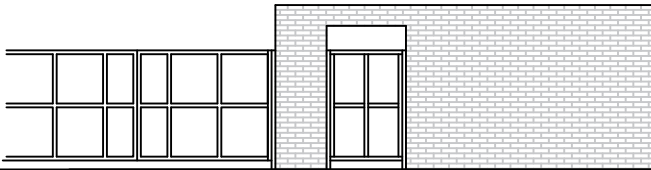


Fig.54: Proposed refuse store side elevation

Sustainability

The building will promote passive sustainability through strategies such as maximising natural light and ventilation and utilising the Council's recycling scheme. The proposed building will also have energy saving fittings installed, such as water saving bathroom and kitchen taps and low energy light bulbs. However, the sensitivity of the listed building has ruled out the use of photovoltaic cells on the roof.

The new build elements of the proposal will be constructed using standards compliant with Approved Document Part L.

The site is well placed to encourage alternative means of travel due to its location in close proximity to public transport and the city centre. As a result of this, no allocated vehicular parking spaces are proposed for the residential use which will in turn reduce the reliance on cars and promote walking and cycling.

Access and inclusive design

The site benefits from excellent access for residents and customers of the restaurant via Southampton Street and Crown Street. Vehicular access off Crown Street allows loading and unloading and general maintenance without affecting the flow of traffic via Crown Street into the city centre.

This ensures that the building is well connected to the surrounding roads, to public transport and the city.

Wheelchair access is somewhat compromised by the nature of the listed building and the small increase in floor levels that have resulted in steps within the main dining rooms, however temporary ramps will be provided to ensure that customers who need further assistance will be able to move around the ground floor easily.

Both WCs at ground floor are designed to allow full access by persons using wheelchairs.

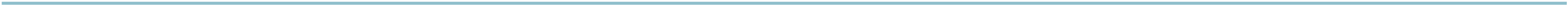
Summary

The proposed development optimises the use of the site whilst respecting the importance of the listed building, delivering a high quality form of development in a highly sustainable location. The design will improve significantly the contribution that the building makes to the character and appearance of the area and bring life back to a building that has been neglected over the last few years.

The external alterations will enable a significant improvement to the street scene through the addition of a first floor infill addition facing Southampton Street and the consolidation of all windows to be of a higher quality sash window style. Weathered and damaged facades will be repaired sensitively.

The proposed spaces that will be created are well proportioned and work with the existing building as much as possible, only proposing alterations where necessary so that the building can be enjoyed to its full extent.

The proposal will preserve the character and appearance of the building and provide a high quality mixed use development.



Boyer

Prepared on behalf of Platinum SA