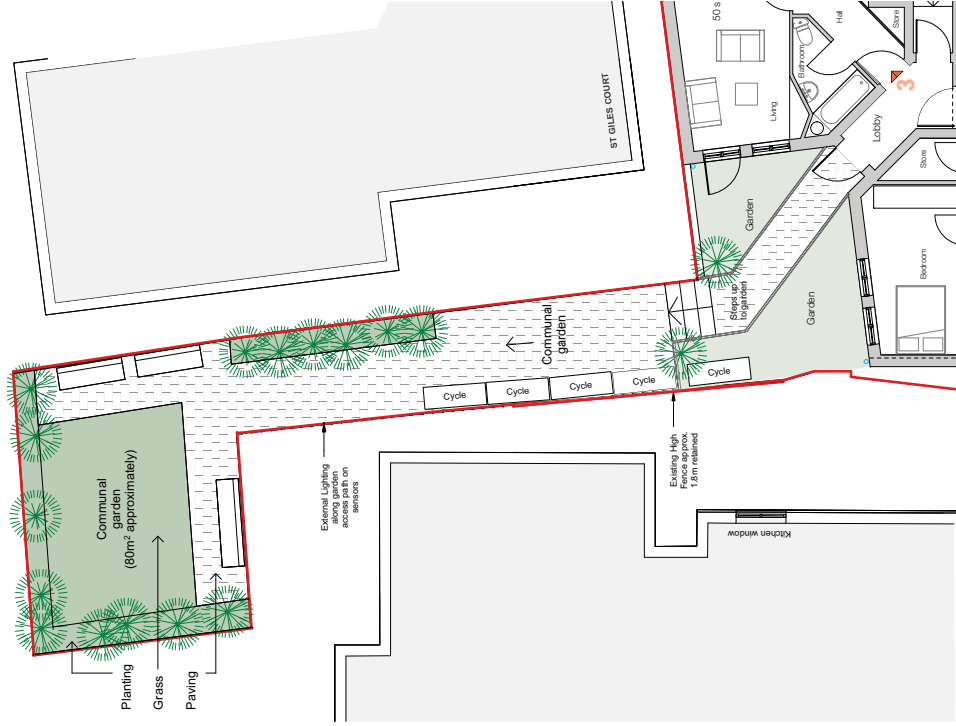


5.8 Amenity Space, Cycle Stores and Right of Access

Amenity Space

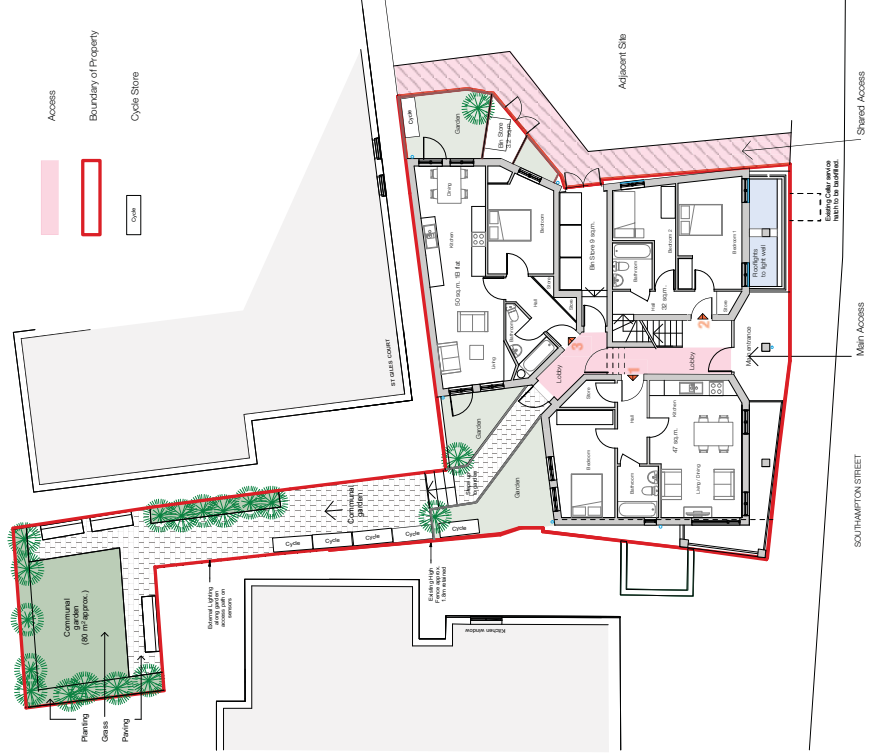
All the apartments benefit from access to the communal garden providing approximately 80 m2 of amenity space for the residents. In addition, apartments 1, 3, 4, 7, 10 and 11 also benefit from either private gardens or balcony/terrace areas.



Cycles Secure Stores

The scheme accommodates 6 secure cycle stores located at rear of the site with easy access from the flats and main entrance doorway. 4No. are located in the outdoor common area whilst 2No. are located within private gardens.

This provision is as advised by Reading Council at 0.5 cycle storage per apartment.



6.0 TECHNICAL DESIGN ELEMENTS

6.1 Technical Design Elements

6.1.1 Energy & Sustainability

1. Section of report on Energy use and sustainability.
- The existing building to the site is of solid brickwork construction without appropriate insulation standards. It is considered that a new building will achieve far greater energy efficiency, as the existing building has passed its useful life and is showing sign of structural dilapidation.
- The new development proposals incorporated in this application will be constructed to the latest approved documents and will represent a lower baseline energy demand and corresponding carbon dioxide emission level.
- A series of sustainable strategies will be employed to limit impact on the environment.
- Strategies will include:
- Low energy lighting
 - External lighting to be controlled on timer switching.
 - High efficiency heating systems with individual digital and thermostatic controls.
 - Low flow shower heads.
 - Limited depth baths.
 - High quality double glazing.
 - MVHR systems to reprocess heat and ensure sufficient air changes for the property within the air control measurement area.

Whilst de-centralised energy supply systems do not exist future connection positions will be integrated to the development to ensure connection to future systems routed to Southampton Street.

The projects energy use will be limited by the incorporation of an insulated staircase acting as a draft lobby to the upper and rear apartments. With only trace heating the communal stair will be enclosed with draft seals to all doors and windows. With only open-able windows to the upper levels security will be assured based on open limiters to ensure minimal air changes to the enclosed space operated when required by apartment residents.

The development will follow the requirements of the Approved Documents Part L - Conservation of Fuel and Power. This section of the Building Regulations deals specifically with the energy efficiency of buildings.

6.1.2 Structure & Heritage

A Structural Survey & Report has been undertaken by Scott White and Hookins and submitted as a separate document in support of this application. The extract below highlights a number of serious concerns regarding the structure of the existing building and their resulting recommendations.

"We consider that major refurbishment of the property, in a manner sufficient to enable warranties to be provided to new residential owners, will require rebuilding of large sections of the building.

Elements that require rebuilding include;

- The three storey end gable wall complete,
- The ground floor over the basement and timber ground floors elsewhere.
- The second floor construction and supported walls - Removal and reinstatement of roof structure supported on the second floor.
- Rebuilding of stair wall.
- Removal of saturated elements and hacking off of plaster to all damp areas.

... Considering the evidence we have seen as to the works required and the potential for more extensive rebuilding once building work commences, serious consideration must be made to demolishing the whole building and reconstructing."

A Heritage Statement has also been prepared by Forum Heritage Services Ltd and submitted as a separated document in support of this application. In the conclusions of this statement the heritage value of the existing building is evaluated against the structural work required to retain these elements.

"It is concluded that the proposed demolition of the former Red Lion and its replacement with a new building will have a minor impact upon an area within the setting of the listed building. The building retains limited heritage value other than the aesthetic value of the front elevation but is understood to have significant structural issues. As such, it is considered that overall, the loss of the building will not harm the setting of nearby designated heritage assets and so the proposals comply with Section 66 of the Act, National Policy in the NPPF and Policy CS33 of the Reading Borough Council Core Strategy."

Considering the structural interventions required to retain limited heritage value that the existing building offers, it is proposed that the existing building be fully demolished. Historic England have verbally advised that neither building is considered worth of listing. The architectural design of the new proposal will enrich the character of the surrounding area and the high quality materials of the masonry construction will provide a building life of 60+ years.

A concrete frame is the preferred choice for residential buildings due to the high integrated acoustic and fire properties. Whilst a concrete frame allows strong robust detailing, it also allows for the use of 'blade' columns which can be concealed within the residential internal partitions, maximising flexible apartment layouts. A 300mm concrete slab will be used as the floor structure to all levels. 300mm is a balanced decision, favouring both solidity and structural efficiency; and offers effective acoustic attenuation.

6.1.3 Building Services

Due to the scale of development, no Plant Room provided has been made. Only a mains services duct is insulated to ensure that no sound disturbances are encountered by neighbours or residents.

The scheme will be developed at detail design stage with input from M&E engineers.

6.1.4 Security

The development utilises an access controlled communal entrance prior to gaining access to the individual front doors of the apartments.

6.1.5 Lighting

External

The majority of external lighting is proposed outside the main entrance to the building, and along towards the communal gardens to the rear. The building entrance will have appropriate downlighting to ensure 'Secure by Design' standards are achieved whilst also not contributing to general light pollution.

Internal

All internal task and feature lighting will be focused on designated interior areas / rooms within the dwellings. Lighting will be focused away from external walls.

6.1.6 Facade Access & Maintenance Statement

Like any building, it is important that the proposed scheme is able to be easily and safely cleaned and maintained throughout the building's life. The proposal is not a tall building and therefore can allow for a number of options when exploring a maintenance strategy.

Cleaning Strategy

The majority of the building can be cleaned from the ground by the use of a long water fed pole which is commonly known as being one of the safest ways of cleaning a building. Generally most of the windows will allow for this system of cleaning due to the public/communal accessibility, with the exceptions of the duplex windows and third storey apartment. All these windows are to be inward opening; therefore much of the glazing will also be able to be cleaned from the inside with the use of an eyebolt.

Roof Access

The roof terraces would be accessed via the individual flats facing on to them, and these would be guarded by Building regulation compliant balustrades. The main flat roof to the building will need to be accessed via an opening roof light above the stair core - this will double as an automatic opening smoke vent (A.O.V) A man-safe system will start from this access point whereby trained personnel will be able to perform roof maintenance safely without risk of falling.

6.1.7 Fire Strategy

Without exception, all building regulations stated in the approved documents will be followed throughout this new build development. A detailed fire strategy for the proposal will be explored during the detailed design stages of the project to ensure building control sign off. In terms of horizontal escape, travel distances from the entrance door of an apartment to any doors serving a habitable room within a protected corridor must not exceed 9m.

A single escape route from the apartment entrance door is acceptable if the apartment is situated in a storey served by a single common stair and the travel distance to the escape stair is less than 4.5m. Each of the doors on this route should be fire-protected, and the corridor or lobby adjoining the stair should be provided with a vent.

Further work will be undertaken during the detailed design stage to ensure all fire related regulations are achieved.

6.1.8 Air Quality Assessment

An Air quality assessment has been produced by Accon Limited Consulting partners Please see separate report attached.

Overall, in terms of the construction phase the estimated risk associated with the proposed development, assuming that appropriate mitigation measures as recommended in the report are put in place is negligible.

During the operation phase, the BREEZE ROADS modelling predicts no exceedances at sensitive school receptors under either the 'standard' or the 'worst-case' sensitivity test and as such, no mitigation is required. Additionally, as there is no parking provision, the development will not adversely affect air quality in the local area.

6.1.9 Sunlight and Daylight Report

Sunlight and daylight report has been produced by Accon Limited Consulting partners. Please see separate report attached.

6.1.10 Drainage

A SuDS drainage scheme has been produced by Scott White and Hookins. Please see separate report attached. The report sets out the requirements for a SuDS drainage scheme on the site and that an appropriate scheme can be accommodated within the parameters of the site.

6.1.11 Noise Assessment

A full noise impact assessment has been produced by Accon Limited Consulting partners. Please see separate report attached.

The assessment has considered the noise levels which would be experienced at the proposed development site at 34-38 Southampton Street in Reading.

The assessment of noise for the development has shown that, with the provision of double glazing with an SRI of 36dB for all habitable rooms overlooking Southampton Street and 28 dB SRI for all other habitable room as well as suitably acoustically related ventilation provision, the target internal noise criteria can be achieved, including the consideration of maximum noise levels at night. The predicted internal noise levels are in line with the requirements of RBC and the noise criteria provided in BS 8233 and the WHO guidelines.

The provision of a positive input ventilation (PIV) system or similar would ensure that residents do not need to rely on opening the windows for comfort cooling which would otherwise significantly increase the internal noise levels above the BS 8233 and WHO guidelines noise criteria.

The external noise level in the proposed external amenity areas at ground and third floor levels will not achieve the external noise level criterion of 55 dB. However, all residents will either have access to a relatively quiet facade or a relatively quiet, protected private external amenity spaces, a communal garden area which is screened from the primary road traffic noise sources, and external, publicly accessible amenity spaces which are located within a 10-20 minutes walk from the site including Waterloo Meadows, Coley Recreation Ground and The Forbury Gardens as well as the River Kennet footpaths. This demonstrates that the high external noise levels can be off-set in line with the PPG.

Achievement of the target noise criteria will ensure compliance with the aims of the NPPF and the PPG in that it will avoid noise from giving rise to significant adverse impacts on health or quality of life for future occupiers of the proposed development.

6.1.12 Transport Statement

A transport statement report has been produced by Glanville. Please see separate report attached.

The main findings of the report are summarised below.

- The development will be car free; it will provide no on-site car parking and the future residents will not be eligible to apply for permits to park on the local roads.
- Six secure covered cycle parking spaces will be provided in compliance with the prevailing local standard.
- Refuse collection, deliveries and emergency access will be undertaken from the kerbside as it is for the existing properties on Southampton Street.
- The proposed new flats will result in only a very modest level of trip generation for all modes during the peak hours and less over the course of the day. The existing walking, cycling and public transport infrastructure would therefore easily accommodate the predicted trip generation of the proposals.
- The site is in a highly sustainable location with a wide range of facilities, amenities and public transport links are all within walking distance of the site.

It is concluded that the proposed development is in accordance with the National Planning Policy Framework, which is in favour of sustainable development and advises that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe'. In light of the evidence presented in this report, it is considered that the development's transport impacts cannot be regarded as severe. Therefore, the local Highway Authority should be able to recommend approval of the planning application.

6.1.13 Viability Assessment

D J C Housing Consultants Ltd have completed a viability assessment which seeks to determine the appropriate level of contributions afforded by the scheme utilising the HCA DAT model. Please see separate report attached.