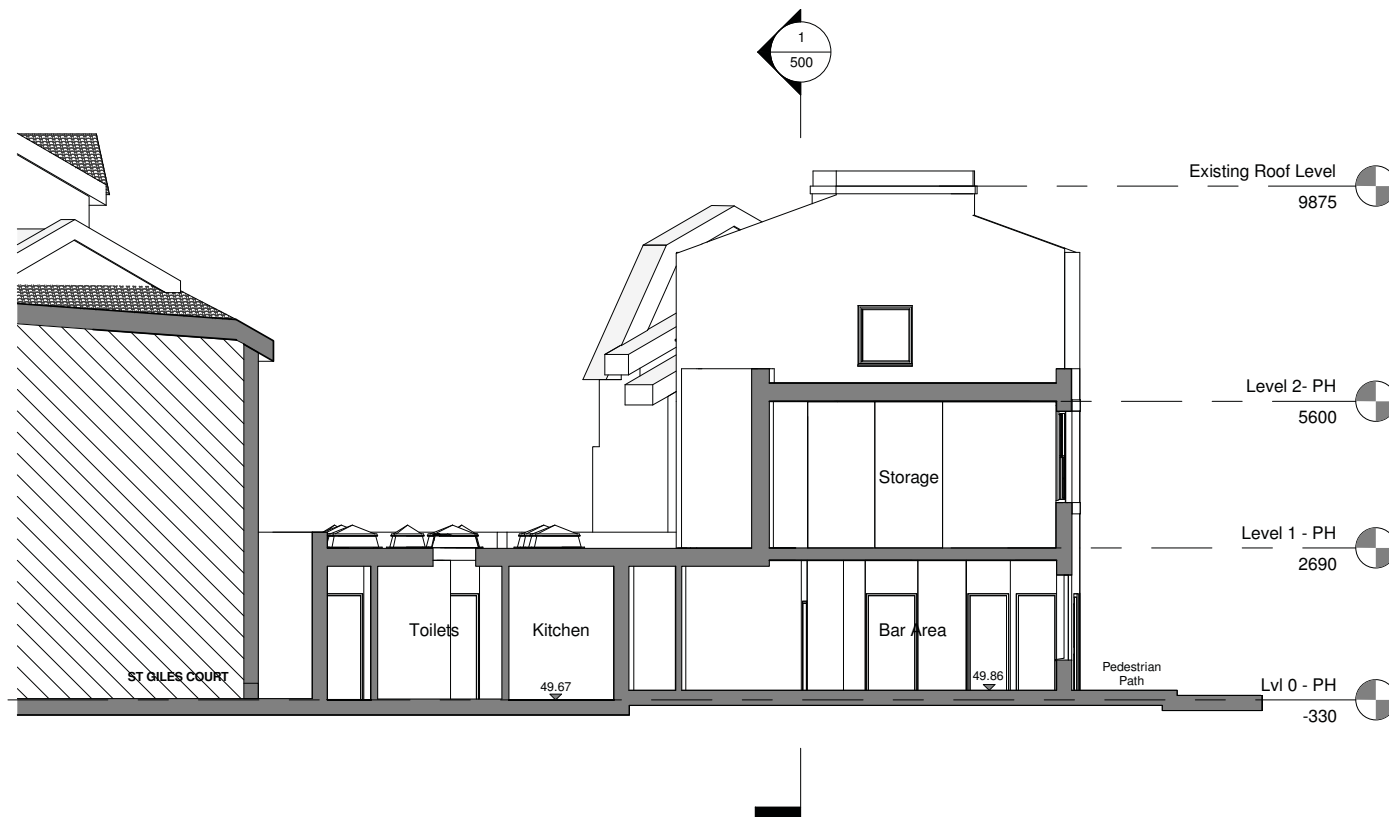
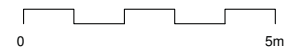
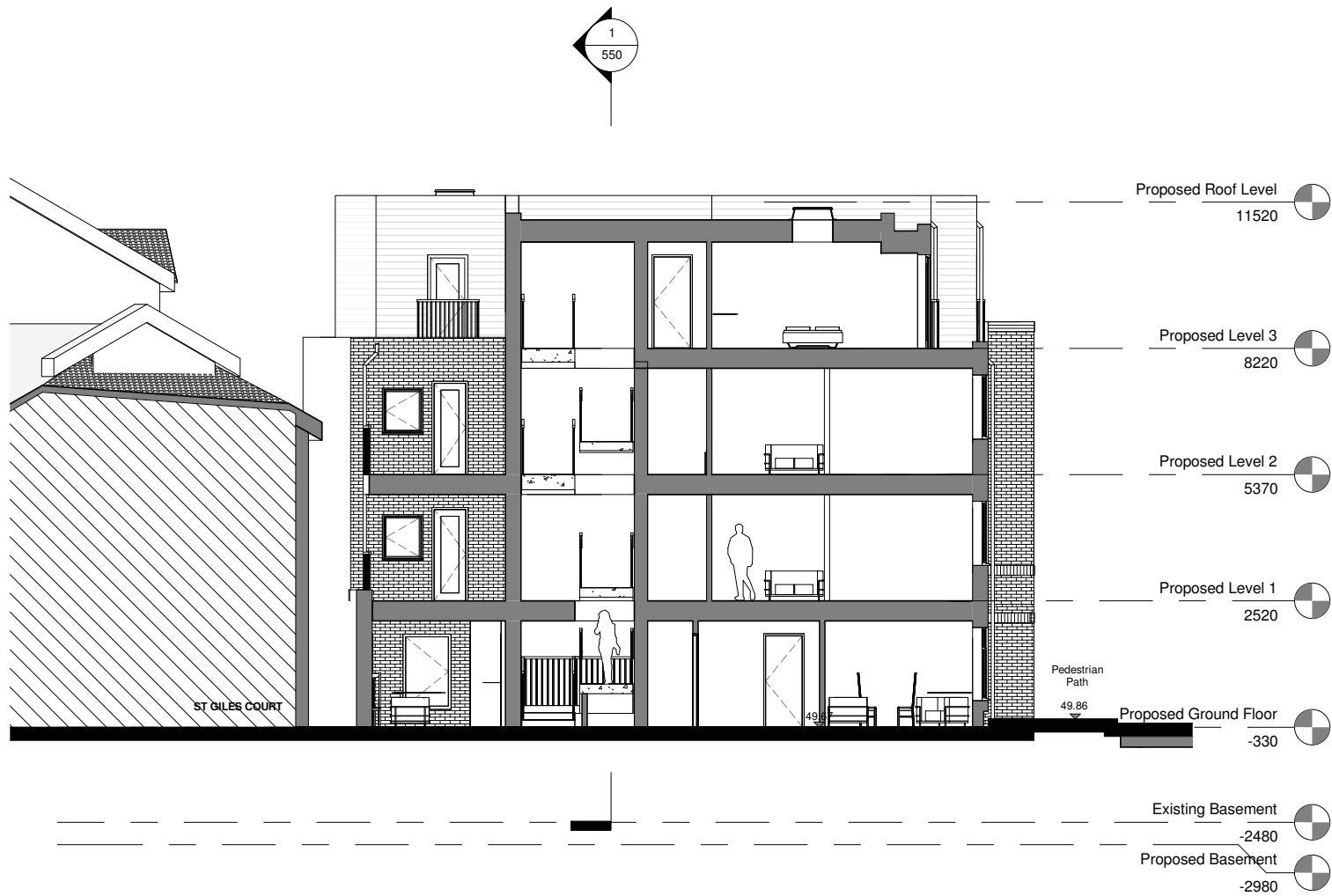




AS EXISTING SHORT SECTION CC
1:100 @A3





AS PROPOSED SHORT SECTION CC
1:100 @A3

5.5 Appearance and Materials

Many of the materials have been chosen to reflect the existing buildings in the area but also bring a more modern approach.

The main mass uses a Flemish bond brickwork comprising of light grey brick and red brick headers along with light grey brick soldier bond for the cornice and banding, which effortlessly conceives a façade that is textured and articulate whilst retaining a cohesive and humble appearance.

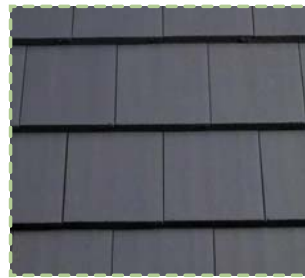
The light grey brick used on the main mass is elaborated on the transition mass using Flemish bond brickwork alone.

The hung tile brings a more modern approach and give a distinctive difference between the lower and top parts of the building.

An alternating brick pattern runs down the centre of the northern side of the building continuing to split the building into the front and rear mass whilst giving it more depth and visually guiding toward the main entrance.



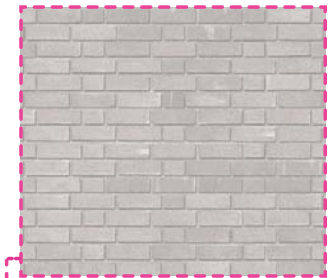
Grey liquid applied flat roof system for the main areas of flat roof across the site.



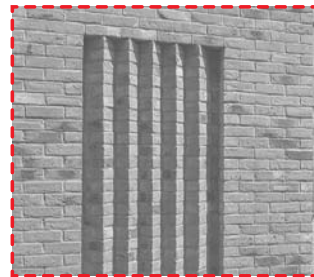
Slate grey fibre cement hung tiles to reference materials in the surrounding context.



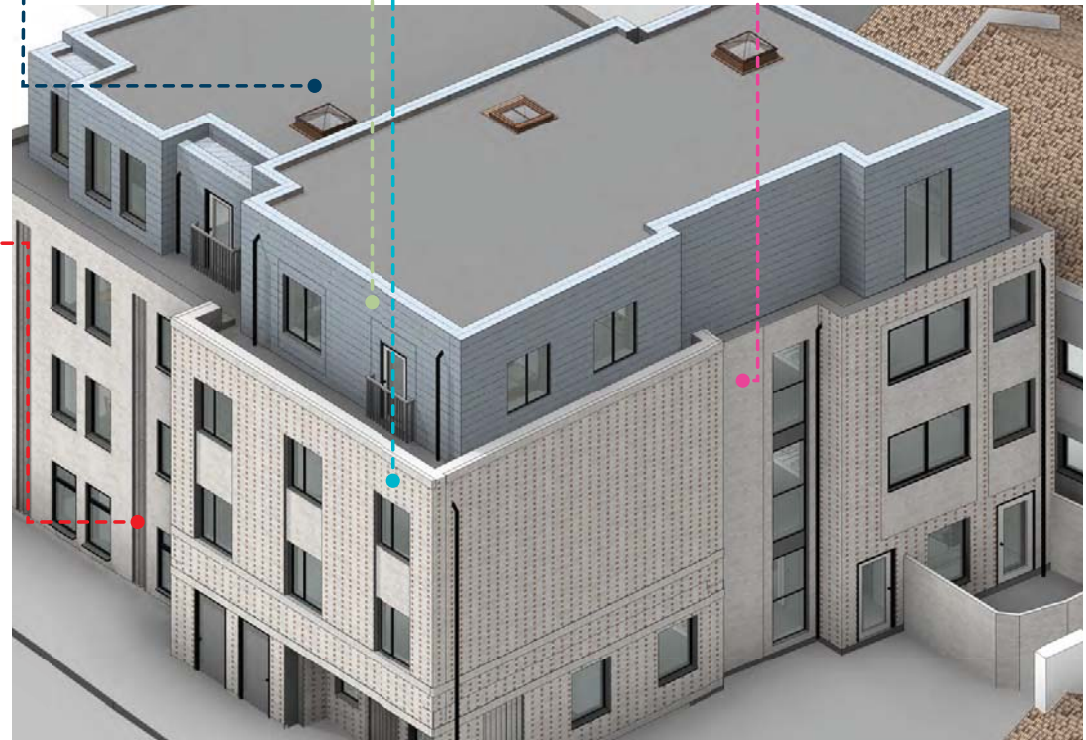
Proposed brick material for main mass. Red headers and light grey brick Flemish bond. Light grey soldier course banding.



Proposed light grey brick Flemish bond material for rear and side transition mass.



Articulated brick detail



Materials

5.6 Appropriate Precedents

Stay Bridge Suites London - Vauxhall

This Building in Vauxhall utilizes the small framed zinc mansard to give a distinct transition between the lower and top part of the building and works well with the recessed brick pier windows bringing a sense of continuity through the buildings facade



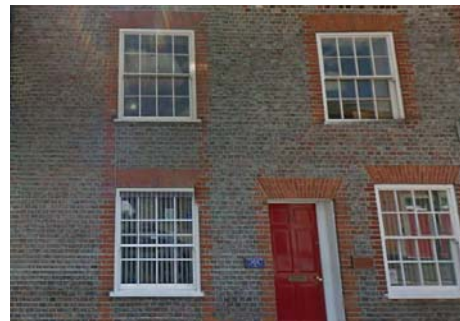
No.12 Church Street Reading

The building lies near the site of the Red Lion and provides a great exemplar to the use of bricks in the local area. It uses a combination of grey headers and red brick in a Flemish bond giving contrast and texture to the facade. The windows are proportioned and set out in a Georgian hierarchy.



No.11 Church Street Reading

This building lies on the same street and provides a great precedent for the shading of brick used in the area and how the lighter shade of grey brings a more modern appeal to a late Georgian style building.



5.7 Elevations / Façades Treatment

The building frontage is defined as three key elements. This allows the frontage to become articulate and address different aspects to compliment the site.

The frontage consists of a recessed, light grey brick strip façade to the left which visually supports the adjacent building with an articulated brick pattern which echoes the local terrace housing. The grey brick terminates at the third floor to compliment the scale of Solent Court. Whilst storeys above consist of hung tile cladding, staggered back from the frontage.

In comparison the rectilinear central façade is more pronounced as it acts as a focal point for Deansgate Road and a counter point for St Giles Church. This central façade explores the intricacies of brickwork with the use of light grey and red brick headers in Flemish bond to create a patterned and textured surface. This mass is defined by a more articulate ground floor with the use of brick detail, followed by a unified first and second storey and a recessed top storey. The use of hung tile cladding increases further up.

The windows are to be contemporary using slim dark grey aluminium frames in a hierarchy that reflects that of late Georgian style on the Red Lion and buildings locally.



AS PROPOSED EAST ELEVATION
1:100 @A3



AS PROPOSED SOUTH ELEVATION
1:100 @A3



AS PROPOSED NORTH ELEVATION
1:100 @A3

5.8 Contextual Studies

The site itself lies in a transition zone between the low density of the residential neighbourhood and the high density of the town centre. The proposal aims to confront this transition with a dual façade, one addressing the lower scale of the adjoining building and the other of a more pronounced mass relating to the town centre. The existing adjacent site is currently vacant but it is envisaged that the site will be utilised for future developments.

On approach from Deansgate Road, the building's main mass acts as a focal point as well as a counter point for St Giles Church. The building is perceived as three storeys with a hung tile storey on top in contrast to the brick. A grey brick cornice along the parapet further defines this three storey brick façade.

When viewed towards the town centre the building steps up whilst revealing a sequence of staggered gables which echoes the articulation of the existing buildings. In the background the flyover and high density developments of the town centre can be clearly seen.



View from Deansgate Road



View on Southampton Street towards Town centre

The refuse storage is located to the rear of the communal access corridor. A louvred door screens the bins whilst allowing the space to naturally ventilate.

The residential development refuse store provides 2 x General waste bins and 1 Recycling bin in accordance to Reading Waste management document.

The scheme accommodates 6 cycle storage areas toward the rear of the site with ease of access from the flats themselves. This provision is as advised by Reading council at 0.5 cycle storage per apartment.



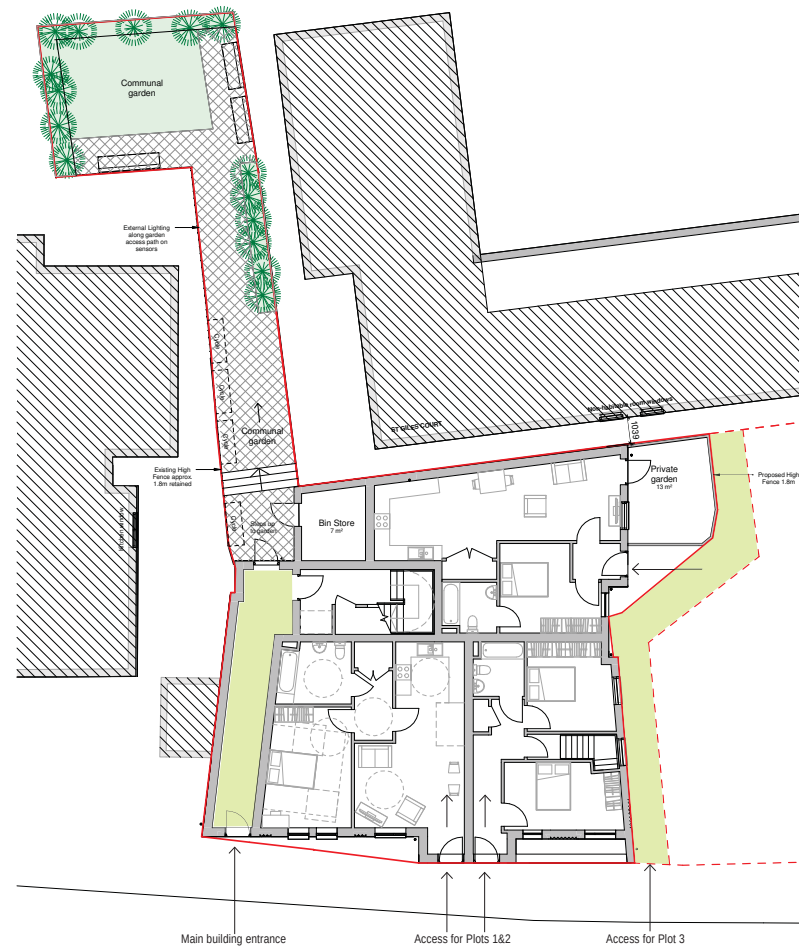
- Cycle Stores
- Refuse
- ↔ Refuse collection from Main Road

5.10 Amenity Space and Right of Access

Secure amenity space for the residents is provided by a communal garden to the rear of the site, accessed via the communal corridor to the South of the site. Apartments 3, 6 & 9 are provided with private amenity space.



Shared Amenity Space



Right of Access
1:200

- Access
- Boundary of Property
- Adjacent Site Boundary

6.0 Technical Design Elements

- 6.1.1 Energy & Sustainability
- 6.1.2 Structure & Heritage
- 6.1.3 Building Services
- 6.1.4 Security
- 6.1.5 Lighting
- 6.1.6 Facade Access & Maintenance Statement
- 6.1.7 Fire Strategy
- 6.1.8 Air Quality Assessment
- 6.1.9 Sunlight and Daylight Report
- 6.1.10 Noise Assessment
- 6.1.11 Transport Statement
- 6.1.12 Viability Assessment
- 6.2. Drainage

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. 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 Provision has been made. Only a mains services cupboard is provided at ground floor level. The cupboard will be acoustically 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. Apartments 1,2&3 will be accessed from individual doors at ground level benefiting from natural surveillance.

6.1.5 Lighting

External

The majority of external lighting is proposed along the access route to plot 3, the main entrance to the building, and along towards the communal gardens to the rear. The building entrance will have appropriate down lighting

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

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 for 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

Access to the rear roof terrace can be accessed via the stair core, whilst the flat roof to the front will need to be accessed via the Juliet balcony door of one of the third floor apartments. A man-safe system will start from this access point whereby trained personnel will be able to perform roof maintenance safely without a high 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.

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.

Calculations were conducted in accordance with the BRE guidelines to determine if the proposed redevelopment of 34-38 Southampton Street, Reading would impact the surrounding properties, as well as determining if the proposed development would receive acceptable levels of daylight and sunlight.

For full details see ACCON report.

6.1.10 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.

6.1.11 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.
- Four 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.

6.1.12 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.

6.2 Drainage

Drainage strategy and diagram of the existing facilities.

Prior to any work taking place the project team will seek written confirmation from the statutory authority for the drains in the area for permission to build near the existing installations.

Design of the new drainage requirements will be undertaken to the requirements within the building regulations Approved Document H and British standards with a submission to the building control officers and regular scheduled inspections on site at appropriate times.

The existing drainage system will be utilised for foul water but a new soakaway will be installed to the ground floor amenity space to mitigate rainwater from the roofs. Sizing of the existing sewer will be checked during the building control submission to ensure adequacy. Connections will be inspected by building control at all stages of construction.



7.0 Access Statement

- 7.1.1 Introduction
- 7.1.2 Approach and Common Areas
- 7.1.3 Residential Layouts

7.1 Access Statement

7.1.1 Introduction

This access statement has been written by AWW Architects for the development at 34-48 Southampton Street. The access statement describes and appraises the inclusive design provisions for the site, including its external approaches and public realm.

This access statement describes how the proposals demonstrate conditions and understanding of the principle of inclusive design. The design has developed, where feasible, with specific regard to disabled access as far as:

- Residents and visitors to the development at all levels.
- People visiting the communal and amenity spaces at ground floor level.

The general arrangement for approaches to the development, entrance and common circulation areas are described, along with other considerations where relevant.

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Part M of schedule 1 to the Building Regulations 2010.

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work.

Any building adjustments that are required would be carried out retrospectively as and when the need is identified.

Key Provision

The development will offer a 1B2P wheelchair accessible apartment with level approaches to all other dwelling and communal spaces.

7.1.2 Approach and Common Areas

Public Transport

The residential units have good public transport links with close proximity to the town centre.

Landscaping and amenity space

Approaches to the proposed building are level throughout or a gradient no steeper than 1 in 20. Access into the residential entrance, for apartments above ground floor, is restricted via an entry point (gate) with an intercom linked to each apartment.

High quality paving will make up the hard landscaping throughout the proposed area surrounding the new building. Variation in floor texture will occur not just for decoration but also to help people with sight loss, older generation or children. There will be mail box facilities within the sheltered communal area. Access to cycle storage and refuse storage will be also provided.

A communal garden will be provided to the rear of the development however due to the existing site levels this can only be accessed via a set of steps.

Common Entrances

Access from Southampton Street will be along the shared access route. A gated communal entrance on the side of the development opens into a communal sheltered space where the mail facility is located as well as access to the stair core and communal gardens to the rear. The wheelchair accessible apartment, on ground floor, will have level access directly from Southampton Street.

Internal Horizontal circulation

Travel distances at upper levels, between the stairs and apartment entrances, have been designed to be as short as possible.

Vertical circulation

The communal stair is designed to be a General Access Stair in accordance to Approved Document Part K.

Car Parking Provision

There is no new car parking provision to be provided on site due to its town centre location.

7.1.3 Residential Layouts

The proposed development will provide 12 apartments and 1 of these will be a wheelchair accessible unit. The tenure will be all private market.

Accessible housing – general provisions

All of the residential units provided by the scheme will be designed to meet the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M. This will include the approaches to the building and the common parts to ensure that homes can be easily adapted to suit the individual needs of the households that live in them.

The common residential corridors will be a minimum of 1500mm wide ensuring a 1500mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Wheelchair accessible housing

The wheelchair accessible apartment will be a 1B2P located on ground floor ensures ease of access from the street.

As a private market unit it will be sold as non-adapted but will have the necessary space requirements, services and infrastructure to enable easy conversion. The accessible unit has been designed using the guidance in the Wheelchair Accessible Design Guide.

8.0 Appendices

Application Drawing Register

This Design and Access Statement is to be read with the submitted application drawings which accompany the planning application for the scheme.

This page shows the list of drawings that are submitted with this application.

Drawing Register

100 Location Plan
200 Existing Site Plan
201 Proposed Site Plan
299 Existing Basement Plan
300 Existing Ground Floor Plan
301 Existing First Floor Plan
302 Existing Second Floor Plan
303 Existing Roof Plan
310 Existing Street Views
349 Proposed Basement Plan
350 Proposed Ground Floor Plan
351 Proposed First Floor Plan
352 Proposed Second Floor Plan
353 Proposed Third Floor Plan
354 Proposed Roof Plan
355 Proposed Communal Garden Plan
400 Existing East Elevation
401 Existing South Elevation
402 Existing West Elevation
403 Existing North Elevation
450 Proposed East Elevation
451 Proposed South Elevation
452 Proposed West Elevation
453 Proposed North Elevation
454 Proposed South Elevation Boundary Conditions
455 Proposed North Elevation Boundary Conditions
500 Existing Long Section AA
501 Existing Short Section BB
502 Existing Short Section CC
550 Proposed Long Section AA
551 Proposed Short Section BB
552 Proposed Short Section CC
650 Proposed Street Views
651 Proposed 3D View
750 Area Schedule
751 Existing & Proposed GIA Comparisons



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