

35-43 GREYFRIARS ROAD

READING

DESIGN & ACCESS STATEMENT

SPPARC

ARCHITECTURE

25.11.16

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35 – 43 GREYFRIARS ROAD READING

DESIGN & ACCESS STATEMENT

<i>Client:</i>	BOULTBEE BROOKS
<i>Project ref:</i>	GR
<i>Date:</i>	09.06.2017
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<i>Version:</i>	2

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Cover Image: Zurich Headquarters Building Entrance Façade

Architect: SPPARC Architecture



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THE APPLICATION

The description of development as stated on the Application Form is:
“Application for a minor material amendment to planning permission 151826 for proposed change of use from D1 (education) to B1 (offices), extension and recladding of an existing three storey building to incorporate amendments to the external materials, windows and internal layout.

1.0 PROJECT VISION

This document has been prepared on behalf of Boulton Brooks Real Estate and provides a Design & Access Statement for the external and internal alterations to the approved planning application (ref:151826) at 35-43 Greyfriars Road, Reading.

With respect to the approved planning application for 35-43 Greyfriars Road, the design strategy includes the amendments listed below:

EXTERNAL

- Conversion of the fenestration to critical windows to reflect the character of the surrounding area. Opening dimensions have been retained as per the approved scheme.
- Omission of ground floor brick upstand. The proposal aims to introduce a full-height curtain wall to create an engaging frontage along Greyfriars Road and Stanshawe Street.
- Provision of all external materials samples for the discharge of condition 3. These include specifications and sample images for the brickwork, render, zinc cladding and colour of window frames.

INTERNAL

- Omission of secondary staircase between gridlines A and B.
- Reconfiguration of circulation core.

2.0 WINDOWS

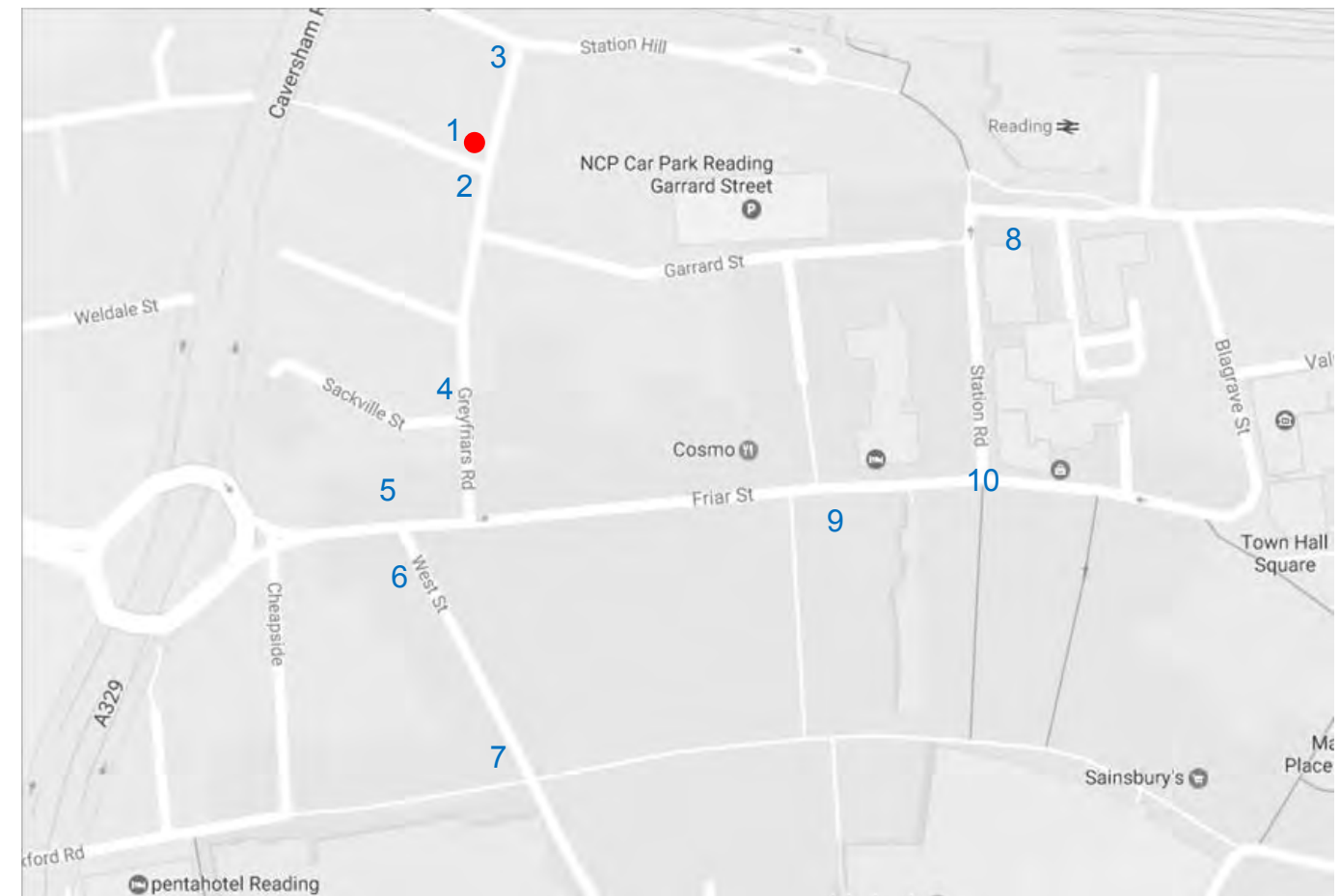
2.0 WINDOWS

LOCAL CONTEXT_CRITTALL WINDOWS

The area surrounding the application site contains a wide range of architectural styles.

However, respecting the character of the immediate vicinity and the more intimate nature of Stanshawe street, crittall window frames are being introduced into the design.

A brief study of the surrounding area reveals several buildings with Georgian and crittall style window frames as indicated on the map and in the images below.



● PROPOSED BUILDING



01. STANSHAWE STREET



02. STANSHAWE STREET



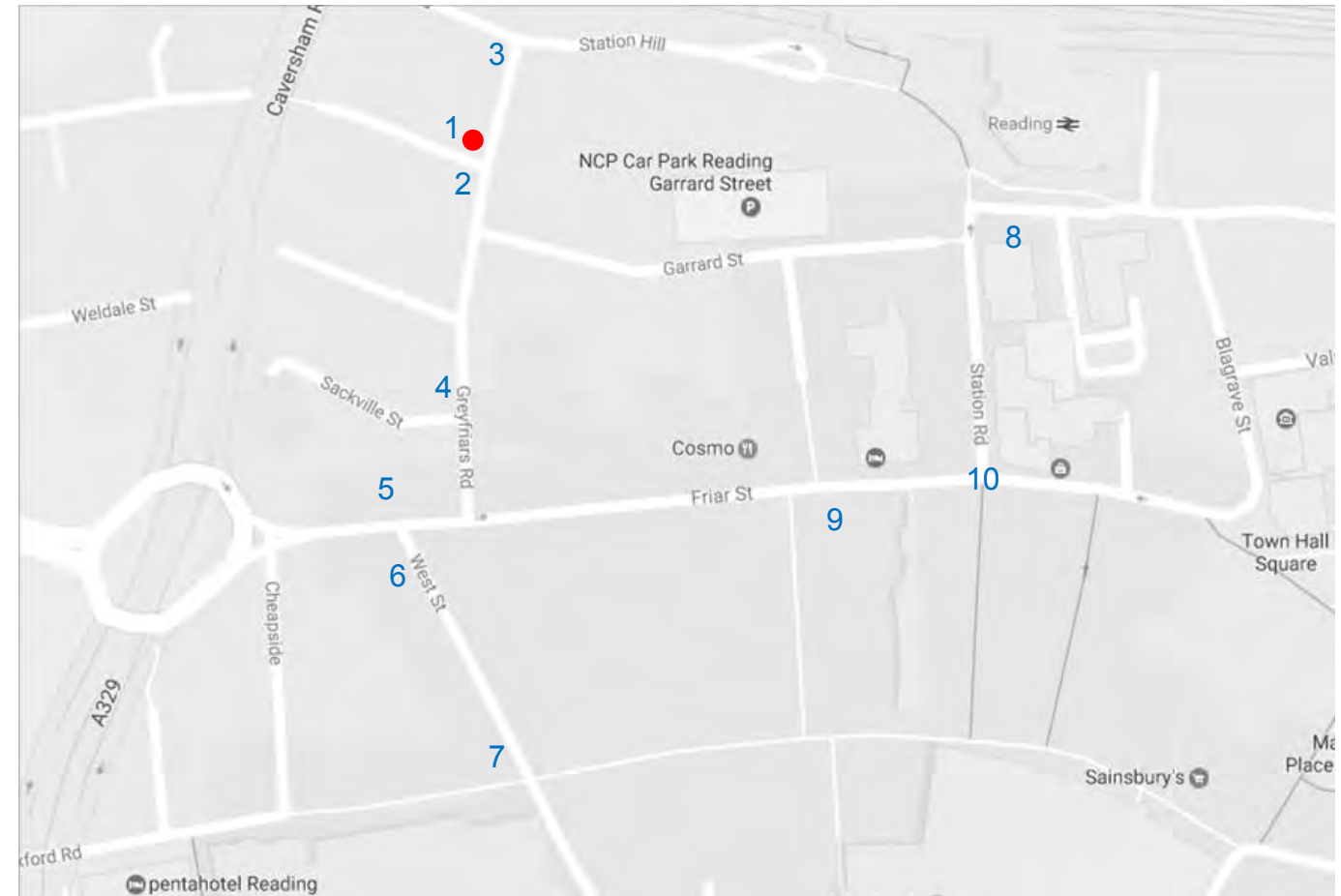
03. GREYFRIARS ROAD

2.0 WINDOWS

LOCAL CONTEXT_CRITTALL WINDOWS



04. GREYFRIARS ROAD



● PROPOSED BUILDING



05. FRIAR STREET



06. WEST STREET



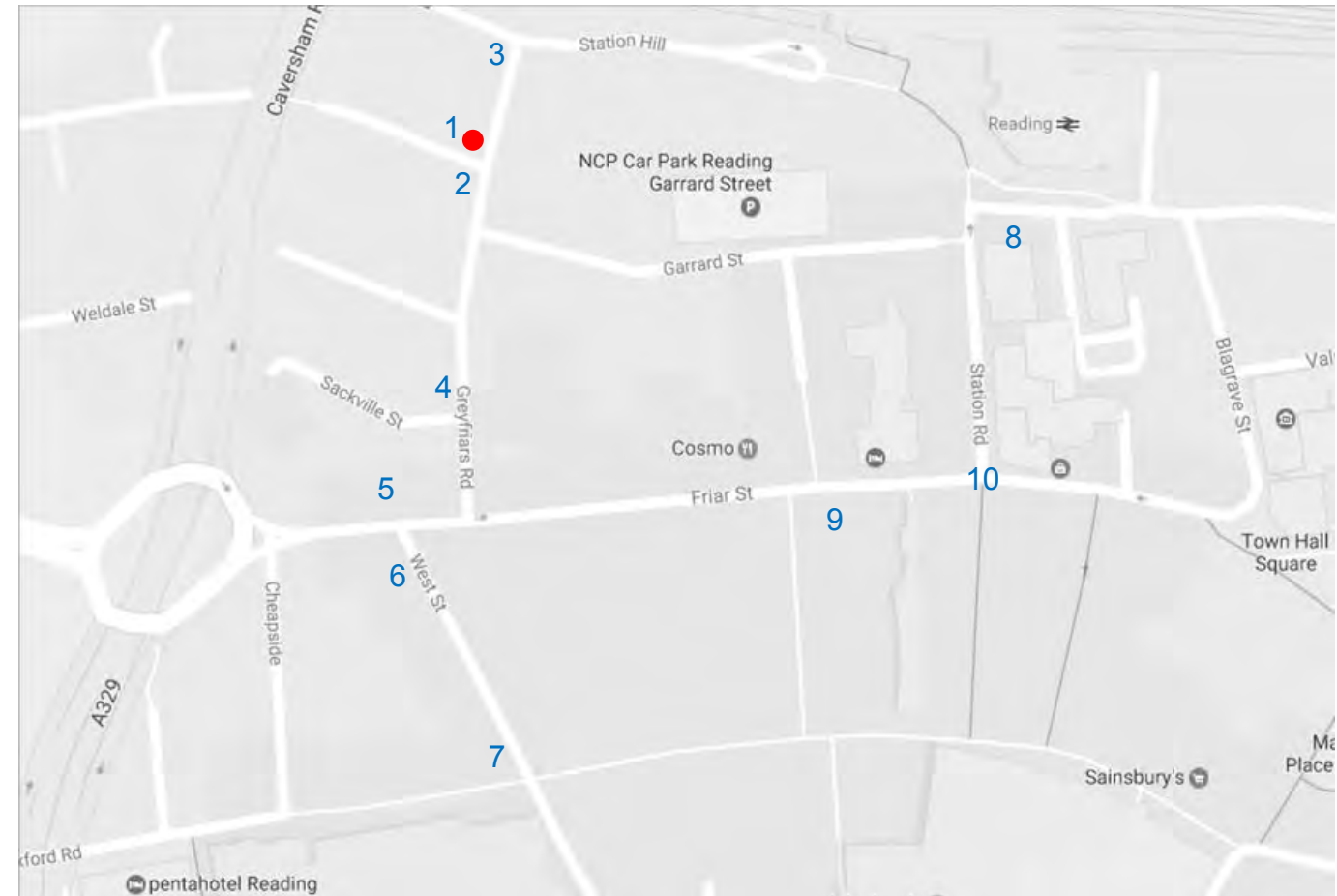
07. OXFORD ROAD

2.0 WINDOWS

LOCAL CONTEXT_CRITTALL WINDOWS



08. STATION ROAD



● PROPOSED BUILDING



09. FRIAR STREET



10. FRIAR STREET-STATION ROAD

2.0 WINDOWS

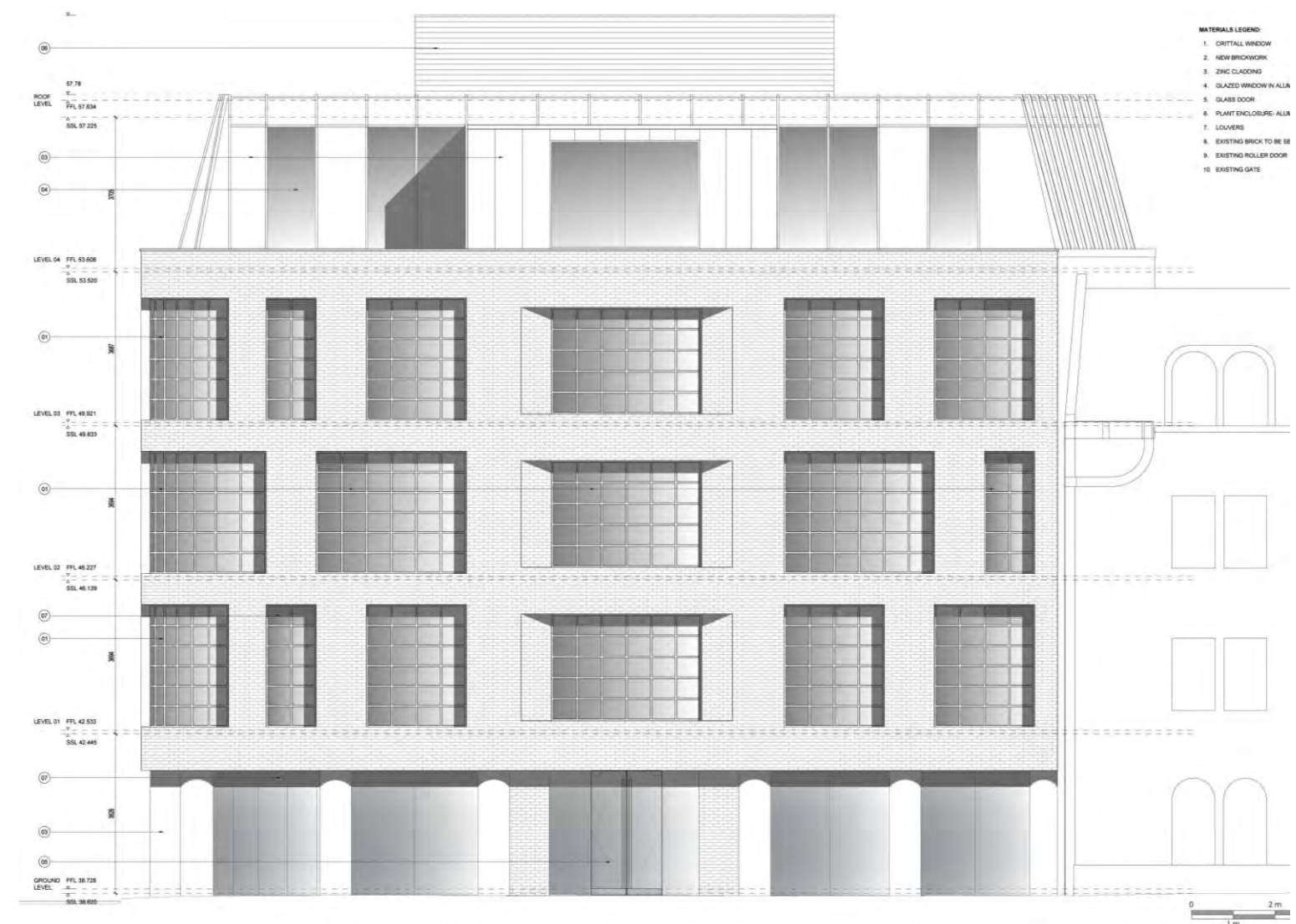
EAST ELEVATION

The following changes are proposed to the elevations:

- Omission of aluminium framed single pane windows with powder coated coloured metal infill panels.
- Introduction of dark grey crittall windows to all of the window opening.



APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION

2.0 WINDOWS

SOUTH ELEVATION

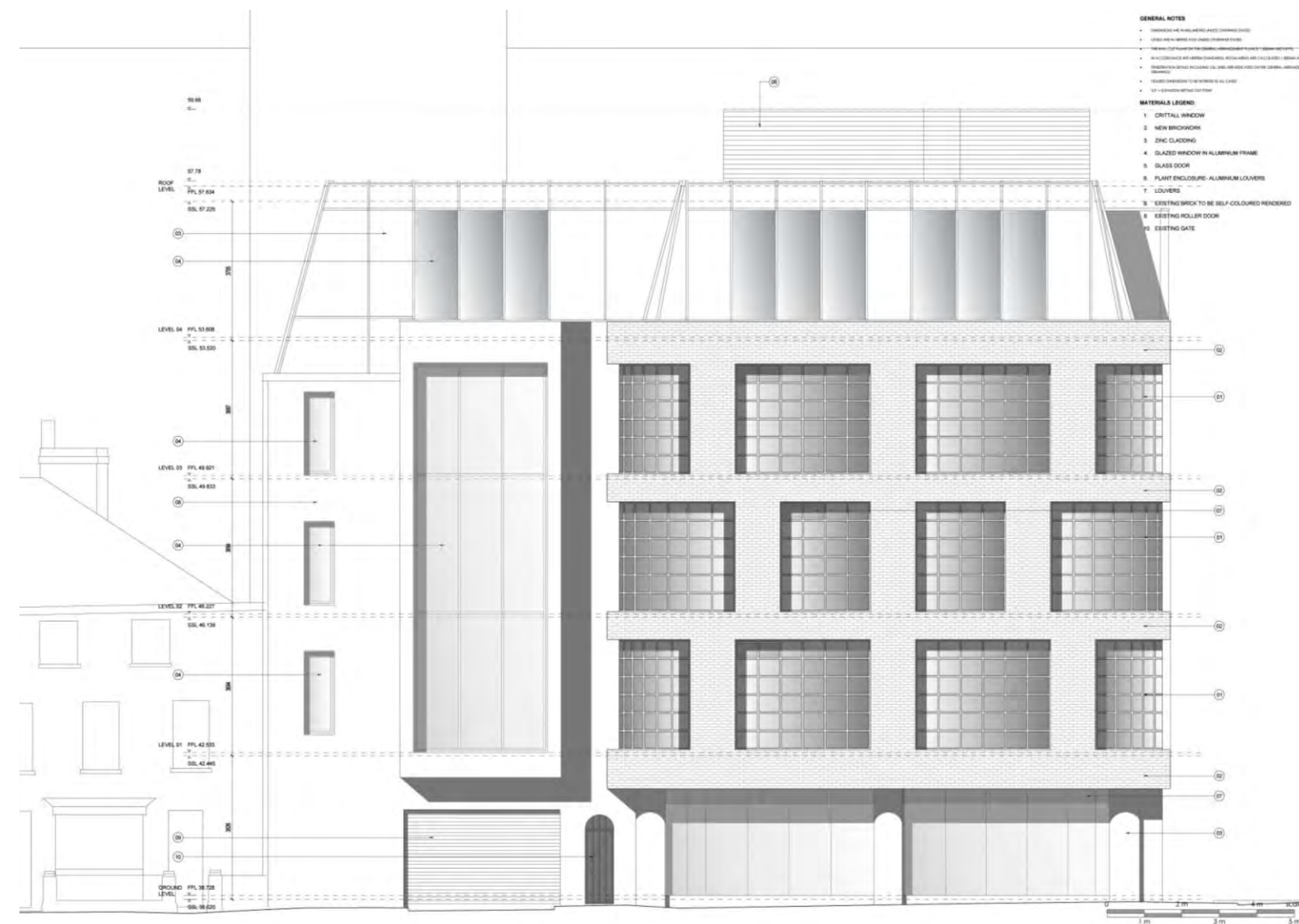
The following changes are proposed to the elevations:

- Omission of aluminium framed single pane windows with powder coated coloured metal infill panels.

-Introduction of dark grey crittall windows to all of the window opening.



APPROVED SOUTH ELEVATION



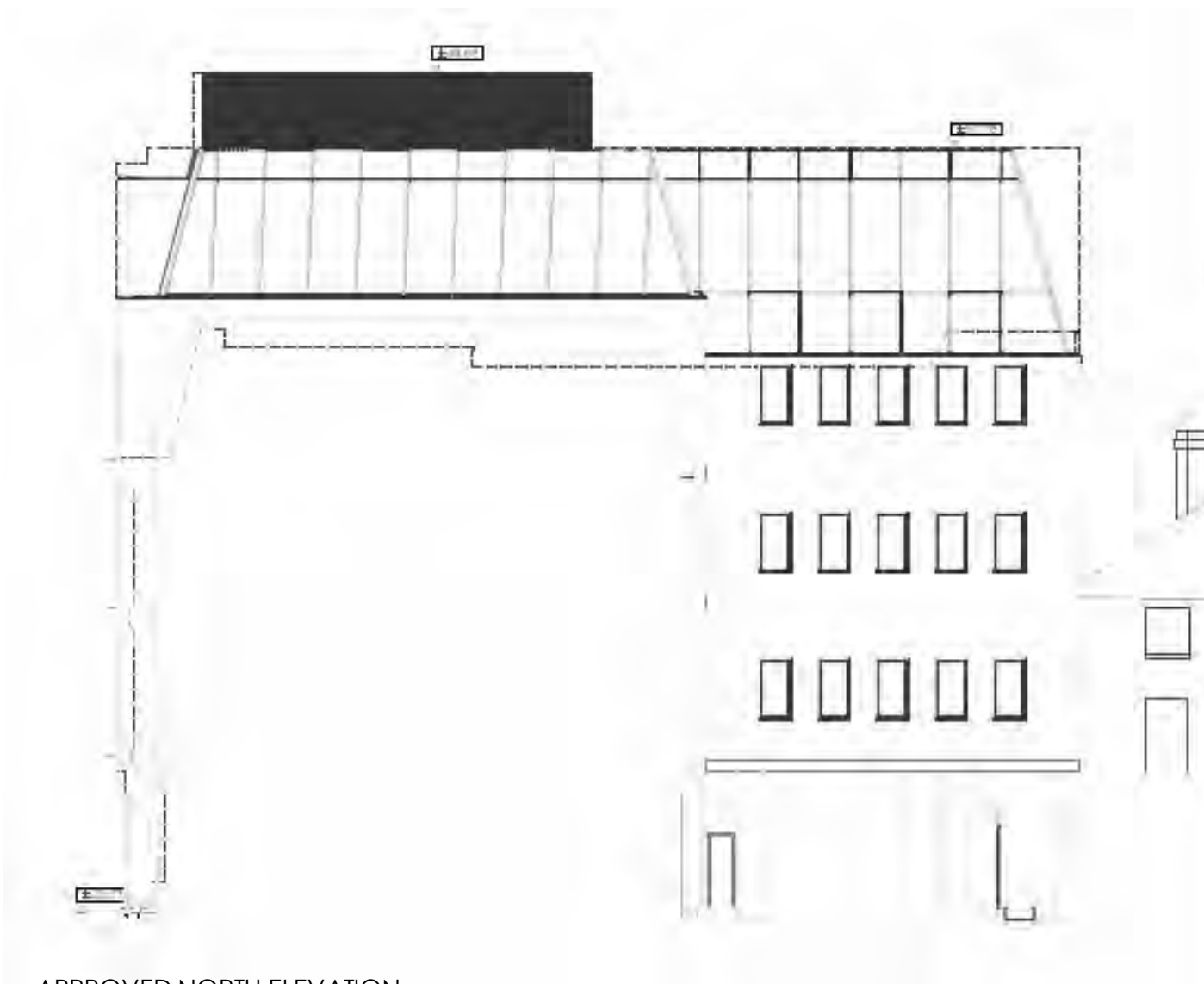
PROPOSED SOUTH ELEVATION

2.0 WINDOWS

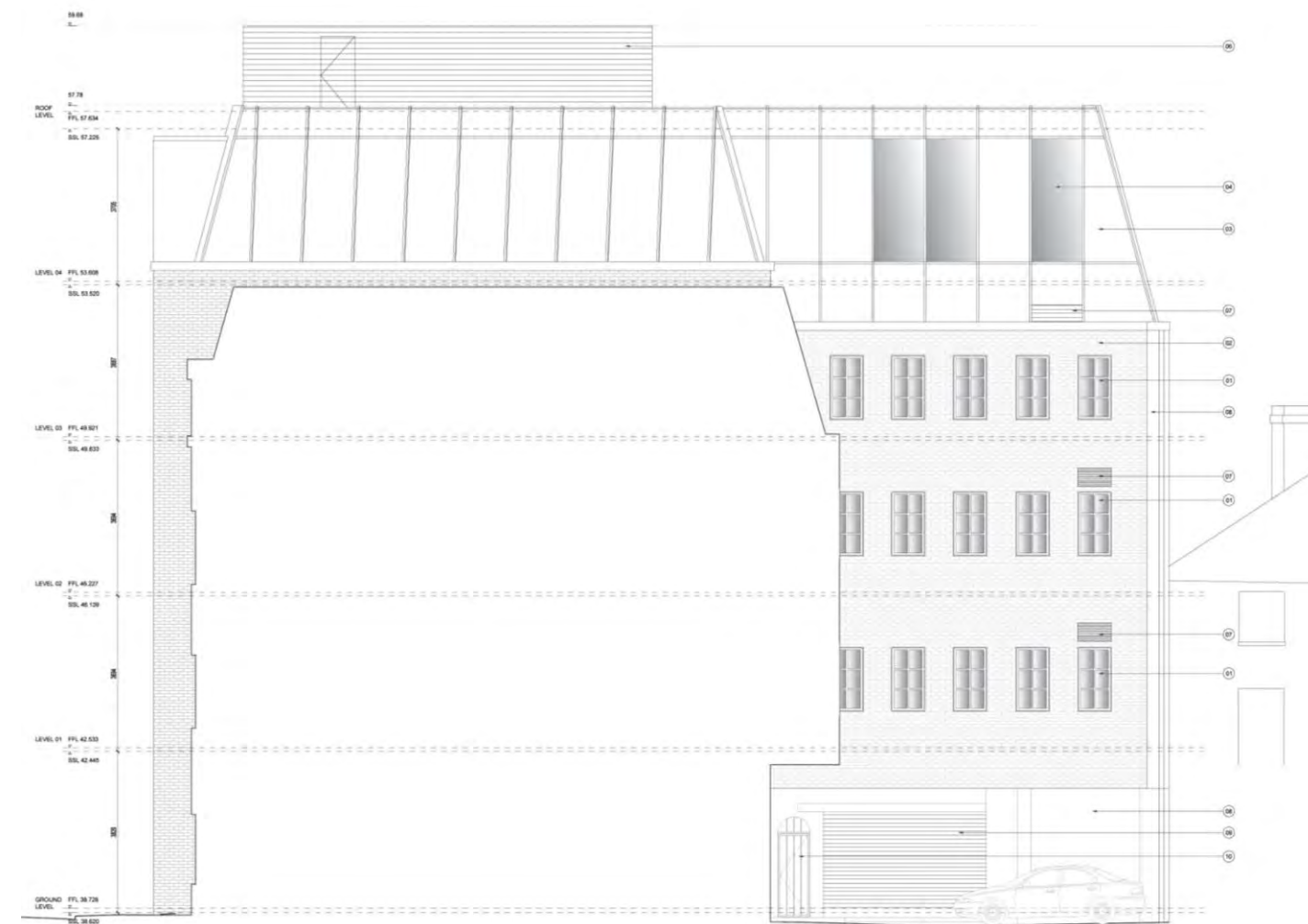
NORTH ELEVATION

The following changes are proposed to the elevations:

- Omission of aluminium framed windows to existing apertures.
- Introduction of crittall windows frames to existing apertures.



APPROVED NORTH ELEVATION



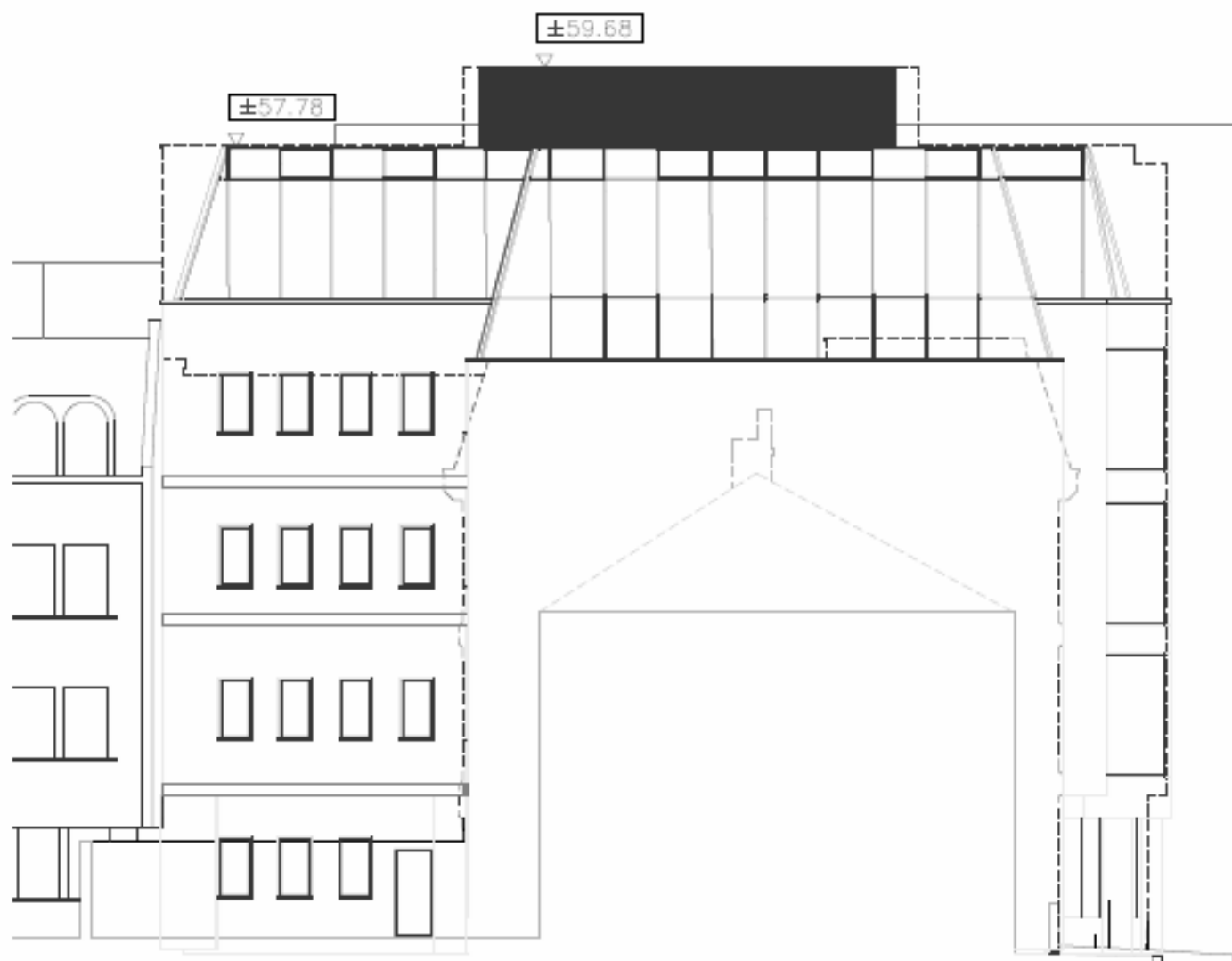
PROPOSED NORTH ELEVATION

2.0 WINDOWS

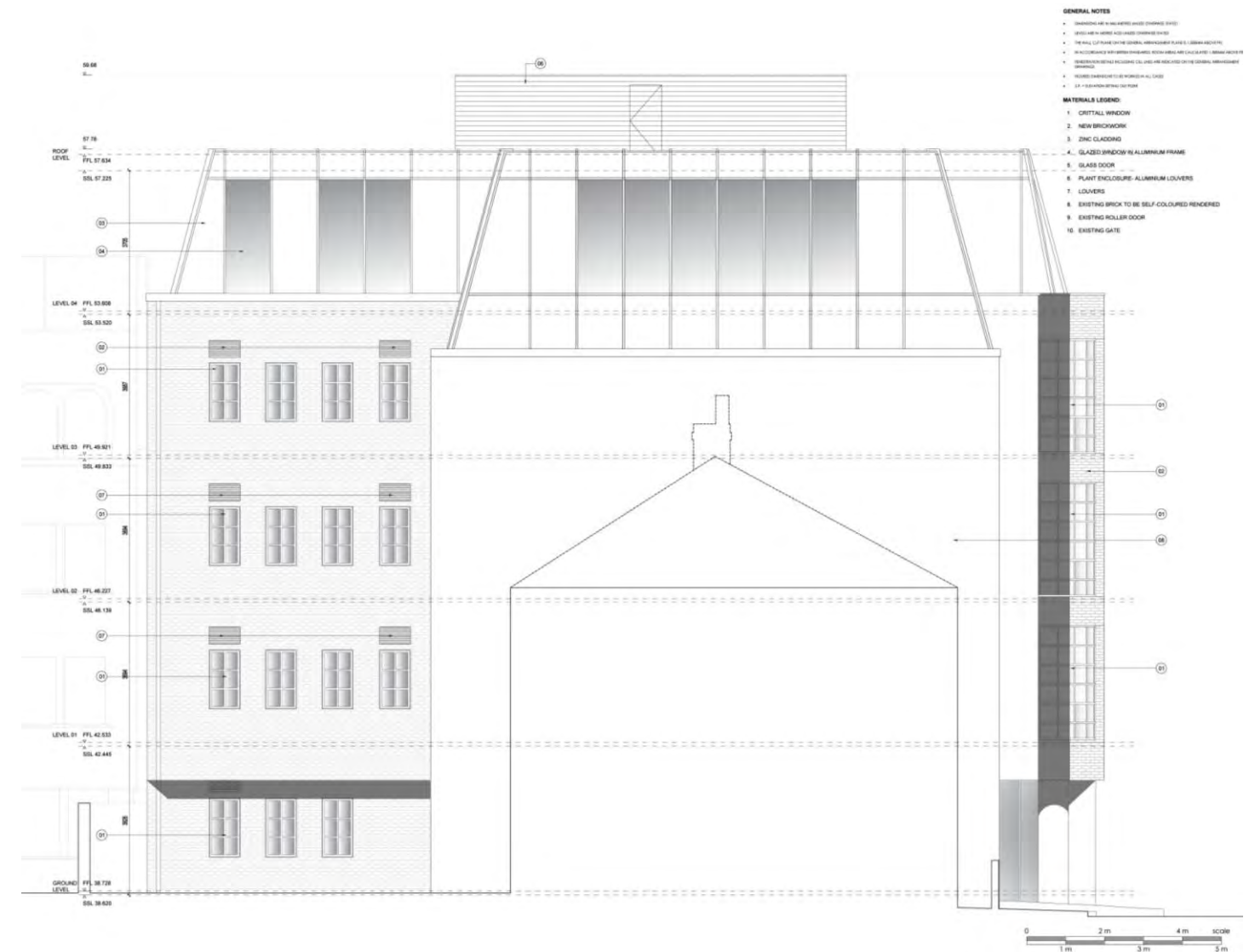
WEST ELEVATION

The following changes are proposed to the elevations:

- Omission of aluminium framed windows to existing apertures.
- Introduction of crittall windows frames to existing apertures.



APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

3.0 GROUND FLOOR UPSTAND

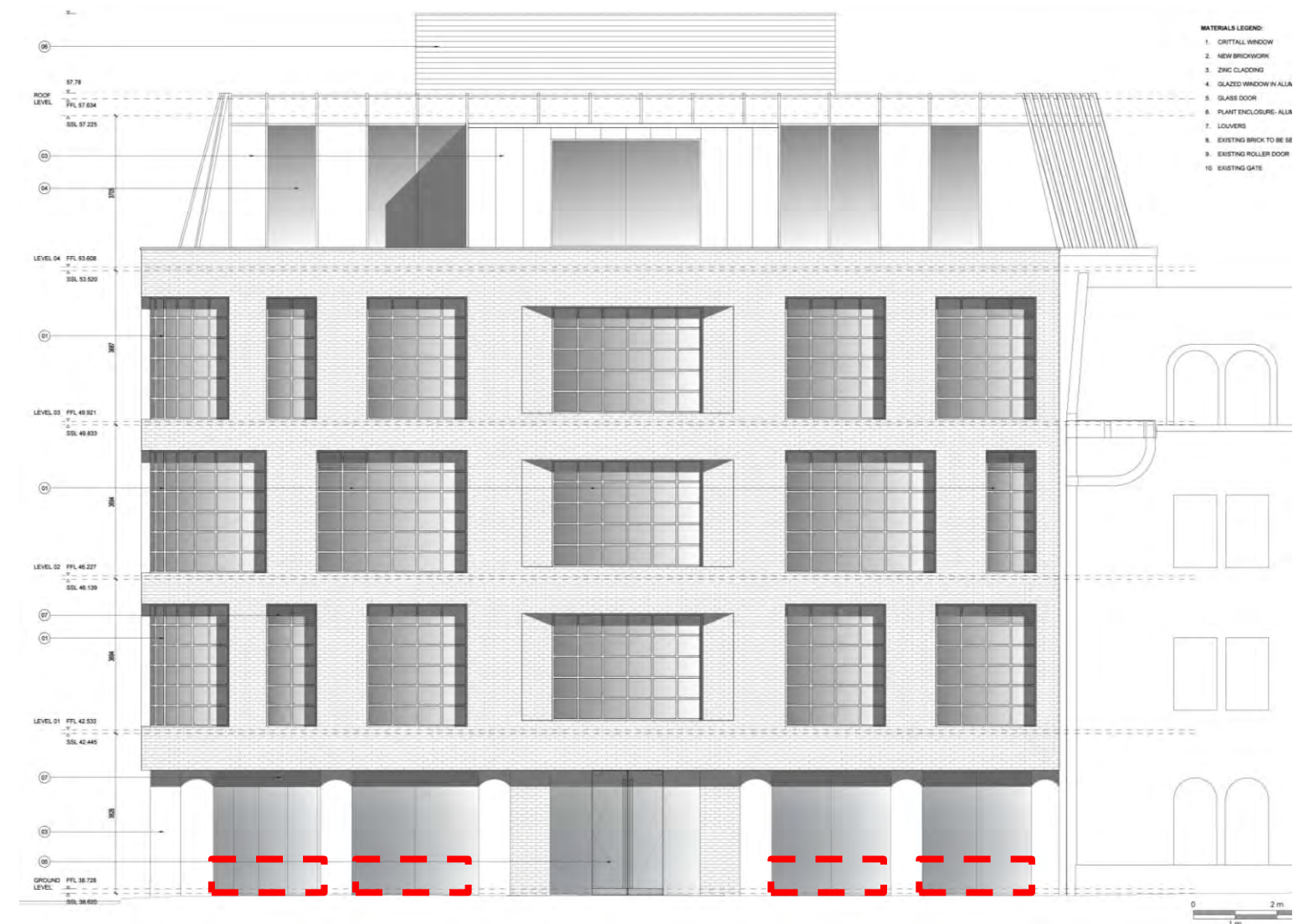
3.0 GROUND FLOOR UPSTAND

The following changes are proposed to the elevations:

- Omission of ground floor brick upstand and replacement with full-height curtain wall along East and South elevations.
- The proposal aims to introduce a full-height curtain wall to create an engaging frontage along Greyfriars Road and Stanshawe Street.



APPROVED EAST ELEVATION



PROPOSED EAST ELEVATION

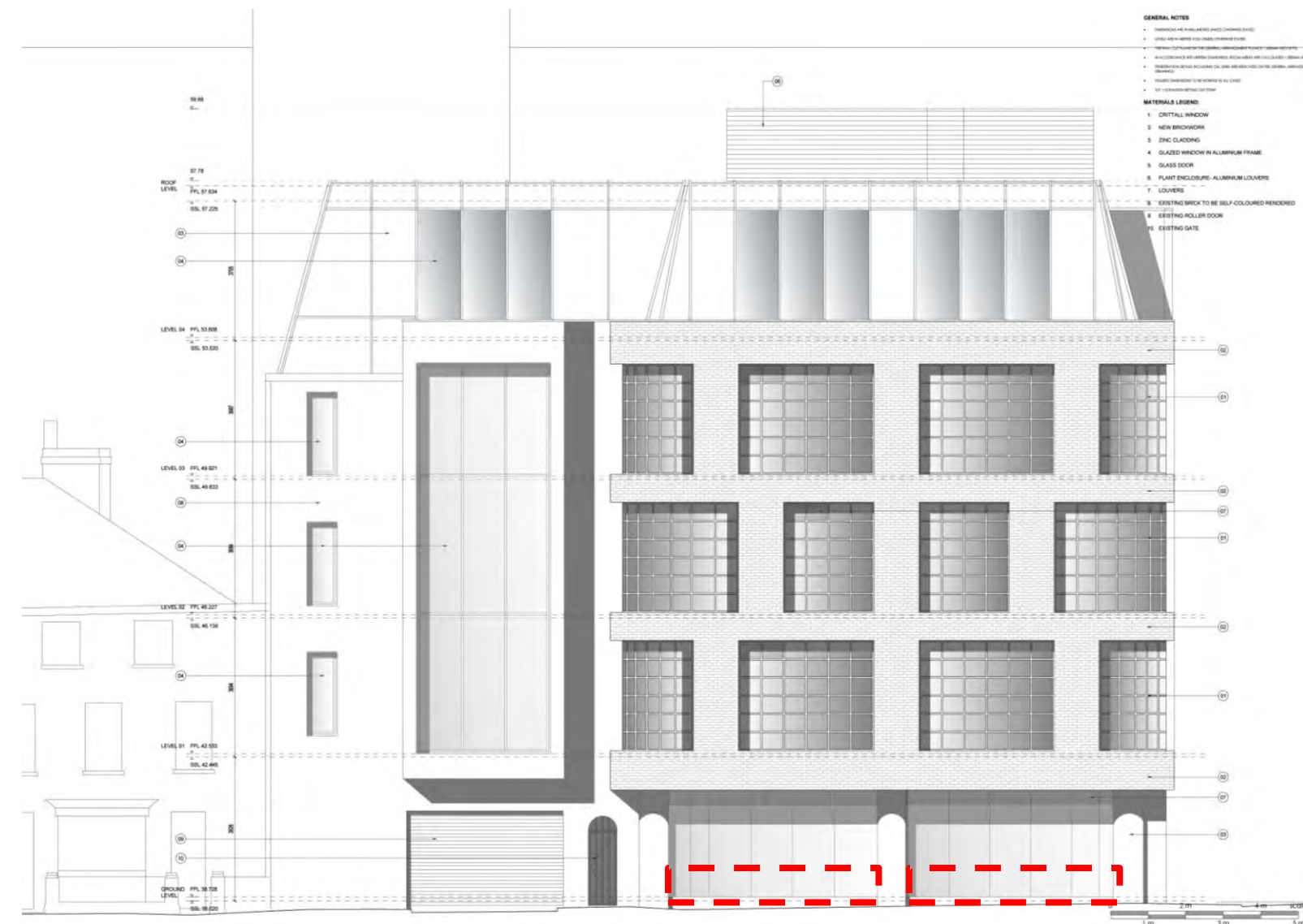
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APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

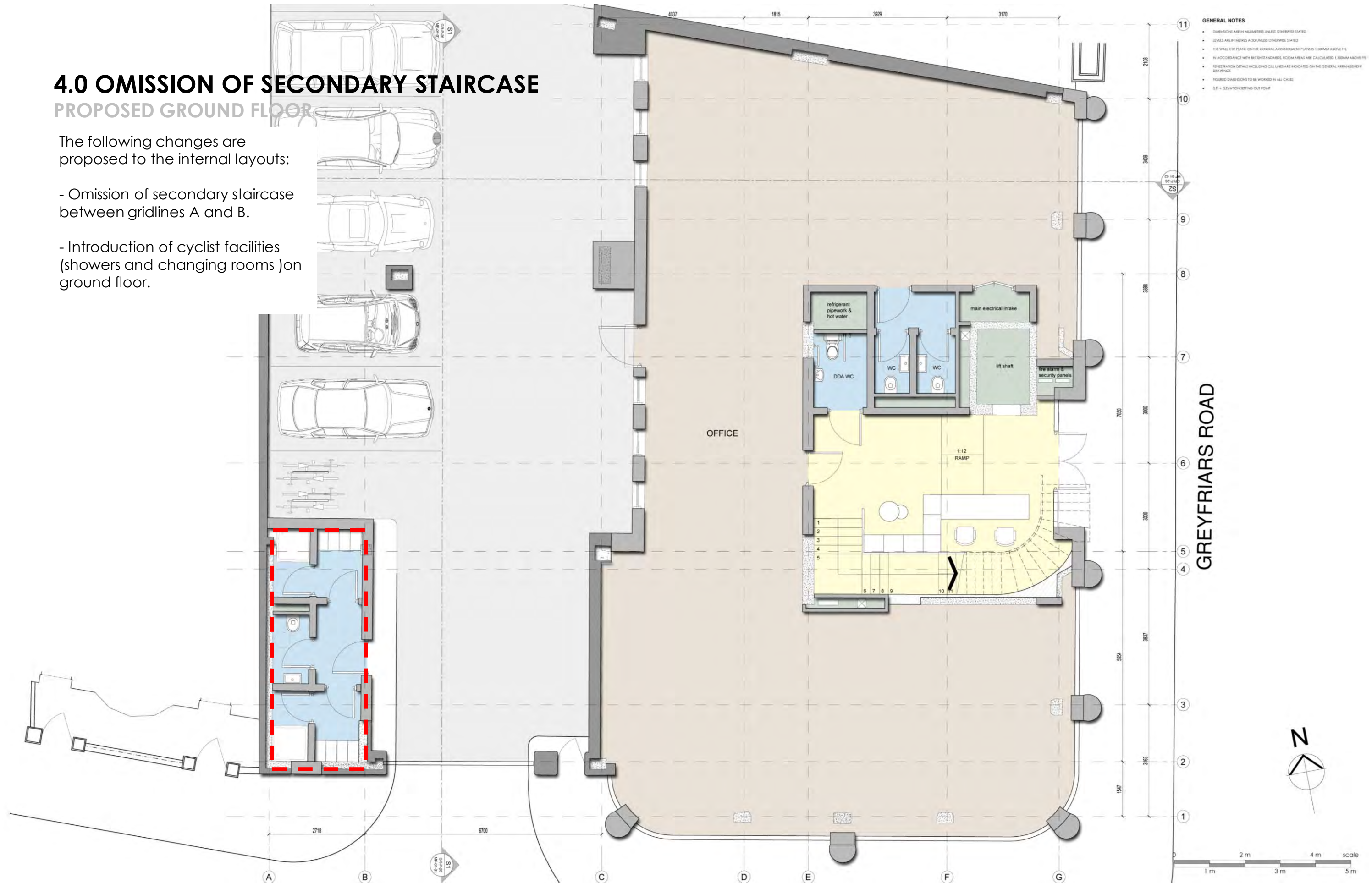
4.0 OMISSION OF SECONDARY STAIRCASE

4.0 OMISSION OF SECONDARY STAIRCASE

PROPOSED GROUND FLOOR

The following changes are proposed to the internal layouts:

- Omission of secondary staircase between gridlines A and B.
- Introduction of cyclist facilities (showers and changing rooms) on ground floor.



The following changes are proposed to the internal layouts:

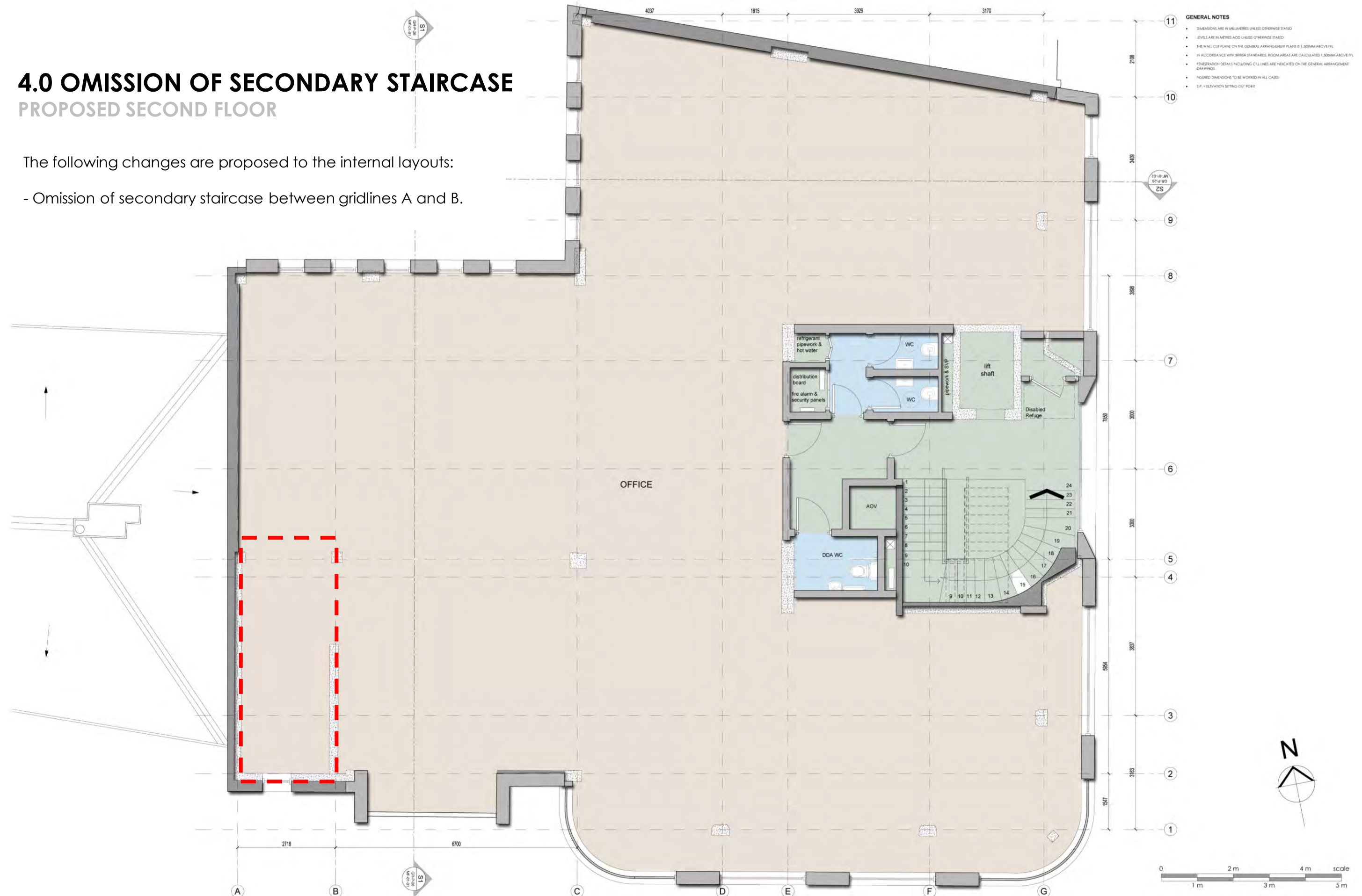
- Omission of secondary staircase between gridlines A and B.



4.0 OMISSION OF SECONDARY STAIRCASE PROPOSED SECOND FLOOR

The following changes are proposed to the internal layouts:

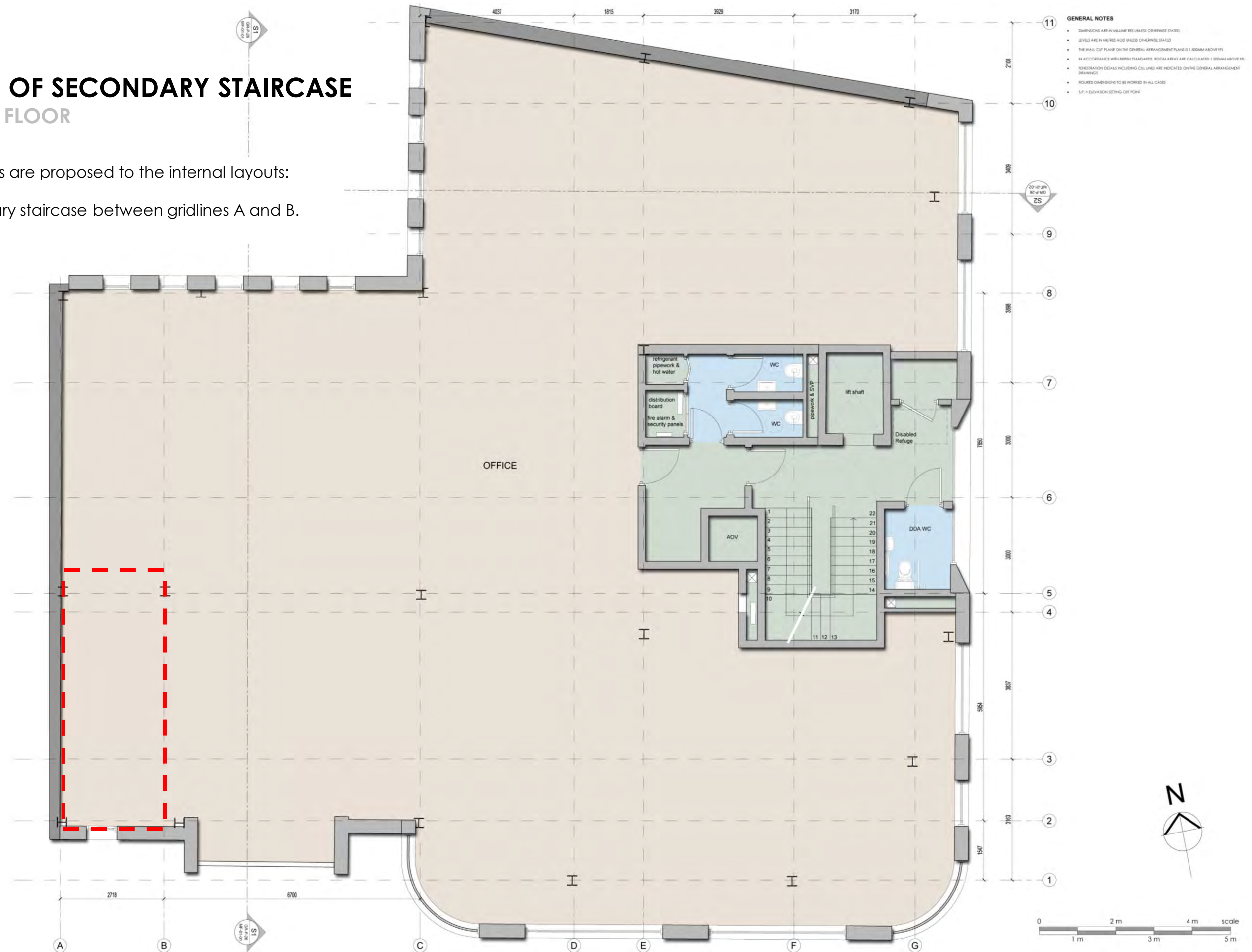
- Omission of secondary staircase between gridlines A and B.



4.0 OMISSION OF SECONDARY STAIRCASE PROPOSED THIRD FLOOR

The following changes are proposed to the internal layouts:

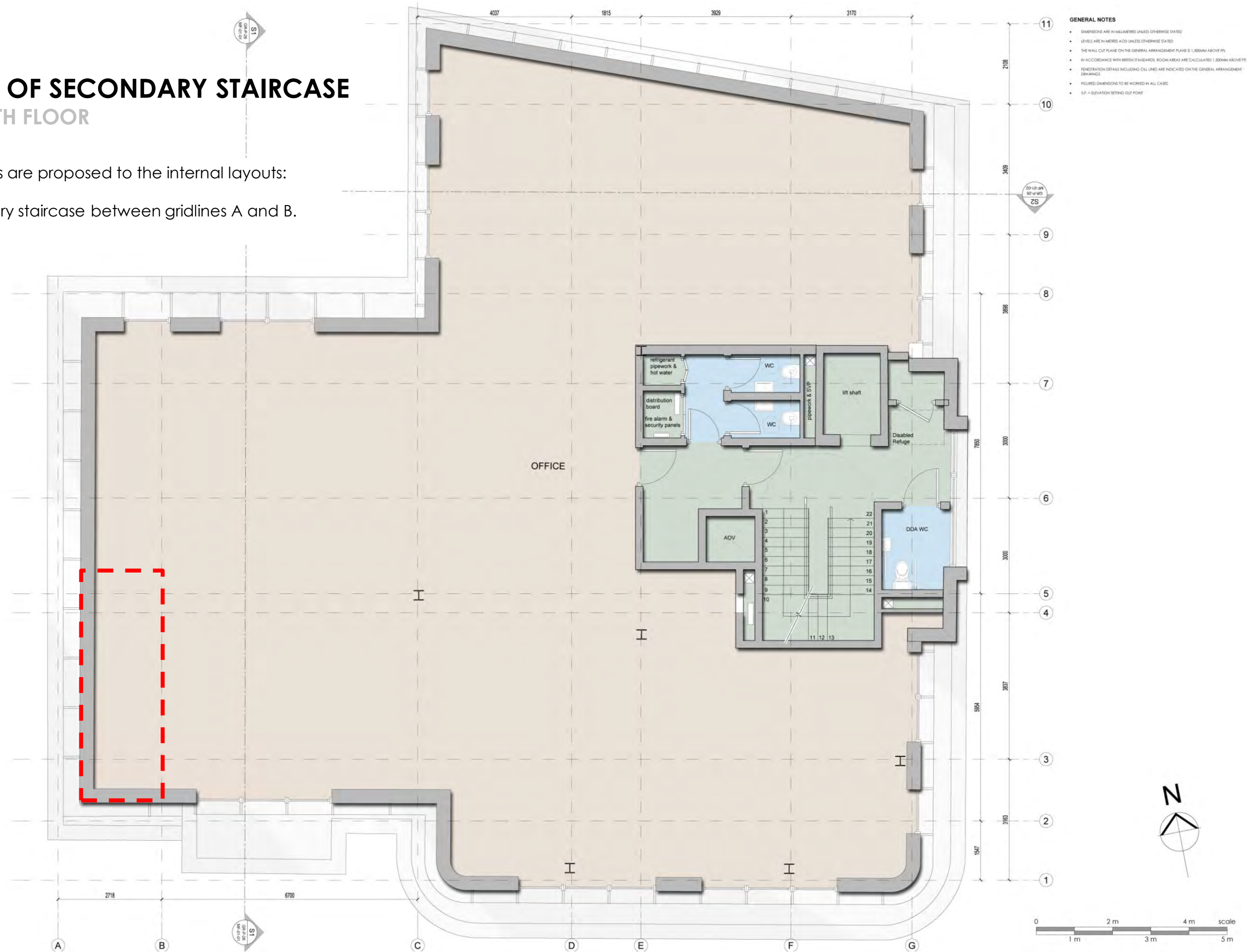
- Omission of secondary staircase between gridlines A and B.



4.0 OMISSION OF SECONDARY STAIRCASE PROPOSED FOURTH FLOOR

The following changes are proposed to the internal layouts:

- Omission of secondary staircase between gridlines A and B.



5.0 MATERIALS

5.0 MATERIALS

The following materials samples are shown below for discharge of condition 3 :

- **Brickwork** : Ibstock Multi stock bricks (Pevensey, Old Funton Chelsea Yellow and Bevern Dark).
- **Crittall windows** : Window Frames RAL 9004
- **Render** : StoRend in RAL 9010
- **Zinc Cladding**: VM Zinc, Anthra-Zinc



STREET VIEW VISUAL

MULTI STOCK BRICKWORK

The proposed bricks samples are shown below and are a mixture of various multi stock bricks specifically blended for the building. The mix consists of the following: Old Funton Chelsea Yellow 70%, Pevensey 20%, and Bevern Dark 10%. The bricks will assimilate in with the variety of brick styles in the area and provide a contrast with the dark crittall style window frames.



IBSTOCK MULTI STOCK BRICKS: OLD FUNTON CHELSEA YELLOW ,PEVENSEY, BEVERN DARK

5.0 MATERIALS

CRITTALL STYLE WINDOWS

The steel profile crittall style series is ideally suited to the regeneration of the building. They feature good energy performance and come in narrow profile face widths with the largest possible proportion of glass.

The windows will be finished in dark grey colour RAL 9004 which will provide an attractive contrast with the multi stock brickwork.



CRITTALL WINDOWS_RAL 9004



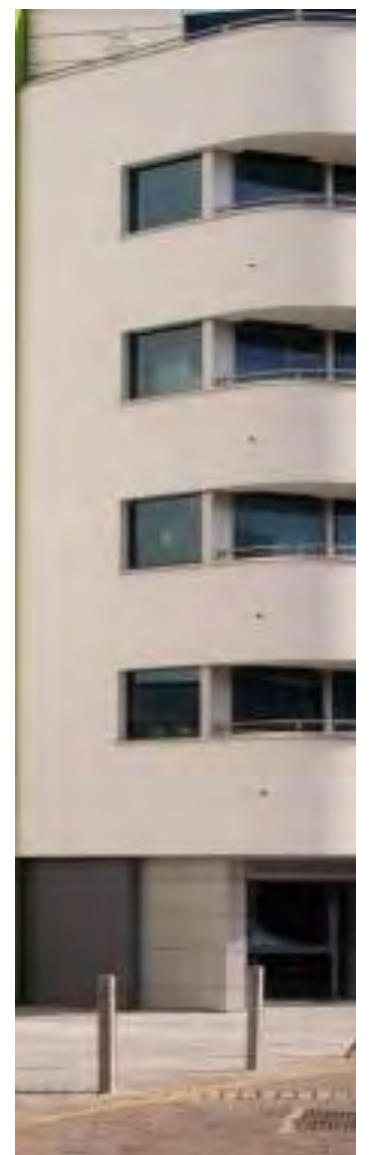
KEY ELEVATION

RENDER FINISH

The proposed render finish is STO Render - StoRend finished in colour RAL 9010

The 'render' finish proposed is a STO render product, which is much different to conventional cementitious renders which are prone to weathering (cracking, colour fading etc.). STO renders feature three main benefits:

- StoRend has a self-cleaning top coat that resists build up of particles.
- StoRend is also extremely flexible which avoids the need for expansion joints used in standard render, which usually creates dirt lines as particles build up in the gaps and run down when it rains.
- Reduced maintenance requirements due its through-coloured treatment.



STO RENDER
RAL 9010

5.0 MATERIALS

ZINC CLADDING

The proposed zinc finish is VM Zinc - VMZ STANDING SEAM in Anthra-Zinc colour finish.

Zinc is among the most sustainable metals used in construction today and has been used on the roofs for almost 200 years.

The VMZINC standing seam system has been designed to complement a wide range of building materials and styles. The finishes available offer exceptional colour stability. This ensures that maintenance requirements will be minimal throughout the system's design life and that the material's installed appearance will be retained for many years.

Some of its many benefits are listed below:

- Lightweight and durable
- Minimal expansion and creak
- Fully recyclable
- A design life of 80 years
- Virtually maintenance-free
- Fire performance rating 'AA'- BS 476: Part 3

PLANT ENCLOSURE

The proposed finish of the plant enclosure should match the one of the zinc cladding.

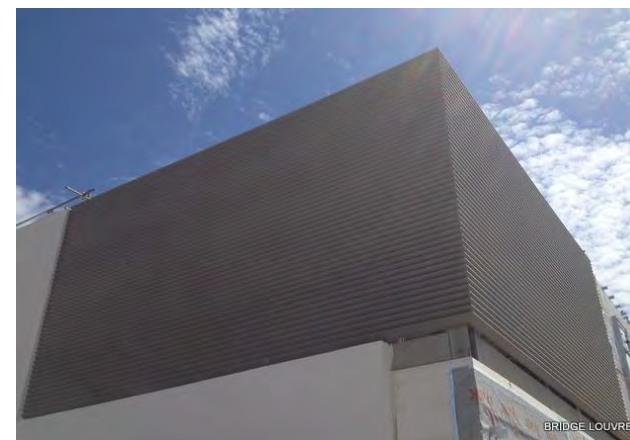
This way it will blend with the fourth floor acquiring a subservient role to the composition.



KEY ELEVATION



VM Zinc ANTHRACITE ZINC CLADDING



3.0 APPENDIX 02

EXTERNAL VISUALS

EXTERNAL VISUALS



APPROVED SCHEME



PROPOSED SCHEME

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