

17-27 Queen Victoria Street, Reading

Full Planning Application

Design and Access Statement



Scenario Architecture

10a Branch Place, N1 5PH, London

March 2017

Contents

1. Introduction

2. Drawing List

3. New Proposal

Introduction and Context

Proposed Design and General Approach

Use and Amount

Layout

Landscape & Open Space

Appearance, Heritage and Materials

Sustainability

Access

4. Supplementary Diagrams

Daylight/Sunlight

Heritage elements – Existing Stairs

Staircase treatment

Windows at the rear facade

Schedule of Accommodation

Interior demolition

Accompanying Reports

Planning Statement

Heritage statement

Sustainability report

Air quality assessment

Noise assessment (Interior/Exterior)

Viability Report

Underground services assessment

Transport Statement

1. Introduction

Scenario Architecture has been instructed by Pepa Holdings to prepare and submit a full planning application to Reading Council for the change of use and refurbishment of No17-27 Queen Victoria Street, Reading

The proposal incorporates the following:

- Retention of the ground floor retail units in situ
- Conversion of the first to third floors from office to residential

This report should be read in conjunction with the drawings listed under section 2, Issue for Planning – 20.03.2017 and the accompanying preliminary reports in the appendices which support this pre-application submission

2. Drawing List

Existing

LO-A0.01_Location Plan
LO-A0.02_Block Plan
EX-A1.01_Existing Basement Floor Plan
EX-A1.02_Existing Ground Floor Plan
EX-A1.03_Existing First Floor Plan
EX-A1.04_Existing Second floor Plan
EX-A1.05_Existing Third Floor Plan
EX-A1.06_Existing Roof Plan
EX-A2.01_Existing Front Elevation
EX-A2.02_Existing Rear Elevation
EX-A3.01_Existing Section A
EX-A3.02_Existing Section B
EX-A4.01_Existing 3D Images

Proposed Alterations

PR-A1.01_Proposed Basement Floor Plan
PR-A1.02_Proposed Ground Floor Plan
PR-A1.03_Proposed First Floor Plan
PR-A1.04_Proposed Second Floor Plan
PR-A1.05_Proposed Third Floor Plan
PR-A1.06_Proposed Site/Roof Plan
PR-A2.01_Proposed Front Elevation
PR-A2.02_Proposed Rear Elevation
PR-A3.01_Proposed Section A
PR-A3.02_Proposed Section B
PR-A4.01_Proposed 3D images

3. New Proposal

DESIGN AND ACCESS STATEMENT

17-27 Queen Victoria Street, Reading



Figure 1 existing buildings

1.0 SITE, CONTEXT AND SURROUNDINGS

This design and access statement accompanies the full planning application submission for the change of use from B1 office space to C3 Residential for the storeys 1st to 3rd. The proposal will seek to deliver 19 self-contained units.

The site (see figure 1) rests in the town centre marked as Zone 1 (see accompanying Transportation report) , a 5 minute walk from the Reading train station. Queen Victoria Street is a pedestrian passage.

The property comprises part of the row of terraced buildings along Queen Victoria Street set across ground to 3rd floors (with lower ground floor associated with the retail use of the ground floor). The two opposing rows of buildings form the Grade II Listing for the whole street and as such this has been a key consideration in developing the proposals (see accompanying reports)



Figure 2

2.0 PROPOSED DESIGN – GENERAL APPROACH

The proposal is for a change of use, to the existing office building above Ground floor, to residential, that will offer much needed housing accommodation to the Borough, which in turn will conserve and enhance the character of the listed buildings. It is proposed to convert the office spaces into 19 Units; 15X1Bed and 4X2Bed Flats (see schedule of accommodation for more information), which seeks to comply with RBC planning policy and housing design standards and building regulations.

Alterations :

The proposal incorporates minor amendments to the front façade which are focused solely on the replacement of the existing non heritage entrance doors entrances on the ground floor level and upgrade the thermal envelope of the building in general.

Behind the front façade which is the most prominent feature of the listed building, secondary glazing is proposed to upgrade the envelope both thermally and acoustically (see accompanying reports)

Towards the rear all the windows will be made good and upgraded to double glazed to match the existing. Any new fenestration will be identical to the existing in terms of framing, and colour, to ensure that the external appearance of the building is conserved and continues to make a contribution to the local character and distinctiveness of the area.

On the Ground floor, the scheme will provide new and updated entrance services (mail, security locks and systems – video entrance etc) The entrance for Units 01-07 will have access to the rear open area as well and to a small service/lobby area for storage. The basement areas for buildings 19 (currently vacant) and 23 will be used to allow for incoming services and connection to the mains

In more detail:

Ground Floor

The ground floor will remain unaltered with regards to the existing retail units, except for the two entrances as mentioned above. For Entrance 1– see para 8.0 - , the unused space towards the rear of the building adjacent to the two mirroring staircases, stairs 01 & 02, with access from the corridor, will be used for maintenance and lobby storage. The same corridor leads to the exterior rear open space where bicycle parking is proposed (+12spaces) along with. See appendix ___ drawing A1.01 Proposed Over Demolition Ground Floor Plan.

First floor

On the first floor the existing stud wall partitions will be removed. These are very recent additions and out of character. New stud wall partitions will be constructed, with the appropriate acoustic insulation between the units will form the new areas. Main structural intervention will be the removal of Staircase 05 (see further information on the Heritage report accompanying this application and supplementary diagrams in the appendix) as per the planning application ref 11/0568 granted in 2011. Four (4) new openings are being proposed on the central spine walls of the 3 buildings to match the already existing 2 openings. To allow for access from No 21-25 to No 17-19 a new opening on the party wall is proposed. See appendix ___ drawing A1.02 Proposed Over Demolition First Floor Plan.

From the pre application scheme the alterations on this level have been minimised as no exterior openings are being altered or new openings proposed. The only external rear alteration will be the re-instatement of a previously blocked window to Unit 02, see drawing PR-A1.03 for details.

Second Floor

On the second floor we have the same level alterations. As required existing stud partition wall will be demolished with new stud walls as per drawing PR-A1.04. The stair-05 will be removed and an opening at the party wall will ensure proper access for the proposed Units. 4 new door openings on the spine walls will be made to match the already existing openings. No external alterations are proposed. See appendix ___ drawing A1.03 Proposed Over Demolition Second Floor Plan.

Third Floor

On the third floor there are a minimal number of alterations; parts of the spine walls that have been previously opened will be blocked and two new openings will be made to match the existing spine walls openings. No exterior alterations proposed. See appendix ___ drawing A1.04 Proposed Over Demolition Third Floor Plan.

In addition to the above

There will be:

- Protection of all decorative fireplace features
- Protection of mouldings and ceiling decorations where they exist (on the front facing rooms) within the lowered ceiling.

- Lowered ceiling to allow for the services for the new building services arrangements. New decorative mouldings to match the existing (while protecting the hidden ones) will be introduced to keep the heritage element in the interior.
- Heritage Stairs will be restored where necessary with replacement spindles.

3.0 USE AND AMOUNT

The Development proposes the conversion from B1 office space to C3 Residential as granted in previous applications. The total GIA (residential including circulation space) above GF is 1066m²

4.0 LAYOUT

Please refer to the proposed plans for the overall sizes and layouts of the flats. Please also refer to attached schedule of accommodation.

Overlooking

Proper measures will be put in place to avoid overlooking between windows of different flats. As demonstrated on the proposed First Floor plan, frosted windows with restricted opening height (1.8m from the floor level) will prevent overlooking, along with the installation of vertical wooden panels Connected to window frame. (to match the material and colour of the existing rear openings) will block the acute viewing angles from the neighbouring windows.

Daylight Sunlight

The common areas of the flats on the first floor rear wings all benefit from two or more openings. As demonstrated in the images in the appendix they receive adequate direct and reflected sunlight throughout the year considering the restrictions on exterior alterations on a listed building. See light analysis in the supplementary section of this report

5.0 LANDSCAPING & OPEN SPACE

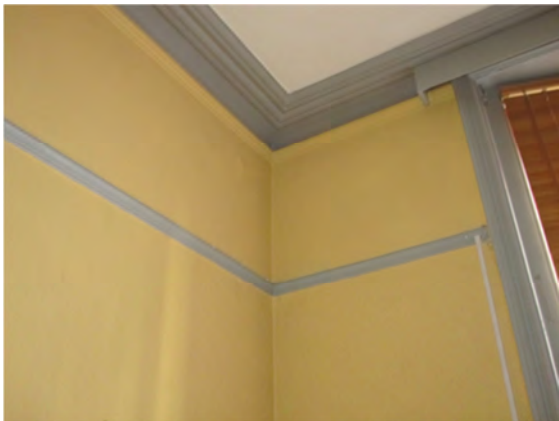
The proposal aims to clear open ground floor area at the rear of the property and use it to accommodate temporary refuse bins and bicycle parking spaces. There is no alteration on the existing surface drainage areas and the surface water will follow the existing drainage routes. The site rests on a prominent pedestrian street. Its two entrances are directly connected to public open space with seating and services (cafes, restaurants) in close proximities. In general, the pedestrian street is considered an attractive space and mitigates the lack of private open space for the flats. The development benefits from this open space which is impossible to achieve in any other way in a city centre within a listed building. On the Ground floor towards the rear of the site the communal open space which acts as a fire escape for the commercial areas of the ground floor as well, allows for the secure bicycle parking mentioned above.

6.0 APPEARANCE, HERITAGE & MATERIALS

- 6.1 The front Façade is proposed to be retained as is. No alterations in terms of design above the ground floor. The two entrances will be altered to match, with simple modern wooden secure panels. Above the ground floor, the secondary glazing will be placed in the interior – replacing the previous where applicable, and making sure there is no impact on the views from the street
- 6.2 The front windows will be made good where necessary (due to rot or other existing conditions), materials and colours to match the existing (detailed drawings of the proposed window fittings will be provided for the Councils approval)
- 6.3 To the Rear, the existing single glazed widows will be upgraded to double glazed. Some of the side windows will be frosted as per the drawings. Where necessary the fully replaced windows will match the existing in terms of design, proportions, material and colour. See rear window treatment in the supplementary section of this report.
- 6.4 All interior wall alterations follow a pattern of already existing interior alterations that do not harm the fabric of the building. All staircases except one are being retained and will be made good. All fireplace features where existing will be retained. All decorative features in the rooms towards the front will be retained.



Rot on front sash windows



Original mouldings and rails to be retained and replicated as required



Existing rear access to be retained and neatened



Fireplace surrounds to be retained

7.0 SUSTAINABILITY

A full detailed assessment of the building has been commissioned, involving the design of:

Drainage, incoming electrical services, hot and cold water, ventilation strategy, energy efficiency and sustainability. Initial schemes have been drafted for the above taking into consideration the listed building status and making sure that the impact on the building’s fabric remains in acceptable levels and future proofs the structure.

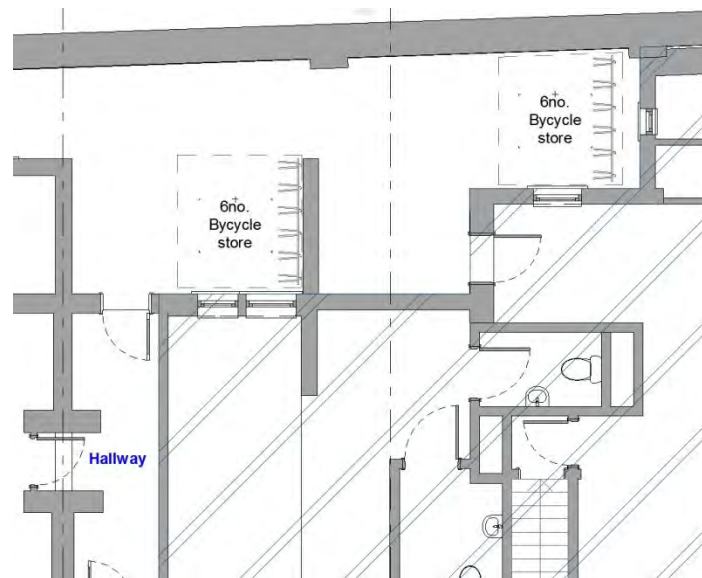
For the additional gains and improvements please refer to the supplementary sustainability report included with this submission

8.0 ACCESS

The site is located within the Reading Town Centre with excellent access to local facilities and wider transport links via train or bus. With regard to access into the building there are currently 2 main existing points for access from Queen Victoria Street which are as follows.

- Entrance 1 that allows access via Stair 01 to Units 01-03 on the first floor. Then via Stair 03 to Units 04-07 on the second and third floors.
- Entrance 2 that allows access via an additional non heritage stair to Units 08-11 on the first floor. Then via Stair 04 access to units 12-19 on the second and third floors.

Following the pre-application consultation and the principles set as granted in previous planning applications, it has been agreed that the development shall be car-free and only a provision for bicycle parking. Bicycle space is provided (0.5 spaces/unit) a total of 10+ bicycle parking spaces are allowed on site on the Ground floor rear open area where secure space is provided as demonstrated on the GF plan - Future plans can increase the number to 24 spaces utilising a two tier product



It is proposed to keep the existing refuse collection arrangements. Due to the location of the site in a pedestrian zone, and as mentioned in the previous granted applications, the refuse will be collected on a daily basis at pre-arranged times with the Street Care Office for the Reading Council – There is no kerbside wheeled bin collection currently arranged for Queen Victoria Street . A Site maintenance scheme should be put in place prior to occupation.

4. Supplementary Diagrams

4.1 Daylight Sunlight

Main concern for the residential accommodation towards the rear, is the quality of ambient and direct daylight/sunlight. All areas situated in the rear wings and especially the common areas receive direct sunlight throughout the year mainly between March and September, with the month of December receiving the lowest amount. Most of the areas receive at least two hours of direct sunlight in the areas close to the windows.

Calculated through our models using accurate orientation and coordinates location of 51° 27' 22.4316"N , 0° 58' 19.8000"W We reached the following:

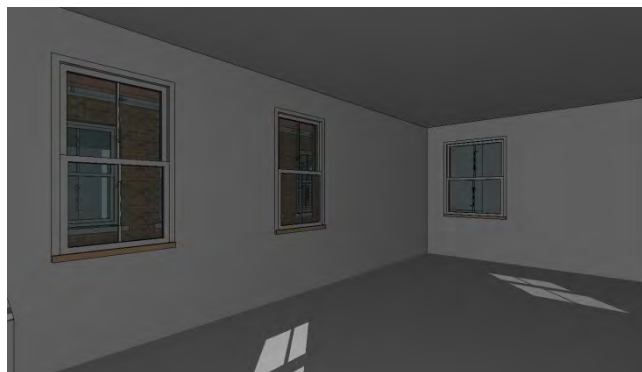
Unit 10

20th March Direct Sunlight from 11:15 to 14:45

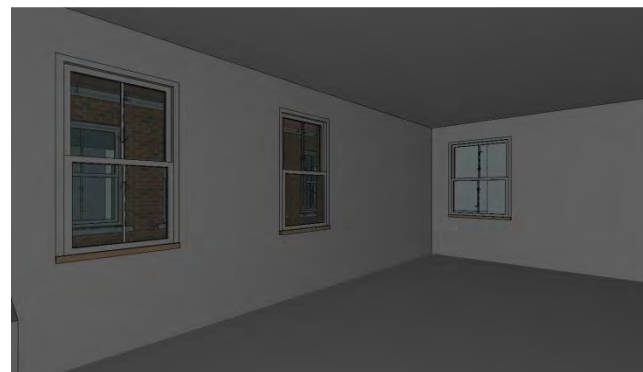
20th June Direct Sunlight from 10:45 to 15:30

20th September Direct Sunlight from 11:15 to 14:45

20th December Limited exposure but with extensive reflected sunlight from the neighbouring walls and the metal façade of WHSmith.



Direct sunlight



Reflected sunlight, brick and metal facades

Unit 11

20th March Direct Sunlight from 10:15 to 14:30

20th June Direct Sunlight from 9:30 to 14:30

20th September Direct Sunlight from 10:00 to 14:30

20th December Direct Sunlight from 11:45 to 13:30



Direct sunlight



Reflected sunlight, brick and metal facades

Unit 3

20th March Direct Sunlight from 12:30 to 14:30

20th June Direct Sunlight from 12:30 to 15:30

20th September Direct Sunlight from 12:30 to 14:30

20th December Limited exposure but with extensive reflected sunlight from the neighbouring walls and the metal façade of WHSmith.



Direct sunlight and reflected sunlight, brick and metal facades. Reflected light in close proximities allows for access to direct sunlight

Unit 2

20th March Direct Sunlight from 12:30 to 14:30

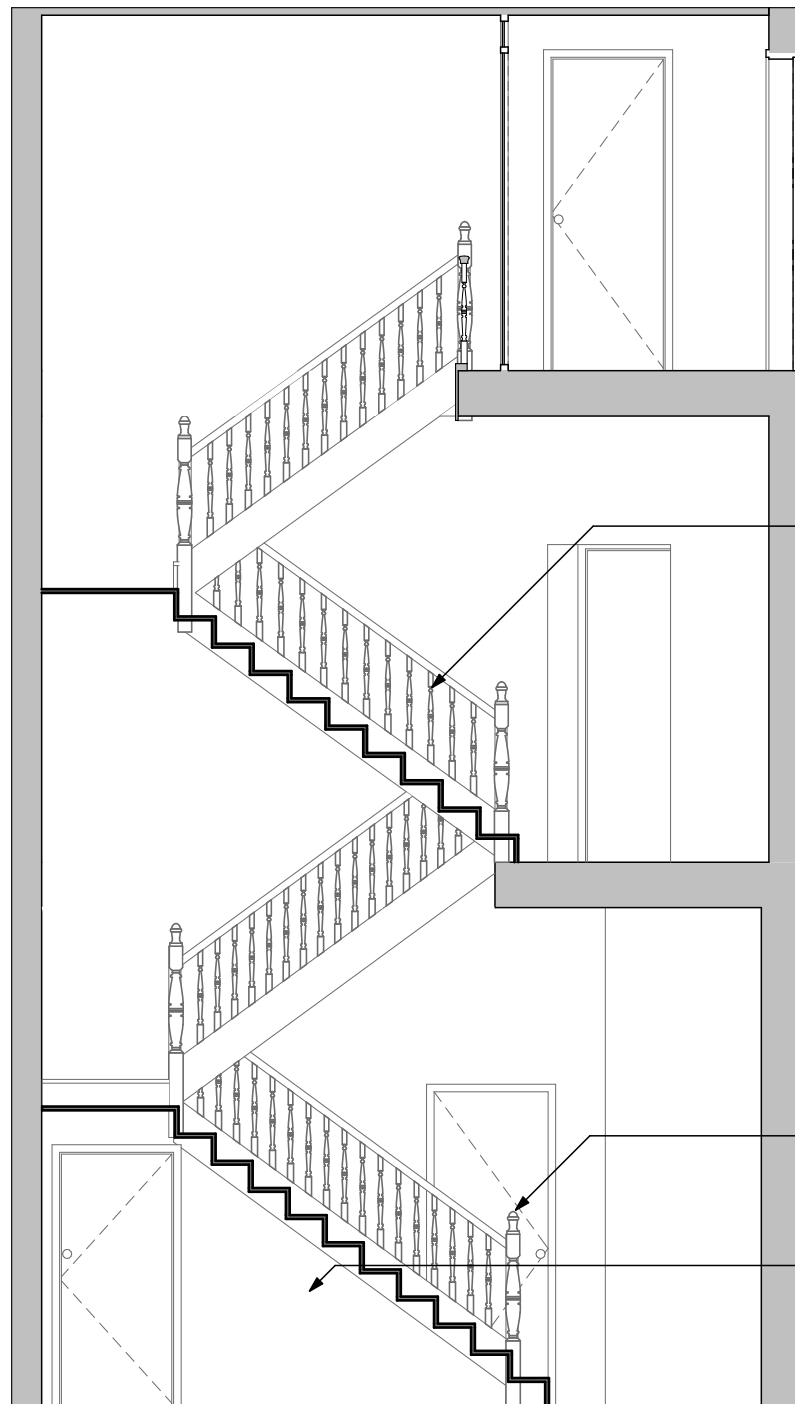
20th June Direct Sunlight from 12:30 to 15:30

20th September Direct Sunlight from 12:30 to 14:30

20th December Limited exposure but with extensive reflected sunlight from the neighbouring walls and the metal façade of WHSmith.

Due to the close proximities of external walls and the large metal semi-reflective façade of WHSmith's ambient light fills the spaces listed above through-out the day and direct sunlight is visible at any time.

4.2 Staircase Details

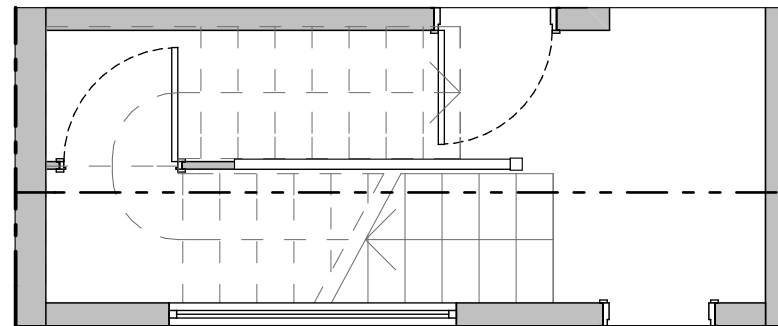


01 Stair 05
Scale: 1:50

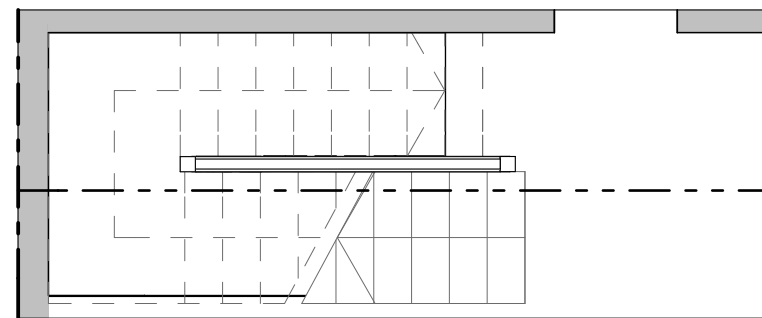
Original balusters
throughout turned wood
spindels

Existing newel post in
poor condition

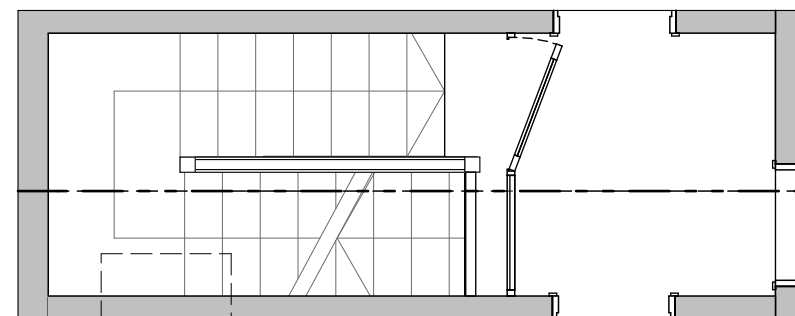
Timber panel partition
for understair space



04 First Floor
Scale: 1:50



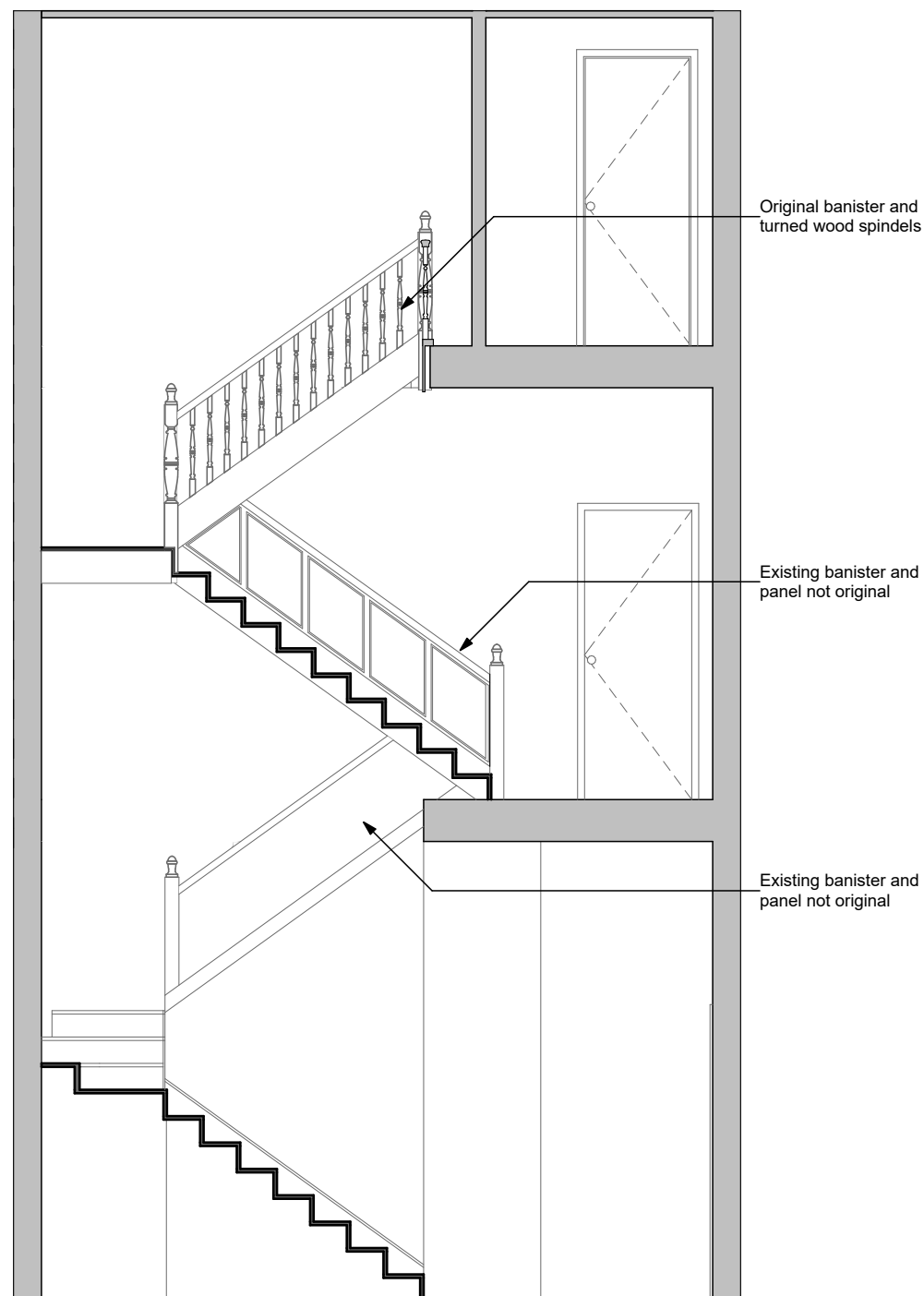
03 Second Floor
Scale: 1:50



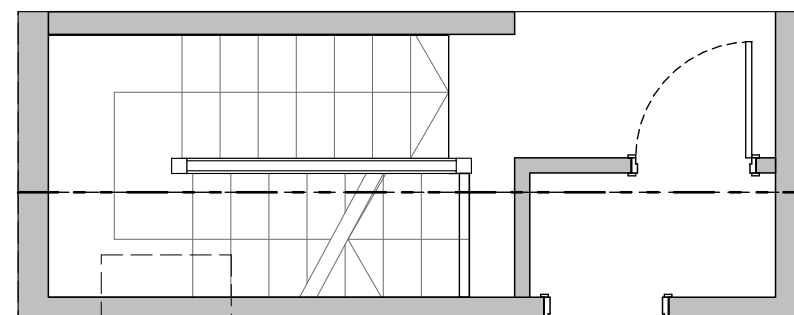
02 Third Floor
Scale: 1:50



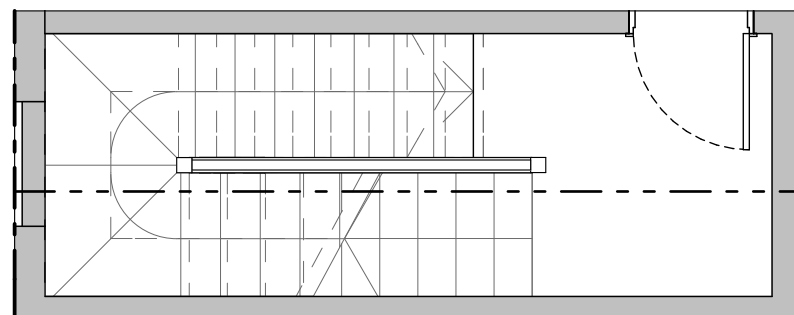
05 Heritage Images
Scale: 1:250



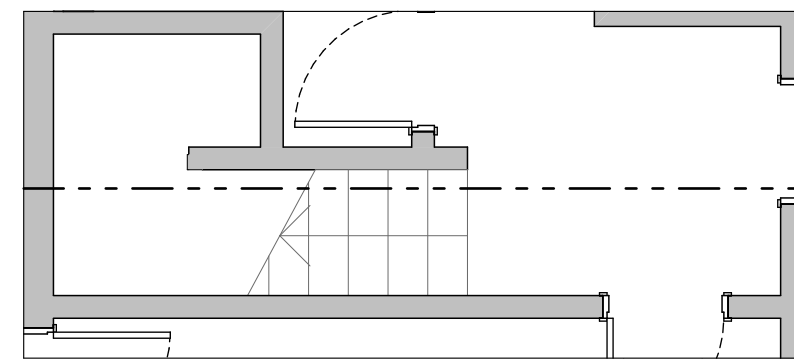
04 Stair 06
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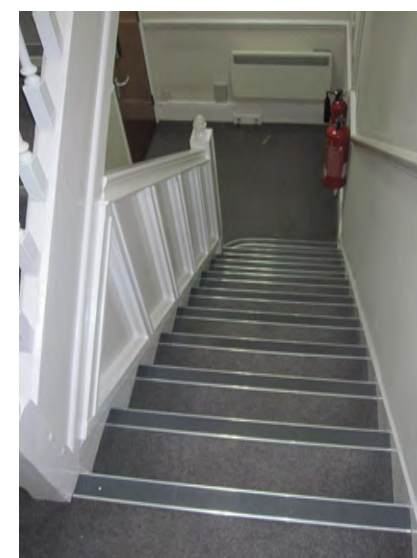
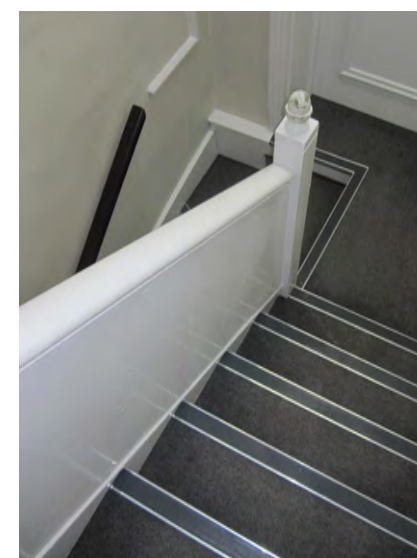
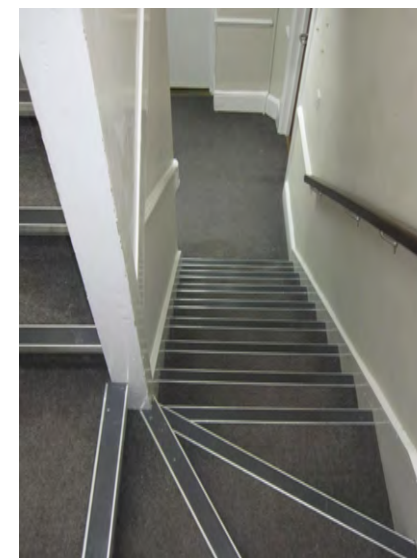
01 Third Floor
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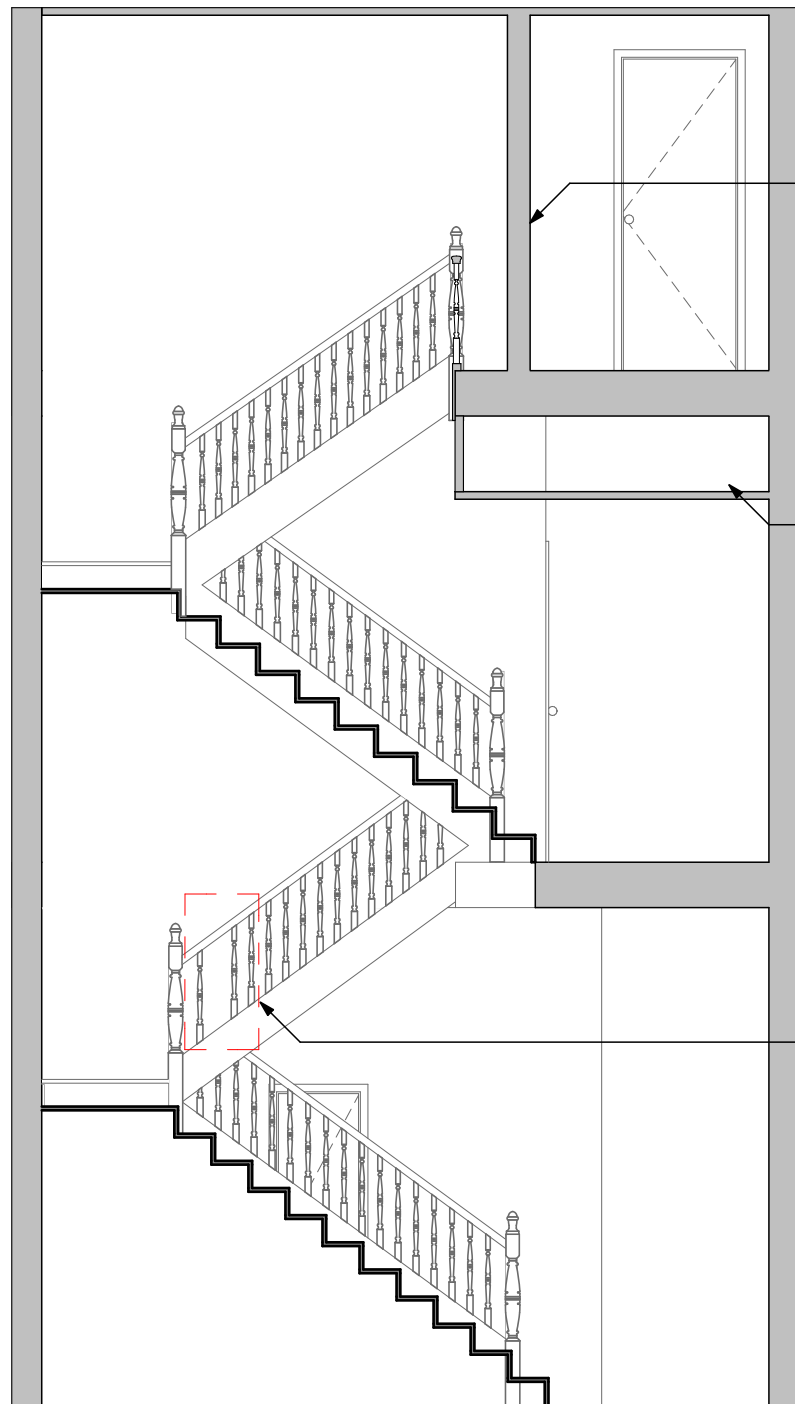
02 Second Floor
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03 First Floor
Scale: 1:50



05 Heritage Images
Scale: 1:250

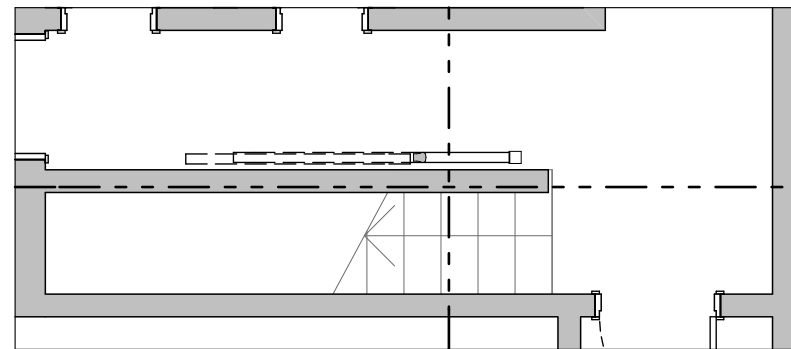


01 Stair 02
Scale: 1:50

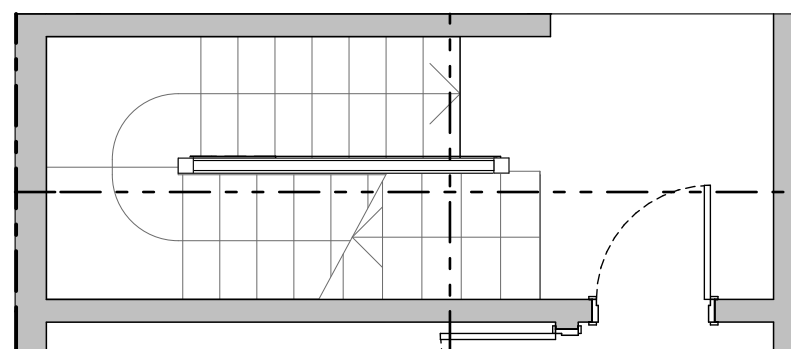
Scheme proposes
removal of existing non
original partition wall

Suspended ceiling not
original

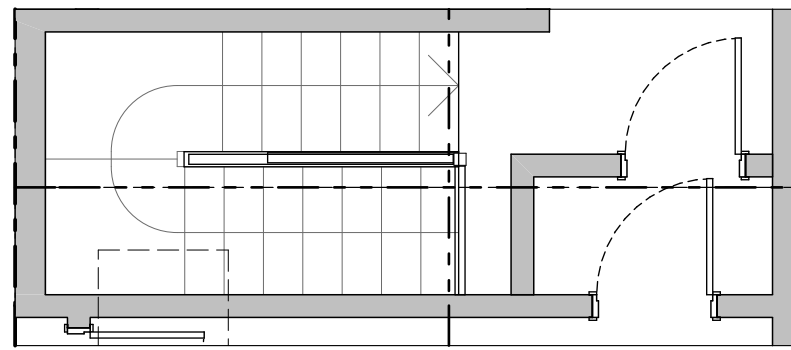
Missing spindle



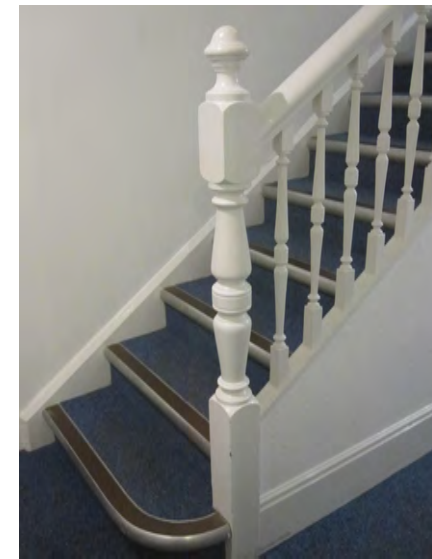
03 First Floor
Scale: 1:50



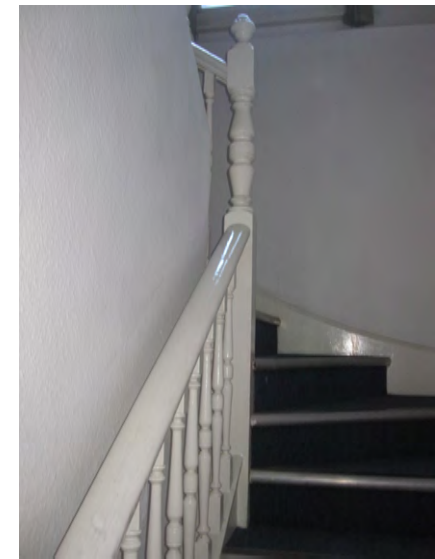
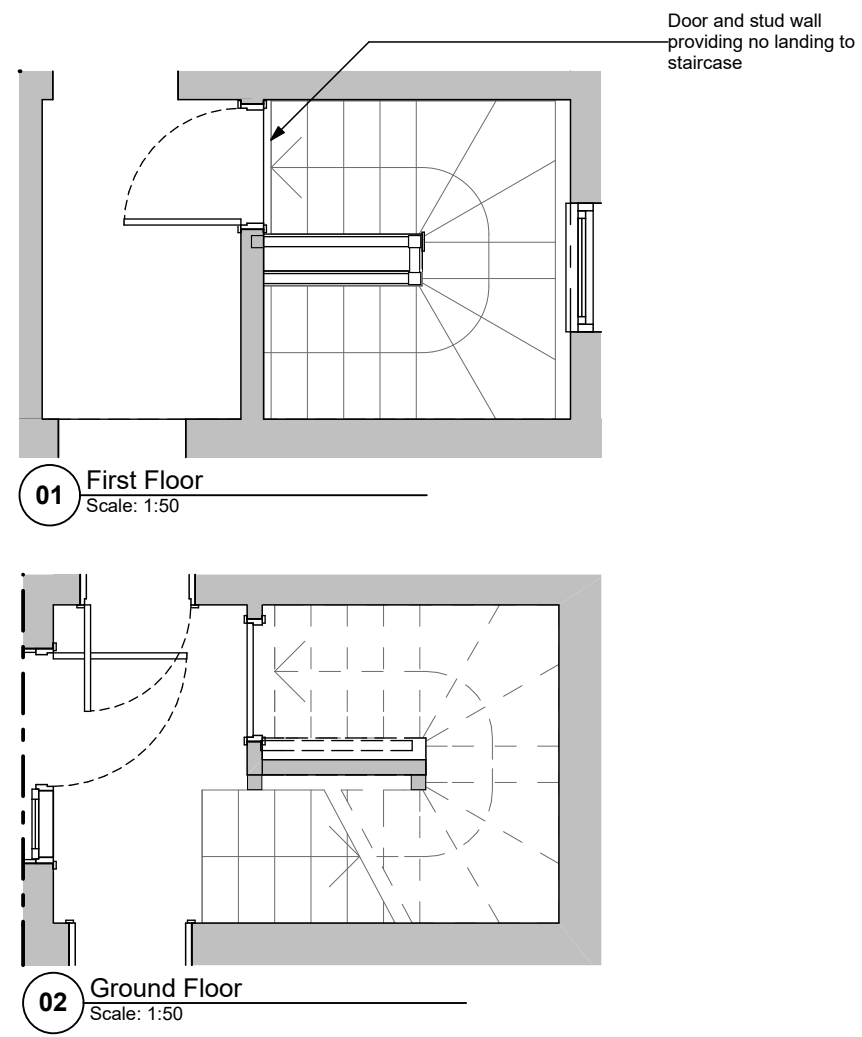
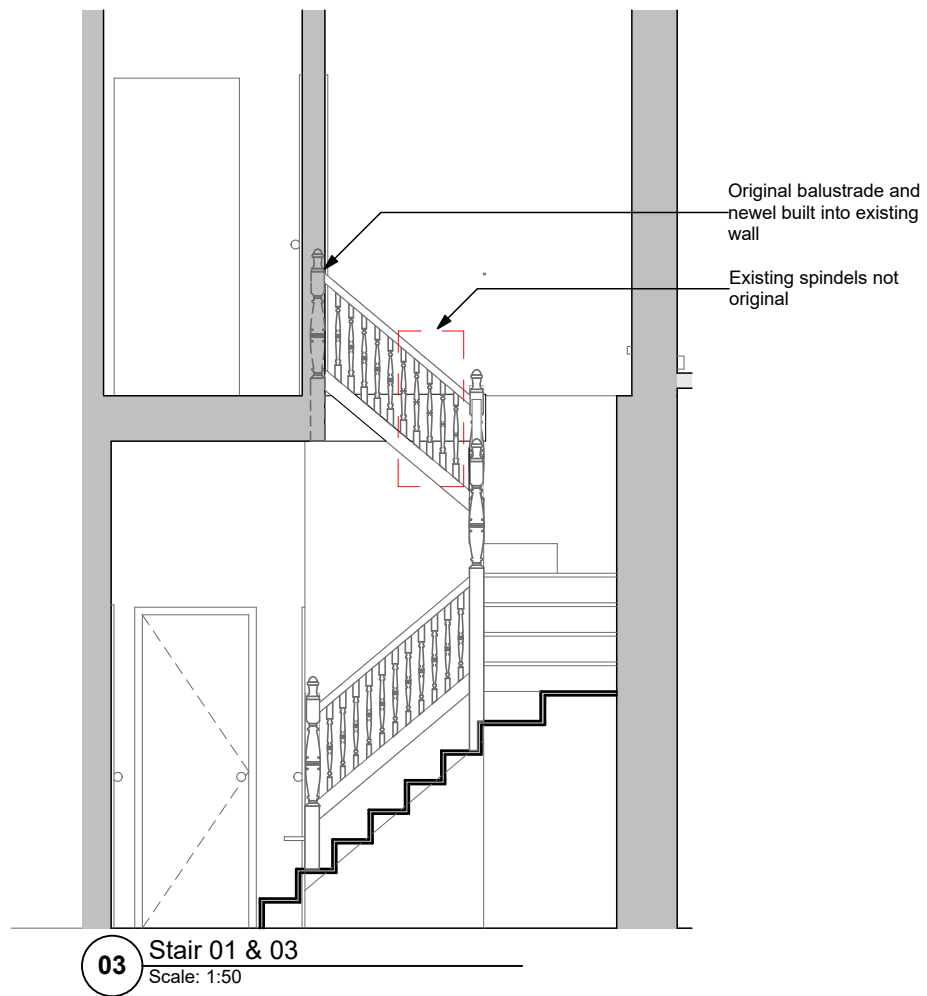
04 Second Floor
Scale: 1:50



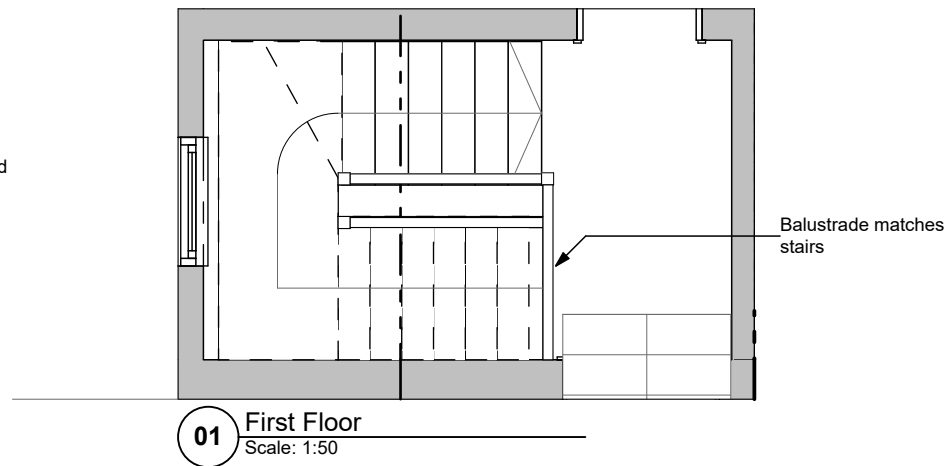
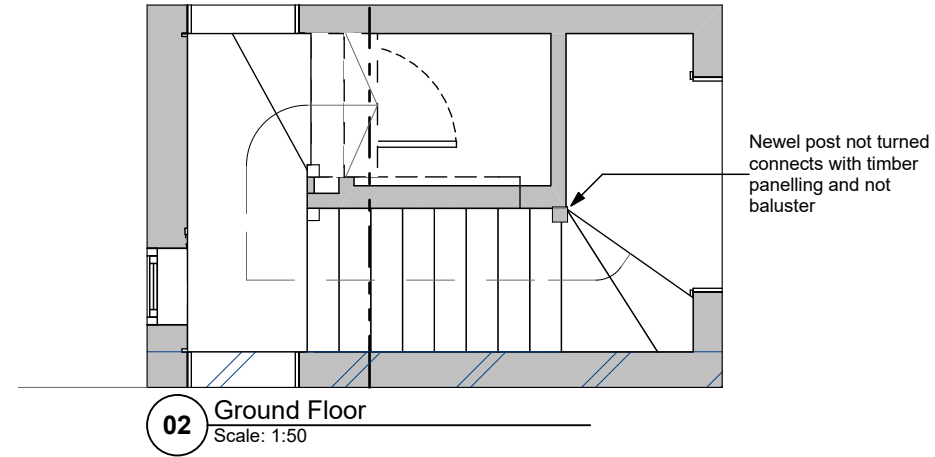
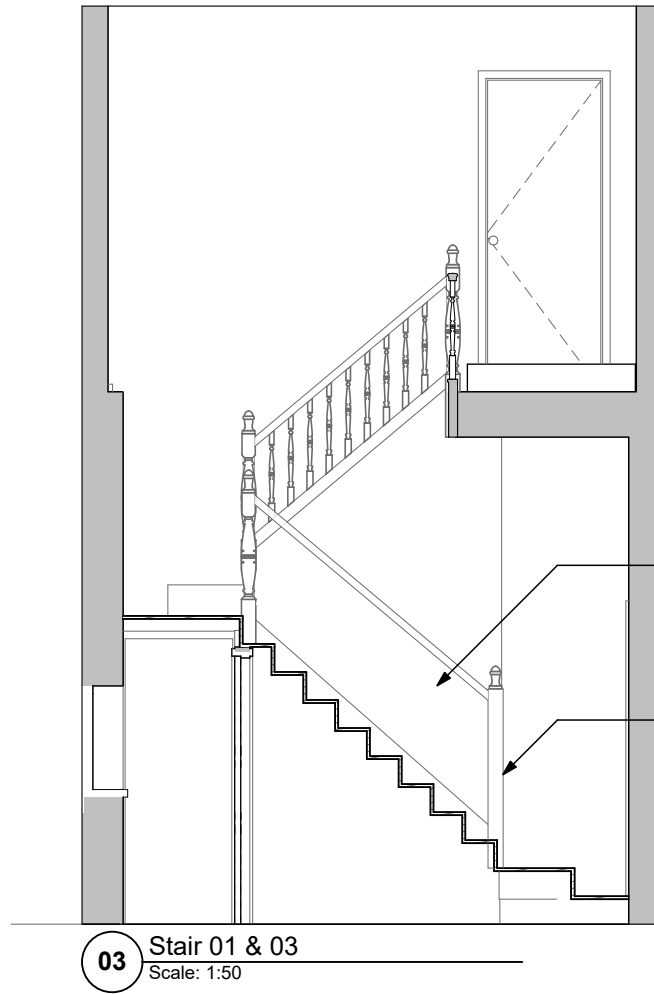
02 Third Floor
Scale: 1:50



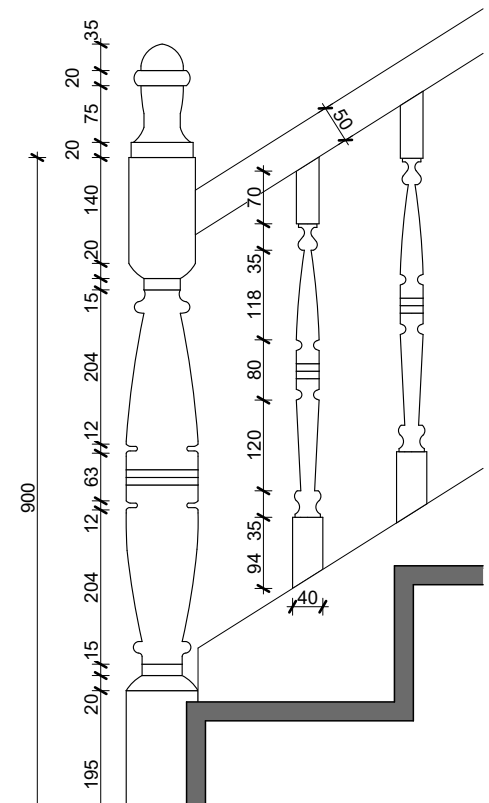
05 Heritage Images
Scale: 1:250



04 Heritage Images
Scale: 1:250

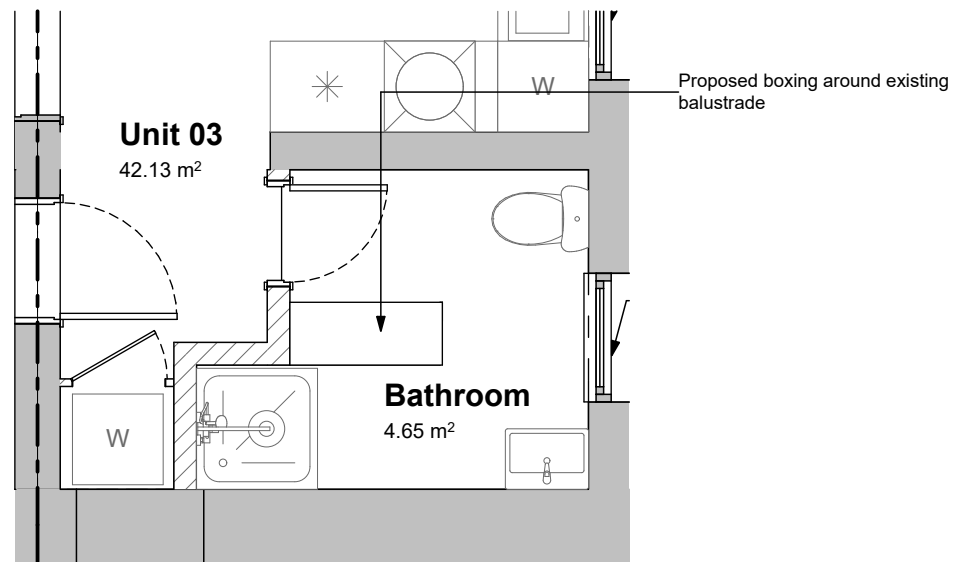


05 Heritage Images
Scale: 1:250

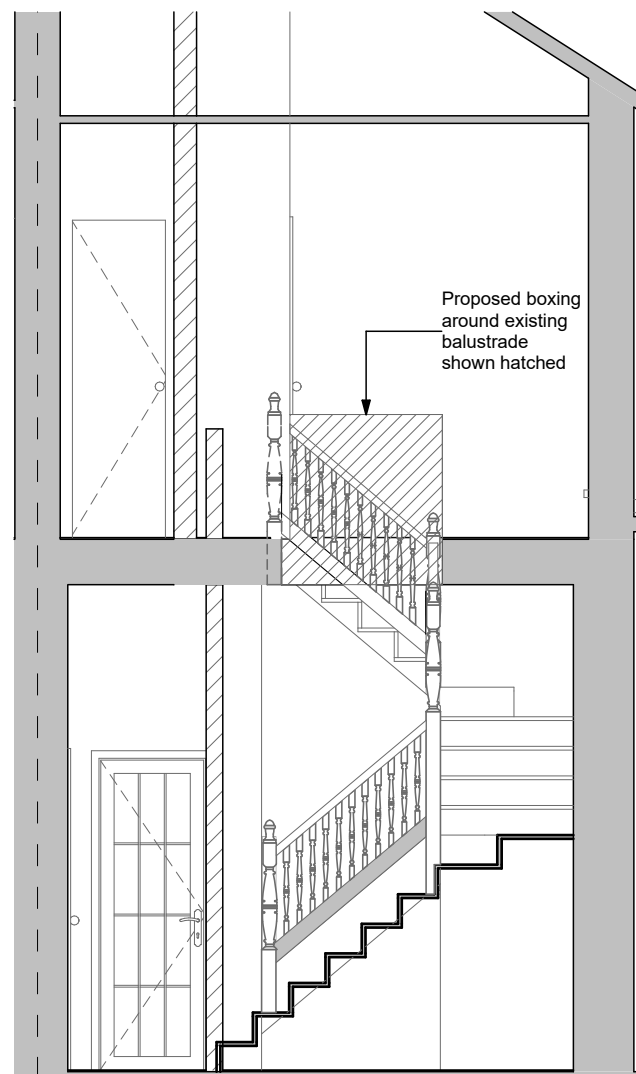


04 Stairs- Historic
Scale: 1:10

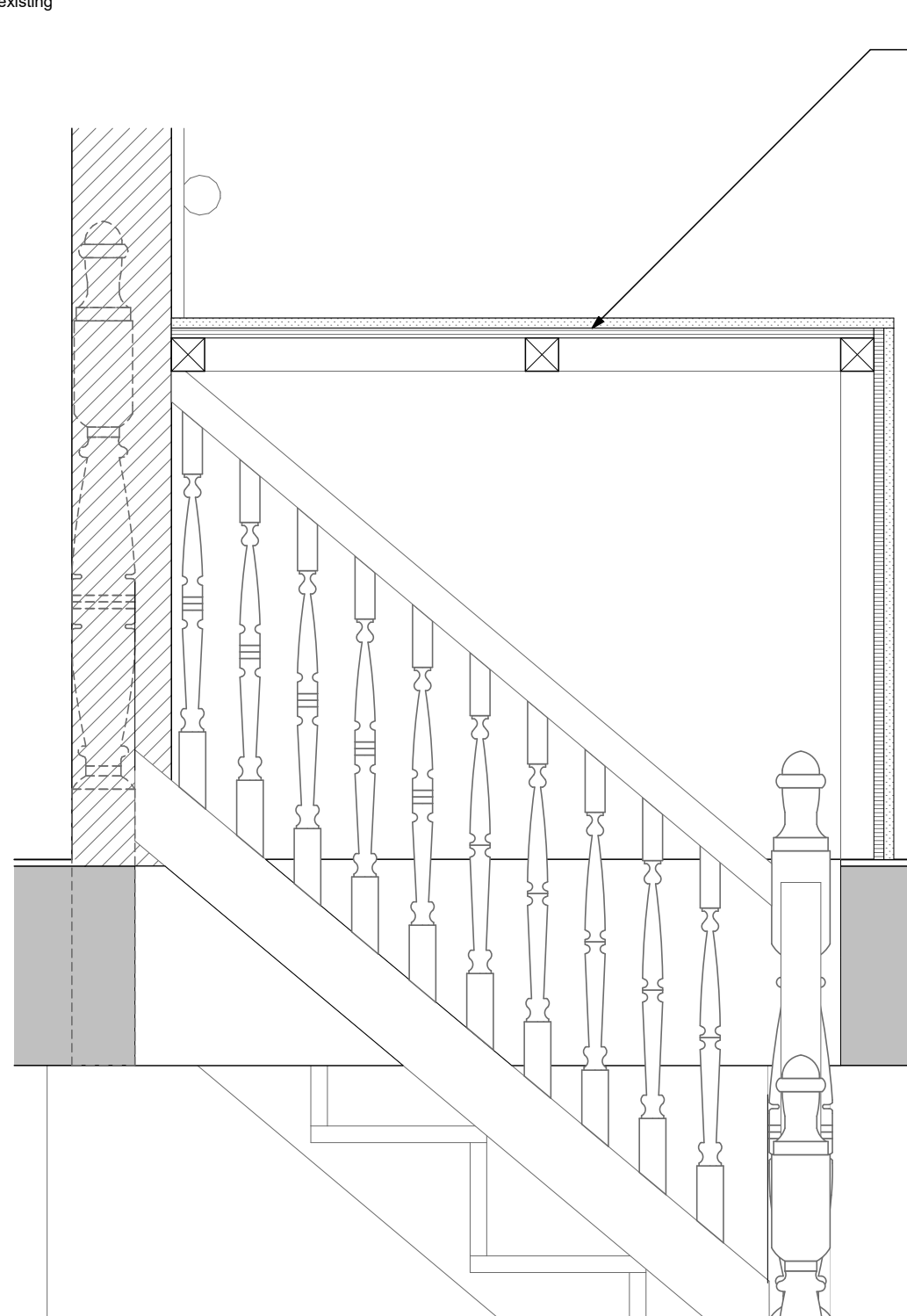
4.3 Staircase Treatment



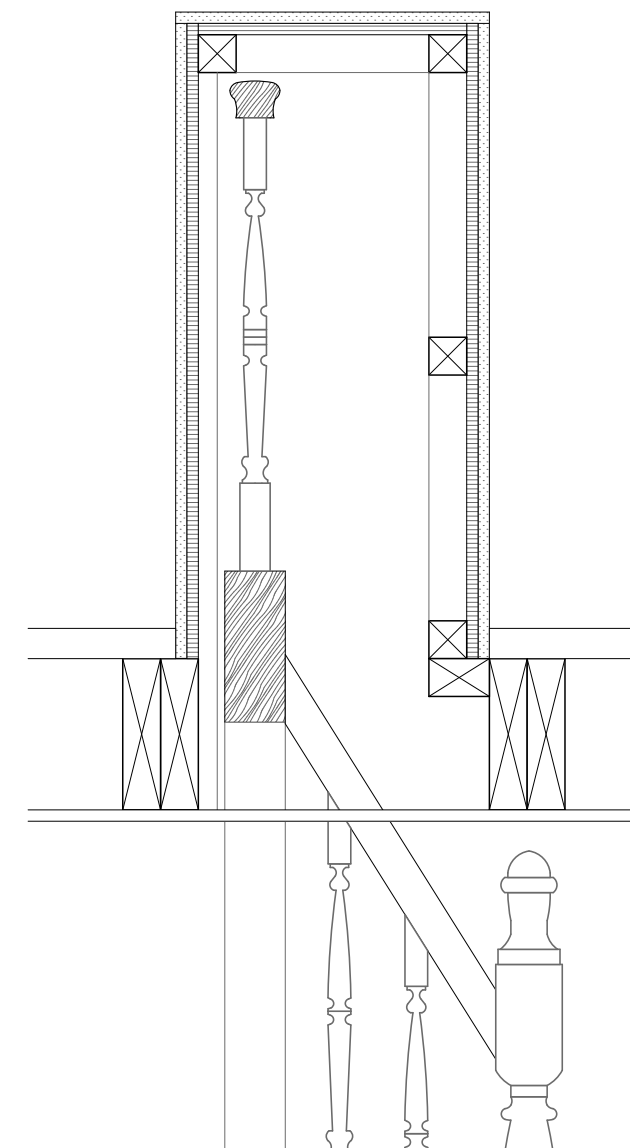
03 First Floor Unit 11 Bathroom Plan
Scale: 1:50



02 Stair 03
Scale: 1:50

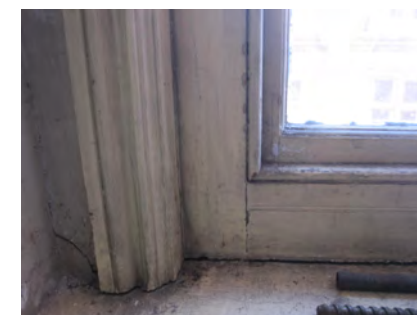
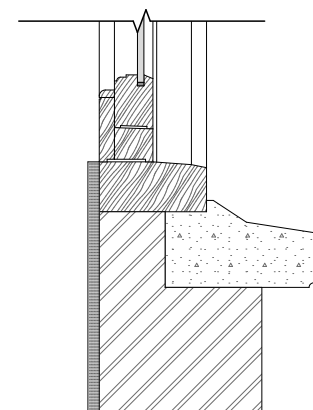
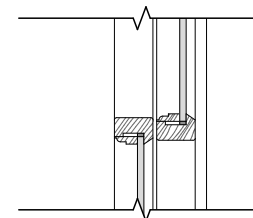
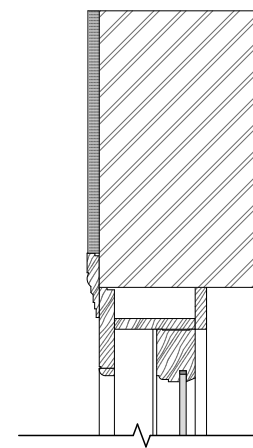
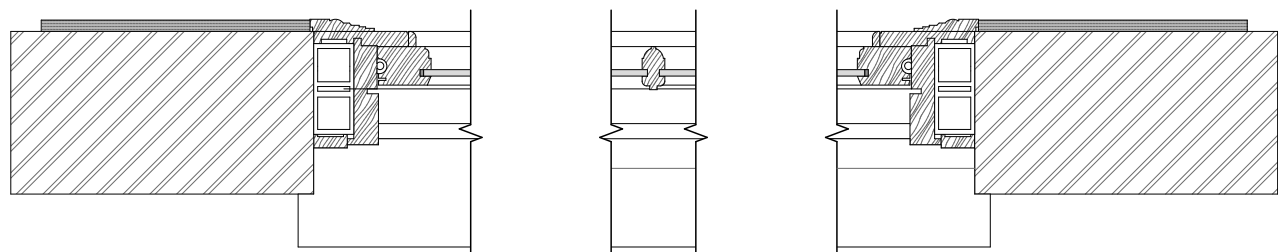
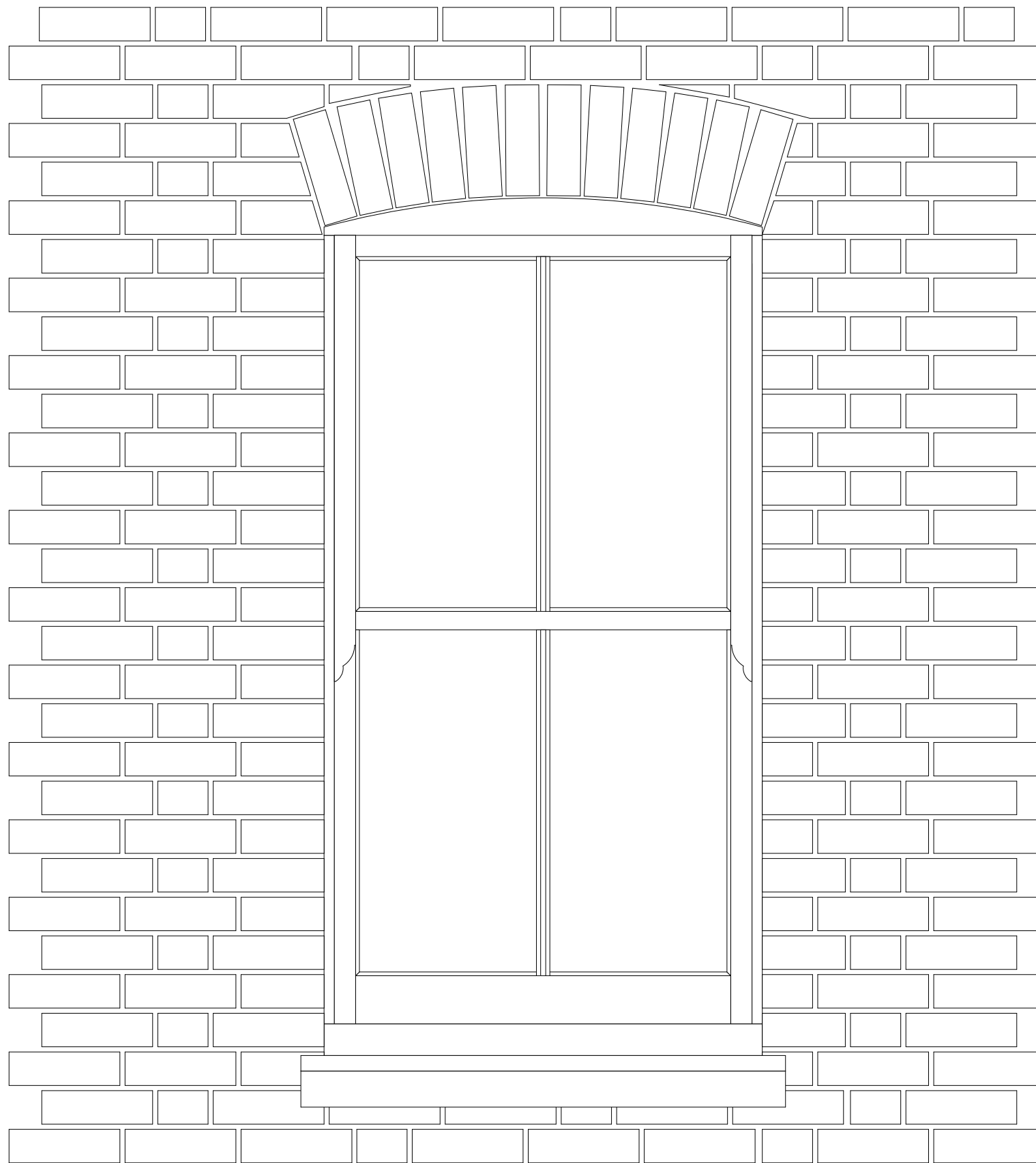


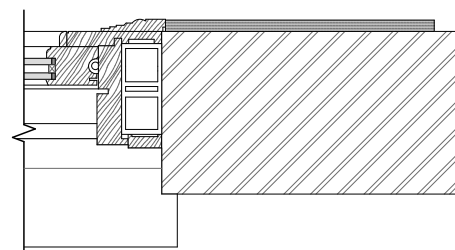
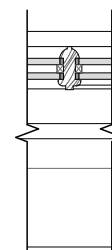
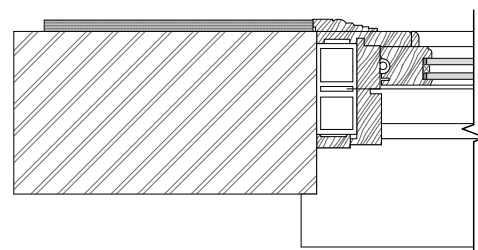
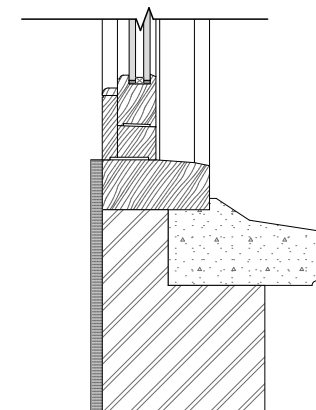
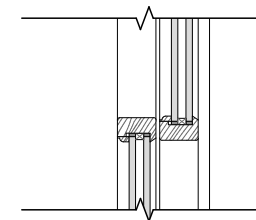
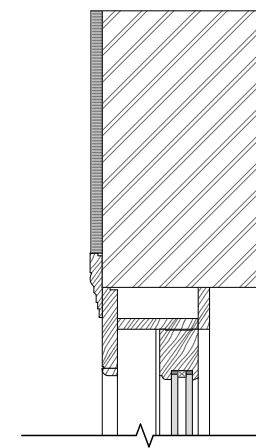
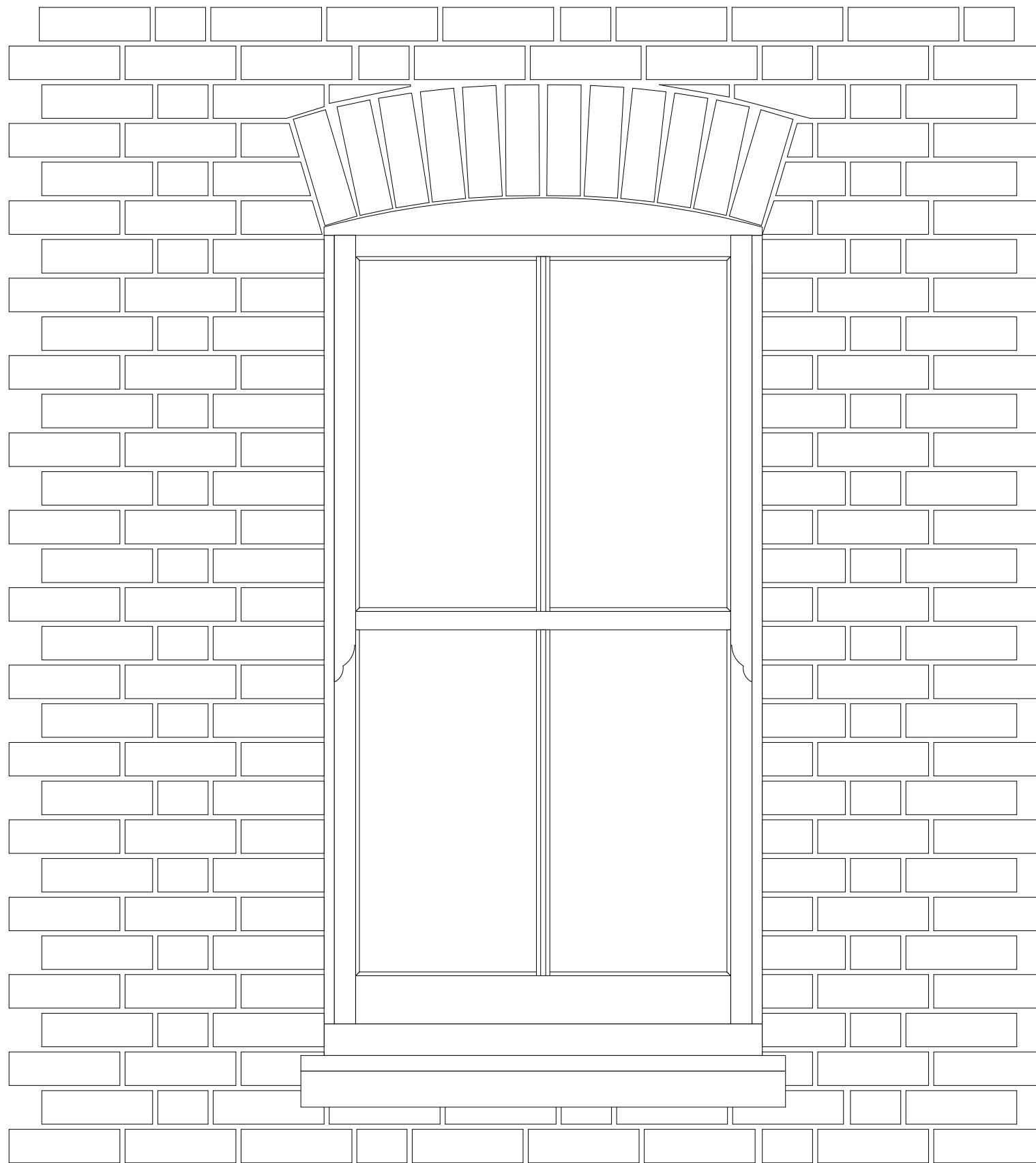
01 Boxing Detail
Scale: 1:10



04 Boxing Detail
Scale: 1:10

4.4 Rear Windows Treatment





4.5 Schedule of Accommodation

Entrance 1 Queen Victoria Street 25-27

LGF	Storage/a vailable space		47m2 (half basement under No23)
GF	lobby		23m2

	Units	Bedrooms	GIA m2
FF	1	1	43
	2	2	68
	3	1	43
SF	4	1	44
	5	1	44
Loft	6	1	43
	7	1	41

Entrance 2 Queen Victoria Street 17-23

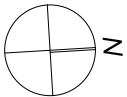
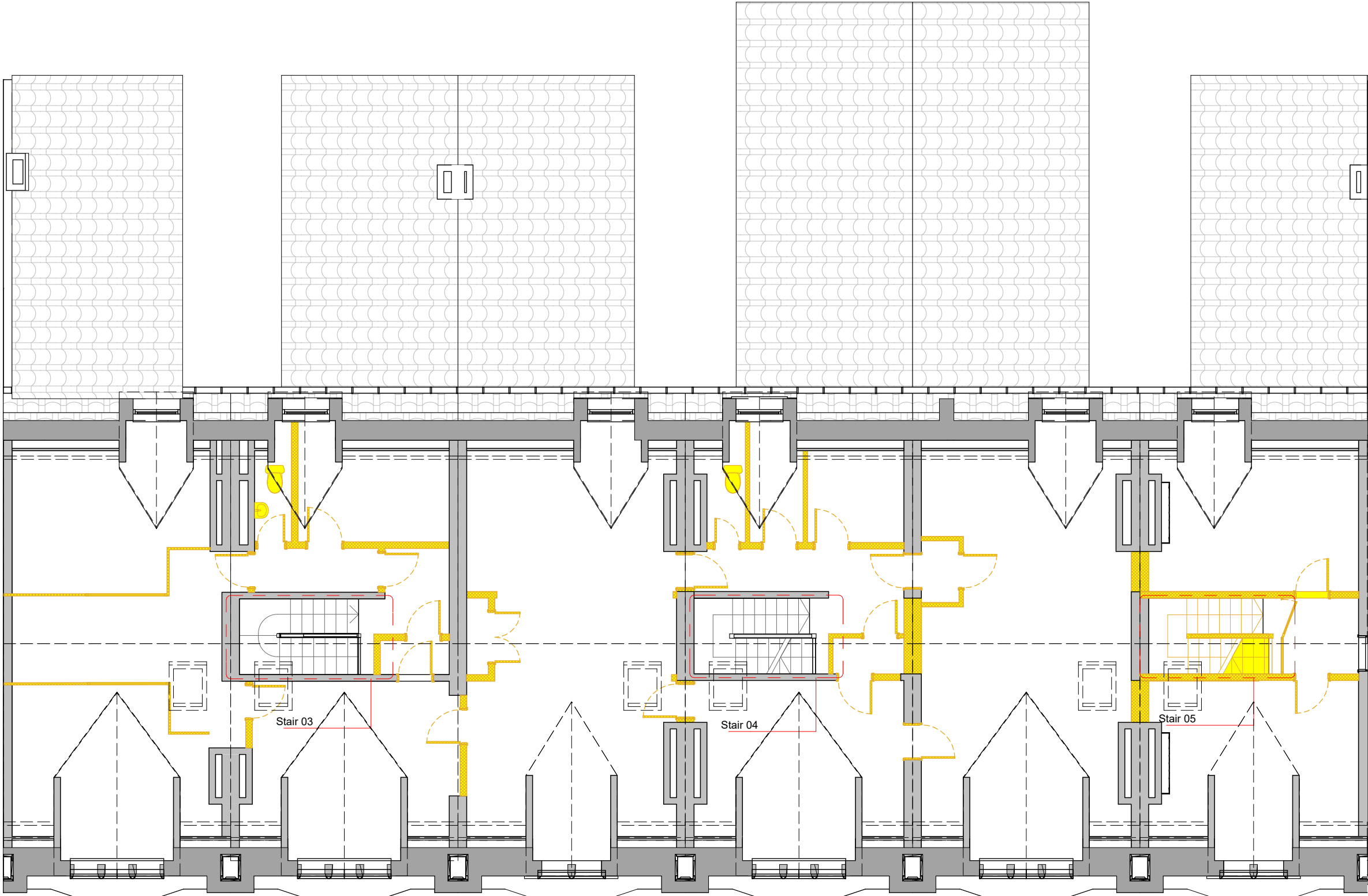
	Units	Bedrooms	GIA m2
FF	8	2	81
	9	1	43
	10	2	78
	11	2	65
SF	12	1	45
	13	1	48
	14	1	47
	15	1	44
Loft	16	1	43
	17	1	46
	18	1	44
	19	1	42

		sqft
total	952	10246

4.6 Interior Demolition Plans

Renovation Legend

- Existing to be retained
- Existing to be demolished

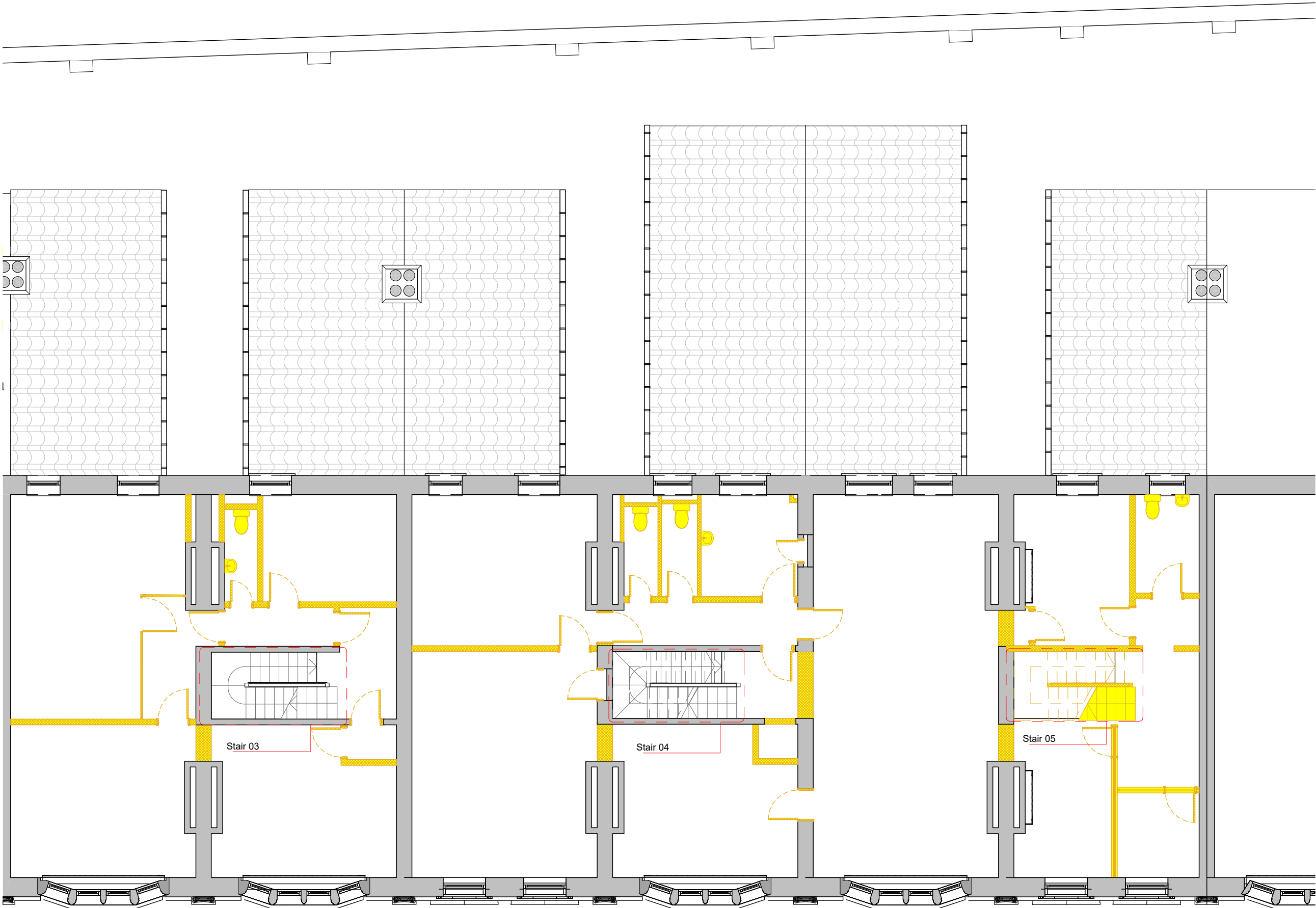


4. Third Floor Demolition Plan
Scale: 1:100

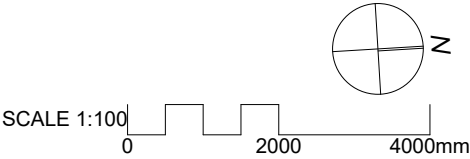
SCALE 1:100
0 2000 4000mm

Renovation Legend

- Existing to be retained
- Existing to be demolished



3. Second Floor Demolition Plan
Scale: 1:100



Renovation Legend

- Existing to be retained
- Existing to be demolished

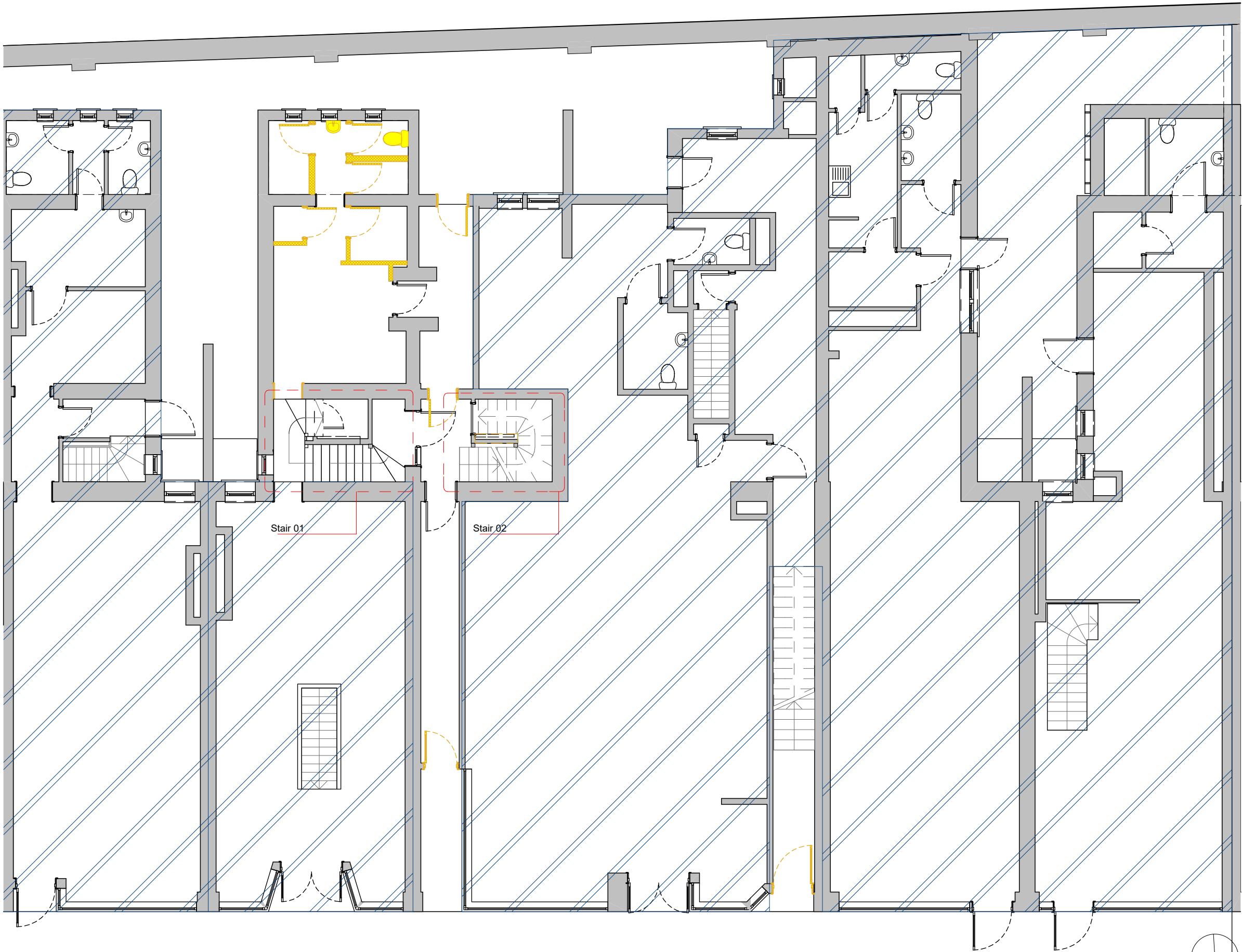


2. First Floor Demolition Plan
Scale: 1:100

SCALE 1:100
0 2000 4000mm

Renovation Legend

- Existing to be retained
- Existing to be demolished



1. Ground Floor Demolition Plan
Scale: 1:100

SCALE 1:100
0 2000 4000mm