

Kings Wharf, 20-30 King's Road, Reading

DESIGN & ACCESS STATEMENT

AUGUST 2017



KINGS WHARF
20-30 KING'S ROAD

Contents

Kings Wharf, 20-30 King's Road, Reading

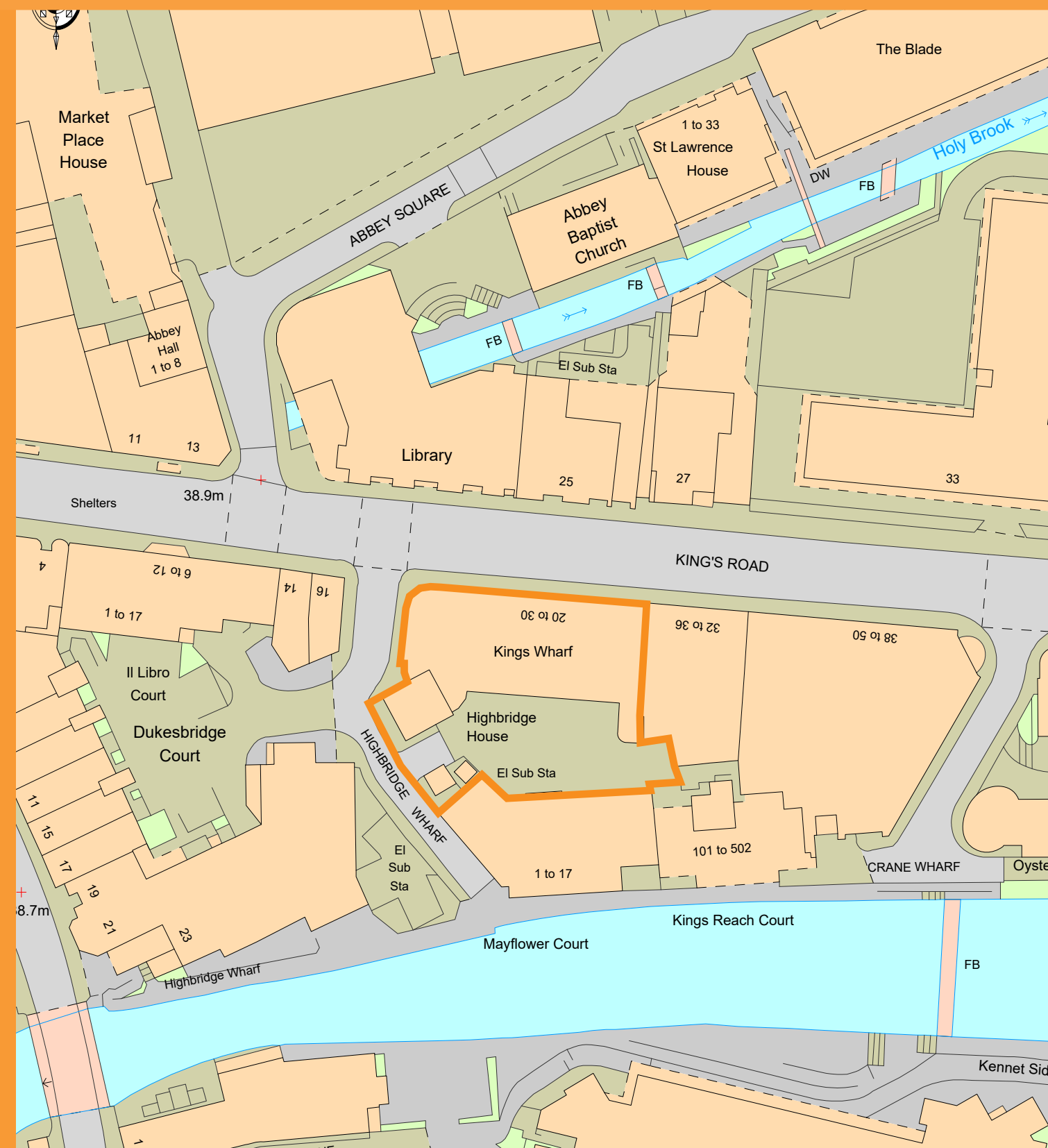
This Design and Access Statement has been prepared to accompany a Full Plan Planning and Listed building application for Kings Wharf, 20-30 King's Road, Reading RG1 3AA. It has been prepared alongside the accompanying Heritage Statement by KM Heritage.

This document has been divided into the following sections:

- Existing Building and Background Information
- Existing Building Survey
- Design Proposals:
 - Main Entrance and Reception Relocation
 - Kings Wharf Facade
 - Refuse & Cycle Store
 - Highbridge House
 - Scope of Works
 - Finishes

Project No.	1535
Date:	14th August 2017

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Existing Building

Occupying a prominent, city centre location, the building is positioned on the corner of King's Road and Highbridge Wharf.

Built in 2000, the main office building (comprising of ground, and four upper office floors) adjoins the grade II listed Highbridge House which also currently contains ancillary office accommodation over ground, first and second floors. Together the two buildings provide circa 28,600 sqft of commercial office space.

The two buildings are also interlinked by a small reception area that also forms the main entrance into both that is located on Highbridge Wharf, that is a more domestic street in character and appearance and somewhat concealed from the main street.

The car park to the rear of the property accommodates 17 car parking spaces shared by the occupants of the buildings. This also contains a freestanding electrical sub-station building adjacent to the car park entrance from Highbridge Wharf.

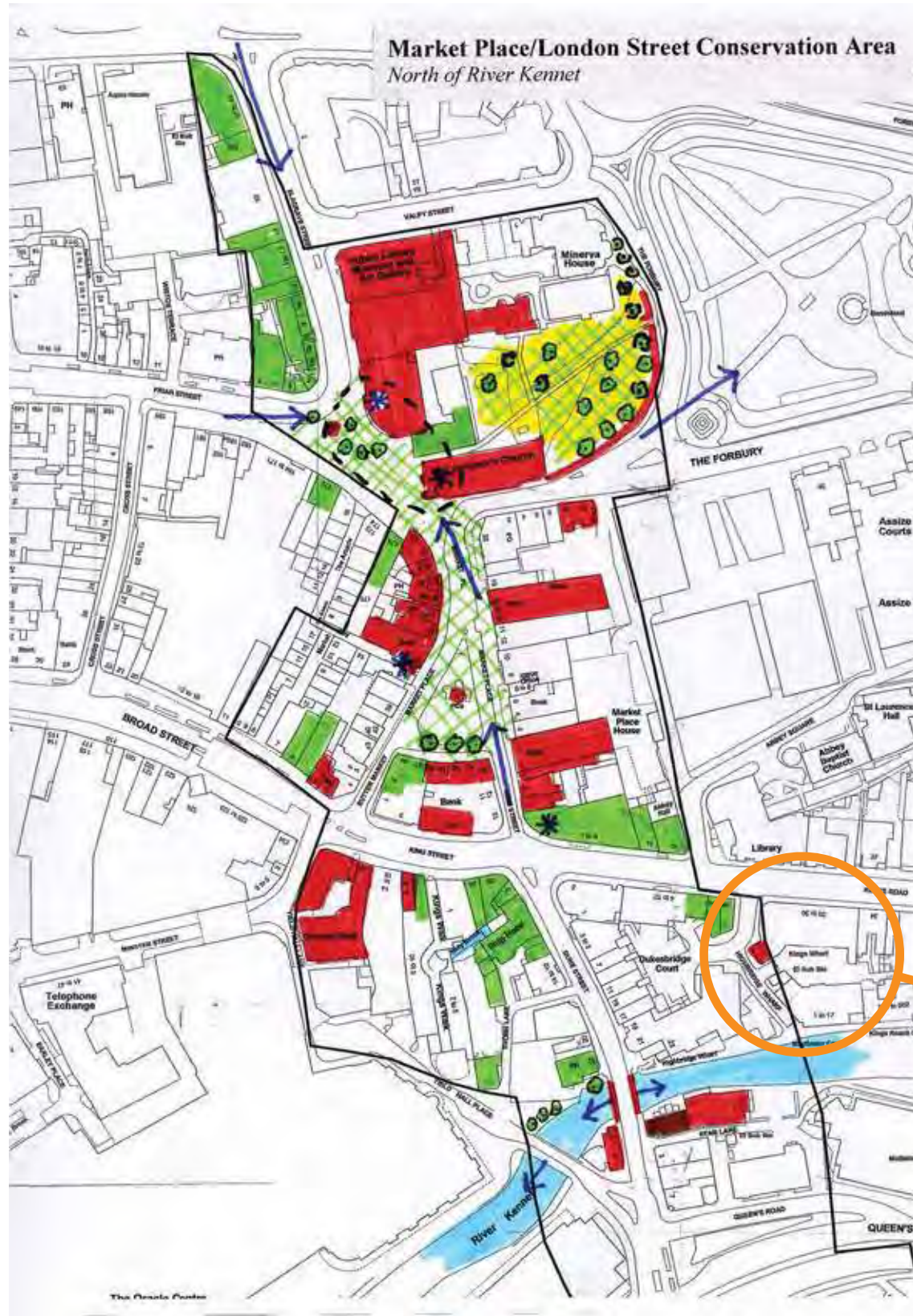
The site is located within the centre of the Market Place / London Street Conservation Area and is surrounded by other commercial office properties on King's Road as well as residential, bars and restaurants on the smaller scale neighbouring streets. Reading Rail Station is also within a short walking distance.

Kings Wharf, 20-30 King's Road, Reading



Existing Building

Kings Wharf, 20-30 King's Road, Reading



Extract from Reading Council's Council's Market Place / London Street Conservation Area Appraisal marked up to confirm the site location:



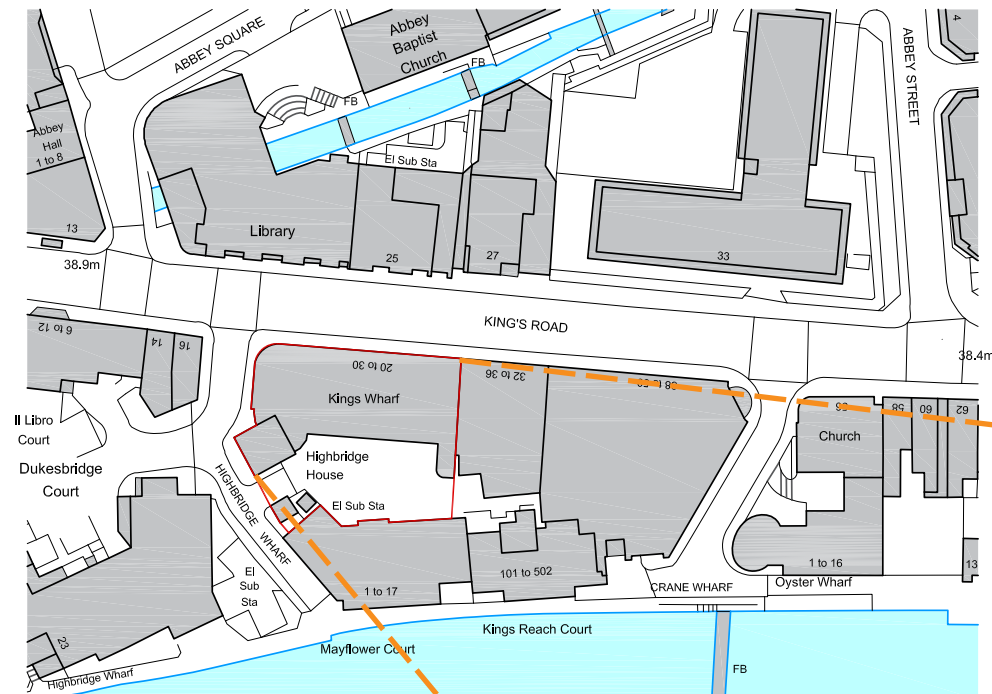
The site

Photo of existing reception area (rear of Highbridge House to left of view):



Existing Building

Kings Wharf, 20-30 King's Road, Reading

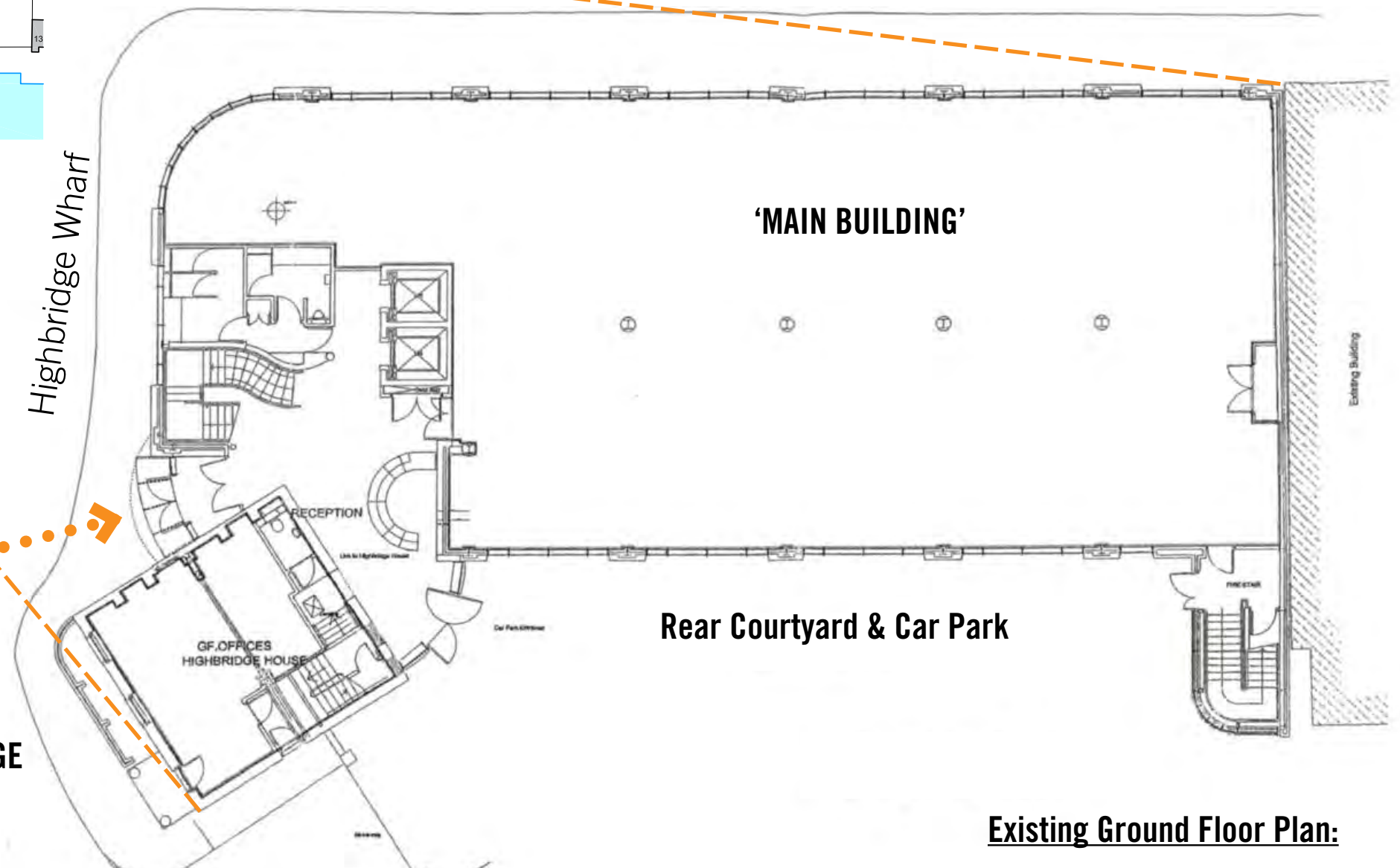


OS Site Location Plan:

Main entrance

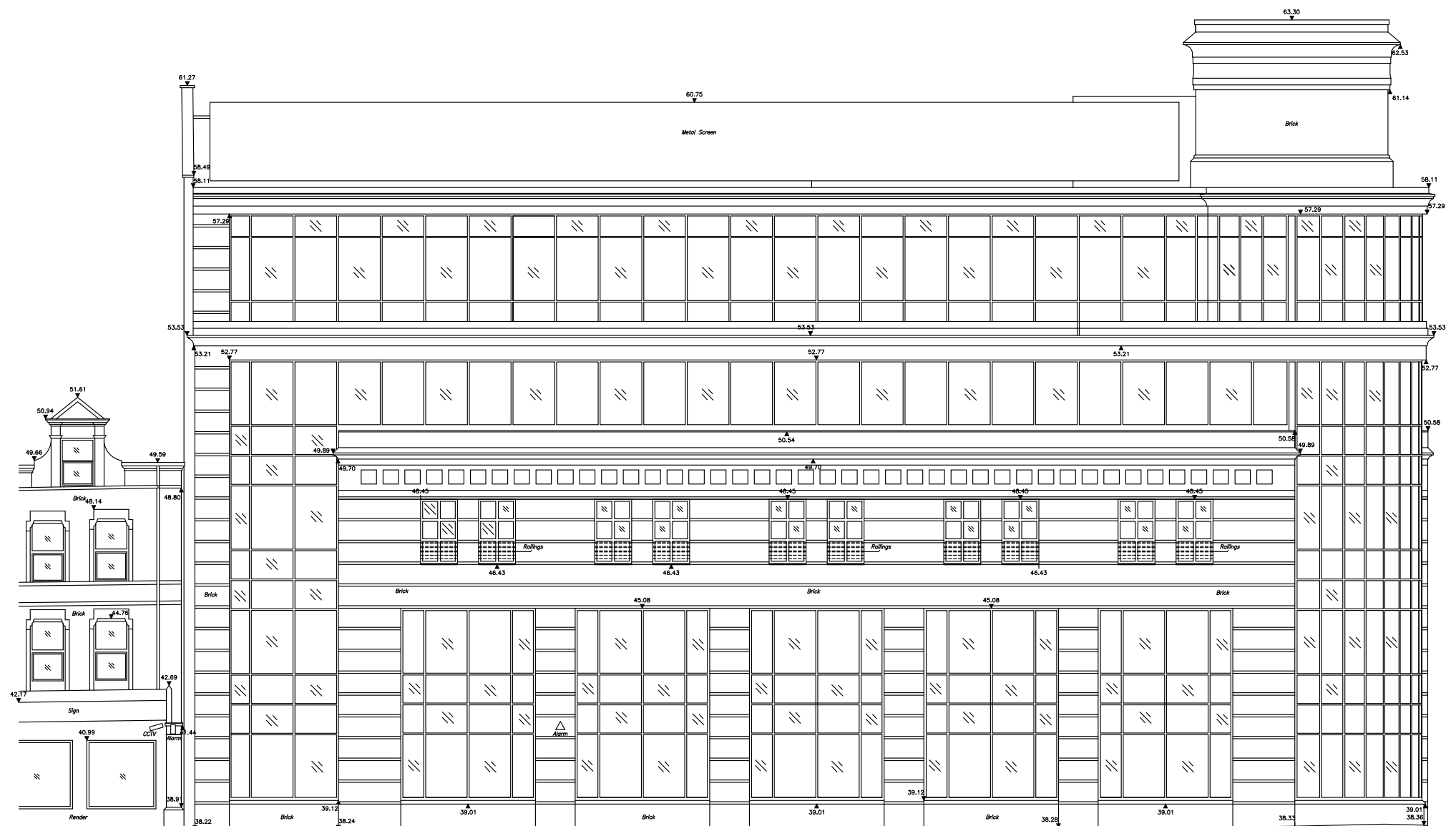
**HIGHBRIDGE
HOUSE**

Highbridge Wharf



Existing Ground Floor Plan:

A particularly visually prominent feature is the 'green glass' glazed corner rotunda.



Highbridge House

Kings Wharf, 20-30 King's Road, Reading

Highbridge House is a solid red brick construction with pitched slate tiled roof and timber sliding sash windows with a stone portico entrance to Highbridge Wharf.

Internally, little appears to remain of the original historic fabric other than timber floor construction and main stairway with timber balustrade and spindles. Former chimney stacks are still identifiable (certainly in profile on plan) but the associated fireplaces are no longer installed.



Extract of Historic England Listing Statement:

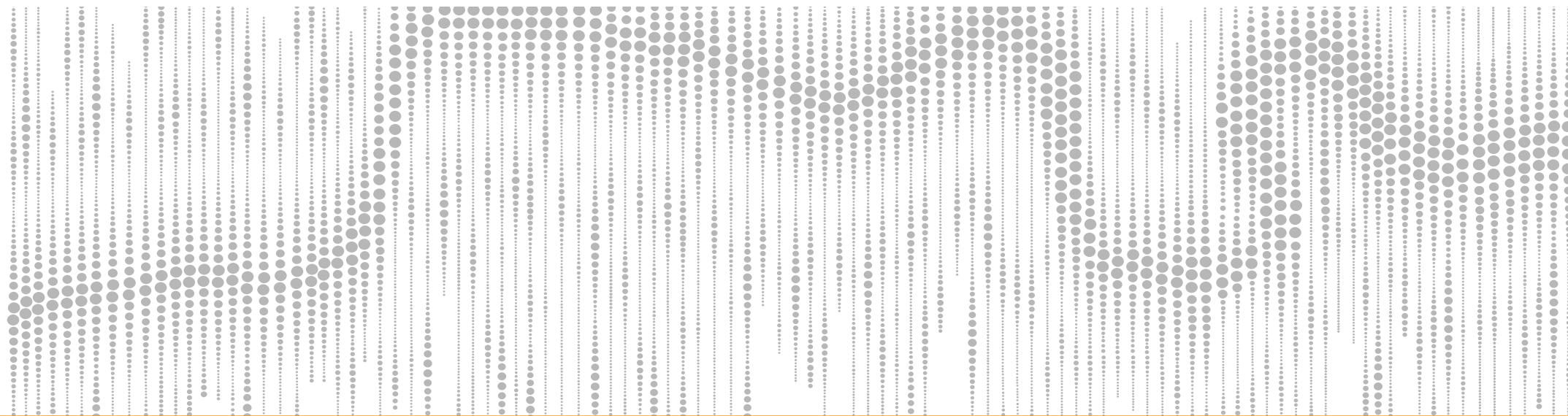
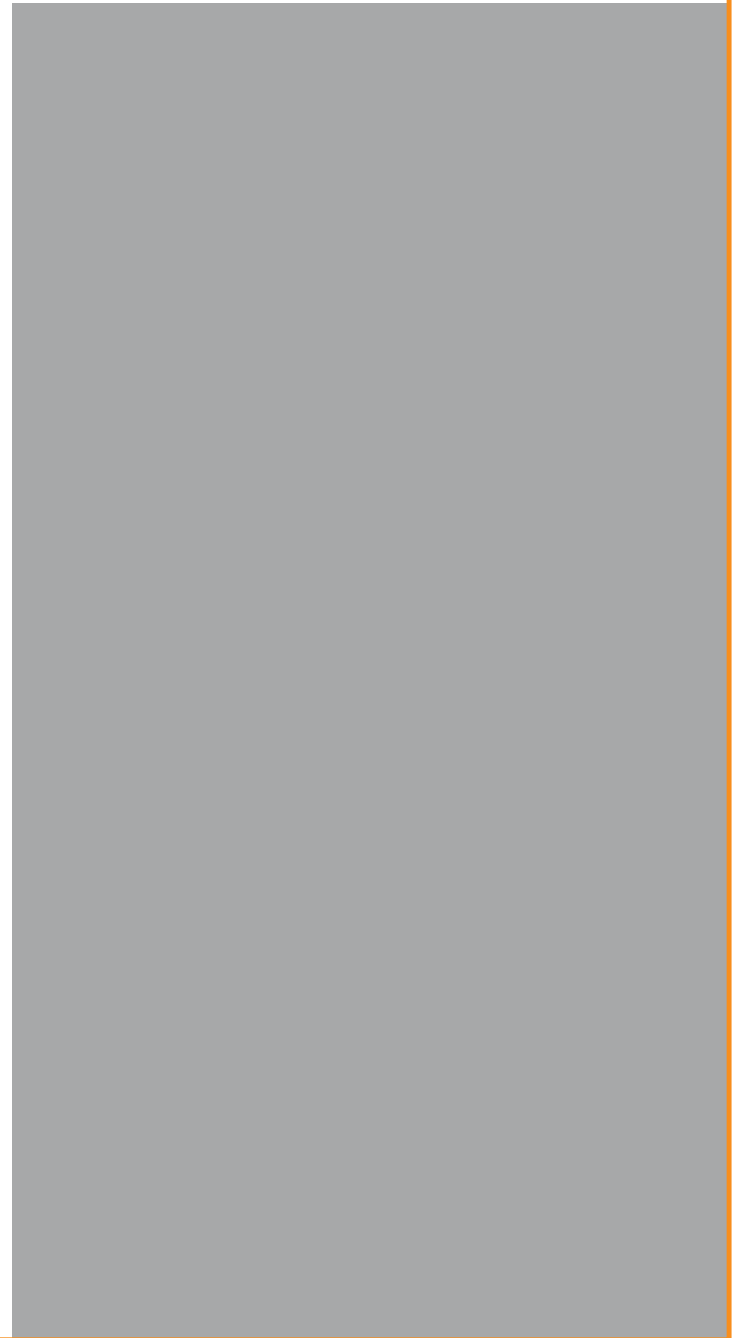
HIGH BRIDGE WHARF 1. 5128 House at rear of Nos 18 and 20 Kings Road SU

Grade: II
Date first listed: 14-Dec-1978

7173 SE 3/499 II 2. Early C19 detached. 3 storeys. 3 bays, glazing bar sashes. Red brick with stone cills and stone courses over 2nd floor to flat eaves. Hipped slate roof with 4 side chimneys. Projecting Greek Doric porch with fluted columns etc and entablature. 6 panel door with plain rectangular overhead. Ground floor windows blocked and sliding garage doors inserted between.

Listing NGR: SU7181973356

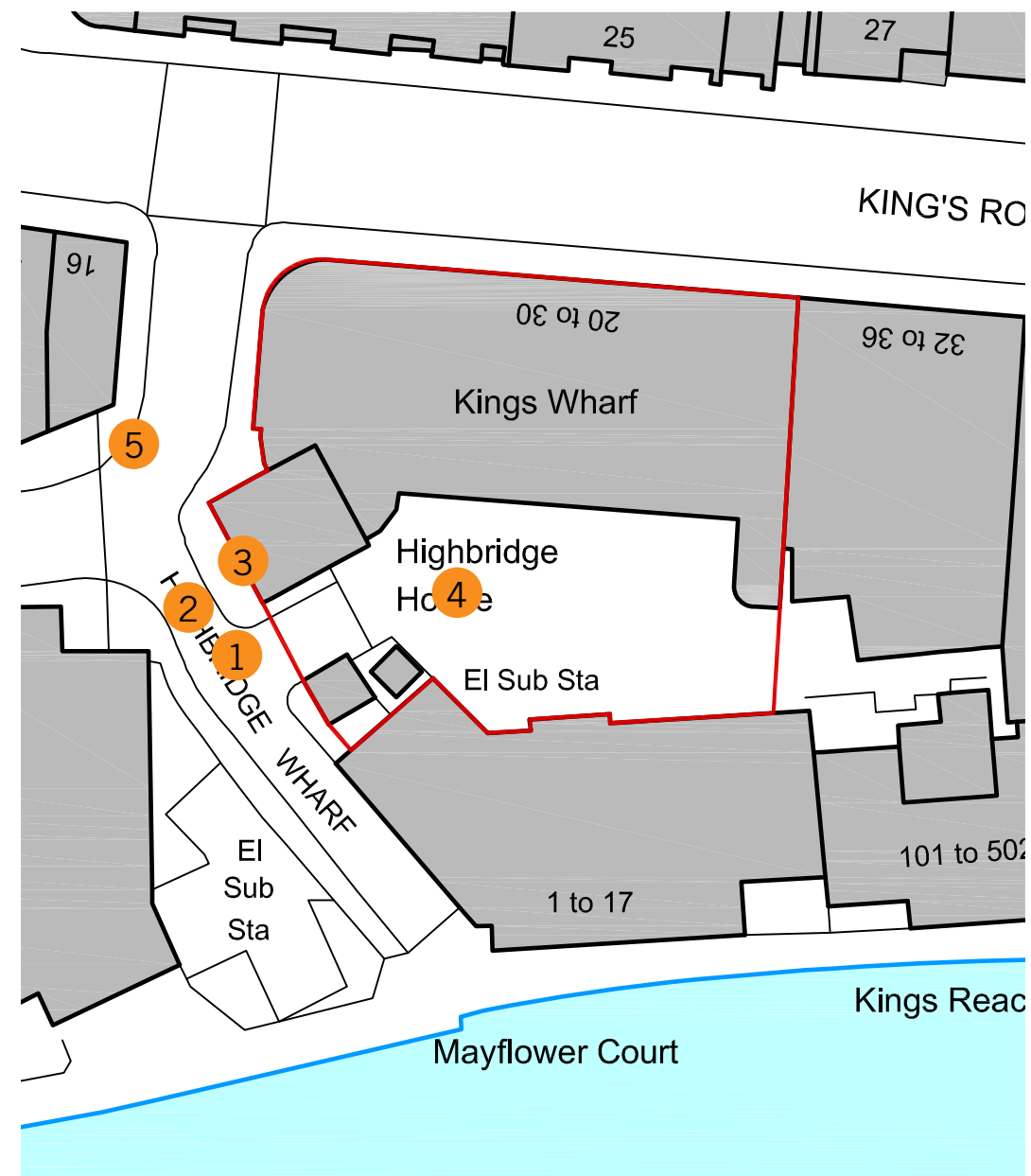
EXISTING CONDITION SURVEY



External

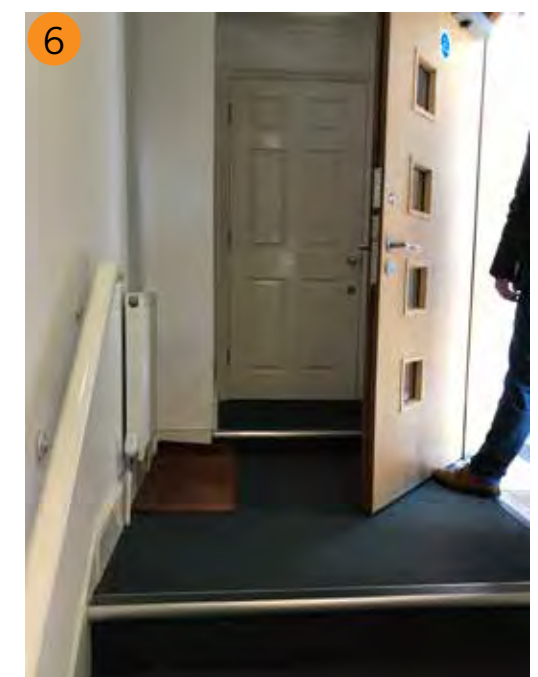
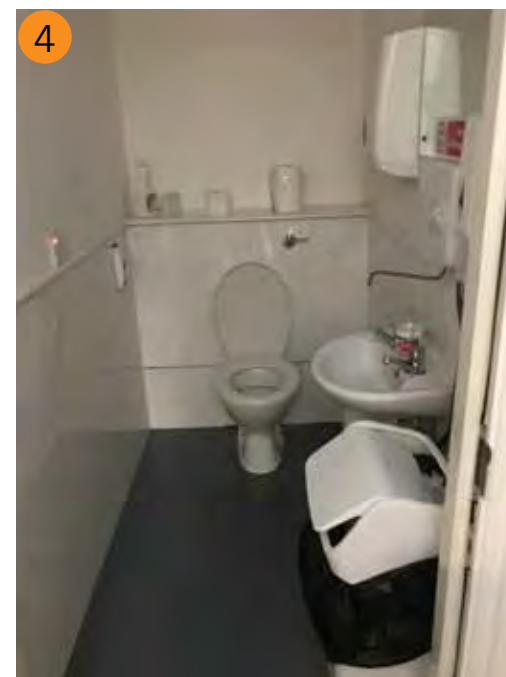
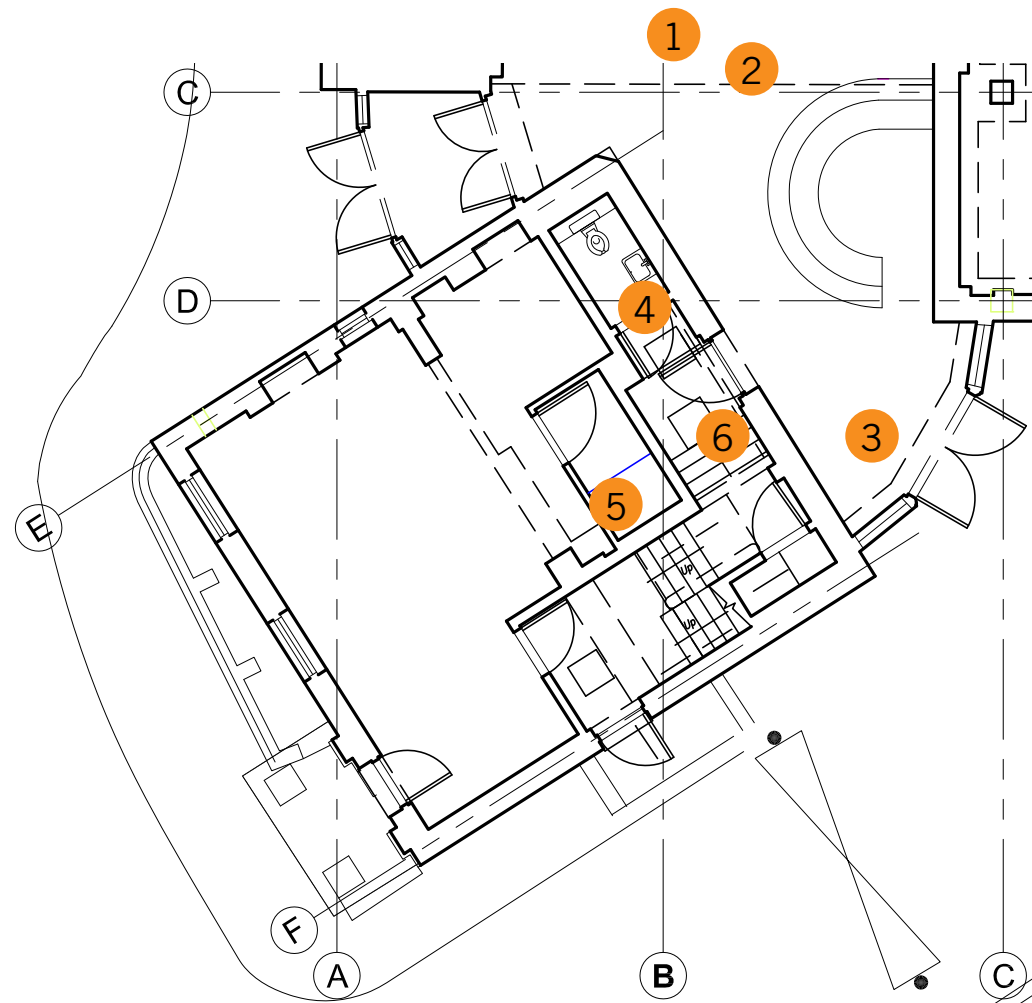
Kings Wharf, 20-30 King's Road, Reading

External



Ground Floor

Kings Wharf, 20-30 King's Road, Reading



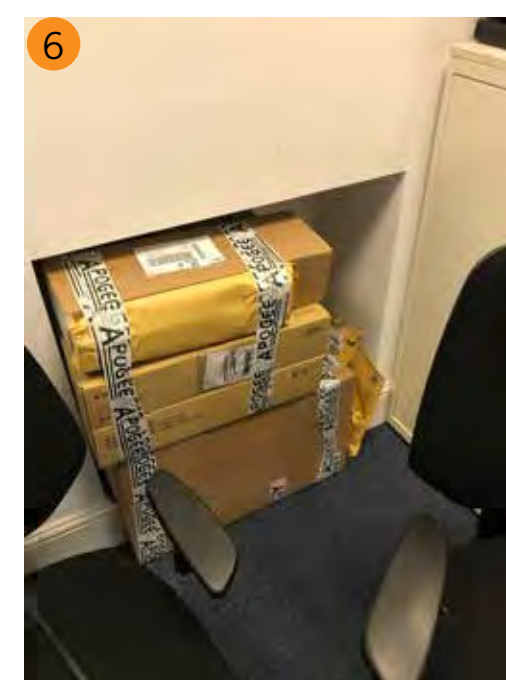
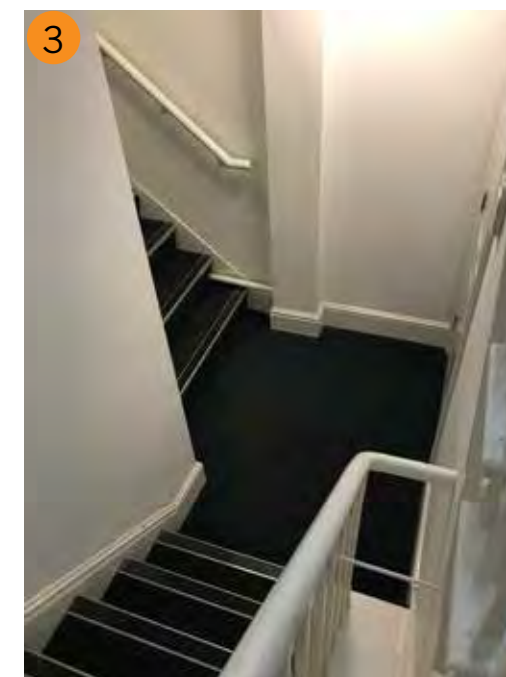
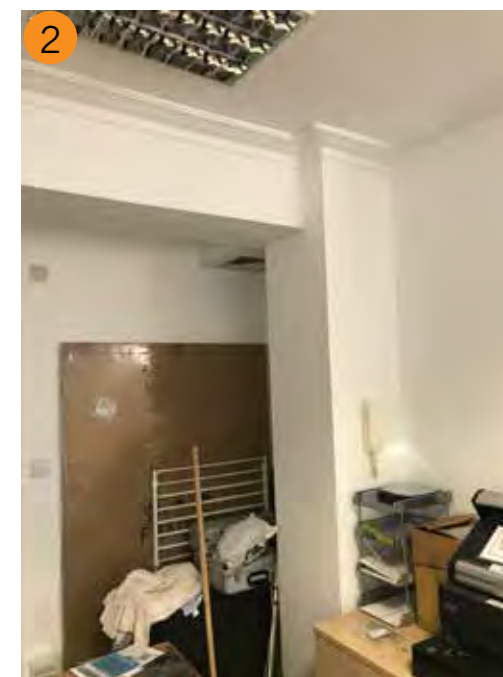
Ground

Ground Floor

Kings Wharf, 20-30 King's Road, Reading

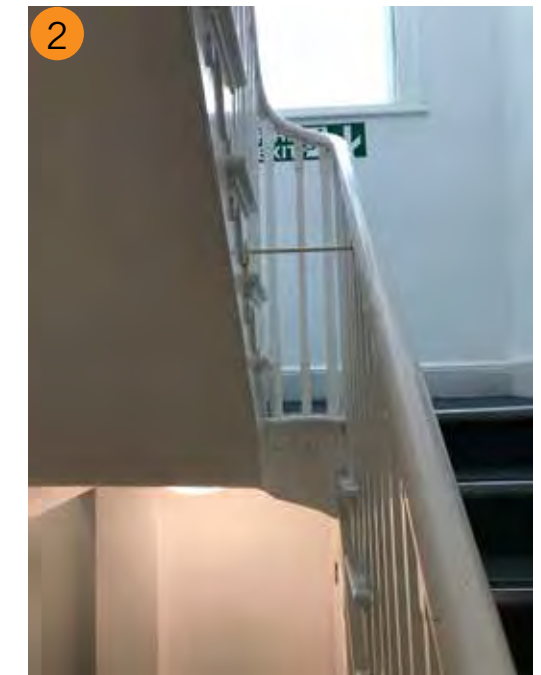
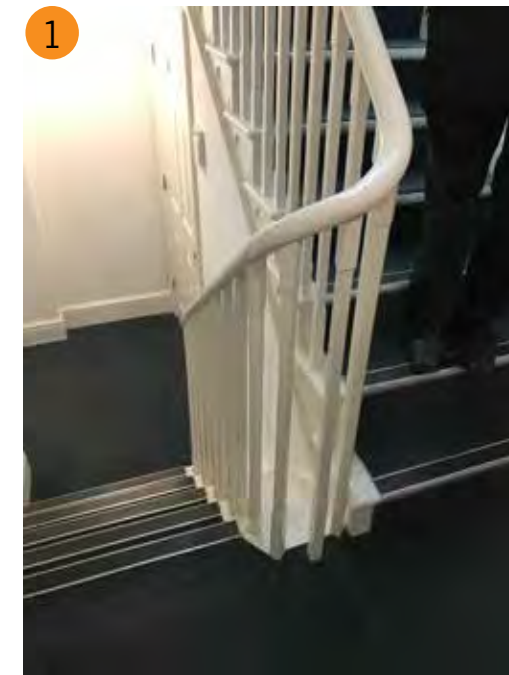


Ground



First Floor

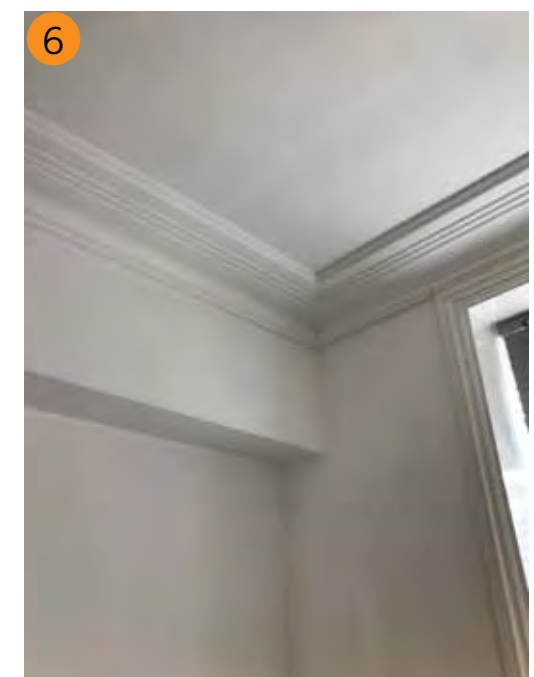
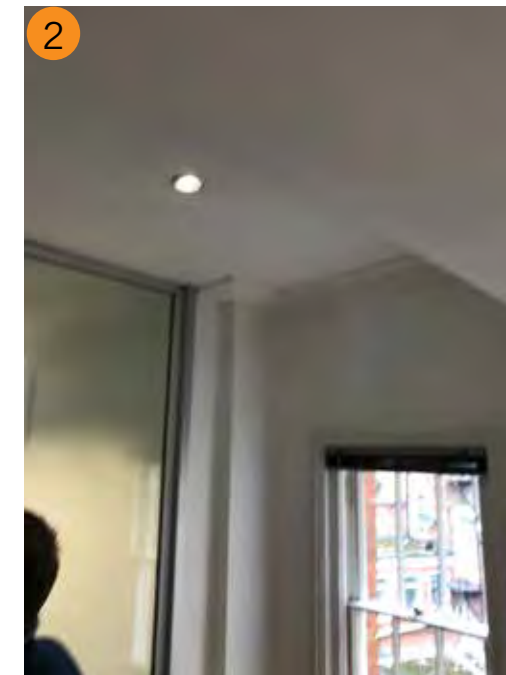
Kings Wharf, 20-30 King's Road, Reading



First

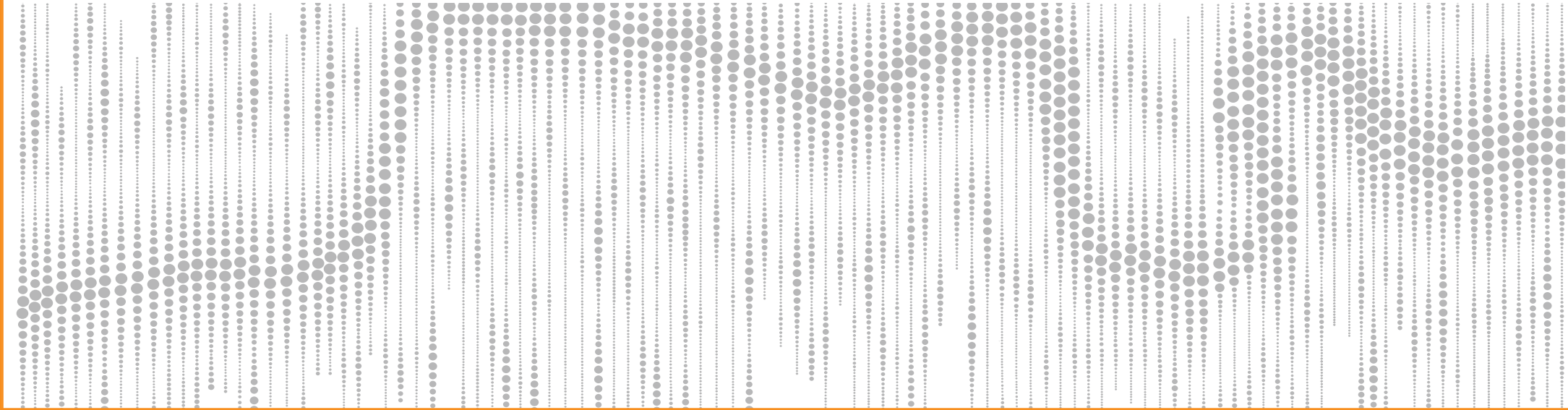
Second Floor

Kings Wharf, 20-30 King's Road, Reading



Second

DESIGN PROPOSALS



Design Proposals

Kings Wharf, 20-30 King's Road, Reading

DESIGN PROPOSALS

The proposals in this application are part of a wider refurbishment of the building. The tenant of the Ground, first and second floors have served their notice and the opportunity is being taken to modernise the building to create contemporary higher quality office space. These proposals are for;

- The relocation of the existing main entrance to the corner of King's Road from Highbridge House to Kings Wharf

- Facade alterations to Kings Wharf (painting, removal of the redundant rotunda, new canopy and louvres / panels

- Alterations to Highbridge House & repairs to the facade.

USE

The buildings use class is not changed with this application it is currently B1 Office.

AMOUNT

The GEA is slightly reduced by these proposal from 3328SqM to 3323SqM due to the removal of the draught lobby on the link building.

LAYOUT

The layout remains largely as existing with the exceptions of moving the main entrance (and associated works), blocking the connection between Kings Wharf and Highbridge House and the strip out works to return the offices spaces to CAT A.

SCALE

The proposal reduces the scale of the building by the removing of the rotunda.

LANDSCAPING

It is proposed to relocation and upgrade the Cycle Store and to prove a new Refuse store (refer to page 22). Other landscaping works are light touch and limited to cleaning of the car park, local repairs of the block paving and to re-white lining of the parking bays.

APPEARANCE

These proposal include modernising the buildings almost post modern facade. The proposals set out in the rest of this document aim to create a modern office to compete with the increased quality of office space within Reading while allowing the building to sit more harmoniously within its context and with Highbridge House.

ACCESS - Kings Wharf

It is proposed to move the entrance from the linking building between Kings Wharf and Highbridge house to the corner of Kings Road and Highbridge Wharf. This will make the building's entrance more visible. It is proposed for the new entrance to have level access and a canopy.

It is proposed to introduce showers at the ground floor where the reception is currently located and an accessible shower is to be provided.

WC calculations have been carried out using British Standard 6465-1:2006 Sanitary

Installations and no additional facilities are required within Kings Wharf.

ACCESS - Highbridge House

There is no current accessible access to Highbridge. As stated earlier access between Highbridge House and Kings Wharf. Access will now be through the original entrance on Highbridge Wharf. This entrance is not level but will be managed with temporary ramp and housed within the store on the ground floor (marked on the plan).

A accessible WC is provided on the ground floor, there is no accessible access to the upper floors.

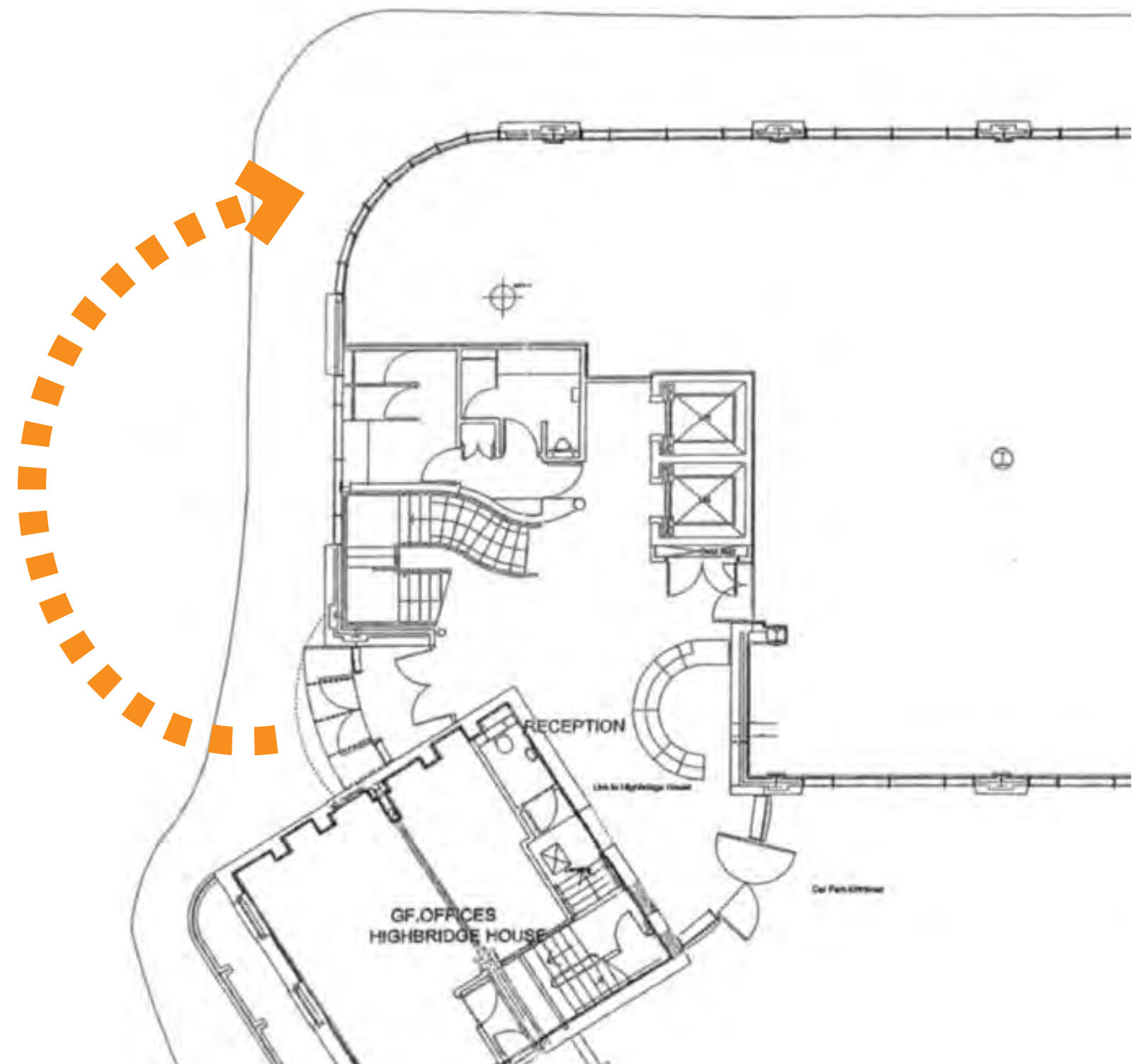


Main Entrance Relocation

Kings Wharf, 20-30 King's Road, Reading

The existing main entrance is located between the main building and Highbridge House.

It suffers from poor visibility from the main commercial street (King's Road) and due to the differing geometries of the two buildings, results in an internal space that is difficult to effectively plan and utilise.



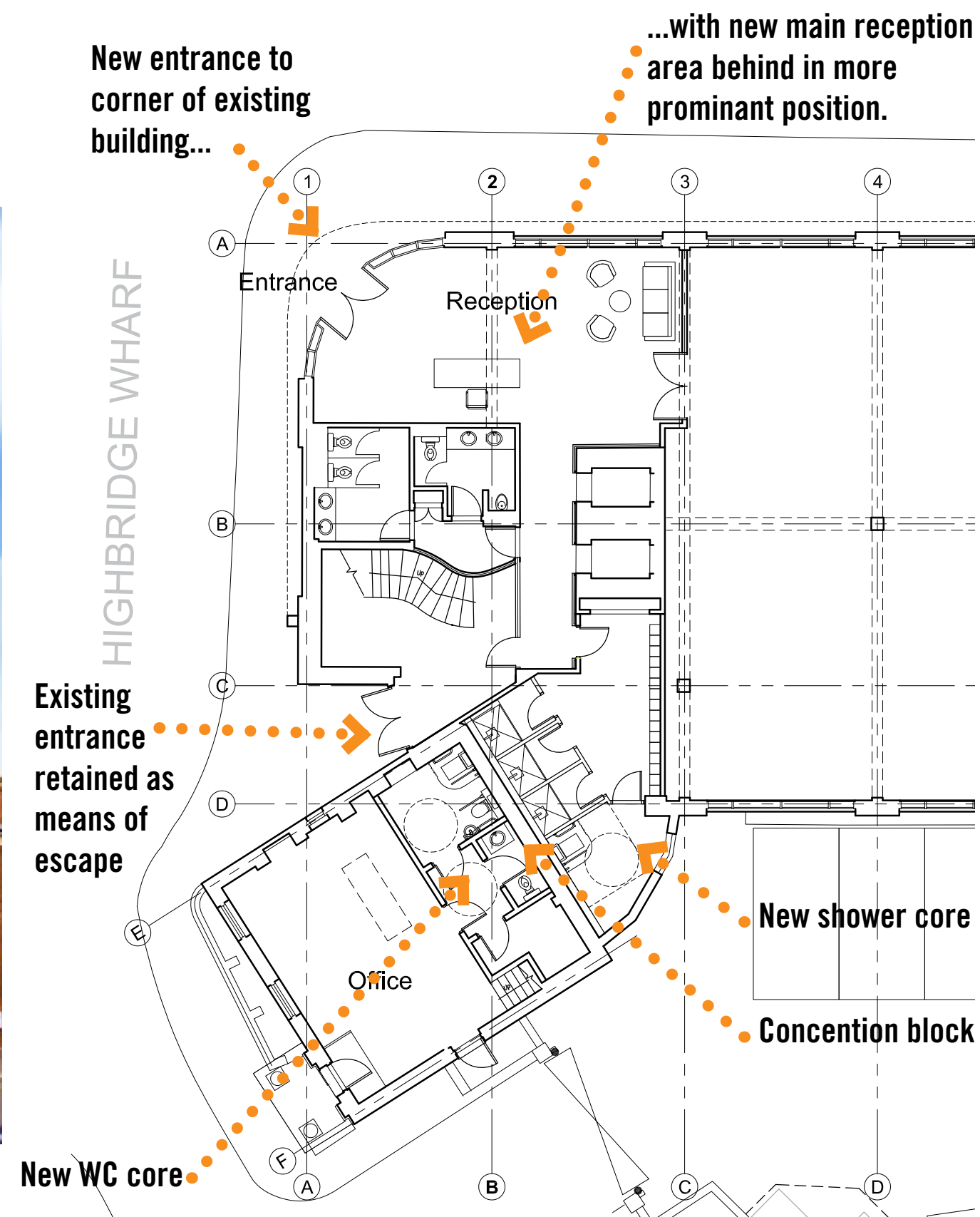
Main Entrance Relocation

Kings Wharf, 20-30 King's Road, Reading

It is proposed to relocate the main entrance from its existing location between the main building and Highbridge House to the corner with King's Road with a new contemporary reception behind:



New main entrance with canopy above



Kings Wharf Facade

Kings Wharf, 20-30 King's Road, Reading

As part of the design process an extensive set of options were explored to modernise the facade.

The option looked at ways of simplifying the design by removing superfluous detailing and breaking the extent of green tinted glazing.



Kings Wharf Facade

Kings Wharf, 20-30 King's Road, Reading

As painting the facade became an option a case study of successful schemes was undertaken. All simplify the aesthetic and modernised their building.

C Space - 37-45 City Road, London EC1Y

BEFORE



AFTER

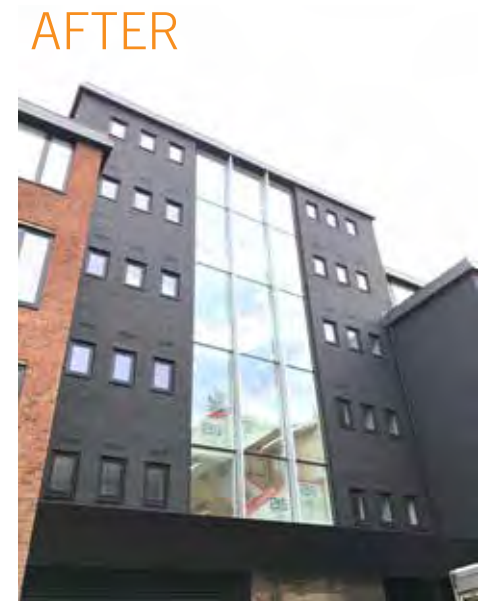


Sutton Yard, 65 Goswell Street, EC1

BEFORE



AFTER



1-3 Norton Folgate, London, E1

BEFORE



AFTER



20 Farringdon Road, London, EC1M

BEFORE



AFTER



Kings Wharf Facade

Kings Wharf, 20-30 King's Road, Reading

It is proposed to over clad the first floor spandrel panels with a ridged sheet to further reduce the mass of the green glass and simplify the building appearance further.

The sheet would be fixed using the curtain walling caps making the works none intrusive.

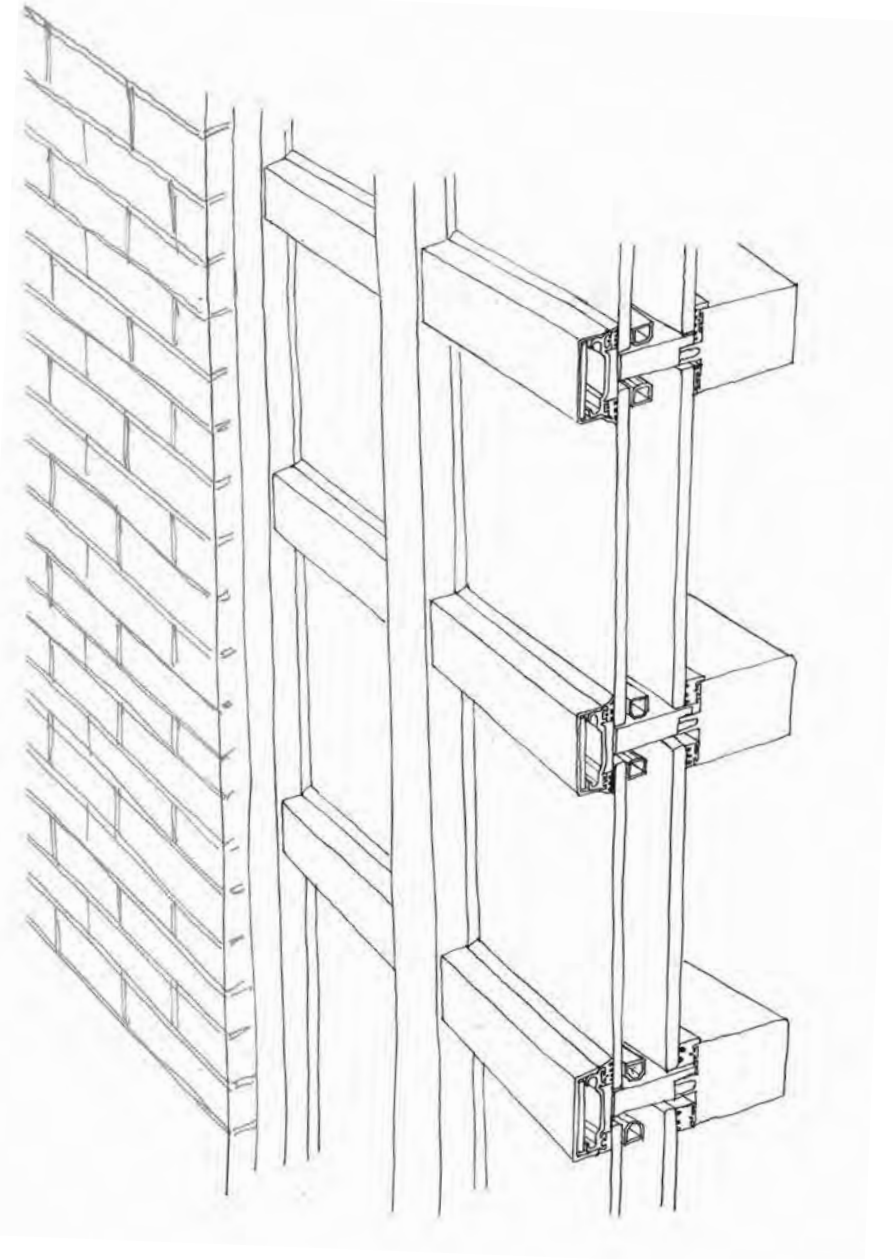
Existing



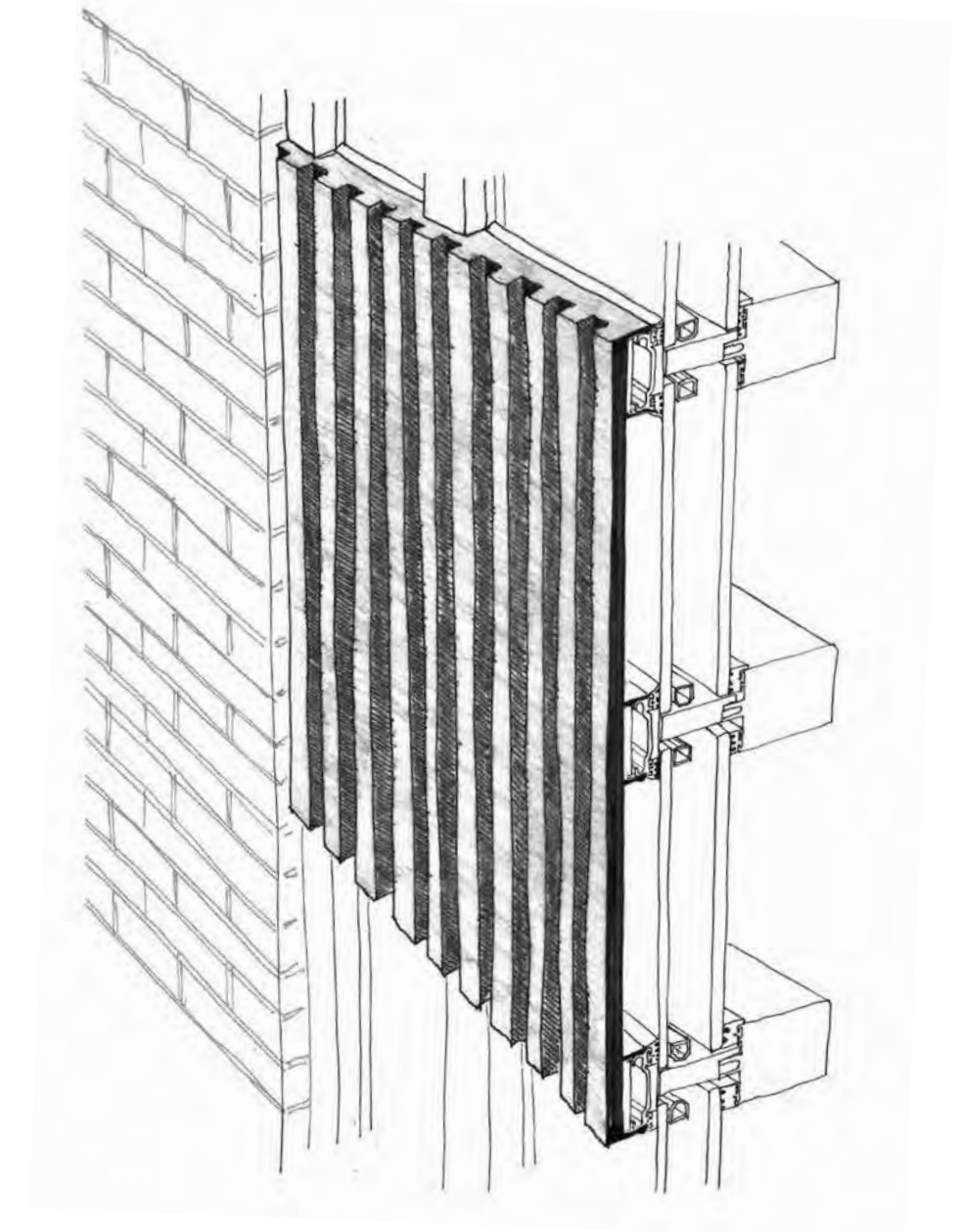
Proposed



Existing



Proposed



Kings Wharf Facade

Kings Wharf, 20-30 King's Road, Reading



Rotunda removed

New vertical louvres

Brickwork painted black

New canopy

New spandrel panels

New main entrance with canopy & signage above (Signage cover in separate application)

Kings Wharf - Refuse & Cycle Stores

Kings Wharf, 20-30 King's Road, Reading

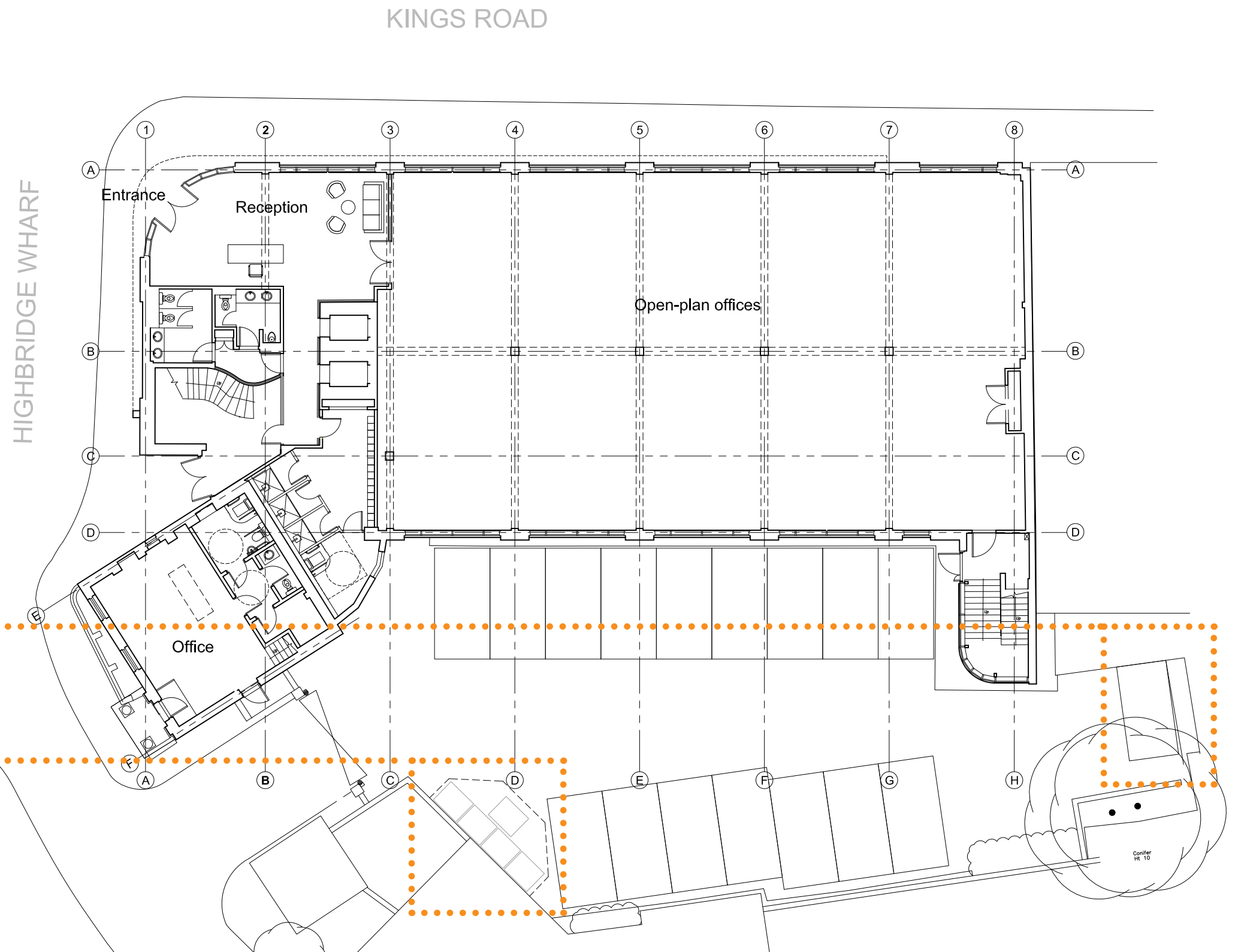
Currently there is no dedicated refuse / recycling store and the bins are free standing next to the gate. There are four waste and one recycling euro bins which are managed by Select Environmental Services Ltd.

It is proposed to create refuse / recycling store next to the gates (for ease of collection) in the location of the old cycle store and a small shrubbed area.

This proposal relocates the cycle shelter; the current closed boarded timber structure houses 4 bikes. The proposed Manchester Shelter by CyclePods.co.uk can store 10 bikes and would be well lit by existing lighting.

New Cycle Store

New Refuse Store



Kings Wharf - Refuse & Cycle Stores

Kings Wharf, 20-30 King's Road, Reading

New bike store location



Existing bike store location



MANCHESTER SHELTER

Product Description:

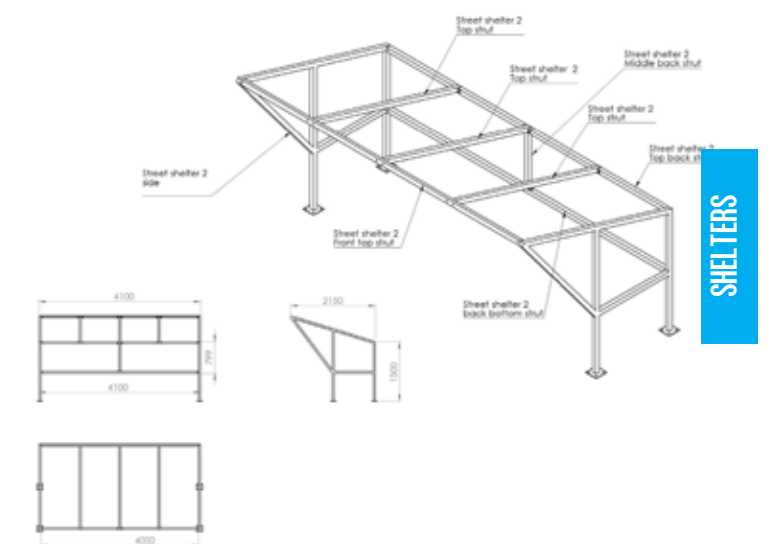
BREEAM and Code for Sustainable Homes Compliant.
This bike shelter can help contribute towards gaining ENE8 Cycle storage credits when used in the appropriate situation, under the Code for Sustainable Homes.

Installation Notes:

Two ground fixing options-
Base plate fixing.
Submerged fixing.
No Cycle racks provided.
Additional Information:
Weight: 99kg.
Dimensions: 4100mm x 2200mm x 2150mm.

Installation Options:

Delivery only.
Delivery and Installation without footings.
Delivery and Installation with footings.



Highbridge House

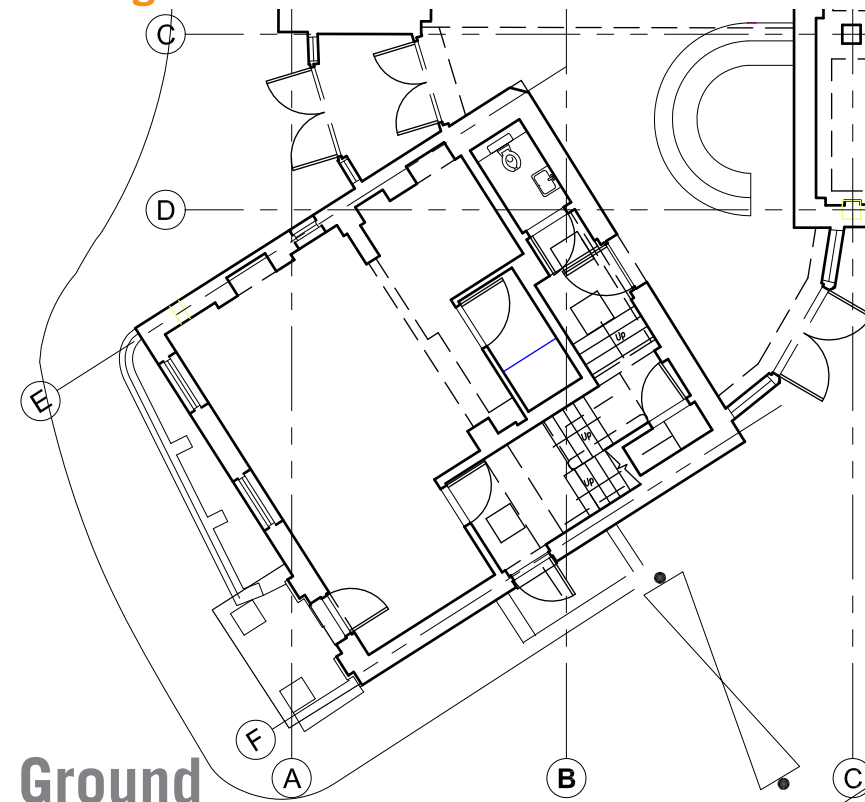
Kings Wharf, 20-30 King's Road, Reading

Highbridge House currently provides office accommodation - but this is ancillary to the main building, partially due to its lack of connectivity to these area but also partially due to its smaller scale and limited floor plate dimensions. Given its reduced scale, Highbridge House is to be spilt into a separate office unit.

The designs are sympathetic to the historic building although the accompanying Heritage Statement has confirmed that 'Internally there are no remaining features of note and therefore this space has relatively little significance'.

Generally the works can be described as the removal of none existing partitions, installation of a WC and accessible WC and a general refurbishment (new flooring, lighting, floor mounted AC units and decoration).

Existing



Ground

Proposed



Secondary wall buffer the new showers from the Listed Building

Connection blocked

New WC core to meet building regulations

Non existing stairs removed - Store used to house the accessible ramp

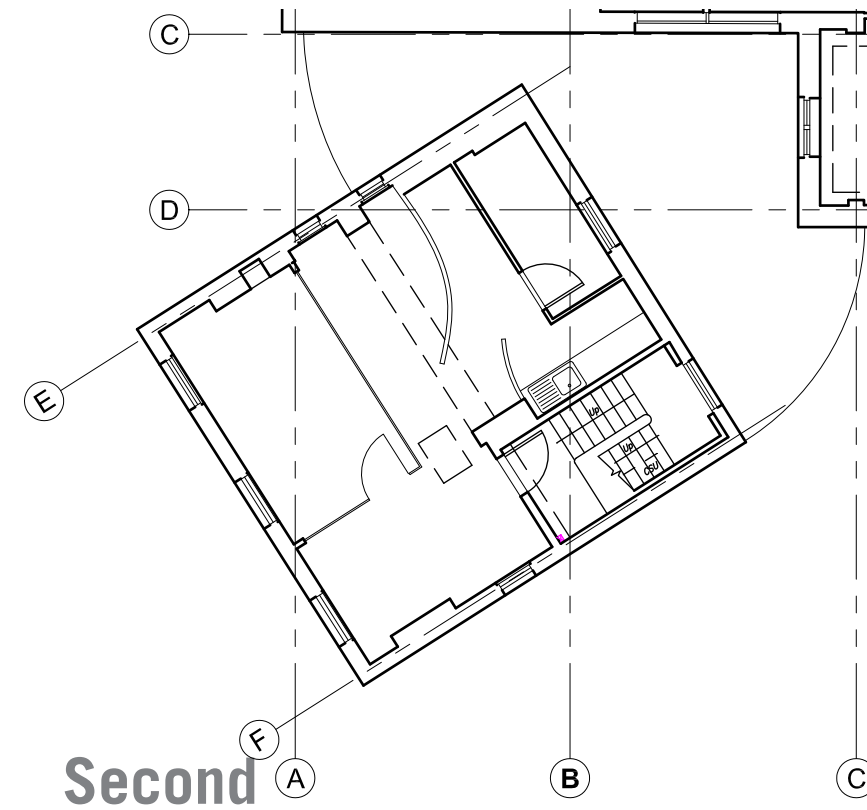
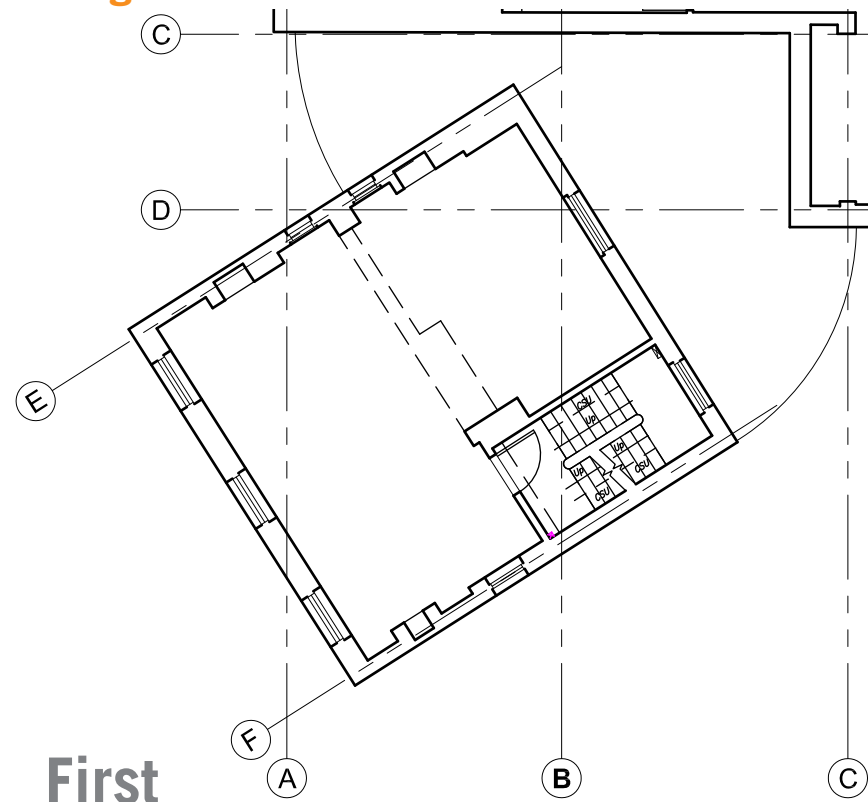
Non existing walls removed, new flooring & decoration

Ground

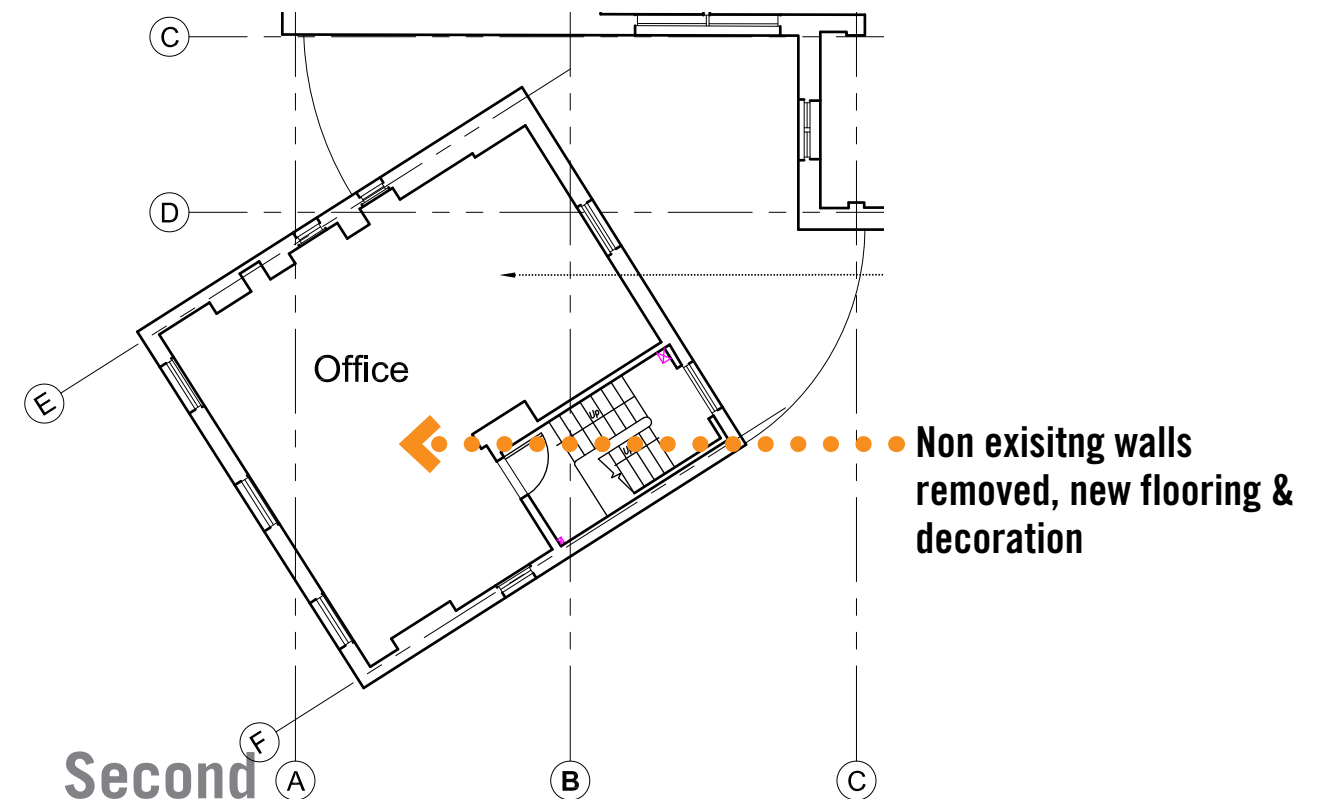
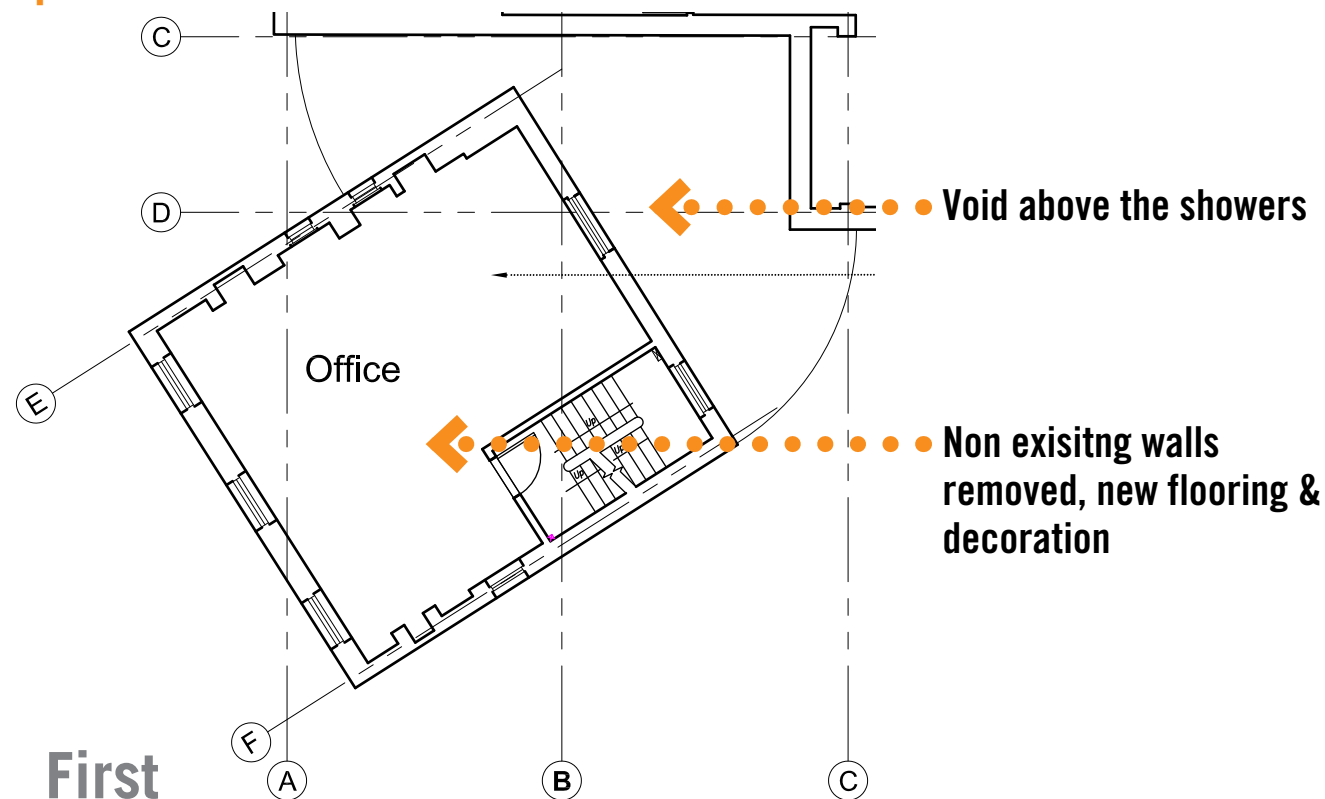
Highbridge House

Kings Wharf, 20-30 King's Road, Reading

Existing



Proposed



Highbridge House Scope of Works

Kings Wharf, 20-30 King's Road, Reading

1 EXTERNAL ELEVATIONS

- 1.1 Removal of the draught lobby, make good and install new paving
- 1.2 All windows to be redecorated and locally repaired where necessary in materials to match existing
- 1.3 Railings to be rubbed down and redecorated and locally repaired where necessary in materials to match existing
- 1.4 Front door and canopy to be redecorated and locally repaired where necessary in materials to match existing.
- 1.5 Remove external cable and make good

2 Offices - Ground Floor

- 2.1 New floor finishes
- 2.2 Redecorate walls & ceilings
- 2.3 Install new partitions as per the proposed plans
- 2.4 Brick slips installed to new partition forming WCs
- 2.5 Installation of new suspended light fittings and floor mounted AC units
- 2.6 All service penetrations through floors to be fire rated with intumescent materials

3 Circulation Spaces - Ground Floor

- 3.1 Existing carpet to be removed and replaced with new carpet
- 3.2 Redecorate walls & ceilings
- 3.3 Handrail and timber balustrade to be redecorated and locally repaired where necessary in materials to match existing
- 3.4 None existing and redundant stair to be blocked

4 WCs - Ground Floor

- 4.1 Remove existing sanitaryware from WC & Shower Rooms
- 4.2 Form new WCs and install new sanitaryware
- 4.3 Install new wall tiling and floor tiling. Paint plasterboard ceilings and install new spot lights

5 Offices - First Floor

- 5.1 New floor finishes
- 5.2 Redecorate walls & ceilings
- 5.3 Install new partitions as per the proposed plans
- 5.4 Brick slips installed to new partition
- 5.5 Installation of new suspended light fittings and floor mounted AC units
- 5.6 All service penetrations through floors to be fire rated with intumescent materials

6 Circulation Spaces - First Floor

- 6.1 Existing carpet to be removed and replaced with new carpet
- 6.2 Redecorate walls & ceilings
- 6.3 Handrail and timber balustrade to be redecorated and locally repaired where necessary in materials to match existing

- 6.4 Existing Secondary glazing to be replaced with fire rated system

8 Offices - Second Floor

- 8.1 New floor finishes
- 8.2 Redecorate walls & ceilings
- 8.3 Install new partitions as per the proposed plans
- 8.4 Brick slips installed to new partition
- 8.5 Installation of new suspended light fittings and floor mounted AC units
- 8.6 All service penetrations through floors to be fire rated with intumescent materials

9 Circulation Spaces - Second Floor

- 9.1 Existing carpet to be removed and replaced with new carpet
- 9.2 Redecorate walls & ceilings
- 9.3 Handrail and timber balustrade to be redecorated and locally repaired where necessary in materials to match existing
- 9.4 Existing Secondary glazing to be replaced with fire rated system

Highbridge House Finishes

Kings Wharf, 20-30 King's Road, Reading

Ground Floor



First & Second Floors



ITEM	SUPPLIER	SPECIFICATION
Office Areas		
Carpet	Chroma	Chasing Shadows
Vinyl (to teapoints)	Fitnice	Memphis
Vinyl (to comms room)	Altro	Walkway 20 SD
Vinyl (to store rooms)	Altro	Impressionist II
Paint (to walls and ceilings)	Dulux Trade	Diamond matt emulsion
Wallpaper (to one wall in each meeting room)	Tektura	Various
WC & Shower Rooms		
Floor tile	Domus	Industrial
Wall tile	Domus	Industrial
Vanity counter top	Formica	Laminate
Paint (to ceilings)	Dulux Trade	Diamond matt emulsion
Circulation area		
Carpet	Chroma	Chasing Shadows
Paint	Dulux Trade	Diamond matt emulsion