

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>	16.06.2017
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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:
"Full planning application for rear extensions to an existing office building at ground to second floor level. "

1.0 PROJECT VISION

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 alterations to 35-43 Greyfriars Road, Reading.

The design strategy includes a rear extension over ground, first and second floor levels. On ground floor, an infill of the existing recesses creates a straight facade half located under the existing undercroft. On levels one and two, the rear west elevation extends up to the building line of the neighbour's property at 45-51 Greyfriars Road.

The rear extension is undetectable from a public street view and as it only seeks to step out as far as the neighbouring building, it has no impact on the adjoining property.

PURPOSE AND SCOPE OF THE REPORT

The architectural response for the extension of the property has drawn upon the following guidance:

- National Planning Policy Guidance:
- The National Planning Policy Framework (NPPF), March 2012
- Planning Practice Guidance, 2012
- Local Planning Policy: Reading Central Area Action Plan (January 2009)

Local Planning Policy Considerations

For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan', against which the application proposal will be determined, comprises:

- Adopted Core Strategy (January 2008)
- Reading Central Area Action Plan (January 2009)
- Sites and Detailed Policies Document (October 2012)

The following sections provide summaries of how the proposal accords to the relevant policies contained in each of these documents.

The Adopted Core Strategy

The Adopted Core Strategy (ACS) sets out the key elements of the planning framework for Reading. The applicable policies are summarised below.

Policy CS1 (Sustainable Construction and Design) stipulates that the refurbishment of existing buildings, will be acceptable where the design of buildings use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. These considerations have been incorporated into the design process for the extension, which is to include a new high performance façade to the west elevation.

Policy CS7 (Design and Public Realm) states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. As described later in this document, the proposal is representative of good, high quality built form.

Policy CS10 (Location of Employment Development) states that major office development (more than 1,000 sqm of floor space) will take place in the centre of Reading and along the A33 corridor. Albeit the proposed refurbishment is not classified as a major scheme, given it will create less than 1,000 sqm of additional employment, its location conforms to the sequential approach of office development within the Reading town centre. Therefore the proposal is consistent with this policy.

The Reading Central Area Action Plan

The Reading Central Area Action Plan (AAP) was adopted in January 2009 and sets out detailed policies in relation to the management of development within the town centre.

The AAP promotes the prioritisation of locations which benefit from development for employment uses and confirms the area centred near the Reading Station should be the focus of development given it offers the greatest accessibility by public transport, walking and cycling. This provision is expressed in Policy RC6 (Definition of the Centre) which states all major office development (of over 1,000 sq m) should be located within the town centre. The application site is in close proximity to the town centre and Reading Station, and is well serviced by pedestrian routes, signifying it as an appropriate location for employment land in accordance with the aims of the AAP.

Policy RC5 (Design in the Centre) outlines the appropriate attributes for all development within the Reading central area. For the reasons outlined later in this document, including the architectural details and quality of materials incorporated into the design and consideration of the form and quality of other developments in the area, the proposal will contribute to the diversity of the central area in a way that is consistent with the aims of this Policy.

Sites and Details Policies Document

The Reading Borough Sites and Detailed Policies Document (SDPD) was adopted in October 2012, at which time it replaced all previously saved policies contained within the Local Plan 1991 – 2006.

Policy SD1 (Presumption in Favour of Sustainable Development) endorses the approval of all planning applications that are made in accordance with the policies in the development plan, unless material considerations indicate otherwise, and reflects the presumption in favour of sustainable development contained within the NPPF.

Policy DM4 (safeguarding amenity) states that development will not cause a significant detrimental impact to the living environment of existing or new residential properties.

APPOINTED CONSULTANTS

PLANNING CONSULTANT	Maddox Planning Consultants
LEAD CONSULTANT/ARCHITECT	SPPARC Architecture
ENVIRONMENTAL CONSULTANT	Mendick Waring
ENERGY CONSULTANT	Mendick Waring
MECHANICAL + ELECTRICAL ENGINEERS	Mendick Waring
STRUCTURAL ENGINEER	GDC Partnership
FIRE ENGINEER	WSP

2.0 ASSESSMENT OF THE SITE

THE SITE



Site shaded in red.

THE SITE



Site shaded in red.

THE SITE

THE BUILDING

35-43 GREYFRIARS ROAD

The area comprising the site is approximately 539sq/m

EXTENT OF BUILDING OUTLINED IN RED

SITE DIMENSIONS:

Frontage to Greyfriars Road	21m
Frontage to Stanshawe Street	23m

EXISTING HEADLINE BUILDING DATA:

Use:	B1 / Commercial Office
Number of Storeys:	Ground + 2
Height:	+53.21m AOD

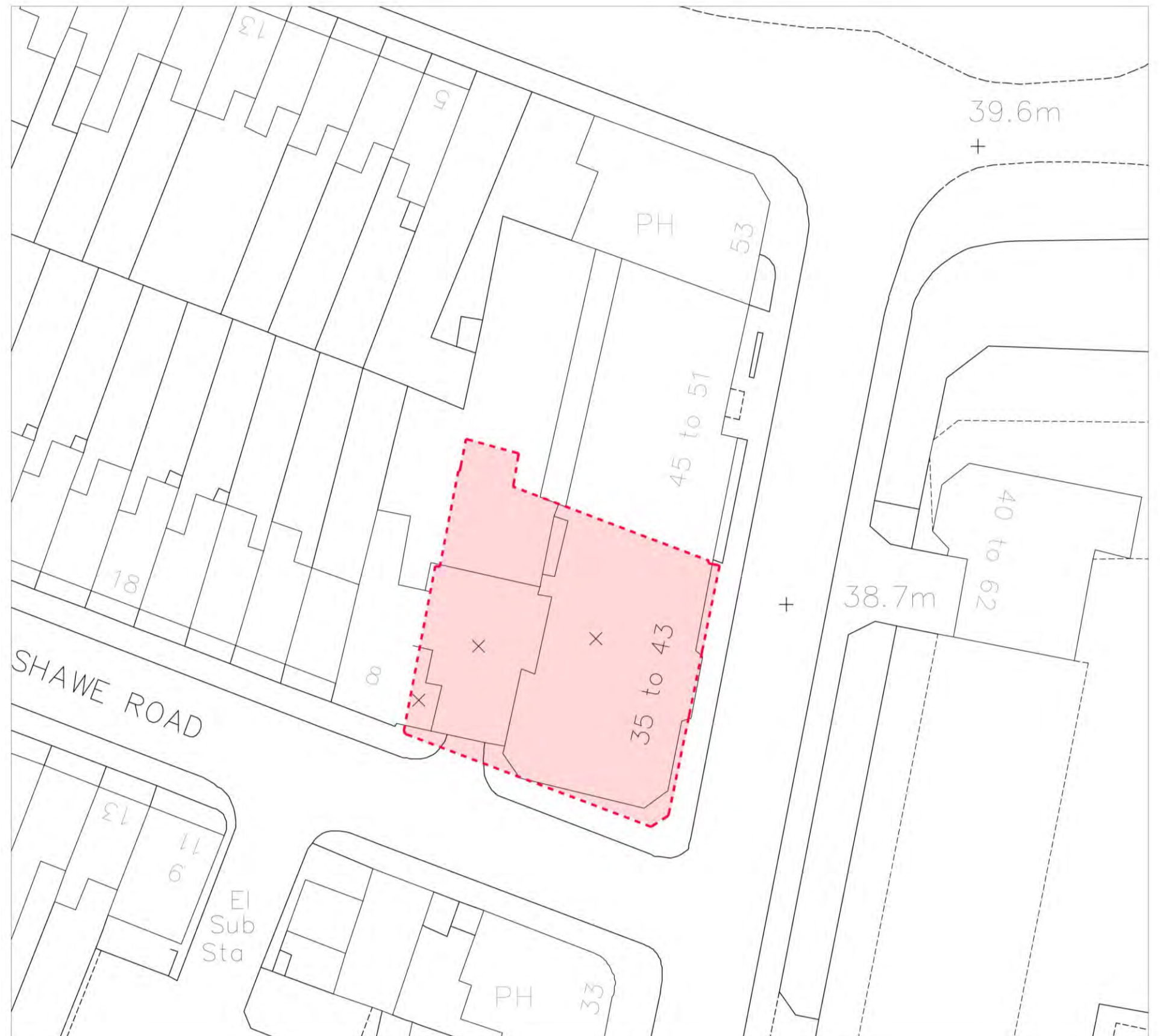
THE SITE

The proposed site for the development is 35-43 Greyfriars Road, Reading (RG1 1NP).

35-43 Greyfriars Road is a single building which is located in central Reading, Berkshire.

Located within the Inner Distribution Road (IDR), the building sits on the corner of Greyfriars Road and Stanshawe Road. The building forms the south eastern corner of the urban block defined by Greyfriars Road, Stanshawe Road, Caversham Road (IDR) and Tudor Road.

The site is less than 5 minutes walk from Reading Central Railway Station and a 10 minute walk from the Oracle shopping centre.



THE EXISTING BUILDING



GREYFRIARS ROAD – STANSHAWE ROAD



GREYFRIARS ROAD ELEVATION



INTERIOR VIEWS

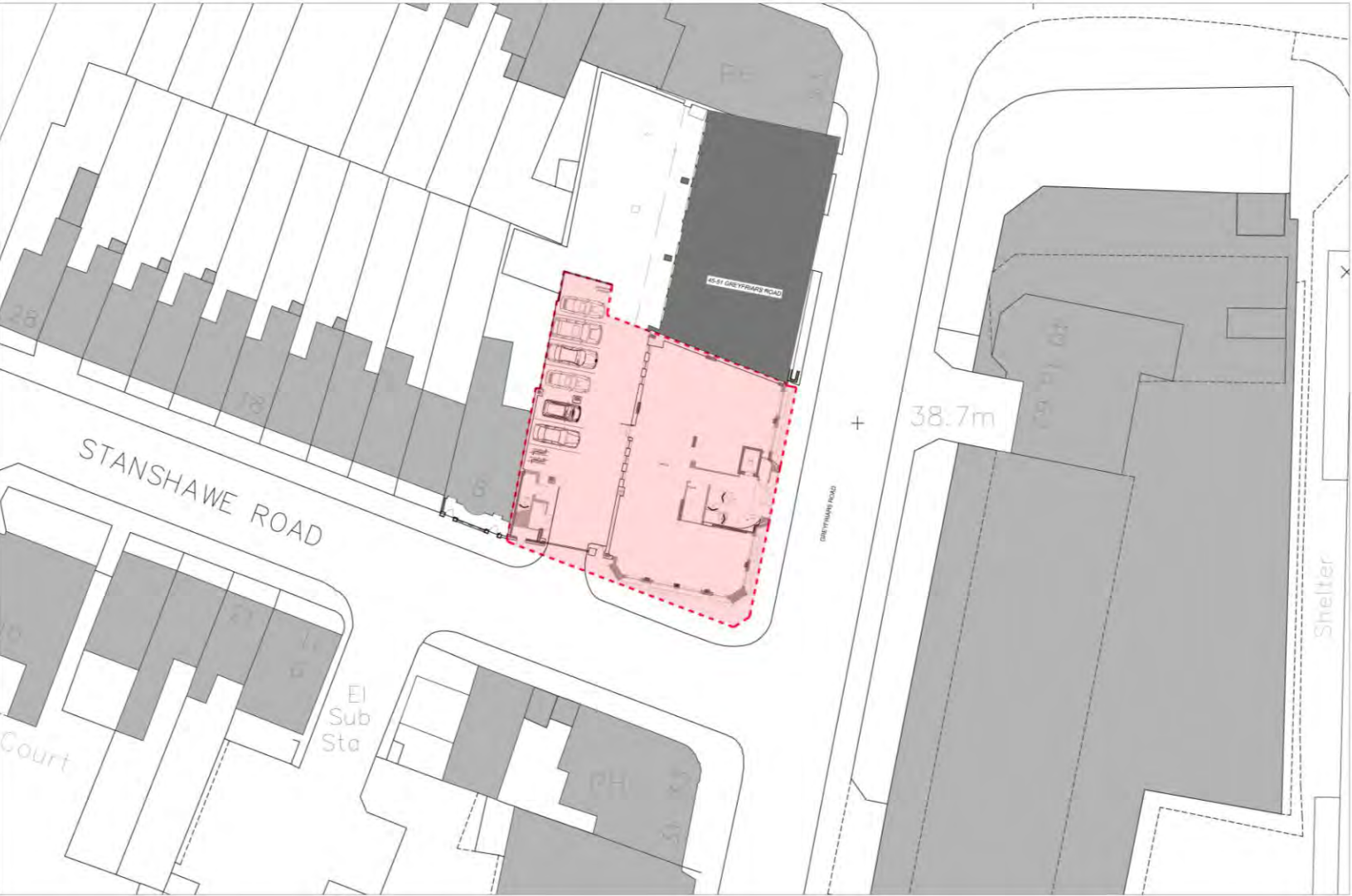
LOCAL CONTEXT



**3.0 DESIGN
AMOUNT**

SITE PLAN

extent of site outlined in red



PROPOSED HEADLINE BUILDING DATA:

Use: B1 / Commercial Office
Number of Storeys: Ground + 2
Height: +53.21m AOD

EXISTING					
Level	Use	GIA		NIA	
		Sq-m	Sq-ft	Sq-m	Sq-ft
Roof		58	629	-	-
Second Floor	Office (B1)	427	4,591	349	3,751
First Floor	Office (B1)	427	4,593	349	3,751
Ground Floor	Office (B1)	273	2,937	198	2,126
Total Estimated Area		1,126	12,121	895	9,628

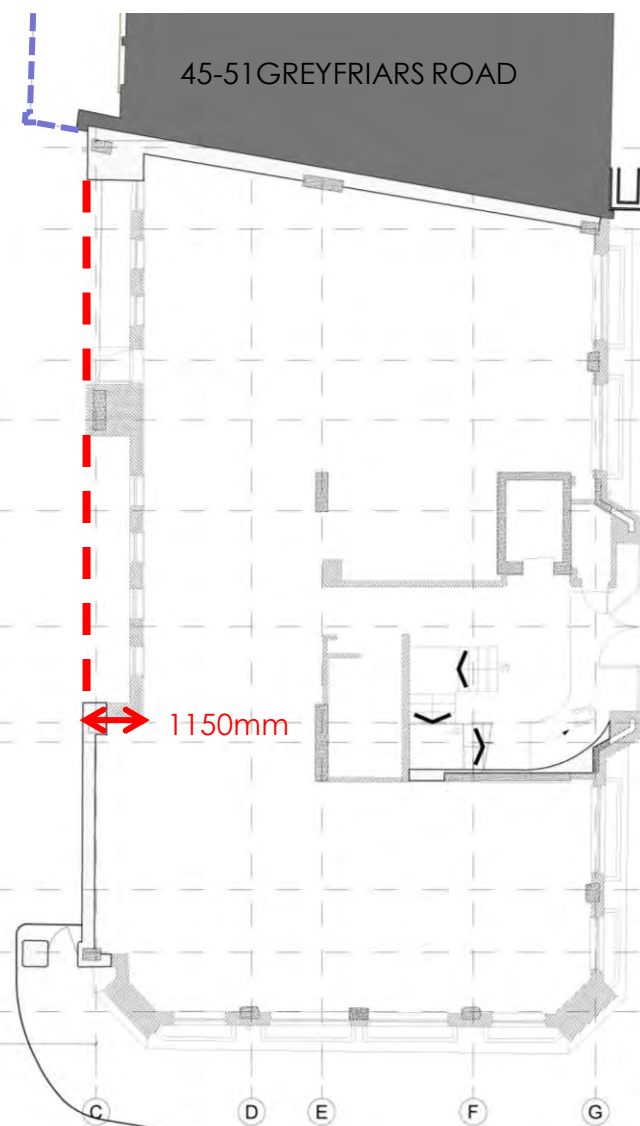
PROPOSED					
Level	Use	GIA		NIA	
		Sq-m	Sq-ft	Sq-m	Sq-ft
Roof		58	629	-	-
Second Floor	Office (B1)	437	4,707	360	3,870
First Floor	Office (B1)	437	4,708	360	3,870
Ground Floor	Office (B1)	288	3,103	213	2,291
Total Estimated Area		1,163	12,518	932	10,031

SCALE & MASSING PRINCIPLES

The rear of the building has been extended over levels 0G to 2 to increase the size and efficiency of the floorplate.

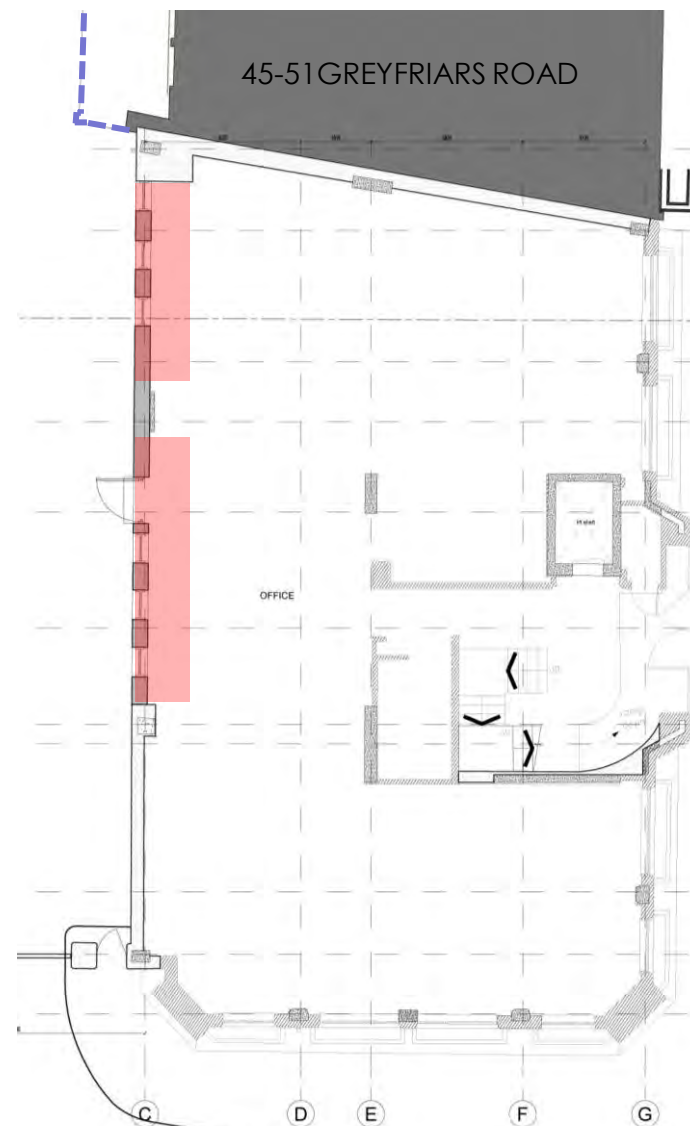
The extent of this addition does **not exceed** the neighbour's (45-51 Greyfriars Road) building line and therefore does **not impact on the adjoining property**. This moderate infill is illustrated on the diagrams below and is undetectable from any public street view.

FACADE PROJECTION OF UPPER LEVELS

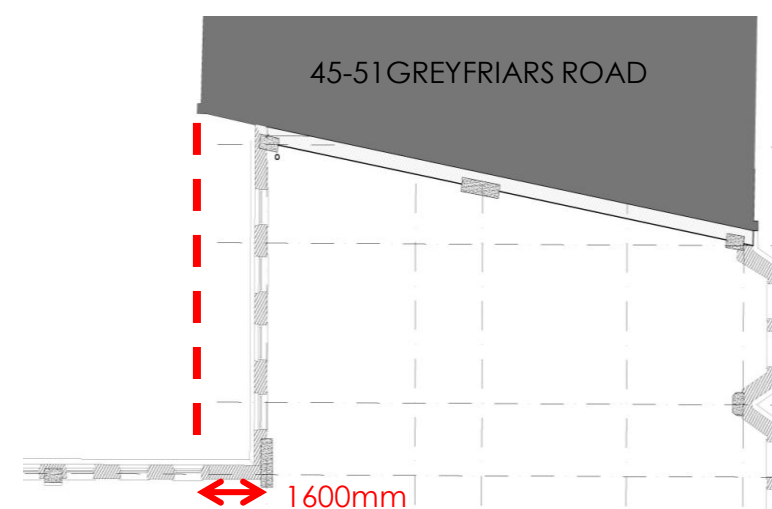


EXISTING GROUND FLOOR PLAN

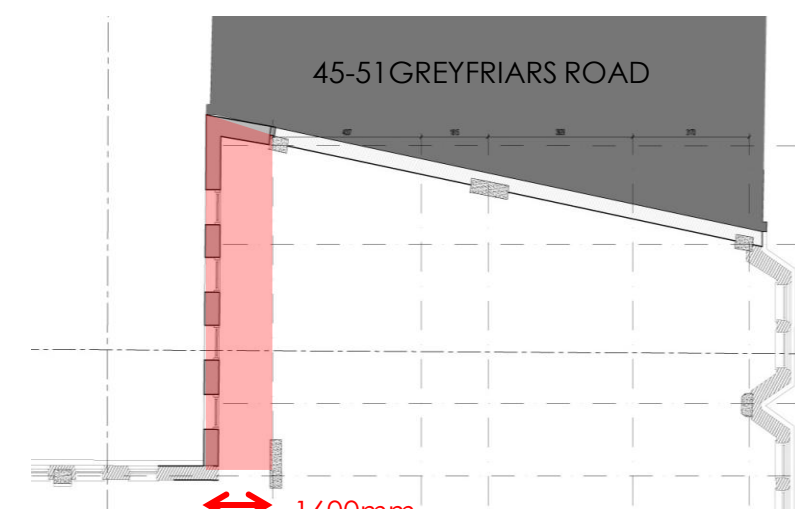
FACADE PROJECTION OF UPPER LEVELS



PROPOSED GROUND FLOOR PLAN



EXISTING 1ST FLOOR PLAN

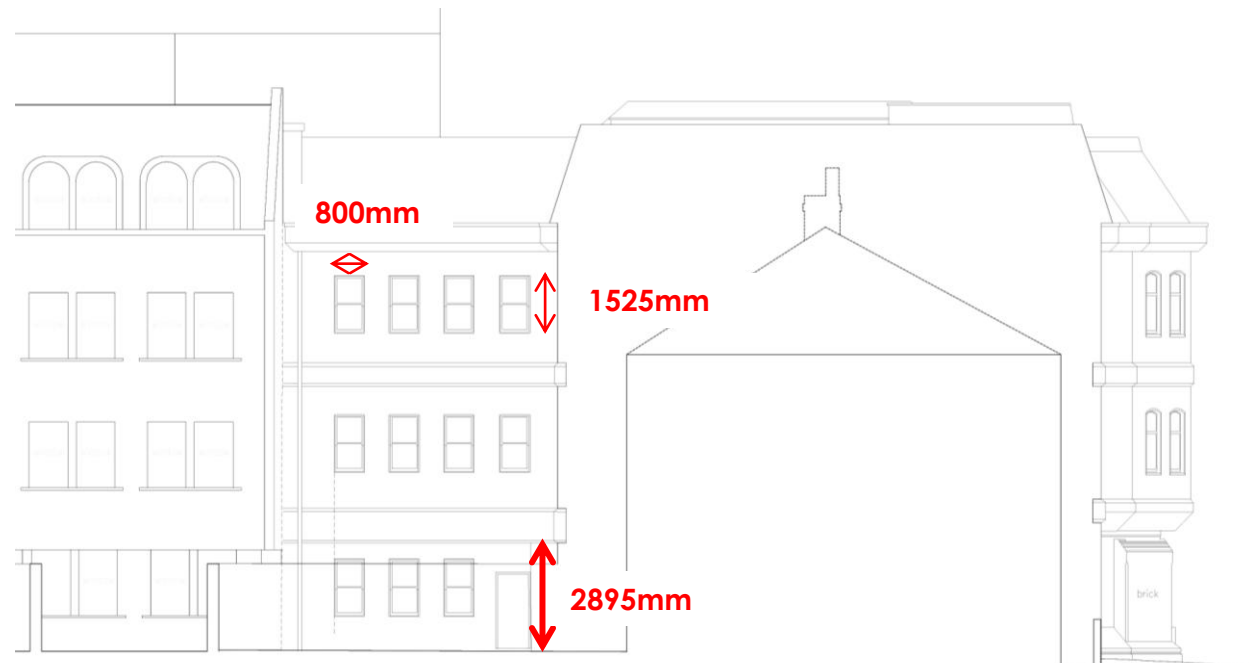


PROPOSED 1ST FLOOR PLAN

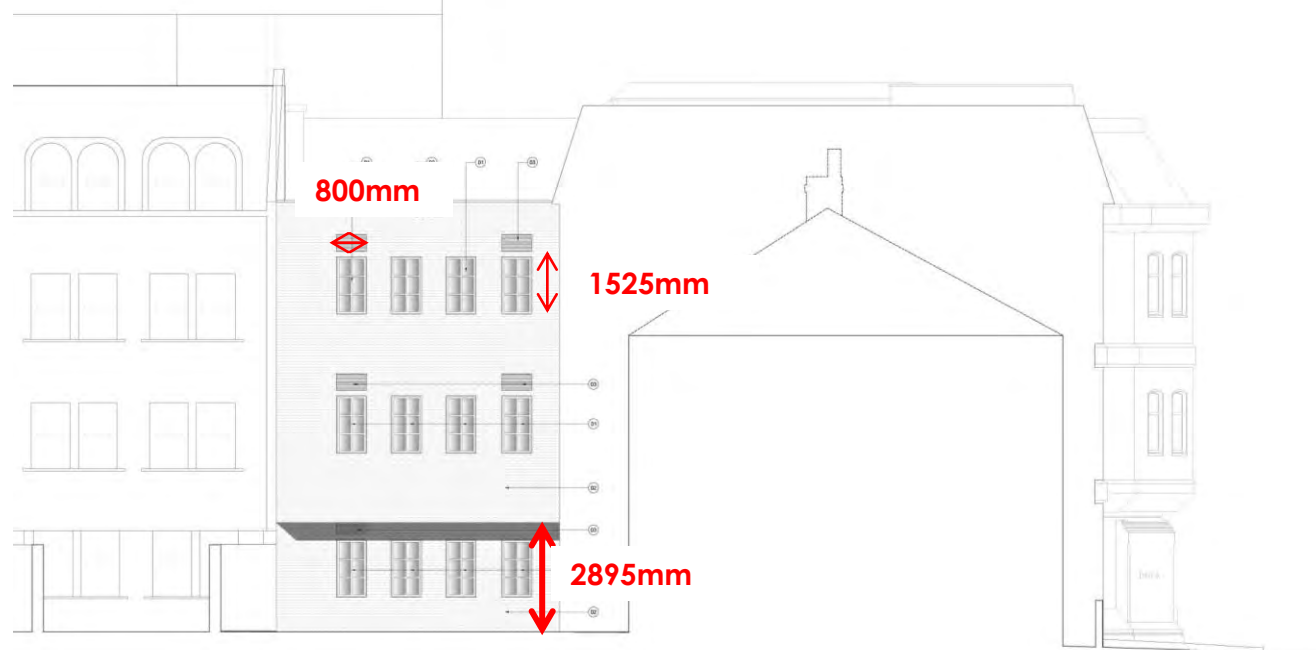
SCALE & MASSING PRINCIPLES

Key elements of the west elevation, such as opening dimensions and massing proportions have been retained, as indicated on the below diagrams, to

- Window dimensions have been remained the same as existing.
- Extension massing respects existing heights as indicated on the diagrams below.



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING SECTION



PROPOSED SECTION

SCALE & MASSING PRINCIPLES

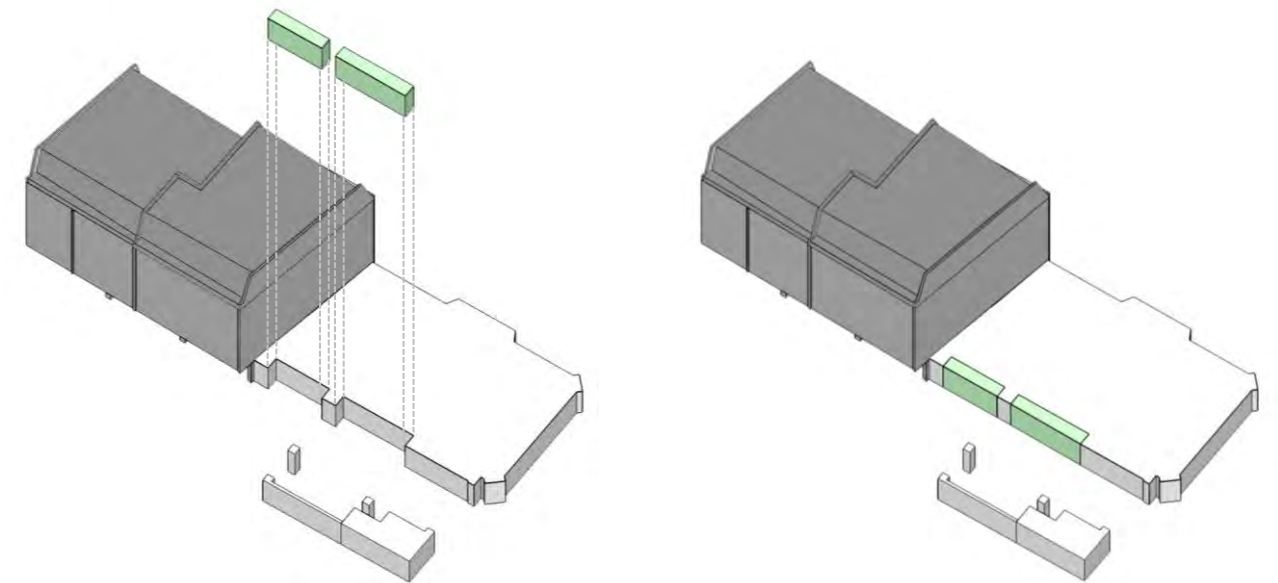
The diagrams shown below illustrate the massing hierarchy of the extension in relation to the existing building and its surroundings.

The ground floor extension acts as an infill for the two existing “pockets”, thus creating a more efficient internal layout. One of the two infilled bays is located at the undercroft towards which there is limited visibility.

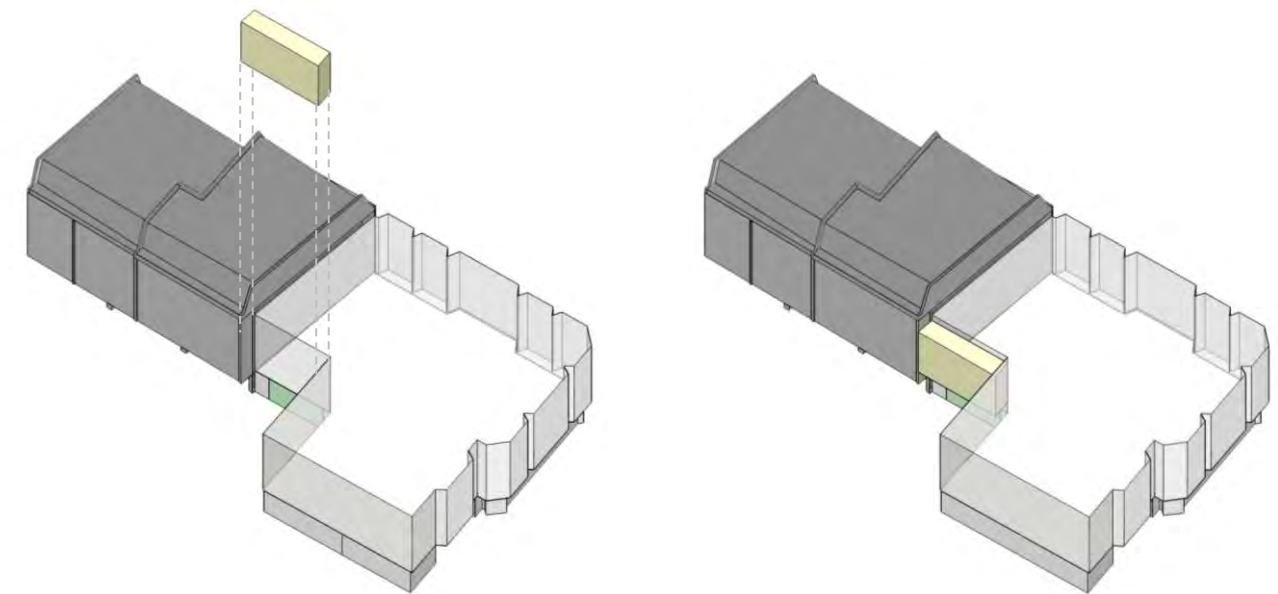
The extension on the two upper levels (levels 1 & 2) is aligned with the facade of the neighbouring building (45-51 Greyfriars Road) with proportions that match the existing elevation and still subservient to its adjacent building volumes.



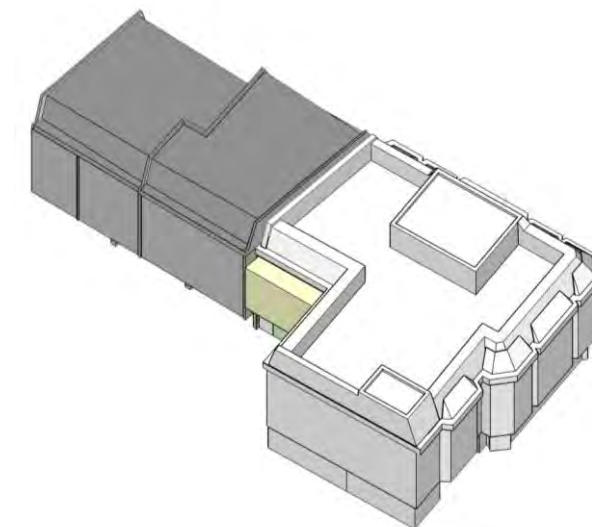
EXTENSION IN RED OUTLINE



PROPOSED GROUND FLOOR EXTENSION



PROPOSED FIRST & SECOND FLOORS EXTENSION



MASSING DIAGRAMS

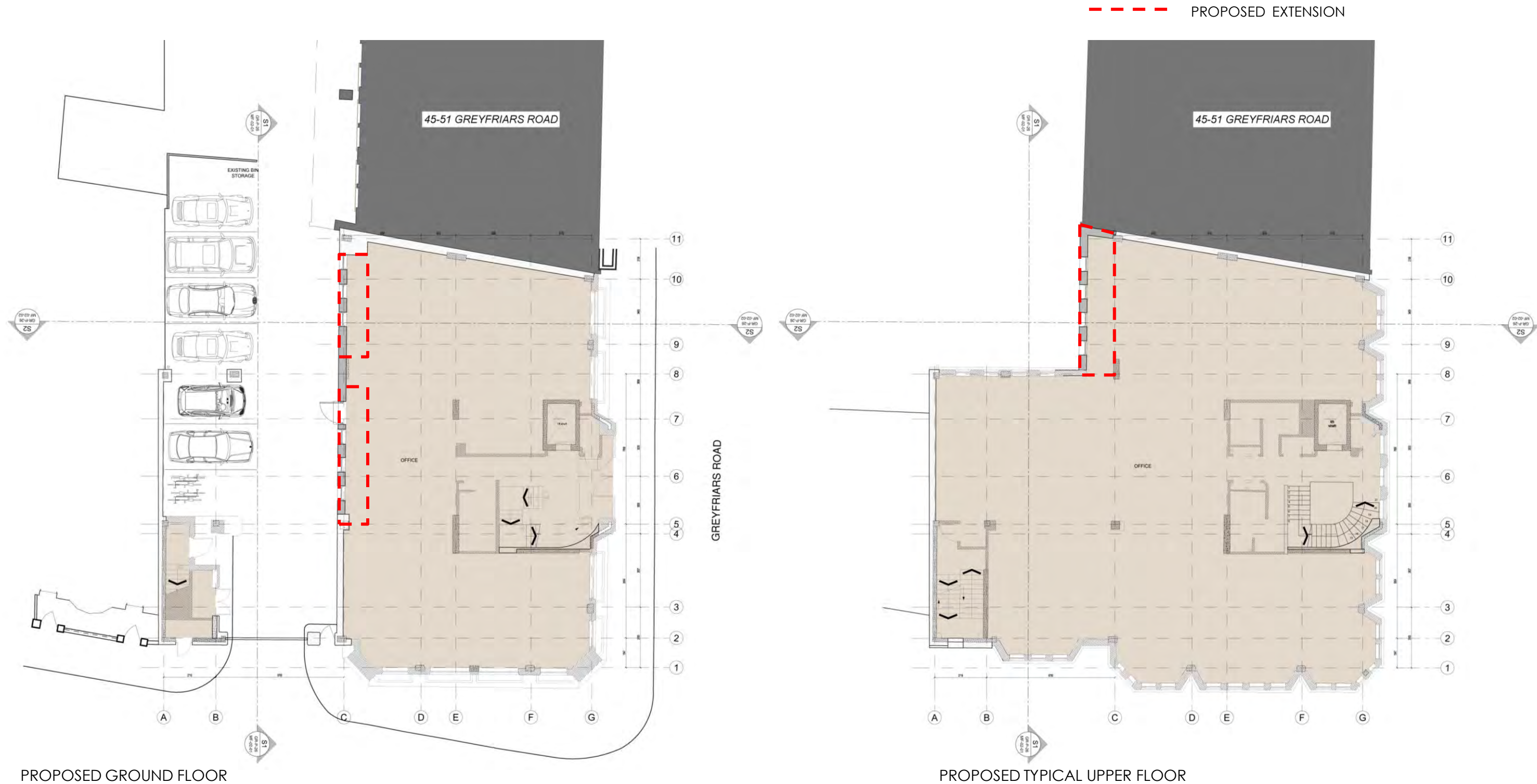
**3.0 DESIGN
LAYOUT**

LAYOUT

The proposal at 35-43 Greyfriars Road, retains the existing internal layout, where the main entrance is along Greyfriars Road with access to the car parking area from Stanshawe Road.

The main core is located between gridlines 3 and 8, in the middle bay of the building, while a secondary staircase serves all floors at the south-west corner of the property.

The rear of the building has been extended on ground floor, to infill the two existing "pockets" thus creating a straight elevation, and on levels 1 and 2 has been extended to align with the neighbour's building line.



3.0 DESIGN APPEARANCE

OVERVIEW OF 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

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

GENERAL NOTES

- DIMENSIONS ARE IN MILLIMETRS UNLESS OTHERWISE STATED
- LEVELS ARE IN METRS AOD UNLESS OTHERWISE STATED
- THE WALL CUT PLANE ON THE GENERAL ARRANGEMENT PLANS IS 1:200MM AS SHOWN
- IN ACCORDANCE WITH BRUSH STAINCO'S ROOM AREAS ARE CALCULATED 1:200MM AS SHOWN
- FINISHES ON DETAILS INCLUDING CILL LINES ARE INDICATED ON THE GENERAL ARRANGEMENT DRAWINGS
- FIGURED DIMENSIONS TO BE WORKED IN ALL CASES
- S.P. = ELEVATION SETTING CUT POINT

MATERIALS LEGEND:

1. CRITTALL WINDOW
2. NEW BRICKWORK
3. LOUVERS

PROPOSED WEST ELEVATION



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