

14 427.31/RC
Rev A

Planning Application Submission June 2017. Design and Access Statement for:

PROPOSALS FOR THE EXTENSION OF THE RIVERSIDE DENTAL CENTRE ON LAND ADJACENT TO THE EXSITING, AND CONVERSION OF THE EXISTING BUILDING FOR USES ANCILLARY TO THE SURGERY AT 20 BRIDGE STREET, CAVERSHAM, READING, RG4 8AA.

1.0 The Planning Application

The following documents outline TW-2 Architect's proposals, on behalf of The Riverside Dental Centre for the extension and re development of the above. This document is to be read in conjunction with drawings submitted with the planning application as listed below;

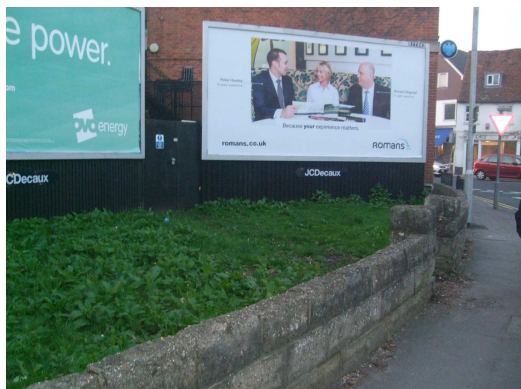
14 427 SV02A	As Existing Survey Drawing, Plans and Elevations	1:100
14 427 READ 1401	Chiltern Surveys Site Plan	1:100
14 427 PL10A	Site Plan/Site Location Plan.	1:100/1250
14 427 PL11A	Ground Floor Plan	1:100
14 427 PL12A	First and Second Floor Plans	1:100
14 427 PL13A	Roof Plan, Section EE	1:100
14 427 PL14A	Elevations	1:100
14 427 PL15A	Elevations	1:100

14 427 3D Visuals

2.0 Existing Site

The Existing Surgery

The existing surgery is housed within the 3 storey building which is 20 Bridge Street. The building is in poor condition internally with treatment rooms formed within what was a domestic property. Staff facilities and clinical back up facilities are cramped and patient access is very restricted as is a common problem with a converted domestic property.



Land adjacent to N0 20 Bridge Street



N0 20 Bridge Street

To the rear, in what was the original garden there is a poorly constructed 2 storey extension.

To the north of N0 20 is a vacant parcel of land which is a tear drop shape in plan, currently being used for large boarded advertising. The site is poorly maintained and unkempt.

Our client currently has an option agreement in place to purchase this land and it is on this site along with the conversion of the existing building he intends to develop a new updated/ modern practice for The Community. There is no specific intention to significantly increase patient numbers but to provide for those already registered up to date facilities with good access for all. The adjoining site has many constraints, not just its geometry but it must also maintain established service access and means of escape provisions from its neighbouring properties.

3.0 Pre Planning Consultations

Comments from The Local Authority were received based upon an initial pre application submission Ref 13-00670-PRE APP/ 130680/PRE (July2013).

A second proposal for a more comprehensive development was submitted to Reading Borough Council in November 2016. Comments were received back in March 2017. The current proposals look to respond as much as possible to those comments (refer to proposals, response to pre application dated 06.03.17)

4.0 Proposals

4.1 Concept

The proposal is to create a modern dental centre to consist of:-

Ground Floor

A new entrance, foyer with level access, ample waiting space (young family patients), patient WCs, disabled WC, and staff back up facilities including changing and break out. The existing building which currently acts as the patient entrance and foyer will be converted to a laboratory, administration and archive. Two treatment rooms are also located here.

It is important to construct as much of the new build element as possible before conversion, to attempt to maintain a continuity of care throughout the build.

First Floor

This is where the new main bulk of treatment rooms will be located, 4 in total with associated clean zones and waiting areas, all accessed by accommodation stair or lift. Circulation is split between clinical and patient which provides the ideal pattern, avoiding crossover where possible.

Second Floor

Here we are looking to provide back up educational and meeting facilities for The Practice and plant.

Within the first and second floors of the existing building it is intended to provide accommodation for staff associated with The Practice, with access via the courtyard or through The Practice.

Design approach

This is contemporary with a curved glass façade providing the transparency and openness that our client wants. Solid elements facing the street will be clad with a metal system, grey, terracotta/copper in colour/materiality, detailed specification to be confirmed (please refer to visuals). The building to the rear will be of red facing brick to match adjoining properties. It is intended that the new building will contrast but complement the existing street scene.

We have made minimal connection between the new and the old, being separated by a small courtyard only.

All required access ways for the adjoining properties have been achieved, please refer to notes on drawing 14 427 PL11.

The proposals attempt to respond to the considerable constraints of the site, the comments on the previous pre application submission and our client's brief which has to be achieved where possible despite all other considerations to make this purchase viable.

Access, there are no parking spaces on site, all staff and patients will use numerous local parking facilities all within walking distance as they do now. Cycle storage is provided.

4.2 Response to Pre Application comments (Reading Borough Council comments dated 06/03/17)

4.2.1 Design, Layout, Scale/ Impact on surrounding Area

The Pre Application Statement expressed concern over the scale and mass of the proposed development.

The submitted proposals have been reduced in both footprint and significantly in mass (reduced footprint at second floor of 23%)

The second floor has been pushed back into the site from the street frontage and treated as a roof section of the building with contrasting materials (please refer to the visuals). As the second storey is now set further back it will be almost invisible from any side approach to the building and have greatly reduced impact when approached directly from the front because of the perspective.



Extension façade

This results in an apparent two storey infill contemporary in design with a fully glazed shop front for The Practice. As previously noted solid elements will be made up of a metal cladding system coloured to reflect the adjoining properties, grey, terracotta/copper in its natural state.

Horizontal modelling allows the top of the new development frontage to approximately relate to the cornice of the neighbouring Bank with floor levels being contextual with the adjoining, existing surgery building.



Street view of Extension

The second floor/roof accommodation will be clad vertically in roofing material, zinc with the plant room similar, the grey metallic cladding playing down the mass. To the rear the building is brick clad with contemporary detailing, simple recessed windows, parapets and glass balustrades,

As requested the street frontage elevation has also been pushed back into the site further reducing the impact of the proposals.



Street frontage

4.2.2 Tree, Landscape and Ecology

We have considered the comments from The Councils Natural Environmental Officer and responded as best we can considering the constraints of the site. We have reduced the footprint of the building to the rear to allow for the formation of a courtyard which will contain new tree planting (fastigiated) as suggested, this will soften the building although the width is restricted and the context formed by adjoining properties is definitely “back of house”.

We looked at providing planting within the courtyard zone to the street frontage, however the increased width required compromised too much the working of the reception questioning the viability of the proposals. The amount of exposure to the street is critical for a building of this type to succeed.

We noted the reference to a site opposite but further down Caversham High Street, however we did feel that any perceived relationship with our site was tenuous considering the distances between them. There is no example of a similar green finger on sites adjoining ours or close to it proceeding over Caversham Bridge so our design intention is to complete what we feel is an urban frontage rather than to try and create a green finger.

4.2.3 Flood Risk Assessment

Please refer to the detailed Flood Risk Assessment Report

Design restrictions have resulted from The Flood Risk Assessment which have resulted in the need to raise the new ground floor finished level up above the existing ground levels with and undercroft below.

We have attempted to reduce the surface water drain off (on site tanking) by providing green roofs at the higher level flat sections.

4.2.4 Access

Full access has been designed into the proposals with ramped approaches to the main entrance, staff entrance and service corridor.

An internal lift gives access to all treatment and educational areas,

5.0 Sustainability and Low Energy Technology

- Where staff common areas exists to the rear of the new extension at ground floor, a buffer zone in the form of an enclosed courtyard and 2 slender trees (as recommended by the Arboriculturalist) have been indicated.
- The new building will be developed to a high standard with floors walls and roofs being constructed to Building Regulation plus specifications.

- The building will be constructed with appropriate sound insulation minimising impact both between units as well as to other properties arising from noise.
- All white goods will be AAA rated and lighting will be LED and efficient.
- Where there are new hardstanding areas they will be permeable.
- Good daylight penetration from areas of glazing throughout the building will reduce the need for over use of artificial lighting.
- Materials and labour used on the construction will be locally sourced wherever possible.
- Green Roofs have been installed to the flat roof levels – These are considered to be low maintenance, self-sustaining green roofs with a depth of substrate to encourage rainwater attenuation and to improve insulation (leading to a reduction in carbon emissions that result from heat and cooling in buildings). Other benefits include the support of biodiversity in planting species and in attracting insects.
- Solar Panels have been installed to the flat roof area of the second storey as a form of renewable energy, reducing the use of exhaustible materials (such as coal and oil) by using the sun's energy to effectively create electricity.
- Heat Recovery ventilation to be installed within the plant area at second floor level is an energy recovery ventilation system which employs a cross flow heat exchanger between the inbound and outbound air flow. HRV provides fresh air and improved climate control, while also saving energy by reducing heating requirements.

Program

We are aware of the stated response times you have for planning application submissions, it would help our client, as he is under some pressure from the option agreement that these targets are achieved if at all possible. We look forward to hearing from you.

TW-2 Architects
Rob Carter

19st June 2017