

READING BOROUGH COUNCIL

Battle Library Rear Extension

Design and Access Statement

5 May 2017



FAITHFUL + GOULD



Document Status					
Revision	Date	Status comment	or Prepared by	Checked by	Authorised by
	07.03.17	For review	J Adamson	C Chewter	C Chewter
0.1	10.04.17	For review	J Adamson	C Chewter	C Chewter
0.2	04.05.17	For review	J Adamson	C Chewter	C Chewter

Disclaimer

This document and its contents have been prepared and are intended solely for the Client's information and use in relation to the attached Listed Building Consent application.

Faithful+Gould assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Copyright

The copyright of this document is vested in Faithful+Gould. This document may not be reproduced in whole or in part without their express written permission.



Contents

- 1.0 Background and Proposal 3
- 2.0 Existing Features 3
- 3.0 Access 3
- 4.0 Layout 4
- 5.0 Scale and Appearance 5
- 6.0 Landscaping and Ecology..... 5



1.0 Background and Proposal

- 1.1 Battle Library is located along Oxford Road (A329) in the Battle Ward, a busy retail and residential district to the west of the Reading Town Centre. The building is Grade II Listed. The buildings in the area are predominately of late Victorian origin, except for the recently completed retail and residential development directly to the north and east of the site.
- 1.2 The building was extensively refurbished in 2009, both internally and externally. The works included the complete replacement of the roof coverings, the addition of roof and wall insulation, a green roof, new mechanical and electrical services including the incoming electrical supply, passive solar water heating and an air source heat pump.
- 1.3 Additional toilets were provided and the renewal of wall and floor finishes and fixtures and fittings was carried out. The addition of an external open-air terrace was also incorporated into the design to provide an area for benefit of all the users of the building.
- 1.4 The proposed development that is the subject of this planning application is to construct a new extension at the rear of the existing Library building together with an external deck and the sympathetic internal remodelling of the existing Library building to create an additional community space that will enhance and complement the existing facilities in the building.
- 1.5 The new extension will house an office/meeting room space and the Adult Non-fiction & Reference Section and allow the space that it currently occupies to be converted into a new Community Space.
- 1.6 The proposed remodelling of the internal layout of the building will enable the library to provide for a growing user base as well as provide the required spaces for all the activities that are to take place in the enlarged community hub building.
- 1.7 It was confirmed at Pre-application advice stage that the high level arched windows would be retained. Further, improvements were made to the new store in the community space and the layout of the proposed tea point was clarified.

2.0 Existing Features

- 2.1 Battle Library is of single storey design and of traditional loadbearing construction dating back to the beginning of the 20th Century. The building features a dual-pitched roof, clad with plain clay tiles, with a bell/vent tower projecting above the ridge to the front elevation. The external walls are constructed in masonry with stone detailing around the windows, doors and parapet wall that bounds the pitched roof. To the rear of the library, the building has been extended into a single storey flat roofed annexe across the full width of the building, providing access to the secure rear terrace. This part of the building is finished in cream coloured render and is visually different from the original part of the building. The windows consist of both metal and timber framed single glazed units (some with secondary glazing behind), with domed dormer windows to the front roof slope. Internally, the accommodation retains many of the building's original features, including decorative plaster, stained glass and vaulted ceilings. There are comprehensive welfare facilities including accessible WC's, baby change and staff kitchen area.

3.0 Access

- 3.1 Pedestrian access to the existing building is directly from the pavement running along the Oxford Road. Dropped kerbs with tactile paving have been provided at road crossings and a pedestrian crossing with traffic lights and visual/audible warnings has also been installed a short distance away from the entrance to the Library. The building is also well served by public buses with bus stops within a short walk of the library.



- 3.2 The lack of car parking facilities on site and along the Oxford Road (limited to 30 minutes) precludes the use of private vehicles travelling to the site. However, the Library has an agreement with the adjacent Methodist Church that Disabled car drivers visiting the Library can use the designated disabled car-parking bays located in the Church car park at the side of the Library.
- 3.3 The building already has a level approach to the principal entrance from the pavement. The double doors to the principal entrance are equipped with automatic opening devices with push button controls and safety gear. The rear external doors that give access to the Terrace are also equipped with automatic opening devices with push button controls.
- 3.4 There are no changes in floor level within the building or the proposed extension and all doors will have level thresholds. All floor surfaces, including the proposed external deck, are to be firm, level and slip resistant.
- 3.5 The following documents were consulted and used as guidance in the design of the Building:
- Disability Rights Commission Publications
 - The Equalities Act 2010
 - Building Regulations; Approved Document M, Access to and use of buildings
 - BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled People- A Code of Practice
- 3.6 No existing pedestrian or vehicle access points will be affected by the proposal. No additional vehicle parking provision is to be provided as part of the development. Therefore, a Transport Impact Assessment is considered to be unnecessary. The existing infrastructure in the vicinity is deemed to have sufficient capacity to deal with the anticipated increase in users of the facility.

4.0 Layout

- 4.1 The proposed development is to consist of a single storey structure with a flat roof, which will be built off the non-original terrace at the rear of the existing Library building. It will have an internal floor area of 66 square metres. The external finishes of the new extension will match the rear of the existing Library building.
- 4.2 The creation of a new external deck built at the side of the proposed extension will provide a usable outside space that will benefit the users of the building and mitigate the loss of the existing terrace.
- 4.3 Access into the new extension will be via the existing external double doors from the main General Lending section of the Library. Double doors from the new extension will open out onto the new external deck.
- 4.4 The proposed remodelling of the internal layout of the building will consist of the following:
- The removal of non-original partition walls to open up the existing Multi-Purpose Room and the new Community Space.
 - The removal of non-original Tea Point and storage cupboards and their replacement with a new Tea Point and a new Unisex Wheelchair Accessible Toilet using studwork partitions.
 - The construction of new stores (using studwork partitions) to replace the existing stores lost due to the above.
 - The introduction of a set of fire resistant doors in an existing opening between the General Lending Section and the new Community Space.
 - The removal of existing non-original automatic double doors to provide free access into the proposed extension.
 - The introduction of new frameless glazed screens & doors in existing openings between the entrance vestibule and the General Lending Section and the Children's Library.



- 4.5 It should be noted that none of the proposed internal changes to the existing building will affect the structure of the building or result in the loss of any of its important features. The proposed alterations can be simply reversed in the future if necessary.
- 4.6 The new accommodation will comply with the requirements of the Equalities Act 2010 and the relevant parts of the Building Regulations.
- 4.7 The existing landscaped areas to the rear and side of the Library are to be retained and remain unchanged apart from the loss of one tree, which was planted as part of the original refurbishment scheme. The tree is to be removed to make way for the construction of the external deck, however, the provision of a green roof on the proposed extension is considered to compensate for the removal of the tree.
- 4.8 English Heritage were approached for consultation on the design proposals and they have stated they have no comments to make.

5.0 Scale and Appearance

- 5.1 The proposed development will be located on the north elevation to the rear of the building on an existing raised terrace, which overlooks a private car park. The new extension will be set back by 1.2 metres from the side elevation facing the adjacent Church and will be no higher than the rear of the existing building. The proposed development will therefore not be visible from the main street scene, as it will be hidden from view by the existing structure.
- 5.2 The aim of the design for the extension is that it should blend seamlessly with the existing Grade II Listed structure of the Library building. This will be achieved by the use of a matching render system applied to the external walls of the proposed extension and the installation of a “Green” roof, which is already a feature of the existing building.
- 5.3 The inclusion of an external deck in the proposals will enhance the appearance and amenities of the site.
- 5.4 The proposal will match the rear elevations of the existing building in terms of colour and materials and will therefore have an insignificant effect on the character of the building.

6.0 Landscaping and Ecology

- 6.1 As the proposed development is to be built off an existing structure, the likelihood of disturbing any valued habitats or protected species is extremely small.
- 6.2 The site of the new extension is deemed to have little or no potential to offer shelter to bats within an undetected roost site. Due to the nature of the design, there is a small possibility that there may be bats present in the main (original) roof bell/vent tower. The main roof will remain unaffected by the proposed works.

Appendix A

Historic England Listing Entry for Battle Library





WEST BRANCH LIBRARY

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WEST BRANCH LIBRARY

List entry Number: 1302878

Location

WEST BRANCH LIBRARY, OXFORD ROAD

The building may lie within the boundary of more than one authority.

County:

District: Reading

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39111

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building



Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

OXFORD ROAD 1. 5128 (North Side) West Branch Library SU 67 SE 16/543 II 2. 1907 designed by F W Albury. A good example in "Wren-naissance" style. 1 1/2 storeys. Red brick with ashlar dressings, moulded plinth, modillion cornice and cope to parapet. 3 bays each side or fabled porch break with paired glazing bar casement windows flanked by paired pilasters. Hipped tiled roof with 2 tripartite segmental dormers behind parapet. Wooden cupola with Doric peristyle and lead dome. Segmental headed entrance with concave surround. Gable over has 3 busts - Milton, Shakespeare and (possibly) Darwin. Stone commemorative tablets on each side laid by Edward Jackson (mayor) and Dr Jameson Hurry (local antiquary) 16.x.1907. Lobby has marble commemorative plaques naming architect, donor Andrew Carnegie, G W Palmer (who opened it) and builders (T H Kingerlee and Sons). Interior: top lit central hall with stained glass (The Abbey, Reading and University badges). 3 rooms, side rooms have plaster barrel vault, and modillion cornice and dormers in ceiling. Glazed screen fronts desk to north room.

Listing NGR: SU6961873673

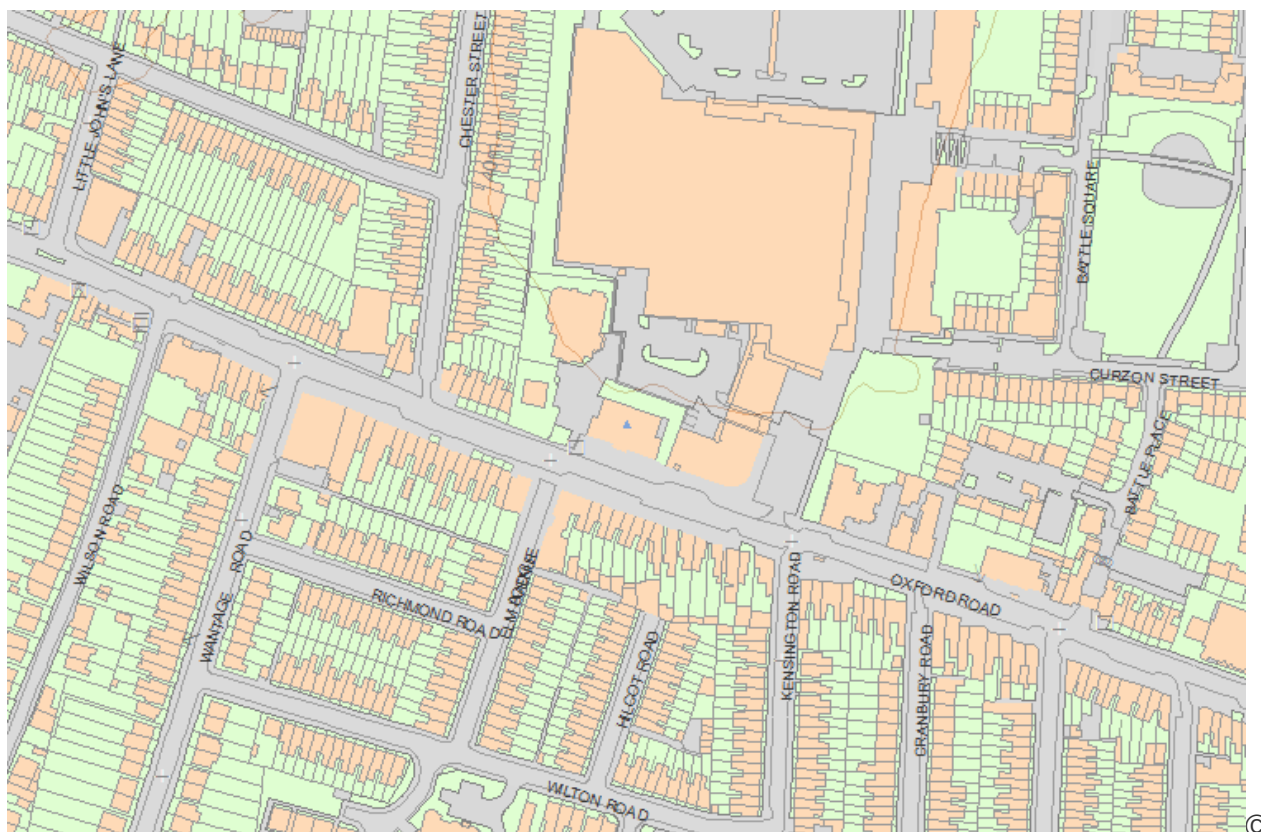
Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SU 69618 73673



Map



Crown Copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2017. All rights reserved. Licence number 102006.006.



John Adamson

Building Surveyor

Faithful+Gould
UK AND EUROPE

T +44 (0) 1865 734100
F +44 (0) 1865 883060
E John.Adamson@fgould.com

FGOULD.COM