

219 – The development of the former Island Bar, Pipers Island, Caversham, RG4 8AH

Design & Access Statement

On behalf of Omer Yucei

Rev 1

Date: 26th Jan 2017

Proposed Development

The proposed development is for the Change of use and conversion of the first floor of the restaurant/bar into 3 residential dwellings (2 x 2bed & 1 x 1bed) and for a new access bridge and external alterations to the building.

Location

The site is located within Reading town centre, just south of Caversham on the River Thames. The location is equidistant from the town centre facilities of Reading town centre and the local centre of Caversham, as a result the site is in a very sustainable location and benefits from major employment, infrastructure, leisure and community assets.

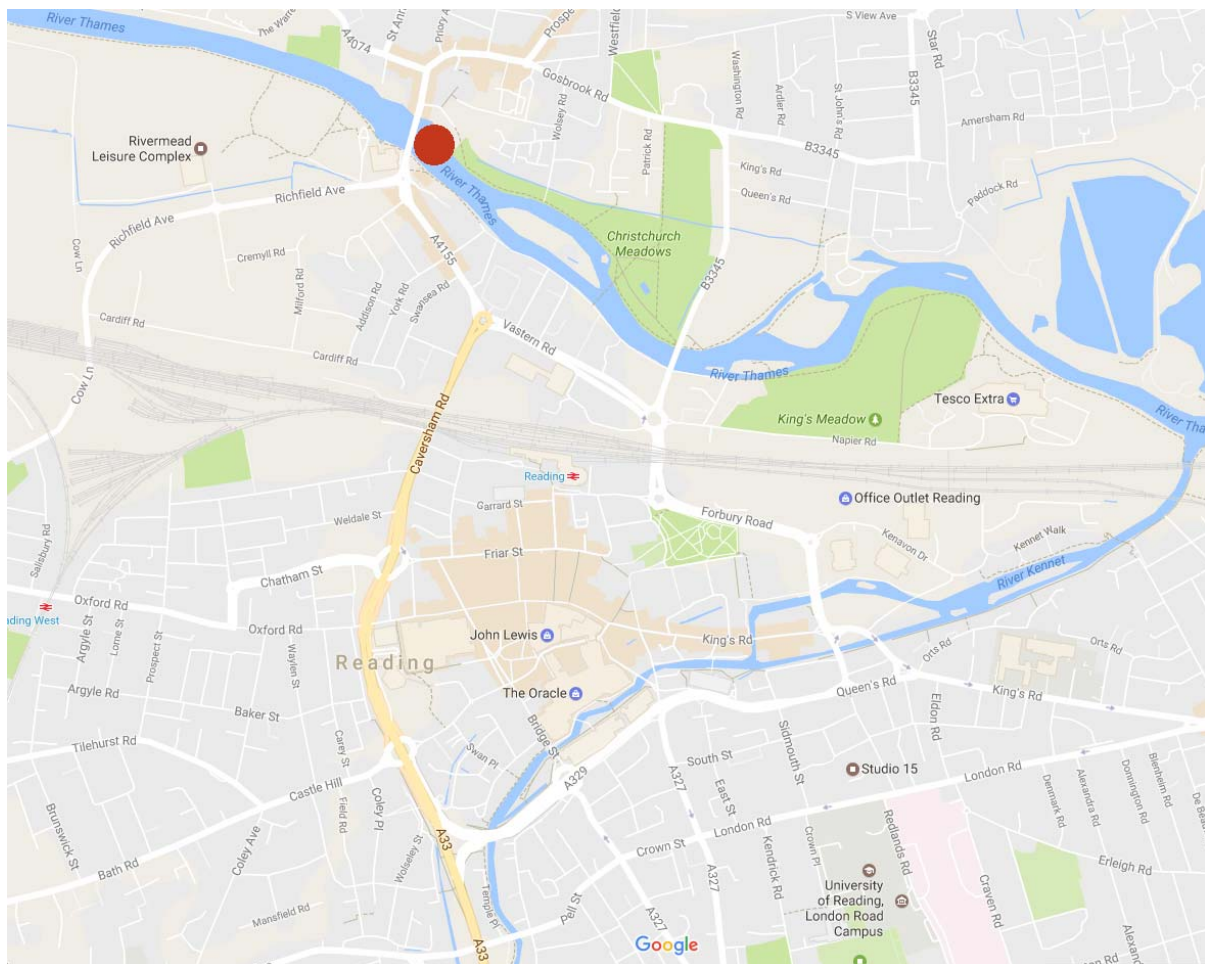
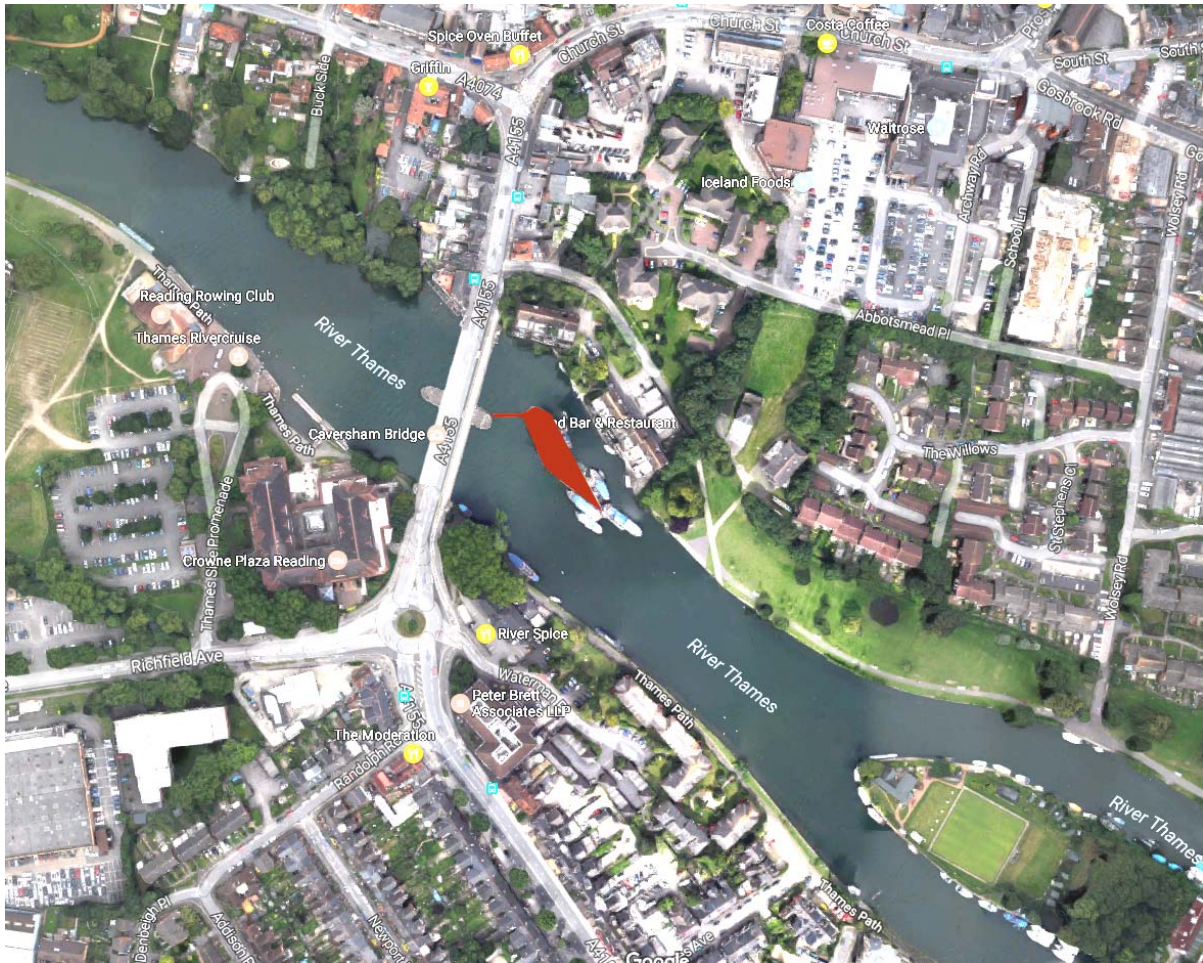


Fig 1 – Site location in respect to Reading Centre



Current and Proposed Use

Flat 1: 1 bed – 59m²

Flat 2: 1 bed – 44m²

Flat 3: 2 Bed – 100m²

Limited Company Registration No. 8770276

1. There has been a recent fire safety restriction on the accommodation numbers which has made the top floor redundant;
2. The maintain make the A3 unit more economically viable with the reduced numbers the reduced accommodation will fund and lower the overheads of the building preserving the A3 use in perpetuity;
3. There has been a history of noise and user conflicts between surrounding residential dwellings and the larger A3 operation, by reducing the scale of the A3 operation and removing the more prominent top floor A3 use it will reduce the noise and conflicts, to the benefit of all;
4. The building and bridge requires large investment which will be generated by this development.

Site Access

The site is accessed from for pedestrian traffic only, from a footprint spurring off some steps from the larger Caversham Bridge (A4155). The current bridge is in poor condition and a benefit of this development would be to improve this access by building a new (metal) longer-term bridge access, raised to be set above current and future flood risk levels.



Fig 3. Photo of the Island bar with access bridge in the foreground



Fig 4. Image of current wooden bridge, to be replaced with new (metal) bridge

Flood Risk Assessment (FRA)

The Site is located within a flood zone, by virtue of the river context. However, the entire building (and site) is raised from the river and the existing levels are above the flood levels furthermore there is no recorded history of flooding. The proposal does not look to alter the existing building footprint or in any way offset the floodwater and increase the flood risk elsewhere.

A flood Risk Assessment has been submitted as part of this application and describes the flooding issues prevalent with the site. Importantly it sets current and proposed flooding levels and illustrates that the converted first floor will not be within the flood levels. Furthermore, the altered bridge design has been raised and set at a level that is above the critical flood level, so escape onto Caversham Road can be ensured, overcoming the flood risk.

Design & Appearance

The philosophy of the appearance and design is to match and retain the existing character of the building. Very few external appearance alterations are proposed other than some windows and doors alterations, but the overall character of the building remains the same.

The main appearance change is the bridge, which is generally replaced in the same position and in a similar form, albeit raised to suite the FRA. It will look similar but modern modern

and contemporary in design, with a higher quality minimalist glass balustrade, similar to the precedent image below:-



Fig 5. An example of the bridge aesthetic that the new bridge will aspire to

Lighting

The existing building lighting will remain as existing. The new bridge will have lighting along the length as per the precedent image below: -

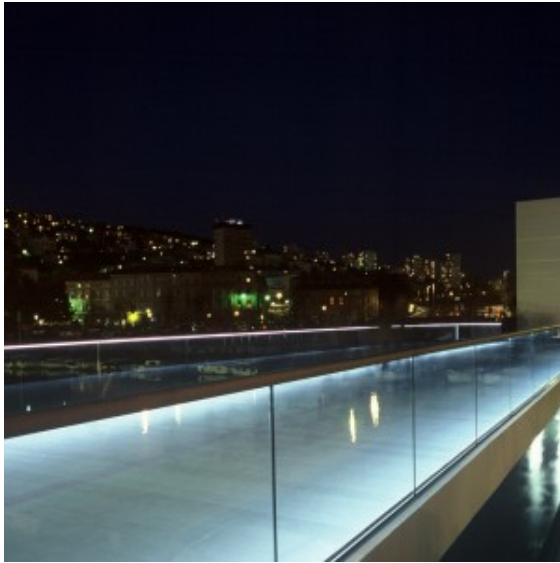


Fig 6. Example of the proposed bridge lighting

Parking

The island nature and context of the site means that there is no provision of parking, which is the case for the current A3 use. The current users make use of the surrounding car parks and unrestricted parking zones within Caversham.

The residential development proposed does not propose any parking provision. Given the central position within the Town centre (and the plentiful facilities within) coupled with the less than 5 minute walk to Reading railway station this is an extremely sustainable location. As a result the provision of parking for this residential dwellings should not be considered as an essential requirement.

Amenity

The island does not offer a great deal of private allocated amenity space, other than some balcony/terrace space. But given the riverside context and surrounding parks the leisure provision that this location offers, this offsets this requirement.

Noise

The existing building faces onto the Caversham Bridge which at the thinnest point is some 20m away. Given this is a busy road an acoustic report has been prepared to illustrate that the noises levels are not prohibiting development.

Ecology

As a conversion of an existing building a bat survey has been prepared and illustrates that there is no evidence of bat roosts within the existing building.

Conclusion

This application represents a modest level of residential development that re-uses existing building stock to provide much need residential accommodation within a sustainable location. The important issues of flooding and noise have been discussed and addressed within the reports and design alterations. It should therefore be considered that this building is suitable for partial residential conversion.