

7 BLAGRAVE STREET, READING

DESIGN & ACCESS STATEMENT



Quality Control Sheet

Design & Access Statement

Project: La Baguette, 7 Blagrove Street, Reading, RG1 1PJ

Project No: 1730

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PROJECT TEAM

Client

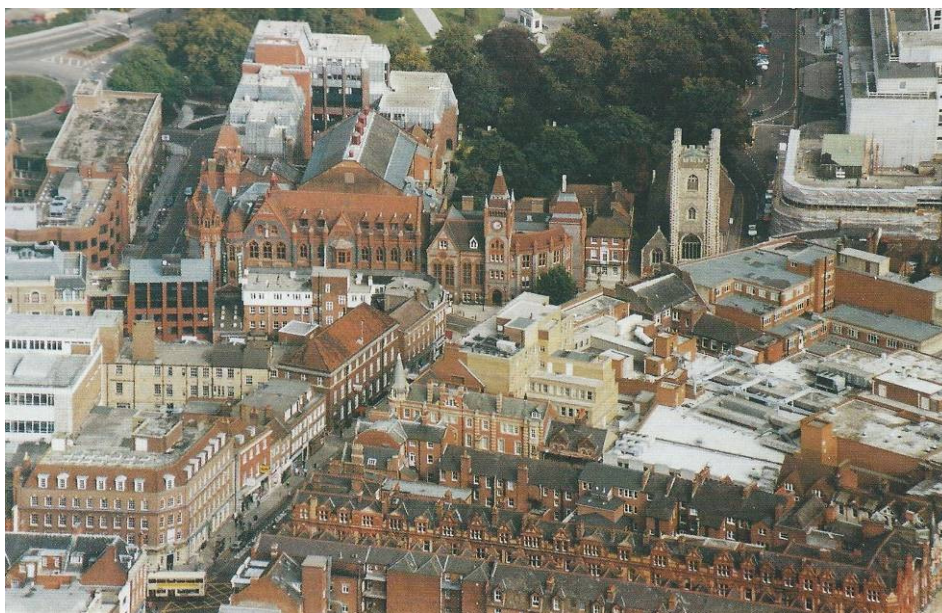
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1.0 INTRODUCTION

- 1.1 This report has been prepared for the re-development of 7 Blagrove Street, Reading to provide a accommodation comprising of a café on the lower floors and Bed and Breakfast accommodation with 23 rooms.
- 1.2 This Design & Access Statement and drawings listed in Appendix One have been prepared by David Clarke Associates to accompany the application for full planning permission at Blagrove Street in respect of the new building to replace the existing.

DESIGN

2.0 USE

- 2.1 The proposal building has an existing use class of A3 café on the ground floor and C1 Bed and Breakfast on the first floor.
- 2.2 The proposal is to expand the C1 use on the new upper floors to create additional Bed and Breakfast accommodation and also the expansion of the A3 ancillary facilities in the basement area.



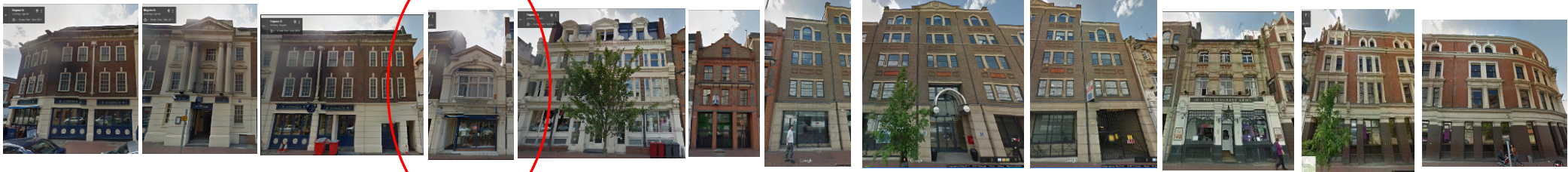
Front Elevation

2.3 The Bed and Breakfast accommodation currently utilizes the ground café area for serving the breakfasts, this situation will continue under the current proposal.

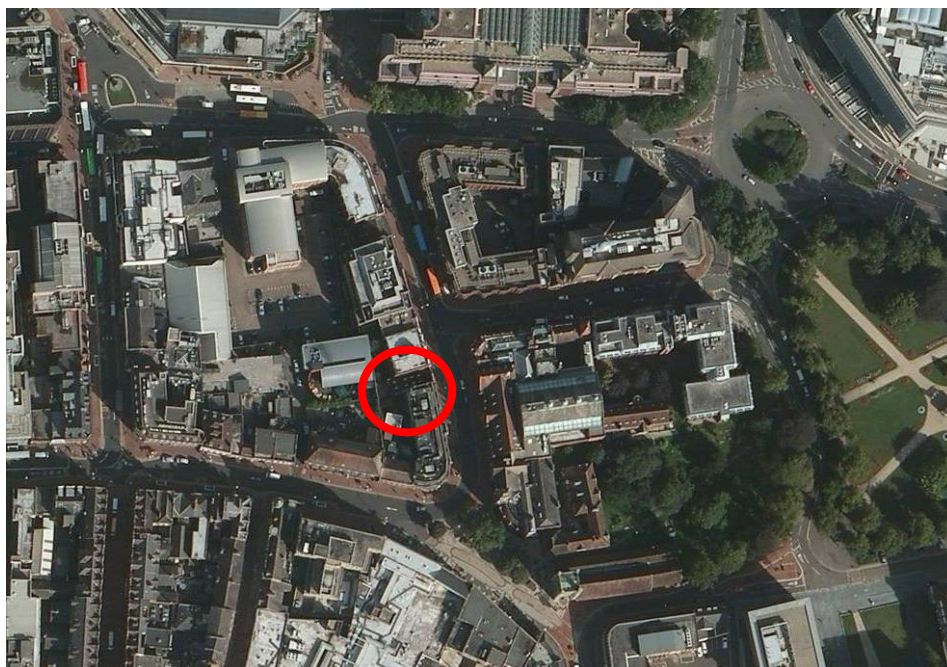
3.0 AMOUNT

3.1 The proposal is to increase the building from its current 2 storey structure to a new 5 storey building including a basement; the additional floor levels 1-4 for the C1 use provide additional accommodation for the Bed and Breakfast business.

3.2 The buildings along the west side of Blagrove Street are, in the majority, 4-5 storeys high. Therefore, the increase in the storey height of the proposal site will be in keeping with the streetscape of the neighbouring buildings.



Blagrove Street Elevation



4.0 LAYOUT

- 4.1 The site lies on the East border of the primary shopping area in the town centre of Reading.
- 4.2 The building plot is in surrounded by the properties of 1-5 Blagrove Street (A4 use), 9-15 Blagrove Street (A1 use ground floor with C3 use above), 7-9 Friar Street (A4 use) and Winston Street (A4 use).
- 4.3 The property boundary is almost the full footprint of the existing building with access from Blagrove Street and the shared yard to the side; this means that the access to the site is only from Blagrove Street.

5.0 SCALE

- 5.1 The proposal building currently sits between a 6 storey building to the north and a 5 storey building to the south, although they have different numbers of storeys, these neighbouring buildings are of similar heights. The building to the south uses the roof area to the rear for mechanical plant.



9-15 Blagrove Street



1-5 Blagrove Street

7 Blagrove Street, Reading

- 5.2 The new building is to be similar in height to the adjacent properties, with the central block of 5 storeys and the side block of 4 storeys.
- 5.3 The massing of the proposed two blocks between the existing buildings helps the transition for the rear elevation as 1-5 Blagrove is a storey lower at the back of the property. The buildings located behind the site, at 7-9 Friar Street and Winston Street, both are 5 storeys high.

6.0 LANDSCAPING

- 6.1 There is no provision for landscaping in the scheme.

7.0 APPEARANCE

- 7.1 The existing buildings front elevation is painted render with architectural mouldings to the top of the side columns with a horizontal architrave and cornice band above the opening to the commercial unit on the ground floor



Rear view of Pediment
 looking towards Museum

Rear Elevation materials



- 7.2 There is a large bay window with timber framed, single glazed windows and a batten rolled lead roof at the first floor. Above the bay window there is a masonry arch and keystone detail, with an open pediment with a corbelled raking cornice and a small blank tympanum above.
- 7.3 The rear of the building is mainly red brick at the ground floor and side elevations with the rear first floor elevation clad with vertical tile hanging. The sloping roof over the escape stair has single lap tiles.
- 7.4 The existing building has a flat roof covered with bitumen felt and brickwork parapets to the sides. The roof has several roof lights to provide daylight to the rooms and corridors below.
- 7.5 The windows at the rear of the building are white PVCu double glazed casements and with matching cills.
- 7.5 The proposal buildings front elevation will retain the ground floor masonry elements and the first floor bay window is to be retained and the damaged areas are to be repaired/replaced.

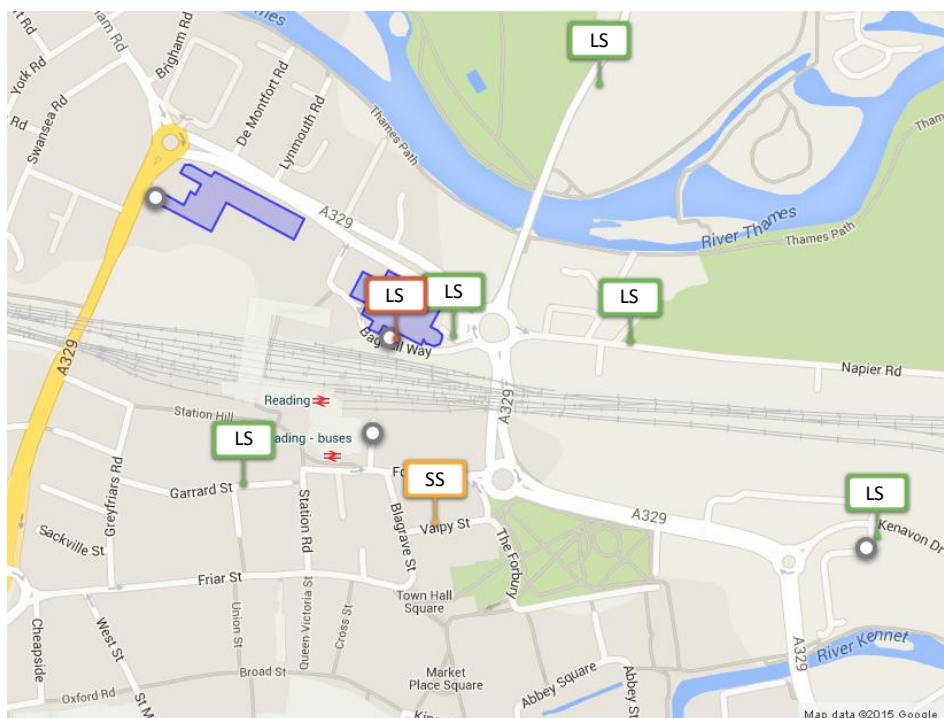


Existing Front Elevation showing architectural masonry details

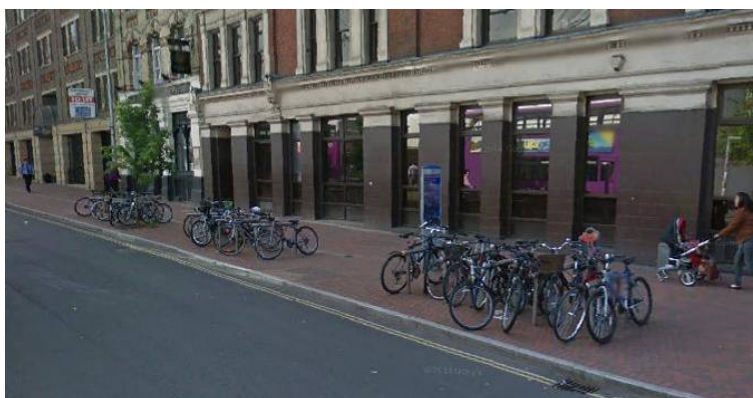


Proposed Rear Elevation

- 7.6 The decorative arch and the pediment will be replicated at the fourth floor level of the proposed building. Behind the re-built pediment will be a small balcony area for each of the front top floor units which are accessed through double glazed 'french' doors in the man-made blue/black slate mansard roof.
- 7.7 The proposed rear elevation consists of brickwork to match the existing building with curved solid arch detail over the window openings. Both the higher and lower rear blocks have flat roofs and brickwork parapets with dark grey single ply membrane a roof covering.
- 7.8 The windows to the proposed rear and side elevations will be white PCVu double glazed, sash style casements with matching cills.



LS - Long Stay
SS - Short

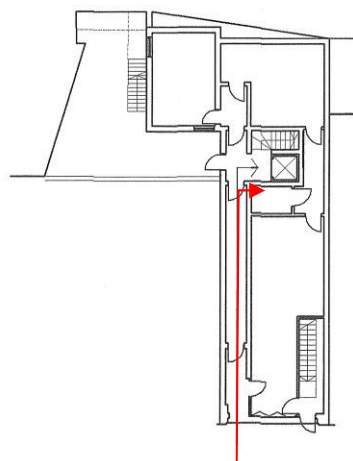


Cycle Parking

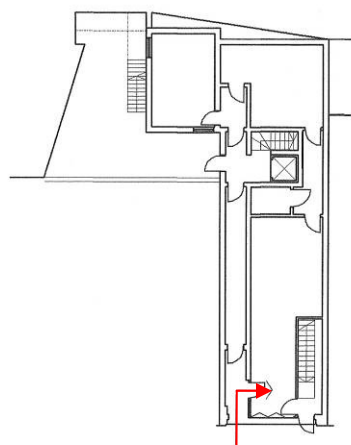
ACCESS

8.0 VEHICULAR & TRANSPORT LINKS

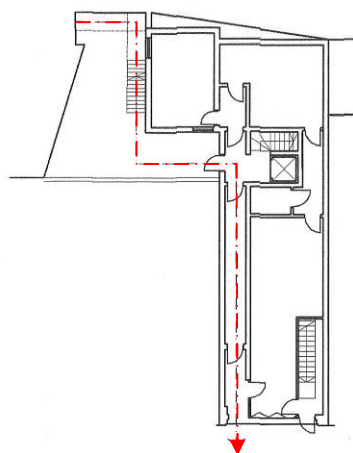
- 8.1 There is no existing car parking or vehicle access within or onto the site due to the existing building forming part of the continuous terrace along Blagrove Street there are no parking spaces proposed.
- 8.2 The users of the café generally walk to the premises from the surrounding local area whether they are residents, office/building site workers or tourists.
- 8.3 The Bed and Breakfast use is traditionally used by tourists who arrive at the building via public transport; bus, taxi or train.
- 8.4 The existing and retained uses classes of the building have, in majority, foot traffic journeys to the site.
- 8.4 If the users did arrive by car there are a number of parking spaces available within the nearby public car parks, either short or long stay. The nearest car parking to the site is located at; Valpy Street (on-street parking), Gerrard Street (NCP) and Reading Station (MSCP).



Access to Bed & Breakfast



Access to Cafe



Route of Easement

8.5 There are a number of council provided cycle stands located at the northern end of Balgrave Street which are used by the public.

9.0 INCLUSIVE ACCESS

9.1 The proposed building utilizes the same access points for the café and the Bed and Breakfast use as the existing building.

9.2 The access for the Bed and Breakfast use is via a corridor on the right hand side of the property towards the rear of the building with a stair and lift core which accesses all floors.

9.3 The stair wraps around the lift shaft and the corridors on each floor lead to the Bed and Breakfast accommodation.

9.4 The proposed motor room-less lift has an 8 person car which is sized to be accessible for wheelchair users.

9.5 The café access is from the right hand side of the ground floor and a door into the café in a similar position to the existing door.

- 9.6 The access position of the proposed building must stay on the right hand side of the building as there is a Right of Way Easement from the neighbouring property at 5-6 Friar Street. This access is for their alternative fire escape route from the first floor of their property to the final exit out on to Blagrove Street. This route through the ground floor area must be maintained and any future development of the site must include for this right of way.

10.0 CONCLUSION

- 10.1 The proposal has the potential to deliver the following benefits;

- Enhance the character and appearance of the building in its locality whilst improving the efficiency of the building.
- Construct a well-designed and sustainable building making a positive urban design contribution within the Market Place/ London Street conservation area of Reading city centre.
- The building continues the uses, café and Bed and Breakfast which provide services for the local community and tourism.

- The scheme has been designed to produce a building that utilizes many of the architectural features of the existing building which helps retain the richness of the styles of building along the streets neighbouring buildings.
- The result of the proposal is an improvement to the local area and the building provides a positive architectural contribution to the conservation area.

APPENDIX ONE

Drawing Issue

1730 / P / 01	Site Location Plan
1730 / P / 10a	Existing Plans
1730 / P / 11a	Existing Elevations
1730 / P / 20a	Proposed Basement to Second Floor Plans
1730 / P / 21	Withdrawn
1730 / P / 22	Proposed Third to Roof Floor Plans
1730 / P / 23a	Proposed Elevations
1730 / P / 24	Existing & Proposed Section and Elevations
1730 / P / 30	Existing Change of Use Class Plan
1730 / P / 31	Proposed Change of Use Class Plan
1730 / P / 32	Demolition Plans
1730 / P / 33	Sound Testing Station Locations

