

GARRARD HOUSE, READING

DESIGN AND ACCESS STATEMENT

March 2015

(Revision B October 2015)

Titan Property Developments
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DESIGN TEAM

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Engineering Consultants & Contractors

INTRODUCTION

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Document Purpose

This Design and Access Statement is in support of a planning application by Titan Property Developments to Reading Council. It has been prepared by WCEC Architects.

Aims

This Design and Access Statement aims to establish:

- **Analysis** – An understanding of the surrounding context.
- **Process** – How the physical characteristics of the scheme have been informed.
- **Use** – What the building is going to be used for.
- **Amount** – How much will be built on the site.
- **Layout** – How the building will be arranged on the site, the relationship between the building and the spaces around them.
- **Scale** – How big the building will be (the height, width and length).
- **Appearance** – What the building and spaces may look like.



00 INTRODUCTION

The Project

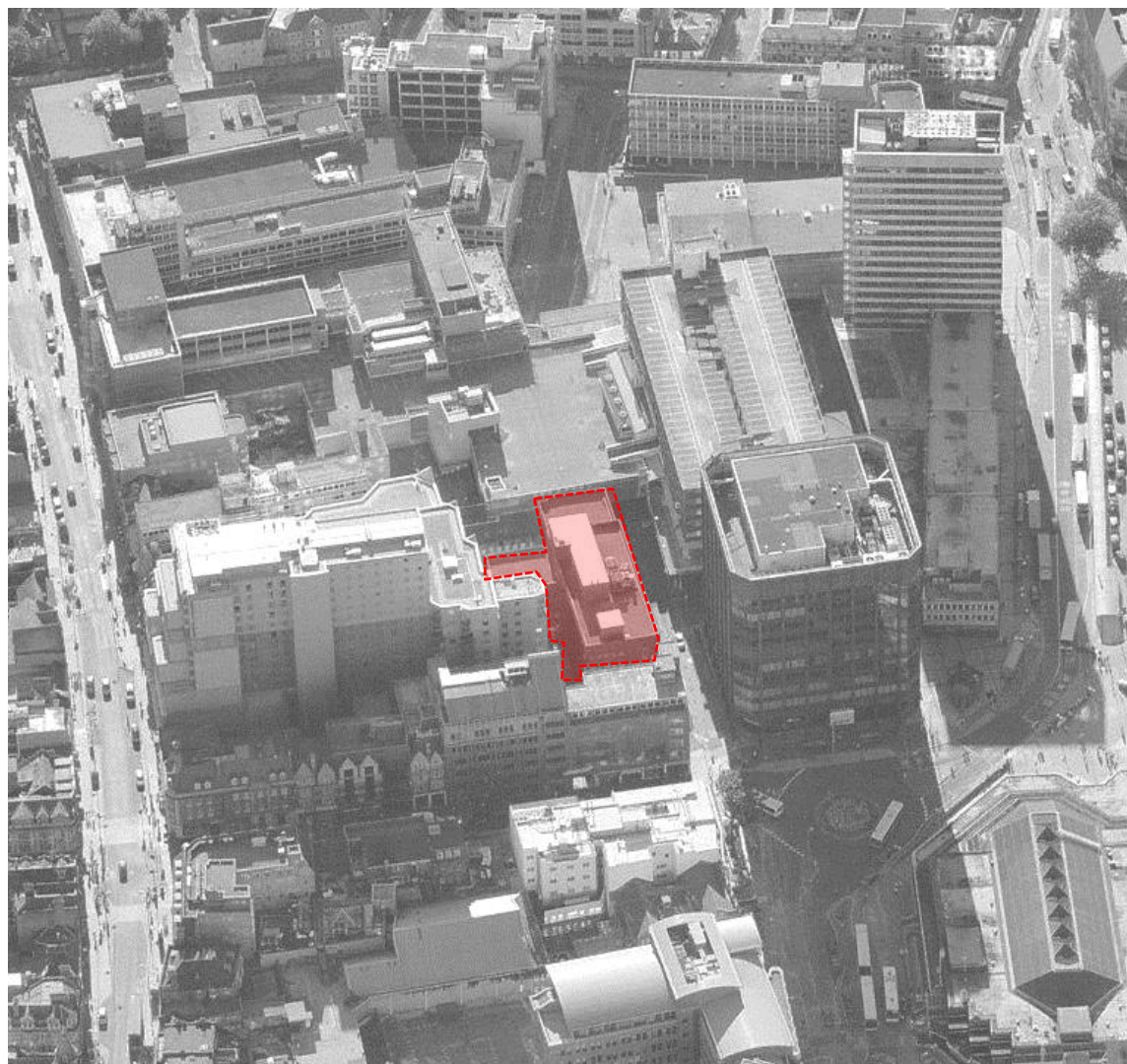
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Introduction

This report analyses the site of Garrard House, Reading and has been prepared by WCEC Group on behalf of Titan Property Developments. The proposal is for the extension of Garrard House to form 20no. Apartments over 3no. storeys.

In addition to this proposed extension the floors below have been subject to an approval under permitted development, converting the existing Garrard House building into C3 residential apartments.

Garrard House at no. 30 Garrard Street has been vacant for 10 years. The site's direct context is part of central Reading which is starting to undergo significant development. This will be further described/explained within this report. Our aim is to analyse how the site can be revitalised in a way which will contribute to its context/surroundings in Reading. In addition we aim to help meet the Council's policy objectives and long term aims for the area.



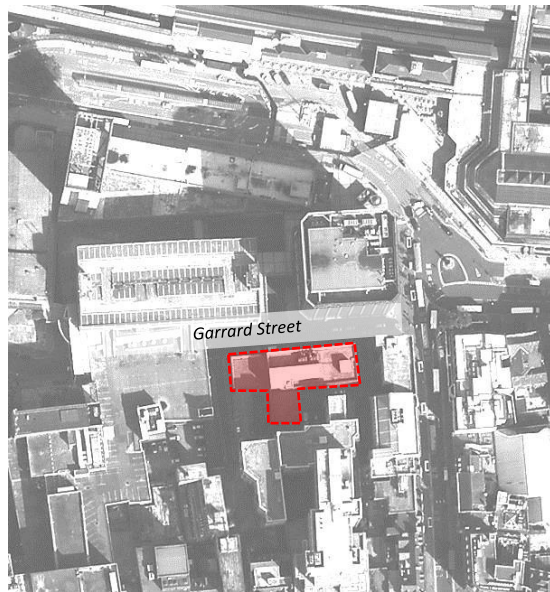
Aerial Photograph of the site

01 SITE ANALYSIS

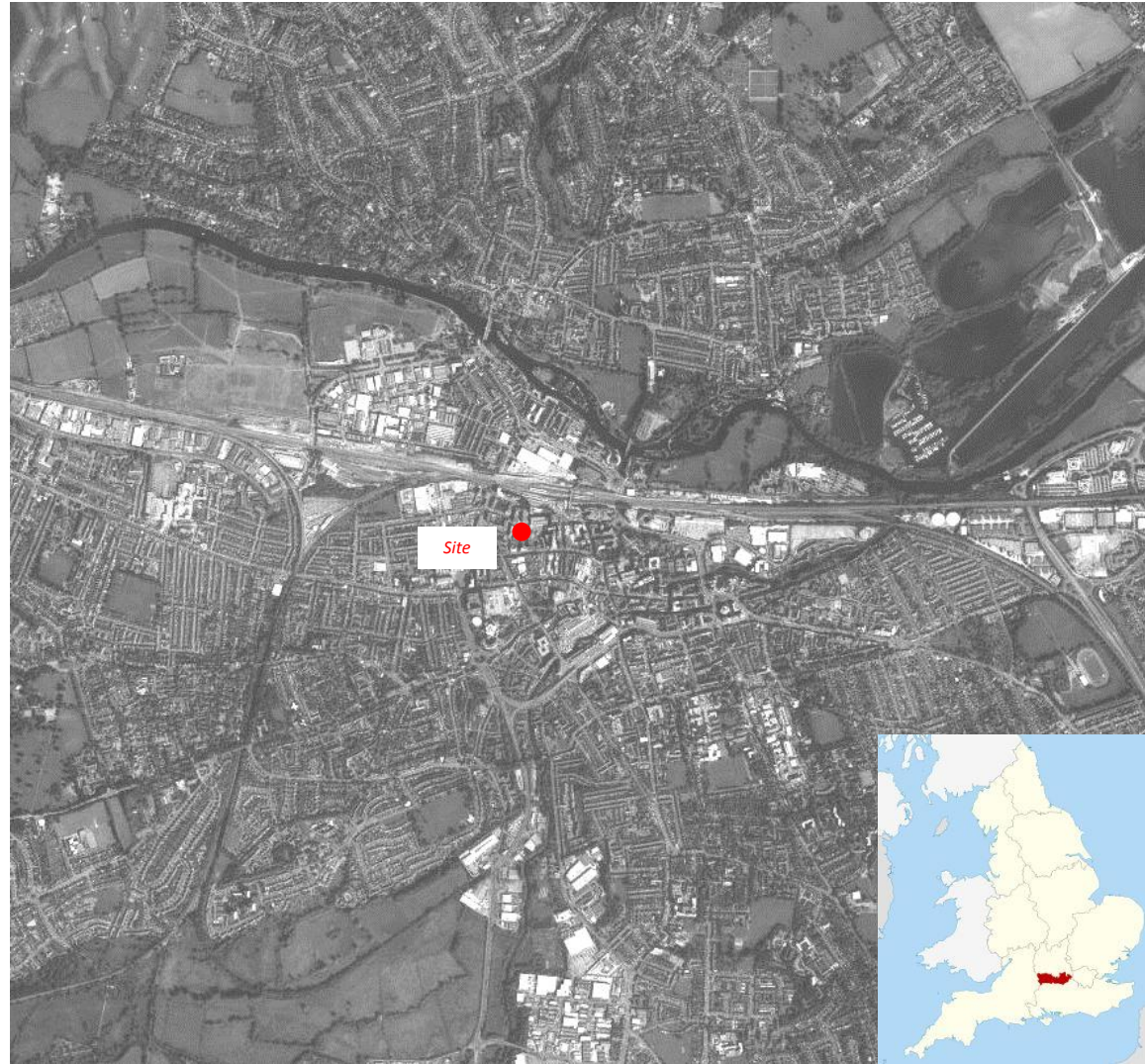
Site Location

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Garrard House is located within Reading, Berkshire. Garrard Street runs east to west connecting Greyfriars Road with Station Road. It is within the historic core of Reading and only a couple of minutes walk from Reading Railway Station.



Site - Bing Map



Bing Aerial Map

01

SITE ANALYSIS

Site Layout & Boundary Conditions

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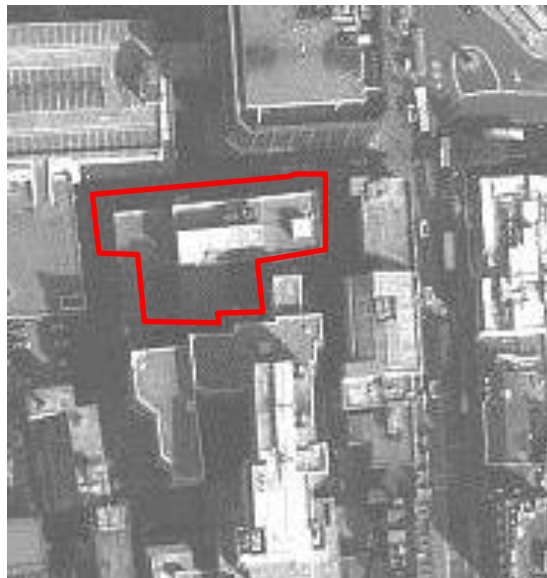
Extents

The site area is 1502sqm (0.371 acres) including the site of the Station Road proposal as indicated below.

Existing Building Use

Garrard House was formally a disused B1 office block consisting steel/concrete frame with red brick slips and single glazed aluminium window frames.

The existing building is currently undergoing conversion from B1 Offices to C3 Residential Apartments, as approved under Prior Approval ref: 14277 / OPA and subsequently amended by a S73 Minor Amendment ref: 151010, into 83 No Apartments. Further changes include external alterations also approved to update the overall appearance of the building.



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SITE ANALYSIS

Existing Character & Appearance

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This area of Reading was extensively developed in the mid 20th Century and is now in a widespread state of dereliction and neglect. However the area is now undergoing a major scheme of regeneration following significant investment by Land owners to the North and now by Titan Property Developments

Garrard Street

Garrard Street itself is at present a hostile and uninviting environment.

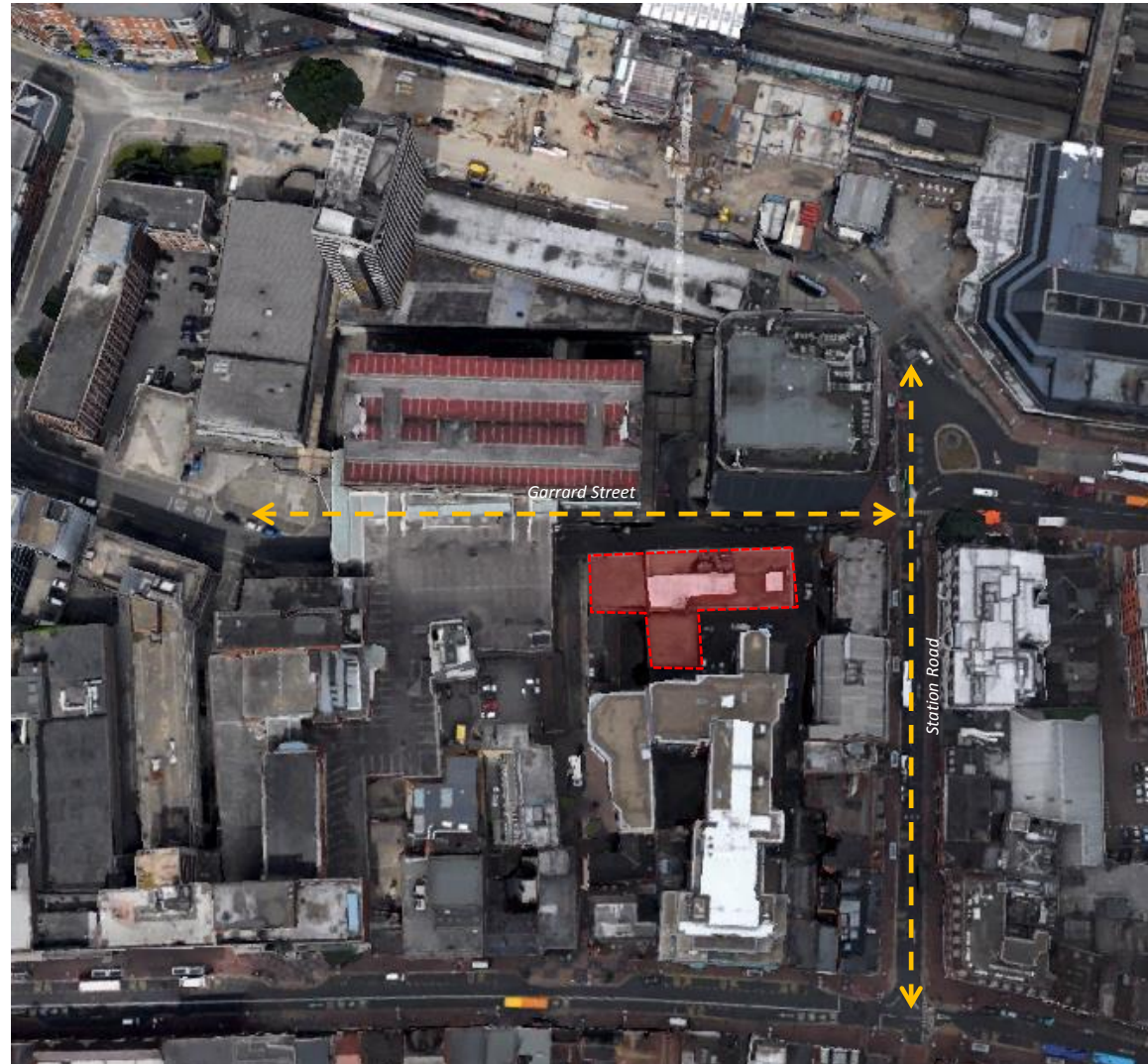
Garrard Street consists of mainly 1960s concrete and system built buildings of significant height and with large footprints, many of which fail to address the street or provide a positive contribution to the public realm. There is a significant amount of parking provision in the multi-storey car park opposite Garrard House to the north, and over the now redundant Friars Walk Shopping Centre to the east, as well as a vacant old bus station to the north east of the site.

Station Road

Station Road leads from the station towards the main shopping district to the centre of Reading and has fewer derelict buildings.

Reading Station/Bus Interchange

Reading station is positioned north of these sites at the top of Station Road. It is a major railway station and transport hub in Reading. In 2008 Network Rail unveiled a £400million regeneration and reconfiguration of the station and track, including an overpass system to the west of the station. The local council also planned developments of the surrounding area in association with the developments at the station. There is a bus interchange next to the station.

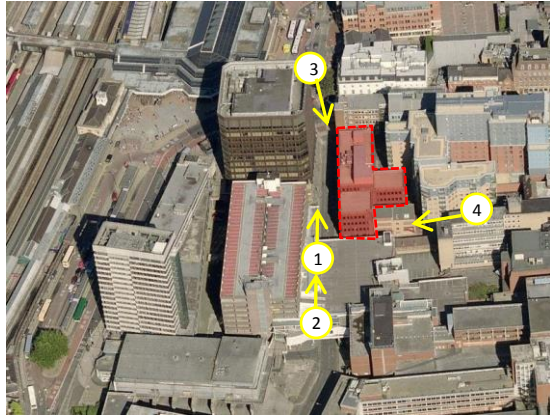


Aerial view of sites (nts)

01 SITE ANALYSIS

Key Views

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Aerial View



1



2



3



4

01 SITE ANALYSIS

Photographic Analysis

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1 Reading Station old/new



2 The Forbury Gardens & Abbey Ruins



3 Reading Town Hall



4 Friar Street – Reading town centre



5 Station Road, Reading



6 Greyfriars Church



7 Chatham Street Apartments



8 River Kennet

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Contextual Analysis

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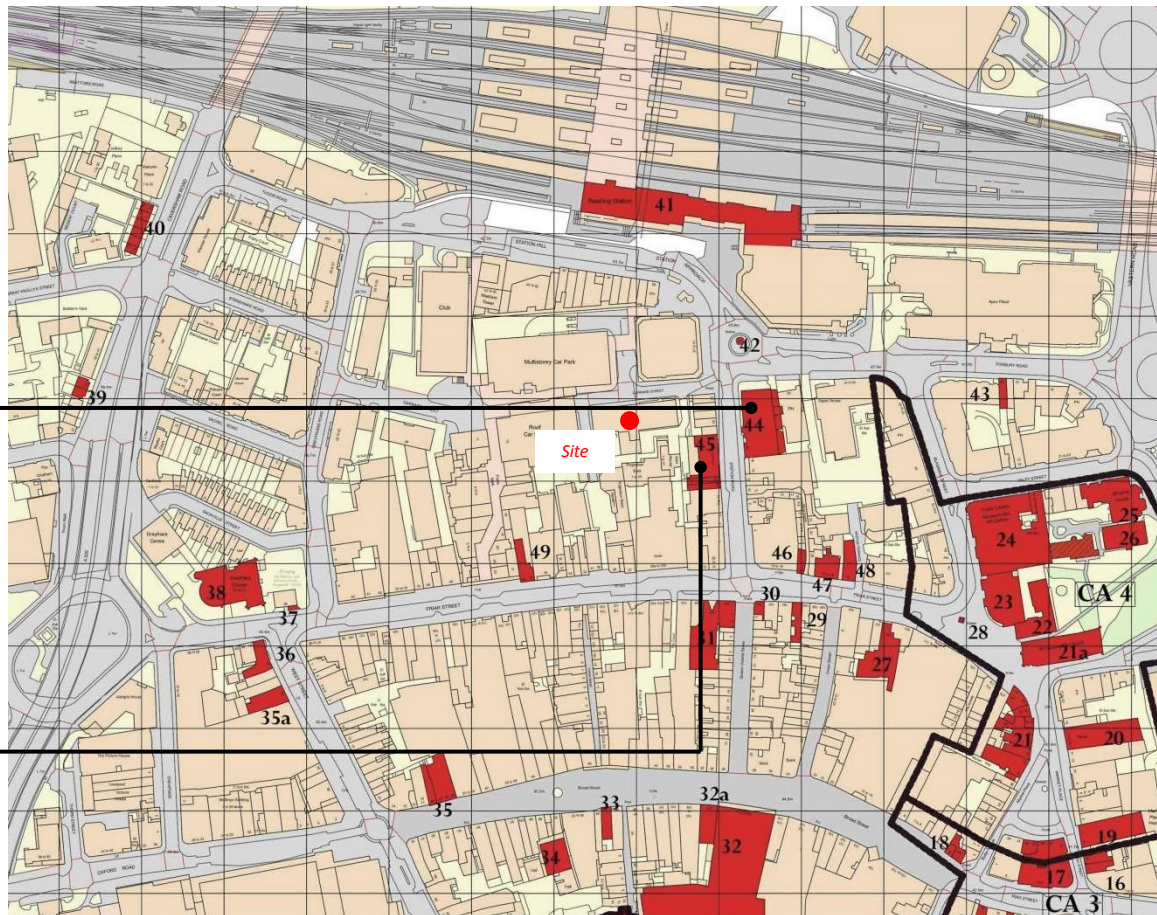
As this image indicates the site is outside the "Conservation Area" which is marked with the thick black line to the right. Although Garrard House is not within the conservation area, there are a number of Listed buildings close by as highlighted in red. However the site is not adjacent to any and the setting of those Heritage Assets will not be affected by the proposals. Views of those buildings will be retained as existing following the construction of the proposed scheme.



Great Western House : Grade II Listed



13&15 Station Road : Grade II Listed



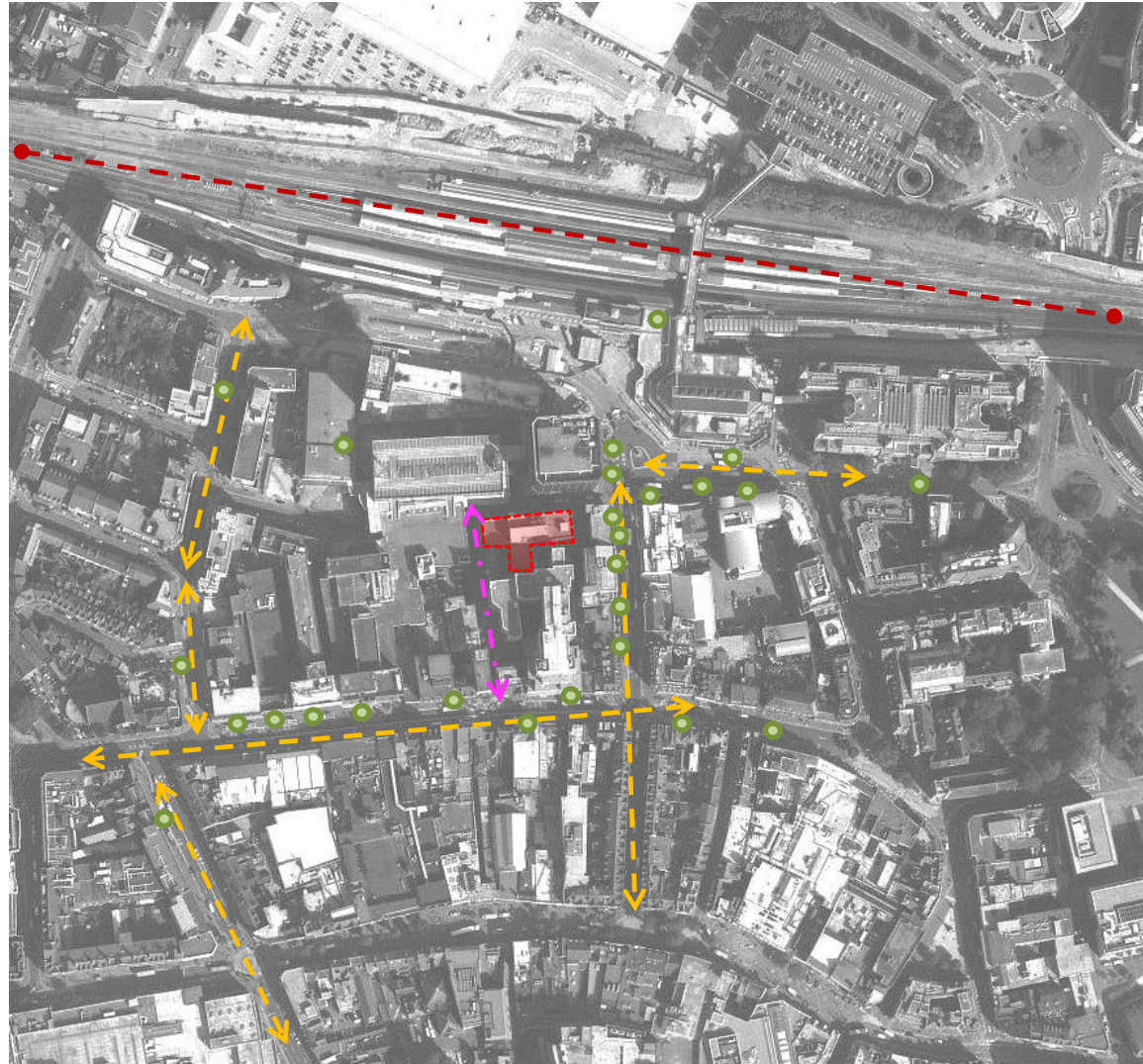
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Transport Links

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Garrard House's central location makes the site easily accessible. As the image adjacent shows the Railway Station is a short walk north of the site and bus routes surround it. Further information and justification is provided in the supporting Transport Statement .

-  Primary Pedestrian Routes
-  Primary Vehicular Routes and Pedestrian
-  Canal/River
-  Railway Line
-  Bus stop

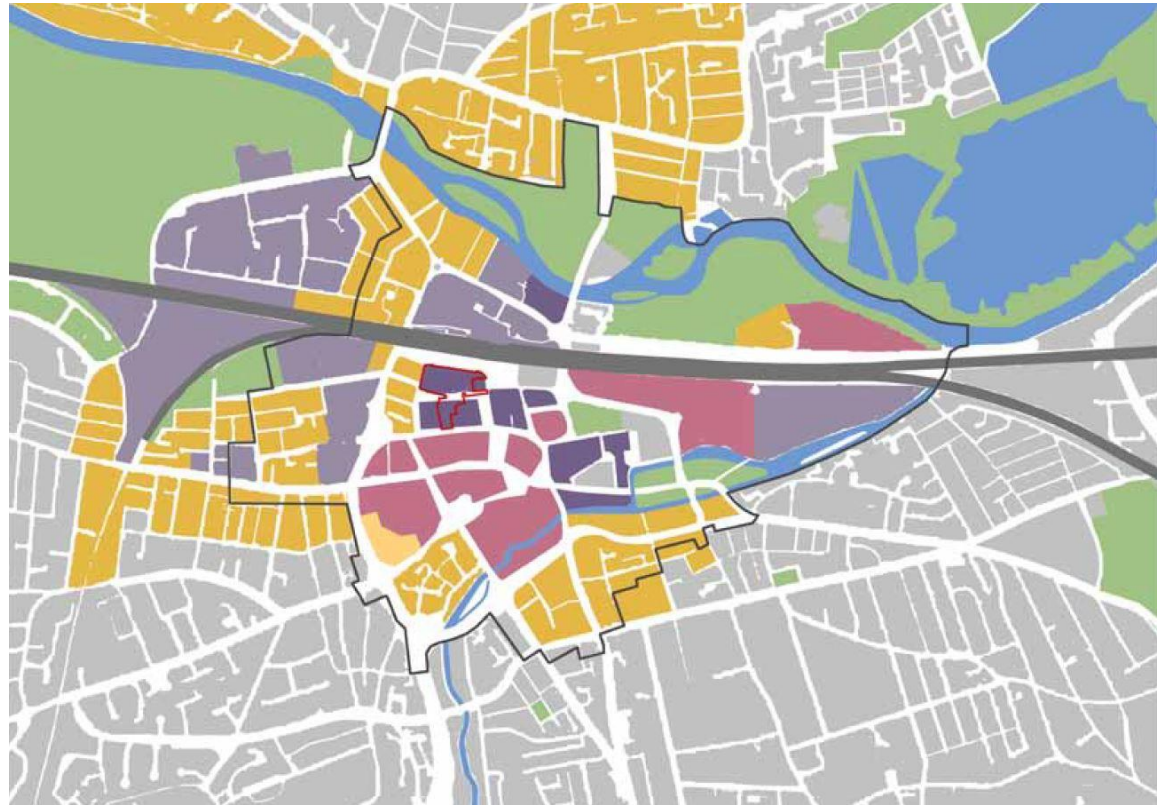


Bing Aerial Map

01

SITE ANALYSIS Land Use - Reading

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- SDRL site boundary
- RCAAP boundary
- Residential use prevailing
- Commercial and retail use prevailing
- Employment use prevailing

01 SITE ANALYSIS

Land Use – Reading Centre

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Garrard House's central location makes it very close to many amenities. As highlighted on the image adjacent there is an NCP multi storey car park, restaurants, shops, bars, banks and supermarkets. These are surrounded by residential buildings, hotels and offices.

-  Garrard House
-  Sackville's Development
-  NCP Multistorey Car Park
-  Office (B1)
-  Residential
-  Retail
-  Community/Station
-  Hotel

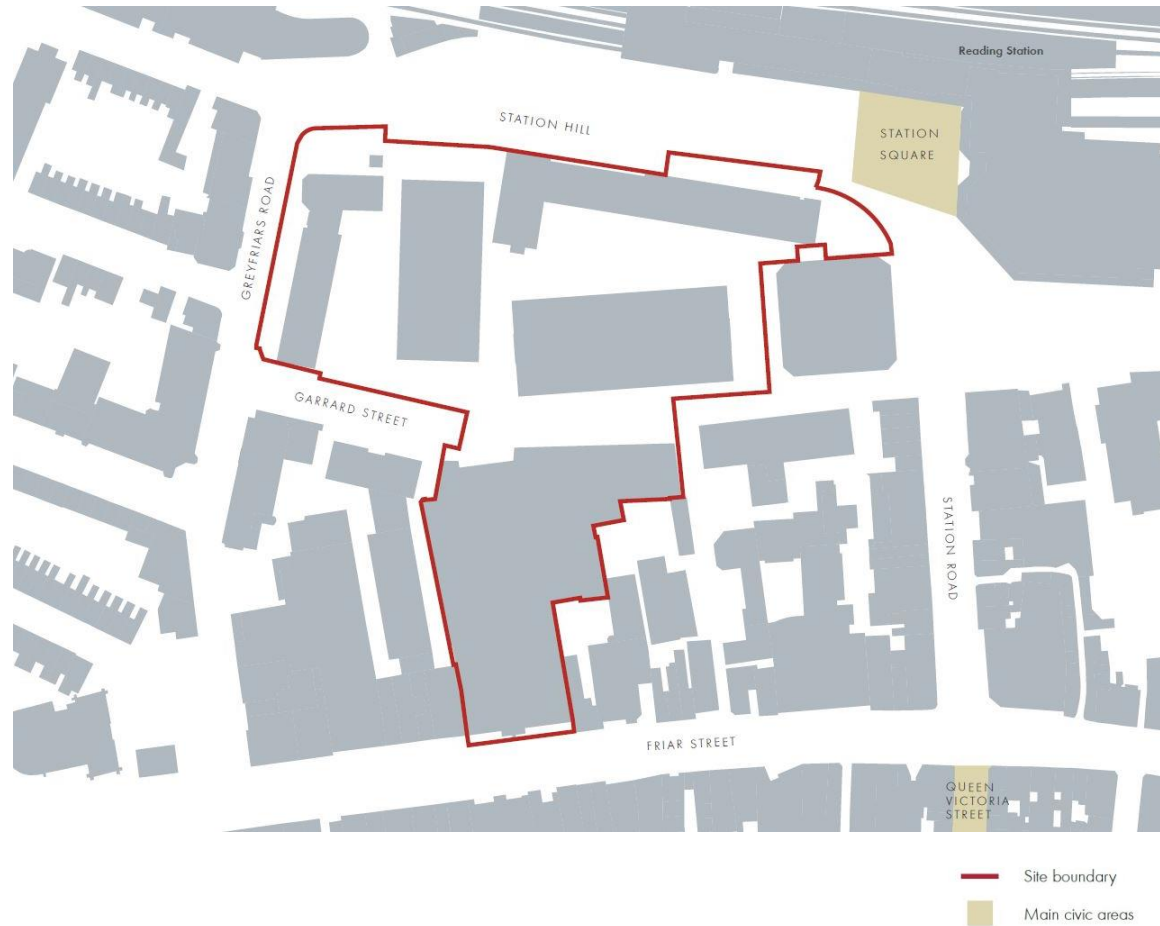


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Civic Spaces

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Civic Spaces



01

SITE ANALYSIS

Green Spaces

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Green Spaces

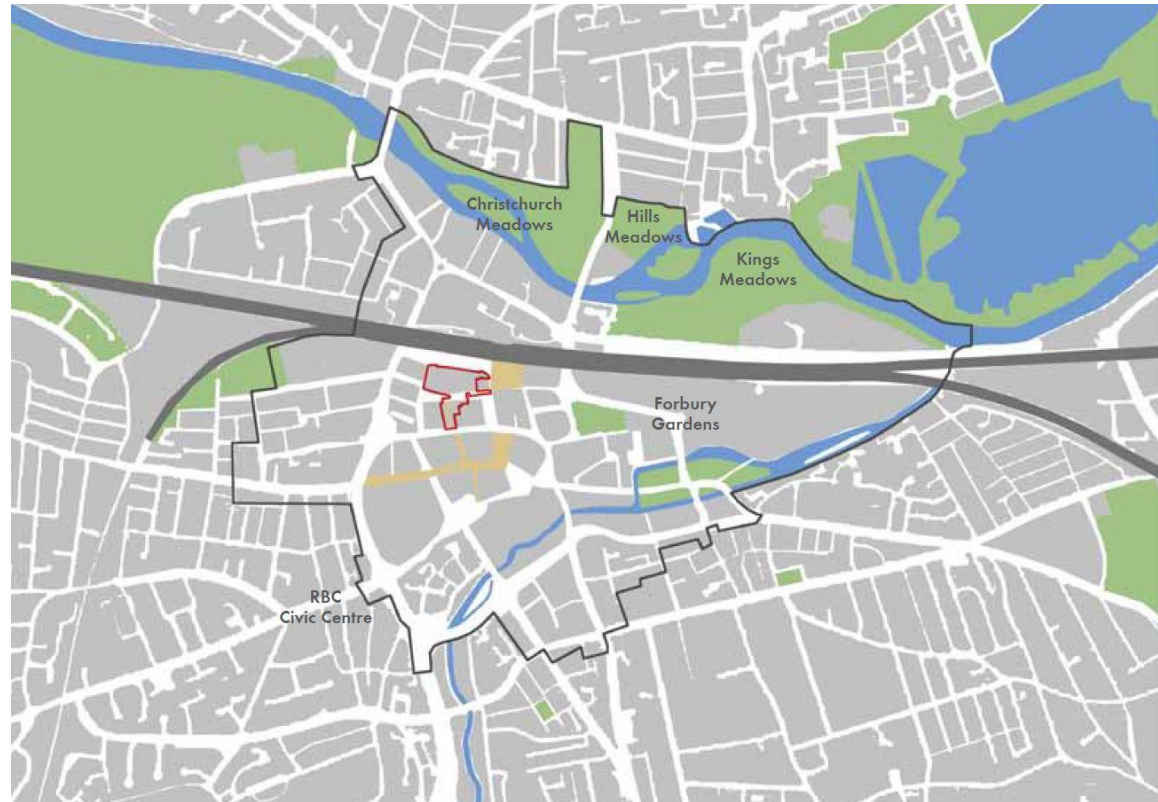


Diagram showing existing green network and main civic areas within Reading

- SDRI site boundary
- RCAAP boundary

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Flood Risk

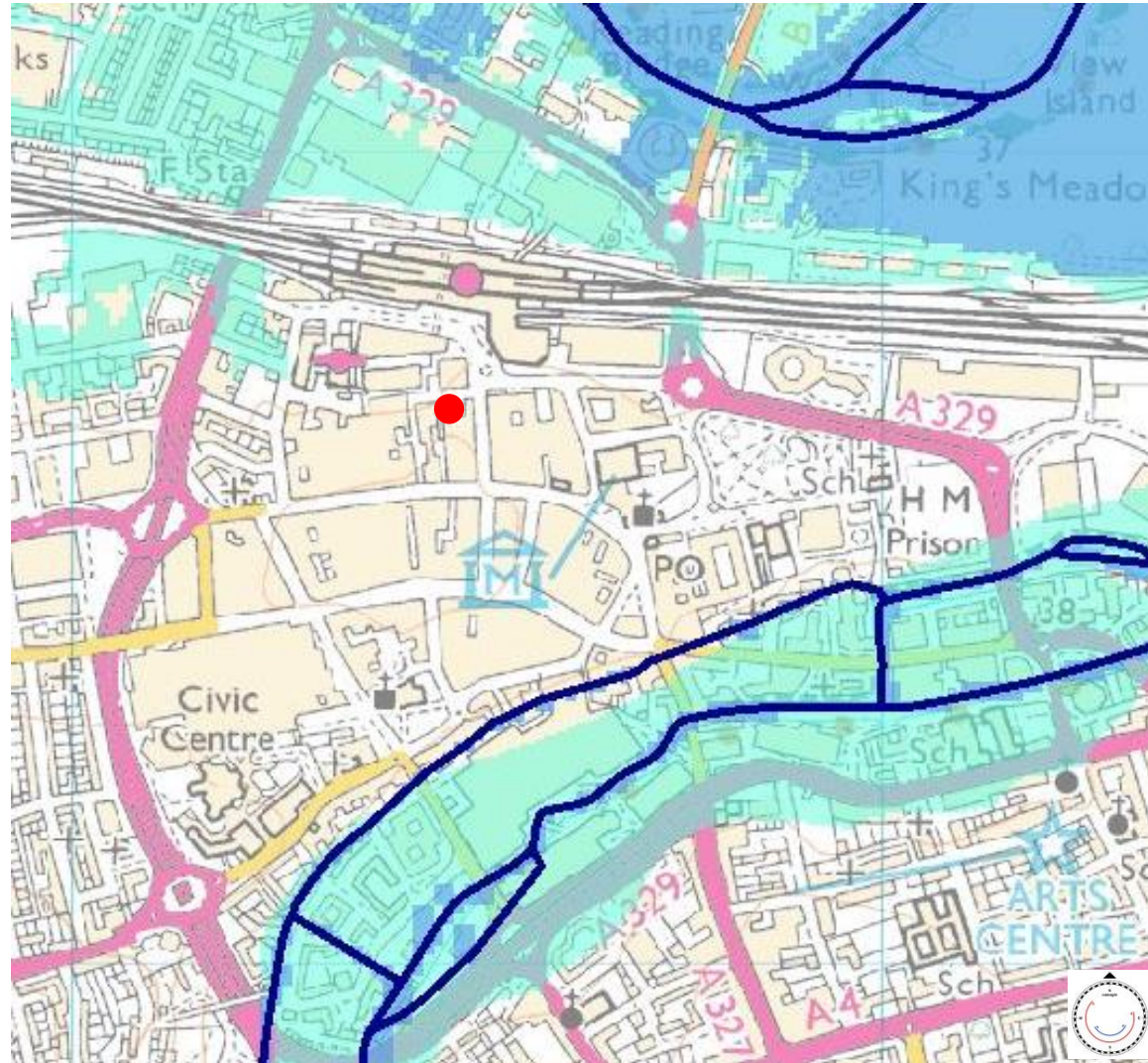
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Flood Risk Analysis

The Site is confirmed as being in Flood Zone 1, therefore having the lowest risk of flooding. Further information is included in the supporting Sustainable Urban Drainage Statement.

Reference: Environment Agency

-  Flood Zone 3
-  Flood Zone 2
-  Main rivers
-  Site

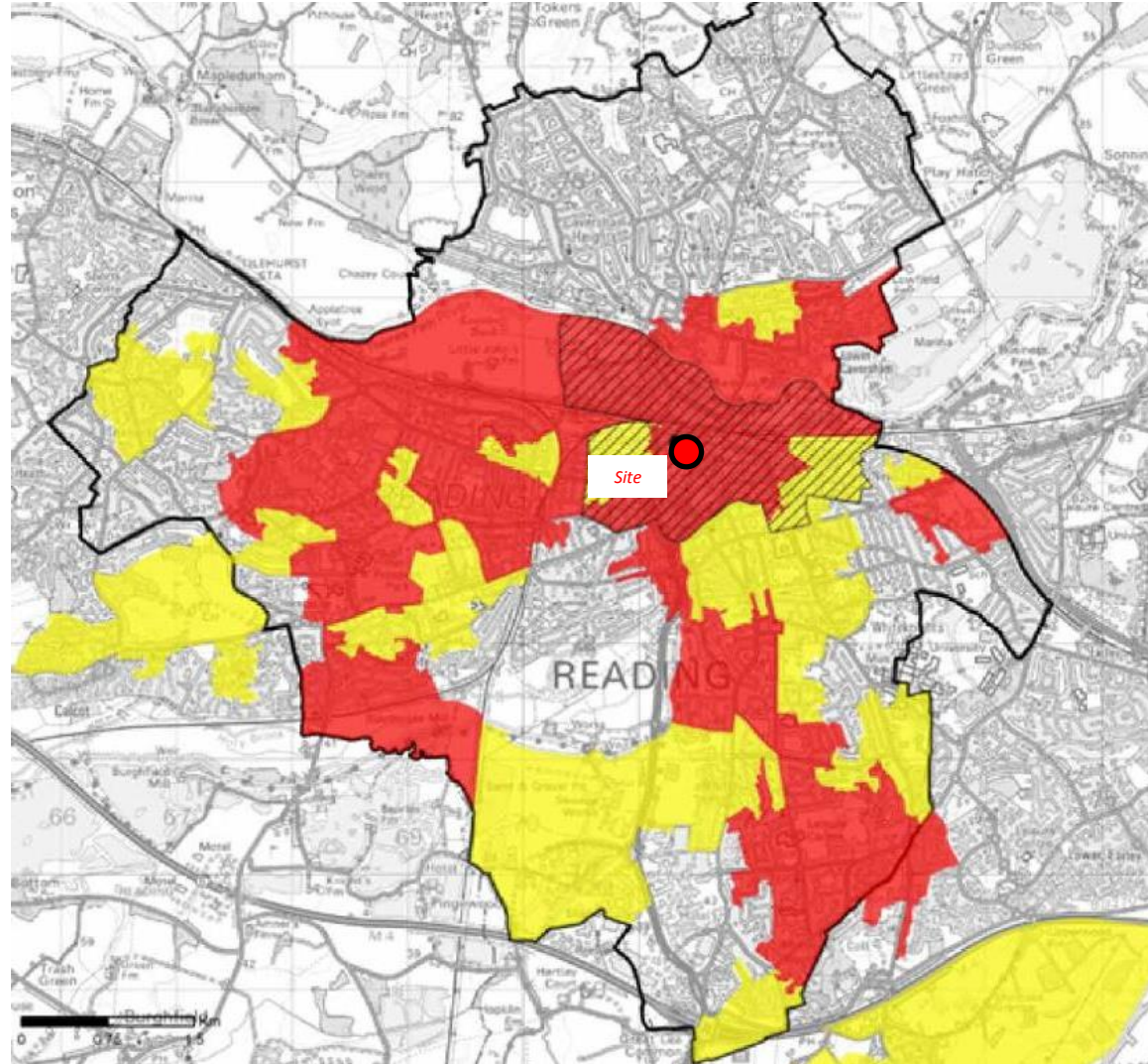


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Crime

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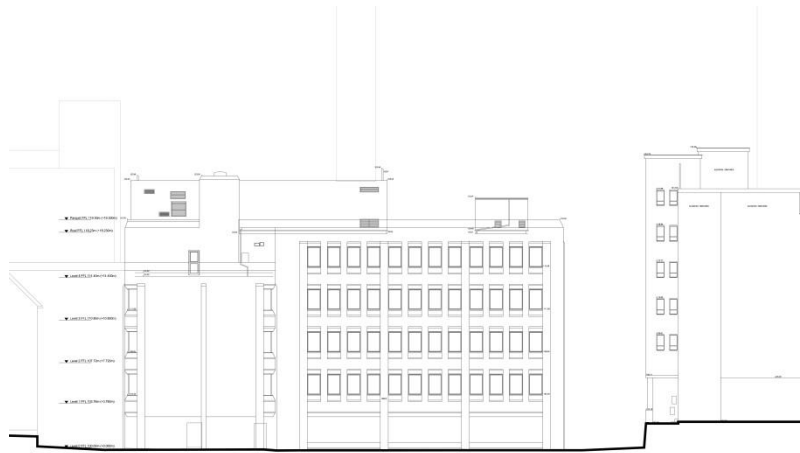
As indicated in this image Garrard House is in an area which is effected by crime. This has been taken into consideration in the proposals, with provisions highlighted in secured by design standards are to be adopted to enhance security. M&E and lighting specifications. A number of the specified items will be addressed to minimise potential for security and personal safety. Noting the proposal is for 20 new residential units at the 4th, 5th & 6th floors, the scheme proposed will ensure that the ground floor main access will be secured and accessible with alternative access to any refuse and cycle stores will be fitted with accredited secure doors and locking mechanisms accordingly.



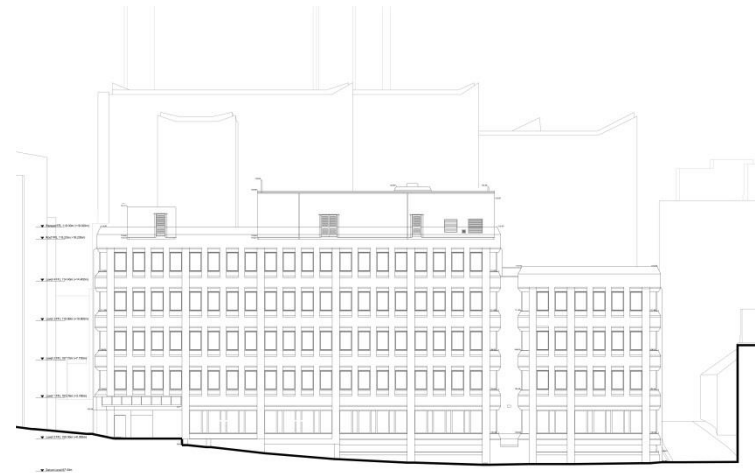
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Existing Building

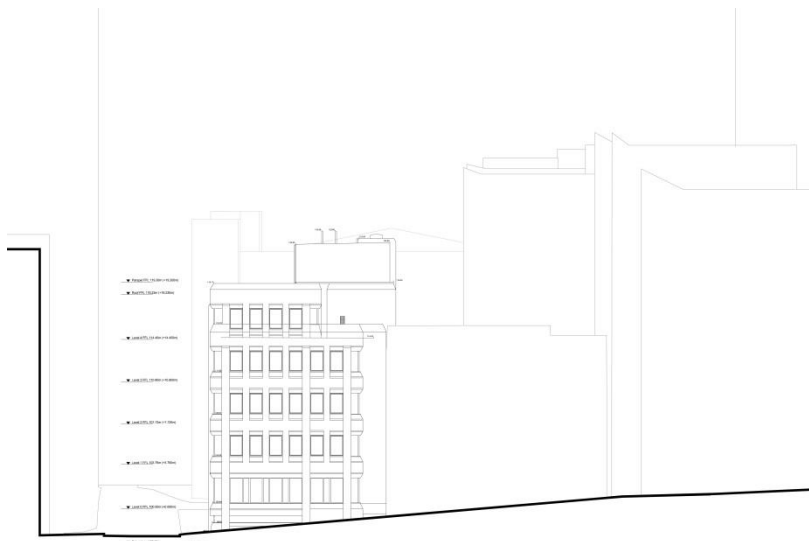
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South Elevation



North Elevation



West Elevation



East Elevation

02 READING SACKVILLES DEVELOPMENT



02 READING SACKVILLE'S DEVELOPMENT

Introduction

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Reading Sackville's Development

Allies and Morrison's put forwards a planning application for Station Hill, Reading development in March 2013. This application was accepted and is soon to start on site. As the aerial view adjacent indicates Garrard House is close to the development site boundary. Sackville's development is the start of the regeneration of Reading and the proposal for Garrard House will continue these improvements to the town centre.

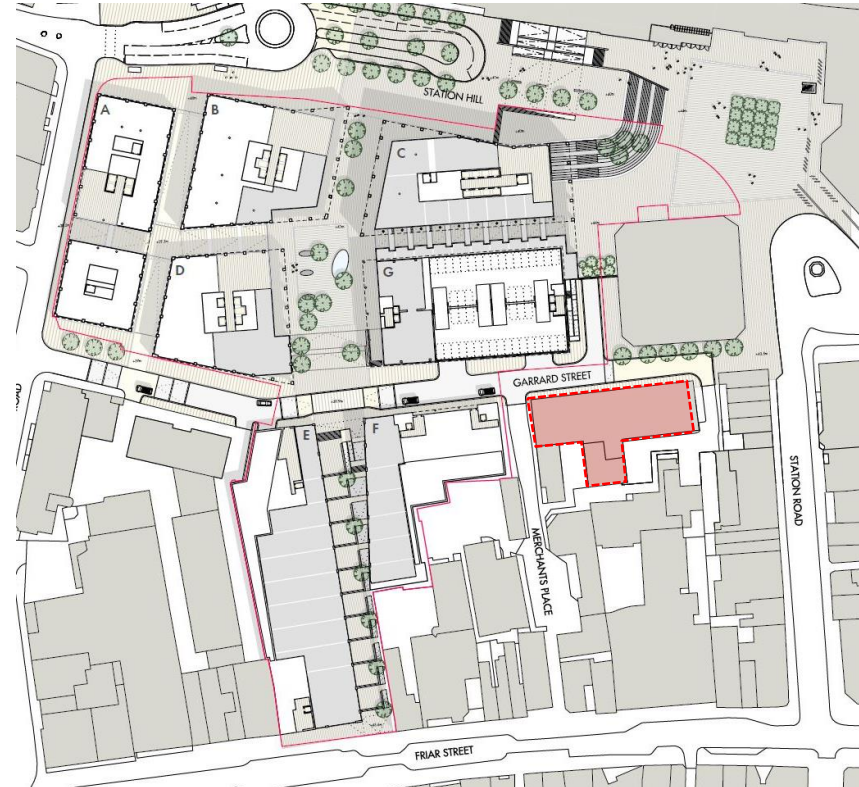
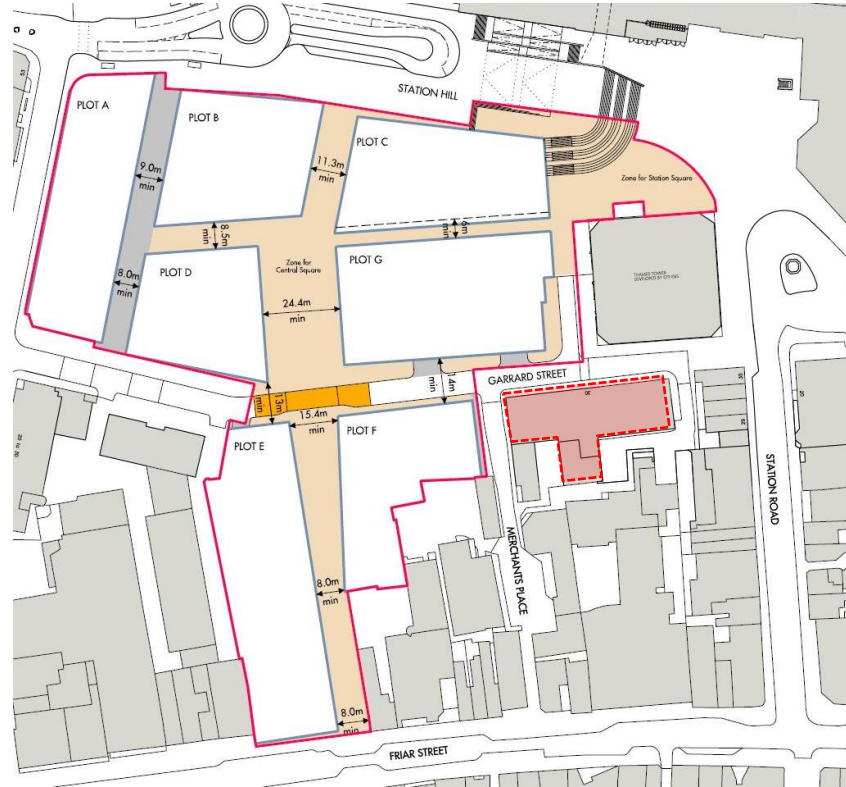
The following pages better communicate Sackville's development proposal, including plans and imagery.



Sackville Developments Reading – Aerial Plan

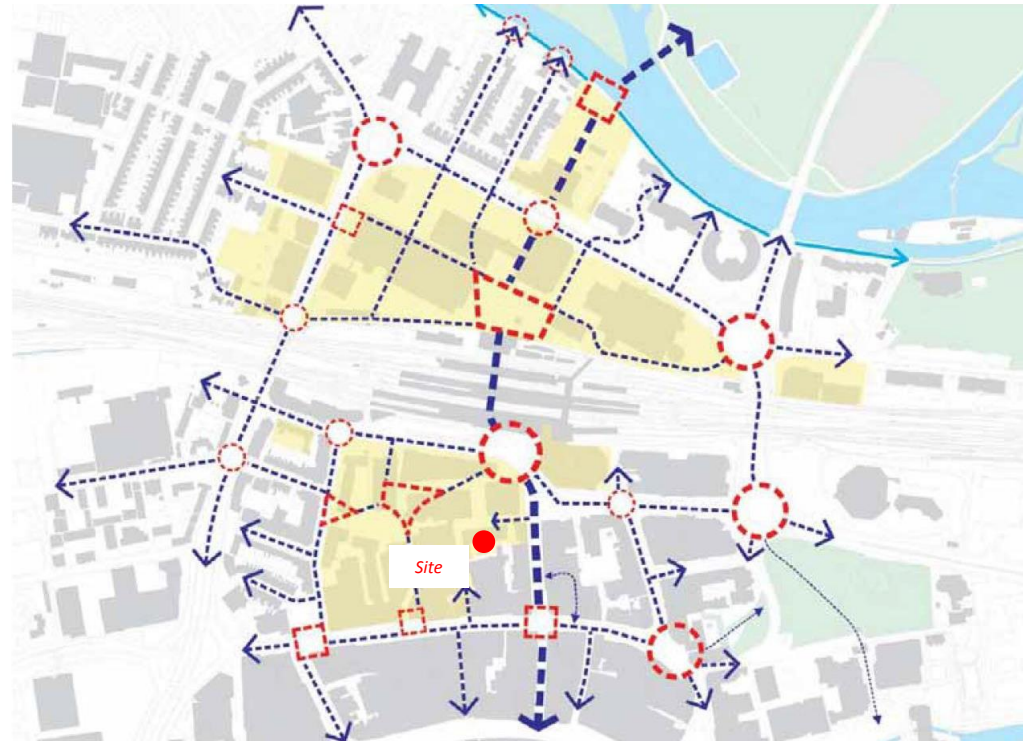
02 READING SACKVILLE'S DEVELOPMENT Proposal

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02 SITE ANALYSIS Proposal

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- Major path / pedestrian link
- Minor path
- Public space / square
- Water-side footpath
- Development opportunity sites