

02 SITE ANALYSIS

Key Routes & Public Space

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Key Routes & Public Spaces

Four key spaces are:

- Station Square
- Central Square
- Friars Walk
- The Arcade

Key roads include:

- Station Hill
- Garrard Street

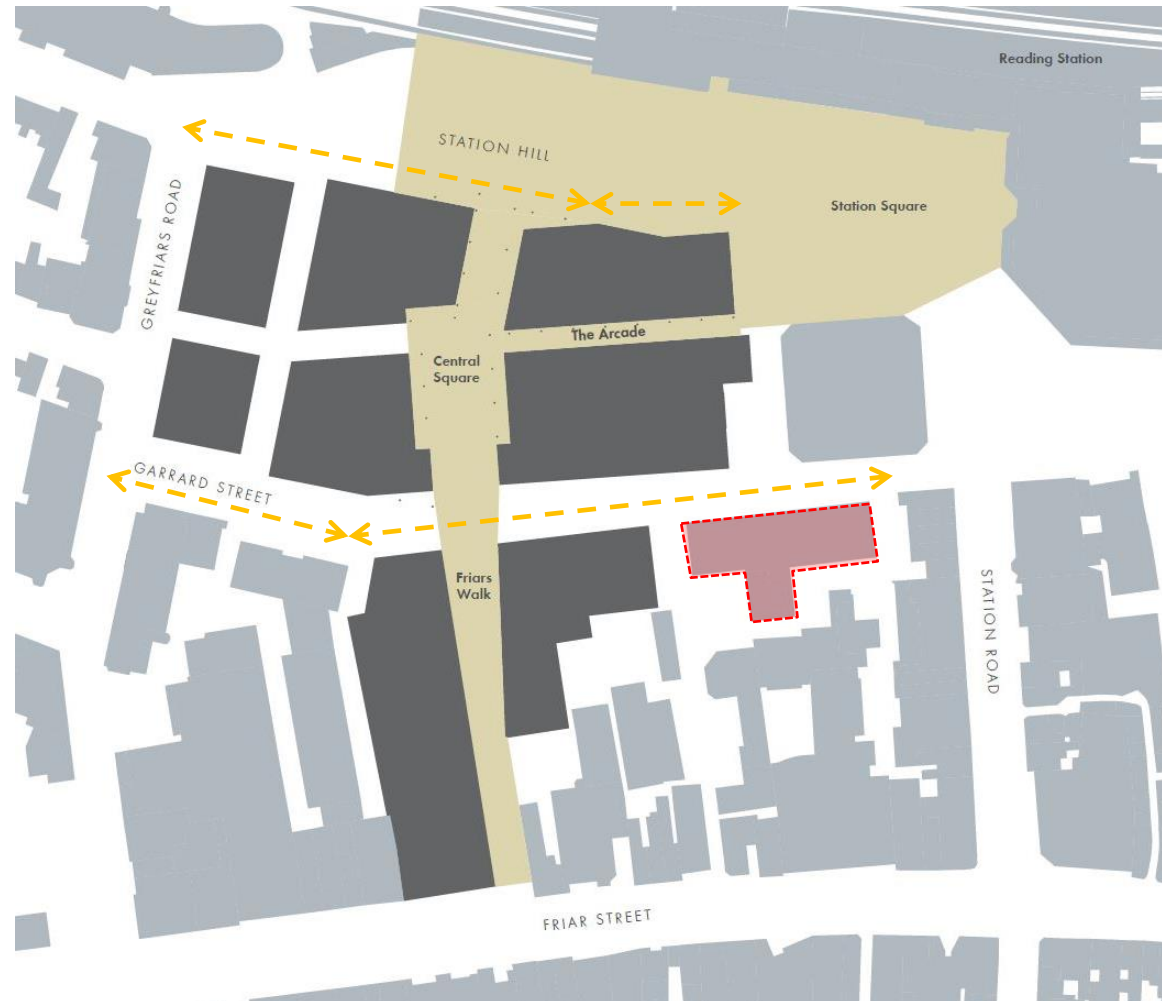


Diagram showing key routes and public spaces

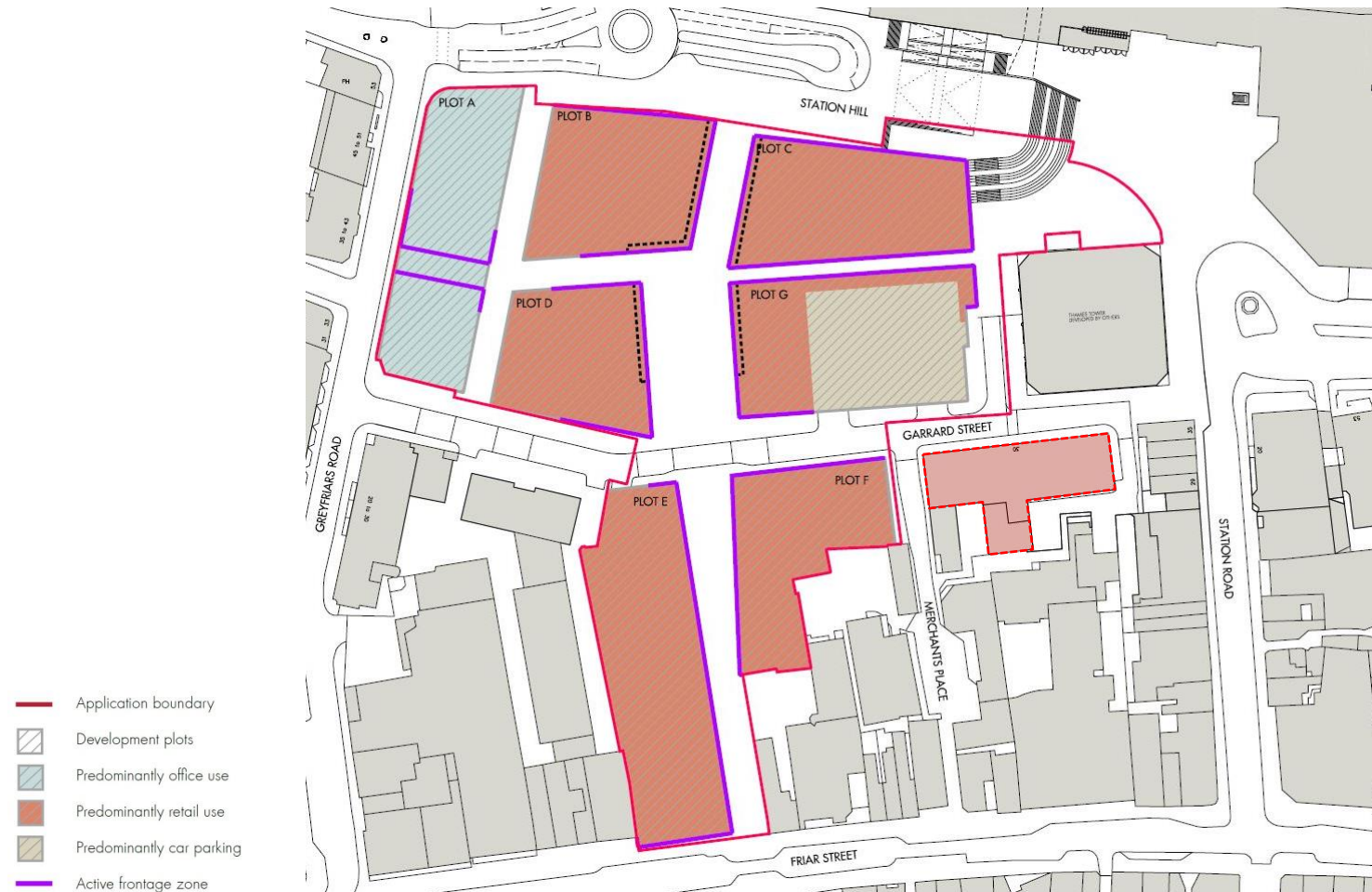


Diagram showing active frontages and entrance lobbies

02 SITE ANALYSIS

Redevelopment Station Square

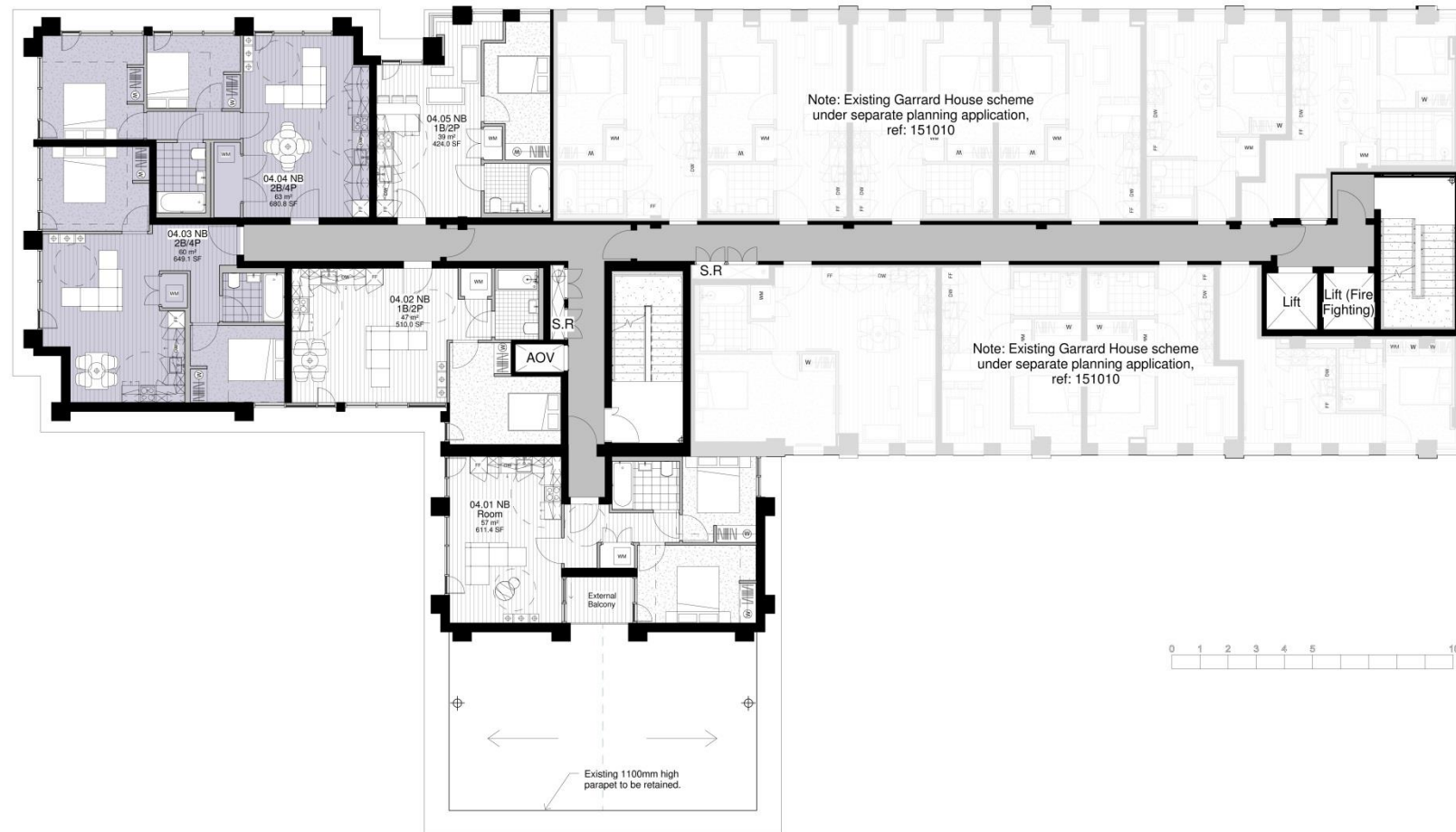
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Proposed Plans

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Fourth floor Plan

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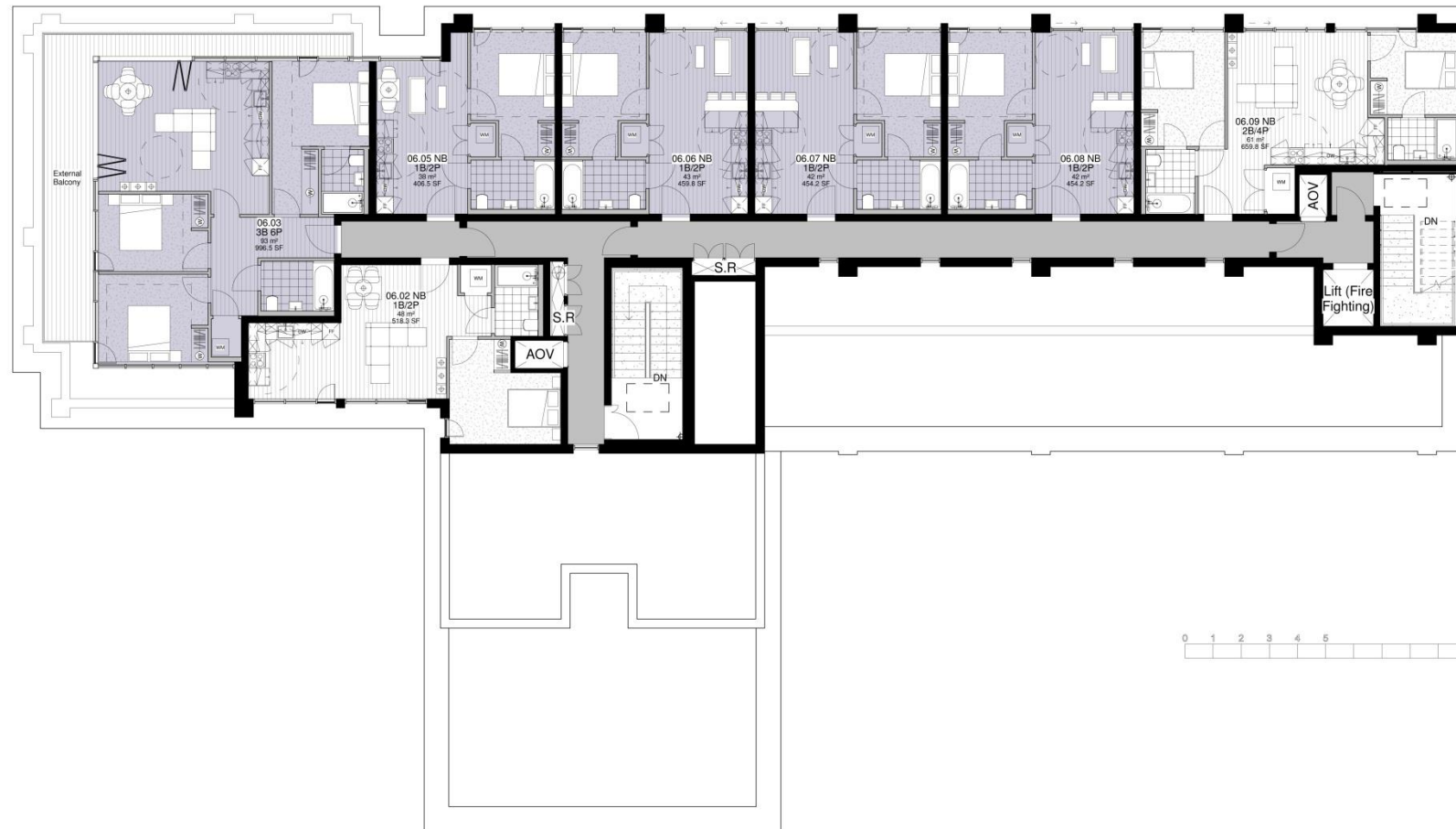


Fifth floor Plan

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Proposed Plans

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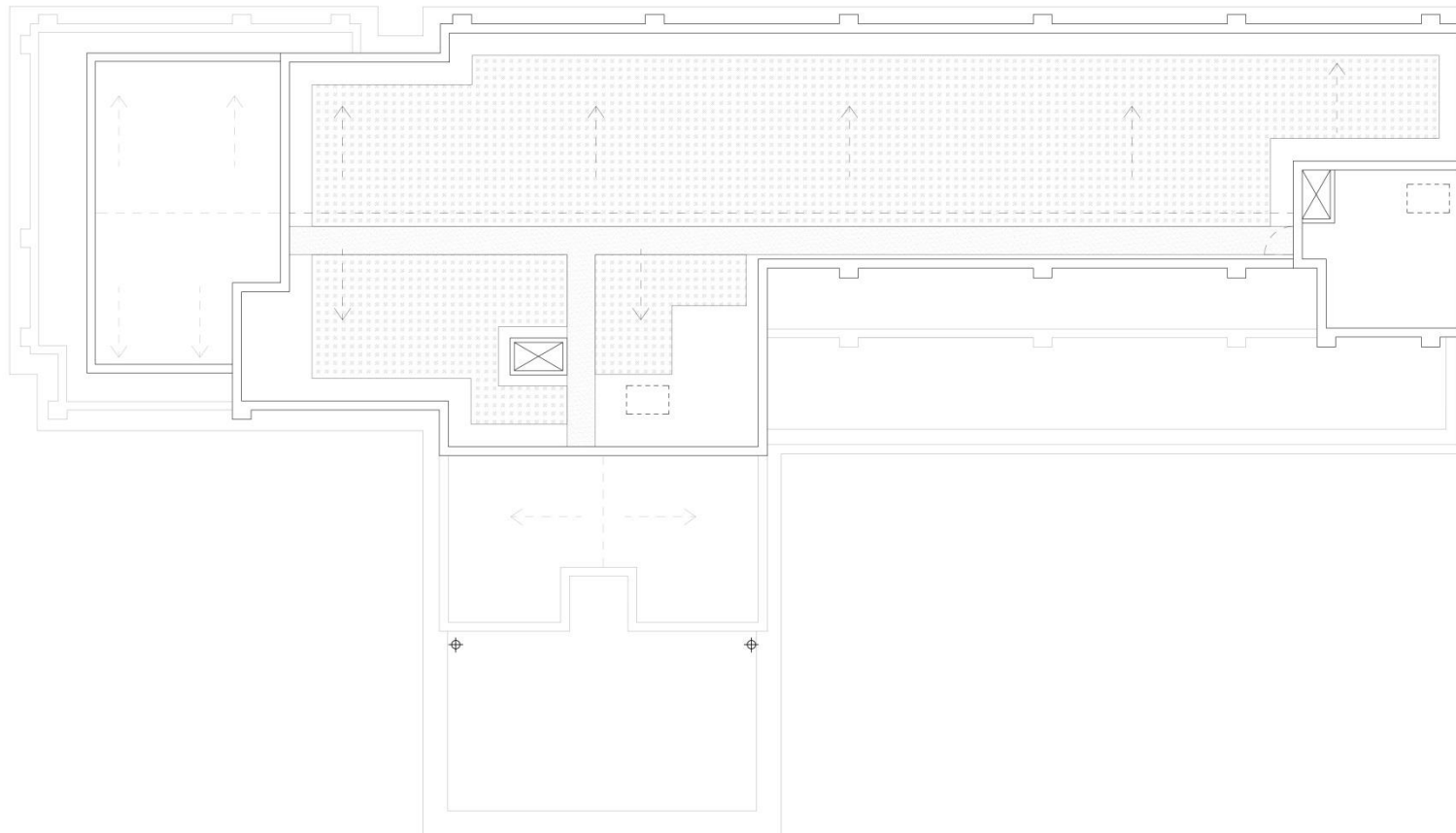


Sixth floor Plan

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Proposed Plans

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Roof floor Plan

03 DESIGN STRATEGY Proposed Elevations

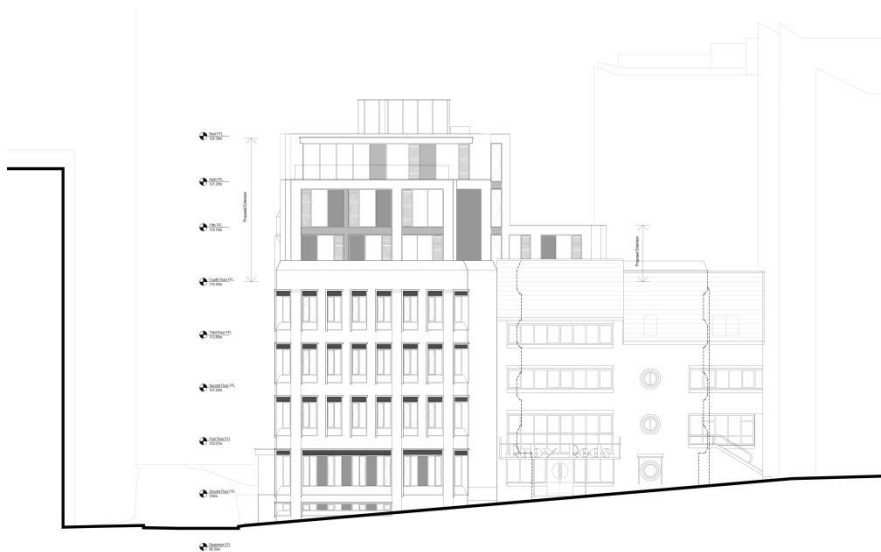
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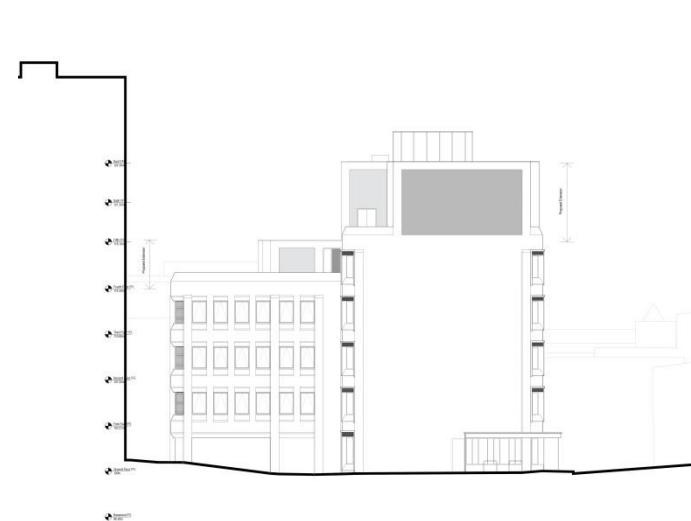
South Elevation



North Elevation



West Elevation



East Elevation

03

DESIGN STRATEGY Appearance and Scale

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Amount

This proposal is for 20no. apartments over 3 storeys with a mix of 1, 2 and 3 bed dwellings. The new apartments start on the fourth floor extending out from the existing structure. The remaining apartments are on the fifth and sixth floors which are both new levels extending the overall height of Garrard House, noting much of the 5th floor proposed replaces the large full height plant rooms, some of which have recently been removed pursuant to the Prior Approval (Change of use below).

Access

Access to the new apartments is to be off Garrard Street via the existing main entrance. Vertical circulation is via 2no. stair cores and 2no. passenger lifts. Access is also available to the rear from the onsite car park.

Scale

The scale of the proposal is appropriate for the neighbouring properties. As the elevations on the following pages demonstrate the increased height of Garrard House is not overbearing as there are numerous taller buildings in the immediate vicinity.

Materials

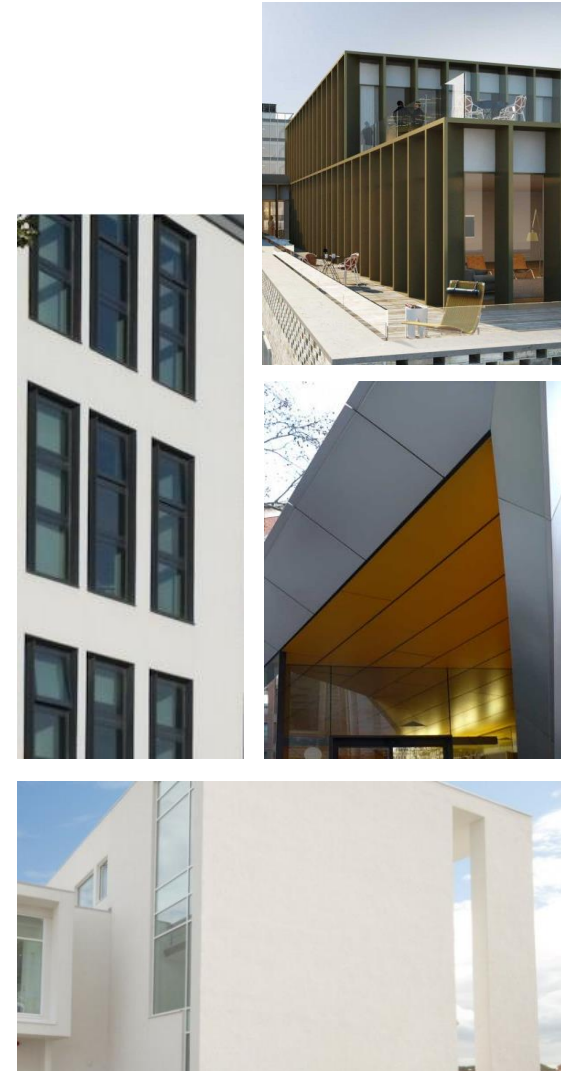
The proposed material palette consists: Permaroc Insulated Render System, PPC aluminium ventilation louvres with opening lights to rear and full height patent glazing with horizontal PPC aluminium insulated spandrel panels capping the floor levels.

Design Principles

The design of the extension to Garrard House has been distinguished by its materiality, using a light coloured insulated render system to contrast with the existing red brick, though its structural form flows through from the existing structure beneath. The glazing is all full height broken up with louvres and PPC aluminium horizontal spandrel panels. Where glazing is deemed unsuitable on certain elevations the vertical structural detail is highlighted to continue the rhythm of the structure.

Envelope

The proposed building envelope sits back from the existing structure as indicated on the proposed roof plan. The chamfered red brick parapet to the roof is to remain and to be incorporated into the proposal. The setting out the new build will be taken from the chamfered section, sitting the glazing onto the back edge, with the columns stepped forwards of the finished glazing line to afford deep reveals. By setting the new structure back from the existing façade this will reduce its impact from the street level and further distinguish the new element.



Following a previous application submission 150556, Reading Borough Council Planning Officer suggested the planning application should be withdrawn to allow opportunity to readdress a number of design elements. The following elements have been reviewed and updated accordingly;

- Scale, mass and overshadowing
- Residential mix
- Overlooking
- Materiality
- Sustainable Urban Drainage

Scale, Mass and Overshadowing

Multiple areas of the proposal have been reduced in scale. On the 4th floor at the rear, the southern external wall has been brought in to satisfy offsets to the existing surrounding buildings. Additionally in this area on both the 5th and 6th floors this rear apartment previously proposed has been omitted, reducing the development overall down to 20no. residential apartments.

Care has been taken to introduce relief to the building in line with the existing Garrard House office block structure below. Stepping the proposed new build element back from the existing building line, maintaining the chamfered parapets and reducing the proposed heights to follow the vertical proportions. This has re-introduced the natural rhythm of the building, giving us an additional opportunity to utilise the Western end roof terrace to facilitate a lightweight / full height glazed Penthouse apartment, set back from all facades to conceal its appearance from the street below.

Further to these changes, the central stair core no longer continues up to the roof. This simplifies the roof design by only having a single lift and stair core extension serving the roof level to the east. The rear elevation adjacent to Icon House has also been updated to remove the secluded communal roof terrace and has now incorporated a Residential storage facility, regularising the façade treatment in this area.

Residential Mix

Following advice and comments received from RBC Planning Officers, a three bedroom apartment has now been incorporated as a Penthouse suite on level 6 as discussed. The new build proposal now includes a mix as follows; 12no. 1bedroom, 7no. 2bedroom, 1no. 3bedroom.

Overlooking

Scale and fenestration has been reviewed to the rear portion of the proposal on level 4 (as previously mentioned levels 5 and 6 has been omitted in this area). The rear wall has been brought inwards, reducing the apartment size and ensuring appropriate offsets are achieved in relation to the existing buildings to the south of Garrard House. In addition to this window positioning has been amended to this apartment to ensure concerns regarding overlooking were satisfied. This is further demonstrated in the document.

Materiality

To alleviate concerns raised regarding the heavy appearance of the new build element, caused by the dark and dense properties of the previously proposed brick slips, a grey insulated render system has now been proposed. This will lighten the appearance of the proposed new upper floors, complimenting the large expanses of glazing and contrast with the smooth red brick featured on the original façade treatment.

Sustainable Drainage

A brown roof has been incorporated into the updated proposal to assist with surface water attenuation, restricting the surface water runoff into the main drainage system. Please refer to the Sustainable drainage report.

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DESIGN STRATEGY

Distances to neighbouring buildings

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South Elevation Overlooking and Overshadowing

- Icon House / Apartment Offset

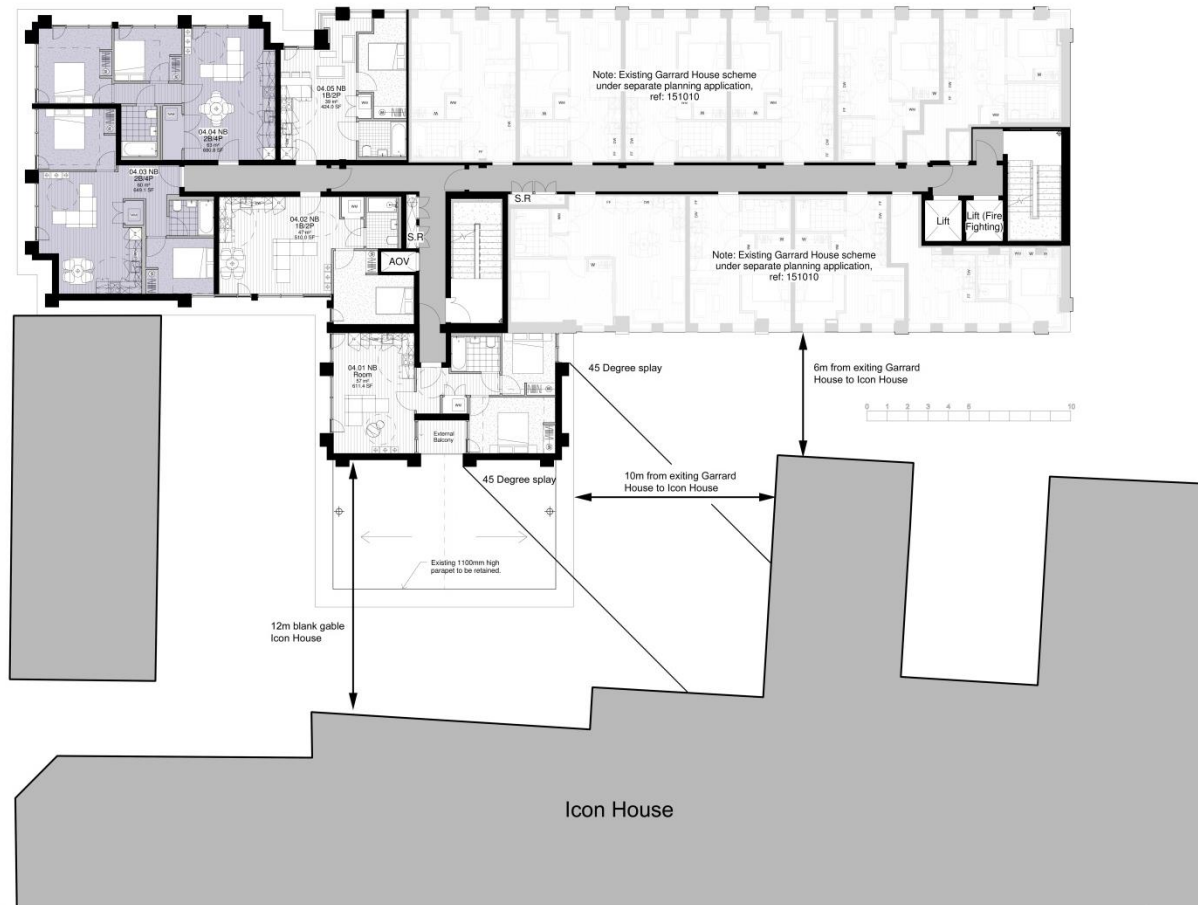
- The proposed Apartment on level four has been reduced in depth to maintain a minimum of 12m offset from our blank façade to that of Icon House. (standard housing development offset distances)

- Overlooking / East Elevation

- The proposed bedroom which affords views between Garrard house and Icon house to the East, have been restricted with the use of obscure frosted glazing and recessed window positions.

- Overlooking / Proposed External Balcony

- We have created a secluded private external balcony for the master bedroom centralised between the bedroom and the living / dining room. The design ethos behind this was not only to offer an external space for the apartment with the introduction of a balcony, but also to limit the outlook onto Icon House as previously proposed. This highlighted by RBC due to the proximity of Icon House to Garrard House. The balcony balustrading has therefore been set back from the feature columns either side of the terrace opening a min of 600mm, to limit views to the west and east.
- Views from the balcony are also obscured by maintaining the 1100mm high chamfered parapet detail around the existing roof on all three elevations.



Fourth floor plan

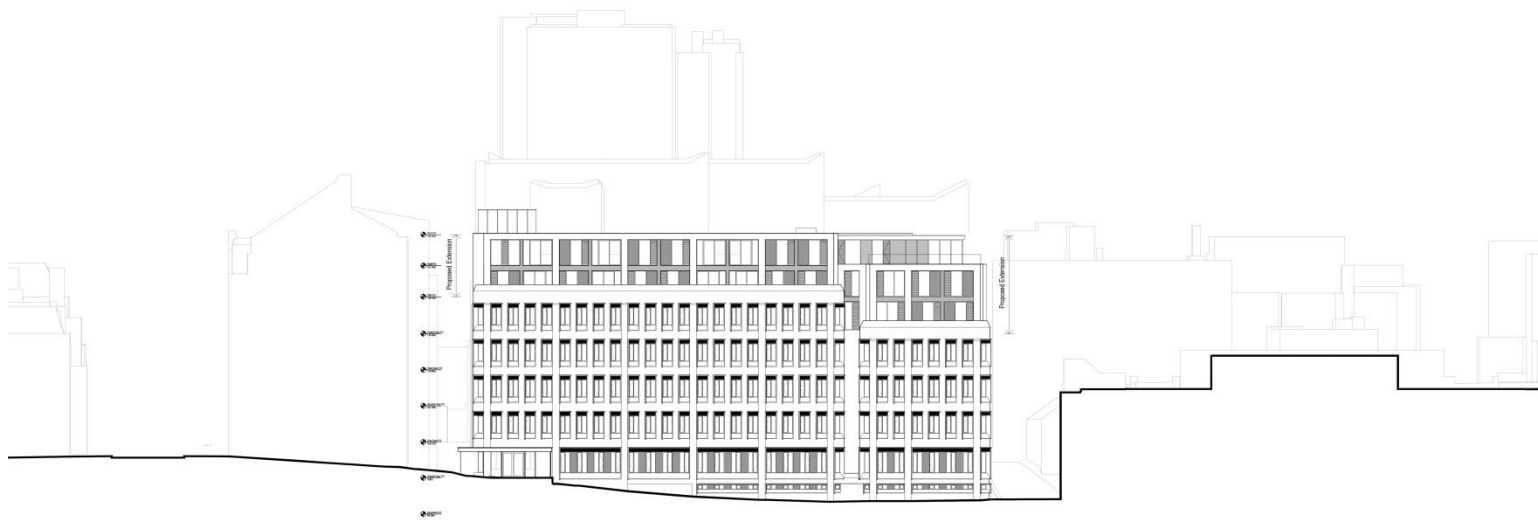
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Appearance and Scale

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South Elevation in Context

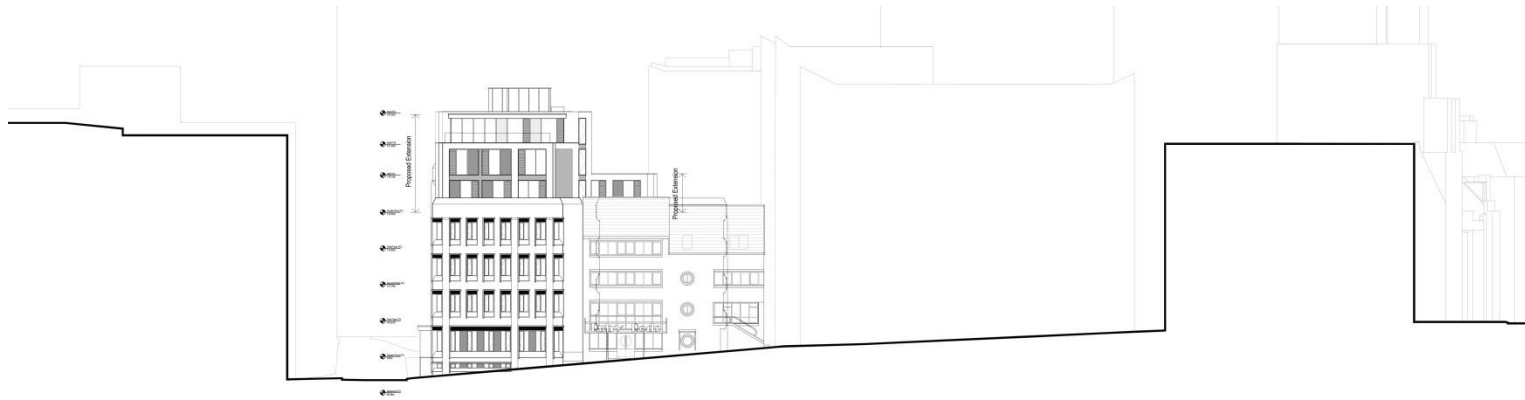


North Elevation in Context

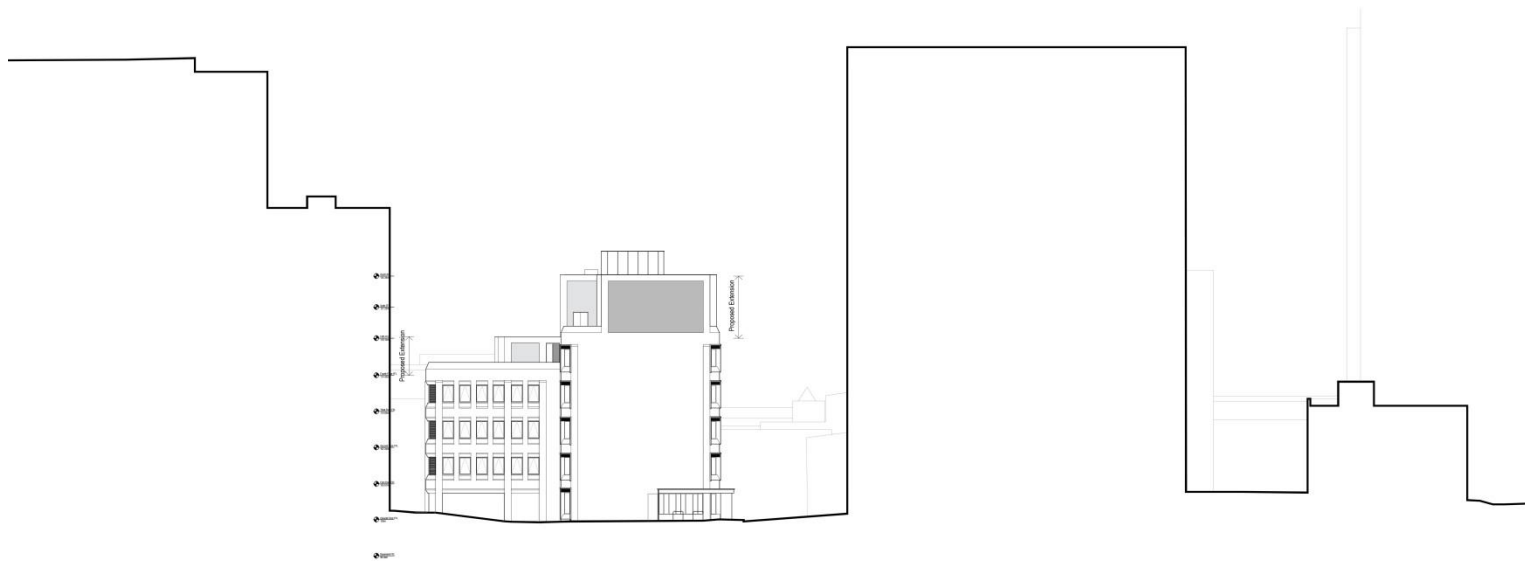
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Appearance and Scale

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West Elevation in Context



East Elevation in Context

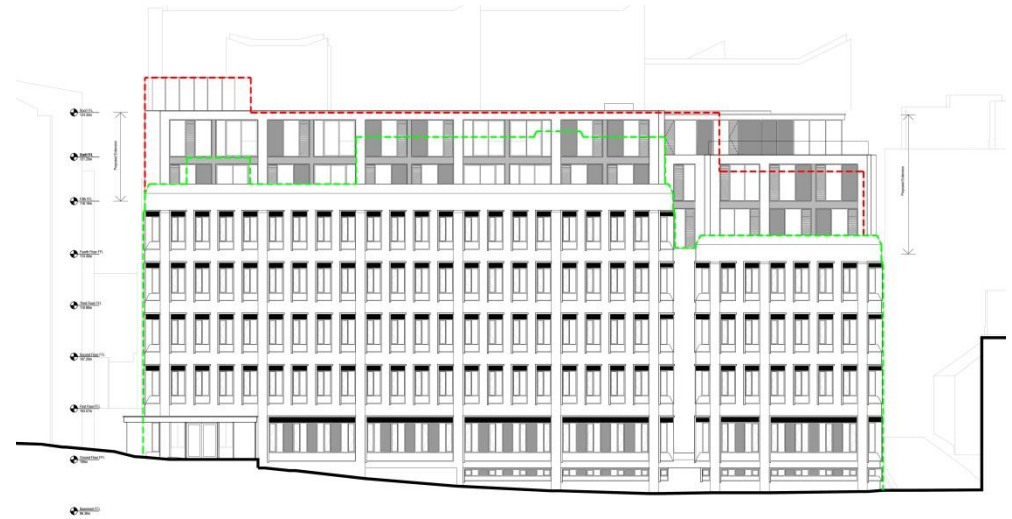
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DESIGN STRATEGY Appearance and Scale

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South Elevation



North Elevation



West Elevation



East Elevation

KEY
 Existing Building Outline
 Approximate Previously
 Approved Building Outline
 (planning ref: 11/00590/EXT)



03

DESIGN STRATEGY Appearance and Scale

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External Visual – North West Corner

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DESIGN STRATEGY

Appearance and Scale

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External Visual – Main Entrance

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Sustainability

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Quality of Life

Acoustic Performance

- Acoustic treatment to facades / party walls internally



Visual Comfort

- Good daylight levels within living spaces



Operational Waste

- Refuse/recycling storage at ground floor level



Transport

Cyclist Facilities

- Tenant Cyclist Storage at ground floor level
- Visitor hoops adjacent to main entrance



Rail Station

- Within walking distance



Bus Stops

- Within walking distance



Water

Water Efficiency

- Low flow fittings



Energy

- The new build proposal to Garrard House will meet or where possible exceed Part L requirements

Life Times Homes

- 13 of the 20 new build apartments are designed to Life Times Home Requirements. On the fourth floor level 2 apartments comply, on the fifth 6 comply and on the sixth floors 5 comply.



04 MANAGEMENT

Access Statement

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Purpose

This Access Statement has been prepared to explain how the principles of inclusive design, including specific access for all requirements, have been integrated into the Proposed Development and how relevant best practice standards have been complied with and how this will be maintained and managed.

The Access Statement process is key to insuring that the built environment is safe, accessible and convenient and enables all free access to jobs, opportunities and facilities available.

Inclusive Design Principles

The proposed development aspires to be:

- Welcoming with no barriers that may exclude people
- Inclusive so everyone can use it safely and easily.
- Legible to ensure ease of movement and way finding
- Adaptable to respond to changing needs of the user
- Flexible so people can use it in different ways

Building Design Standards

All of the dwellings within the proposal (both permitted development and new build) have been designed to comply with all minimum current standards and approved documents. A typical unit is shown on the following page.

All non-residential elements of the site are designed to be accessible in accordance with Part M of the Building Regulations as a minimum.

Pedestrian Access

The principle pedestrian access for the residential new build apartments is from the adjacent main road High Street. A secondary access is also available from Trout Road North of the building. An existing 2m pavement runs around the North and North East of the building, adjacent to Trout Road and High Street.

There is disabled access via the residents (private) lift to the new build floors. This can also be accessed at ground level via the undercroft car park to the rear.

Streetscape & Public Realm

High quality materials and lighting are proposed to provide a welcoming attractive environment for pedestrians. Where replaced paving will be enhanced and made good. To be firm, non-reflective and slip resistant and evenly laid.

Street lighting will be of a good quality, consistent and well maintained. It will be designed to reduce shadowing to increase positive perceptions of personal security.

Parking

The car park to the rear of the building consists of 8 no. parking spaces, 1 of which is designated for disabled. All 8 parking spaces will be reserved for residents of the new build apartments.

Bicycle storage will be provided at ground floor level, accessed via the rear. There will be a total number of 54 spaces for residence and a further 4 visitors spaces adjacent to the main entrance.

The existing undercroft car park has an existing circa 2m clearance which provides adequate room for vehicular and pedestrian movement.

Vertical Circulation

2no. lifts are to be provided for vertical circulation between the ground floor and level 6. The lifts will meet Part M minimum requirements.

Stairs access is via two cores, primarily for use to access all residential apartments but acts to aid emergency evacuation.



04 MANAGEMENT

Refuse Strategy

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This refuse strategy has been prepared with reference to BS5906:2005 waste management in buildings code of practice.

The proposal has followed the requirements of this document by ensuring the key aspects of the refuse strategy have been addressed.

The apartments will be provided with:

Type	Size	Collection
Euro Bins	1100 litres	Weekly
Paper / Cardboard Bins	1100 litres	Weekly
Plastic Bins	1100 litres	Weekly
Glass / Cans Bins	1100 litres	Weekly

For refuse bins the following formula has been used (rounded up to the nearest whole bin):

No. of dwellings x volume arising per bed (70l) x average no. of beds + 30 / Euro Bin 1100 litres and then rounded up.

Total number of bins is 20 including recycling.

System to encourage segregation of waste

Each apartment will have triple bins within the kitchen to enable waste to be sorted at source into the different waste types. All tenants will be responsible for taking their refuse to the bin store located on the ground floor. The residents will be provided with O&M manuals and clear signage within the bin store which will encourage residents to deposit recyclables in the correct containers.

Location of Refuse and Recycling Store

The apartments have a refuse store located on the ground floor level. This is accessed externally from the undercroft car park to the rear, for maintenance and to empty the bins

The bin store room is accessed from the secondary stair lobby so the householders will not have to carry refuse further than 30m (excluding vertical distance). The bin store has a level approach that is accessible to all.

The refuse store will be designed to comply with BS5906 in respect of space allocation, access, wash down facilities, drainage, ventilation, lighting, smoke detection etc. The residents will have to ensure the storage room is kept clean and tidy.

Method and Frequency of Collections

It is anticipated that refuse and recycling will be collected on a weekly basis. On collection day the management company will move the relevant bins to a holding area at pavement level on the side access road, to be agreed with Reading Councils preferred refuse company.

The bins will be held in the holding area until collection by the local authority refuse company. Bins will not be left out overnight outside the building, and the management company will have to time their operations to coincide with the collections accordingly.

The management company will ensure that the area is left clean and tidy once rubbish etc has been collected.

Refuse Vehicle Access

The refuse vehicle will collect the refuse from a designated pick up point to be agreed with Reading Councils preferred refuse company.

The distance between the holding area and the collection vehicle will be less than 10m. The paths between the container and collection vehicles will be a minimum 2 metres in width, free from kerbs or steps and have a smooth, hard wearing surface capable of withstanding the loading imposed by a fully loaded wheeled container. The approaches to the refuse storage areas will be level.

Details of access for disabled people

The refuse store can be accessed via a lift, accessible for disabled people. All doors used to access the refuse stores will be designed to be of sufficient width and not require excessive opening force so that they can be easily negotiated by disabled people.

Separate smaller communal bins may be provided for disabled people, by special arrangement, if they cannot reach the Euro bins to deposit their waste.



05

CONCLUSION

Summary

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This Design and Access Statement demonstrates that the approach to design is based on a thorough understanding of the site and its wider context. The overall scale and form of the development is considered appropriate on this site considering the scale of the neighbouring properties.

The site is well integrated into the local road network making the site accessible. Surrounded by bus routes and in close proximity to the Railway Station transport options are ample.

The proposed development will be constructed to meet or exceed the standards set out in the Building Regulations.

It has been acknowledged that Reading Centre requires regeneration and considering the current Sackville's development the proposal for Garrard House adds to the improvements taking place, delivering a positive addition to the local area. The proposal will greatly enhance the quality and appearance of the site.



