
Kennet Place

Reading, RG1 3ES

Design Statement - July 2024



Introduction

Introduction

This Accompanying Statement has been prepared to accompany a Full Planning Application for external changes at Kennet Place, RG1 3ES.

It is proposed to form 20 new window openings on the courtyard-side elevation of the building - with opening sizes and window appearances to match the existing windows on the building.

This statement should be read in conjunction with the submitted drawings and documents.

Section 1

Context

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Context

Site Location and Setting

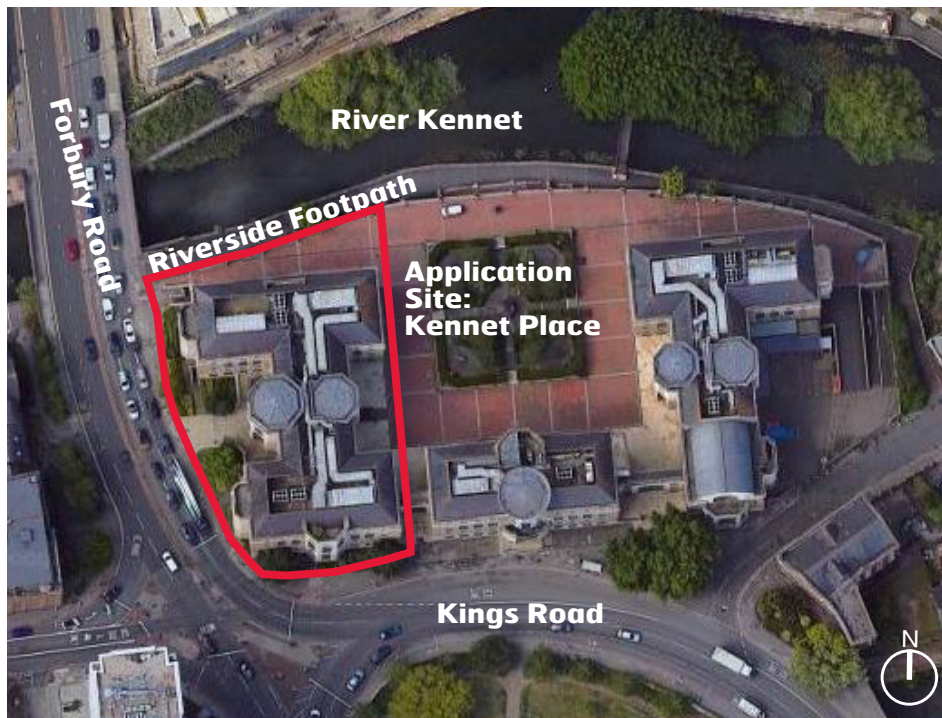
1.1 Site Context

The existing building on the application site is a five-storey building with: a basement car park level with a separate access; and a rooftop plant level. The building is currently unoccupied except the northern office space on the ground floor.

The building was constructed as part of development with 2 other blocks similar in appearance and is the western-most of the 3, situated on the corner by Forbury Road and Kings Road. To the north the site is bordered by the River Kennet.

The broad area surrounding the site is characterised by a variety of building uses. To the north of the site across the River Kennet is the recently-constructed high-density residential development Huntley Wharf.

To the other sides are predominantly high-rise office buildings, with some low-density residential dwellinghouses.



Site Context Map



The Front (West) Elevation viewed from Forbury Road

Context

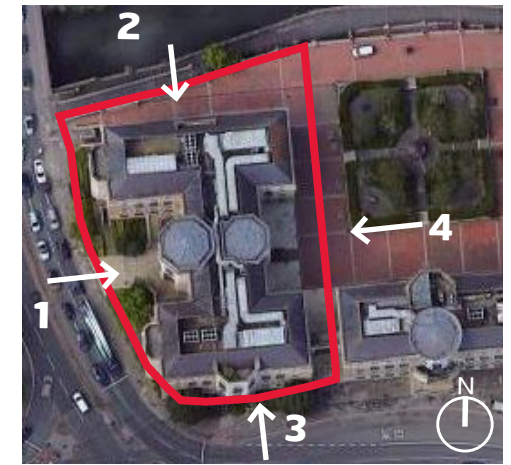
Existing Building



1 - Front elevation viewed from Forbury Road



2 - North Elevation (River Kennet Side)



Key Plan



3 - South Elevation viewed from Kings Road



4 - South Elevation (Courtyard Side)



Context

Existing Building - East Elevation



East Elevation, southern wing



East Elevation, centre



East Elevation, centre and northern wing

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East Elevation, northern wing

Existing Windows Appearance & Materials



Window Type 01



Window Type 02



Window Type 03



Window Type 04



Key Plan

Context

Site Location and Setting

1.2 Planning Context

The site is not located within the Green Belt, in a Conservation Area or any Area of Outstanding Natural Beauty.

The site is not occupied by a listed building nor are there any listed buildings within the immediate vicinity of the site.

The site is located within Flood Zone 2 which has a medium probability of flooding.

Section 2

Design

2.1 Proposed New Windows

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Design

Materials & Appearance

2.1 Proposed New Windows

It is proposed to form 20 new window openings on the East Elevation of the building. The new windows are to match the existing in scale, form, appearance, and materials.

This will be achieved by:

- replicating the 4 window types shown opposite.
- The new windows will align vertically, and replicate the arrangement of the existing windows as they alter on each floor.
- The proposed windows on the northern wing of the east elevation will make it more in-keeping with the southern wing by mirroring it, to have 4 columns of window openings.

Please also refer to the submitted drawings.

Existing Windows Appearance & Materials



Window Type 01



Window Type 02



Key Plan



The Proposed East Elevation, showing how the new windows (shaded in red) mirror the other wing, and are aligned vertically.



Window Type 03



Window Type 04