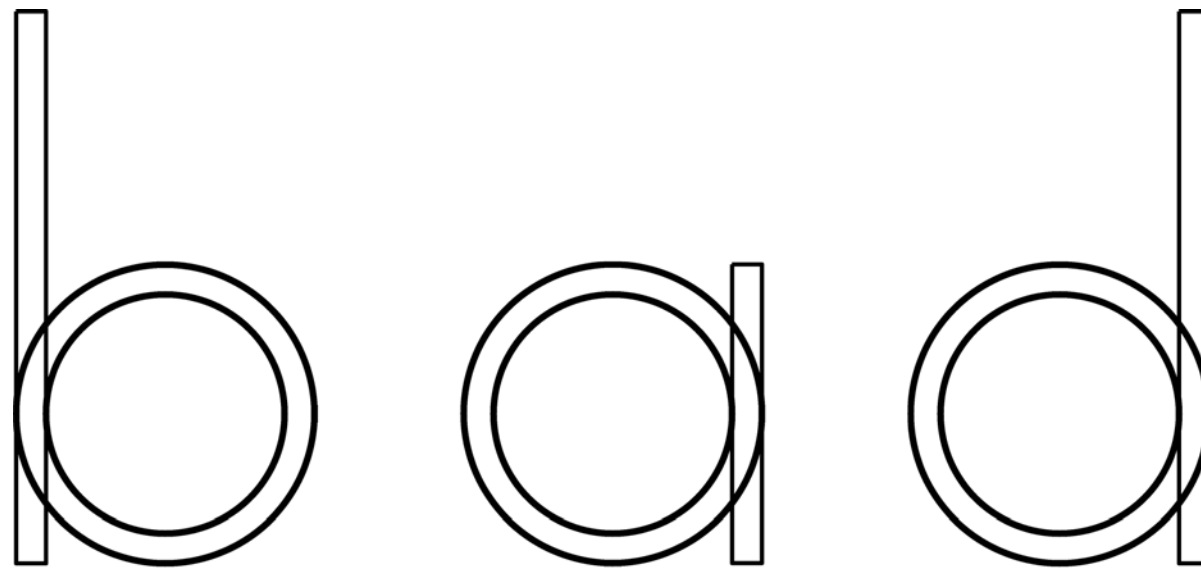




Studio



1.0	Introduction
1.1	Executive Summary
1.2	Contents of this submission
1.3	Client and Professional Team
1.4	Planning History
2.0	The Site
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2.3	Character of the Area
2.4	Blaggrave Street Elevations
3.0	The Scheme
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3.2	Response to Council
3.3	Quantum of Proposals and Uses
3.4	Facades Elevations and Materials
4.0	Access Statement
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1.1 Executive Summary

- 1.1.1 bad-studio have been appointed by La Baguette Ltd to design a boutique hotel on a site on 7 Blagrove Street in Reading. The scheme will provide much needed hotel accommodation in the centre of Reading.
- 1.1.2 The redevelopment of the site provides an exciting opportunity to enhance the local context.

1.2 Contents of this submission

- 1.2.1 This Design + Access Statement forms part of a planning application for the redevelopment of the site to provide a new boutique hotel and associated uses.
- 1.2.2 The scheme has been developed in the context of national and local planning policies. A pre-planning application enquiry, as well as an on-site meeting has been held with Reading Borough Council.
- 1.2.3 This document will provide information about how the design principles have been applied to the development and how the concept evolved, taking into consideration the context and issues relating to its location.

1.3 Client and Professional Team

- 1.3.1 The client has appointed a design team to ensure the proposals have been fully investigated and are viable.
- 1.3.2 The project team and their roles include:

Applicant	La Baguette (Reading) Ltd
Architect	bad-studio
Planning Consultant	ET Planning
Heritage Consultant	Ridgeway Heritage Consultancy
Sustainability / Energy	Base Energy
Sunlight / Daylight	T16 Design Ltd
Acoustic Consultant	Michael Sugiura Acoustics
Air Quality Consultant	Hawkins Environmental



1.4 Planning History

- 1.4.1 A full planning application (ref: 230328) as made on 27th June 2023 for “The demolition of the existing building (facade retained) and erection of a five-storey building with a cafe, bed and breakfast, and ancillary spaces.”
- 1.4.2 The above application was subsequently withdrawn by the applicant on 8th September 2023.
- 1.4.3 The application was withdrawn because of the objections raised by the Planning Officer which would have resulted in the planning application being refused.
- 1.4.4 The primary reasons why the Planning Officer objected to the proposal are listed on this page. This document seeks to address these objections.

1. *“In respect of impact to heritage assets, the front elevation of the extended building is confused in its layout with the windows offset from each other. The Inspector for the previously dismissed appeal at this site noted that the window openings of adjacent buildings along this side of Blaggrave Street are uniform in their alignment and appearance which makes a positive contribution to the Conservation Area. The heights of the floor plates/ceilings for each floor also does not correspond well to the adjoining building as they are set at different heights to the neighbouring buildings. It is also not clear how the proposed timber beams respect the existing brick and glazing materials characteristics of the conservation area. As such, the development is considered harmful to the character and setting of the conservation area and with the site lying within the setting of the listed Town Hall building, the development is also considered harmful to the setting of this designated heritage asset thereby failing to comply with Policies EN1, EN3 and EN6.”*
2. *“The daylight/sunlight assessment shows the development will reduce sunlight on 21st March to the neighbouring gardens at 9-15 Blaggrave below BRE guidance. The assessment states this should attract little weight because of the design of the gardens being below ground level. However, this is an existing circumstance that the development should not further harmfully impact or worsen. The harm to the level of external amenity experienced by the occupiers of these dwellings means the development fails to comply with Policy CC8.”*
3. *“The development includes second floor terracing on the north side that will overlook the rear gardens of 9-15 Blaggrave Street and afford views into the rear windows of the nearest dwellings within this building. Furthermore, the only outlook provided for rooms 8, 13 and 18 within the development is a single side facing window that is enclosed on both sides and provides limited outlook into the rear of 1-5 Blaggrave Street. For these reasons, the development is harmful to the amenity of neighbouring residents and to the amenity of future occupiers of the development and fails to comply with CC8. ”*

2.1 Site Location

2.1.1 The application site is located on Blaggrave Street, at the heart of Reading Town centre, it site lies on the east border of the primary shopping area with restaurants, bars, cafés and shops all within a 30-second walk.

2.1.2 The site is within a minute's walk of Reading train station. Two hundred trains travel to London every day, with speedy direct links to Oxford, the South East and beyond.

2.2 Site Description

2.2.1. The building plot is in surrounded by the properties of 1-5 Blaggrave Street, 9-15 Blaggrave Street), 7-9 Friar Street and Winston Street .

2.2.2 The property boundary is almost the full footprint of the existing building. Access to the site is from Blaggrave Street, with a shared yard to the rear of the site.

2.2.3 The application site is a two-storey building currently in use as a café at ground floor level with bed and breakfast accommodation above.

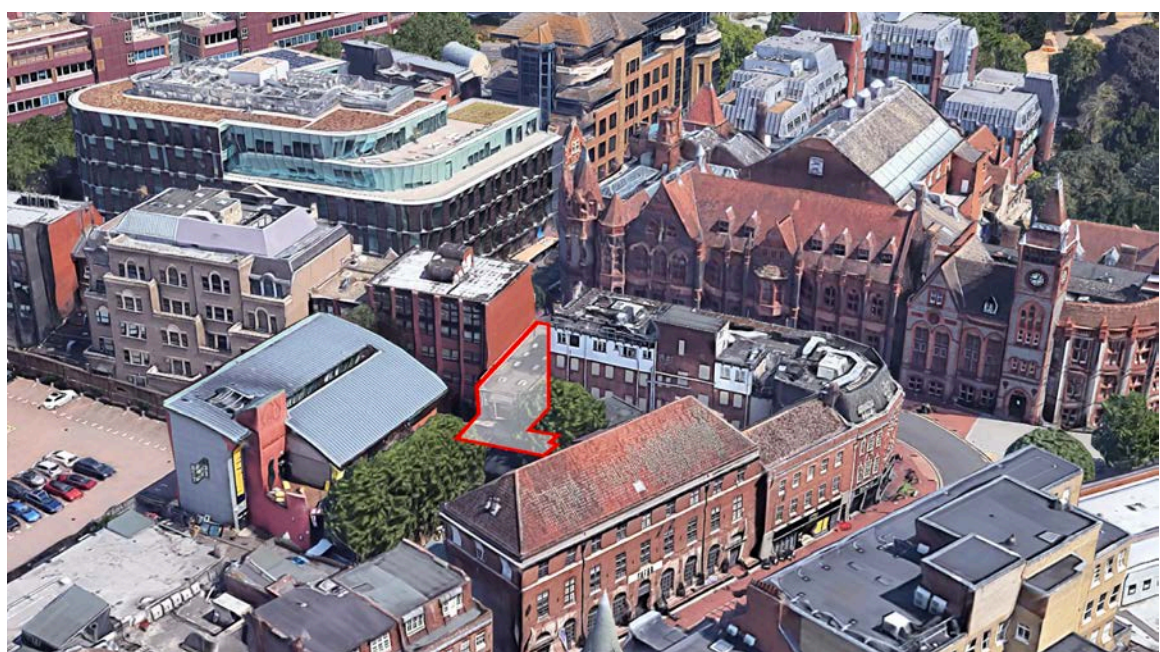
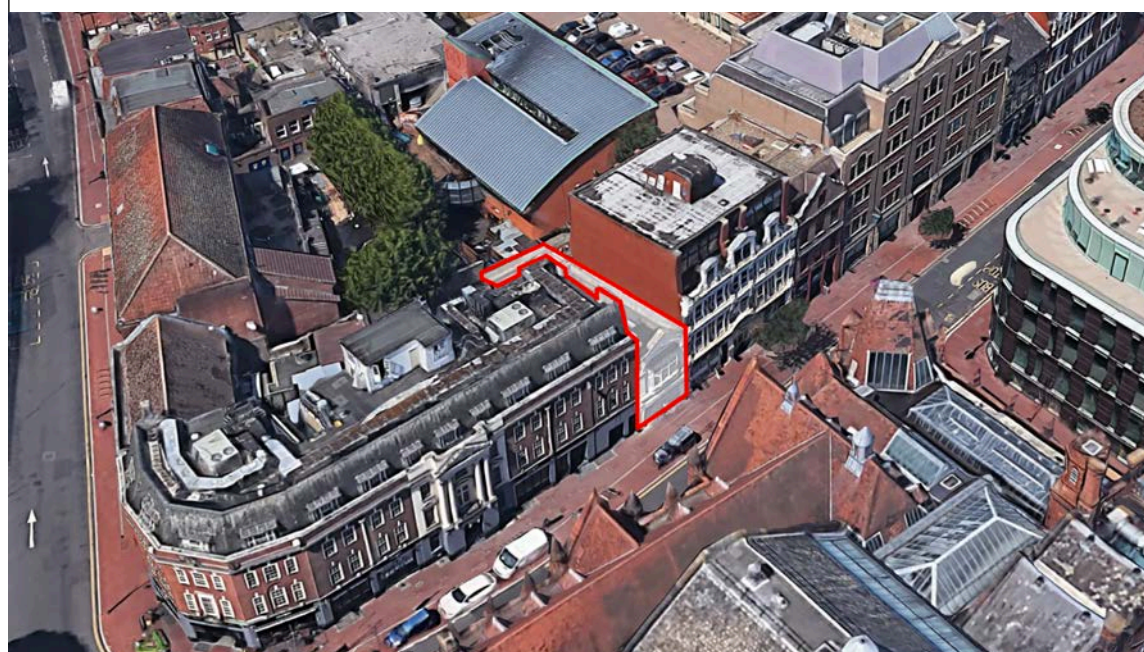
2.3 Character of the Area

2.3.1 The site is located within the Market Place / London Street Conservation Area.

2.3.2 The buildings along the west side of Blaggrave Street are, in the majority, 4-5 storeys high.

2.3.3 All of the buildings are built in different architectural styles and materials. There is no coherent or strong architectural language that defines Blaggrave Street.

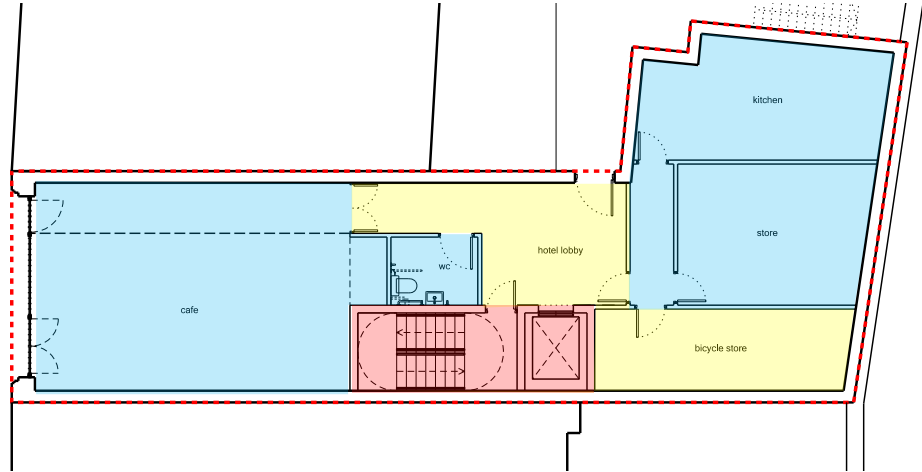
2.3.4 The rear of the site is dominated by the outback pub and delivery access roads.



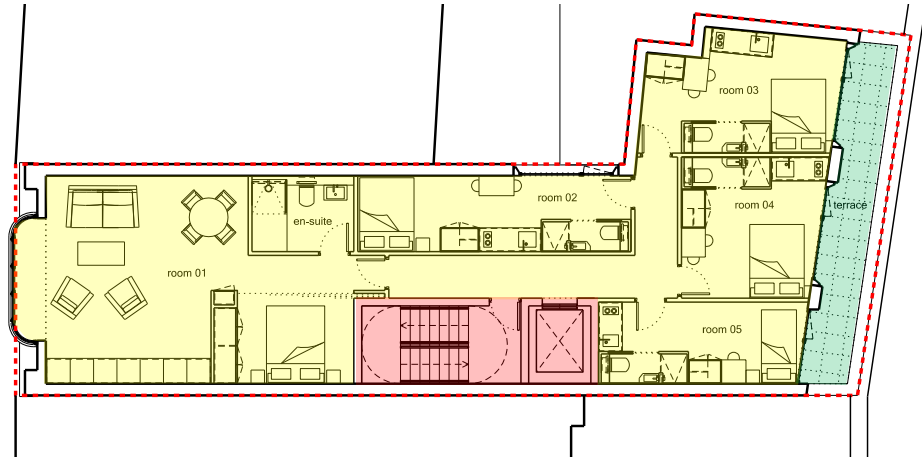
3.1 Previous Scheme

3.1.1 Information issued for full planning application (ref: 230328) made on 27th June 2023 for "The demolition the existing building (facade retained) and erection of a five-storey building with a cafe, bed and breakfast, and ancillary spaces."

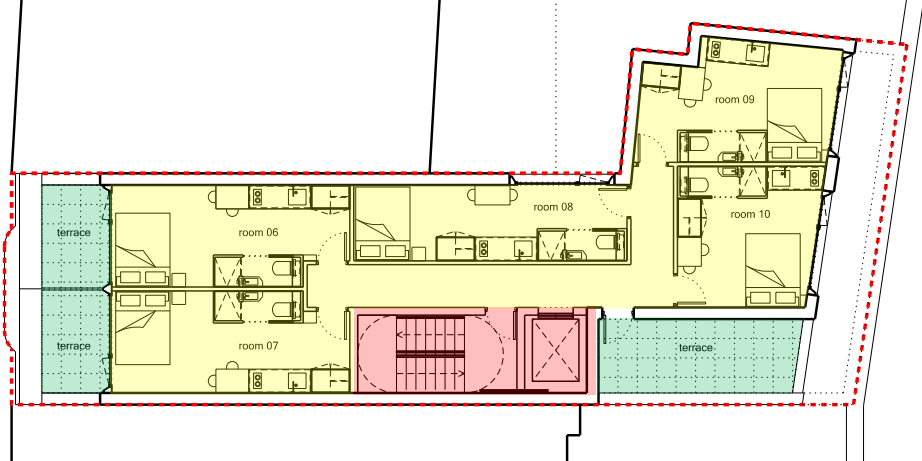
3.1.2 Plans submitted as part of the previous application



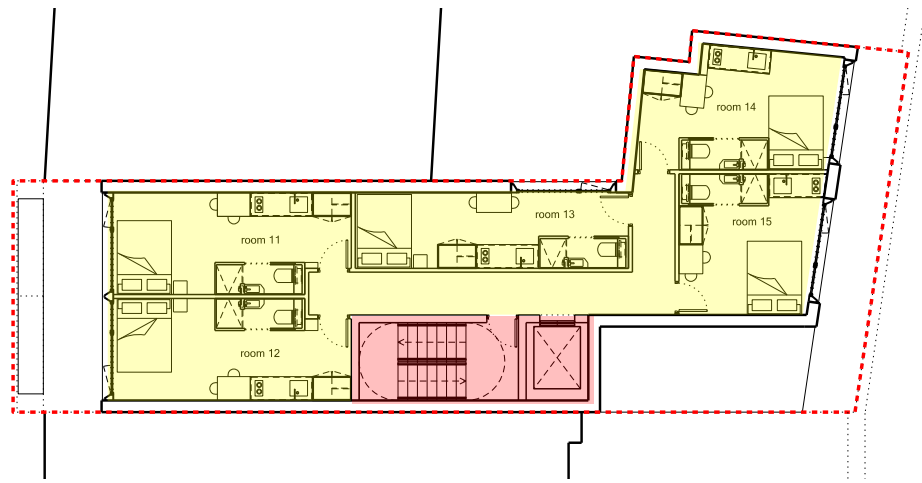
Ground Floor



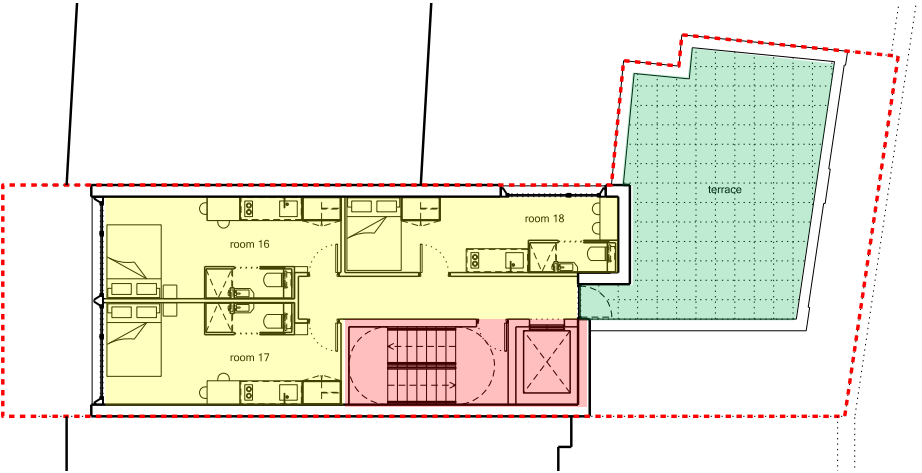
First Floor



Second Floor



Third Floor



Fourth Floor

Uses

- Café
- B&B (+ horizontal circulation)
- Vertical circulation
- External / Amenity Spaces

3.1 Previous Scheme

3.1.3 Information issued for full planning application (ref: 230328) made on 27th June 2023 for "The demolition of the existing building (facade retained) and erection of a five-storey building with a cafe, bed and breakfast, and ancillary spaces."

3.1.2 Elevation and 3D massing submitted as part of the previous application



Existing Blagrove Street Elevation



Previous Blagrove Street Elevation

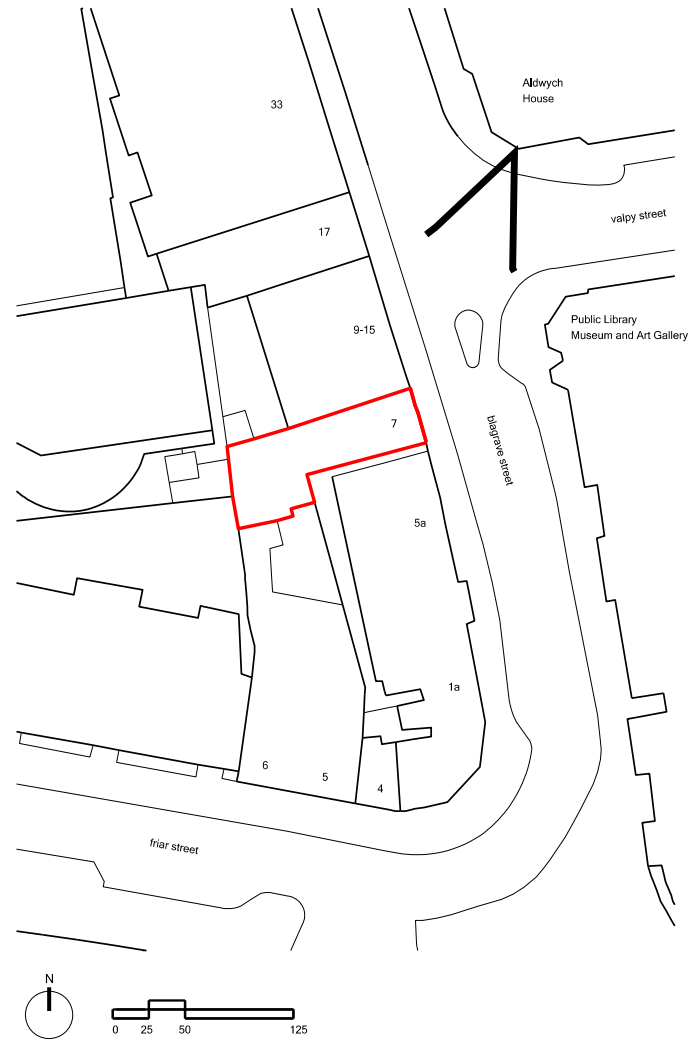


3.1 Previous Scheme

3.1.3 Information issued for full planning application (ref: 230328) made on 27th June 2023 for "The demolition the existing building (facade retained) and erection of a five-storey building with a cafe, bed and breakfast, and ancillary spaces."

3.1.4 Front photomontage issued as part of the previous application.

previous rear photomontage

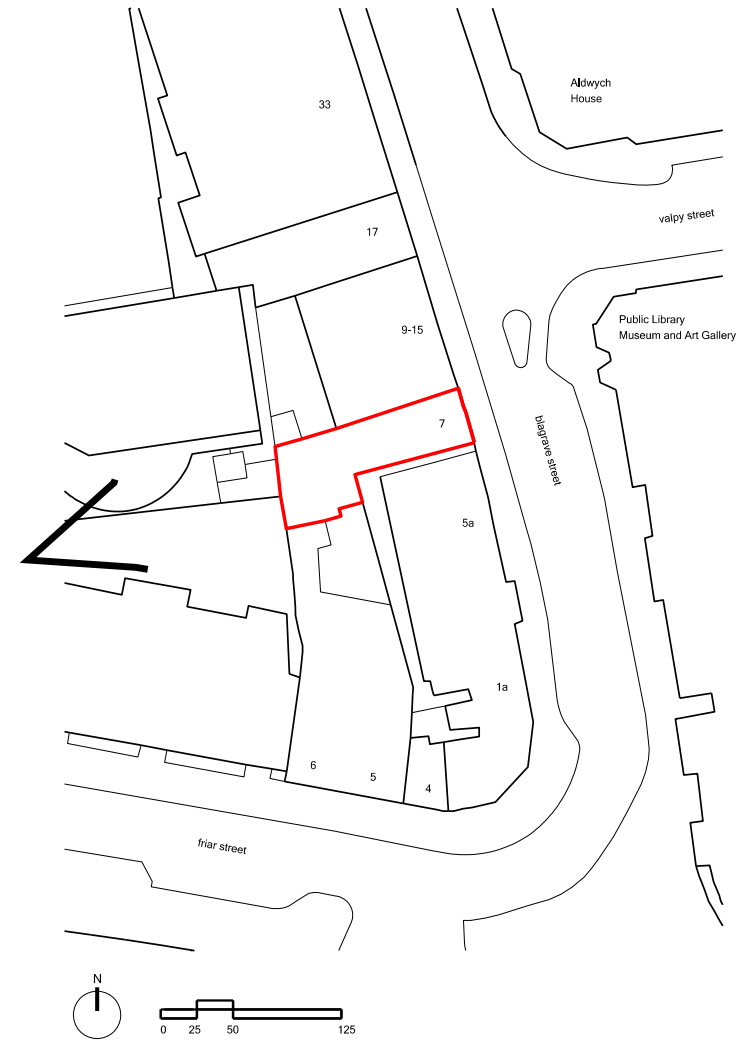


3.1 Previous Scheme

3.1.5 Information issued for full planning application (ref: 230328) made on 27th June 2023 for "The demolition the existing building (facade retained) and erection of a five-storey building with a cafe, bed and breakfast, and ancillary spaces."

3.1.6 Front photomontage issued as part of the previous application.

previous rear photomontage



3.2 Response to the Council

3.2.1 Below is one of the objections raised by the Planning Officer, for ease of reference, it has been split into separate items which this report refers to:

- i. *In respect of impact to heritage assets, the front elevation of the extended building is confused in its layout with the windows offset from each other. The Inspector for the previously dismissed appeal at this site noted that the window openings of adjacent buildings along this side of Blagrove Street are uniform in their alignment and appearance which makes a positive contribution to the Conservation Area.*
- ii. *The heights of the floor plates/ceilings for each floor also does not correspond well to the adjoining building as they are set at different heights to the neighbouring buildings.*
- iii. *It is also not clear how the proposed timber beams respect the existing brick and glazing materials characteristics of the conservation area.*
- iv. *As such, the development is considered harmful to the character and setting of the conservation area and with the site lying within the setting of the listed Town Hall building, the development is also considered harmful to the setting of this designated heritage asset thereby failing to comply with Policies EN1, EN3 and EN6.*

3.2.2 The front elevation and floor levels have been completely re-designed to consider the comments raised by the Planning Officer. The previous and new front elevations are shown on this page, with diagrams identifying the changes shown on the following page.



Previous Proposed Front Elevation



New Proposed Front Elevation

Windows uniform in alignment



Floor plates in alignment



Materials changed



Materials to be used:

1. Grey brickwork to match 9-15 Blaggrave Street brickwork.
2. Pre-cast stone spandrels, colour to 9-15 Blaggrave Street spandrels

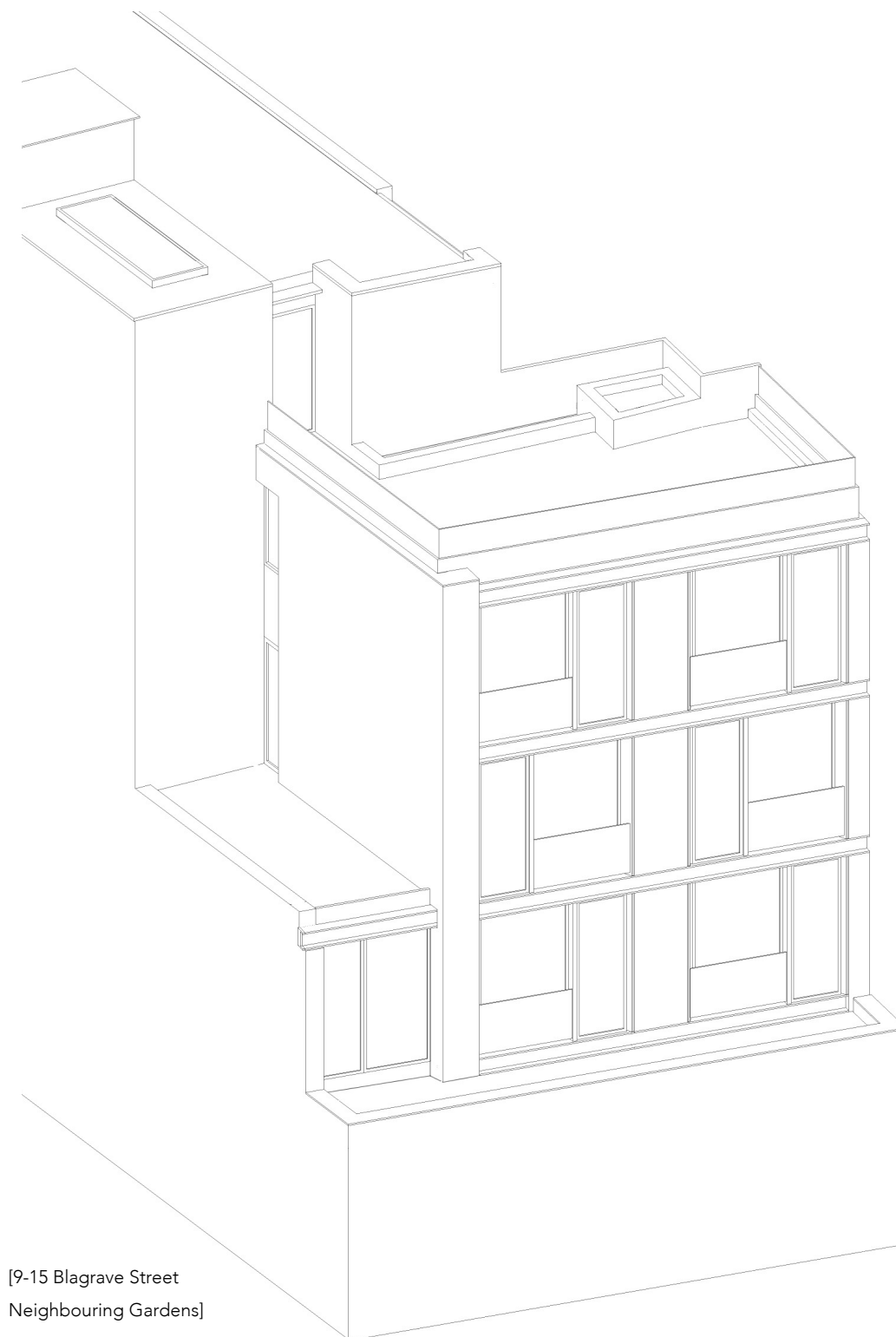
3.2 Response to the Council

3.2.3 Below is one of the objections raised by the Planning Officer, for ease of reference, it has been split into separate items which this report refers to:

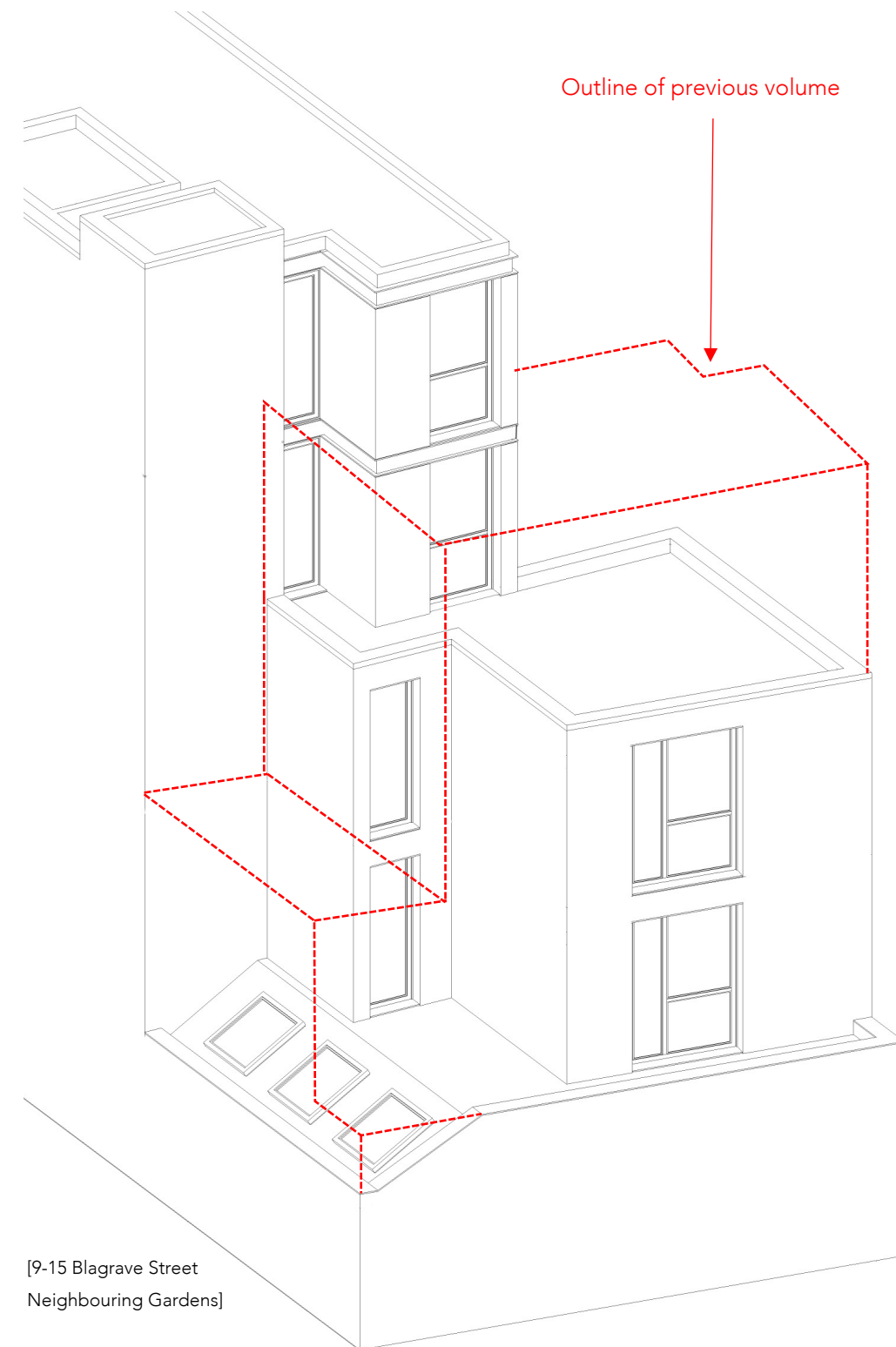
- i. *The daylight/sunlight assessment shows the development will reduce sunlight on 21st March to the neighbouring gardens at 9-15 Blaggrave below BRE guidance.*
- ii. *The assessment states this should attract little weight because of the design of the gardens being below ground level. However, this is an existing circumstance that the development should not further harmfully impact or worsen.*
- iii. *The harm to the level of external amenity experienced by the occupiers of these dwellings means the development fails to comply with Policy CC8.*

3.2.4 The floor plans and rear elevation to the scheme has been reduced in both size and volume in order to address the concerns raised by the Planning Officer. Please refer to rear axonometric on this page and floor plans on the next page.

3.2.5 A new Sunlight and Daylight Assessment was carried out by T16 Design which now shows that the neighbouring gardens at 9-15 Blaggrave Street comply with BRE guidance.



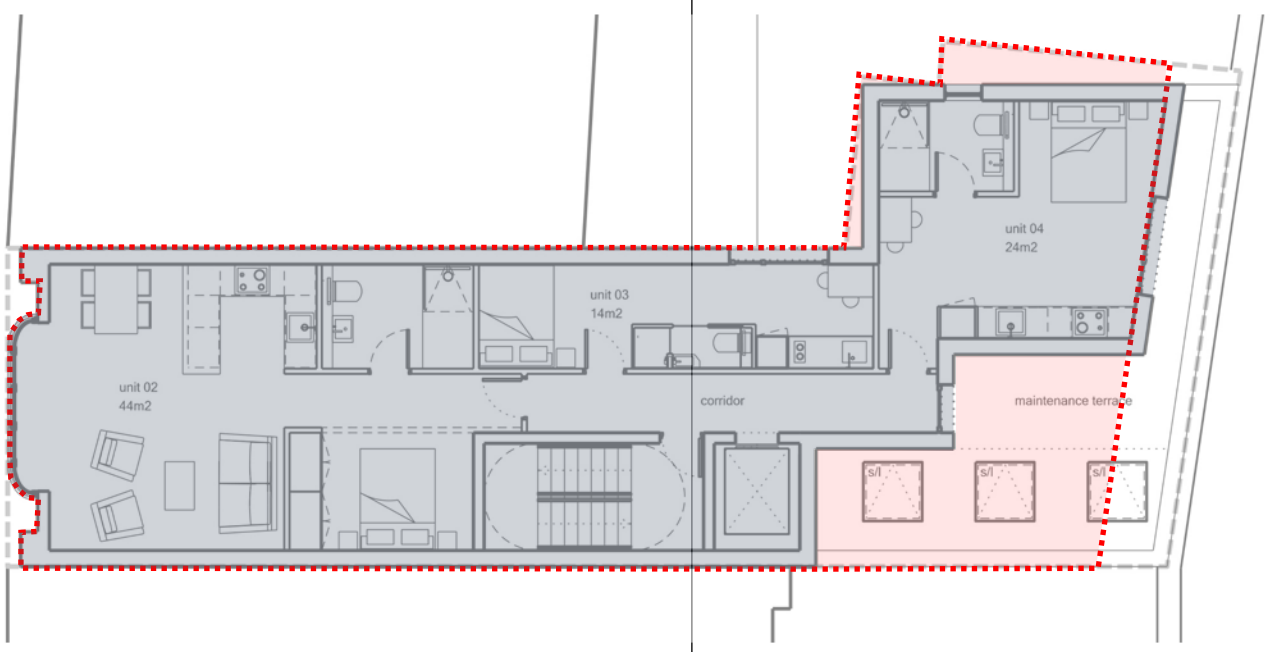
Previous Proposed Rear Volume



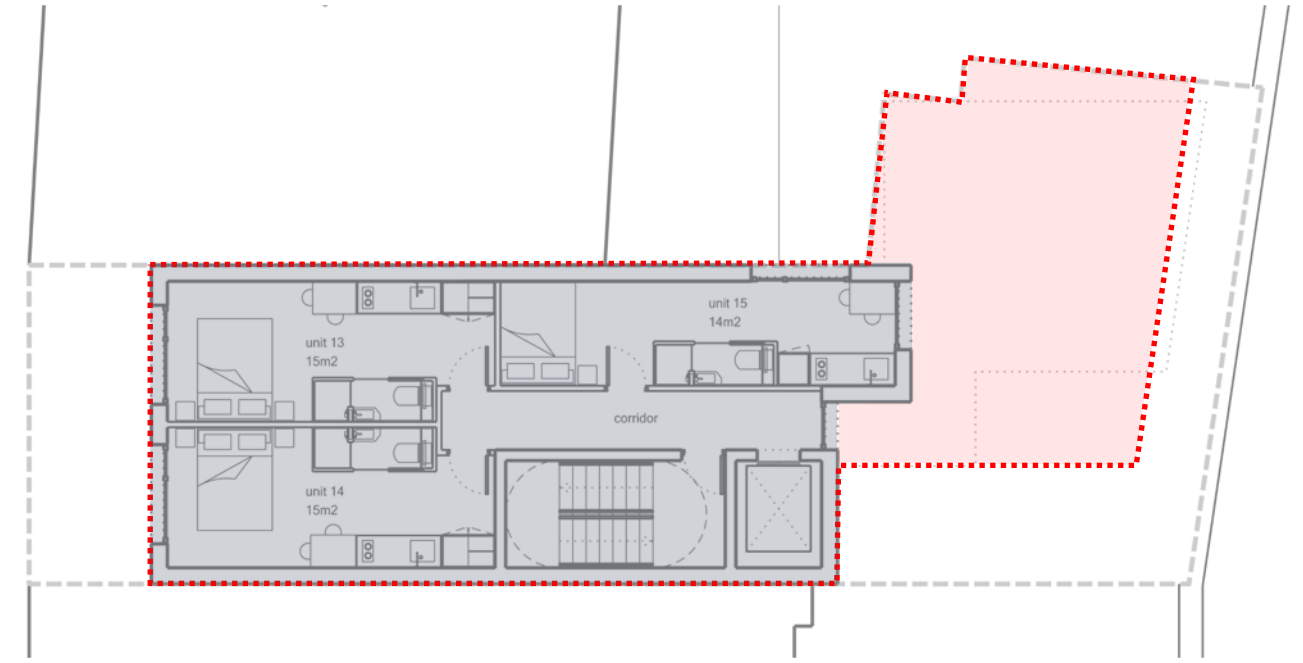
New Proposed Rear Volume

Key

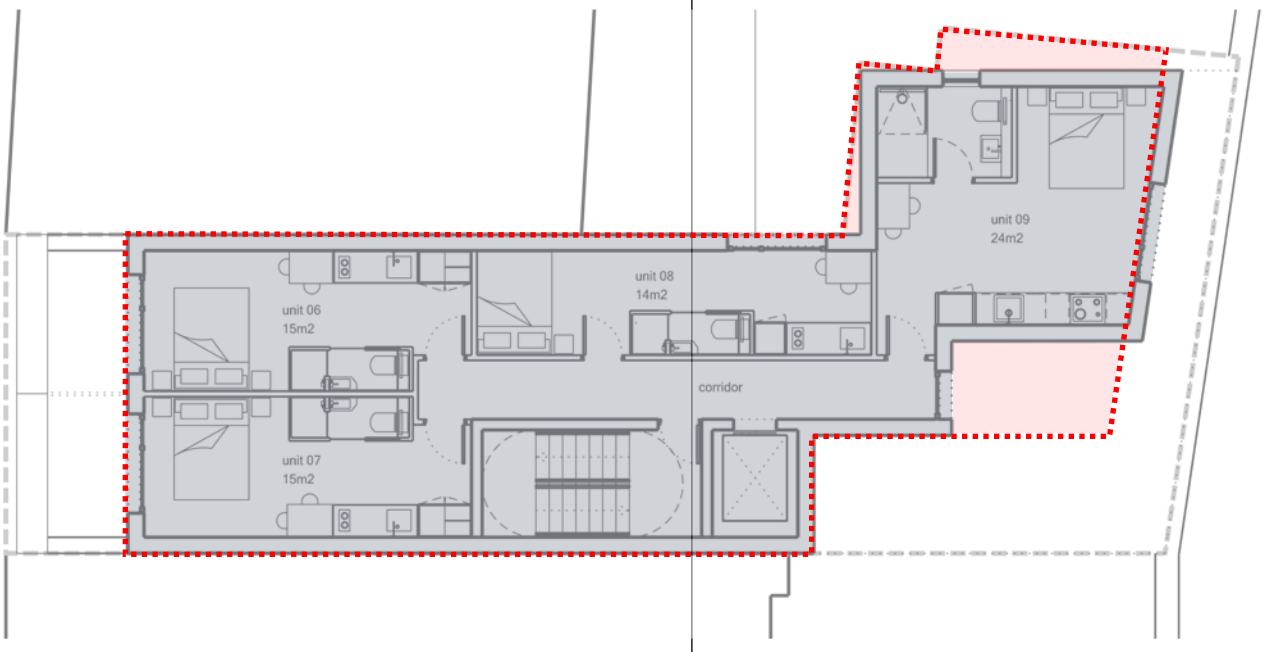
- Proposed Massing
- Previous Massing Outline
- Reduction in Volume / Area



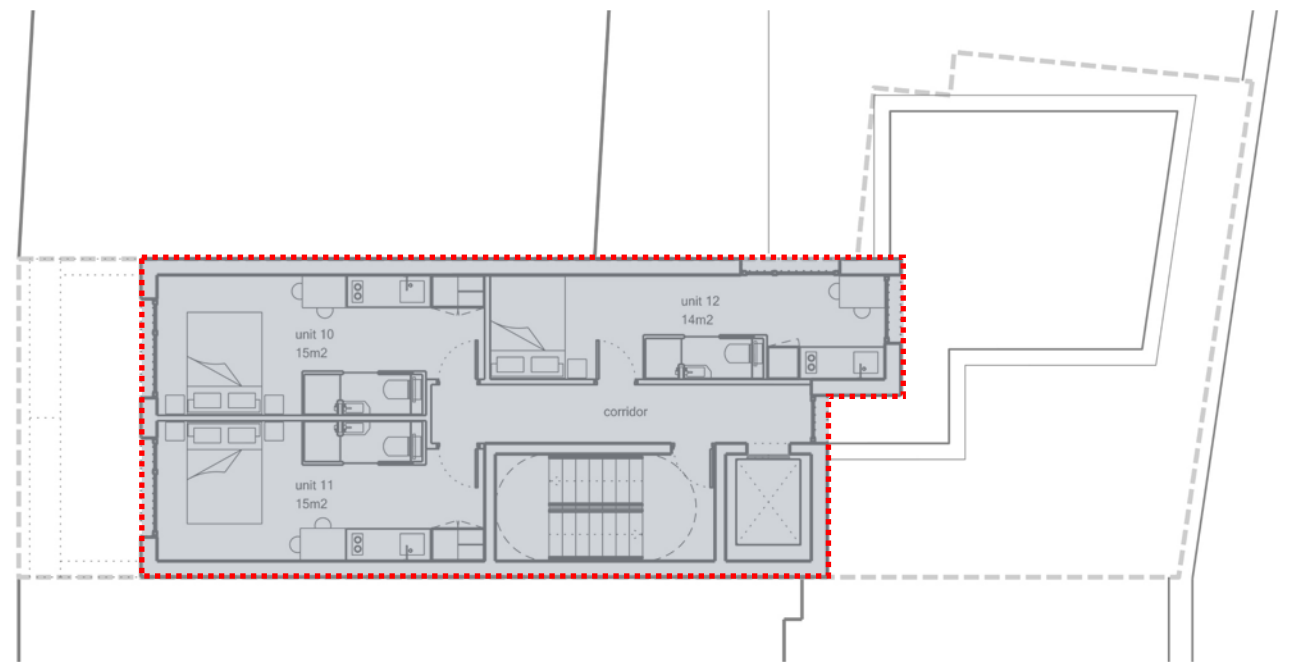
First Floor



Third Floor



Second Floor



Fourth Floor

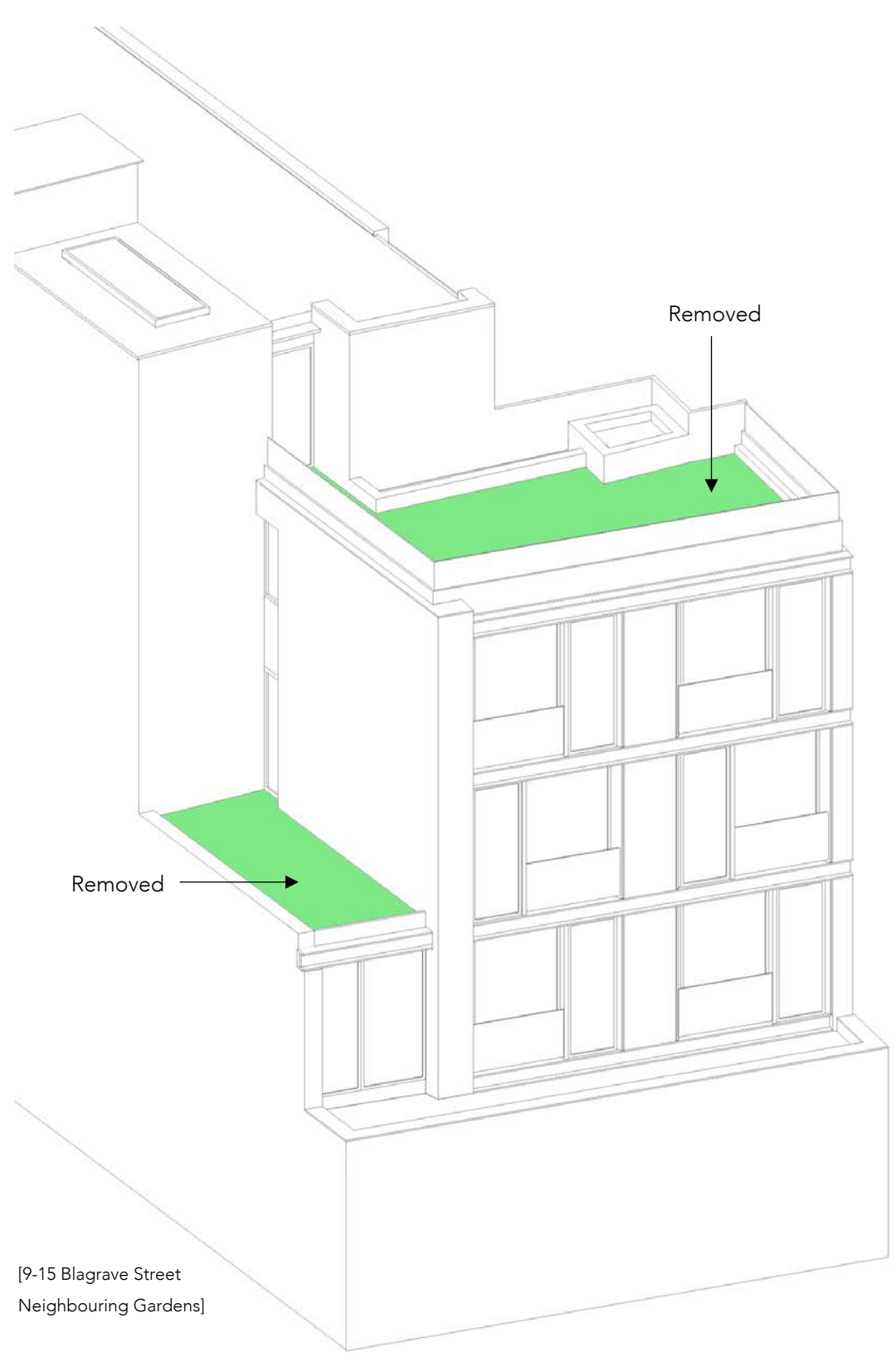
3.2 Response to the Council

3.2.6 Below is one of the objections raised by the Planning Officer, for ease of reference, it has been split into separate items which this report refers to:

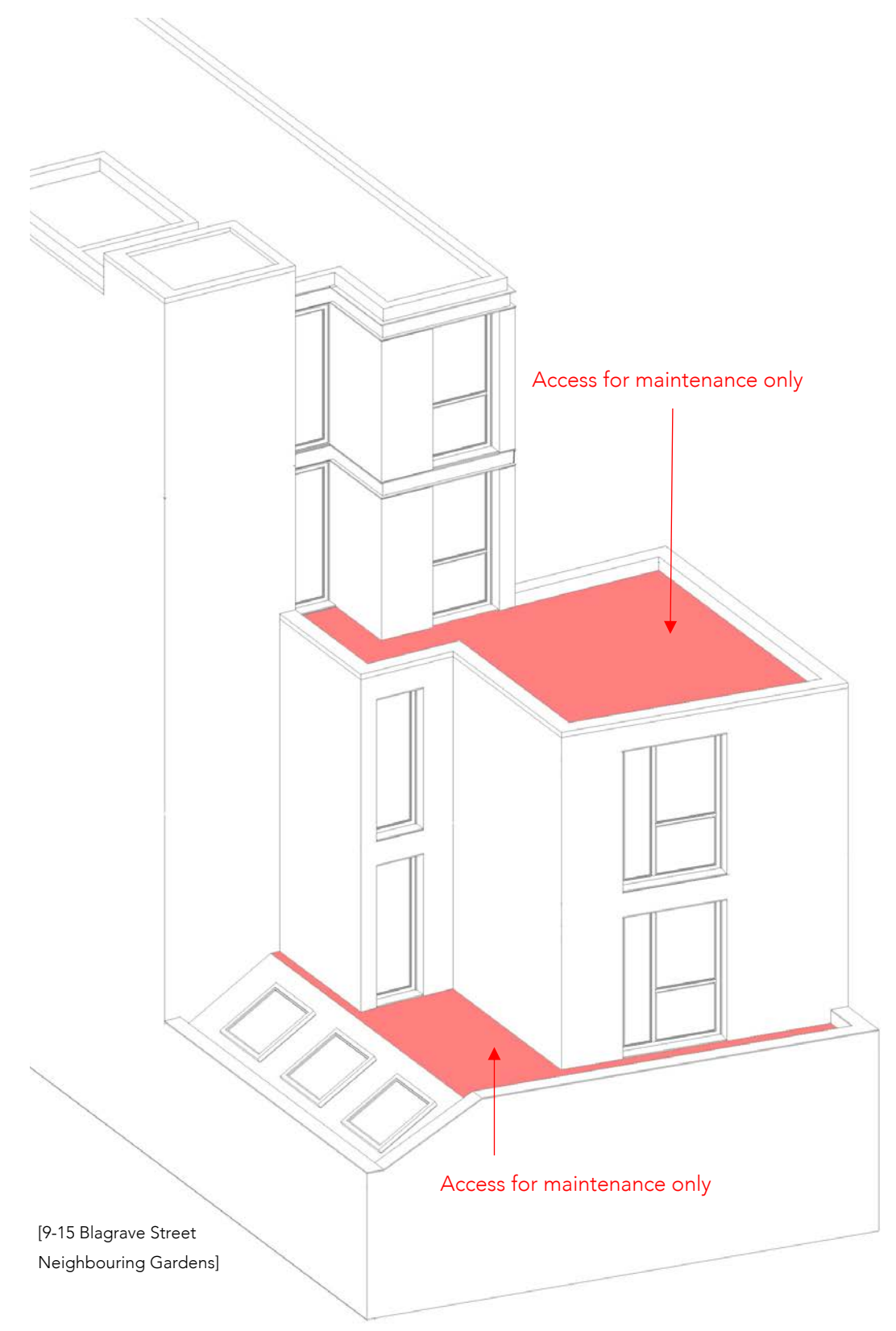
- i. *The development includes second floor terracing on the north side that will overlook the rear gardens of 9-15 Blaggrave Street and afford views into the rear windows of the nearest dwellings within this building.*
- ii. *Furthermore, the only outlook provided for rooms 8, 13 and 18 within the development is a single side facing window that is enclosed on both sides and provides limited outlook into the rear of 1-5 Blaggrave Street.*
- iii. *For these reasons, the development is harmful to the amenity of neighbouring residents and to the amenity of future occupiers of the development and fails to comply with CC8.*

3.2.7 The second floor terracing has been removed from the new proposed scheme.

3.2.8 All terraces on the proposed scheme will not be accessible by the public or hotel guests. They will be accessed only for maintenance and cleaning of the building.



Previous Proposed Rear Volume



New Proposed Rear Volume

3.2 Response to the Council

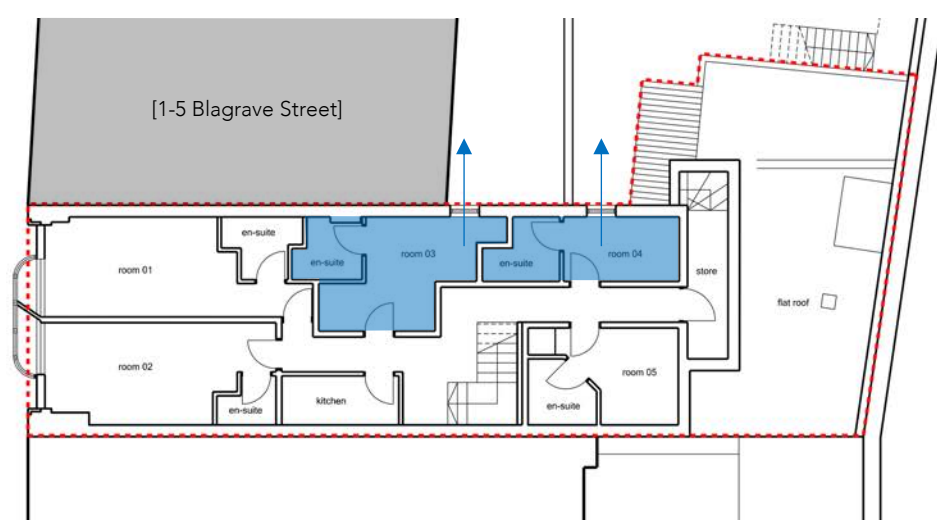
3.2.9 The floor plans on this following page show that currently on site there already exists 2no. rooms on the first floor with single facing windows overlooking to the rear of 1-5 Blaggrave Street (rooms 03 and 04)

3.2.10 The proposed scheme retains the same number of rooms overlooking the rear of 1-5 Blaggrave Street (units 03 and 08).

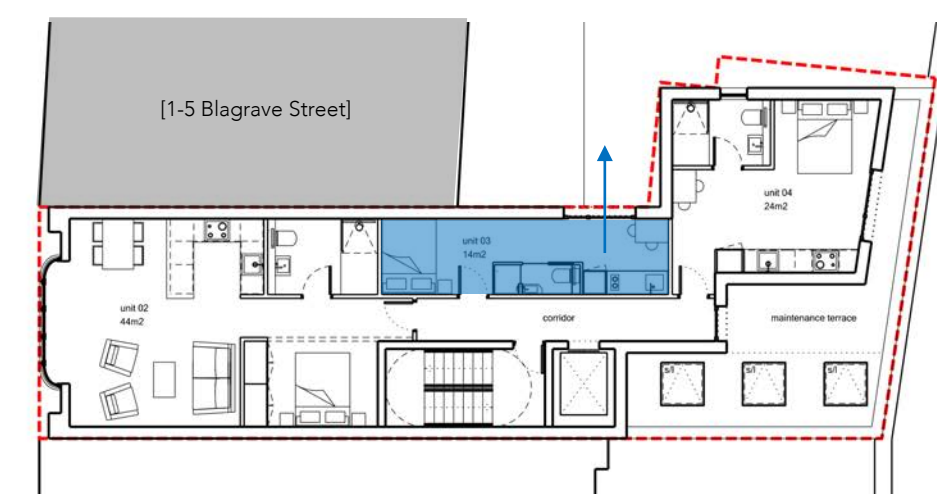
3.2.11 Units 03 and 08 have larger windows than the existing rooms 03 and 04. The proposal also passes all BRE guidance daylight requirements. The window are south facing and don't look directly on the the rear elevation of 1-5 Blaggrave Street.

3.2.11 The other rooms facing 1-5 Blaggrave Street are located on the third and fourth floors and have additional windows facing the rear of the scheme.

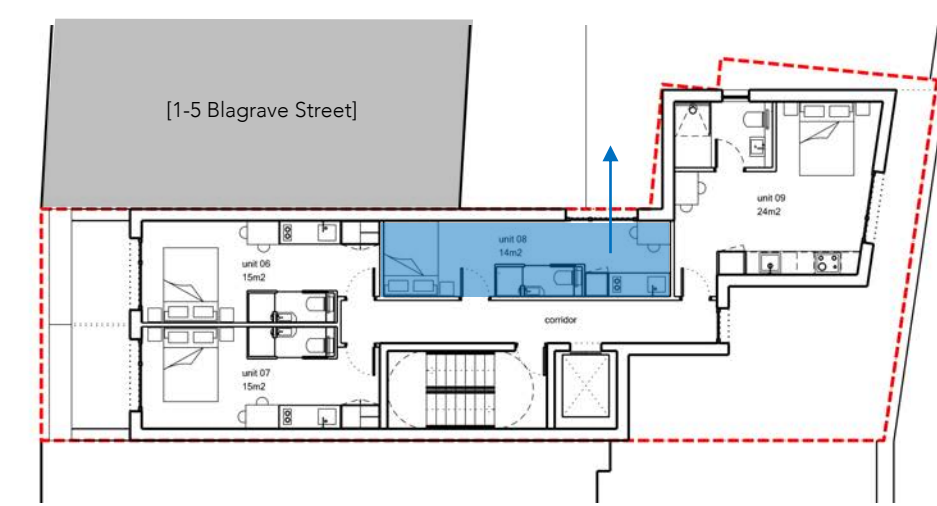
3.2.12 Additionally, these are all hotel rooms, which guests generally staying overnight or for a couple of days. These will not residentially use rooms for long term tenants.



Existing First Floor



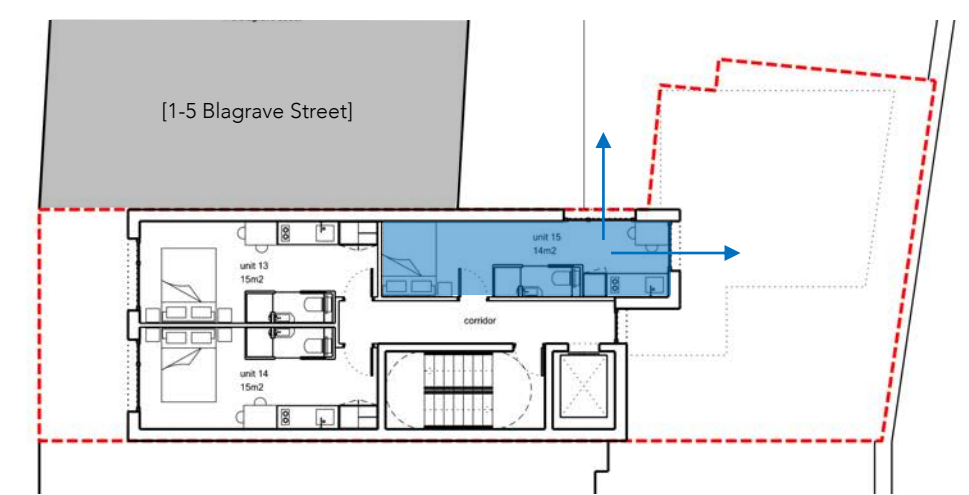
Proposed First Floor



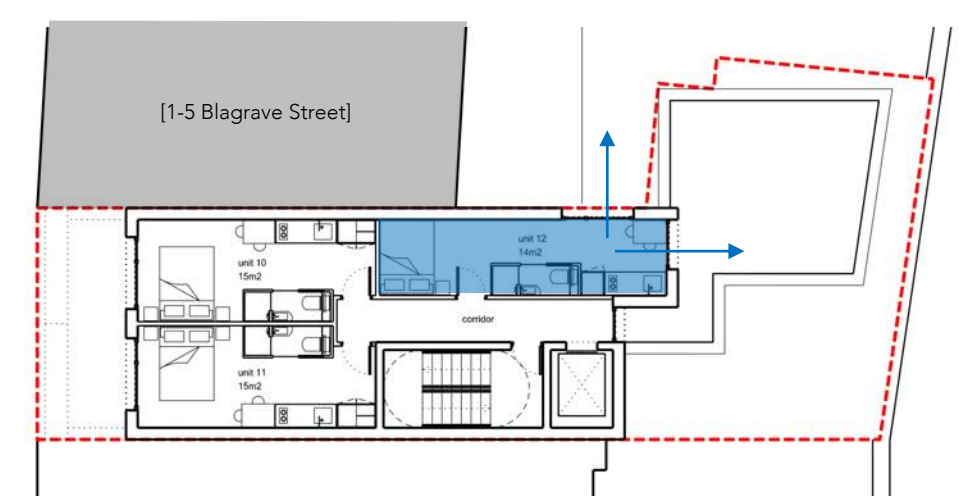
Proposed Second Floor



Photo of Existing rooms 03 and 04 windows



Proposed Third Floor



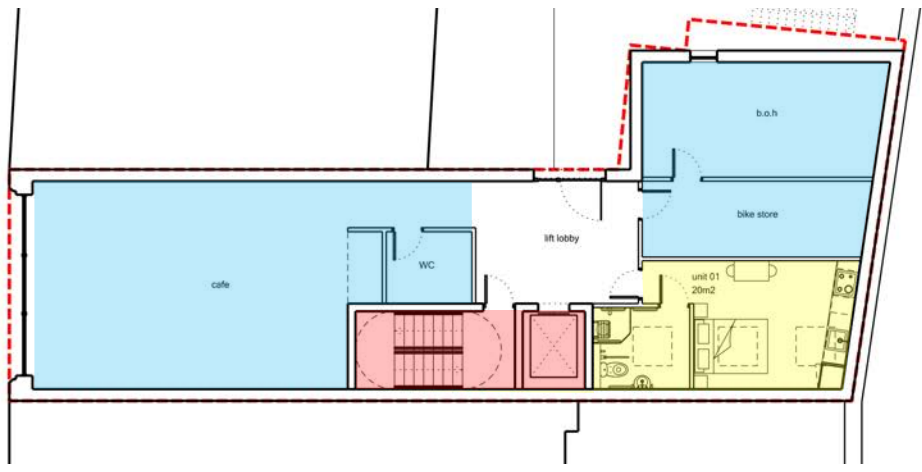
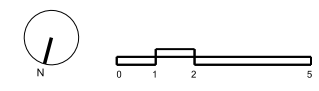
Proposed Fourth Floor

3.4 Quantum of Proposals and Uses

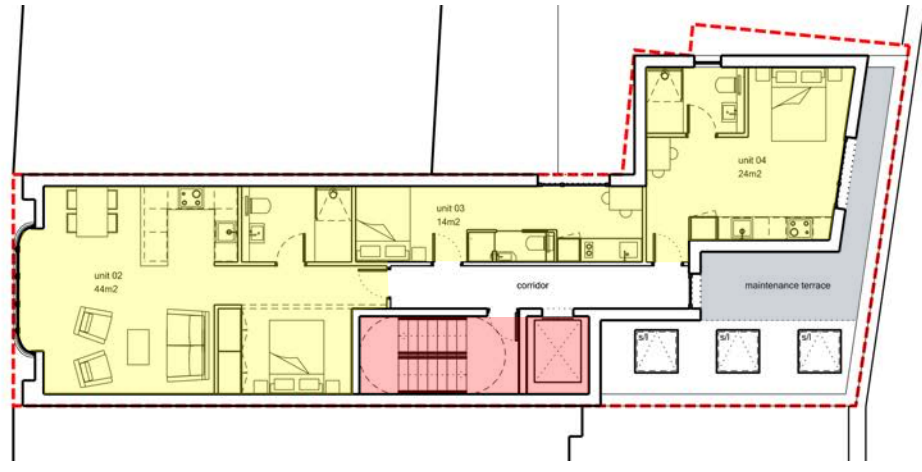
- 3.4.1 The proposal building has an existing use class of A3 café on the ground floor and C1 Bed and Breakfast on the first floor.
- 3.4.2 The proposal seeks to expand the C1 use on the new upper floors to create additional Bed and Breakfast accommodation.
- 3.4.3 The Bed and Breakfast accommodation currently utilizes the ground café area for serving the breakfasts, this situation will continue under the current proposal.
- 3.4.4 The proposal seeks to increase the building from its current 2 storey structure to a new 5 storey building. The additional floor levels 1-4 for the C1 use provide additional accommodation for the Bed and Breakfast business.
- 3.4.5 The uses for each floor are identified on the proposed plan diagrams shown on this page.
- 3.4.6 There will be 1no. DDA compliant bedroom located on the ground floor (Unit 01), directly accessed from the lift lobby. This room will be naturally lit and ventilated with 3no. (1m x 1m) glazed skylights with automated actuators.
- 3.4.7 There will be a total of 15no. Rooms, a reduction of 3no. rooms from the previous planning application.

Uses

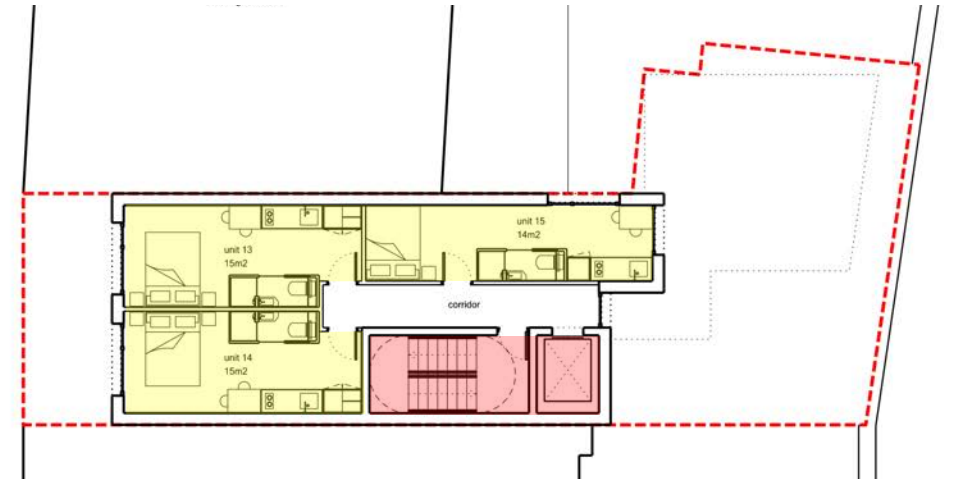
- Café Uses
- B&B Rooms
- Vertical circulation
- Private Terrace
- Maintenance Access



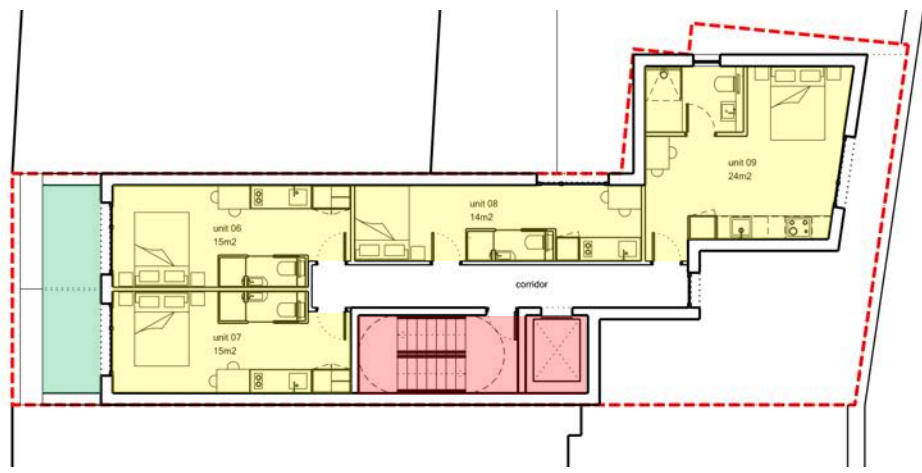
Ground Floor



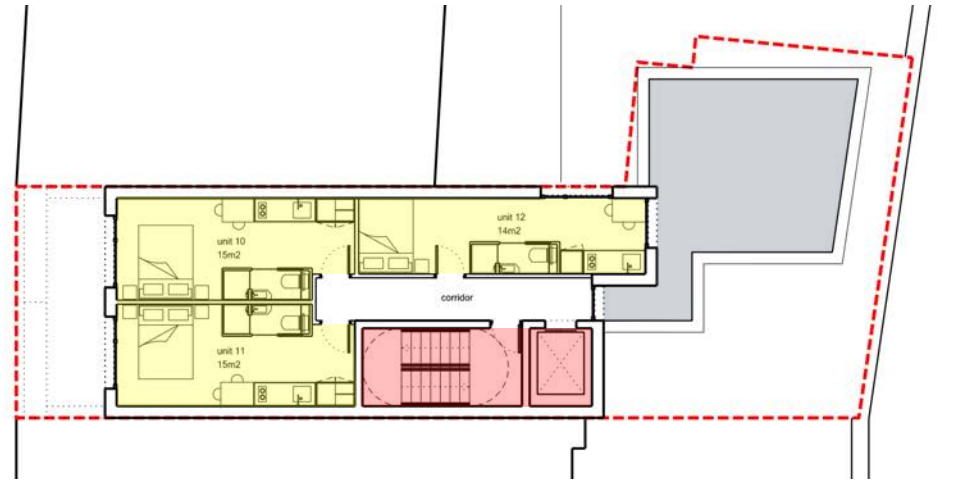
First Floor



Fourth Floor



Second Floor



Third Floor

3.5 Façades

3.5.1 Proposed Front Elevation



3.5 Façades

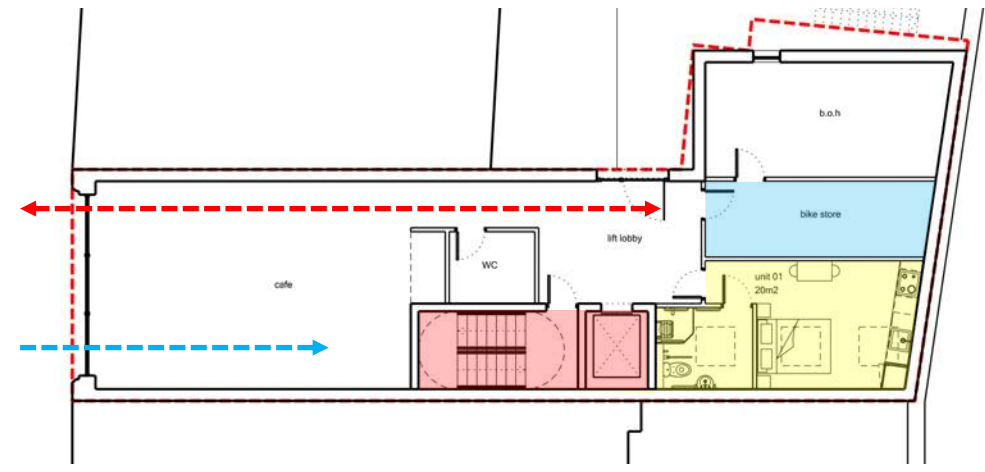
3.5.2 Proposed Rear Elevation

- materials key
- ① white painted render
 - ② metal double glazing

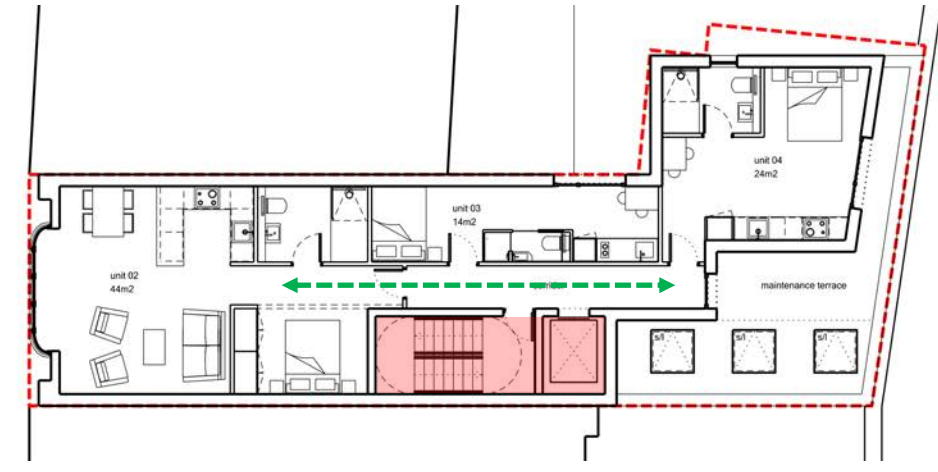


4.0 Access Statement

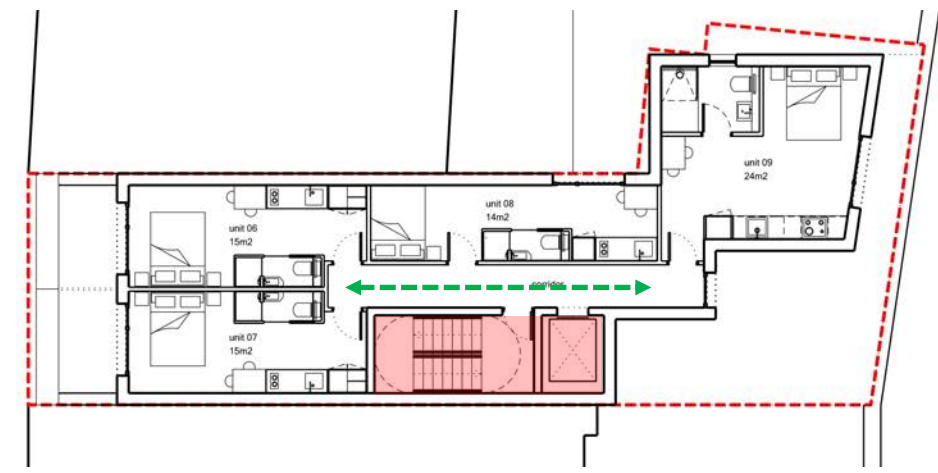
- 4.1 There is no existing car parking or vehicle access within or onto the site due to the existing building forming part of the continuous terrace along Blaggrave Street. no parking spaces proposed.
- 4.2 The users of the café generally walk to the premises from the surrounding local area whether they are residents, office/building site workers or tourists.
- 4.3 The Bed and Breakfast use is traditionally used by tourists who arrive at the building via public transport; bus, taxi or train.
- 4.4 The existing and retained uses classes of the building have, in majority, foot traffic journeys to the site.
- 4.5 Bicycle storage at ground is being provided for staff and guests.
- 4.6 The proposed building utilizes the same similar points for the café and the Bed and Breakfast use as the existing building.
- 4.7 The proposed lift is DDA compliant.
- 4.8 All rooms with have stair free access with 1no. room located at ground floor being fully wheelchair and ambulant disability accessible with a DDA compliant bathroom.
- 4.9 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 Blaggrave 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.



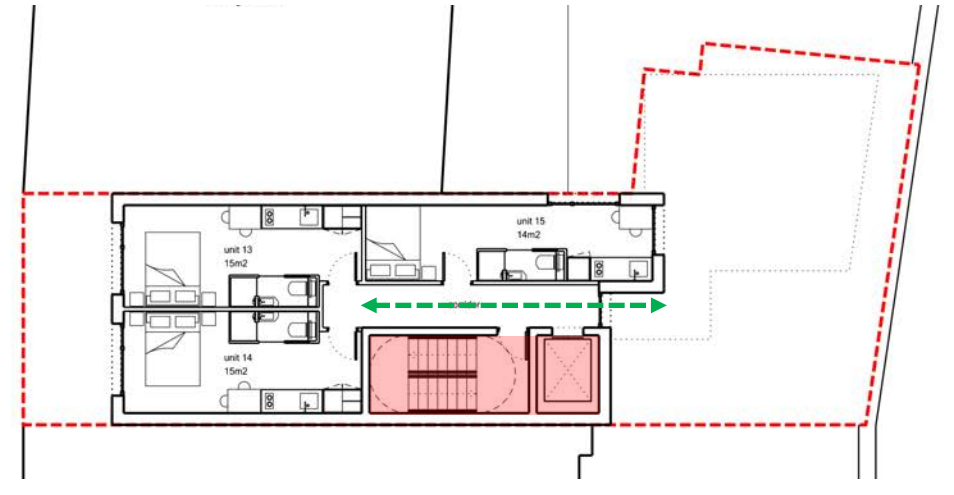
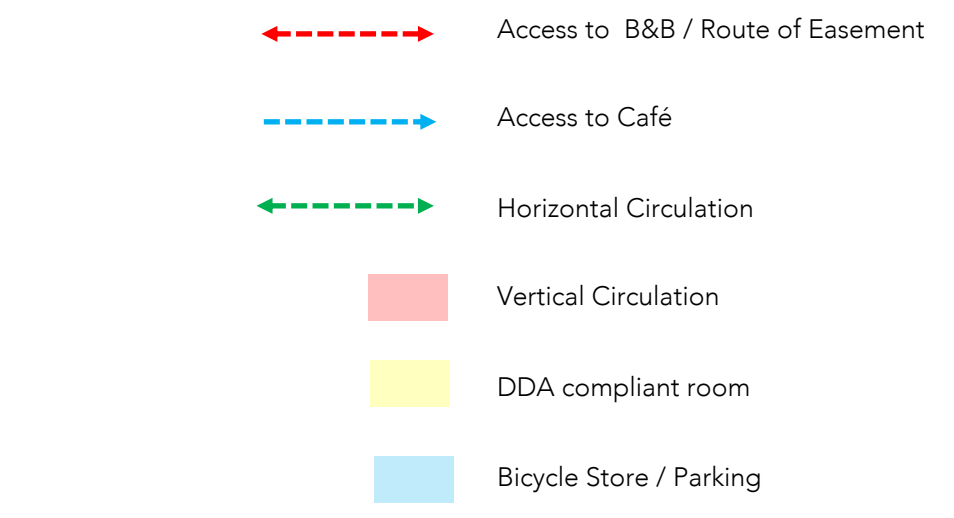
Ground Floor



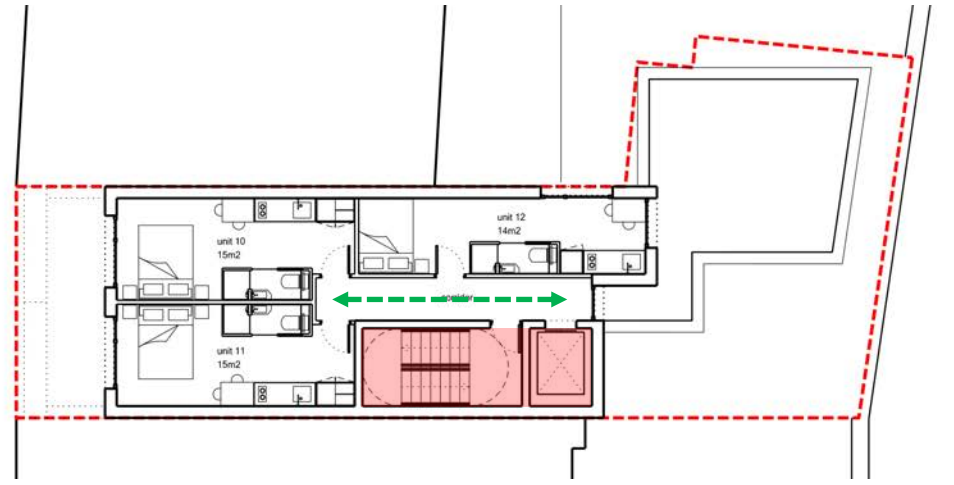
First Floor



Second Floor

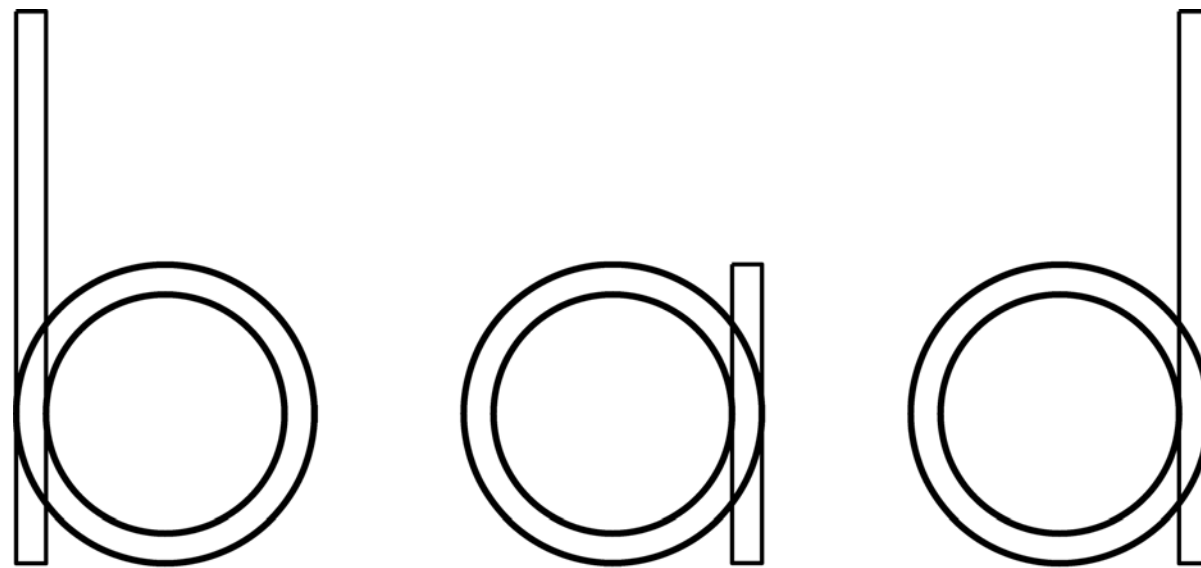


Third Floor



Fourth Floor

2205_P_00_G100_001	Site + Location Plan
2205_P_00_G200_001_A	Proposed Ground Floor
2205_P_00_G200_002	Existing Ground Floor
2205_P_01_G200_001_A	Proposed First Floor
2205_P_01_G200_002	Existing First Floor
2205_P_02_G200_001_A	Proposed Second Floor
2205_P_03_G200_001_A	Proposed Third Floor
2205_P_04_G200_001_A	Proposed Forth Floor
2205_P_RF_G200_001_A	Proposed Roof
2205_P_RF_G200_002	Existing Roof
2205_E_01_G200_001_A	Proposed Front Elevation
2205_E_01_G200_002	Existing Front Elevation
2205_E_02_G200_001_A	Proposed Rear Elevation
2205_E_02_G200_002	Existing Rear Elevation
2205_E_03_G200_001_A	Proposed Side Elevation
2205_E_03_G200_002	Existing Side Elevation



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