

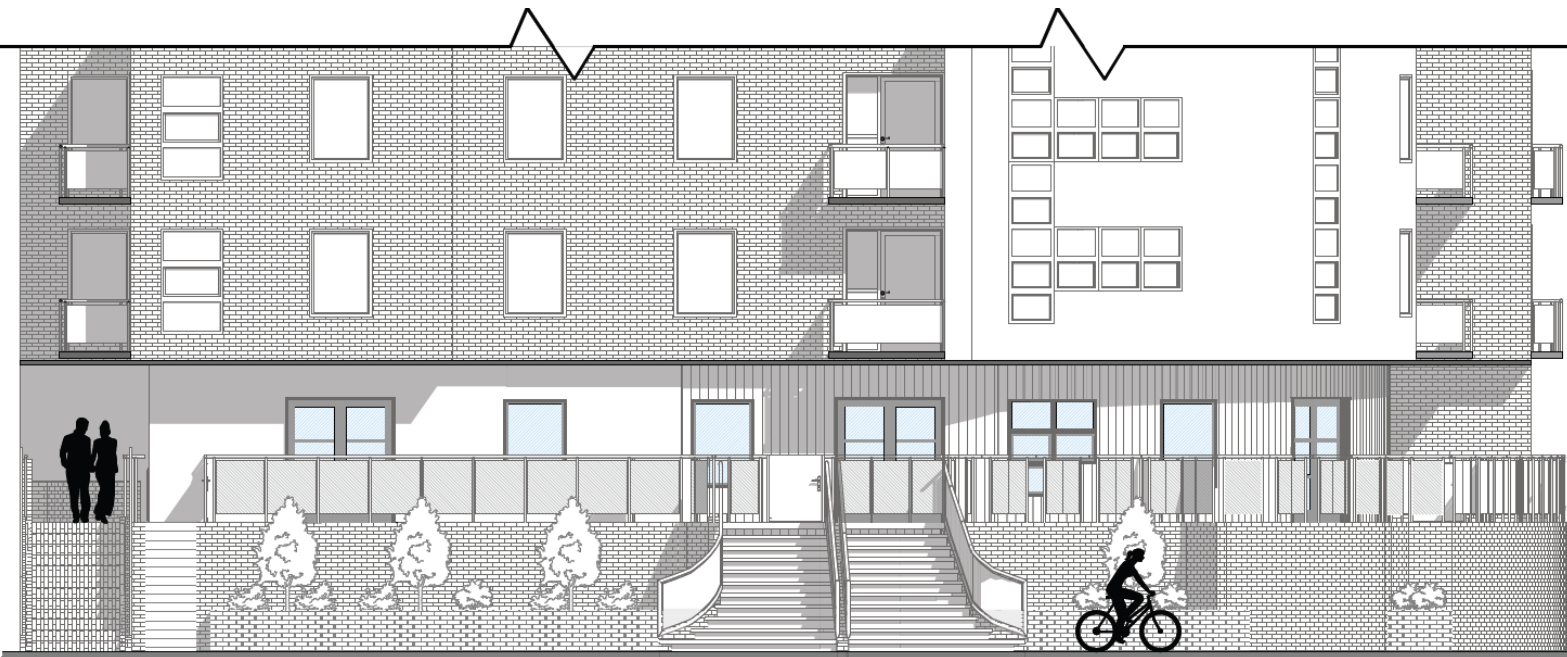
Design & Access Statement

Q2, Watlington Street, Reading RG1 4AY

Proposed fenestration change

Project ref: 9300

Date: Dec 23



1.0.0. History

Two applications have been made for this site. Application ref 06/00650/FUL was refused which was to provide the “redevelopment of Sun Life House to provide 86n residential units (54 one bed and 32 two bed flats) and a ground floor commercial unit with associated car parking and landscaping”. Another application was then submitted, ref 07/00302/FUL, which was approved for the “redevelopment of Sun Life House to provide 81 residential units and a commercial unit with associated landscaping and car parking”. At the end of last year, another application was submitted (12/1589/FUL), this application was later withdrawn by the client.

1.1.0. The site & its surroundings

The site is located on Queens Road and part of Watlington Street. The Q2 flats are built on an island surrounded by a one-way traffic system. On the other side of the island a development by Crest Nicolson has been built, ‘Q’, also comprising of residential dwellings and a ground floor commercial unit.

Q2 is built in a prime location, close to the town centre and with good connections to transport links.

1.2.0. The Proposal

The overall appearance of this space will be altered slightly in order to match the existing materials that are used on the rest of the building. This will help to provide continuity to the building. Vertical cedar boarding (Non combustible) and aluminium framed windows and doors will be used.

1.3.0. The Design

The overall design of the building is remaining virtually unchanged. The current wood boarding that is on the building will be replaced with vertical cedar cladding, attached to a new cavity wall, to match the existing. The windows and doors will be aluminium framed and powder coated, also to match the existing.

The building was built to match the ‘Q’ building which makes up the rest of the site. It was part of the redevelopment of the area in order to make it more modern and help to influence the rest of the development in this area.

1.4.0. The Amount

The current Class E use is to remain to see if any interest will be forthcoming in 2024 for its occupation.

If not, when the fenestration changes are made a Class MA application will be made to provide 2no flats as previously approved.

1.5.0. The Layout

The layout will not change.

1.6.0. The Scale

The scale of the proposal remains unchanged from the existing footprint of the building, with only the interior of the building being majorly altered and the exterior being changed in order to match the existing exterior façade.

1.7.0. Landscaping

The landscaping of the building will remain unchanged from the existing. The landscaping to the front of the flats will also help to provide extra privacy to these spaces. Obscured glass will be used for these areas.

1.8.0. Appearance

The proposal has been designed to match the existing external appearance of the Q2 building. This will provide continuity between the two elements of the building.

1.9.0. Appraising the context

1.10.0 Access

Access will be unaltered.

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