



ST MARY'S HOUSE, READING
DESIGN & ACCESS STATEMENT

RA-1065-PL-FEB 25-REV.B

RUTTER ARCHITECTS

on behalf of V Goldstein

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P.1 St Mary's House, Reading
West Elevation



1.0 Introduction

1.1 Site Address

St Mary's House,
75-76 Broad Street and 66-68 St Mary's Butts,
Reading,
RG1 2LG

1.2 Purpose of the Document

Rutter Architects has been instructed by our client Vincent Goldstein, to produce this Design & Access Statement in support of a planning application for a single storey roof extension and use conversion from office to serviced apartments at the above address.

This Design & Access Statement is to be read in conjunction with all provided documentation.

1.3 Introduction

Serviced apartments typically provide accommodation to guests requiring a longer stay - with rooms that are functional living spaces comprising separate areas for living, dining, working and sleeping, they can be an attractive alternative to conventional hotels.

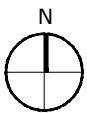
St Mary's House, located on the primary high street of Reading, currently provides two retail units at ground and basement floors, with office space at first to third floors.

This application proposes to convert the existing office spaces within the upper floors of the building to provide 37 new serviced apartments, with associated amenity and back of house, within an appropriate town centre location.

As part of this conversion, a new fourth floor, set back from the existing façades and designed with visually reduced massing, is also proposed - to provide a more appropriate density of rooms.

The proposals will have minimal interference to the existing street facing façades but will improve the unattractive rear facade.

Rear vehicular access and an existing private car park ensure that the proposals can be well serviced.



Scale - Not to Scale



Aerial View of Site Location (taken from Google Earth)

2.0 The Site

2.1 Site Location and Description

Location and Context

The site is located at the intersection of Broad Street and St Mary's Butts - within the centre of town. The building and its context is predominantly commercial, with Broad street, the primary high street of Reading, providing a multitude of department stores, shops and restaurants.

To the south of the site is the Conservation Area Boundary which is visible on the plan to the right.

Site Description

The existing building, located on a corner plot and connected to neighbouring buildings on either side, is comprised of 4 storeys and a basement. The ground floor and basement provides two retail units, whilst the floors above provide office spaces.

To the rear of the building is a private car park and associated bin stores.

Access

Access is available from the high street to both the retail units and the office lobby. Vehicular access and the car park is approached from St Mary's Butts, opposite Hosier Street, passed Reading Minster and behind the buildings fronting St Mary's Butts.

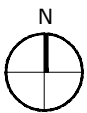
Almost directly opposite the building, on St Mary's Butts, is a bus stop - providing connections within Reading and further afield. Whilst Reading station, providing quick access to London (fastest 23 min.), is a short walk (7 min.) along Broad Street and Station Road.

Building Heights

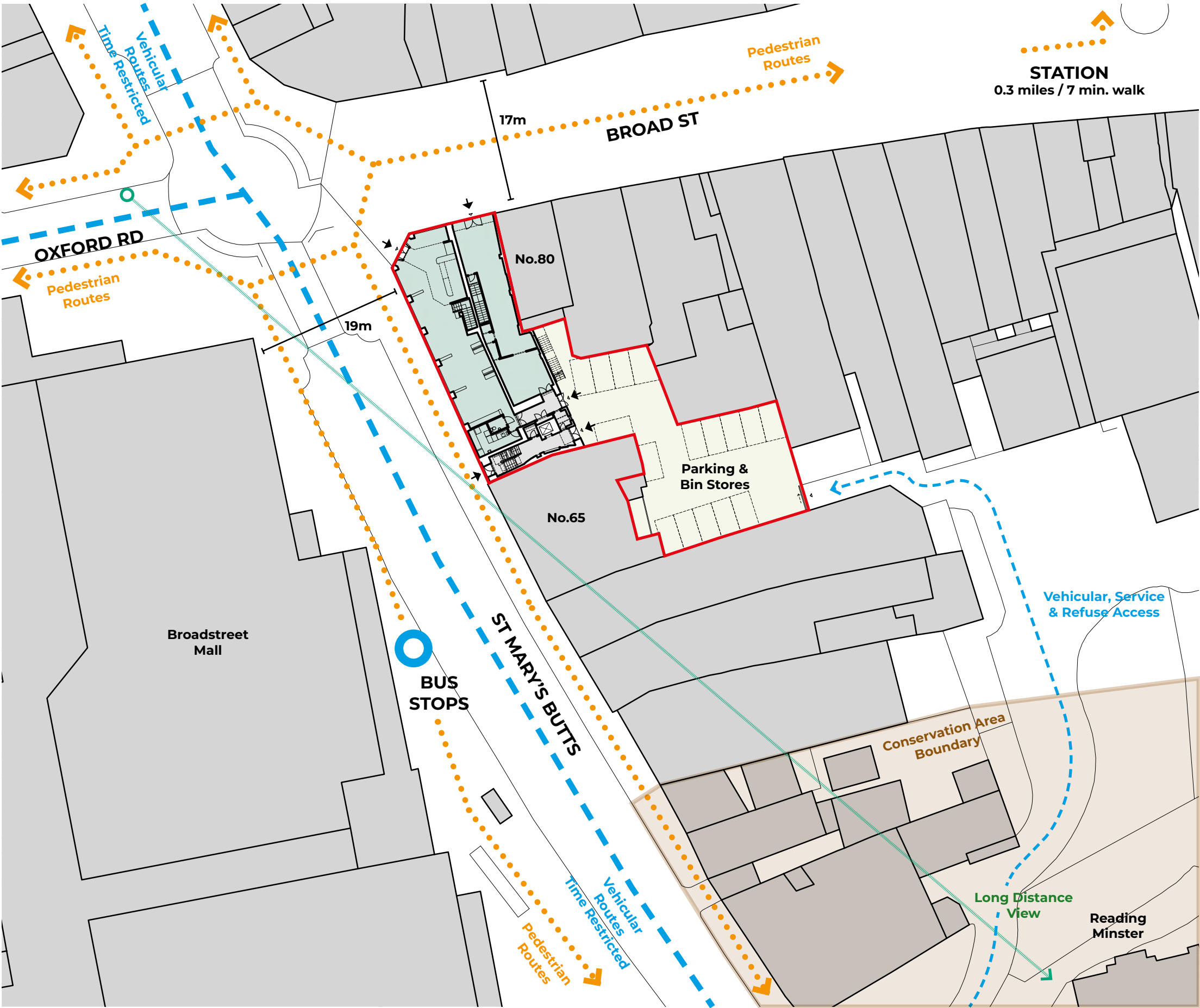
The existing building is closely matched in height by buildings opposite on Broad Street and St Mary's Butts. Building heights decrease to the south leading towards Reading Minster and generally increase to the North, West and East of the town.

Long Distance Views

Due to the height of neighbouring buildings, the site is only visible from distance along Oxford Road and West Street. Reading Minster is visible, at points, to the right of the building - above the roofs of St Mary's Butts.



Scale - 1:500 at A3



Site Block Plan (OS / Survey Data)

2.0 The Site

2.2 Existing Building

The building comprises four storeys above ground, with a basement and small roof top plant.

Ground and basement level provide two large retail units, currently tenanted to Caffè Nero and Cancer Research UK. To the south of the plan is a lobby and means of escape, providing access to upper floors.

The first to third floors contain office space, with associated access, circulation and back of house.

The fourth floor, predominantly flat roof, provides a small plant room with associated circulation.

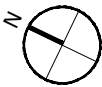
The assumed concrete structure allows for an open floor plate and, in tandem with a highly fenestrated facade, provides excellent flexibility in use of space.

The main circulation area and means of escape provides direct ground floor access both to the high street and to the rear car park. Additional vertical circulation to the centre of the plan provides means of escape for upper levels to the rear car park - independent from the retail units below.

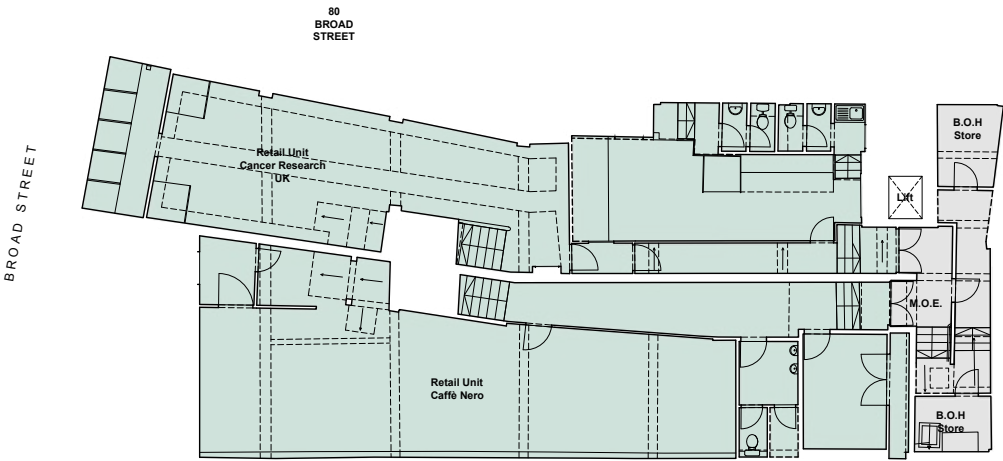
Internally, the offices and associated circulation would benefit from significant refurbishment to bring the spaces up to a modern standard.

Building Areas (m²)

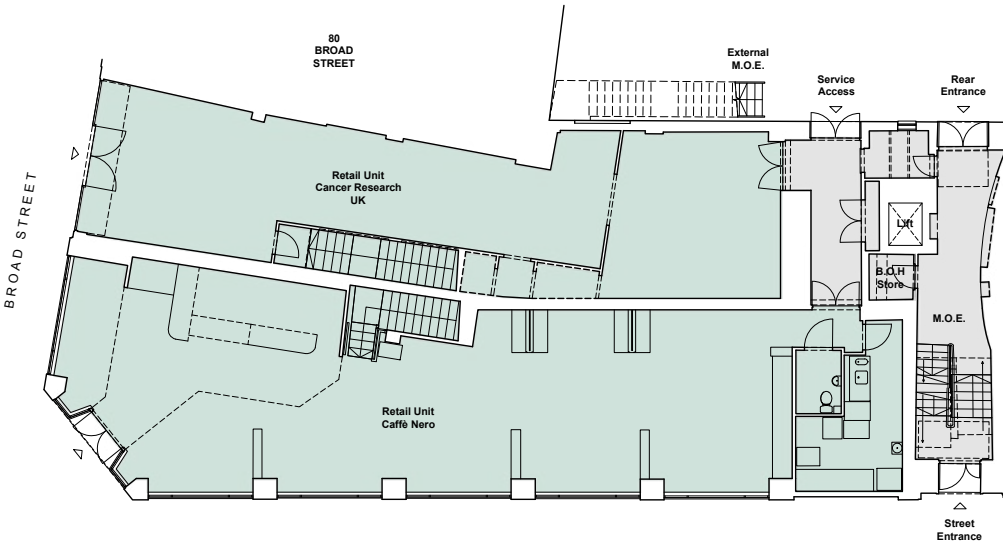
Retail Units (x2)	557.3
Offices	833.5
Circulation / BOH	252.2
Total GIA	1,708.0



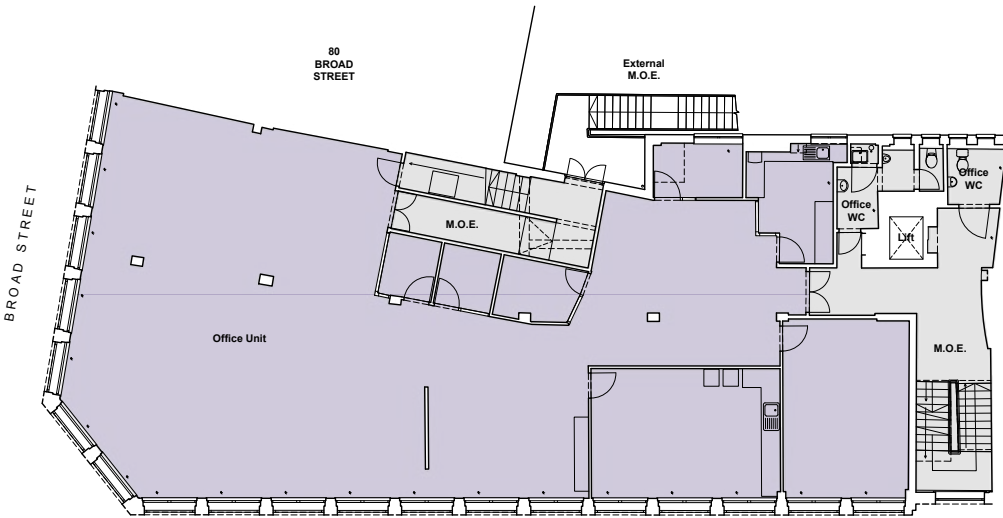
Scale - Not to Scale



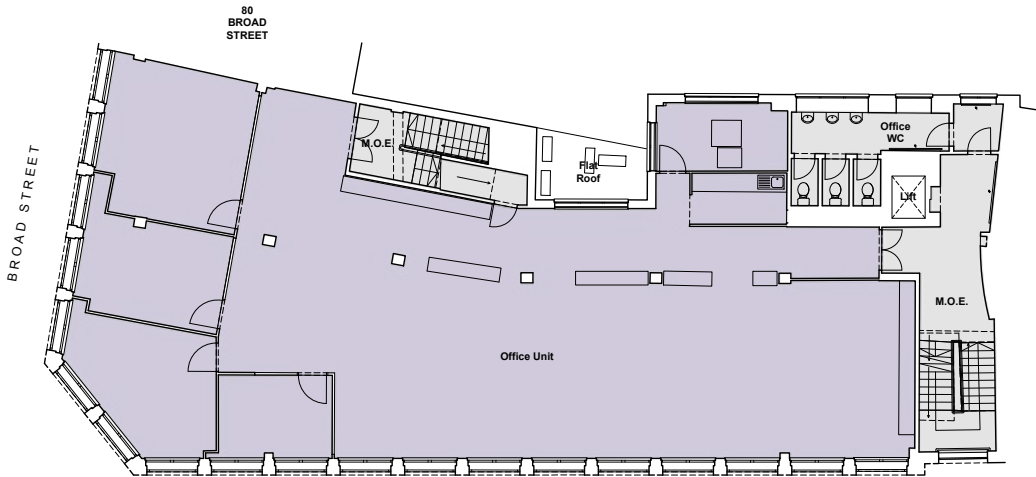
Existing - Basement Plan



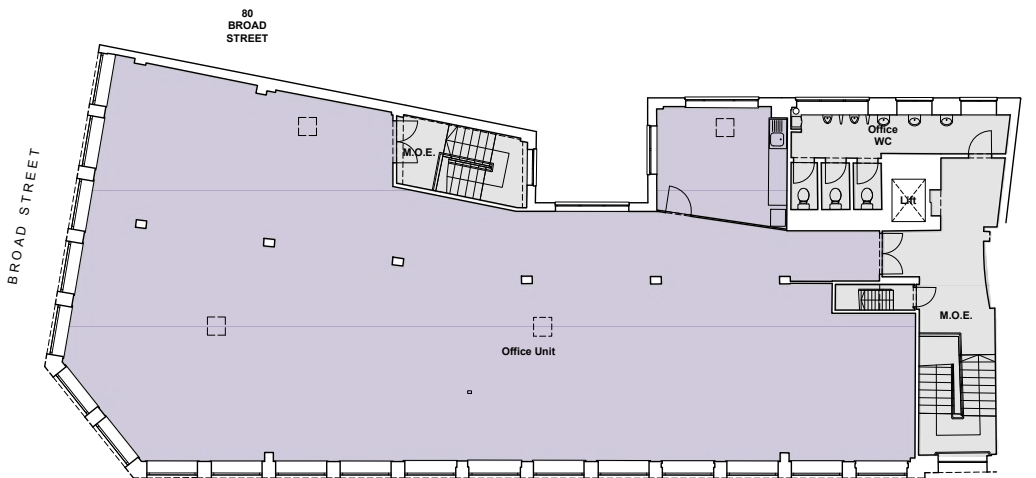
Existing - Ground Floor Plan



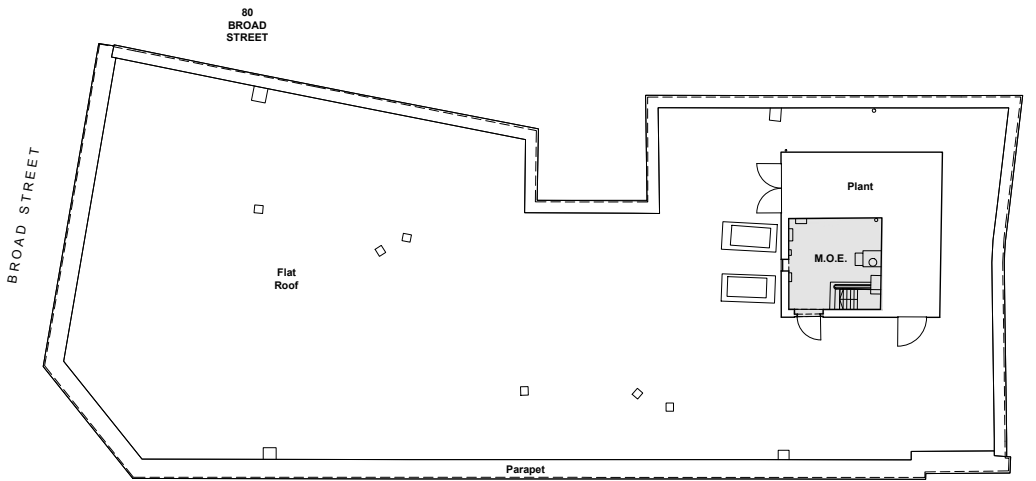
Existing - First Floor Plan



Existing - Second Floor Plan



Existing - Third Floor Plan



Existing - Fourth Floor Plan

2.0 The Site

2.2 Existing Building Continued

Externally, the street facing façades of the building were recently renovated and are clad in a mixed palette of materials.

The ground floor, providing retail use, is a combination of painted timber panelling and glazing.

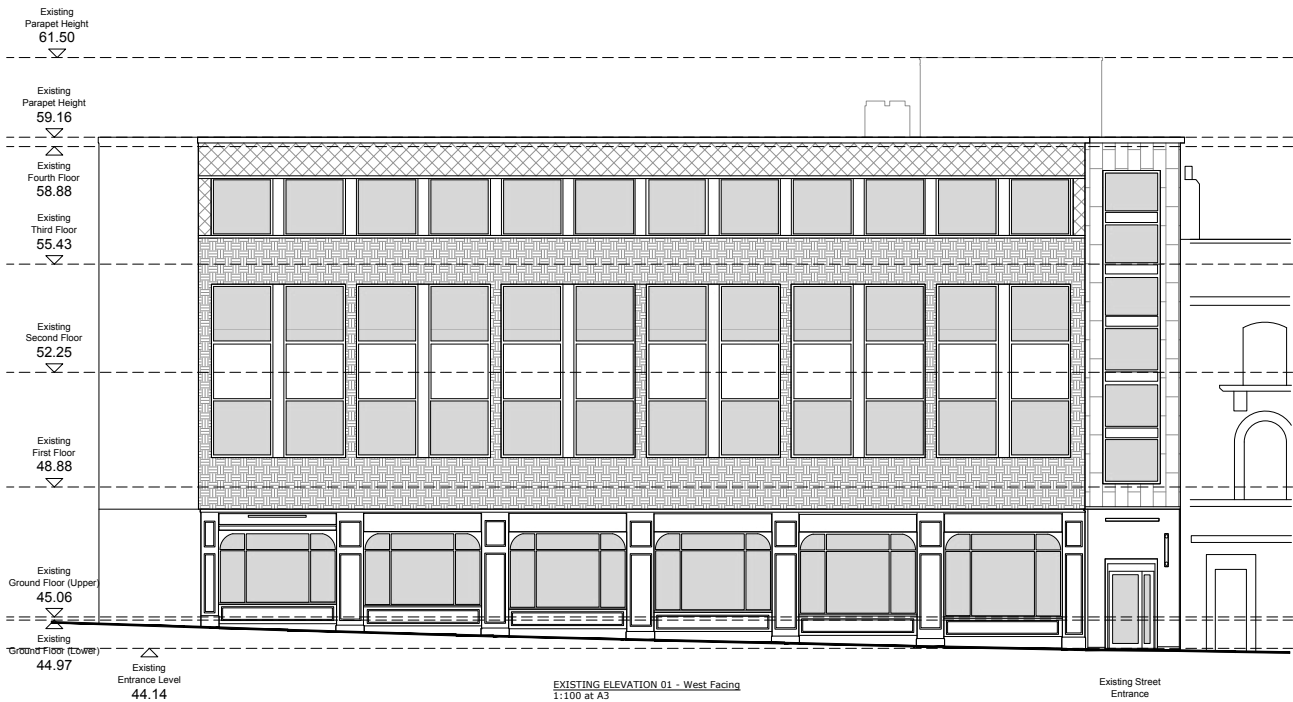
The first and second floors, clad in red brick slips, are highly fenestrated with both openable windows

and glazed spandrel panels between floors. Window frames and mullions are all in metal - either light or dark grey (assumed PPC).

The third floor is clad in a diamond shaped metal tile cladding.

The office lobby and vertical circulation (to the right of the west elevation below) is expressed on the facade through the use of vertical metal standing seam cladding.

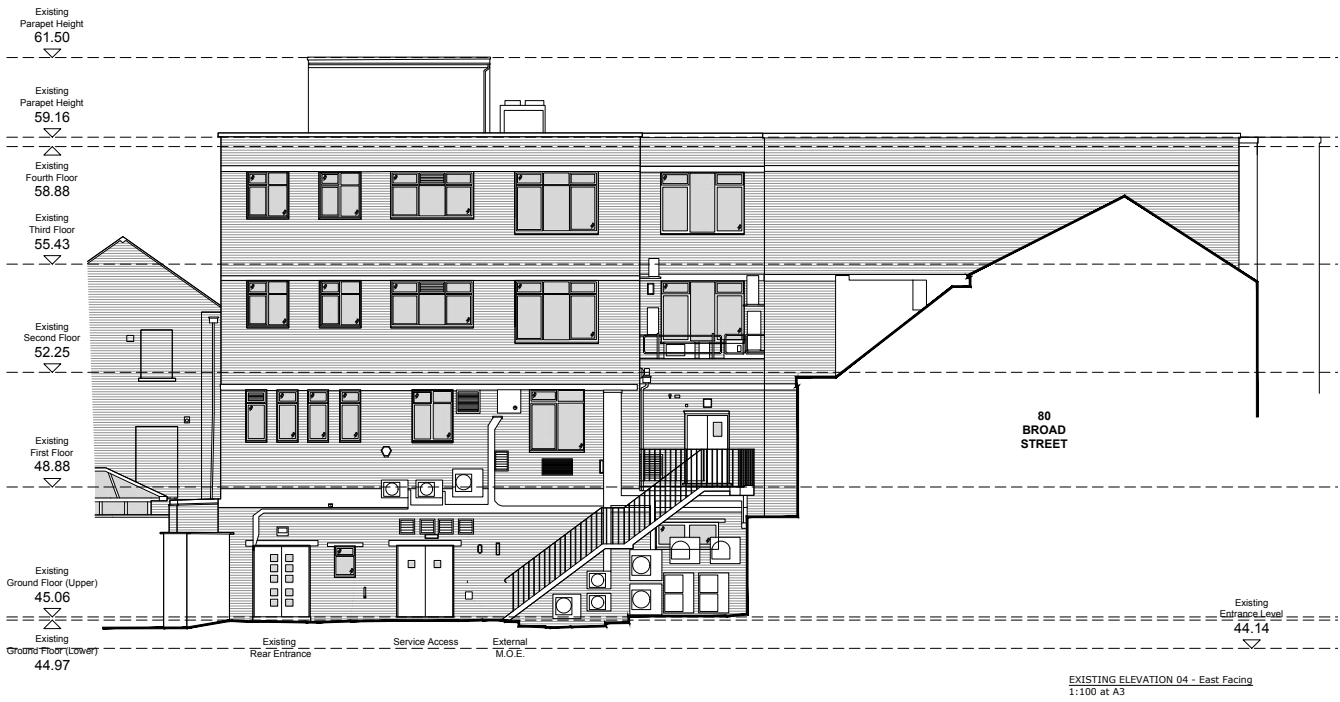
The rear of the building (east facade) has not yet been afforded the same level of renovation or design as the street facing façades and comprises of brickwork, concrete string courses, a plethora of mechanical ventilation / services and mismatched fenestration.



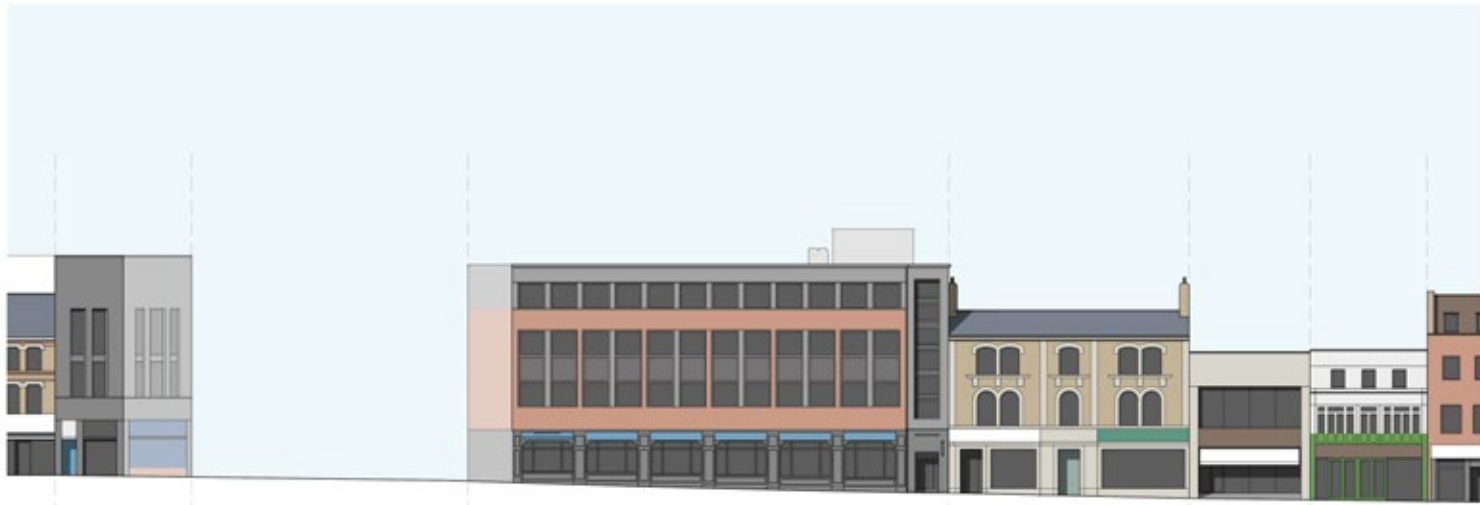
Existing Elevation - West Facing - Not to Scale



Existing Street Scene - Along Broad St and Oxford Rd - Not to Scale



Existing Elevation - East Facing - Not to Scale



Existing Street Scene - Along West St and St Mary's Butts - Not to Scale

2.0 The Site

2.3 Wider Views - Reading Minster

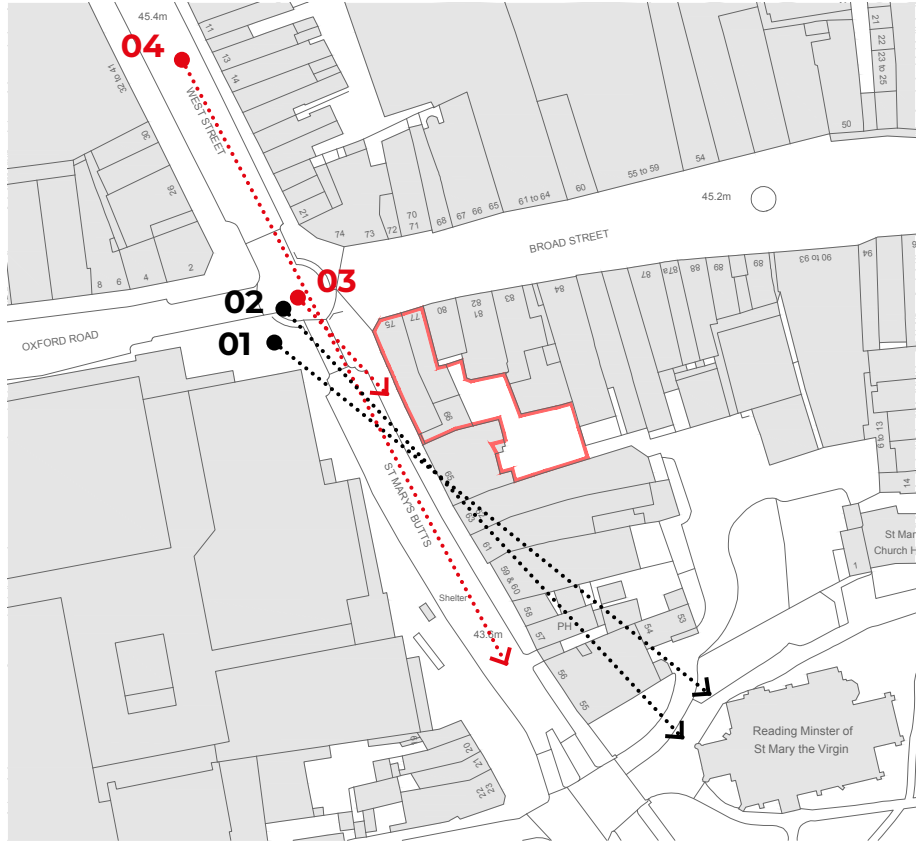
The building is situated within the dense and tall surroundings of the town centre, with the only long distance views of its massing (at street level) coming from West Street and Oxford Road.

To the south east of the building is Reading Minster and the Conservation Area. Due to the height of both the existing building, and the roofs of buildings along St Mary's Butts, within the locality the tower of Reading Minster is only visible from the start of Oxford Road and to the right of the existing building.

It is not possible to view the tower of Reading Minster, from street level within the town, above the parapet of the existing building.



View 01 - Reading Minster visible beyond the existing building.



Site Location Plan (OS Data)



View 02 - Reading Minster visible beyond the existing building.



View 04 - Reading Minster concealed and not visible over the existing building.



View 03 - Reading Minster concealed and not visible over the existing building.

2.0 The Site

2.4 Site Photographs

The following site photographs have been taken to show the existing building within its context at street and roof level.



P.5 View looking south west from Broad Street.



P.6 View looking north from St Mary's Butts.



P.7 View looking east from the corner of West Street and Oxford Road.

2.0 The Site



P.8 Distant view looking north along St Mary's Butts.



P.9 View looking east from the corner of Oxford Road.



P.10 View looking west along Broad Street.

2.0 The Site



P.11 View from the rear M.O.E. over the carpark.



P.13 Access gates to the carpark.



P.15 View towards the rear (East) facade and M.O.E.



P.12 View towards the rear (East) facade.



P.14 View from the roof looking west towards Oxford Road.



P.16 View from the roof looking south.

3.0 Design Development

3.1 Initial Design Proposals

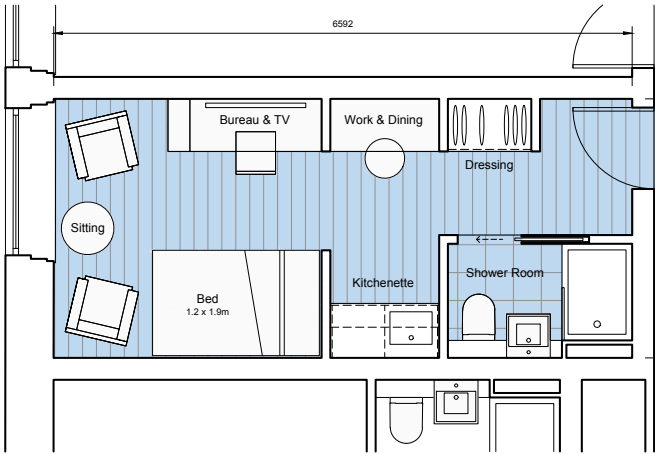
The brief for the initial design proposals was to provide new serviced apartment accommodation within the upper floors, to replace the existing office space. Vertical extension to provide a new fourth floor was also explored in order to provide an adequate density of accommodation. The retail units at ground and basement are to be retained.

Due to the quantity / rhythmic consistency of fenestration and open floor plan, the floorplate is perfectly suited for division into rooms - providing up to 11 rooms, of good size, per floor. The existing circulation and means of escape can also be utilised.

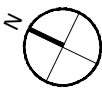
The initial proposals for a new fourth floor sought to vertically extend the façades of the existing building but with a 1.2m set back to the high street facing façades - providing a more sympathetic massing and response to the context.

Overall, the initial proposals provided 38 serviced apartments, with associated back of house and first floor amenity space.

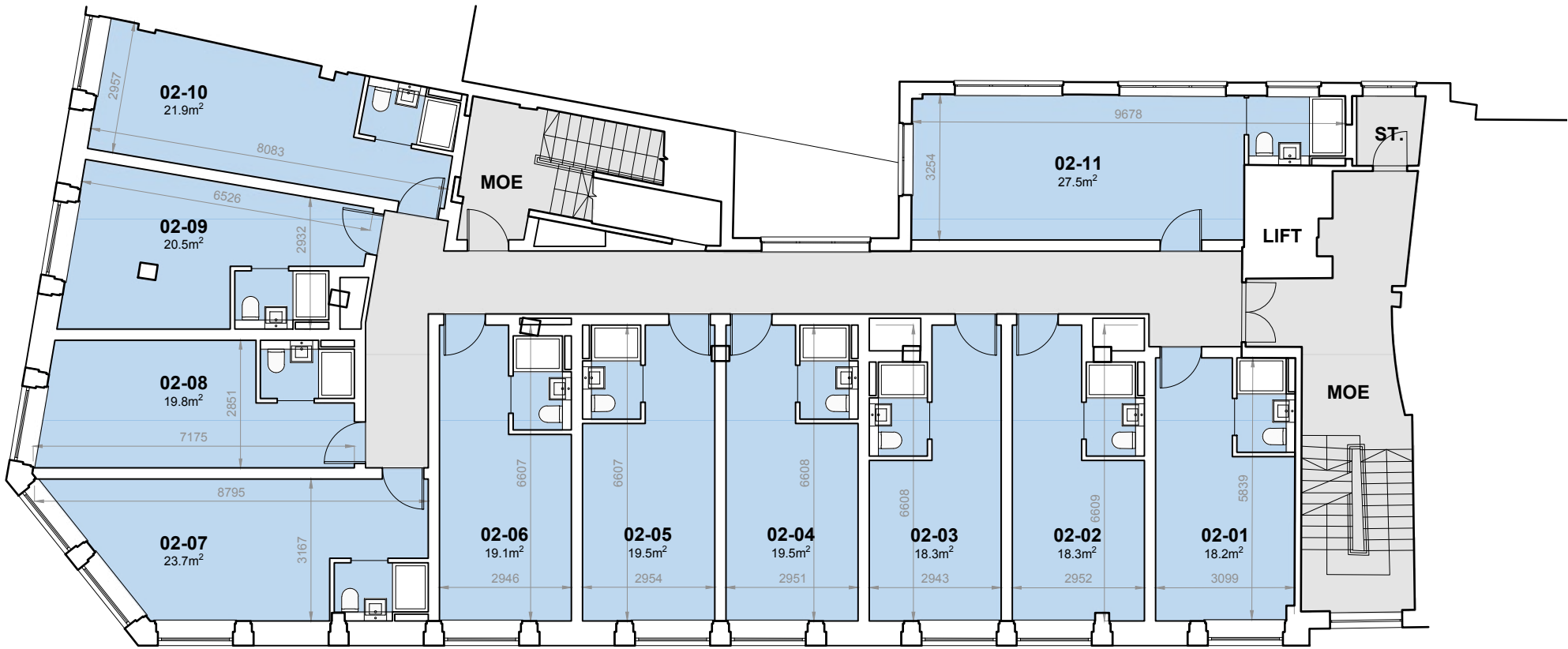
These plans form the first developed design that was submitted for pre-application advice.



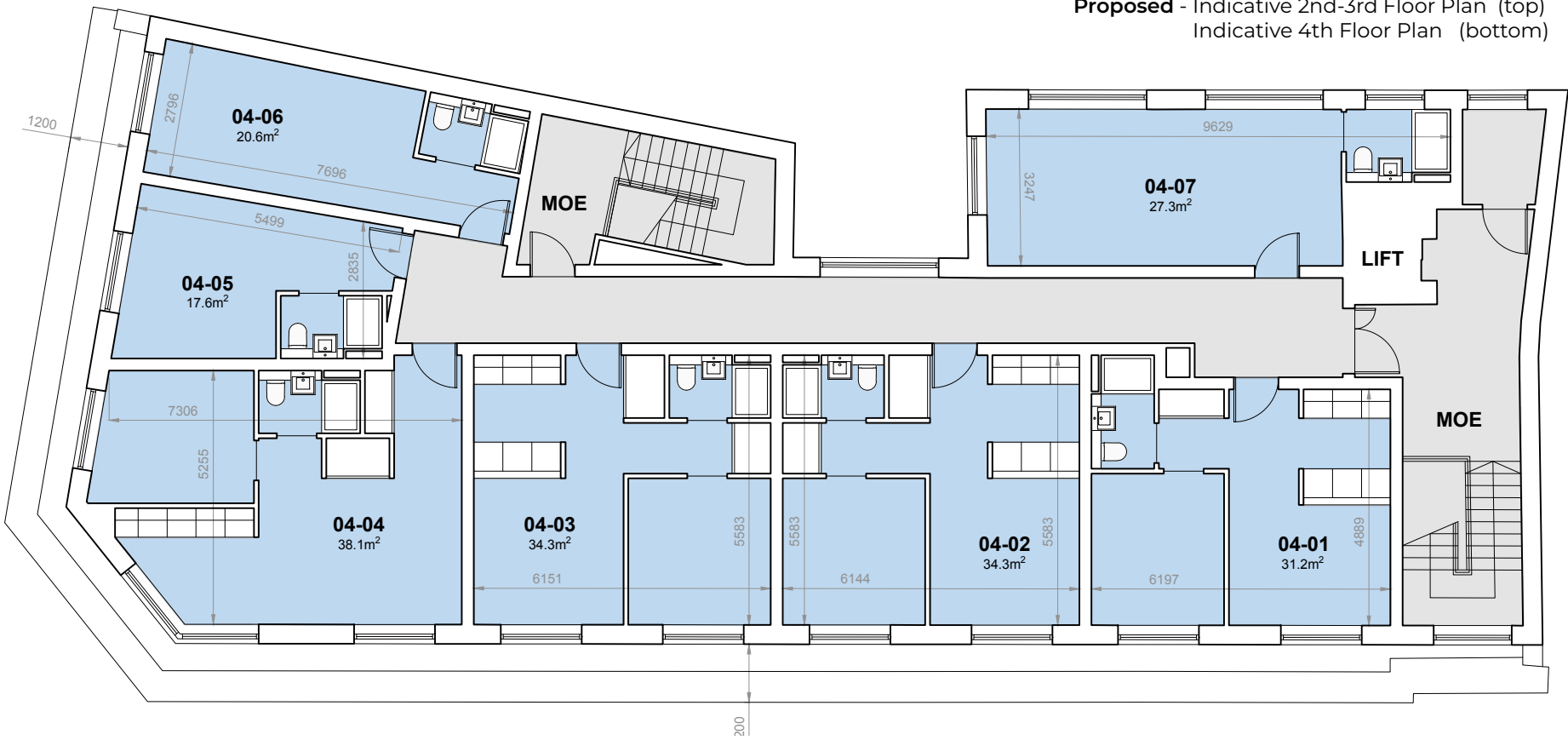
Proposed - Indicative Serviced Apartment Layout



Scale - Not to Scale



Proposed - Indicative 2nd-3rd Floor Plan (top)
Indicative 4th Floor Plan (bottom)



3.0 Design Development

3.1 Initial Design Proposals Continued

The original street facing façades were left unchanged as part of the initial design proposals, save for the vertical extension at fourth floor.

The extension, with its 1.2m set back to street facing façades, is clad in metal to match the existing third floor of the building.

Window dimensions match that of the existing building, whilst solid panels in between the windows provide a more roof-like feeling to cap the building.

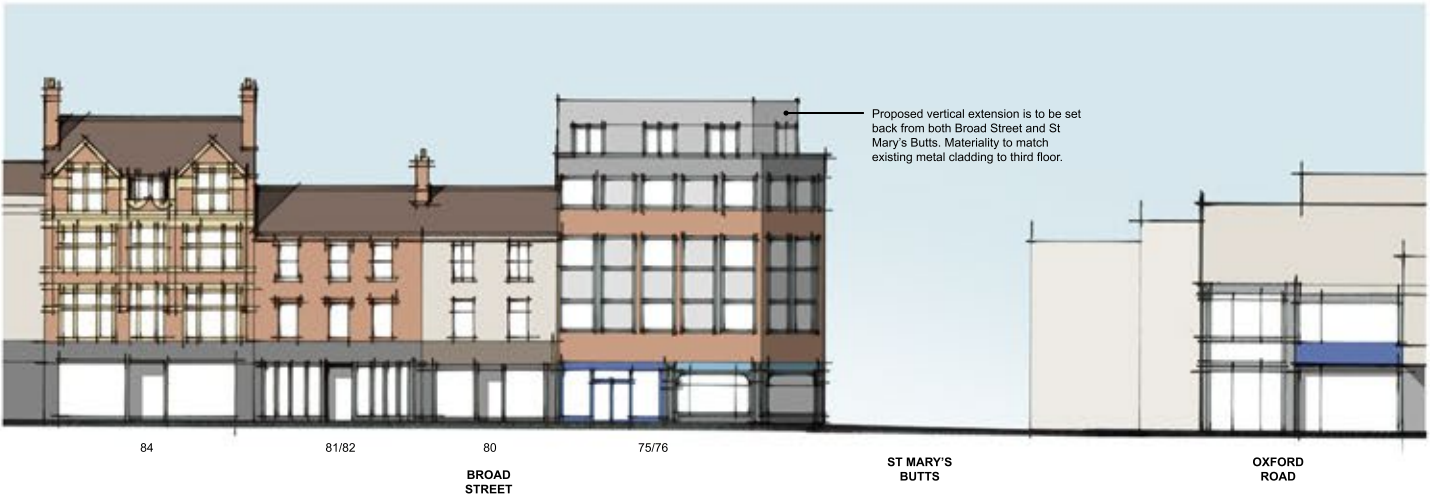
3.2 Pre-Application Meeting

Whilst the general principles of conversion to serviced apartments and a new fourth floor seemed to be accepted, concern was raised by the LPA that the top floor recess was only visible on the two street fronting façades - with this effect being visible to the left of the broad street elevation (north) and right of the St Mary's Butts elevation (west).

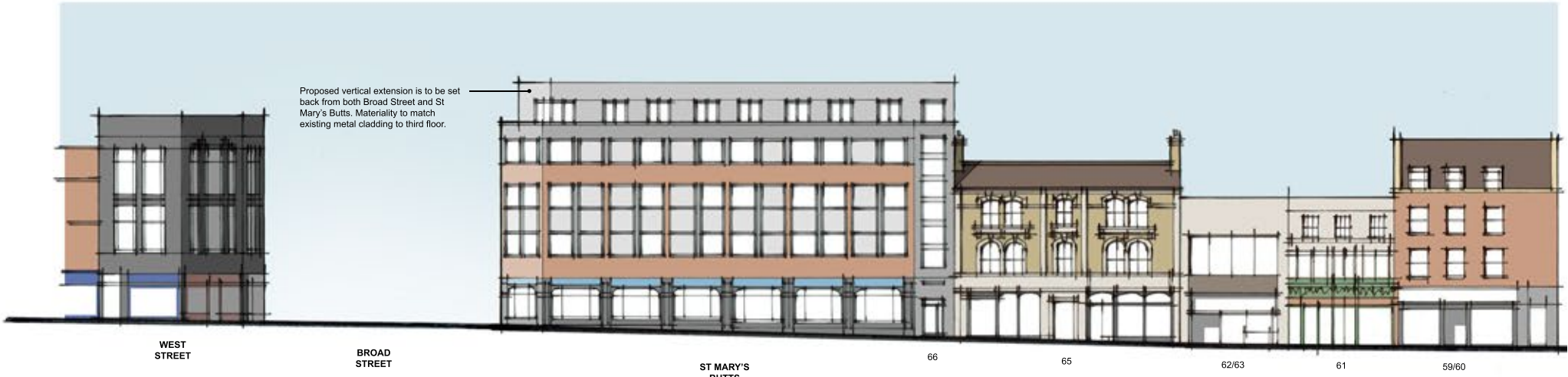
It was put forward to the LPA that cut backs on all corners of the scheme would provide a similar effect and it was agreed that a revised scheme would be produced prior to written Pre-Application advice being provided.



Indicative Elevation (North Facing) - Not to Scale.



Indicative Site Section / Elevation (North Facing) - Not to Scale.



Indicative Site Section / Elevation (West Facing) - Not to Scale.



Indicative Site Section / Elevation (East Facing) - Not to Scale.

3.0 Design Development

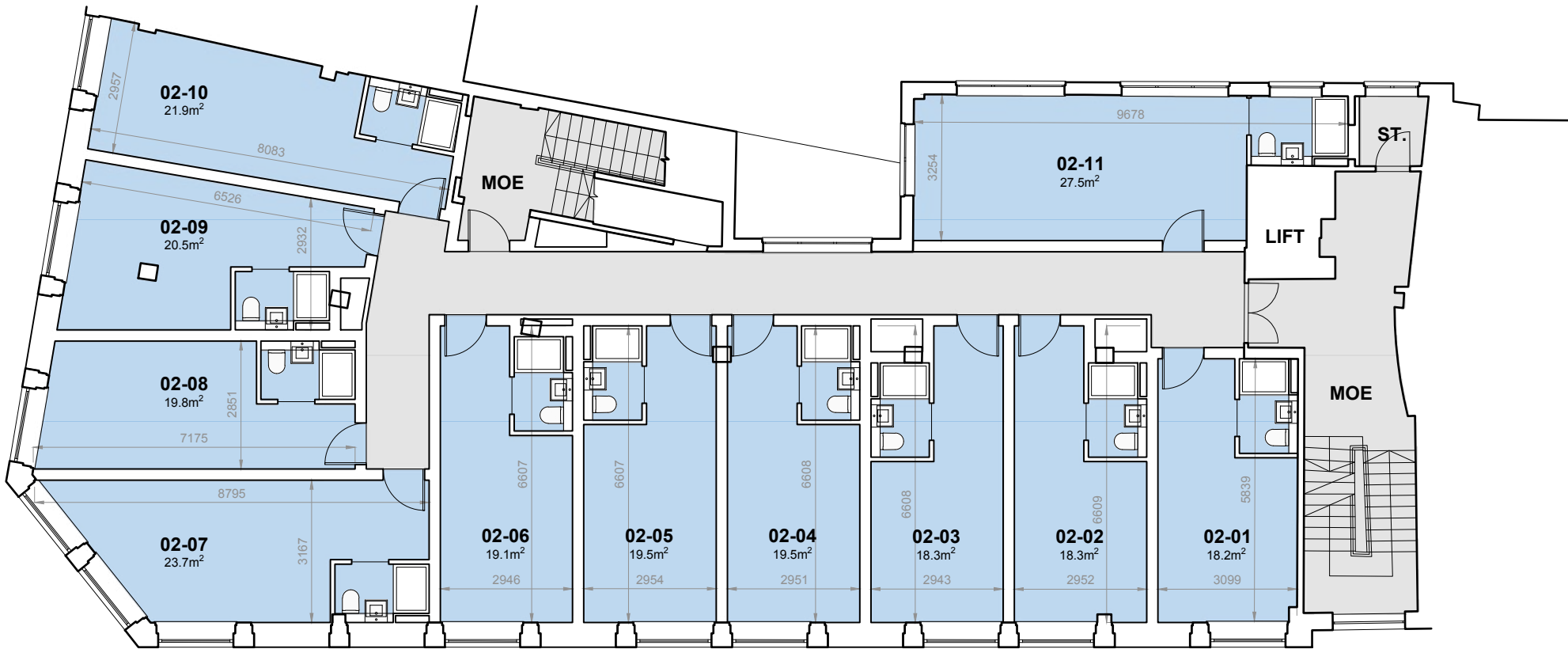
3.3 Revised Pre-Application Scheme

The revised scheme was produced as per discussions with the LPA and submitted for written Pre-Application Advice.

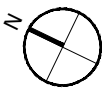
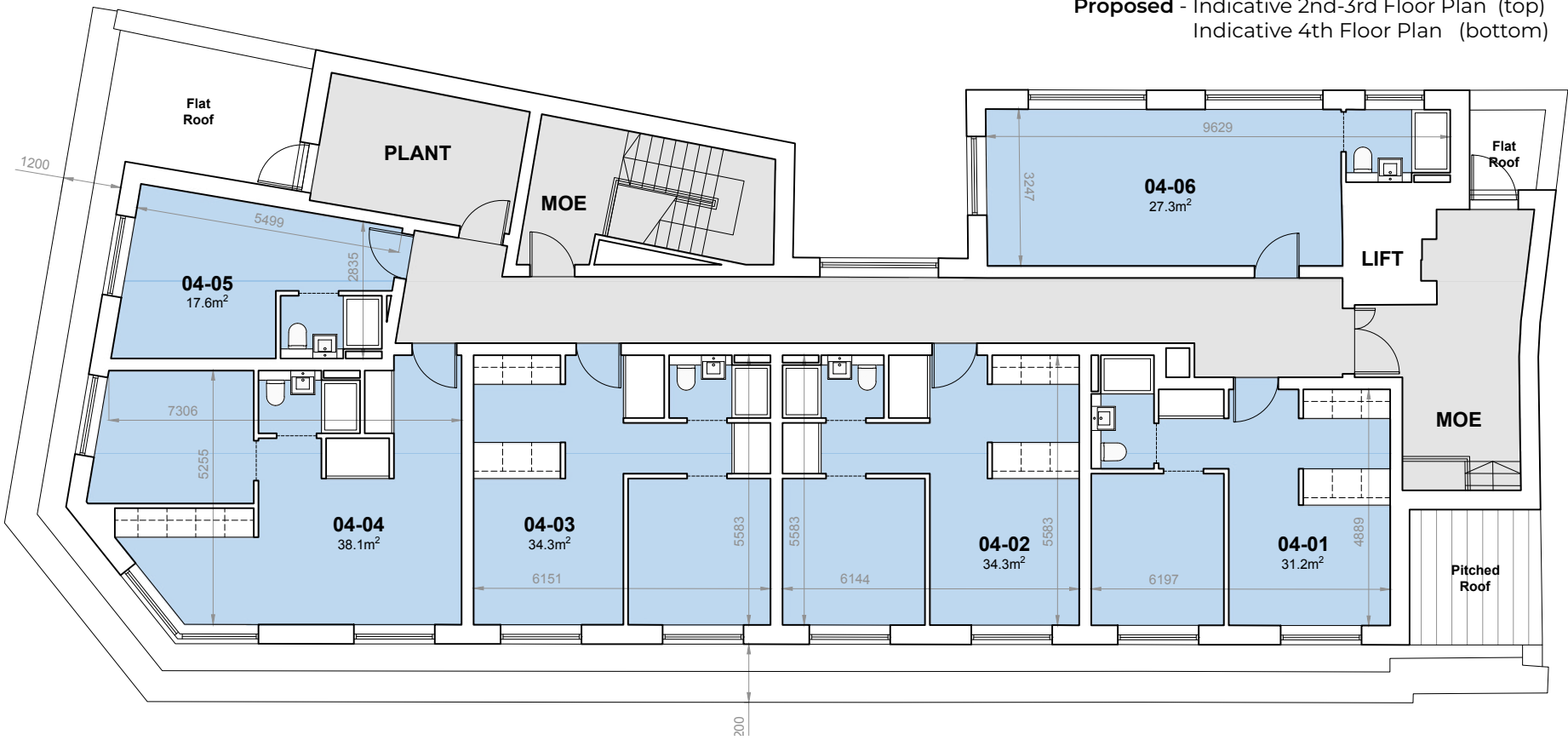
The revised scheme, unchanged at lower floors, sought to provide set backs to the north east, south west and south east corners of the proposed fourth floor. In doing so, from the street facing façades, it would appear that the new floor would be set back on all façades.

It would not be possible to bring the offset around the entirety of the fourth floor plan due to the positioning of the existing staircases, which would logically be vertically extended to provide access to the new floor. Whilst it could also be argued that the rear façades of the building (east), facing the service yards of neighbouring buildings, are less sensitive than the street facing façades (north and west).

Overall, the revised Pre-Application proposals provided 37 serviced apartments, with associated back of house and first floor amenity space.



Proposed - Indicative 2nd-3rd Floor Plan (top)
Indicative 4th Floor Plan (bottom)



Scale - Not to Scale

3.0 Design Development

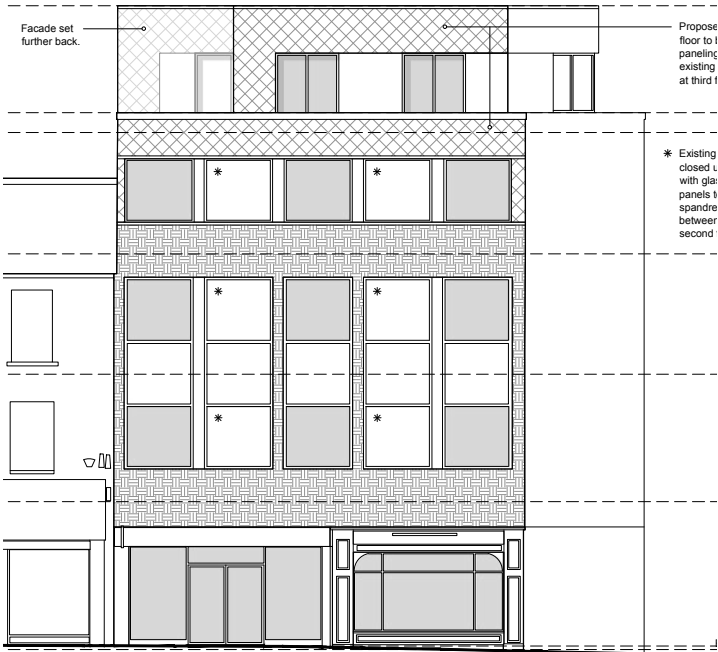
3.3 Revised Pre-Application Scheme Continued

The site sections / elevations to the right illustrate the proposed set backs to the north east, south west and south east corners of the proposed fourth floor.

As demonstrated these set backs provide both the feeling of a continual set back, with the recessed elements intended to be hidden from street level views.

Additionally, the inclusion of these set backs provides a more sympathetic relationship with the neighbouring buildings along Broad Street and St Mary's Butts, with the massing appearing to step down.

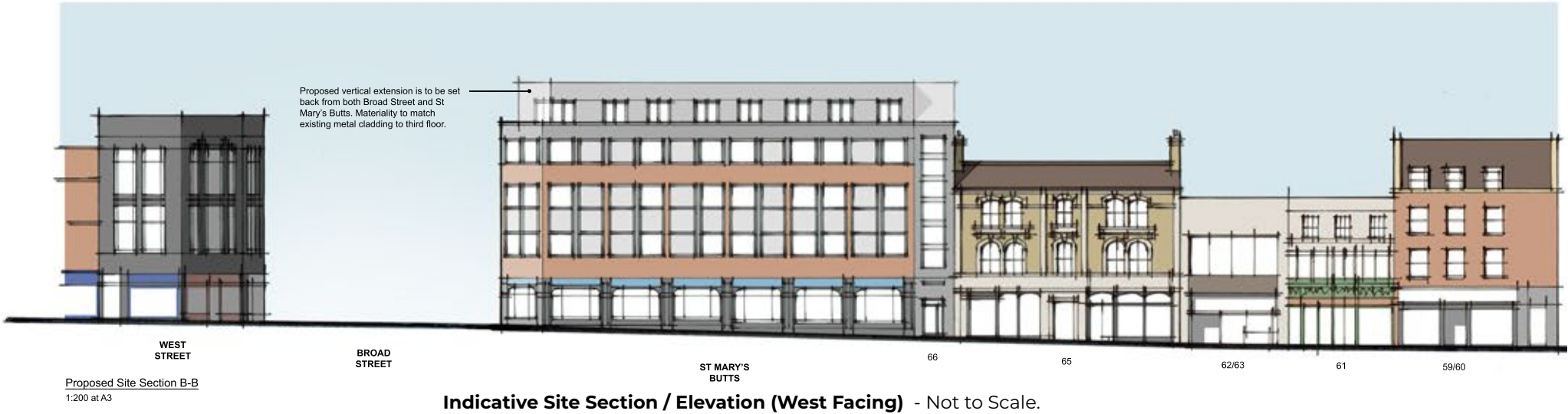
Materiality and detailing was proposed to be the same as the initial proposals provided at Pre-Application.



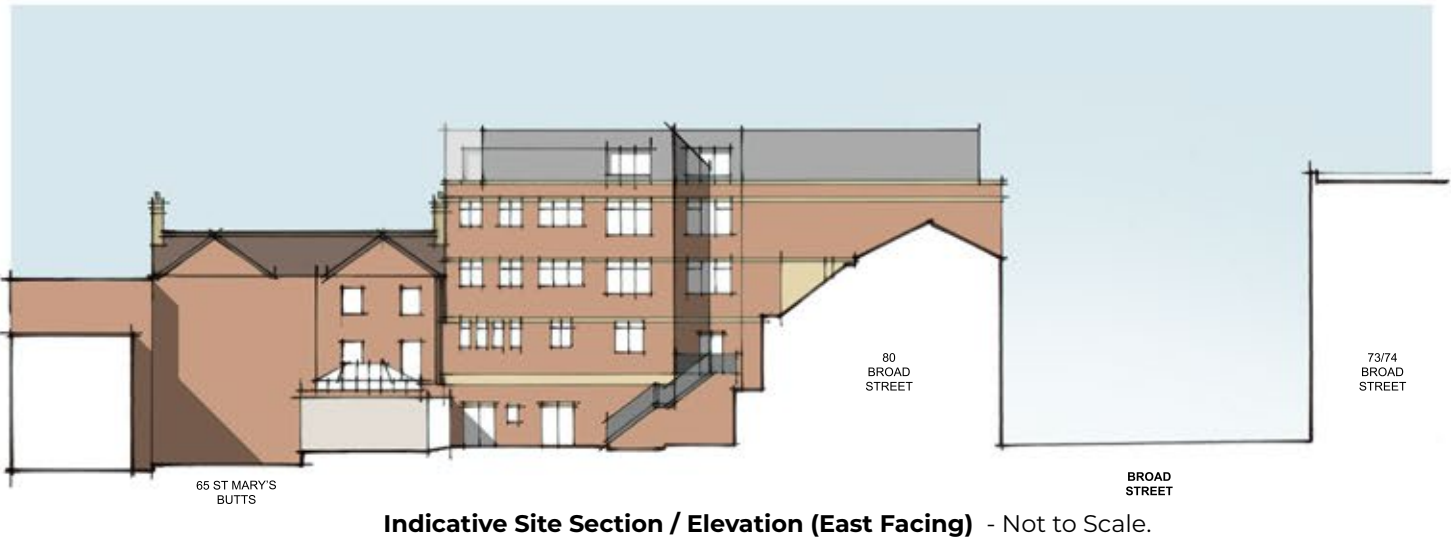
Indicative Elevation (North Facing) - Not to Scale.



Indicative Site Section / Elevation (North Facing) - Not to Scale.



Indicative Site Section / Elevation (West Facing) - Not to Scale.



Indicative Site Section / Elevation (East Facing) - Not to Scale.

3.0 Design Development

3.4 Pre-Application Scheme Massing

As part of discussions at the Pre-Application meeting, the LPA agreed that a massing diagram with street level views would be helpful in illustrating the revised proposals and the effectiveness of set backs to the new proposed fourth floor massing.

The following pages show existing and proposed massing from a number of close and long distance views within the buildings context.

As visible to the right, along St Mary's Butts the proposed massing would be well set back and sit within the visual height of other ridge levels along the street - providing an attractive and simple capping to the building which improves upon the existing harsh flat roof.



Existing Massing - View looking north down St Mary's Butts.



Indicative Massing - View looking north down St Mary's Butts.



Existing Massing - View looking north down St Mary's Butts.



Indicative Massing - View looking north down St Mary's Butts.

3.0 Design Development

3.4 Pre-Application Scheme Massing Continued

From the corner of West Street, the proposed fourth floor would be most prominent but would appear set back on all sides.

From Broad Street the proposed fourth floor would only be possible to be viewed from close range views. As a result of the large existing trees along Broad Street, the proposed fourth floor would be almost entirely obscured. See site photograph P.2 on page 8 for an example of this.

3.5 Pre-Application Response

Design

Whilst the Conservation Officer deemed that it would be unlikely that the proposals would result in significant harm to the Conservation Area or Listed Buildings, the LPA deemed that with regard to design the top floor would be unacceptable as presented.

The key arguments raised include:

- The building, recently refurbished, has a visible bottom, middle and top and that any extension would need to not visually extend the ‘top’ section.
- The presented scheme would be overbearing on the prominent corner between Broad Street and St Mary’s Butts.
- In context of the other buildings along Broad Street and St Mary’s Butts, the step up would not match the current fluctuation in heights.
- The proposals would have a high level of visibility from the surrounding streets and therefore have a significant impact on the this part of Reading.

The planning proposals in the following pages seek to respond to these comments through revised design.

Whilst this document will primarily discuss the revised proposals submitted for planning in terms of design, please refer to the various documents that accompany this application for further responses to all topics included within the Pre-Application advice.



Existing Massing - View looking south from the corner of West Street.



Indicative Massing - View looking south from the corner of West Street.



Existing Massing - View looking west along Broad Street.



Indicative Massing - View looking west along Broad Street.

4.0 Proposals

4.1 Proposed Scheme and Site Plan

Following on from the Pre-Application, planning and Design Review Panel advice, the proposed planning scheme retains proposals for a 37 serviced apartments to replace existing office space within the building. As part of these plans, a new fourth floor vertical extension is proposed - designed to reflect comments received from the LPA.

The proposed site plan includes no changes to building access, save for a new ramp to the rear to allow accessible access.

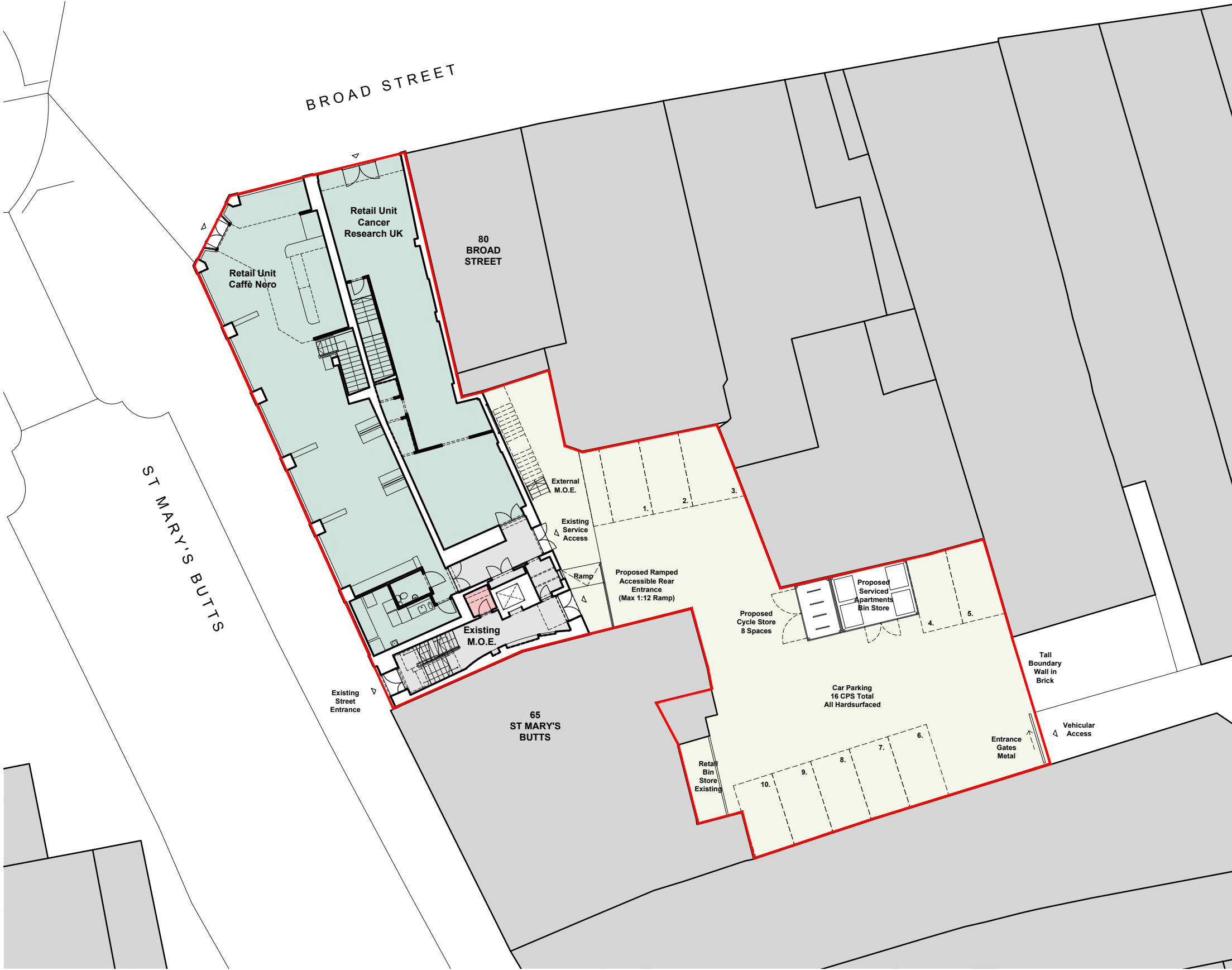
Vehicular and service access is from the rear of the building as per current usage.

The proposed site plan includes minor amendments to the existing car park, with parking numbers reduced from 16 to 10 spaces.

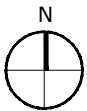
The resultant impact is a more usable parking with improved dimensions, along with space for a new bin store and cycle store.

The new bin store for the serviced apartments has been dimensioned based off 50% of the requirement for residential - as there does not appear to be standards or guidance for serviced apartments this was suggested as likely acceptable by the Council's Waste Operations Department. This also accords with similar consented schemes within the area.

The cycle store, providing 8 spaces, should provide over the required number of spaces for the building.



Proposed Site Block Plan (OS / Survey Data)



Scale - 1:250 at A3

4.0 Proposals

4.2 Proposed Floor Plans

The proposed plans retain at ground and basement levels the existing two retail units. Within the communal circulation, back of house spaces have been brought into the serviced apartment usage.

The serviced apartments access is from ground floor, with an entrance from the street and a ramped rear entrance for accessible access, vehicular traffic and service access. Access to the first floor reception, and upper floors, is via staircase or lift.

At first floor is a lobbied reception and guest amenity, along with staff facilities and associated back of house. The first floor provides 9 rooms of varied size, with internal walls positioned to make use of existing retained fenestration. The second and third floor plans provide 11 rooms per floor of varied size.

A new fourth floor, provided through vertical extension, allows space for 6 rooms which are larger in size. A pitched roof design, illustrated later in this document, provides dormer fenestration to the street facing façades.

Three rooms, one at the second floor and two at third floor, have been designed as wheelchair accessible rooms, with AD Part M compliant wheelchair shower rooms with WC. This provides 8% accessible rooms over the proposals.

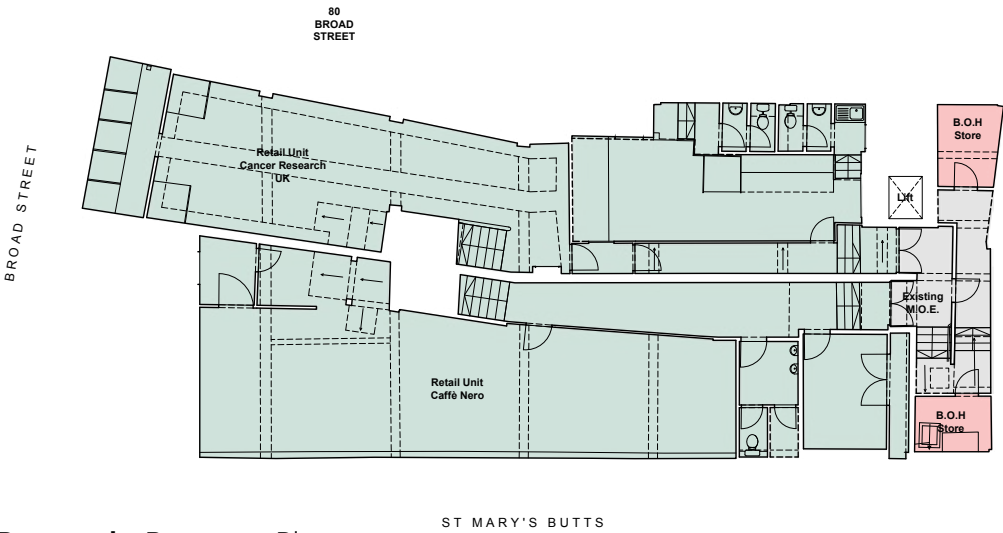
A green roof is now proposed on the new fourth floor to align with the Council's policies on soft landscaping and bio-diversity.

Building Areas (m²)

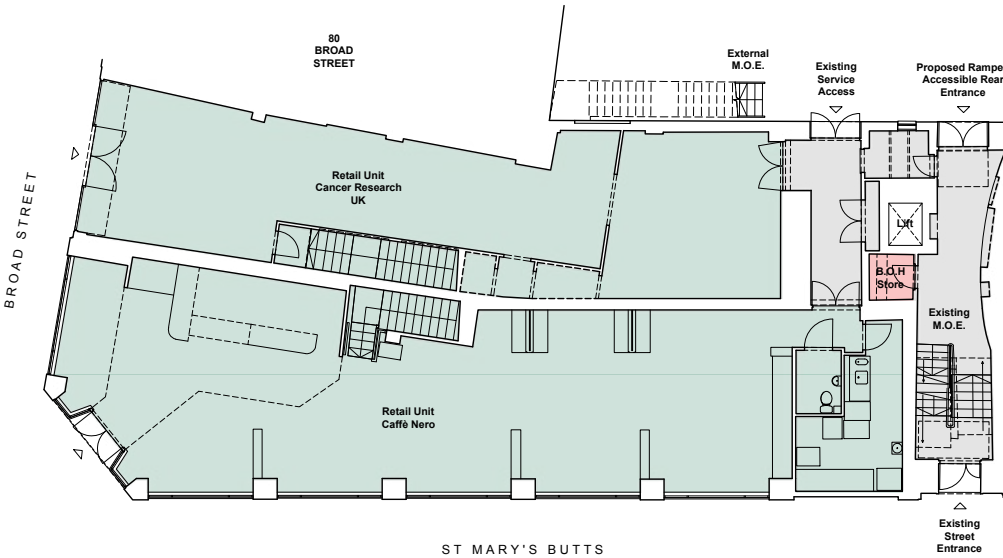
Retail Units (x2)	557.3
Offices	0.0
Circulation / BOH	146.7
Serviced Apartments NIA	810.2
Serviced Apartments Amenity	18.1
Serviced Apartments BOH	59.7
Serviced Apartments Circulation	197.7

Total GIA	1,934.7
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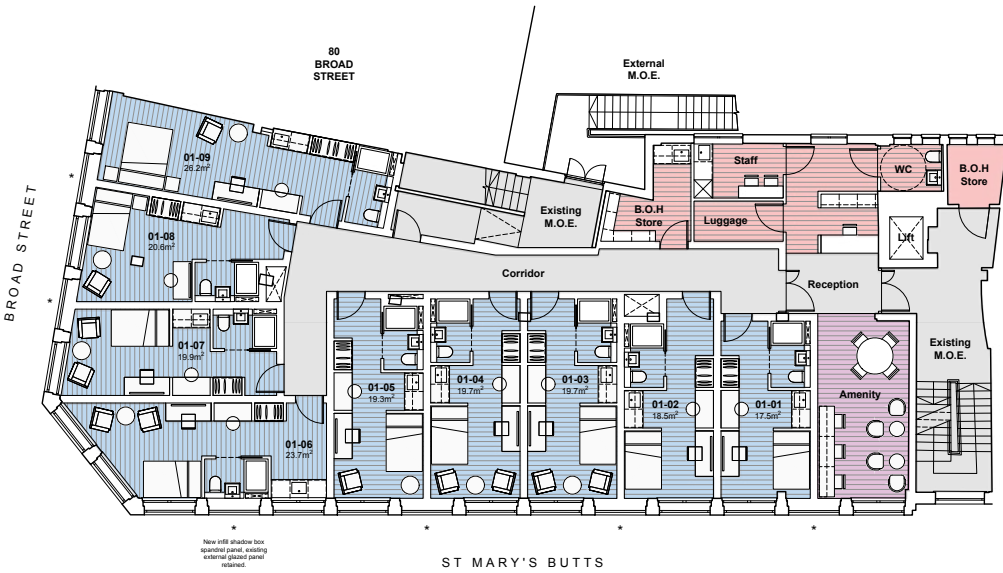
Scale - Not to Scale



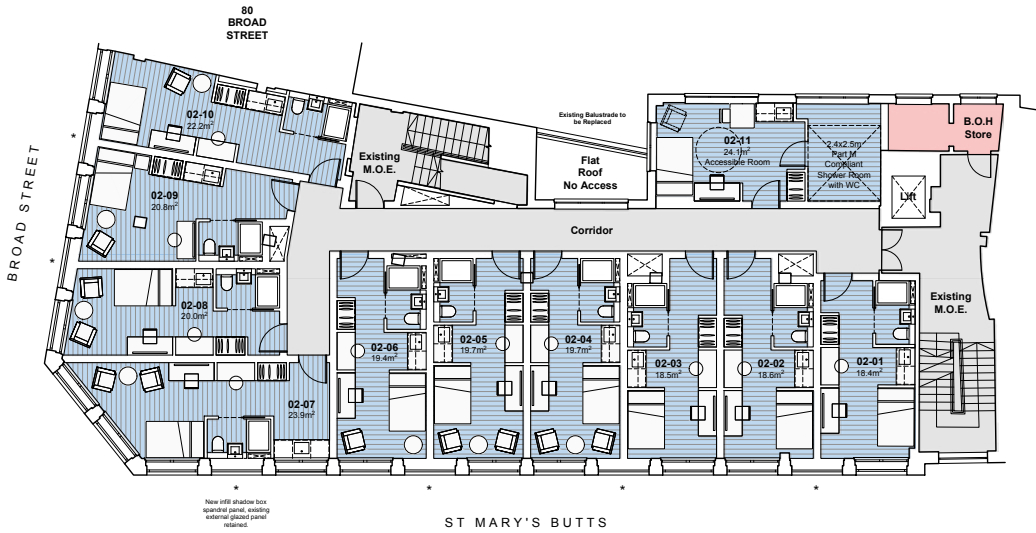
Proposed - Basement Plan



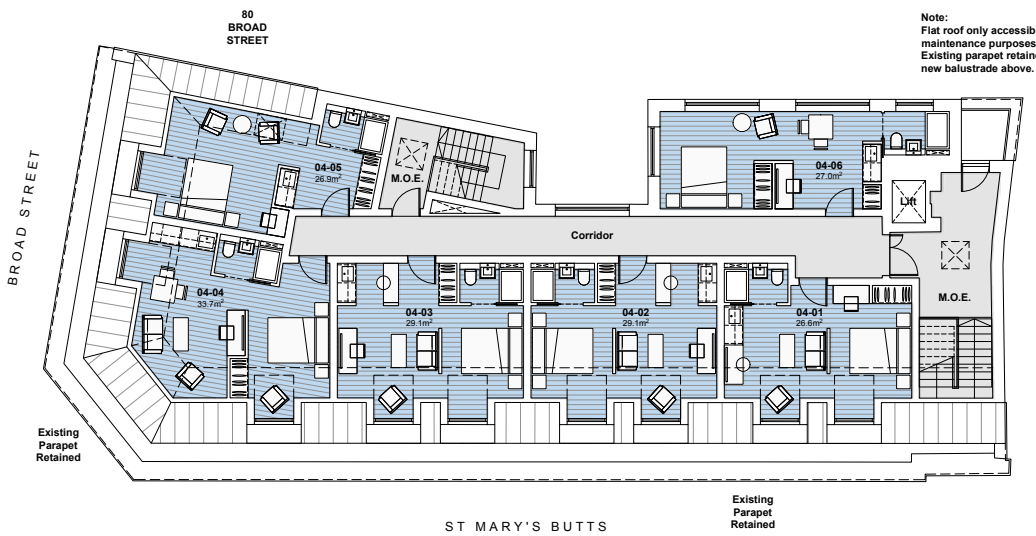
Proposed - Ground Floor Plan



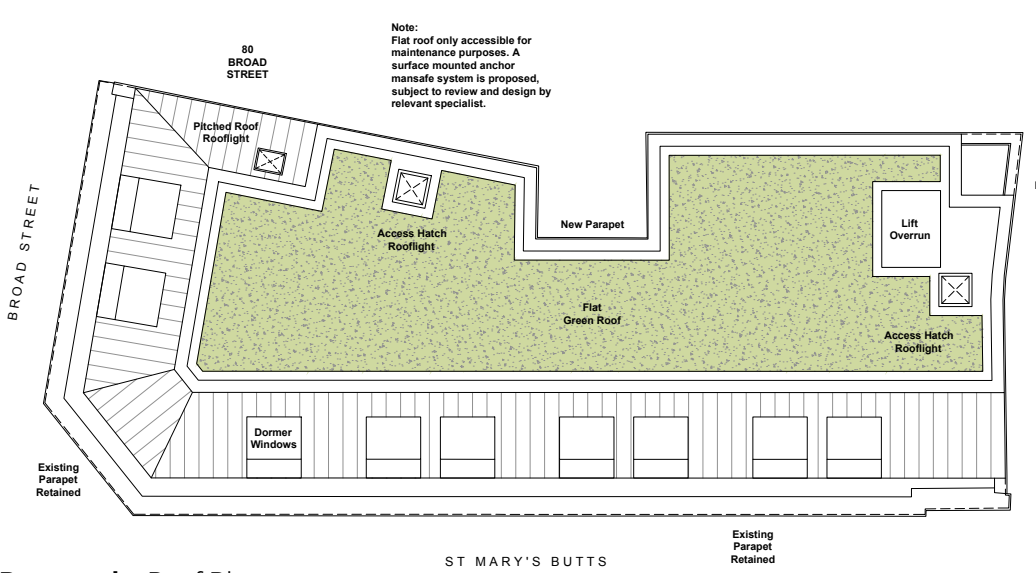
Proposed - First Floor Plan



Proposed - Second & Third FI Plan



Proposed - Fourth Floor Plan



Proposed - Roof Plan

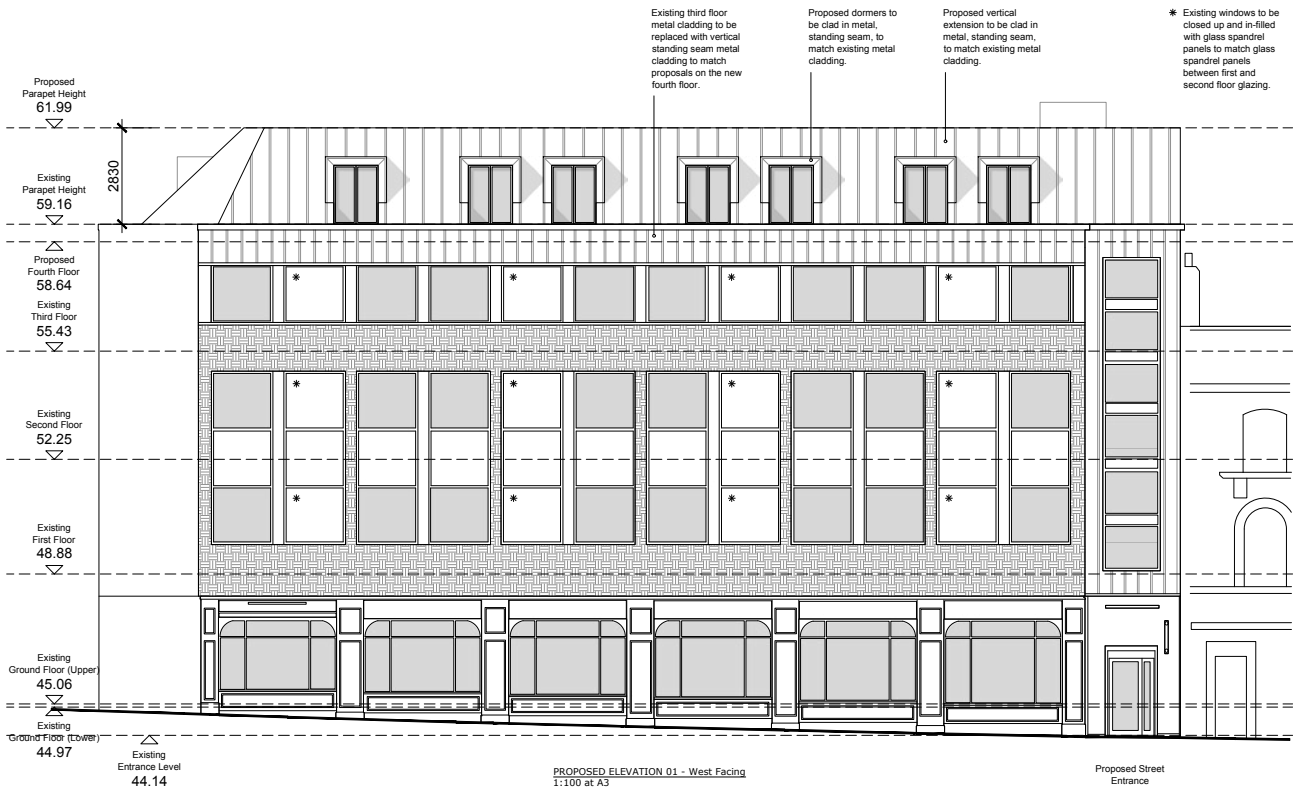
4.0 Proposals

4.3 Proposed Elevations

Following on from Pre-Application, planning and Design Review Panel advice, the massing and proposals for a new fourth floor extension have been fully reviewed. The resultant proposals provide a set back and part pitched roof extension which assists in responding to LPA concerns through the following:

- Whilst reducing internal area and NIA, a part pitched roof along street facing elevations provides a significant

- reduction in massing from a flat roofed extension.
- The existing top floor, whilst part of a visual bottom middle and top, provides an abrupt and contextually unsympathetic roofline to the building. The effect of a pitched roof provides a visual break or disconnection from the existing top floor and gives a logical and site sympathetic 'cap' to the building.
- Whilst the roof extension may be visible from longer views along West Street or Oxford Road, to closer views the extension will not be visible - as evidenced in



Proposed Elevation - West Facing - Not to Scale



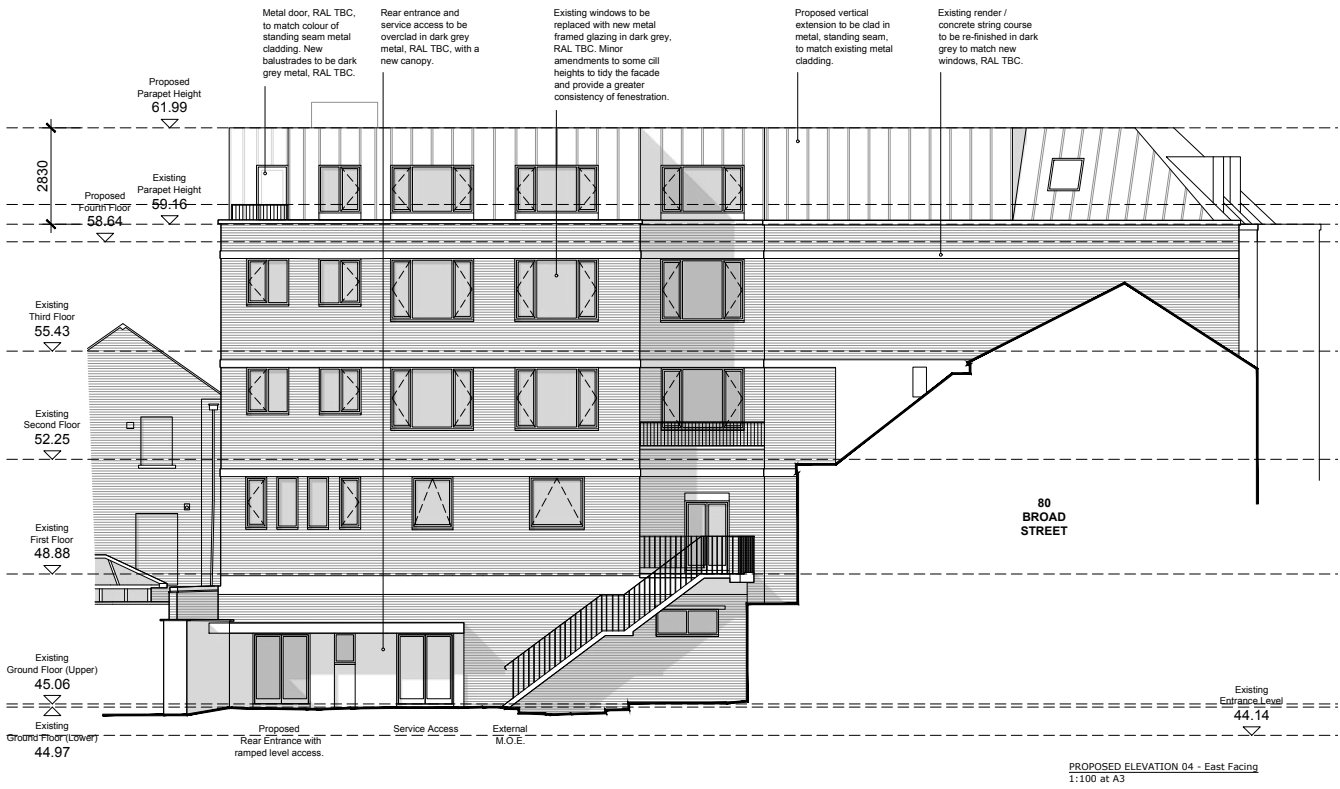
Proposed Street Scene - Along Broad St and Oxford Rd - Not to Scale

- massing diagrams and sections provided in the next pages.
- From longer views, and as previously stated, a pitched roof will provide a visual disconnection from the existing building and a new 'top'.

Due to the use of a pitched roof, dormers are proposed to be utilised adding minimal additional massing but with windows to match the dimensions of the existing fenestration.

To the rear elevation of the site, which is not visible from the street and therefore less critical, the straight vertical extension is retained, along with general tidying, organisation and refurbishment of the facade.

As part of amendments following LPA and Design Review Panel advice, the existing metal cladding to the third floor is to be replaced to match the proposed standing seam cladding of the fourth floor, and the proposed dormers have been reduced in width to improve their visual proportions.



Proposed Elevation - East Facing - Not to Scale



Proposed Street Scene - Along West St and St Mary's Butts - Not to Scale

4.0 Proposals

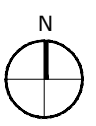
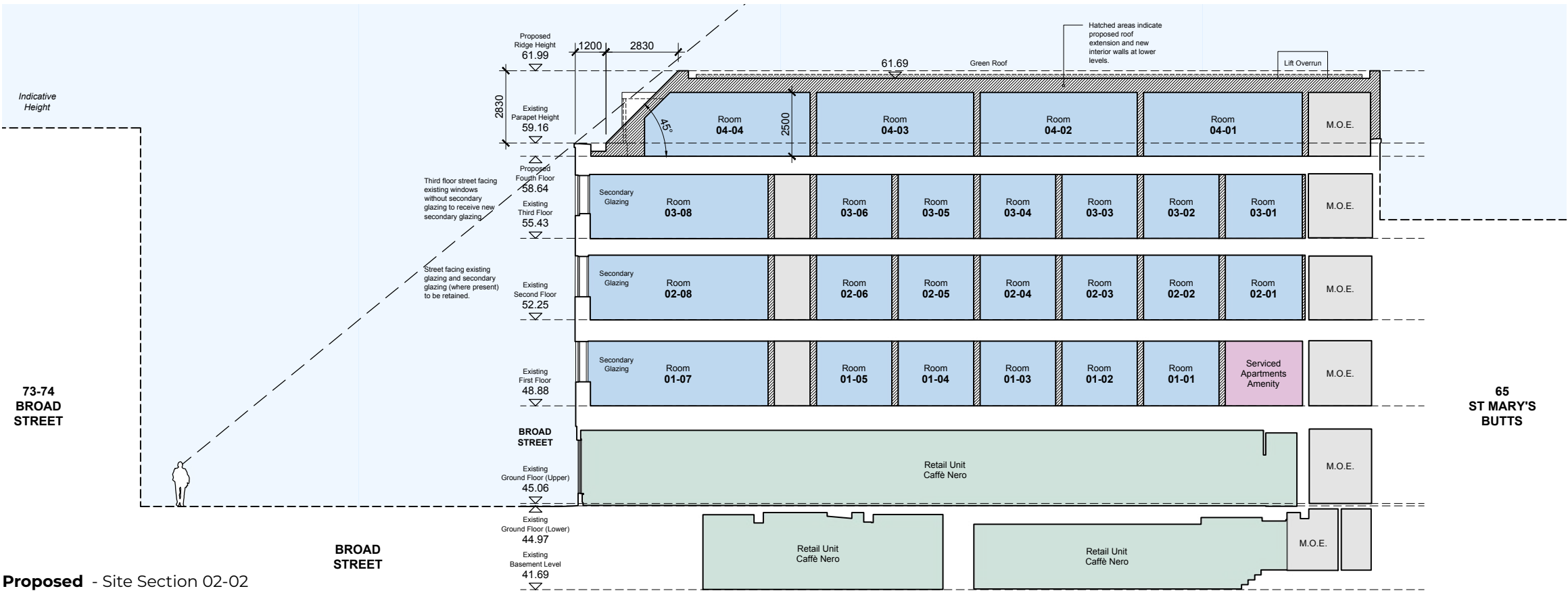
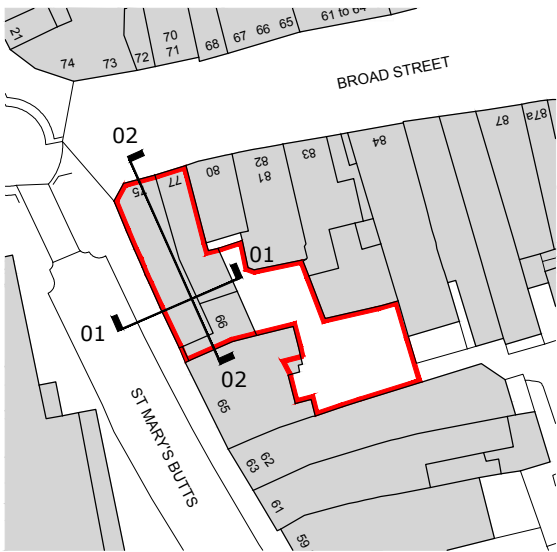
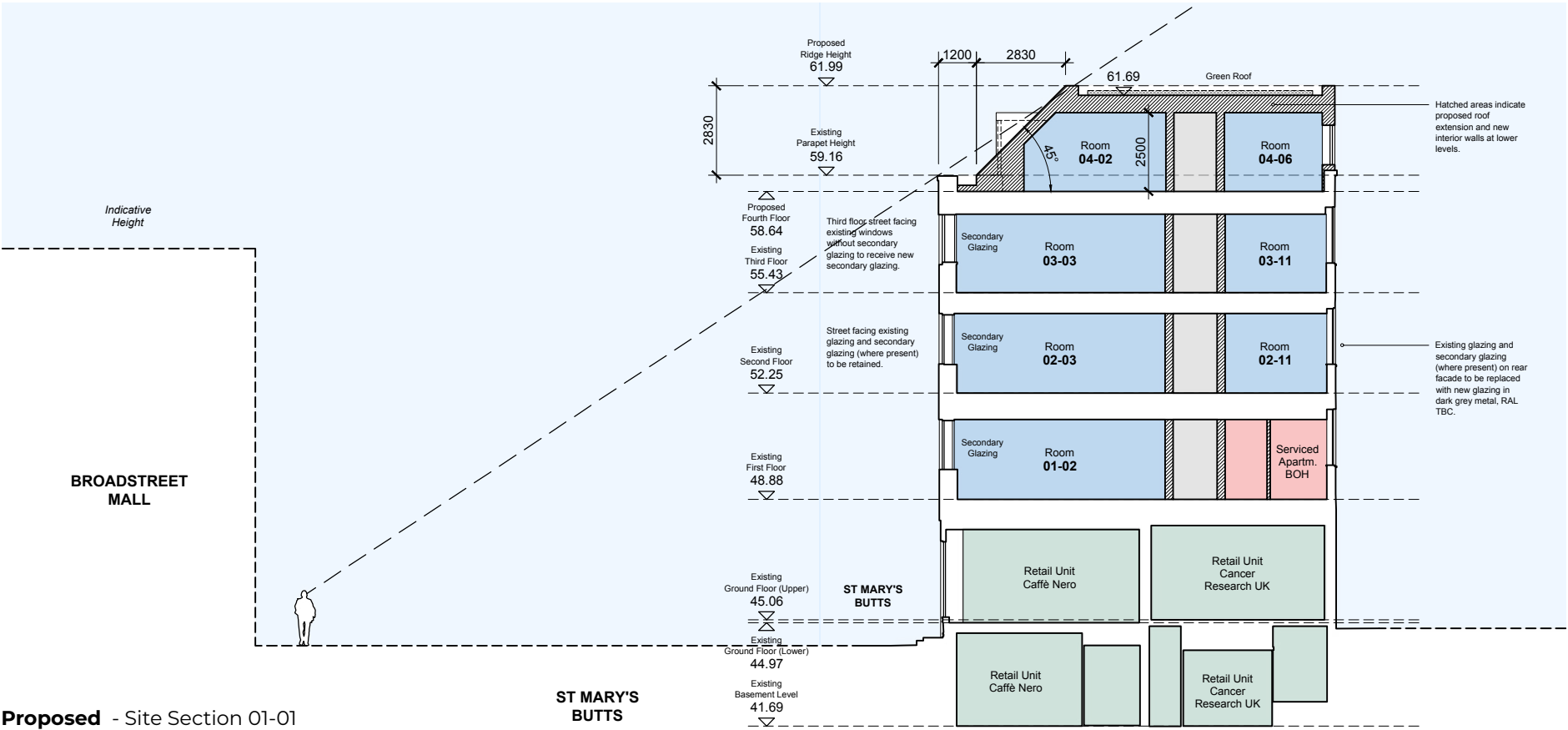
4.4 Proposed Sections

The proposed sections illustrate the effectiveness of the pitched roof in concealing the proposed roof extension from nearby street level views, whilst also providing a mansard style roof design which is fairly prevalent within the local context.

The start of the pitch is set back by 1.2m from the street facing elevations, combined with a pitch of 45 degrees. As a result, from the base of buildings opposite on St Mary's Butts and Broad Street, only the very top of ridge or dormer should be visible above the existing parapet line.

The proposed sections show the revised dormer profile to the fourth floor. As the dormers have been reduced in width to improve proportions, the cill height has been reduced (which will not be visible from street level)

The proposed green roof has been offset from the ridge upstand by 300mm and will be visually concealed by the depth of the upstand.



Scale - 1:200 at A3

4.0 Proposals

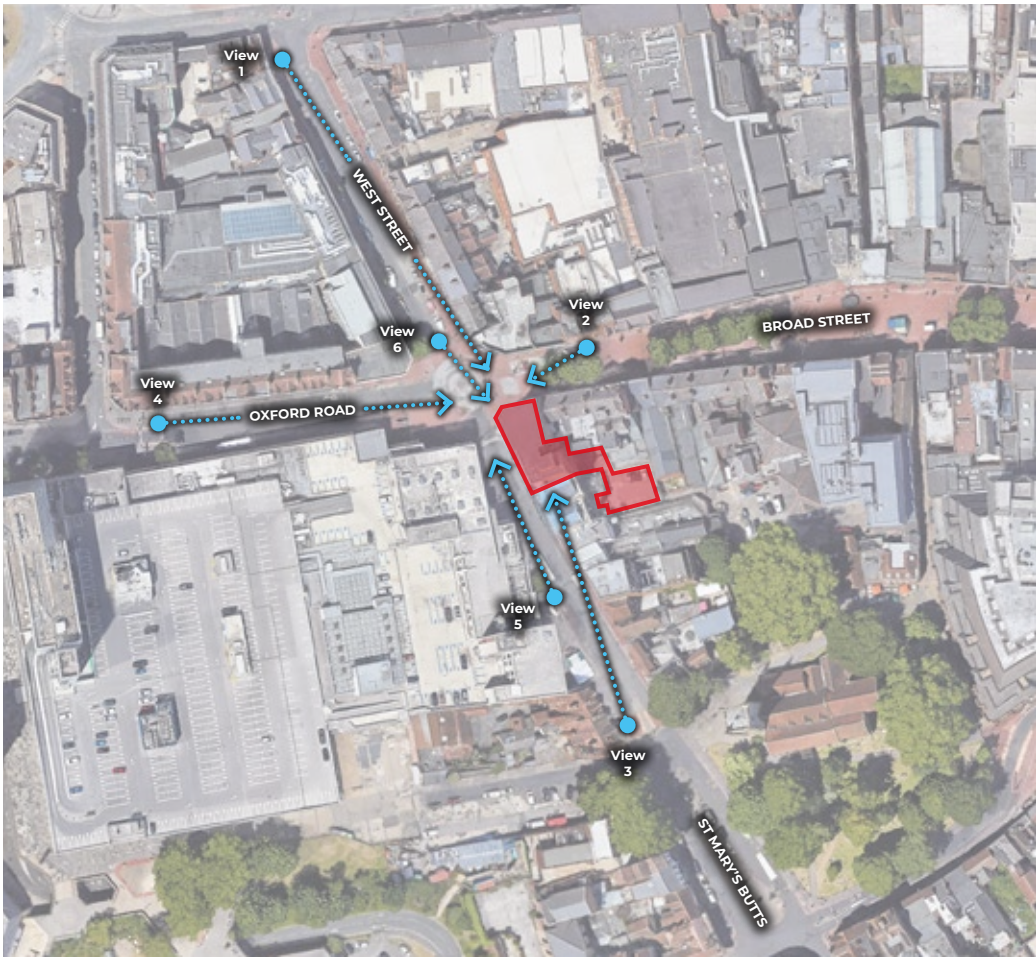
4.5 Proposed Massing

Proposed Massing Pre LPA and DRP Comments

The proposed massing has been modelled and is illustrated to the right in comparison with the existing massing. All views are taken from standard eye height.

The map below indicates the locations of the views taken and include those assessed by the Townscape and Heritage Statement.

View 01 is taken from the north end of West Street, with the existing building visible at the end of the street. Only the set back dormers of the proposed roof extension are partially visible from the view and provide little visual impact to the context and sky space. From the other side of West Street, the existing building and proposed roof extension would be further concealed.



Aerial View of Site Location (taken from Google Earth)



View 01 - Existing Massing - View looking south down West Street.



View 01 - Previously Proposed Massing - View looking south down West Street.

4.0 Proposals

4.5 Proposed Massing Continued

Proposed Massing Pre LPA and DRP Comments

View 02 is taken along Broad Street. The proposed roof extension will be concealed by neighbouring buildings, save for close to the building where any visible element of the extension should be almost entirely concealed by the existing mature trees located beside the building.



View 02 - Existing Massing - View looking west down Broad Street.



View 02 - Previously Proposed Massing - View looking west down Broad Street.

4.0 Proposals

4.5 Proposed Massing Continued

Proposed Massing Pre LPA and DRP Comments

View 03 is taken from far down St Mary's Butts and from this location the main body of the proposed roof extension will be barely visible above the existing parapet line.

As one approaches closer to the building, the proposed extension will be all but invisible, save for the southern corner of the building.

The southern corner of the building is the location of the existing main staircase. This will need to be extended to provide access up to a new fourth floor (as appreciated by officers during the Pre-Application meeting) and, as such, it is not possible to put a pitch on the southern elevation of the extension.

It is important to note though that the massing will visually sit under the ridge line of adjacent buildings and the shape of the pitched roof extension will mirror and complement the neighbouring buildings pitched roofs.



View 03 - Existing Massing - View looking north down St Mary's Butts.



View 03 - Previously Proposed Massing - View looking north down St Mary's Butts.

4.0 Proposals

4.5 Proposed Massing Continued

Proposed Massing Pre LPA and DRP Comments

View 04 is taken from far down Oxford Road. Whilst the proposed roof extension will be visible from the location, it is both set back, pitched and follows the chamfered turn of the existing building, complementing the existing streetscape and corner massing and providing minimal visual impact.

The pitched roof also provides the existing building with a more defined roof line and structure, helping to create a more legible bottom, middle and top.

Similarly to View 01, from the other side of Oxford Road the existing building and proposed roof extension would be further concealed.



View 04 - Existing Massing - View looking east down Oxford Road.



View 04 - Previously Proposed Massing - View looking east down Oxford Road.

4.0 Proposals

4.5 Proposed Massing Continued

Proposed Massing Pre LPA and DRP Comments

View 05 is taken in close proximity to the proposals, along St Mary's Butts.

As one approaches closer to the building along St Mary's Butts, the proposed extension will be all but invisible, save for the southern corner of the building.



View 05 - Existing Massing - View looking north down St Mary's Butts.



View 05 - Previously Proposed Massing - View looking north down St Mary's Butts.

4.0 Proposals

4.5 Proposed Massing Continued

Proposed Massing Pre LPA and DRP Comments

View 06 is taken from the corner of West Street looking south.

From this corner, similarly to View 05 along St Mary’s Butts, the proposed extension will be mostly concealed by the existing parapet - providing only a small indication of structure on the roof above.



View 06 - Existing Massing - View looking south from the corner of West Street.



View 06 - Previously Proposed Massing - View looking south from the corner of West Street.

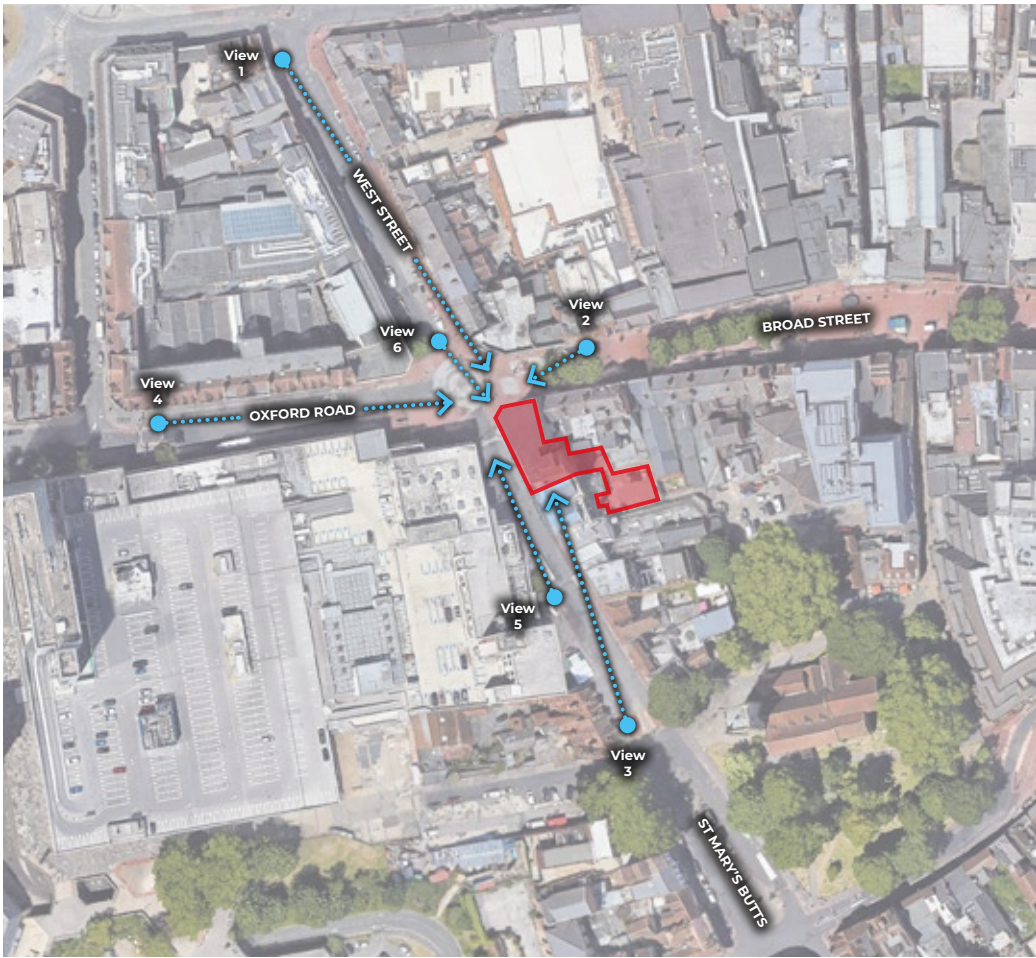
4.0 Proposals

4.5 Proposed Massing

Amendments Post LPA and DRP Comments

The changes to the dormers, reducing their width by 450mm and their height by 50mm, along with dropping the cill height, has given both a more vertical and slim aesthetic but has reduced their visual massing from street level.

With regard to the width of the amended dormers, the previous width of the glazing was 1,800mm to match the width of the existing panels below, complemented by 300mm dormer cheeks either side. The proposed width of the glazing and dormer cheeks are 1,800mm total - allowing the total dormer width/massing to match the existing glazing panels below.



Aerial View of Site Location (taken from Google Earth)



View 01 - Previously Proposed Massing - View looking south down West Street.



View 01 - Amended Massing - View looking south down West Street.

4.0 Proposals

4.5 Proposed Massing Continued

Amendments Post LPA and DRP Comments

Due to the set back nature of the proposed fourth floor and the existing parapet, along with the mature trees along the street, the dormers are not visible in either view.



View 02 - Previously Proposed Massing - View looking west down Broad Street.



View 02 - Amended Massing - View looking west down Broad Street.

4.0 Proposals

4.5 Proposed Massing Continued

Amendments Post LPA and DRP Comments

From view 03, the reduced massing of the dormers is slightly visible - only the removal of a dormer, which would severely impact the daylighting of the serviced apartment behind, would provide further impact.



View 03 - Previously Proposed Massing - View looking north down St Mary's Butts.



View 03 - Amended Massing - View looking north down St Mary's Butts.

4.0 Proposals

4.5 Proposed Massing Continued

Amendments Post LPA and DRP Comments

From view 04 the reduction of massing in the dormers is visible on both street facing elevations, along with the elongation of the dormers to provide a more slim and vertical look - providing a better counterpoint to the existing glazing below.



View 04 - Previously Proposed Massing - View looking east down Oxford Road.



View 04 - Amended Massing - View looking east down Oxford Road.

4.0 Proposals

4.5 Proposed Massing Continued

Amendments Post LPA and DRP Comments

In the previous massing, the dormers were almost entirely invisible, save for a small amount visible above the corner of the existing massing. The amended dormer massing with reduced widths has entirely concealed the dormers from these close up views.



View 05 - Previously Proposed Massing - View looking north down St Mary's Butts.



View 05 - Amended Massing - View looking north down St Mary's Butts.

4.0 Proposals

4.5 Proposed Massing Continued

Amendments Post LPA and DRP Comments

The reduced width and massing of the dormers is most visible in View 06, providing a slimmer profile.



View 06 - Previously Proposed Massing - View looking south from the corner of West Street.



View 06 - Amended Massing - View looking south from the corner of West Street.

4.0 Proposals

4.6 Materiality

The proposed materiality for the vertical extension mirrors the materials used on the existing building below.

The pitched roof of the extension is to be clad in standing seam metal, matching the existing metal cladding visible on the right hand side of the St Mary's Butts west facing elevation. The proposed dormer windows, providing light into rooms within the vertical extension, are to be similarly clad in standing seam metal. Similarly, the existing third floor diamond shaped metal cladding is proposed to be replaced with standing seam metal to create a complete consistency across the building facades.

As indicated on the diagram to the right, some existing windows on the building below are to be closed up and in-filled using glass spandrel panels. This matches the existing glass spandrel panels found between floors on the existing building.

4.7 Access

Access to the building is unchanged from existing. Street access is available to both retail units, along with the proposed serviced apartments, with ramped accessible access available to the rear of the building within the car park. Access to all floors is provided by both stairs and lift.

Three rooms are proposed to be wheelchair accessible, with AD Part M Compliant wheelchair shower rooms with WC - providing 8% accessible rooms across the development.

For further information on access, please see p.17-18 of this Design and Access Statement along with the Transport Statement that accompanies this application.

4.8 Vehicular and Cycle Parking and Transport

The building, situated in the town centre, is well serviced by public transport including buses and trains. The existing carpark has been retained but altered to improve parking space dimensions and to provide secure and covered cycle parking within LPA standards.

For further information on transport, please see p.4 and 17 of this Design and Access Statement along with the Transport Statement that accompanies this application.

4.9 Waste and Recycling Storage

As part of the reworking of the external car park, a new external covered bin store is proposed.

Whilst there are no exact standards for serviced apartments, bin sizes follow guidance recieved from the council's Waste Operations Department and are consistent with other nearby schemes. The servicing of this is proposed to follow the existing strategy for the current uses through collections at the rear external car park.

For further information on waste and recycling storage collections, please see p.4 and 17 of this Design and Access Statement along with the Transport Statement that accompanies this application.

4.10 Heritage and Townscape

A heritage and townscape assessment has been undertaken which concluded that the application proposals respond positively to the surrounding townscape in height, form and materials and are in-keeping with the context.

It also concluded that the proposals would have no adverse impacts on the St Mary's Butts / Castle Street Conservation Area and, similarly, no adverse visual impacts, in increased height relative to existing, on the varied townscape context of the centre of Reading. With regard to the design of the extension, it was concluded that it was in-keeping with the existing scale and character of the surrounding townscape, on which it will have a neutral impact.

For further information on heritage and townscape, please see the Heritage and Townscape Statement that accompanies this application.

4.11 Planning Policy

For information on planning policy, please see the Planning Statement that accompanies this application.

4.12 Sustainable Design

Key sustainability features for the proposals include:

- High levels of insulation to provide excellent U-Values and air tightness.
- High performance double glazing to new windows.
- LED low energy lighting and Fitted appliances to be 'A' grade energy performance rating at minimum throughout.
- Low water consuming sanitary fittings to reduce potable water consumption.
- Recycling of waste during stripping out and construction wherever possible.
- Construction materials, wherever possible, are to be low VOC and recycled or locally sourced.



Glazed Spandrel Panels

Existing windows to be closed up and in-filled with glass spandrel panels to match glass spandrel panels between first and second floor glazing.

The locations of these glazed spandrel panels have been amended post LPA and DRP advice, to provide a greater consistency to the visual pattern.



Metal Clad Dormers

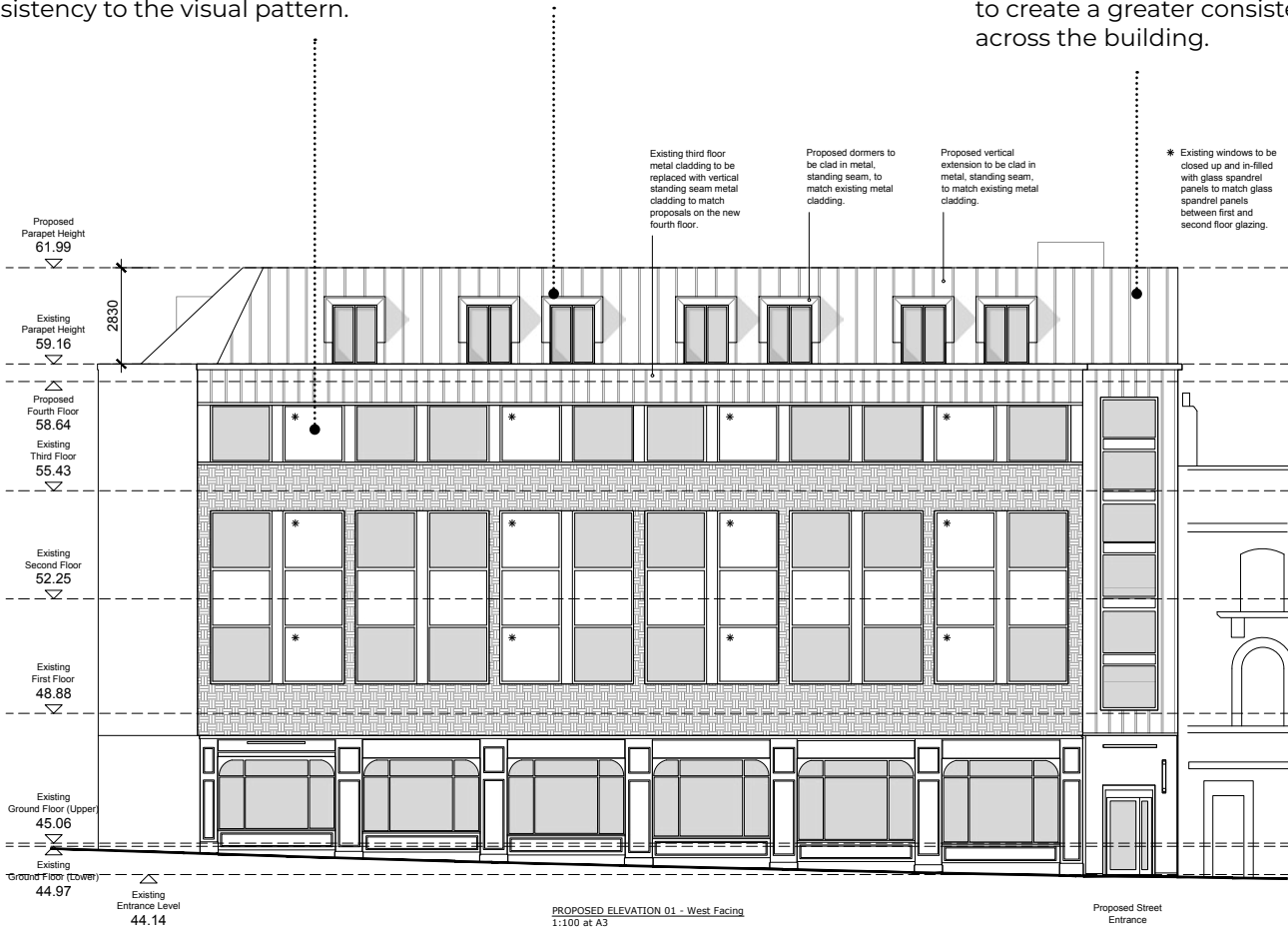
Proposed dormers to be clad in metal, standing seam, to match existing metal cladding. The metal face of the dormer is proposed to be chamfered inwards (see example image above - providing a more sleek profile and complementing the angular nature of the pitched fourth floor massing).



Metal Clad Roof

Proposed vertical extension to be clad in metal, standing seam, to match existing metal cladding to the right of west facing street elevation.

Additionally, the existing third floor diamond shaped metal cladding is proposed to be replaced with standing seam to create a greater consistency across the building.



Proposed Elevation - West Facing - Not to Scale

5.0 Conclusions

5.1 Conclusions on Proposals

The proposals set out within this Design and Access Statement have been designed both sensitively and contextually given the buildings town centre location, and are designed in conjunction with pre-application advice given by the LPA, along with further advice provided by the Design Review Panel (DRP).

This application proposes to convert the existing office spaces within the upper floors of the building to provide 37 new serviced apartments, with associated amenity and back of house, within an appropriate town centre location.

The proposed roof extension, a new fourth floor to provide a more appropriate density of rooms, is set back from the existing street facades and designed with visually reduced massing. The proposals will have minimal interference and impact to both the existing street facing façades, the local context and street level views, whilst also helping to create a more defined bottom, middle and top to the building. Proposals to the rear of the building with improve the unattractive rear facade.

Rear vehicular access and an existing private car park ensure that the proposals can be well serviced and provide good accessibility. Whilst proposals to the car park have also improved the dimensions of parking spaces and provided new covered and secure cycle spaces to LPA standards, along with new covered waste and recycling storage.



View 01 - Proposed Massing - View looking south down West Street.



View 05 - Proposed Massing - View looking north down St Mary's Butts.



View 03 - Proposed Massing - View looking north down St Mary's Butts.



View 06 - Proposed Massing - View looking south from the corner of West Street.