
The Delta Building

Reading, RG1 3ES

Design Statement – March 2025



Introduction

This Accompanying Statement has been prepared to accompany a Full Planning Application for external changes at The Delta Building, RG1 3ES. It is proposed to:

- Form 10 new window openings on the east elevation of the building – with opening sizes and window appearances to match the existing windows on the building.
- Form 6 new window openings at fourth floor level in the barrel vaulted form (East and West).
- Form 3 new AOV openings at roof level to serve the stair cores.
- Form 2 new smoke shaft openings at roof level and remove the existing rooftop plant.
- Existing Ground Floor plinth in rear yard:
 - demolish the canopy, frame, and some walls
 - replace existing double door onto plinth to match the other openings.
 - Add a new roof to the goods lift.
- Install replacement metal balustrades to:
 - The existing stair and plinth at ground floor level
 - The terrace at third floor level
 - The terraces at fourth floor level
- Form new terrace balconies with metal balustrades, and juliet balconies, on the north elevation at first and second floor levels.
- Infill the existing atrium to the west elevation at first floor level
- Replace the existing glazed screen and rotating door to the west elevation
- Install 2 No. cycle parking sheffield stands

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.

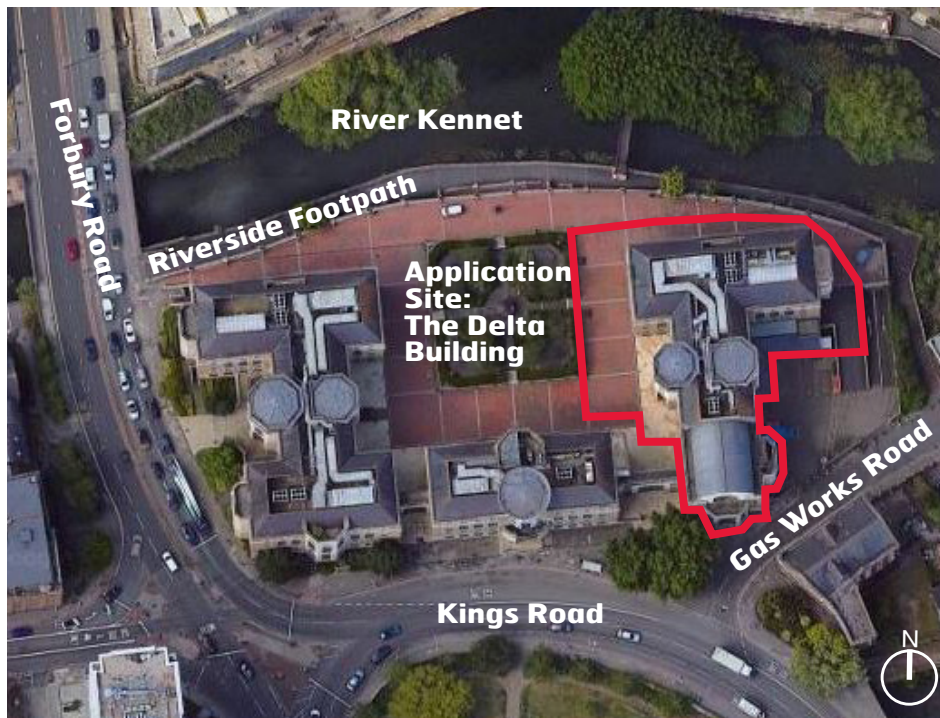
The building was constructed as part of development with 2 other blocks similar in appearance and is the eastern-most of the 3, situated on the corner by Gas Works Road and Kings Road. To the north the site is bordered by the River Kennet.

The broad area surrounding the site is characterised by a variety of building uses.

The western-most (Kennet Place) of the 3 buildings from the original development was approved by the council for conversion to 93 flats in 2024.

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 dwellings.



Site Context Map



Aerial View

Context

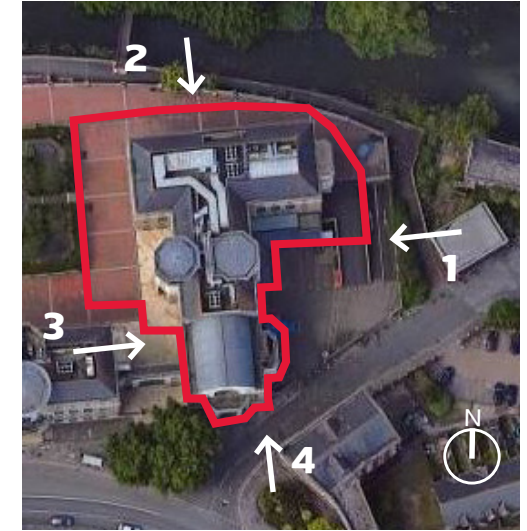
Existing Building



1 - Rear elevation (East) viewed from Gas Works Road



2 - North Elevation (River Kennet Side)



Key Plan



3 - Front Principal (West) Elevation - courtyard



4 - South Elevation from Kings Road

Context

Existing Building



Front Principal (West) Elevation

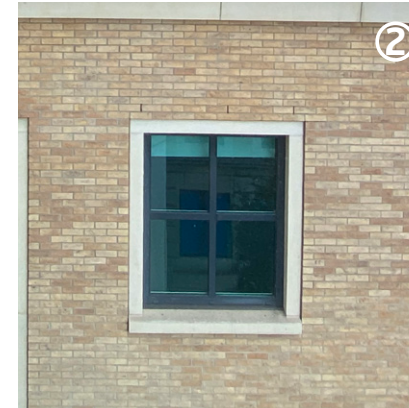


Window Types in context

Existing Windows Appearance & Materials



Window Type 01



Window Type 02



Key Plan



East Elevation – to feature the new windows

THE DELTA BUILDING RG1 3ES



Window Type 03



Window Type 04

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.

RELEVANT PLANNING HISTORY

- **900017** | Full Planning Application for Erection of 183,000 sq ft office buildings, 250 car parking spaces, new access, landscaping and riverside walkway. Approved.

RELEVANT PLANNING PRECEDENTS

Kennet Place, 121 Kings Road, RG1 3ES;

Full Planning Permission PL/24/0973. Application for new window openings to the east elevation to match the existing windows in opening sizes and appearance and addition of rooftop smokeshafts and AOVs



Full Planning Application - Kennet Place - Approved 2024.

Section 2

Design

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Design

Materials & Appearance

2.1 Proposed New Windows

It is proposed to form 10 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:

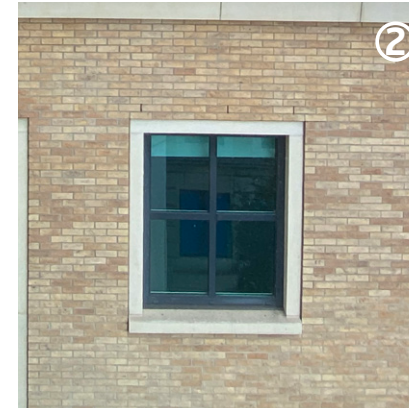
- replicating the 4 window types shown opposite.
- The new windows will align vertically, and replicate the arrangement of the existing windows as they alter on each floor.

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) match the existing, and are aligned vertically.



Window Type 03



Window Type 04

Design

Materials & Appearance

2.2 Proposed New Windows - Barrel Vault

It is proposed to form 6 new window openings at fourth floor level in the barrel vault form, on the West and East Elevations of the building. The new windows are based on Existing Window Type 2, matching the form, appearance and materials, with an adjusted opening size, and no stone reveal. The existing louvres in this wall be removed and the existing cladding extended down either side of the new openings.

These windows face onto the existing terraces, with parapet walls and a replacement metal railing. Viewed from street level at Kings Road or Gas Works Road they will be largely obscured or not visible.

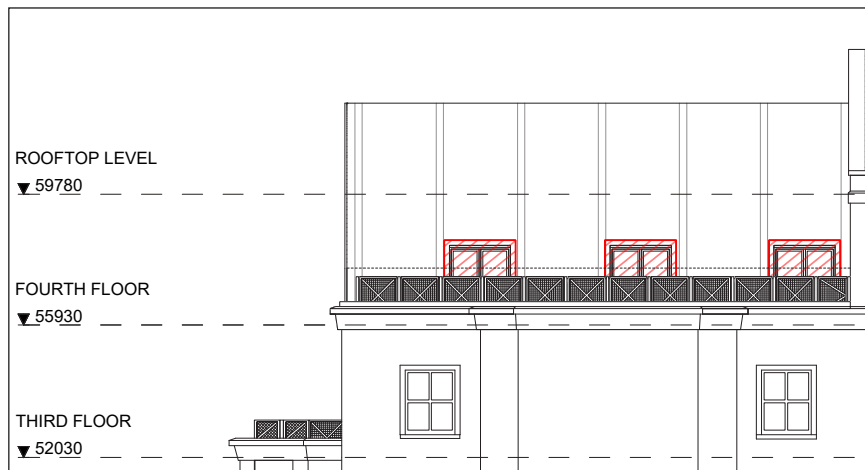
Please also refer to the submitted drawings.



View of the West terrace from Kings Road



View of the East terrace from Gas Works Road



Proposed East Elevation at Fourth Floor Level



Full Proposed East Elevation.



Window Type 02

Design

Materials & Appearance

2.3 Proposed New Railings

It is proposed to install new metal railings in these locations, replacing the existing single-bar railings:

- Along the raised plinth and stair to the rear (East) elevation at ground floor level.
- The existing terrace to the south elevation at third floor level
- The existing terraces to the west and east elevations at fourth floor level

New railings are also proposed to the north elevation at first, second, and third floor level.

The railing design and materials are based on the existing railings and basement opening screens to the north elevation and riverside walk on the site.

Please also refer to the submitted drawings.



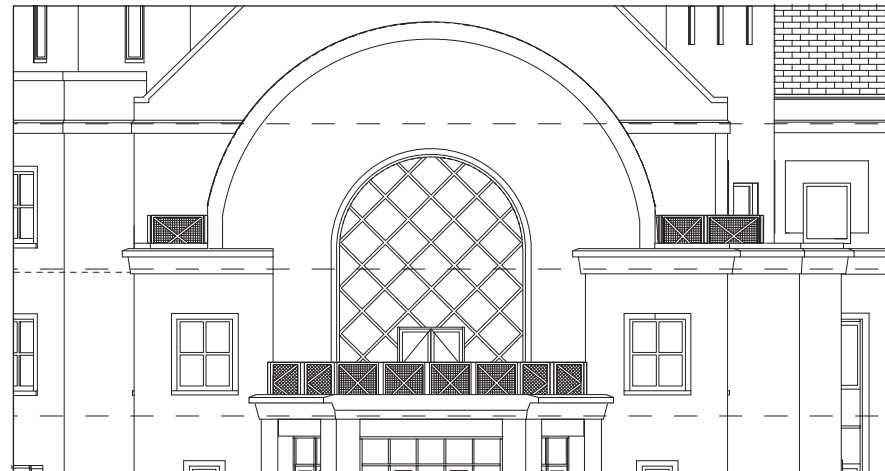
Railing precedent: existing railings and metal screens to the basement and riverside of the site



One of the existing railings at fourth floor level to be replaced



Proposed South Elevation - with the new railings to the rear yard.



Proposed South Elevation - with the new railings to the upper floors

Design

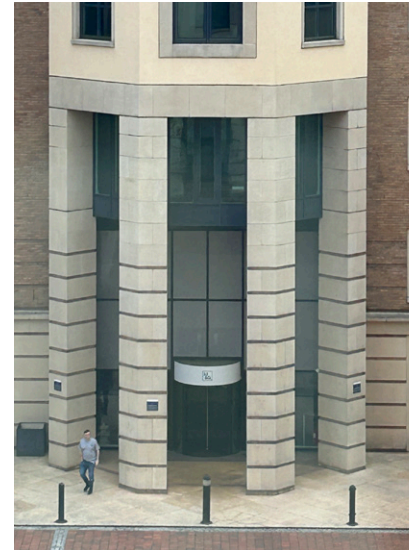
Materials & Appearance

2.4 West Elevation Atrium

It is proposed to infill the existing atrium at first floor level which will take the wall line of the second floor above and copy the opening size and materials.

At ground floor level it is proposed to demolish the existing glazed screen and rotating door and replace them with a new glazed double swing door and glazed screens. This door and screens will take the wall line of the second floor above and match the opening size and materials.

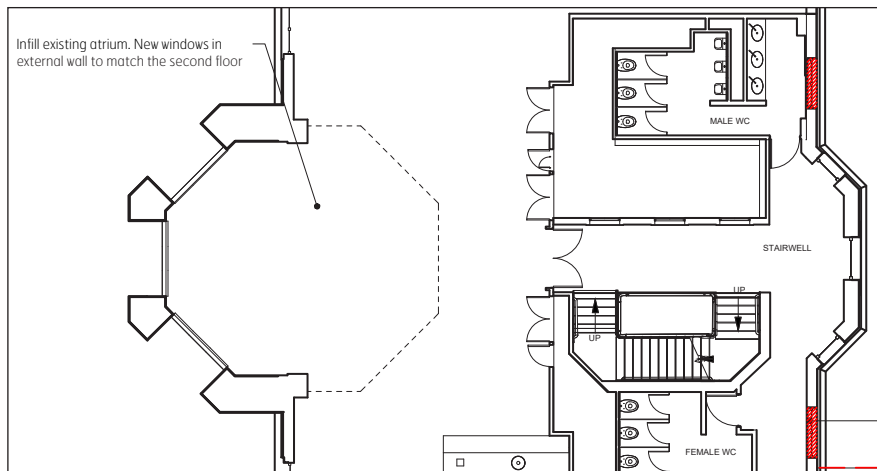
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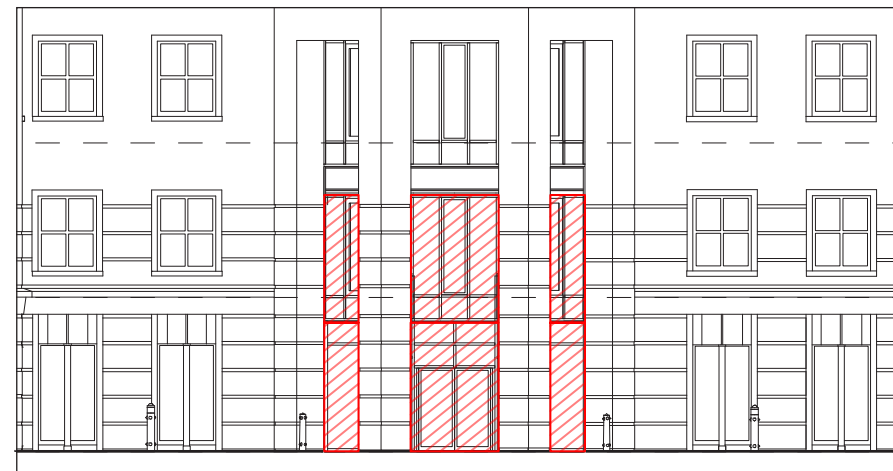
The existing ground to second floors



The existing atrium



Proposed First Floor Plan showing the infill.



Proposed West Elevation