
Beta Building

Reading, RG1 3ES

Design Statement - March 2026



Introduction

Introduction

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

- Add new Juliet to be existing and proposed and full height openable windows and doors
- Replace Ground floor fixed windows with openable window
- Removal of existing revolving entrance door and replace with new double entrance doors

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

Section 1

Context

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Context

Site Location and Setting

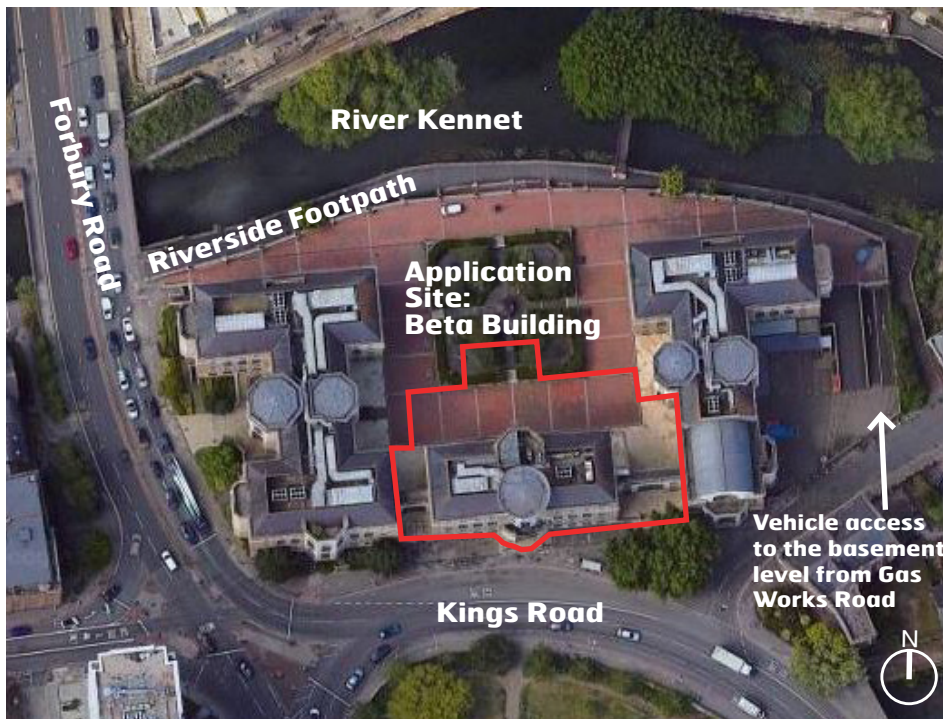
1.1 Site Context

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 middle one of the 3, situated on 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 (South) Elevation viewed from Kings Road

Context

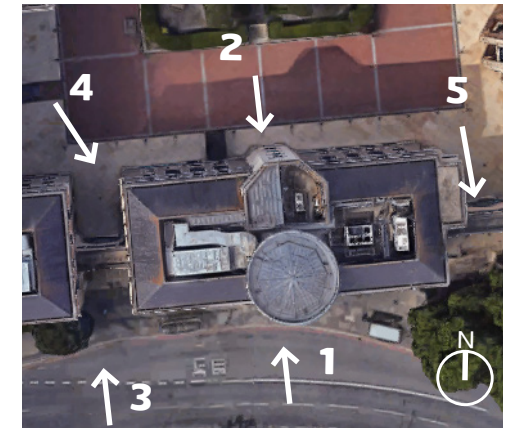
Existing Building



1 - Front elevation viewed from Kings Road



2 - North Elevation (River Kennet Side)



Key Plan



3 - South Elevation viewed from Kings Road



4 - South Elevation (Courtyard Side)



5 - South Elevation (Courtyard Side)

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

App ref PL/25/1572 – Prior Approval in December 2025 Class MA Change of use Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). Application Approved.

App ref PL/25/1573 – Full planning application December 2025 for Installation of two windows at first floor level on the south elevation, provision of a single door following removal of a canopy and associated revolving door at ground floor level on the north elevation and installation of one projecting smokeshaft and two automatic opening vents at roof level

Application Approved.

The works relating to both these applications began in February 2026, and are currently ongoing.

The purpose of this Full Planning application, is to address elements of 'design development' which have arisen while carrying out the works covered under the aforementioned approvals.

Section 2

Design

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Design

Materials & Appearance

2.1 Proposed New Windows

The proposal is to replace all the existing windows at Ground Floor level, which are currently fixed panels which are undesirable for use in a residential scenario for both ventilation and overall wellbeing reasons. (Image Example 1).

In instances where the building ground floor is above the external site levels, a Juliet balcony is being proposed (see chapter 2) to ensure these windows and doors can be operated safely without any risk of fall. (Image Example 2)

Furthermore, in very limited areas, where windows are within the proximity of a final fire escape, the new windows will remain unopenable, however require upgrading to fire rated performance. (Image Example 2)

Material & Appearance

The proposed replacement windows will match the panel size, structural opening, frame colour and materials of the existing windows.

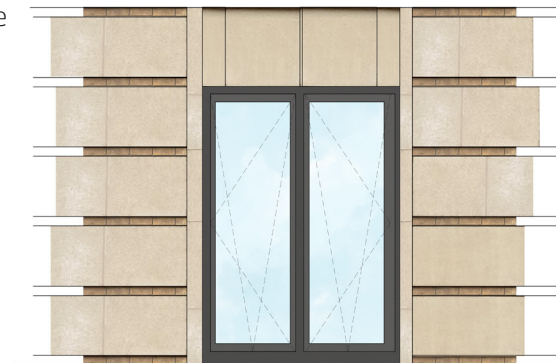
Due to the openable nature of these new windows and doors, the frame size and centre spherical mullion detail will inherently have to change for an appropriate frame casement to allow them to open and close.



Example 1 - Typical existing ground floor fixed windows



Example 2 - Existing ground floor raised fixed window in vicinity of fire escape door



Existing window to be replicated



Design

Materials & Appearance

2.2 Proposed Balconies - Balustrade Design

Design and Appearance

For the design of the balcony and balustrade we have looked at various design precedents around the development to propose a design in keeping with the building in its immediate environment.

The proposal is to adopt a 'Cross-brace' style of balustrade which reflects that of the balcony found on the front facade as well as other similar examples found around the adjacent Building "A"

Example 1 - A photograph of the existing balcony balustrade on the front elevation facing Kings Road.

Example 2 - A similar example of this is the cross-brace style, found on the fencing at basement level along the river front, used for ventilation.

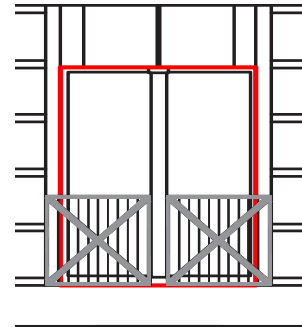
Example 3 - Further example of barrier guarding used for basement escape around the sister building A (Kennet Building)

Although the main feature is the this cross-brace, vertical elements will be incorporated to ensure the design meets the statutory building regulations for the protection from falling.

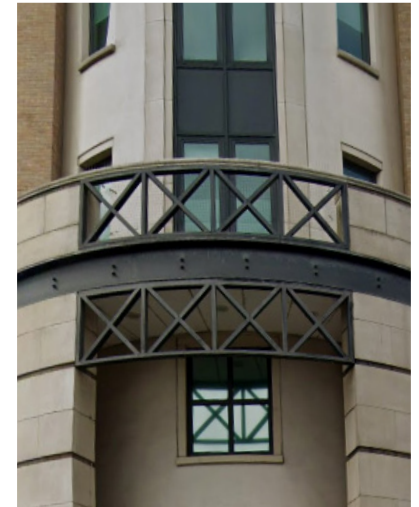
Materials

The proposed materials for these balconies is metal, with a dark grey painted finish to match the existing buildings window frames and curtain walling systems.

Please also refer to the submitted drawings for further details.



Example of Proposed Inset Balcony Design



Example 1



Example 2



Example 3