



ST MARY'S HOUSE, READING
DESIGN & ACCESS STATEMENT ADDENDUM

RA-1065-PL-MAR 26-REV.A

RUTTER ARCHITECTS

on behalf of V Goldstein

Contents

1.0 Introduction	3
1.1 Site Address	3
1.2 Purpose of the Document	3
1.3 Introduction	3
2.0 The Proposals	4
2.1 Proposed Internal Amendments - First Floor	4
2.2 Proposed Internal Amendments - Fourth Floor	5
2.3 Proposed Massing and External Elevations	6
2.4 Access	6
2.5 Vehicular and Cycle Parking and Transport	6
2.6 Waste and Recycling Storage	6
2.7 Heritage and Townscape	6
2.8 Planning Policy	6
2.9 Sustainable Design	6



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 Addendum 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 planning application forms an internal revision of an extant consent (Ref: PL/24/1593).

This Design & Access Statement Addendum is to be read in conjunction with the Design & Access Statement from the extant consent, along with all provided documentation and reports.

1.3 Introduction

The extant consent on the site converts the upper floors of the building from office use to serviced apartments providing, in conjunction with a single storey roof extension, 37 new serviced apartments with associated back of house within an appropriate town centre location.

The proposed changes to the extant consent, which form this application, are internal only and seek to increase the number of serviced apartments from 37 to 41 - an increase of 4.

At first floor the consented amenity space is to be replaced by a new serviced apartment. Whilst at the new fourth floor, the layout has been rearranged provide three additional serviced apartments.

There are no proposed changes to the exterior of the extant consent and the internal amendments provide no additional GIA.

These amendments are driven by end user requirements and advice:

- A minimum of 40 units required for efficiency.
- The small amenity space is not required.
- The larger units consented at fourth floor were too large and therefore replacement of these with a greater number of smaller units would be preferred.



Aerial View of Site Location (taken from Google Earth)

2.0 Proposals

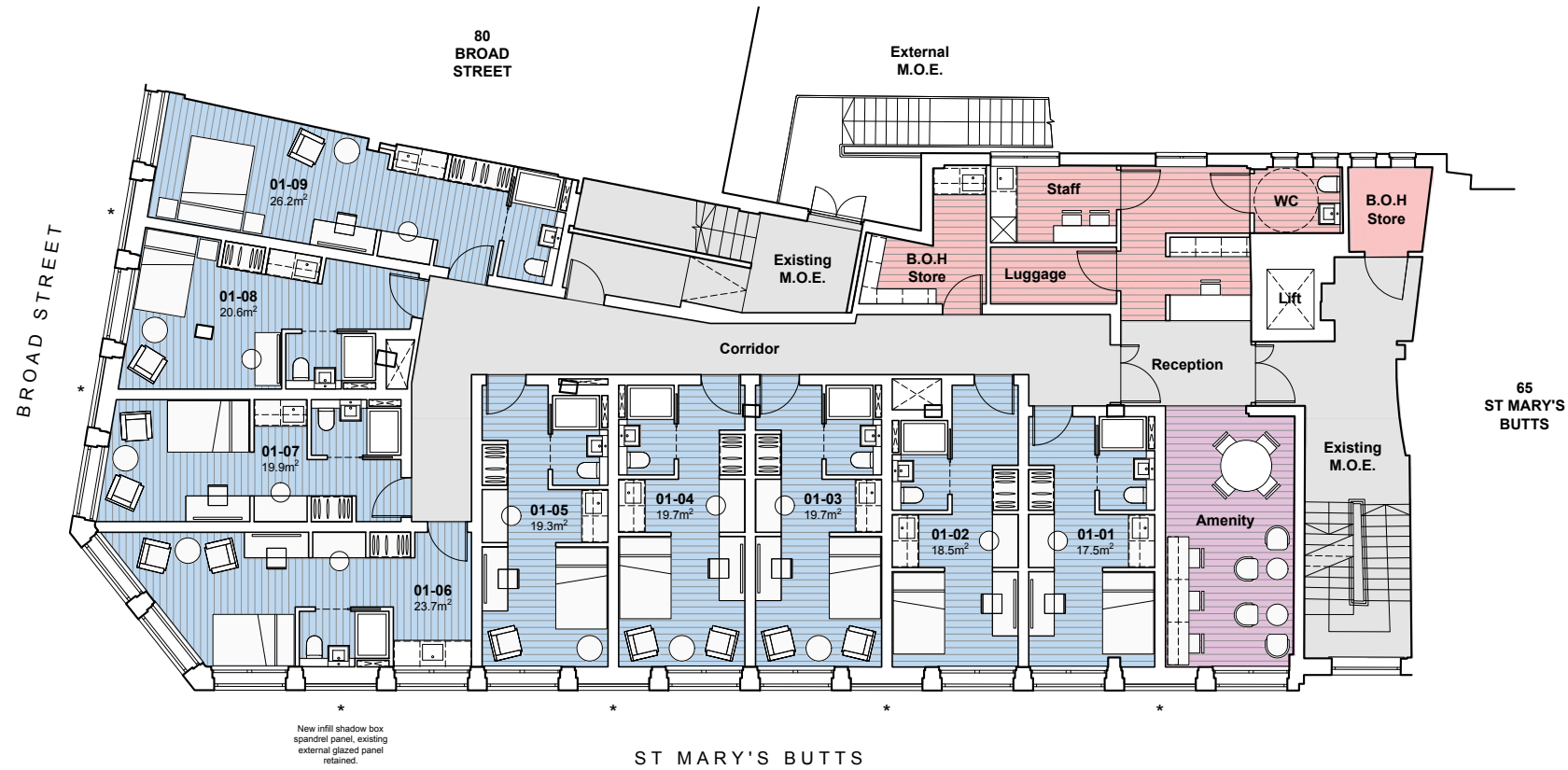
2.1 Proposed Internal Amendments - First Floor

As stated within the introduction, end user requirements and advice necessitated a review into how a minimum of 40 serviced apartments could be achieved within the confines of the extant consent, with no external changes.

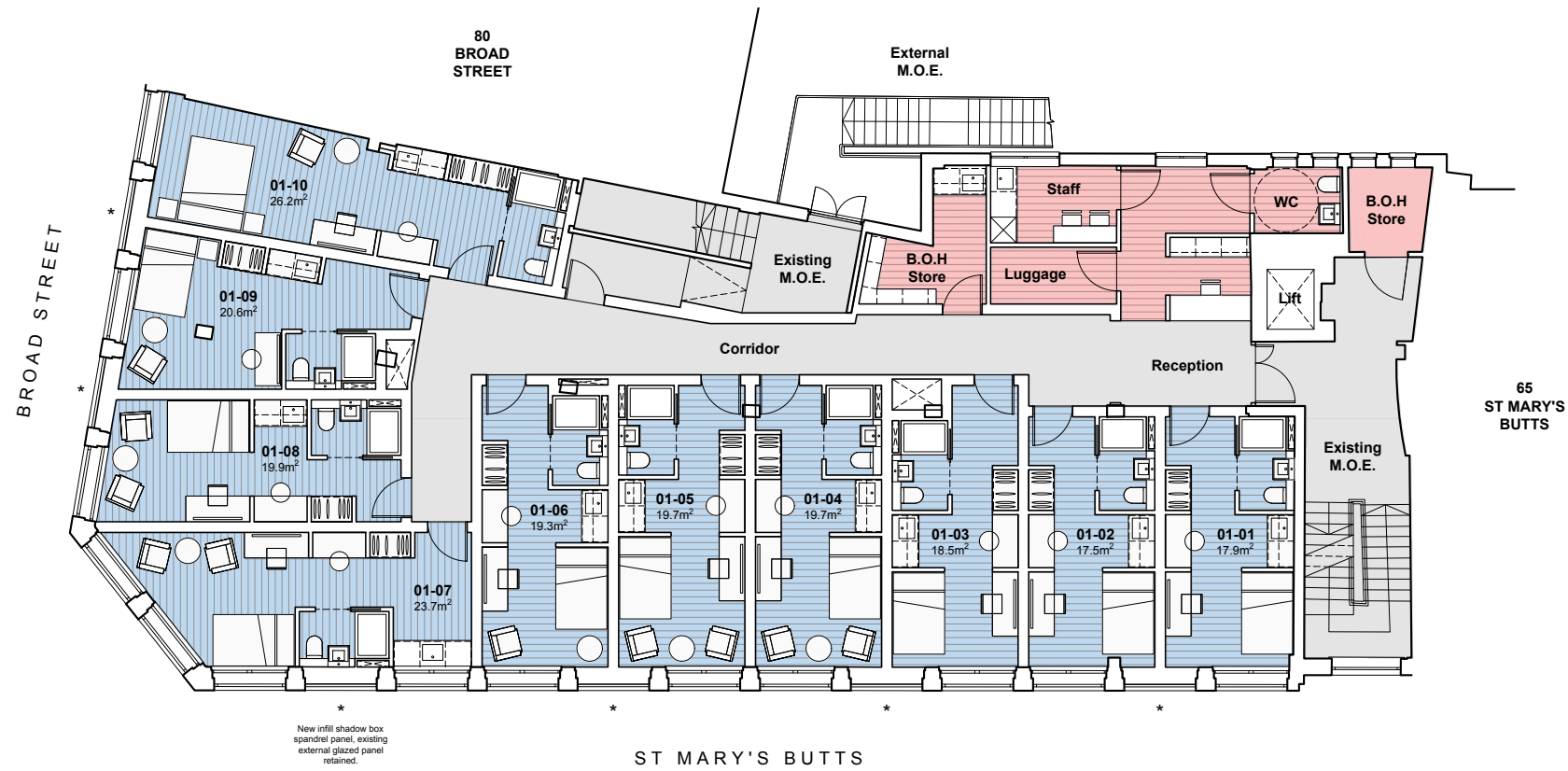
At first floor, the small amenity space which is excess to end user requirements, is proposed to be replaced by a serviced apartment - increasing the numbers on the first floor from 9 to 10.

This amendment does not affect the external elevation or change the GIA.

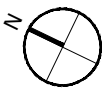
There are no proposed changes to the consented second or third floor internal layouts.



Extant Consent - First Floor Plan



Proposed - First Floor Plan



Scale - Not to Scale

2.0 Proposals

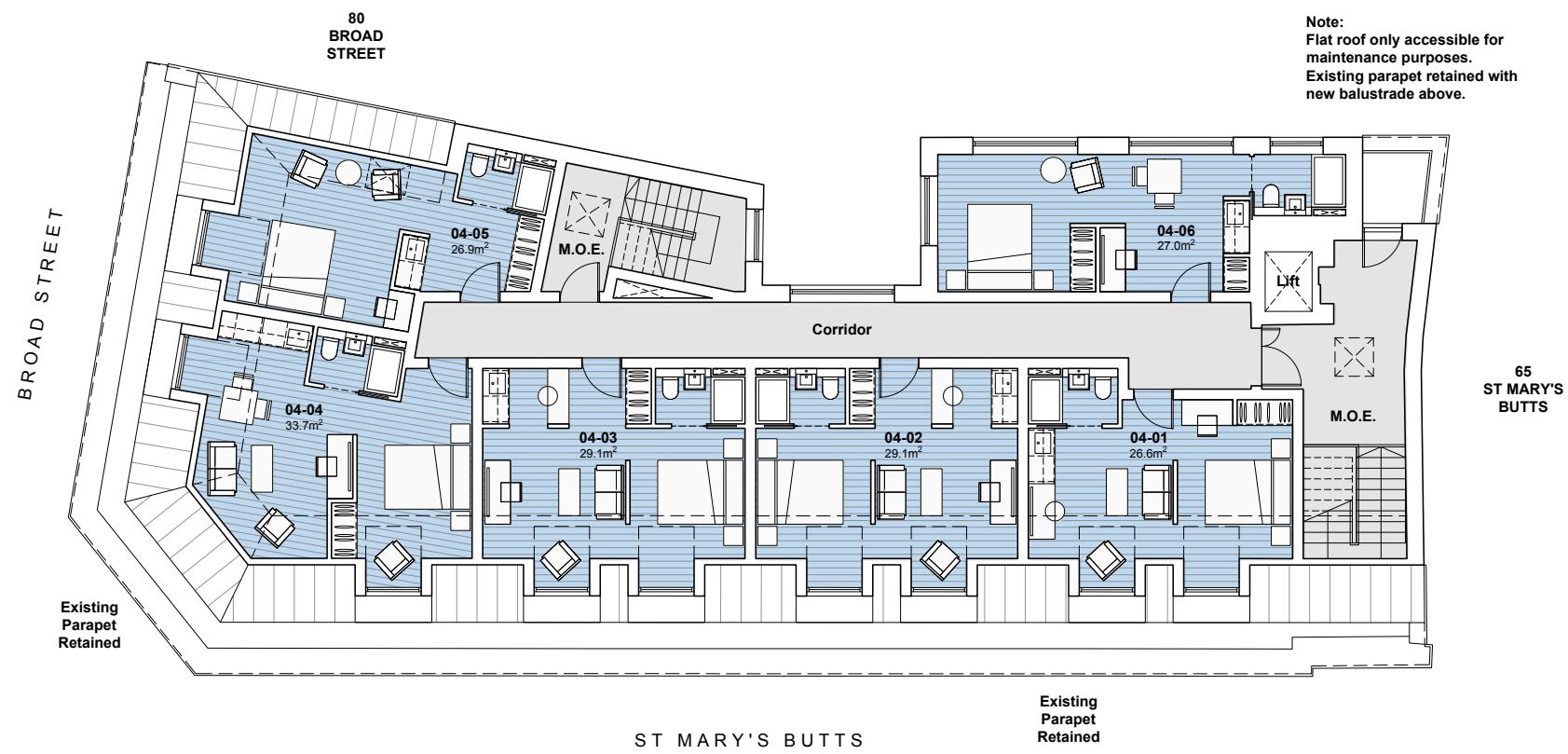
2.2 Proposed Internal Amendments - Fourth Floor

As stated within the introduction, end user requirements and advice necessitated a review into how a minimum of 40 serviced apartments could be achieved within the confines of the extant consent, with no external changes.

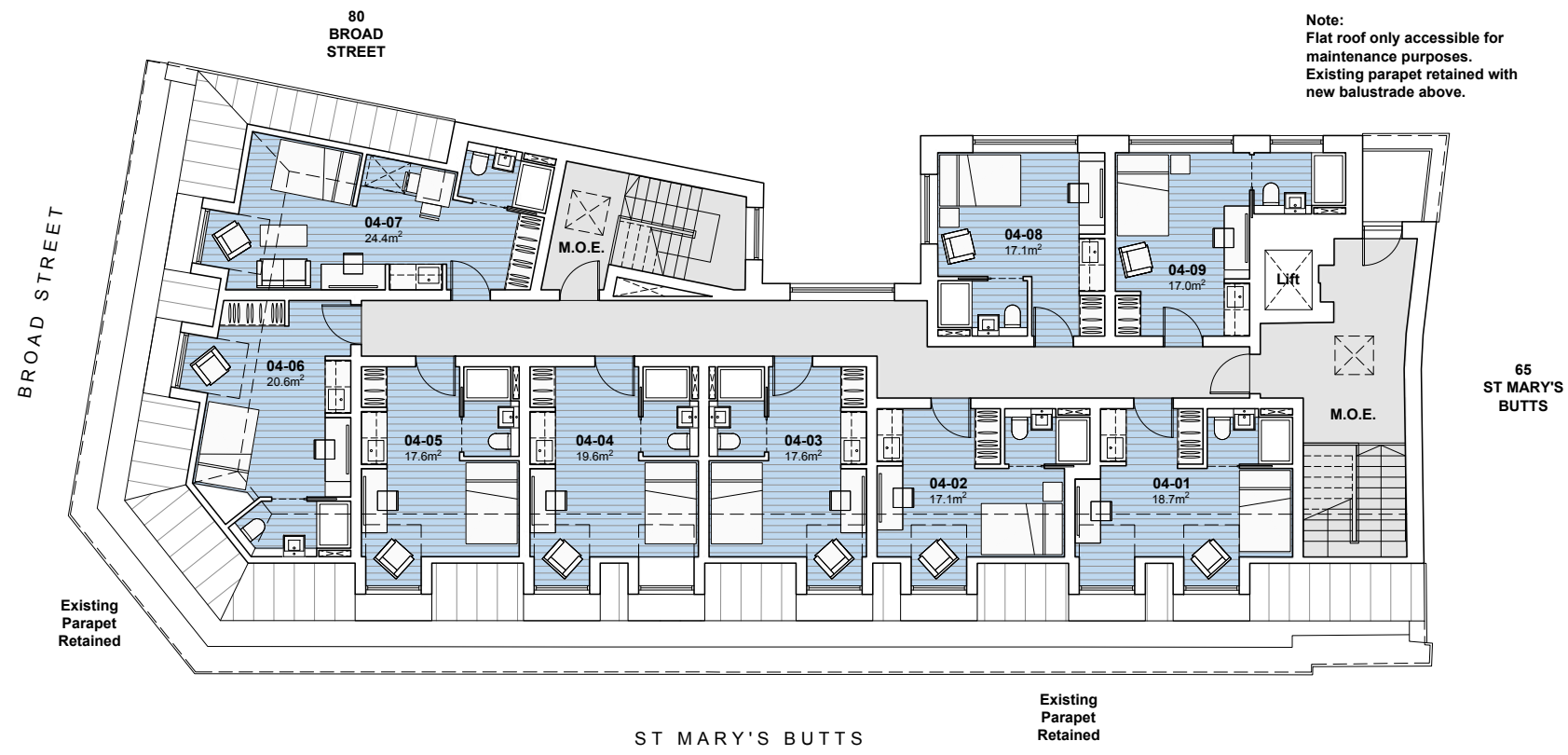
At the new fourth floor, end user requirements and advise necessitated the removal of larger units, which do not fit the model, in favour of a greater number of smaller units (similar in size to the floors below).

The proposed internal re-arrangement increases the number of serviced apartments at this level from 6 to 9 - an increase of 3 units.

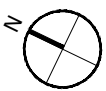
Critically, these amendment do not affect the external elevation, window openings, or change the GIA.



Extant Consent - Fourth Floor Plan



Proposed - Fourth Floor Plan



Scale - Not to Scale

2.0 Proposals

2.3 Proposed Massing and External Elevations

These proposals do not affect the massing or elevations extant consent. Internal changes have been designed to align with consented window openings.

2.4 Access

There are no required changes to the consented access proposals. For further information on access, please refer to the extant consent Design and Access Statement (Ref: PL/24/1593) along with the Transport Statement that accompanies this application.

2.5 Vehicular and Cycle Parking and Transport

There are no required changes to the consented vehicular, cycle parking, or transport proposals. For further information, please refer to the extant consent Design and Access Statement (Ref: PL/24/1593) along with the Transport Statement that accompanies this application.

2.6 Waste and Recycling Storage

There are no required changes to the waste and recycling proposals. For further information on waste and recycling, please refer to the extant consent Design and Access Statement (Ref: PL/24/1593), along with the submitted drawings and Transport Statement that accompanies this application.

2.7 Heritage and Townscape

These proposals do not affect the consented massing or external elevations. For further information on Heritage and Townscape, please refer to the Heritage and Townscape statement that accompanied the extant consent (Ref: PL/24/1593).

2.8 Planning Policy

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

2.9 Sustainable Design

These proposals do not the design or sustainability credentials of the extant consent. For further information on sustainable design, please refer to the extant consent Design and Access Statement (Ref: PL/24/1593).

