DOCUMENTS FOR SCANNING

- ☐ Decision Notice
- ☐ Application Form
- ☐ Officer Report
- ☐ Conditions
- ☐ Plans
- ☑ Other
- ☐ Confidential

APPLICATION NUMBER: F/2001/3255

SITE ADDRESS: formerly Fluidrive Engineering
Molly Millars Lane Wokingham

25.JAN.2001* 3255

PROPOSED B1a/b DEVELOPMENT

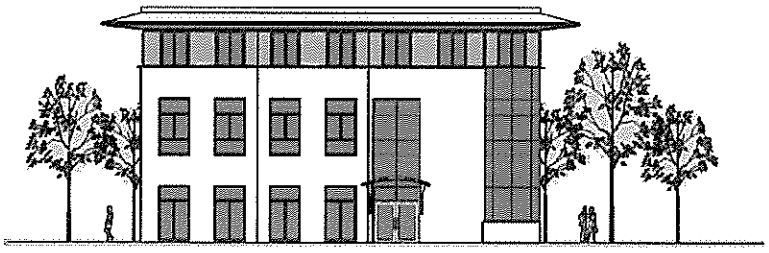
AT

FORMER FLUIDRIVE SITE

MOLLY MILLARS LANE
WOKINGHAM

BY

ALBION LAND



ARCHITECT'S SCHEME DESIGN STATEMENT

CORNISH
Architects

Priory House
25 St Johns Lane London EC1M 4HD
Telephone 020 7253 9692 Facsimile 020 7253 0846
e-mail mailroom@cornish-architects.co.uk

CLIENT'S BRIEF

Our Client's brief is to redevelop the site to provide good quality B1a/B1b accommodation in an attractive landscaped setting and density with surface car parking. Three separate, but architecturally related, buildings with an area ratio of circa 2:3 are preferred to give flexibility to meet the range of anticipated tenant demand. The larger building needs also to allow for sub-division to give further letting flexibility. It is a requirement that the two buildings each have their own identity with related car parking areas so that two tenants can occupy the site independently of each other.

The entrances to both buildings must be visible from the highway.

The buildings need to meet the current design standards of the British Council of Offices with particular regard to providing optimum office depths to allow for good natural day lighting and efficient and flexible internal planning.

The buildings need to be mechanically ventilated and cooled with self contained roof mounted plant in line with current practice and standards.

The area is well served by public transport. Nevertheless, to avoid on street parking an on site car parking provision of at least one space per 32sm of gross building area is deemed essential.

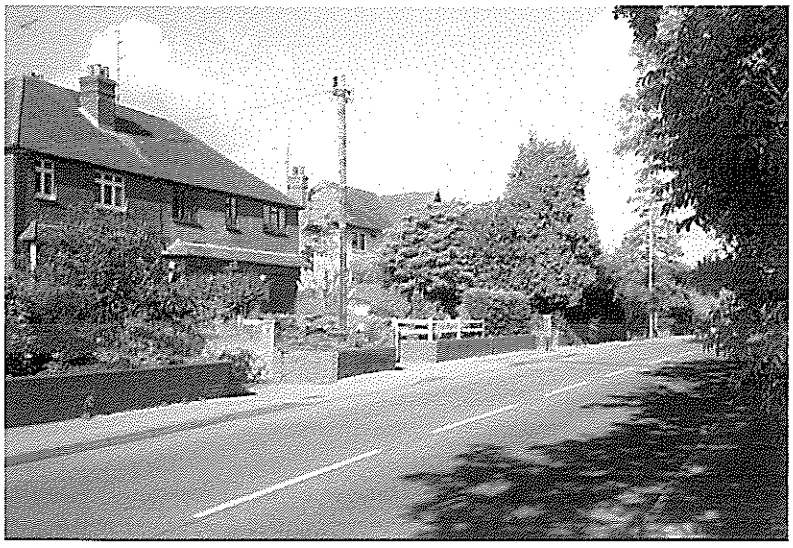
A good standard of external landscaping is required to provide an attractive high quality setting and environment for the buildings.

CONTEXT (Refer to application drawing No 10202/TP/001)

The site is located on the eastern side and at the northern end of Molly Millars Lane which is the focus of the town's main industrial and commercial employment area. For most of its length the road has a somewhat indifferent commercial character and is fronted by a full range of industrial, distribution, office and retail buildings of various ages in an array of styles and sizes. Where building have come to the end of their beneficial life, sites are now being redeveloped maintaining employment generating uses whilst uplifting the quality of the environment.



At its northern end, Molly Millars Lane adjoins a residential area and adjacent to the site, slightly elevated on the west side of the road, there are well established houses and bungalows set back with garages, front gardens and drives leading down to the road.



The rear of the site adjoins the Emm Brook, beyond which to the east are the gardens of the houses in Tanhouse Lane. There is an established tree screen along site's boundary with the brook which, in summer, offers some visual protection, if not acoustic, to the nearer Tanhouse Lane residents from the existing service yard and external storage area occupying this part of the site.



Along the Molly Millars Lane boundary and also the southern boundary there are self seeded sycamore and other tree specimens which, although mostly of little arboricultural merit, do provide some summer screening to the bare flank wall of the existing building as well as softening the street screen.



The site, together with Molly Millars Lane adjacent, is generally level, although as noted, to the west across the road, the land on which the houses are located rises significantly.

The site forms part of what was once a large factory complex extending northwards up to Barkham Road. There is a range of tired and redundant sheds, stores and office buildings, rising up in height to over 10m in places, covering the site with external storage, service yards and car parking areas between. The existing complex appears to have been developed piecemeal with little thought being given to the character and quality of the environment created or the impact on the surrounding area.



Site Layout (Refer to application drawing Nos 10202/TP/020 & TALA 288.39.01)

The site has an area of 1.43 acres. Accordingly, adopting a density of development for the provision of high quality of around 65% gives an appropriate total gross building area of circa 3,700sm for the site.

Following our Client's brief we have split this area to provide three 3 storey buildings of 1045sm, 1190sm and 1475sm GEA. The foot plates and planning grid of the buildings accord with BCO's recommendations allowing good natural lighting to be provided internally with double aspect fenestration extending along the longer sides.

The buildings have been located together in the centre of the site to form a central courtyard area onto which the entrances face. This keeps the buildings away from the front and rear boundaries thus avoiding any overlooking problems with residential properties.

It is proposed that the buildings are set generally at existing ground level and no material lowering or raising of the site is proposed.

Surface car parking set in landscaping is related to each of the buildings.

Cycle and bin enclosures are proposed both as an amenity for the tenants and to control and avoid external clutter

A 'green' landscape band is formed around the site utilising retain tree specimens reinforced with a high quality planting scheme designed by Terry Anderson Landscape Architects.

The existing entrance off Molly Millars Lane is upgraded to current standards. Provision is made for a 3m wide cycle/footpath to run on the eastern side of Molly Millars Lane as part of the Council's cycle path network for the area. The cycle path and sight lines for the site entrance will require the removal of trees along the highway frontage. This is made good by new replacement tree planting behind the setback boundary line.

It is proposed that the site be 'open' and park like and the highway frontage is to be free of fencing.

THE BUILDINGS (Refer to application drawing Nos 10202/TP/021 - 026)

The buildings are 3 storey high with a floor to floor height of 3.9m. This is necessary to provide the desired internal clear headroom below ceilings with a raised access floor whilst leaving sufficient clear depth to run services in the ceiling void. The main roof level will therefore be approximately 11.7m above ground level. Roof plant enclosures are set back so as not to be visible from the ground.

In keeping with the character of southern end of Molly Millars Lane, and indeed Wokingham generally, a soft stock facing brick is proposed for the elevations up to second floor level. Fenestration in the brick is formed by a regular module of openings co-ordinated with the internal office planning grid. The windows frames will be of coloured aluminium with tinted non-reflective glazing.

From the top of the brick to the underside of the projecting roof eaves a band comprising windows, matching the fenestration below and light infill panels is proposed. This visually 'caps' the building whist reducing the apparent overall mass.

The overall effect provides an urbane high quality development in harmony with and adding to the character of northern end of Molly Millars Lane.

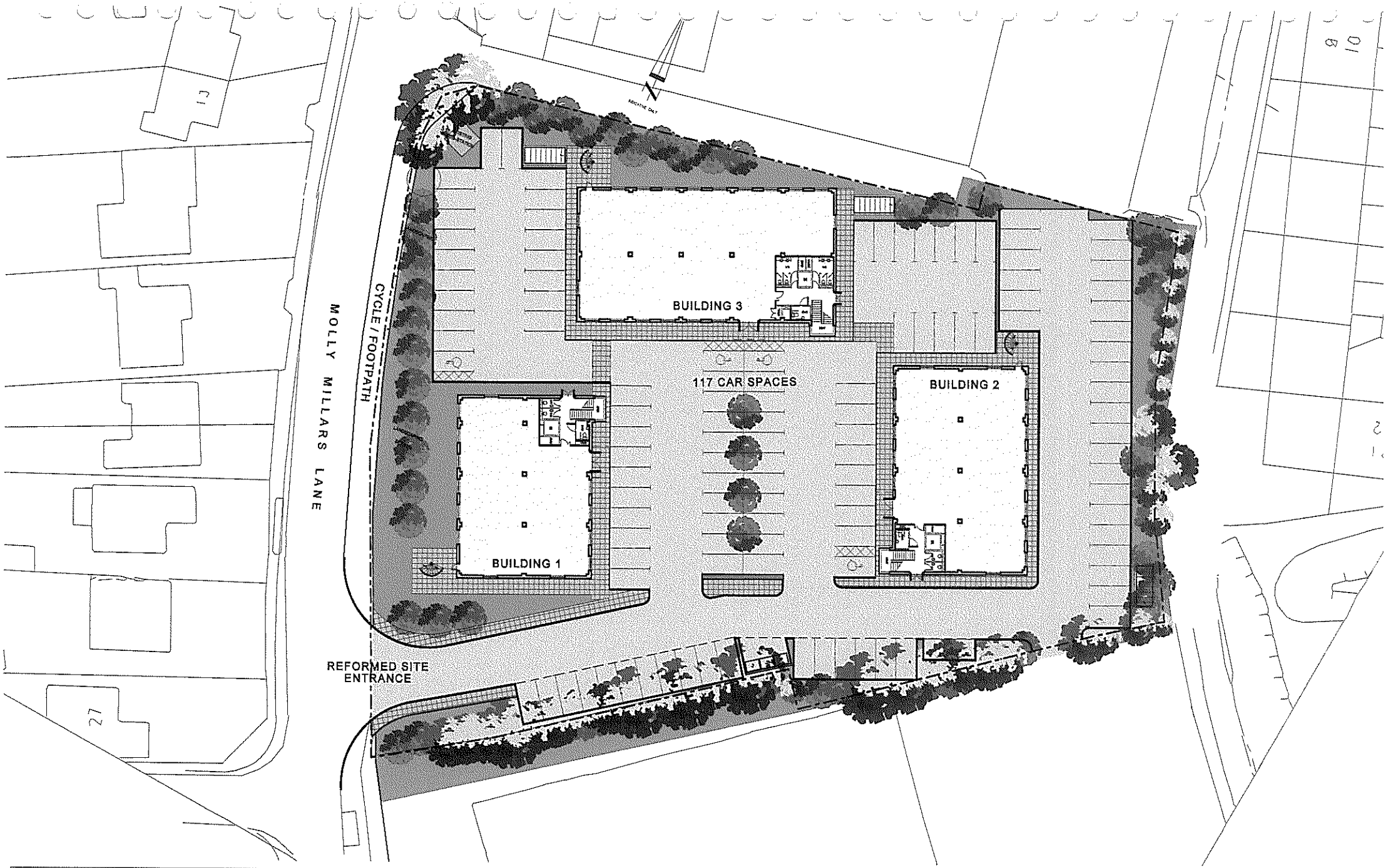
In co-operation with the Council, careful consideration will be given to the selection of all the external materials and finishes to achieve an all round 'best quality' development.

Summary

The existing premises on the site have now come to the end of their useful life and redevelopment offers the opportunity for substantial improvements in the area. The existing B2/B8 type uses on the site are not appropriate for this part of Molly Millars Lane and a high quality B1 scheme will address this whilst maintaining employment use and at the same time enhancing the vitality and environment of the area.

Our proposals represent an excellent and wholly appropriate scheme for this important and valuable land resource in the Town.

Michael Crosby
Cornish Architects
MAC/10202
January 2001



FOR TOWN PLANNING PURPOSES

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KEY
1 CYCLE STORE
2 BINS

NOTES

BLOCK	GROSS EXTERNAL AREA
1	11,250 sq ft
2	12,800 sq ft
3	15,900 sq ft

No.	Description	Drn/Chk	Date

Job Title: MOLLY MILLARS LANE WOKINGHAM

Dwg Title: SITE LAYOUT PLAN

Scale: 1:200 @ A1 Date: 01/12/00

Dwg no.: 10202 / TP / 020 Rev.

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