

## **192009 – Archway House St Martins Precinct**

The advent of a cinema in Caversham centre is warmly welcomed and these comments are on points of detail only, concerning three aspects of the proposed entrance lobby.

1) The lobby projects forward from an existing wall which is set back from the current building line, but the lobby does not occupy the whole of that set-back section. As a result, two small and awkward spaces are created at each side of the new lobby. These are likely to become unpleasant, litter-strewn and open to abuse. The algae evident on the current brickwork and paving already show the effect of an enclosed, north-facing and somewhat neglected space and the proposals will make this much worse. We suggest that these spaces should be eliminated by the lobby extending across the full width of its site. The existing access to the stairwell on its eastern side would be impacted by this, but could easily be reaccommodated by a simple change to the front elevation, adapting the current window adjoining the Waitrose shopfront.

2) We appreciate the need for the cinema to announce its presence but feel the use of black shiny brick will create a really jarring note and look seriously out of place. This aspect needs further thought.

3) The Design & Access Statement is confusing on the subject of the tree: the elevations on p.9 show it as relocated but p.18 discusses replacement. We are not averse to a better replacement, but feel this point should be clarified.

The gym is a valued local facility and we urge that it be replaced elsewhere within the development.