



7.16 The Listed Building

The removal of the relatively modern additions to the rear of the Listed Building will benefit the existing host building's rear elevation.

The scheme repairs and renovates the original external envelope ensuring the future life of the building.

The proposals include a staircase addition, the addition repeating the detail and materials of the existing building. The new staircase position is in an area of the façade already substantially altered and in poor condition as illustrated in the photograph.

The triangular ventilation grills to the rear roof slope will be replaced with traditional lead clad dormer windows.

The conversion of the existing building at first floor will repurpose and return the building back to meaningful use.

7.17 Public Views of the Listed Building

The public view of the original Bank façade to Market Place remains unaltered.

The rear façade of the Listed Building is fully visible to occupants and visitors.

The positioning of the proposed building on the rear of the site retains glimpses of the rear façade of the Listed Building from Forbury Square and from The Forbury Access Path.



7.18 Housing Provision and Spatial Quality

Density

The town centre location results in a guideline density of above 100 units per hectare resulting in a minimum unit amount of 16.57 units. The scheme results in a reduced density against policy with a total of 15 no. units.

Housing Mix

- The proposals comply with CR6 because the proposed meets the required housing mix as there is less than 40% one bedroom units, and the 3 bedroom unit equates to over 5% of the housing mix.
- Noise and Air Quality is addressed in the attached report
- Affordable Housing is addressed in the accompanying Viability Report.
- With regards to the suggestion of the inclusion of studio apartments over 1person 1 bedroom units, this will have a negative impact upon the quality of the units and preferred fire safety and escape routing, the scheme retains/prefers a separate bedroom.
- Shallower Balconies with inward opening doors are proposed to allow indoor / outdoor space.

7.19 Energy and Sustainability and Compliance with Policy H5

In line with the key sustainability policies set out in the Reading Local Plan, CC2-CC5, EN18 and particularly H5:

- The units all comply with the National Space Standards, with the required storage, bedroom area etc.
- The units will comply with the higher water efficiency standards of 110L per person per day
- The proposals will achieve a minimum of 19% improvement in emissions over the 2013 Building Regulations.
- The units will be built to be M4(2) Compliant.

The building design will surpass Part L requirements in line with H5 and will exceed the 2013 Building regulations by at least 19%. To achieve Building Control compliance with regard to space and water the system will utilise a centralized Air Source Heat Pump. Thermal upgrading to the existing structure will surpass the current building regulation U-values. SAP and SBEM's will be completed for Building Control Approval and Planning conditions approval.

7.20 Flooding and Drainage.

Surface Water Drainage Strategy - The existing surface water sewer connection will be reused, with the outflow being limited subject to agreement with Thames Water.

Foul Water Drainage - The existing foul drainage system will be adapted to suit the new layout.

Flooding – The site is not in an area liable to flood.

7.21 Crime Prevention

The scheme has been designed and will be developed to accord with recommendations of 'Secured by Design'

The scheme incorporates

- Recessed Doorway – no recessed doorways
- Air Lock Lobby for ground floor security
- Lighting – '*detailed lighting plans compliant with BS5489 are proposed*'
- CCTV – Will be considered '*where natural surveillance of concealed and secluded areas cannot be achieved*'
- Post – *Residential post boxes will be provided within the ground floor airlock lobby area*

7.22 Landscaping and Ecology

- Bats
The Preliminary Bat Roost Assessment is included with the accompanying documentation, and confirms that no trace of bats was found.
- Landscape
Opportunity is limited however a landscape proposal will be developed as the scheme progresses