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REPLACEMENT BUILDING

AT

39 BOULTON ROAD, READING RG2 0NH

PLANNING STATEMENT

Date: 22nd February 2023
Ref: TCG 6913 - Planning Statement Rev A
Revision date 24th April 2023



INTRODUCTION

This Statement accompanies a planning application submitted to Reading Borough Council seeking consent to demolish the existing office/workshop building at the site and construct a replacement building at the site. The Statement will summarise the site and its surroundings, the scheme proposals, and relevant planning policy in order to demonstrate how the scheme meets requirements.

THE SITE

The site consists of an existing commercial premises adjacent to the eastern boundary of the Cradock Road/Boulton Road industrial estate. The existing building at the site has a two storey frontage providing a reception area and associated office space, whilst a single storey element to the rear provides a workshop. The remainder forms a concrete-surfaced parking area, with gates leading through to a secure yard area at the rear. The building is in relatively poor condition, and has no architectural merit. Rudimentary alterations to remove windows that were surplus to requirements and blocking up openings have been undertaken in the past.

The current position is a building which doesn't serve the required use particularly well, and also doesn't lend itself well to a substantial overhaul. Accordingly, the applicant would like to pursue a scheme of redevelopment to provide a replacement building which both enhances the regeneration of the industrial area whilst providing a building which is tailored to the requirements. The site is operated by Kersten UK Ltd, and their business is associated with the supply and servicing of grounds maintenance equipment..

The site is within a recognised commercial activity zone, and also within a core employment area. The site also has an electricity sub-station within it, although this isn't considered to have any effect on the proposals.

RELEVANT PLANNING HISTORY

Planning application 12/00056/FUL was granted consent in March 2012 for a first floor rear extension and internal alterations. The internal alterations element of the proposals have been implemented but the first floor rear extension hasn't. However the application serves to confirm a previous consent relating to the enlargement of the building at the site.

SCHEME PROPOSALS

This proposals consist of the following

- demolition of the existing building
- construction of a replacement commercial building providing a workshop area with roller shutter doors, an office, and associated staff room and WC facilities
- External works to form a yard area, with gated access and perimeter fencing

The replacement building is positioned towards the rear of the plot compared to the existing, fundamentally for practical reasons in order to form a yard area in the central part of the site to accommodate vehicles. The altered positioning isn't considered to be contentious, there is no established building line and the estate has a variety of building sizes, ages, styles and relative positioning.

NEIGHBOUR MATTERS

There aren't considered to be any neighbour matters relevant to the proposals, both neighbouring sites are a similar commercial use.

HIGHWAYS

There aren't considered to be any highways constraints relating to the works. The existing vehicular access is maintained so there are no highways alterations to consider, nor do the proposals represent a notable increase in vehicle movements. The scheme brings the benefit of providing improved capacity for on-site parking which serves to relieve demand on the small number of on-street parking spaces within the vicinity.

DRAINAGE

There aren't considered to be any drainage constraints relating to the works. For foul drainage, the provision remains similar with a staff room and staff WCs. For stormwater drainage, the existing site is entirely hardstanding so there's no increase in drained area. The yard drainage operates via an interceptor to ensure debris arising from site operations isn't discharged into the sewer, and that will remain the case with the new proposals. The redevelopment will utilise the existing outgoing drainage provisions.

ECOLOGY

There aren't considered to be any ecology matters relating to the existing site. There are no soft areas on the site to support wildlife, its entirely hardstanding. The existing building is has no roof voids or crevices to make it a viable roosting site for bats. The existing undergrowth on the bank to the rear of the site and the presence of the River Kennet beyond are all noted but remain unaffected, and it's also worthwhile to note that the rear boundary of the site consists of a circa 1.8m high retaining boundary wall.

The potentially detrimental effect of artificial light into the green area to the rear of the site is noted. However, by virtue of the positioning of the building at the rear of the site, all external lighting will be on the front elevation only, ensuring light projects in a forward direction only to illuminate the yard and parking area at the site frontage.

SUSTAINABILITY

Whilst the small size of the buildings prevents a full BREEAM assessment being appropriate, the need for replacement buildings to also bring improved sustainability is noted. This will be achieved, the existing building is of circa 1960's construction and poorly insulated. The replacement building will require Building Regulations approval which ensures the building will be insulated to modern standards and incorporate renewable energy provisions where appropriate. These provisions serve to ensure the development results in improved energy efficiency, reducing Reading's carbon footprint.

TREES

The existing tree growth to the rear of the site is noted. A preliminary inspection confirms the trees are located circa 15m from the site boundary, and all trees have a trunk dia of 0.5m or less. Using the usual rule of calculating root protection area as 12 x trunk diameter, this generates a root protection area of 6m radius, well away from the site boundary. The conclusion is all existing trees are sufficiently distant from the site to ensure they remain unaffected, and a full tree survey and arboricultural impact assessment isn't required.

CONCLUSION

The scheme proposals are presented as an appropriate regeneration project on an established industrial site. The proposed building is appropriate in scale to the surroundings, and the proposed use remains unchanged which maintains the core employment area designation.. I therefore respectfully request the application be considered favourably.

T Grover - BDS Surveyors Ltd