

**External works/Landscaping, internal external and
internal alterations including demolition of
modern elements and change of use.**

Site at Nos. 27-32 Inc Market Place

Reading

RG1 2DE



Design and Access Statement

**Additional Supporting
Statements**

May 2023

1. Refuse Collection Statement

The proposed, mixed-use, development contains a combination of residential and commercial uses with bin requirements for each.

All the buildings included within the proposals are listed. As outlined in the accompanying heritage statement, building numbers 29-31 Market Place were built approximately in the early 17th Century with number 32 Market Place built in the mid 19th Century. The historic layout of these properties does not lend itself to the modern principles of waste removal from the site. The buildings front directly onto the street/public highway with no space for the storage of waste to the front of the property. Access to the rear courtyard can only currently be obtained via a side access (Market Way).

As part of the proposals, secondary access to the rear for both residents and refuse collection has been investigated however, in each instance, it has been considered that there would need to be significant internal alterations required to achieve this. This would in turn majorly impact upon the historic character of the listed buildings and be detrimental to the heritage on the site.

As a result of the above considerations, it is proposed that the only reasonable position for the storage of waste (both residential and commercial) is within the rear courtyard with

collection via the existing side passageway/Market Way. The side access is to include new secure fobbed access for residents, employees and refuse collection.

Residents will be required to walk around the outside of the property via Market Way to access the bin stores as, as outlined previously, rear access is not considered feasible within these proposals. In order to limit travel distances for both refuse collection and residents, the bins have been stored in the southwest corner of the site adjacent to the Market Way passageway preventing the need to cross the rear courtyard to reach the bin stores.

While travel distances have been kept to a minimum, the bins are still sited further than the maximum distance permitted by the Local Authority collection and therefore waste removal is to be arranged with a private contractor.

2. Rear Courtyard Statement

The rear courtyard area is intended to be a mixed-use space for both the residential and commercial uses on the site.

The majority of the courtyard area is intended to provide additional outside seating for diners/patrons visiting the proposed new pub/restaurant on the ground floor with some additional open courtyard areas for general use by residents and visitors. Supplementary to this, the courtyard area is also to include the residential and commercial bin and cycle storage.

As outlined on the previous page, the bins are to be located in the southwest corner, secluded away from the main outside dining area and within reasonable access for both residents and refuse collection. There are to be three key areas of cycle storage; one for residents, one for employees and one for visitors. Cycle storage for employees/commercial use is located close to the rear commercial unit entrance for easy access for employees. Resident cycle storage is to be located within a secure storage area within one of the ground floor areas of the property more central to the courtyard. Finally, cycle storage for visitors is to be located within the lower courtyard area to the south next to the bin stores.

In regards to the general nature of the courtyard, the proposals seek to utilize the existing features of the space such as the existing arches which have been utilized for new recessed

seating. Natural materials such as timber have been integrated within the proposals to soften the appearance within the urban environment which will also include new areas of soft landscaping (planting/greenery) to assist with biodiversity on the site. A new ramp is to assist with the transition in levels across the site and provide access for disabled users.

Regarding managing access to the rear courtyard, this will be achieved via secure fobbed/keycode access to the side passage/Market Way. Fobs/codes will be provided to all residents, the refuse collection company and the relevant commercial tenants. Access to visitor cycle parking will either be managed using a temporary code or via a member of the commercial staff team providing access via the side gate or internally subject to their business requirements.