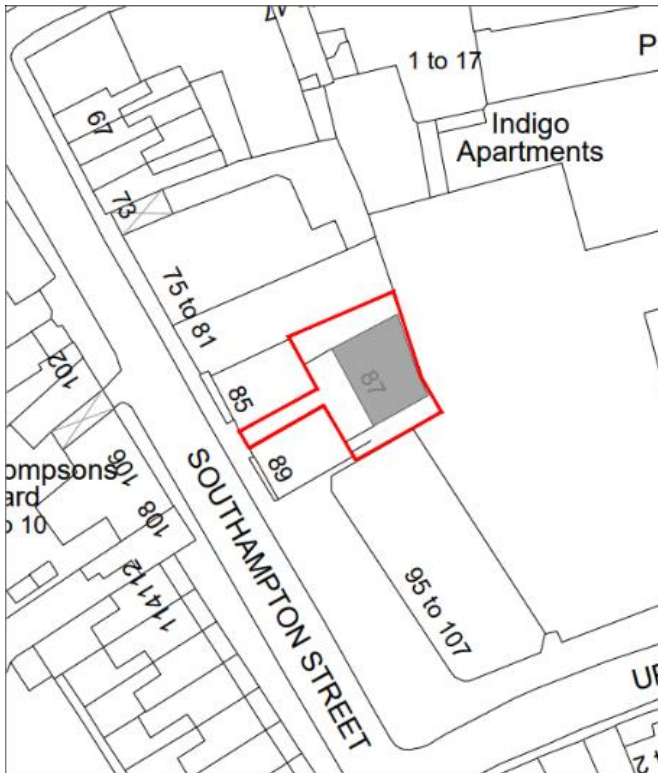


Design and Access Statement 87 Southampton Street

Statement of Intent

This applicant is for conversion of ground, first and second floor from offices to C3 for residential use under permitted development

The three-story building was constructed in mid-1980 as an office with traditional materials. The building is situated on the Southampton Street, Reading. Refer to drawing number A-1000. (Location plan)



Location plan

Currently offices are empty .

Planning History

None

For the purpose of this report:

- The site is not in flood zone
- The land which the building site is situated is not contaminated land
- The site is not an area of high pollution zone
- The site is outside the conservation area

Transport & Parking

The site is located within excellent public transport zone including rail way station for connection to London and other major cities

Car Parking

There shall be one allocated parking space for each residential unit.

Cycle Parking

There will be installation of 4 Sheffield cycle stands within the site. The cycle stands will be within secure area.

Bin Store

Within the site there are bins that are collected by reading borough council on weekly basis

Structural loading:

The proposed development will create a high-quality apartment in a central and highly accessible location within Reading. Original building was designed and built for office loading ,With residential loading being smaller .The existing structure would be adequate.

Fire alarm system

There is a maintained fire alarm system within the existing building with spare capacity to extend the existing fire alarm system to cover the new apartment.

Conclusion

The proposed development will create a high-quality apartments in a central and highly accessible part of Reading. The new apartments will contribute to the provision of housing in Reading town centre.