

READING BOROUGH COUNCIL

Proposed Cycle Hub Store

32-41 West Street,

Reading RG1 1TZ

Planning Statement for Change of Use

21 September 2022



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1.0 Introduction

- 1.1 This Statement has been prepared by Property Services and is submitted in support of an application on behalf of Transportation Services, part of the Directorate of Economic Growth and Neighbourhood Services, Reading Borough Council for Change of Use Planning Permission for the provision of a Cycle Hub in a vacant Retail Unit at 32-41 West Street, Reading RG1 1 TZ.
- 1.2 The property in which the proposed Cycle Hub is to be provided is owned by Primark Stores Limited and it is to be leased to Reading Borough Council. West Street is situated in the centre of the Abbey Ward of Reading.
- 1.3 The purpose of the proposed Cycle Hub is to provide convenient secure cycle parking for the community in the Town Centre.

2.0 Background Information

- 2.1 Reading Borough Council submitted a proposal to the Department for Transport (DfT) in April 2021 for funding for a cycle hub through the Capability Fund. The proposal is for the development of a temporary town centre cycle hub, offering secure cycle parking, cycle maintenance and a cycle loan/donation scheme, as well as various initiatives aimed at supporting a shift in travel behaviour to active modes.
- 2.2 The Cycle Hub is a concept that was originally proposed by Ethical Reading and replicates facilities provided in many other town and cities in the country. It will encourage people to cycle, particularly those that may currently have concerns of theft/vandalism, support the return to work and people travelling for leisure purposes who may travel by bike as well as encourage those who may not normally choose to travel by bike.
- 2.3 To provide the Reading Cycle Hub the Council have identified a suitable premises and will enter into a legal agreement for the rent and maintenance of unit 32-41 West Street, Reading. This unit was previously part of the now vacant Primark Store and therefore will require a planning application for Change of Use.

3.0 Relevant Planning History

- 3.1 There are 16 planning application records on the Reading Borough Council Online Planning Website for this site. The following details are for the six most recent:
 - Planning Application Number: 152269
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Reconfiguration of part of the ground floor West St frontage to provide two retail (Class A1) units, change of use at part basement, ground & first floor from retail (Class A1) to office (B1a), remodelling & reconfiguration of existing offices at all floors, alterations to all external elevations, revised external plant and provision of rooftop plant screen to West St, Friar St and Cheapside and associated works.
Decision Date: 14/04/2016
 - Planning Application Number: 161013
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Variation of condition 2 (approved plans) of planning permission 152269 (various works, extensions and associated alterations to the building), namely for minor material amendments including fenestration alterations,

relocated cycle storage and revised external plant.
Decision Date: 27/09/2016

- Planning Application Number: 170196
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Non-material amendments to planning permission 152269 (dated 14/04/2016) to include alterations to the ground floor glazing on the Friar Street and Cheapside frontages.
Decision Date: 01/03/2017
- Planning Application Number: 161927
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Variation of condition 2 (approved plans) of planning permission 161013 (fenestration alterations, relocated cycle storage and revised external plant granted on 27/09/16 as minor material amendments to original permission 152269, which approved various works, extensions and associated alterations to the building on 14/04/16), namely for minor material amendments including re-positioned and additional rooftop plant and provision of access gantry at roof level.
Decision Date: 23/03/2017
- Planning Application Number: 180638
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Non-material amendments to planning permission 161927 (amendments to 161013, which itself approved amendments to 152259 which originally approved various works, extensions and associated alterations to the building on 14/04/16) to increase the height of a plant room close to the Cheapside elevation by up to 0.63 metres (retrospective).
Decision Date: 23/05/2018
- Planning Application Number: 190262
Site Address: 32-41 West Street, Reading RG1 1 TZ
Description: Non-material amendment to planning permission 161927 (amendments to 161013, which itself approved amendments to 152259 which originally approved various works, extensions and associated alterations to the building on 14/04/16) to alter the proposed plant screen such that it encloses the plant deck rather than extending to the boundary with the adjacent property for structural reasons.
Decision Date: 26/03/2019

4.0 Description of the proposed development

- 4.1 The proposed Cycle Hub will have two tier Falco Premium level bicycle parking racking installed along the rear wall of the unit to initially provide 82 parking spaces for bicycles.
- 4.2 The facility will be offered initially free to users and security will be provided by a combination of security staff cover and with a Falco access system which users would need to subscribe to.
- 4.3 The facility will also have a maintenance rack installed, which will allow cyclists to undertake basic maintenance including inflating bicycle wheels, changing tyres etc.
- 4.4 The facility is proposed to be in operation from 07:00 to 19:00 Monday to Friday and at the same times over weekends. Transport Officers would like to provide a later closure time in the evenings; however it should be noted that this will not be a 24-hour facility.

- 4.5 The scheme will initially run for one year, hence will be temporary and will be funded using the Capability Fund allocation from the DfT. Beyond the initial year the continuation of the scheme will be subject to evaluation and the ability to secure a sustainable venue and funding model.

5.0 Appearance and Materials

- 5.1 New digitally printed vinyl graphics with a matt laminate finish will be applied to the external face of windows and doors of the proposed Cycle Hub. A gap of 500mm will remain clear of graphics at the top of each glazing panel to allow natural daylight into the unit. For further details refer to Drawing No. 005.

6.0 Amount

- 6.1 The gross internal floor area of the development is approximately 154 square metres and is 16.6m wide by 9.5m deep at its widest point.

7.0 Layout

- 7.1 The proposed Cycle Hub will have two tier Falco Premium level bicycle parking racking installed along the rear wall of the premises to initially provide 82 parking spaces for bicycles.
- 7.2 There will also be a maintenance rack installed which will allow cyclists to undertake basic maintenance including inflating bicycle wheels, changing tyres etc.

8.0 Scale

- 8.1 The proposed Cycle Hub will be located in an existing Retail Unit and the new development will have a negligible impact on the existing Street Scene.

9.0 Landscaping

- 9.1 No landscaping is necessary for this development. The existing concrete paviors to the pavement will not be disturbed by the installation of the Cycle Hub Store.

10.0 Access

- 10.1 The site has a good level of accessibility by walking, cycling and public transport.
- 10.2 Pedestrian and Cycle access to the proposed Cycle Hub will be via West Street, which has a wide concrete brick pavior pavement.
- 10.3 The proposed development will not change or affect the access to West Street or any of the adjacent buildings.
- 10.4 No vehicle parking provision is necessary and therefore, a Transport Impact Assessment is not required.

11.0 Conclusion

- 11.1 The proposed development has been designed in accordance with relevant Planning Policies and guidance and seeks to respect the character and appearance of the local area.
- 11.2 Pre-application advice has been sought from Council Planning Officers in respect of this proposed development and the applicant has sought to address all the matters raised in the pre-application process.
- 11.3 The proposed development will not unduly affect the Street Scene nor any of the original structures in the area.
- 11.4 It is therefore considered that the proposed development, being of small scale and installed in a vacant Retail Unit, is unlikely to detract from the character of the adjacent buildings or the area. The development is consequently considered appropriate in this location.