

The Old Bank
13 – 16 Market Place
Reading
RG1 2EG

Demolition Of The Rear
And Reconstruction
Of The Ground Floor

Design & Access
Statement
Including
Heritage Statement,
and Sustainability
Principles.

September 2021
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D A N K S B A D N E L L

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1.0 INTRODUCTION

- 1.01 Danks Badnell Architects have prepared this Statement in support of a Planning and Listed Building Application for proposed works at The Old Bank, 13-16 Market Place, Reading

2.0 THE PROPOSAL

2.01 Application Description

The demolition of the rear additions to the original Bank building followed by replacement of the ground floor retail area.

- 2.02 **Scheme Drawings:** This document is to be read together with the following supporting documents and drawings:

Architects drawings

Dwg no. 21/16/01	Site Location Plan
Dwg no. 21/16/02B	Site Plan
Dwg no. 21/16/03C	Existing Plans
Dwg no. 21/16/04B	Existing Elevations
Dwg no. 21/16/20D	Proposed Plans
Dwg no. 21/16/21D	Proposed Plans (2)
Dwg no. 21/16/22C	Proposed Elevations
Dwg no. 21/16/23D	Proposed Elevations (2)
Dwg no. 21/16/28A	Proposed Block Plan
Dwg no. 21/16/25	Demolition Plans
Dwg no. 21/16/26A	Demolition Elevations
Dwg no. 21/16/27A	Demolition Elevations (2)
Dwg no. 21/16/29	CIL plans

Heritage Statement by W H H Van Sickle.

2.03 Executive Summary: The Design and Access Statement is written in support of the proposals and conclude that the proposal:

- Listed Building - Sympathetically renovates and regenerates the existing Listed Bank Building
- The Heritage Impact Statement confirms that the proposals maintain and respect to the Listed Building
- Conservation Area - The proposal will have no impact upon the character and appearance of the Conservation Area as viewed from Market Place.
- Planning Policy - The scheme complies with Town Planning Policy
- Retail Space - Provides high quality retail commercial space in the Town Centre.
- Built Form- The reconstruction of the rear extension and reconstruction of the ground floor is simple, symmetrical and of high quality materials
- Energy and Sustainability - The proposed development will seek to surpass the Part L requirements.
- Highways and Transport – The development complies with Policy in terms of highways, transport and servicing.
- Flooding and Drainage - The development is not in danger of flooding. Existing drainage systems will be adapted.

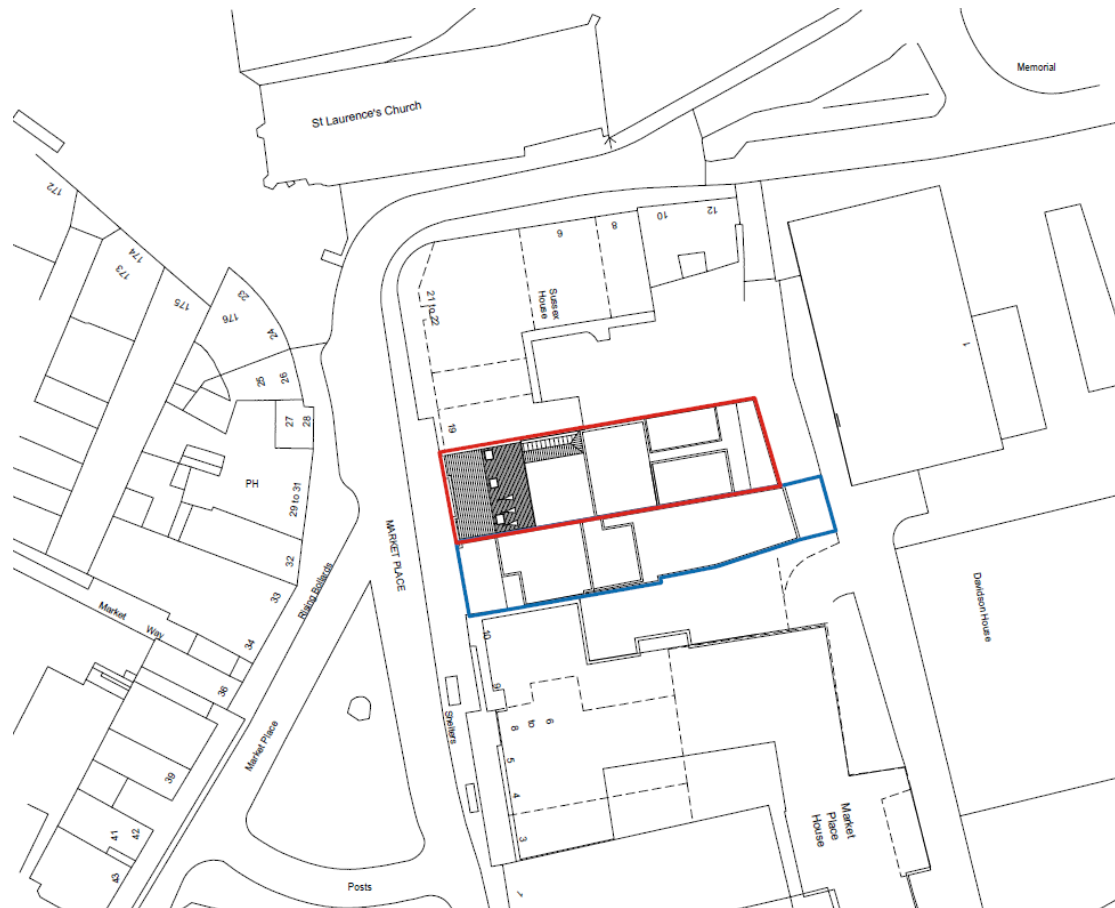
3.0 THE SITE AND SURROUNDINGS

3.1 Ownership

The building freehold is owned by the applicant

3.2 Location and Site Plan

The site is located in a prominent position in Market Place, Reading. The site is within the Town Centre Conservation Area.



Site location plan

3.3 Site Access

Pedestrian access is off Market Place with limited secondary pedestrian and vehicular access off The Forbury.

3.4 Existing Building and Current Use

The existing building is the old NatWest Bank at 13-16 Market Place, Reading.

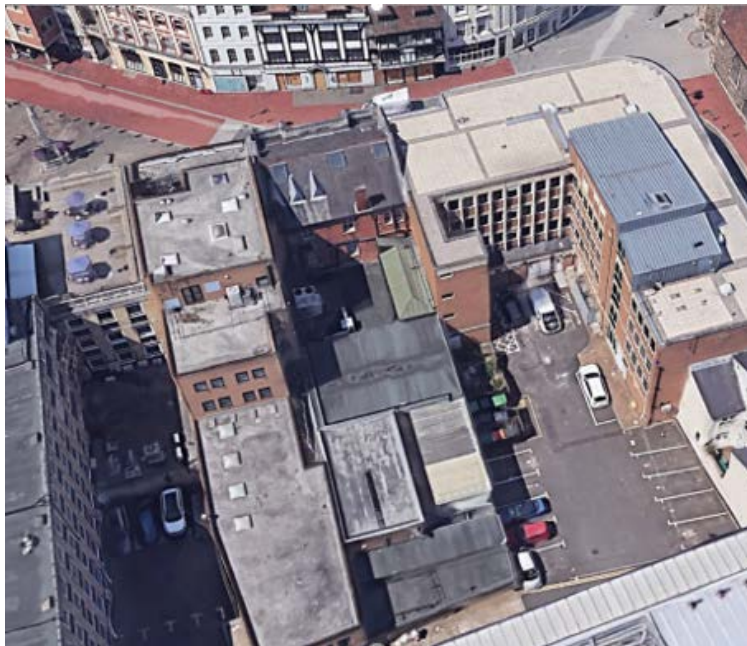
The existing façade remains in good condition. The existing building is vacant and has recently undergone comprehensive stripping out following the recent planning permission to do so.

3.5 Building Plans



3.6 Surrounding Properties

The photograph below is of the rear of 13-16 Market Place.



The original Bank buildings stands proudly in the terrace frontage to Market Place. The proposals do not affect the Market Place setting

To the rear the site sits within an enclosure of five storey plus rather nondescript buildings. The buildings were generally previously in office use and are currently in the throes of residential conversion. To the West of the site, as the photograph below, is the new office building off the Forbury Square courtyard.



Photograph of the rear of 13 – 16 Market place and the rear additions to be removed.



Photograph of the rear of 13 – 16 Market place and the rear additions to be removed.

4.0 HERITAGE

4.1 The Listed Building

The Natwest Bank building at 13-16 Market Place was constructed in 1875 – 1877 as part of the London and County Bank. The building is Listed.

The Listing description is:

Mid C19. Renaissance palace style. 3 storeys. Bath stone ashlar with Portland balustraded parapet. 3 bays, the outer ones project slightly with corner piers. Astragal to moulded modillion cornice. Tripartite plate glass sash windows with enriched lintels and side pilasters with relief panel carvings supporting enriched entablature. 2nd floor centre bay has paired architrave windows. Modillion cornice over ground floor. Outer doorways with pink granite pilasters and round headed doors in rusticated concave jambs; similar surrounds to 2 central windows.



Photograph of the front of the building as described in the listing above.

4.2 The Current Building

Externally the front face remains in good condition, the red brick rear wall remains above first floor. The original roof remains.

Following Listed Building Consent the later internal partitions and fittings have been removed leaving the building bare for redevelopment.

It appears that through the years the original internal walls have been removed and the existing floors retained supported by a new steel frame. The bottom tie members of the original heavy timber roof trusses have been cut and sections removed, the remaining trusses being carried off further steelwork.



The Rear Elevation

An in-situ concrete stair has been constructed from ground to first floor, which continues in timber from first to second floor. The proposals remove the existing staircases.



The Staircase

The building includes two basement areas believed to have been originally used for secure storage, these will be retained along with the existing staircases used for access.



The first floor interior to be refurbished;

- Windows to be retained.
- Staircase to be removed



The second floor interior to be refurbished;

- Windows to be retained.
- Staircase to be removed

4.3 Heritage Impact Statement.

An Impact Statement prepared by W. H. H. Van Sickle is included with the planning application submissions

5.0 TOWN PLANNING AND CONSULTATION

5.1 The Site

The site is within the Town Centre Conservation Area and is subject to Reading Borough Council Local Plan (particularly Policy CR1)

5.2 Listing – The Bank Building is a Listed Building

5.3 Planning Permissions

The following permissions are recorded:

- Planning Permission 000/000/8734 dated 7/7/61
Unconditional approval for Reconstruction of Premises
- Planning permission 000/00/11497 dated 15/5/61
Unconditional approval for: Use of top floor as offices
- Listed Building Consent (conditional) 191894 dated 27.3.21
Decommissioning the existing NatWest branch
- Planning Permission 210874 approved 19 July 2021
Further works of stripping and removals

5.4 Consultation

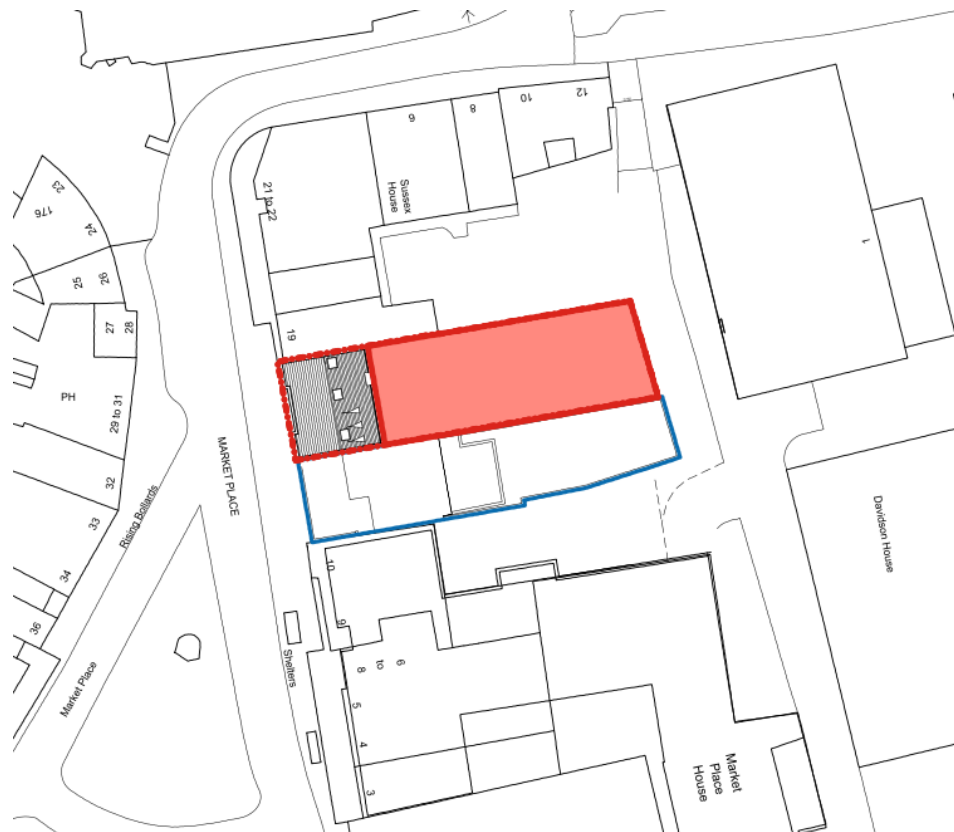
The proposed redevelopment of 13-16 Market Place has been discussed with the Planning Department and a sequence of applications agreed.

6.00 THE PROPOSAL

6.01 The Application Scheme

The application is for:

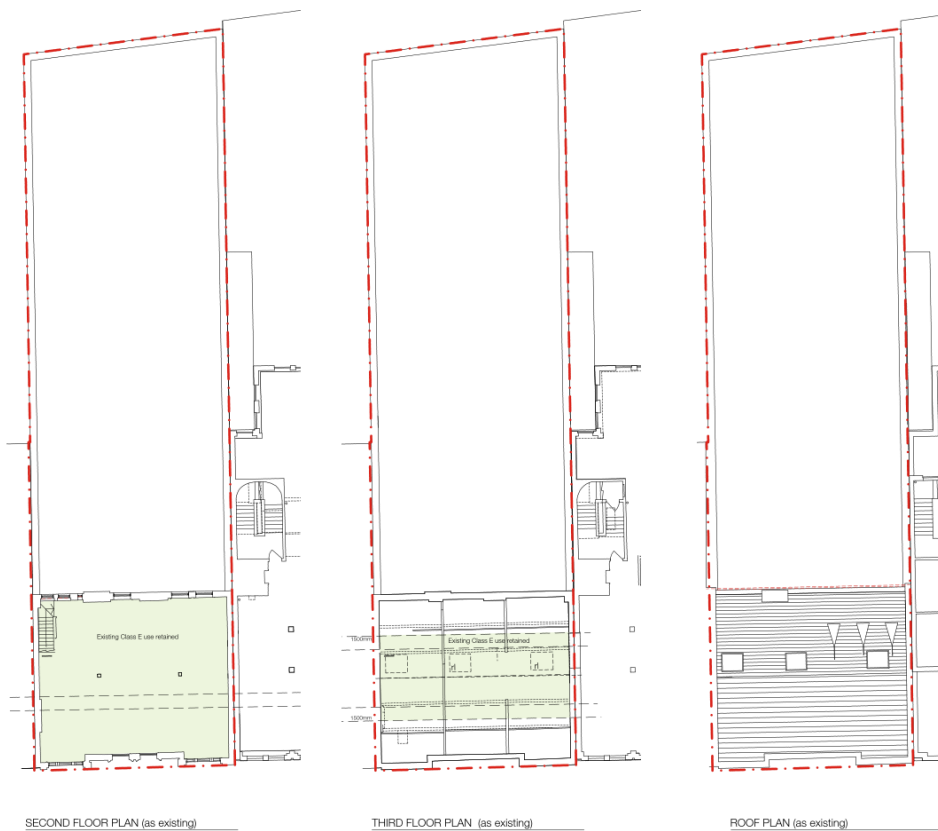
- the demolition of the 'later period' rear single and two storey additions
- reconstruction of the ground floor footprint to create a full depth retail/commercial space



Proposed Block Plan



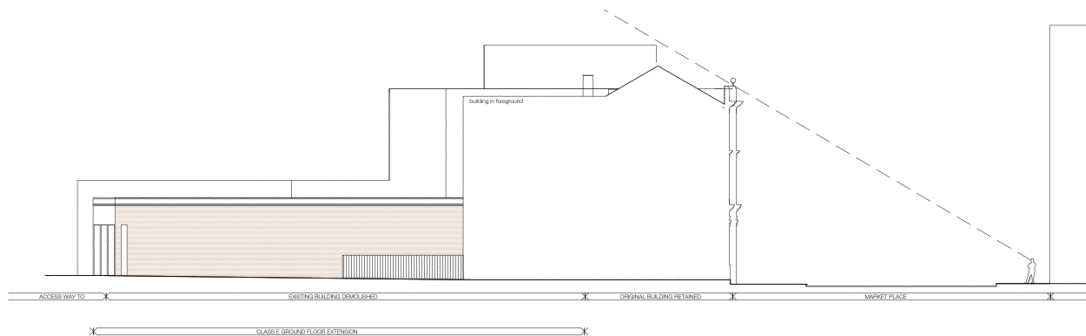
Proposed Plans



Proposed Plans



PROPOSED FRONT ELEVATION (WEST)



Front and Side Elevations

6.02 The Commercial Use

The whole building remains in commercial use, with the ground floor connecting to the first floor at the front via a new stair. The bins stores, bicycle storage and plant room are to the rear, in a reconstructed extension to create a new retail / commercial space. Pedestrian access is off Market Place, staff and delivery access off The Forbury.

6.03 Effect upon The Listed Building

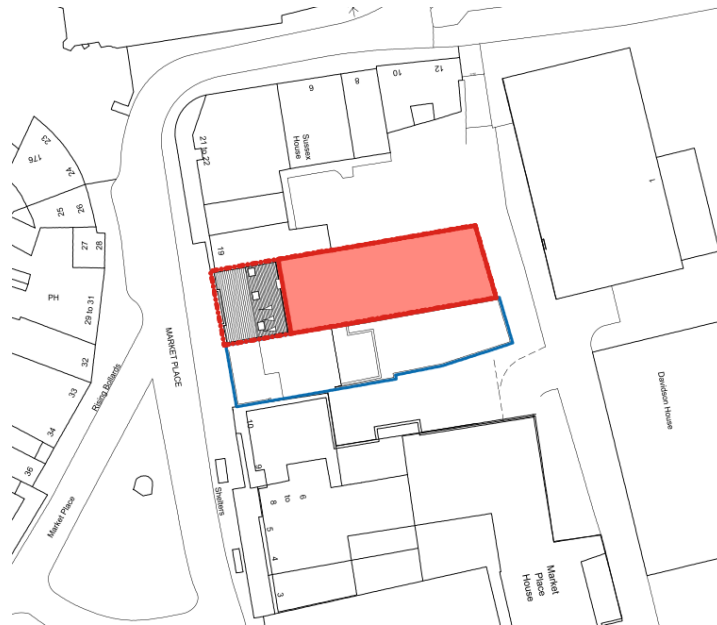
The rear extensions on the site are of relatively modern additions and do not include anything of architectural or historical merit.

The concrete staircase from ground to first floor within the original Bank building is removed and replaced with a narrower stair, It is believed that the staircase

is not original. the staircase itself certainly is not of historical interest (See 4.2 for photograph)

6.04 The Proposed Building and the Setting

The reconstruction of the rear single storey commercial ground floor (coloured red) replaces the existing building on the site and if anything is of lesser mass. The replacement of the current disordered and low quality building will represent an improvement in terms of massing and quality.



6.05 Energy and Sustainability

The complete project will surpass Part L requirements and will exceed the 2013 Building regulations by at least 19%.

To achieve Building Control compliance with regards to space and water, it is proposed that the system will utilise a centralised Air Source Heat Pump.

All new thermal upgrade will surpass the current building regulation U-values, and SAP and SBEM's will be completed for Building Control Approval and Planning conditions approval.

6.06 Highways, Transport and Servicing

Site Location and Trip Generation - The application site lies within the Town Centre and is in a zero parking scheme.

Cycle Parking - Cycle parking within a dedicated cycle store is provided to the rear of the site.

Refuse storage and servicing strategy - Refuse storage including recycling facility is provided to the rear of the building, accessed via a courtyard.

6.07 Flooding and Drainage

Surface Water Drainage Strategy - The existing surface water sewer connection will be reused, with the outflow being limited with the litres per second to be agreed 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.