

Residential Development

27 – 32 Market Place

Reading

RG1 2DG

Berkshire

Sustainability Appraisal

June 2022

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1/ Site and Contact information

Site address:	27 - 32, Market Place Reading Berkshire
Contact details:	
Name of applicant:	Mountley Group
Name of Agent:	Jdw Architects Suite 2, 5 Goldtops Newport NP20 4PG

2/ Introduction

JDW Architects have been instructed to prepare a Sustainability Appraisal for a residential scheme located at 27 – 32 Market Place, Reading, Berkshire.

This Sustainability Appraisal is to be read in conjunction with all other submission documentation, which accompanies the application.

The site benefits from positive planning history, most recently with permission for demolition of rear parts of 29-31 and 32 Market Place, the change of use of the retained units at 27-28, 29-31/32 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29 – 31 Market Place, change of use at ground and basement of 27 – 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the listed buildings, landscaping, refuse, plant, cycle stores and substation at basement level (18 058), granted 09/02/2019.

The current planning application seeks consent to implement to approved works separately from those works consented for demolition of vacant former Bristol & West Arcade (173 – 175 Friar Street) and erection of an eight storey mixed – use building (plus basement) to provide 35 residential units, 4,208 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3).

3/ Context

27 – 32 Market Place is centrally located within Reading town centre, in the Market Place/ London Street Conservation Area, within close proximity to Town Hall Square, the Town Hall, Reading County Court, Saint Laurence Church and numerous retail premises in a partially pedestrianised setting. It is a short walk from Reading main line Railway Station with regular services to London Paddington, with a journey time of approximately 40 minutes and to the West of England.

Nos. 27 – 28 Market Place are listed Grade II and the List Description states that they are *early C17, possibly older and are of 3 storeys and attic*. There is also a basement storey.

Nos. 29 – 31 Market Place, also listed Grade II comprise the former Coopers public house. The list entry describes the buildings as *C17 altered. Tiled roof. 2 C20 dormers*. The buildings are also of 3 storeys with an attic, with a basement storey.

No. 32 Market Place is listed Grade II and is described in the list entry as *Mid C19. 4 storeys. Modern ground floor premises...*

In Nos. 27 – 28, currently, the upper floors are accessed via a stair within the commercial premises at ground floor level. In Nos. 29 – 31 there is a separate ground floor entrance to the upper floors, in addition to stairs within the former public house also serving the upper floors and basement.

In No. 31 there is only ladder access to the upper floors, from within the ground floor premises, with a stair serving the basement area.

The previously consented proposals included provision for separate entrances and stairs to the upper floors to allow their development for residential use independently of the commercial, ground floor, premises.

The proposals include the demolition of the C20 rear extensions to Nos. 27 – 32 Market Place and the creation of a courtyard area providing outdoor seating for a refurbished public house and cycle storage and refuse storage areas to serve the commercial and residential properties.

The listed building fabric would be repaired in accordance with conservation principles. The demolition of the later additions will allow greater appreciation of the heritage assets and facilitate the repair and refurbishment that is essential to their retention.

Economically and environmentally, the reuse of a brownfield site to provide high-quality residential accommodation is a sustainable approach to a national housing shortage.

4/ proposed layout – sustainable design

The layout of the proposed residential conversion follows those already approved. The proposed works will ensure practicality of use, noise attenuation and daylighting and will be carried out to be compatible with the listed status of the buildings.

Access to all flats has been designed to utilise a defined entrance door off Market Place.

All rooms in flats are designed off a central hallway and circulation space, all habitable rooms benefit from good light levels. The mix of dwelling sizes and configurations ensure flexibility of potential occupancy appropriate to the context of the site.

The conversion of the upper floors to residential use offers the sustainable retention of these listed heritage assets at the heart of Reading.

5/ Inclusive Access

The introduction of lifts is not feasible within the listed buildings' fabric and all access to the upper floors will be via existing, retained stairs, with the addition of new flights, matching the retained stairs, where these are required.

At ground floor level access to the newly created courtyard will be level at all thresholds. Internally, existing changes in floor level will be retained.

proposed extension to the existing building has been designed to be as flexible and accessible as possible for future users within the constraints of the site.

Internal access into and throughout the proposal is to be level at all thresholds. Doors are to have a clear width appropriate to wheelchair usage and the bathrooms and other areas are to be designed to comply with disabled access requirements as laid out in part M. The use of large format windows in key locations will allow good line of sight for seated occupiers.

The external hard landscaping for pedestrians provides stepped and ramped access to address existing changes of level. Covered cycle storage and provision for waste storage has been provided, together with a link to Market Way, utilising land at the rear of No. 175 Friar Street, also in the applicant's ownership. Future access to the revised proposals for Nos. 173 – 175 Friar Street has been allowed.

The nature of the scheme as conversion of listed buildings does not completely lend itself to lifetime homes criteria, The scheme is nevertheless designed in order to provide flexible accessible, adaptable homes for residents.

In terms of the Lifetime Homes criteria the scheme is able to comply with the following key criteria items relevant to the units:

- ! 1 Not Applicable – no car parking is provided on site (1B)
- ! 2 Not Applicable approach to dwelling from car parking. Level approach from Market Place and public transport is provided.
- ! 3 approach to all entrances
- ! 4 entrances
- ! 5 communal stairs and lifts (where provided)
- ! 6 internal doorways and hallway (corridor and door widths) as far as is compatible with listed status
- ! 7 circulation space (wheelchair turning space)
- ! 8 living room at entrance level (upper floor flats)
- ! 9 bed space at entrance level (upper floor flats)
- ! 10 wc access (adaptable part M compliant bathrooms)
- ! 11 walls

- ! 12 through floor lift (not applicable)
- ! 13 hoist (not compatible with listed status)
- ! 14 bathroom layouts (adaptable part M compliant bathrooms)
- ! 15 windows (as far as is compatible with listed status)
- ! 16 controls, switches

6/ Community Safety – a sustainable approach

The application site is in the heart of Reading Town Centre. The premises have been vacant for a considerable time and have, inevitably and despite the operation of security monitoring, suffered from anti-social behaviour or vandalism. The site has been designed to limit the opportunities to exploit this and has been informed by some of the practical crime prevention measures outlined in Secured by Design New Homes guidance.

The proposal is for additional residential units near to other converted properties. There is no conflict in use as the development site is located within an established residential area of the same nature.

The site is enclosed on three sides by adjoining properties, with Market Place to the fourth side. The new courtyard will be provided with gates to secure the access to Market Way and access to the former Bristol and Wast Arcade site will not be opened until development of that site has been carried out.

Planting and landscaping is to be tended and is to be maintained and where new beds are adjacent to paths, these will be chosen to ensure that no pinch points or places of concealment will be created as vegetation grows. Planting will be designed to ensure that existing natural surveillance is not impeded, however the planting of some trees in the

setting is proposed as they provide visual amenity for residents, shielding from the walls enclosing the courtyard and enhance biodiversity.

More sensitive items, such as cycles are to be stored in secure storage at ground floor level, accessible from the courtyard via a door for exclusive use for the residents.

Refuse storage will be accommodated off the access to Market Way and collection will be from Market Place.

External doors will be PAS 24 rated and all external lighting will be linked to PIR detectors. It is the intention to involve the local Secured by Design architectural liaison officer to ensure that their local knowledge can be incorporated.



7/ Environmental sustainability

The creation of any new dwelling provides an opportunity to develop a much more sustainable scheme looking at all aspects of sustainability. The proposed development at 27 – 32 Market Place is no exception.

7.1/ The Code for Sustainable Homes

Whilst The Code for Sustainable Homes technically no longer exists, many of the principles outlined in the Code are applicable to designing sustainable dwellings. Taking the context into account, appropriate measures will be taken to upgrade the building fabric to give improved U values in combination with energy efficient solar water heating and air source heat pumps as follows:

- ! Wall U-Values typically 0.3W/m2K
- ! Floor U-Values (N/A)
- ! Roof U-Values typically 0.16W/m2K
- ! Double glazing U-Values typically 1.4W/m2K
- ! External Doors U-Values typically 1.4W/m2K
- ! Air permeability testing typically 3-5 m3/m2/hr@50Pa
- ! Electric combi boilers with minimum 92% ErP efficiency rating with smart controls
- ! MEV System 3 ventilation with whole house provision.

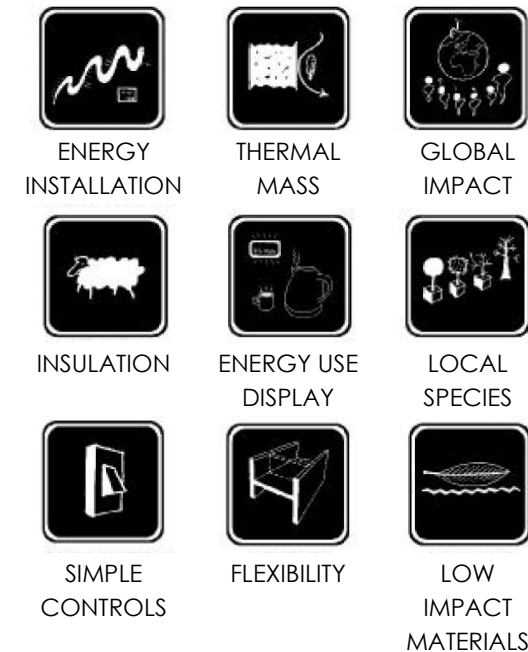


Fig2: sustainable attributes explored

These construction values will be targeted subject to compatibility with retention of the listed building fabric.

The kitchens will be fitted with energy efficient white goods to include A+ graded EU Energy Efficiency Labelling Scheme for fridges and freezers and A graded EU EELS for washing machines and dishwashers. All new internal lighting will be energy efficient and where possible, external lights will be controlled by timers, daylight sensors or movement sensors depending on the location.

Compliant cycle storage will be provided and green spaces on the site will support the ecological value of the scheme.

Lifetime homes criteria (refer to section 5 – Inclusive Access) are to be adhered to wherever practical.

7.2/ sustainable materials

Materials will be sourced locally wherever possible to lower the embodied energy of the build. Materials, such as timber will also be sourced from sustainable manufacturers. Final constructions will be specified from the 'green guide to sustainable homes' to ensure no construction achieves an overall rating of less than B.



7.3/ biodiversity and local environment

The existing buildings have 93% coverage for the site, but with the creation of the proposed courtyard through demolition of C20 extensions, this will be improved to 66% site coverage.

The design has been developed to maximize the incorporation of soft landscape elements. The footprint of the buildings allows the proposed courtyard to integrate comfortably within the area offering positive biodiversity of the environment. Where planting beds are to be provided the emphasis will be on nectar producing plants and native species to enhance the character and improve biodiversity.

The landscaping to the site will be a combination of hard-standing for the seating areas and paths to allow sufficient access, and the soft landscaped borders and trees to provide a low maintenance yet attractive finish.

7.4/ water

The kitchens and bathrooms specified will be fitted with water saving flow regulator taps. Bathrooms and WCs will also be fitted with dual flush toilets. Sanitaryware and other appliances will be selected so as to ensure that no more than 105 litres/day of fresh water is consumed.

Anti-scald devices are to be fitted to all bath outlets and controlled to a maximum of 48 degrees Celsius.



7.5/ waste management

The dwellings will be provided with separate refuse and recycling storage facilities; typically 1 100 litre eurobins bins for general household waste, and dry recyclables (recyclable glass, tins and plastic goods, paper and cardboard), .

2No 10 litre dedicated labelled recycling bins will be provided in the kitchen to allow the successful separation and storage of waste prior to collection.

7.6/ climate resilience

The proposed dwellings are located in a brownfield site which is not overly exposed to the elements other than those generally expected of the area. Therefore, the materials specified are more than satisfactory to last the length of the building's life.



Fig3: recycling promoted via design

8/ Movement to, from and within the development

8.1/ connection

Ample car parking is provided in municipal parking areas a short walk away from the site, although it is anticipated that most residents will not rely on private transport for travel. The central area of Reading is well provided with regular bus services to all surrounding areas. Buses travel from Reading rail station, which is 5 minutes' walk from the site, to Heathrow Airport. The Megabus service to London departs from Calcot and 15 sky blue bus service to Calcot departs from Friar Street, 2 minutes' walk from the site.

There are regular train services to London, with departure times generally at intervals of 5 minutes at peak times.

8.2/ modes

The proposed dwellings will be provided with secure cycle storage at ground floor level. The site has access to a full network of public transport with bus stops and Reading station within walking distance. The proximity of dedicated pedestrian routes and some cycle routes allow for more sustainable modes of transport to be promoted.

8.3/ servicing

The site is serviced off Market Place. The servicing arrangements, which have supplied the existing property, as well as those properties in the vicinity, satisfactorily in the past are anticipated as being successfully employable at the proposal site. The provision of access off Market Way for waste collection will enhance existing service arrangements.

8.4/ parking

It is not anticipated that residents will make use of private cars and no on-site parking is proposed. However, there are long stay car parks in reasonable proximity to the site which offer special, reduced, overnight parking rates if this is required.



9/ Summary

The site presents an opportunity to provide quality dwellings on an existing footprint at a sustainable location close to transport links.

The core aim is to create a development, which positively interacts with its surrounding area employing high quality design with sustainability integrated into the construction and selection choices. The scheme is mindful of the nature of the site location and seeks to ensure quality of outlook and daylight for future residents and existing occupiers.

Visually the proposals will improve the appearance of the converted buildings, enhancing the accessibility and appreciation of the heritage assets involved and introducing landscaping and biodiversity creating a positive environment of which is to be maintained.

All in all the site sustainability appraisal of the site concludes that the potential is for an addition to an existing positive hub which is moving towards a more residential zoning presenting the opportunity for the positive environmental, social and economic aspects sought by the local authority to be achieved.