

**11 – 12 Market Place
Reading
RG1 2EG**

Proposed Extensions
to provide additional Class E Office Space
External Alterations for Window Upgrades.

Design and Access Statement

Revised February 2022



1.0 INTRODUCTION

- 1.01 **This Statement** – Danks Badnell Architects. Ltd have prepared this Supporting Statement to accompany a Full Planning Application for Fourth Floor Extensions to the existing building, and external changes including enlarged windows, and rooflights.

The existing building has recently received confirmation that Prior Approval is not required for the change of use of the existing vacant E(i) building to 14 no. residential apartments under Class MA of the GPDO, to facilitate a change of use from a use falling within Class E (commercial business and service) to C3 (dwellinghouses), PA ref:211312

A second application has just been approved to increase this to 17 no. units including 2 no, units to the Fourth Floor.

This application seeks approval for extensions to create Class E office space at the fourth floor.

- 1.03 **Executive Summary** - This statement emphasises that:

- i) The proposals will not have a detrimental impact upon the Market Place Conservation Area.
- ii) The proposals will provide high quality residential accommodation, and provide improvements to recently approved units under Class MA ref: PA ref:211312 and Class MA ref: 211811
- iii) Confirms that there is no impact upon Highways and there is safe site access.
- iv) There are no concerns regarding contamination as it is an existing building with no groundworks required.
- v) Does not sit within the active floodplain and will not have a detrimental impact upon it
- vi) There will be no unacceptable noise impacts upon the future occupiers from commercial noise including plant.

2 THE EXISTING BUILDING

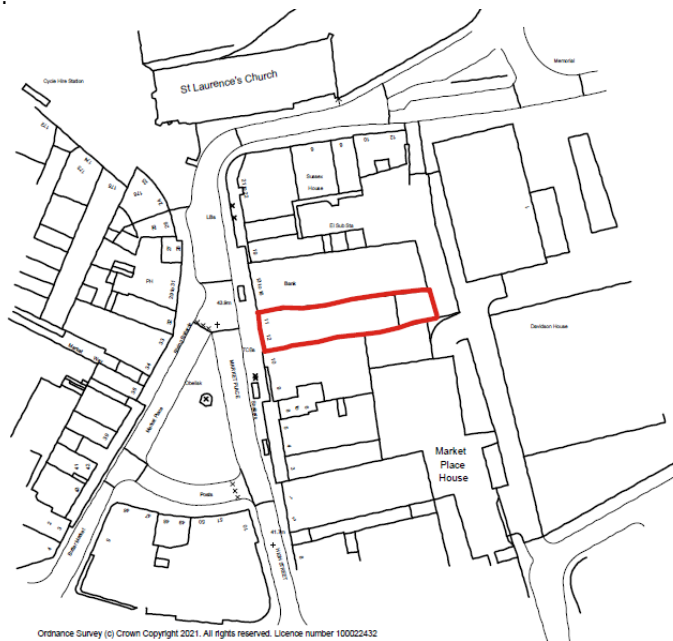
2.01 The Existing Building. The existing building is Vacant and formed part of the Natwest Bank on Market Place, Reading.

The existing building is a purpose built five storey office building with the fourth floor being plant, and retail to the ground floor. It was constructed in the early 1980's with pedestrian access being off Market Place with limited secondary pedestrian and vehicular access off The Forbury.



Photograph of the front of the existing building, - the fourth floor is not visible.

2.02 Surrounding Buildings. The existing building is located on Market Place, to the south of St Laurence Church, to the east of the Forbury, and to the north of the main High Street.



Site Location Plan Showing the building in context.

There is an established ground floor street retail frontage to Market Place. Office floor space in the immediate area is rapidly being converted for residential use taking benefit from Government permitted development legislation.



View looking east across Market Place



View looking south down Market Place with 6 – 8 Market Place to the left.



View looking from the north west, with St Lawrence Church in the foreground. The fourth floor is not visible.

To the rear of the site there are parking courts, and deep plan buildings, with the buff brick and fourth floor of 11 – 12 visible at this point.



3 PLANNING LEGISLATION AND PLANNING SUBMISSIONS

3.01 Designations

The property is within the Town Centre Conservation Area.

3.02 Recent Approvals.

The application site has recently received confirmation that Prior Approval is not required for the change of use of the existing vacant E(i) building to 17 no. residential apartments under Class MA of the GPDO, to facilitate a change of use from a use falling within Class E (commercial business and service) to C3 (dwellinghouses), PA ref:211811.

Permission has been granted for the extension of 6 – 8 Market Place, including roof extensions. Prior Approval for the conversion to residential has also been received.

Other residential developments have been approved including the site Opposite on Friar Street and Market Place – where Planning Permission has been granted for an eight-storey building including ground floor retail, office space first to third floors, and 35 residential units above.

4 DESIGN PROPOSALS

4.01 Drawings The proposals are illustrated on the following drawings,

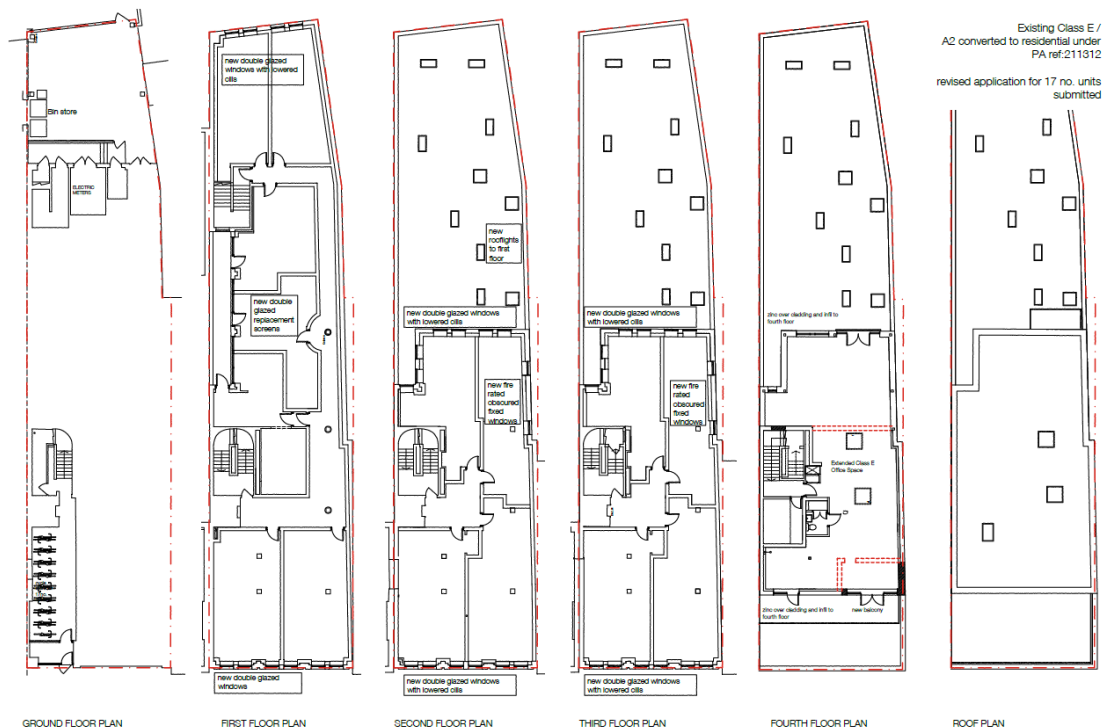
- 21/28/01 – Site Location Plan
- 21/28/02C – Existing Plans
- 21/28/03A – Existing Elevations
- 21/28/30A – Proposed Plans
- 21/28/31 – Proposed Elevations 1
- 21/28/32 – Proposed Elevations 2

4.02 Design.

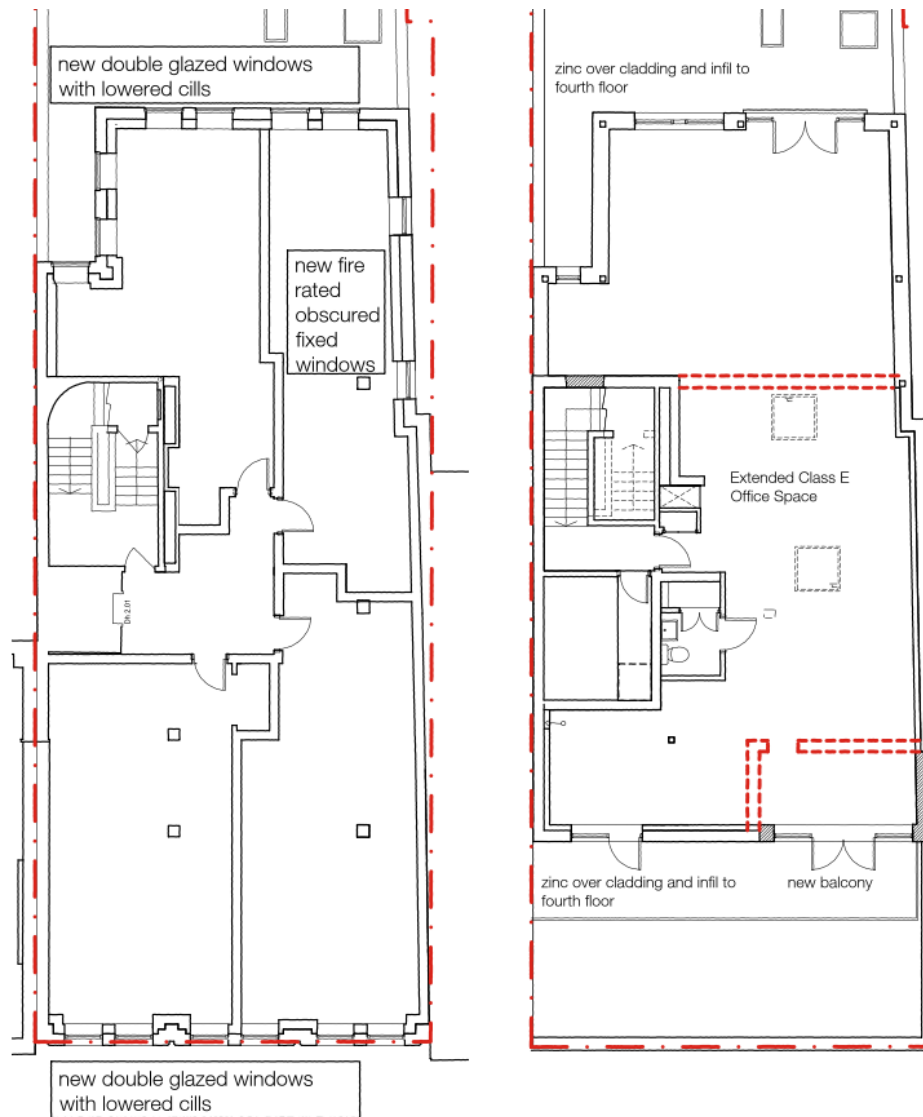
The proposals include the following extensions and alterations;

- Infilling of the front inset and re-cladding of the fourth floor fronting Market Place
- Rear extension to the fourth floor on the line of the existing built form
- Replacement double glazing to all windows, with the majority having lower cills to increase daylighting to both front and rear elevations.
- Installation of new rooflights to the rear of the first floor to replace / relocate existing
- Replacement of existing glazed screen to the first floor lightwell.

The above will create further Class E office floor space.



Proposed Plans



Proposed Third and Fourth Floor Plans



Proposed Front Elevation

The fourth floor extensions will be formed in zinc with existing front walls being clad in zinc

to match. The plant above will not be visible from the streetscene as demonstrated below.



Proposed Side Elevation (part)

4.03 Access and Highways

Pedestrian access is directly off Market Place.

There is vehicular access to the rear for the ground floor commercial use via the Forbury. The bin stores are also located to the rear, that the residents will access via the rear staircase.

The proposals will not have a detrimental impact upon Highways. The town centre location allows for a zero parking scheme, resulting in no affect on highways.

There are 9 no. cycle stands for 17 no. cycles located in the front entrance. These are set behind a new secondary entrance door for security reasons.

The refuse store is located within the service area, accessed via the secondary staircase to the rear of the building. There is a ventilated refuse store located at first floor for disabled users, that will be regularly emptied by the management company.

4.04 Contamination

There are no concerns regarding contamination as it is an existing building with no groundworks required. Gas Membrane will be installed to the floor underneath the open sided undercroft servicing area to ensure there is no build up of exhaust fumes.

4.05 Floodplain

The site lies within Flood Zone 1. It does not sit within the active floodplain, as such there will be no detrimental impact on the active floodplain.

