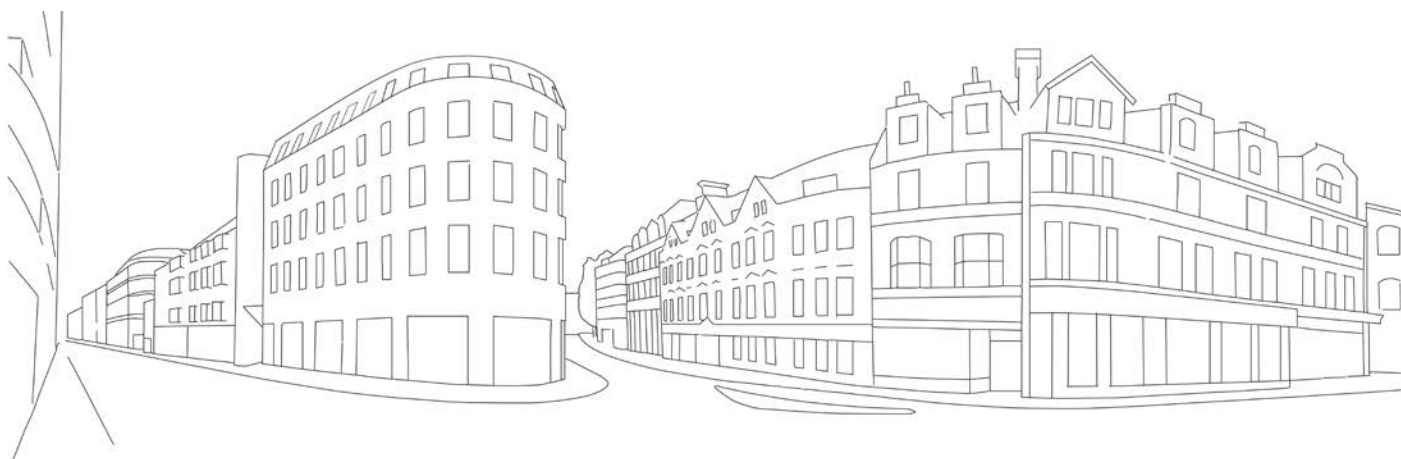
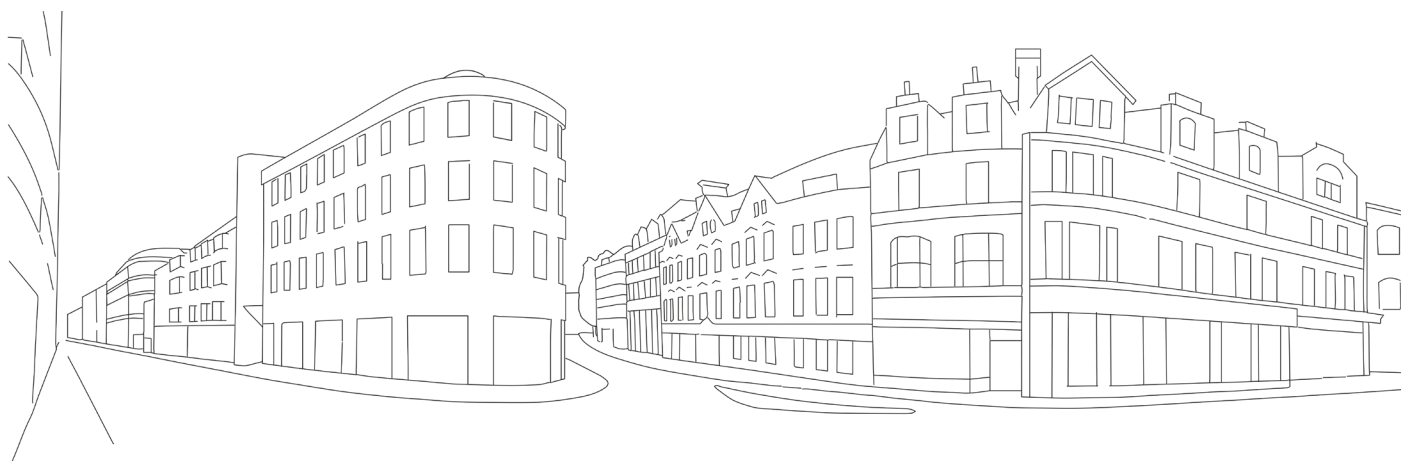




PLANNING STATEMENT

ABBEY CORNER, 2-4 KINGS ROAD, READING

OOAK DEVELOPMENTS LTD.

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1. Introduction

This statement has been prepared by The Harris Partnership and is submitted on behalf of OOAK Developments Ltd in support of a planning application for a proposed roof top extension of an existing building to provide 4 new 1-bedroom dwellings. The proposal also includes the demolition of the existing roof-top plant shelter.

The site is currently occupied by a 4 storey office building. The ground floor was previously in use as a D1 unit and the floors above were used as offices. There is existing plant on the roof that is due to be decommissioned.

Pre-Application advice was received from Ethne Humphreys on the 4th October 2021. (Re: 211027/PREAPP)

The site has been awarded Prior Approval for the conversion of floors 1, 2 & 3 into residential provision. (Ref:PP-211263). An additional MA permitted development application has been submitted to convert the ground floor into further dwellings.

This document should be read in conjunction with the following reports:

- Affordable Housing Statement - prepared by The Harris Partnership
- Air Quality Assessment - prepared by Redmore Environmental
- Archaeological Assessment - prepared by The Harris Partnership
- Contaminated Land Survey - prepared by The Harris Partnership
- Daylight/Sunlight assessments - prepared by Syntegra Consulting Ltd
- Design & Access Statement - prepared by The Harris Partnership (Including: Energy and Sustainability Statement, Materials details, Vehicle Parking & Waste collection details)
- Ecological Survey & Reports - prepared by Whittingham Ecology
- External Lighting - prepared by The Harris Partnership
- Heads of Terms proposals - prepared by The Harris Partnership
- Heritage Statement - prepared by Janus Conservation
- Noise Impact Assessment - prepared by Paragon Acoustics
- Transport Assessment - prepared by Evoke
- Viability Assessment & Report - prepared by S106 Management

This document should be read in conjunction with the following drawings prepared by the Harris Partnership:

- | | |
|---|---|
| - 17867-100A Location Plan | - 17867-161B Proposed Block Plan |
| - 17867-101B Existing Block Plan | - 17867-162B Proposed Site Plan |
| - 17867-102B Existing Site Plan | - 17867-163A Proposed Fourth Floor Plan |
| - 17867-103A Existing Ground Floor Plan | - 17867-164B Proposed Roof Plan |
| - 17867-104A Existing First Floor Plan | - 17867-165 Proposed Elevations |
| - 17867-105A Existing Second Floor Plan | - 17867-166 Proposed Ground Floor Plan |
| - 17867-106A Existing Third Floor Plan | - 17867-167 Proposed Back Elevations |
| - 17867-107B Existing Fourth Floor Plan | |
| - 17867-108A Existing Elevations | |
| - 17867-109A Existing Back Elevations | |
| - 17867-110A Existing Roof Plan | |

PLANNING STATEMENT

ABBEY CORNER, 2-4 KINGS ROAD, READING
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The following documents are not relevant to this application:

- Environmental Impact Statement - Not schedule 1 or 2
- Fire Statement - The finished floor level of the top inhabited floor is less than 18m from the ground level.
- Flood Risk Assessment - The site is not within Flood Zone 2 or 3 as designated by the Environment Agency.
- Landscape principles - The proposal is making no changes to landscaping.
- Town Centre/Retail/Leisure Uses Impact Assessment - Neither the existing or proposed use is retail based.
- Travel Plan - Covered under the Transport Assessment prepared by Evoke
- Tree Survey - There are no trees on or near the site.
- Ventilation/Extraction details - No mechanical ventilation is proposed.
- Utilities Surveys and proposals - There are no trees on or near the site.

2. Background to the Proposals

Following the granting of prior approval (Ref: 211263/OPA) for the change of use of the existing 1st, 2nd & 3rd floors to residential, proposals have been developed to extend the existing building up by a storey to provide additional residential accommodation.

Initial proposals for a roof top extension was submitted to Reading Borough Council for pre-application advice. Following feedback from the Council the proposals have been revised to reflect the officer's recommendations.

A zinc mansard has been introduced to the fourth floor to make the new feature more subservient and sympathetic to the street scene and existing structures. This seeks to increase the harmony with the rest of the buildings in the terrace and enhance the character of the area.

3. The Site and Surrounding Area

The site measures 0.035 hectares in area and is located in central Reading and forms the corner of the terraces on King's Road and Duke Street. There is a listed building on the opposite corner, formerly a Barclays Bank.

4. Proposed Development

The proposed development can be described as:

"Demolition of an existing roof top plant room structure and construction of a single storey vertical extension to an existing office building to provide four new residential flats. Removal of existing metal clad parapet detail as part of the new elevations."

5. Planning Policy Framework

National Planning Policy Framework:

Various policies from within the NPPF have been identified as being relevant to the proposed development, these are identified and summarised below:

Paragraph 64

"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. "

Paragraph 119

"Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

Paragraph 126

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Reading Borough Local Plan:

Various policies from within the RBLP have been identified as being relevant to the proposed development, these are identified and summarised below:

CC2 - Sustainable Design and Construction

"Proposals for ... will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change."

"All ... conversions to residential should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. ... development should include recycling greywater and rainwater harvesting where systems are energy and cost effective."

CC3 - Adaptation to Climate Change

"All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change."

Proposals should consider passive heating and cooling as well as the impact of water run off to ensure resilience to climate change.

CC6 - Accessibility and the Intensity of Development

The size and density of developments must be in proportional to the availability of sustainable transport; such as cycling, walking and public transport.

CC7 - Design and the Public Realm

High quality design that maintains or enhances the character of the surrounding area must be utilised. (Layout, Landscape, Density and mix, Scale, Architectural detail and materials.)

PLANNING STATEMENT

ABBEY CORNER, 2-4 KINGS ROAD, READING
OOAK DEVELOPMENTS LTD.

CC8 - Safeguarding Amenity

"Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties."

The impact of/on privacy, light, noise and crime etc. should be considered.

EN1 - Protection and Enhancement of the Historic Environment

"All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings."

EN3 - Enhancement of Conservation Areas

Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

EN6 - New Development in A Historic Context

New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development

EN15 - Air Quality

"Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused."

EN16 - Pollution and Water Resources

Proposals must not cause land, noise, light or water pollution. Mitigation may be needed for uses that are sensitive to pollution.

H1 - Provision of Housing

"Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036."

H2 - Density and Mix

The density of residential developments should be appropriately tailored to each site, taking into account a myriad of 'good design' and suitability requirements. There is higher demand for a mix of bedrooms, however it is understood that most 3+ bedroom provision will likely be outside of the centre.

H3 - Affordable Housing

"On sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough."

"In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution."

PLANNING STATEMENT

ABBEY CORNER, 2-4 KINGS ROAD, READING
OOAK DEVELOPMENTS LTD.

H5 - Standards for New Housing

"All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations."

"All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations."

H10 - Private and Communal Outdoor Space

"Dwellings will be provided with functional private or communal open space ... The design of outdoor areas will respect the size and character of other similar spaces in the vicinity"

TR1 - Achieving The Transport Strategy

"All developments will be assessed for their impact upon the transport network"

Sustainable forms of travel are prioritise, for environmental and health benefits.

TR3 - Access, Traffic And Highway-Related Matters

"Development will only be permitted where:-

- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority;
- ii) The development would not have a material detrimental impact on the functioning of the transport network;
- iii) The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;
- iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and
- v) For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided."

TR5 - Car And Cycle Parking and Electric Vehicle Charging

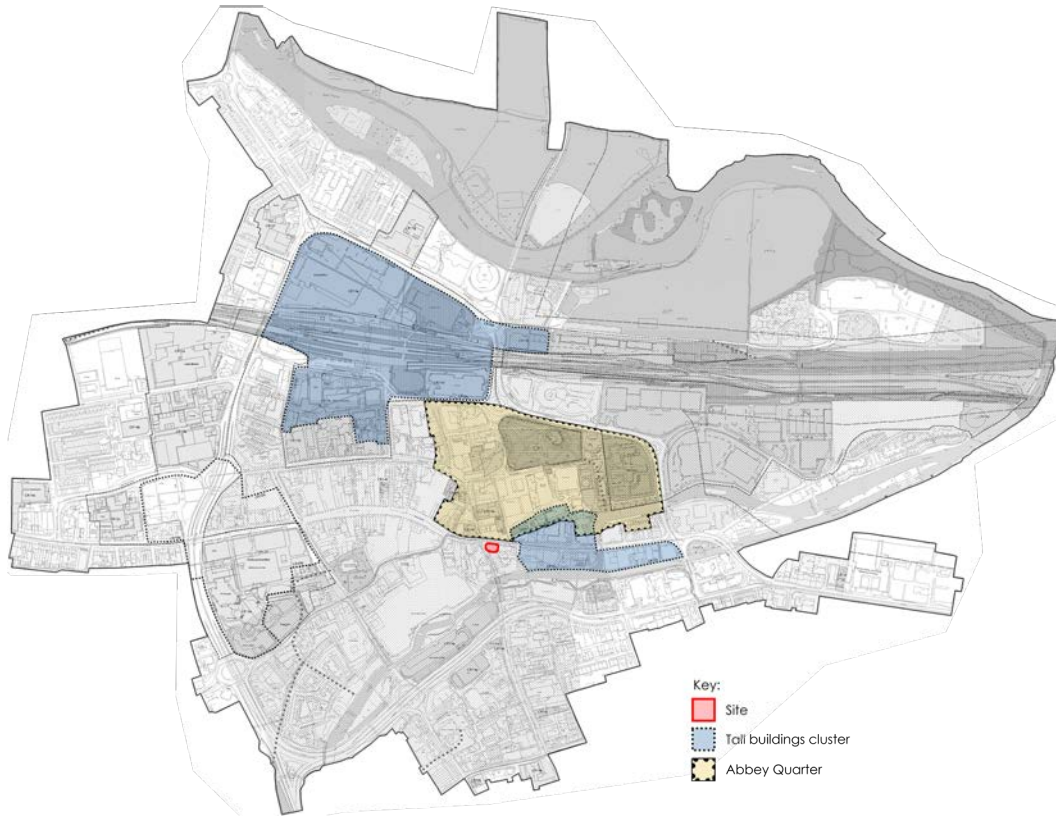
"Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport."

". Walking is essential for achieving door-to-door journeys and is the dominant mode for movements into and out of central Reading."

PLANNING STATEMENT

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CR1 - Definition of Central Reading



CR2 - Design in Central Reading

Design In Central Reading, should enhance the urban environment through the use of quality design, materials, massing, street frontage ect.

CR6 - Living In Central Reading

The LPA require a mix in the number of bedrooms within each dwelling in central Reading unless it can be demonstrated doing so would be unviable.

Any residential proposal must seek to demonstrate that the potential air quality noise disturbance from the surroundings do not have a significant detrimental effect on future residents.

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Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 16:

“Decision on application.

(1) Subject to the previous provisions of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66:

“General duty as respects listed buildings in exercise of planning functions.

(1) In considering whether to grant planning permission F1 or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.”

Section 72:

General duty as respects conservation areas in exercise of planning functions.

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any F1 functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the M1 Historic Buildings and Ancient Monuments Act 1953 F2 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993.

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.”