

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

Erection of
Replacement Fourth
Floor to Provide Two
Dwellings.

Design and Access Statement



1.0 INTRODUCTION

- 1.01 **This Statement** – Danks Badnell Architects. Ltd have prepared this Supporting Statement to accompany a Full Planning Application for the erection of replacement fourth floor to provide 2 no. dwellings.

Planning permission has previously been approved for a commercial extension of the same size and external alterations including enlarged windows and rooflights Ref: 211808

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 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:211808 17 units and PA ref:211312 14 units.

The 17 no unit scheme included for 2 no. 1 bedroom units to the fourth floor.

Therefore whilst this application seeks approval for extensions to create 2 no. 2 bedroom apartments, the maximum number of apartments will remain at 17.

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

- i) The proposals will not have a detrimental impact upon the Market Place Conservation Area and have already been approved for commercial use.
- ii) The proposals will provide high quality residential accommodation, and provide improvements to recently approved units under Class MA ref: PA ref:211312 & 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

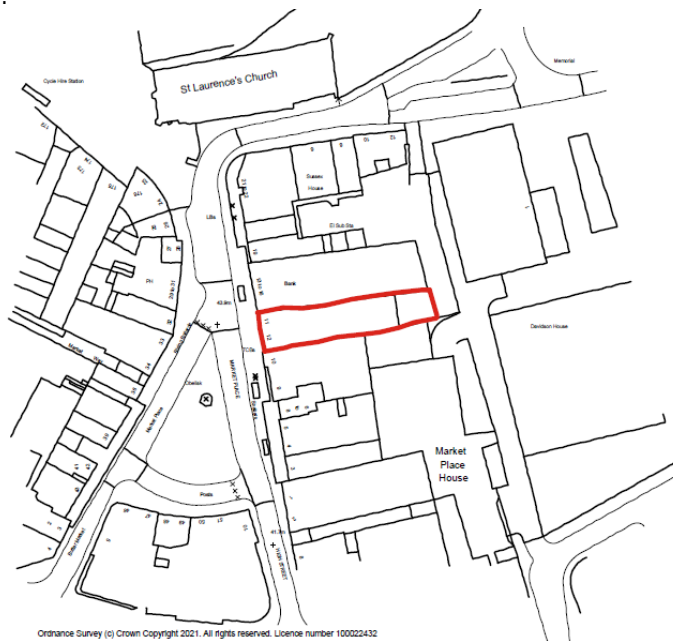
2.01 The Existing Building. The existing building is Vacant and formed part of the Natwest Bank on Market Place, Reading.

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 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 (PA ref:211811) has also been approved to increase this to 17 no. units including 2 no. units to the Fourth Floor.

A similar application to this submission has been approved for extensions to the fourth floor with commercial use, as well as external alterations, including changes to the windows, and new rooflights (ref:211808)

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

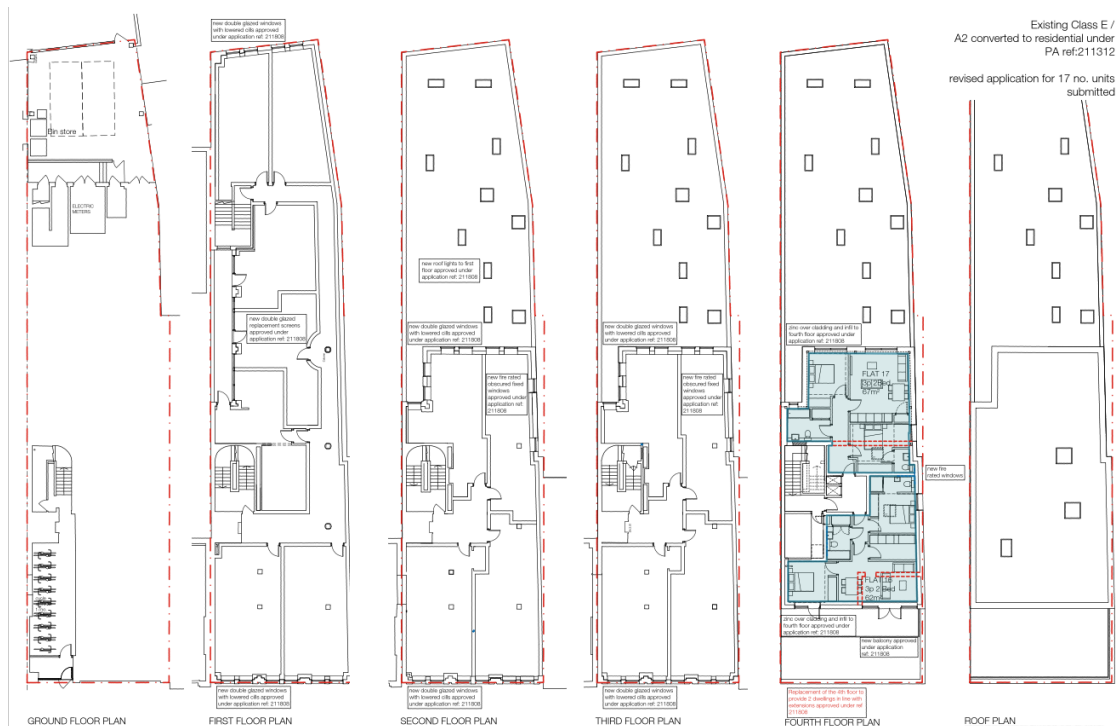
4.01 Drawings The proposals are illustrated on the following drawings,

- 21/28/01 – Site Location Plan
- 21/28/02C – Existing Plans
- 21/28/03A – Existing Elevations
- 21/28/50 – Proposed Plans
- 21/28/51 – Proposed Elevations 1
- 21/28/52 – Proposed Elevations 2
- 21/28/53 – Block Plan

4.02 Design.

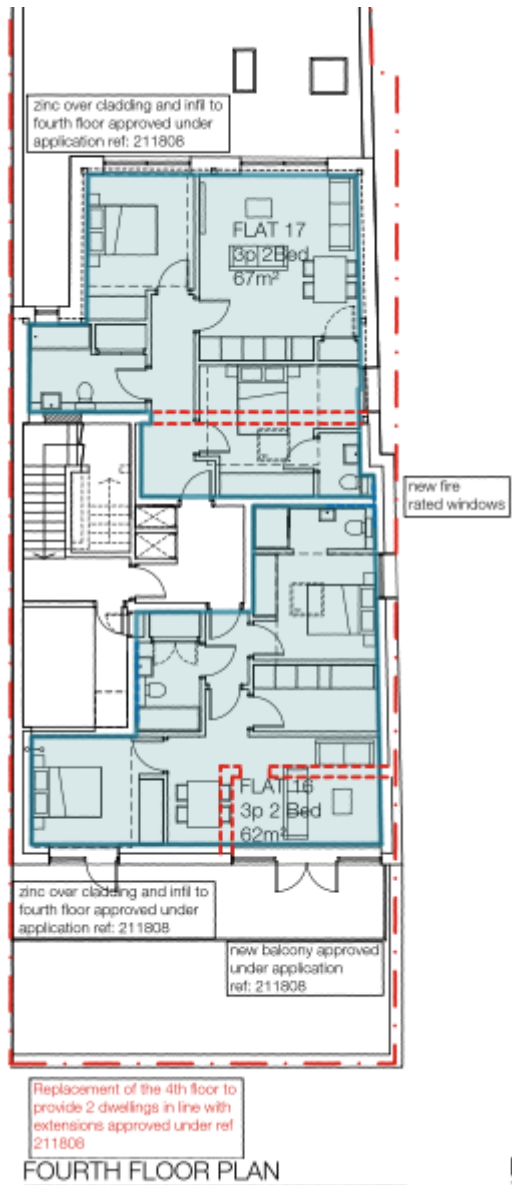
The proposals include the following extensions and alterations;

- Replacement of the fourth floor to provide 2 no. apartments. This is following the previous approvals for Infilling of the front inset, rear extension and re-cladding of the fourth floor. (Approved as commercial under application ref. 211808)



Proposed Plans

The proposed replacement fourth floor will create 2 no. new 2-bedroom apartments. Two one bedroom units have previously been approved under Prior Approval ref:211811, but the change of use has not currently taken place.

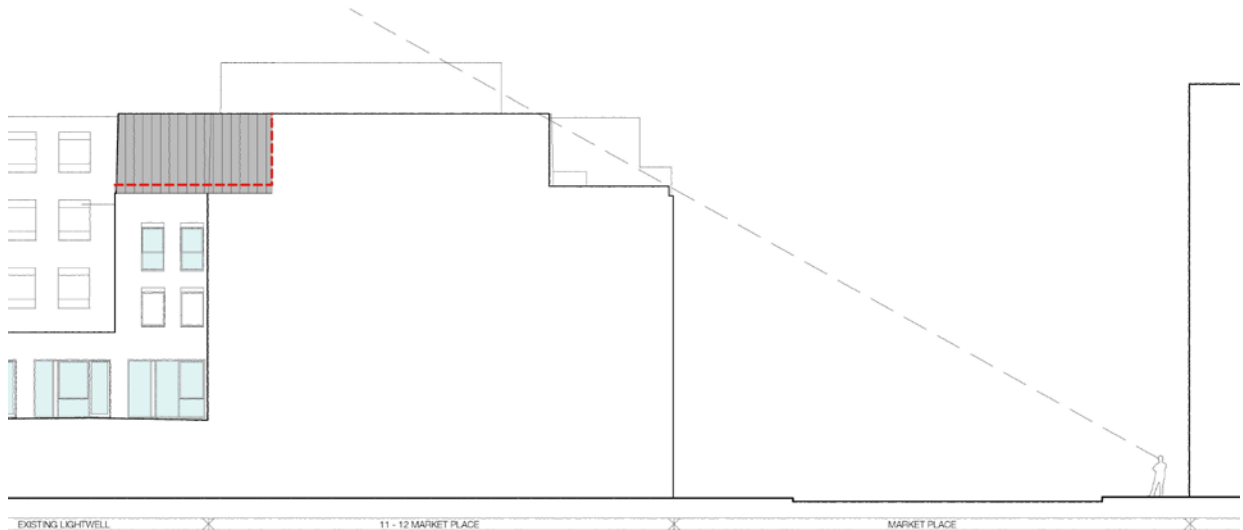


Fourth Floor Plan



Proposed Front Elevation

The fourth floor extension will be formed in zinc with existing front walls being clad in zinc to match (Approved under application ref. 211808).



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.

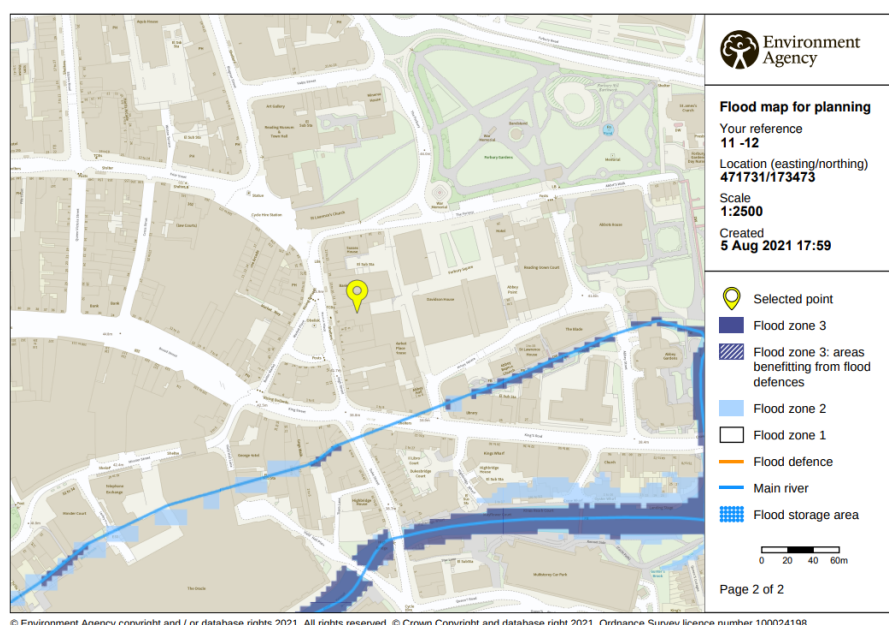
The refuse store is located within the service area, accessed via the secondary staircase to the rear of the building. There is a ventilated refuse store located at first floor for disabled users, that will be regularly emptied by the management company.

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.



4.06 Affordable Housing

An accompanying Affordable Housing report confirms our client's acceptance to provide 10% affordable housing, 5% GDV in lieu of on site provision. This is confirmed in an accompanying Affordable Housing Statement.

4.07 Sustainability

The two new dwellings will be constructed to achieve at least a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations in line with Reading Borough Council's planning policy for new homes.

This is supported by an accompanying Energy Statement and SAP calcs.

4.08 Materials

The proposed materials will be as approved.