11 – 12 Market Place
Reading
RG1 2EG

Proposed Change of Use from E(i) (A2) to C3
Residential under Class MA of the GPDO

Supporting Statement

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

Danks Badnell Architects Ltd.

1.0 INTRODUCTION

1.01 **This Statement** – Danks Badnell Architects. Ltd have prepared this Supporting Statement to accompany the Prior Approval Application 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).

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

i) The proposals comply with the Class MA legislation requirements

ii) Confirms that there is no impact upon Highways and there is safe site access.

iii) There are no concerns regarding contamination as it is an existing building with no groundworks required.

iv) Does not sit within the active floodplain and will not have a detrimental impact upon it

v) There will be no unacceptable noise impacts upon the future occupiers from commercial noise including plant.

vi) There will be no impact on the Market Place Conservation Area due to the change of use of the ground floor front entrance.

vii) The proposals meets the daylighting requirements for all habitable rooms

2 DESIGN PROPOSALS

2.01 **Drawings** The proposals are illustrated on the following drawings, reduced copies of the drawings are attached to this statement:

- 21/28/01 – Site Location Plan
- 21/28/02 – Existing Plans
- 21/28/03 – Existing Elevations
- 21/28/10B – Proposed Plans

2.02 **Design.**

The proposed conversion including the creation of 14 no. apartments within the existing building fabric, with the following schedule of accommodation;

First Floor
Flat 1 - 2person 1 bed 50m²
Flat 2 - 2person 1 bed 50m²
Flat 3 - 1person 1 bed 44m²
Flat 4 - 1person 1 bed 39m²
Flat 5 - 1person 1 bed 37m²
Flat 6 - 2person 1 bed 51m²

Second Floor
Flat 7 - 2person 1 bed 50m²
Flat 8 - 2person 1 bed 51m²
Flat 9 - 3person 2 bed 91m²

Third Floor
Flat 10 - 2person 1 bed 50m²
Flat 11 - 2person 1 bed 52m²
Flat 12 - 3person 2 bed 90m²

Fourth Floor
Flat 13 - 1person 1 bed 39m²
Flat 14 - 1person 1 bed 44m²

The proposals comply with the required daylighting levels as confirmed in the Daylighting report by MES Building Solutions.

3.01 Legislation requirements

- The building has been vacant since Natwest closed on 16th January 2020.
- Previous Use Class A2 / E(i)
- The floor area does not exceed 1500m² - total area to change use is 1040 m²
- It is not an SSI, listed building nor curtilage, Scheduled monument, safety hazard area, nor military explosive storage area.
- It is not within AONB, nor Wildlife Area, the broads, National Park, or World Heritage Site.
- Not an agricultural tenancy
- Not Class O nor Article 4

3.02 Highways

The will be no impact upon Highways following the conversion of the existing building from A2 to C3. The town centre location allows for a zero parking scheme, resulting in no affect on highways.

The access to the site is directly off Market Place via footpath, confirming that there is safe site access.

There are 7 no. cycle stands for 14 no. cycles located in the front entrance. These are set behind a new secondary entrance door for security reasons.

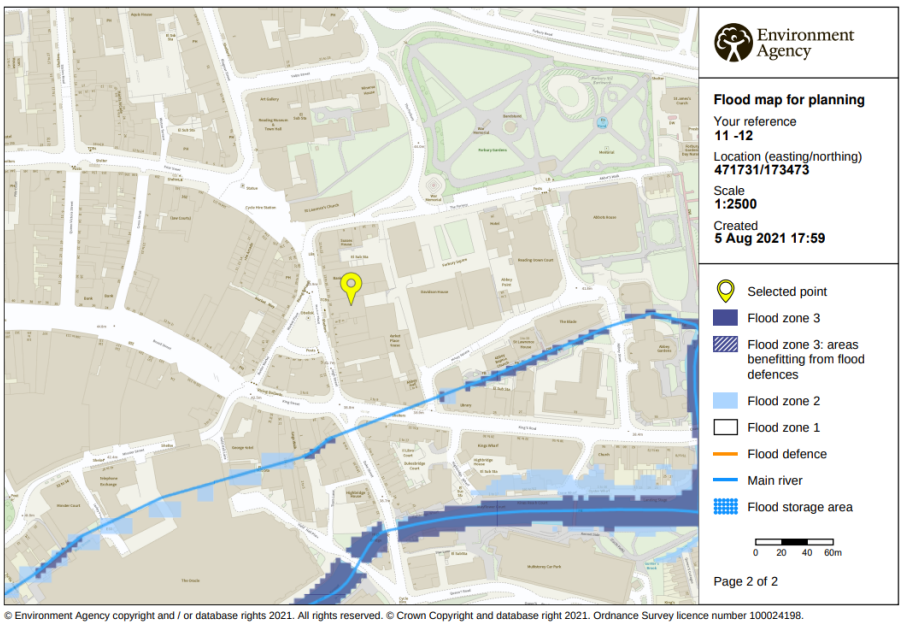
The refuse store is located within the service area, accessed via the secondary staircase to the rear of the building. There is a ventilated refuse store located at first floor for disabled users, that will be regularly emptied by the management company.

3.03 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.

3.04 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.



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3.05 Noise Impact upon Future Occupiers

There will be no unacceptable noise impacts upon the future occupiers from commercial noise including plant. This is confirmed in the Noise report by Venta Acoustics.

Whilst the is no impact form Commercial noise, Mechanical Ventilation Heat Recovery Systems will be installed to each unit with boost settings to allow for the units to be fully ventilated without the requirement to open a window.

3.06 Change of use of ground floor within the Conservation Area

There will be no visible change to the Conservation Area due to the change of use of the ground floor front entrance. The existing front entrance for the A2 / E use will remain as existing and become the main front door for the C3 Apartment building.

Photograph of the existing front of 11 – 12 Market Place, showing the existing front entrance that will change use class, but remain unchanged.

3.07 Daylighting

All units have been designed to meet the daylighting requirements for habitable rooms, this is confirmed in the report by MES Building Solutions.

4 CONCLUSIONS

4.01 Conclusions

The proposals have been designed to provide high quality residential units, that comply with the required guidelines and legislation under Class MA of the GDPO as confirmed in the accompanying reports and above.