



DESIGN and ACCESS, PLANNING and HERITAGE STATEMENT

23-24 Market Place, Reading RG1 2DE
ADA/AB/211206

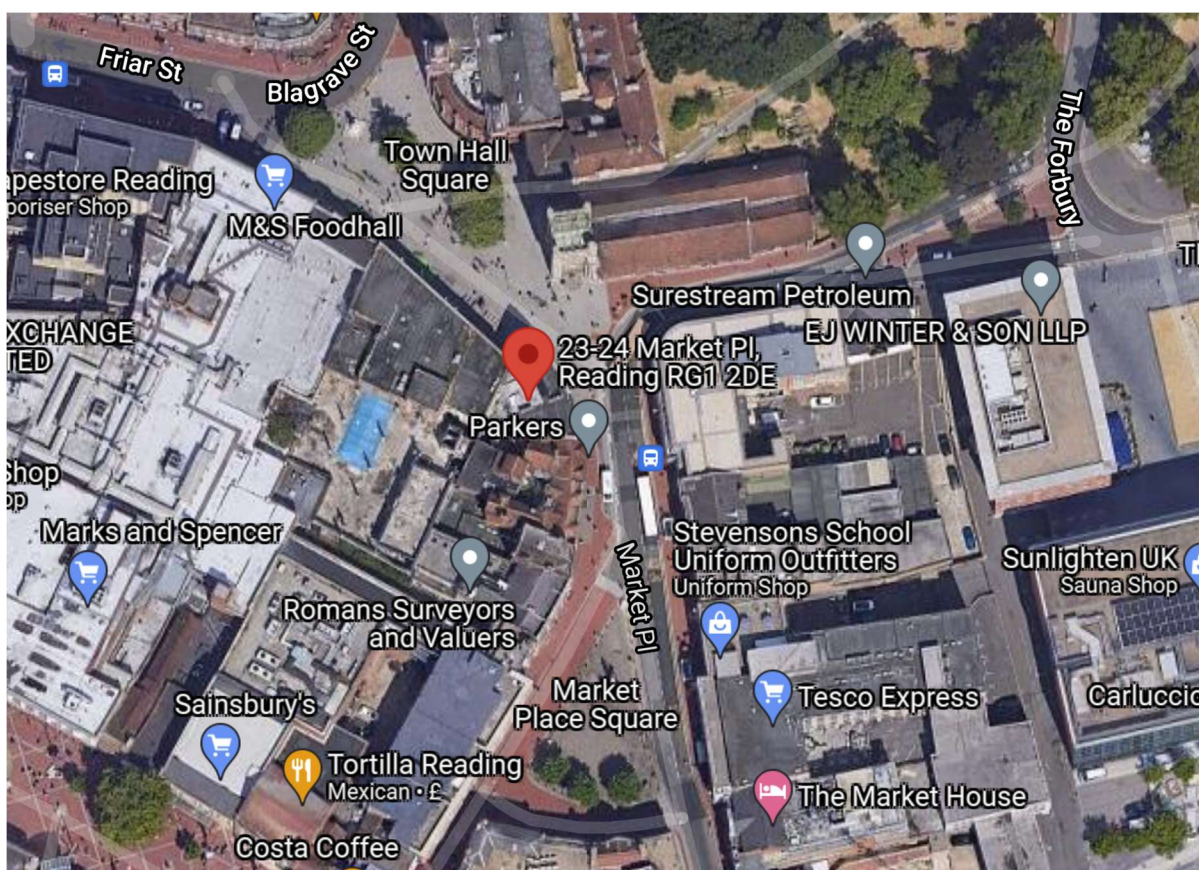
DESIGN and ACCESS, PLANNING and HERITAGE STATEMENT

23-24 Market Place, Reading RG1 2DE

1. Site and surrounding area

The application site is the corner unit lying opposite the junction of Market Place (as it bends round) and Forbury Avenue.

Nos 23-34 Market Place which all are listed. The site is within the Market Place/London Street Conservation Area.



The site is in a pedestrianised and traffic management zone.

2. Proposal

Change of use from Car Leasing offices (Class E) to takeaway (Sui Generis). An air vent opening to the rear door.

3. Details of proposal

The proposal involves no external changes to the front.

The opening hours would be:

Sundays to Thursdays: 9am until 11pm

Fridays and Saturdays: 9am until 3am (the following day)

There would be high quality extraction units internally and there would be only an extraction grille to the rear elevation. This opening would be from the rear door and not damaging the existing building fabric.

The proposal would provide employment and active street frontage to this town centre unit.

4. Planning History

071218 Advertising to the street level office. – Approved 15/11/2007

071219 Install two projecting and one fascia sign (divided into 3 no. groups of internally illuminated lettering) – Approved 04/10/2007

060137 Additional signage to existing high-level sign and removal of existing light box and replace with name plate – Approved 20/11/2006

060692 Additional signage to existing high-level sign and removal of existing light box and replace with name plate – 13/10/2006

060566 Signs and advertisements on side elevation – 02/05/2006

060591 Signs and advertisements on side elevation – 02/05/2006

051250 Halo illuminated fascia sign to ground floor level; 2 no projecting signs to each side of fascia – 22/02/2006

050125 Changes to ground floor windows and doors, front and rear elevations; including replacement of rear basement fire exit door. Changes to floor levels, ground floor only, internal alterations – 19/01/2006

050655 Replace all windows on front elevation and enlarge ground floor windows. At the rear replace an existing window and enlarge the

opening replace existing doors at ground and basement levels – 19/01/2006

050978 Temporary change of use to A1 (Charity Shop) whilst preserving existing A2 use (financial and professional services) – 12/08/2005

900802 Front fascia signs, box signs (window) and plaque (door) Flank: logo, sign and plaque (door) – 14/02/1991

900803 Signage on frontage and flank of premises – 14/02/1991

5. Listing

MARKET PLACE 1. 5128 (West Side) Nos 23 to 26 (consec) SU 7173 NE 1/205 26.7.75. II GV 2. Early C19 loosely attributed to Henry or Nathaniel Briant. 3 storeys, Bath stone ashlar now rendered. Round corner. Moulded cope to parapet. Slate roof. Doric pilasters above ground floor level between each house with fluted caps. Modern shops with Doric piers. 2:2:2 ranges of glazing bar sash windows, 1st floor windows have carved brackets to cornices.

Date first listed: 26 July 1973



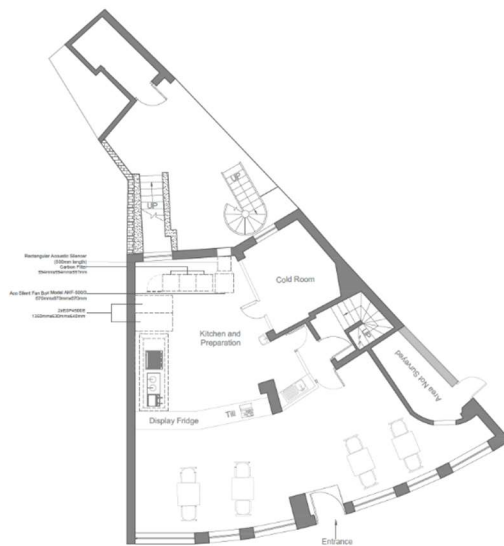
Works and effect on listing

The current proposal does not involve any works to the building and there would not be internal changes to harm to the existing building fabric either. However, there would be an air vent to the rear door. Considering the door is not original and already replaced (see the above planning history) there would be no harm to this listed building due to the proposal.

6. Assessment

Harm to the surrounding area

The proposed change of use would not be harmful to the surrounding area as the applications site is in the middle of Reading town centre where all sorts of different commercial uses are allowed and this is supported by the policy and improved the offer of this town centre.



PROPOSED GROUND FLOOR PLAN



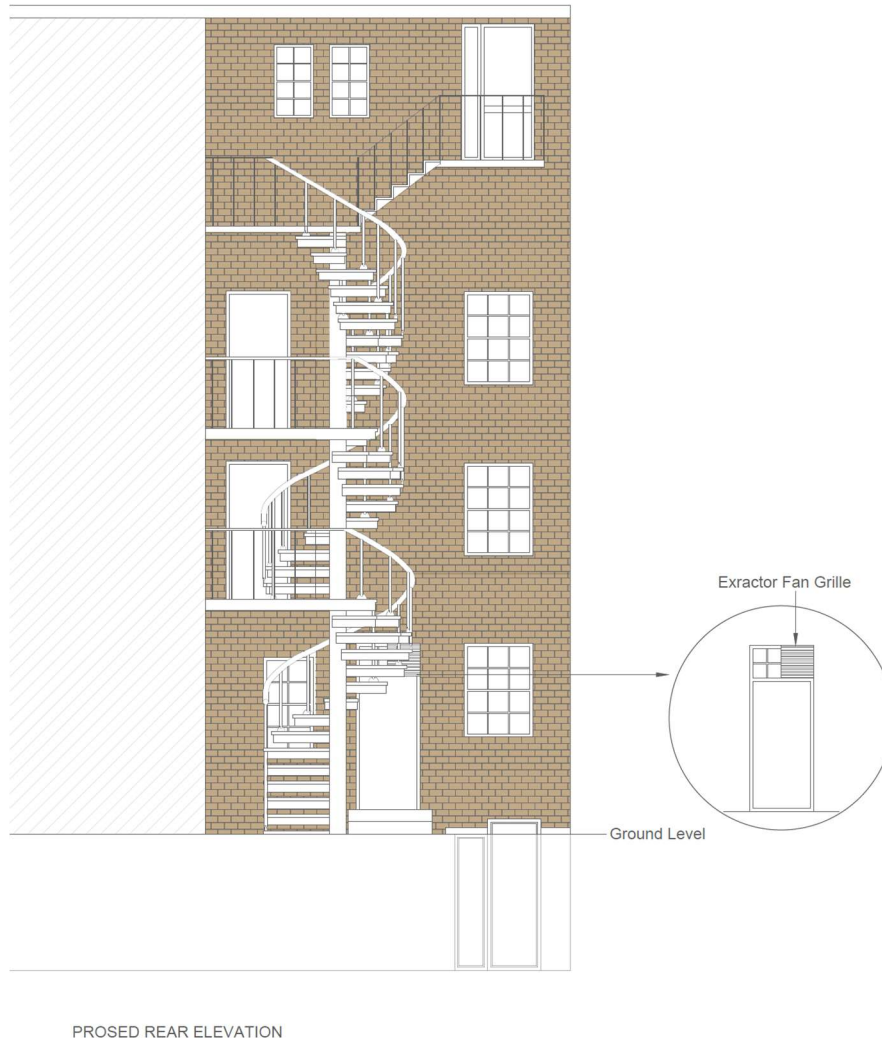
PROPOSED BASEMENT PLAN

Proposed basement and ground floor plans

In terms of noise, odour and vibration from the cooking of the proposed takeaway use, the applicant would install high specification extraction system internally. The submission accompanied with extraction unit details, a report from commercial kitchen experts to show the proposal's compliance with EMAQ and DEFRA guidelines and the submission confirms that there would not be discharge of any odour, noise or vibration.

Harm to the listed building

As the proposed air vent to the rear would be from the door opening and therefore there would not be an additional opening for extraction.



Basement

The existing basement would be used for cold storage, offices and refuse storage area. The refuse would be taken to the front during collection days/times only and bins would be taken indoors as soon as collection is over.

7. Conclusion

The proposed change of use and air vent to the rear would not harm this Grade II listed building and its heritage or neighbouring amenities.