

Conversion of St Laurence House, 10-12 The Forbury, Reading RG1 3EJ from B1(a) office to 5no flats C3

1.0.0. The Existing building

Consists a three storey building set in a conservation area which adjoins a mixed-use building known as Sussex House on its Western boundary. There is a mix of residential use on its upper floors & retail on the ground floor.

The previous occupiers were EJ Winter & Sons LLP Solicitors. As can be seen from the there are no shop fronts, visits to the Solicitors was by appointment only.

St Laurence House overlooks the Churchyard of St Laurence Church.

1.1.0. The proposal

Under Class 0 of the General Development Order 2015 as amended, If a building is in use on 29th May 2013 as B1(a), it can be converted into C3 accommodation subject to complying with Para O.1, which it does.

1.2.0. Conditions

There are 4 conditions & the developer before commencing the conversion must apply to the Local Planning Authority for determination as to whether the prior approval of the authority will be required as to –

- (a) Transport & highway impacts of the development
- (b) Contamination risks on the site
- (c) Flood risks on the site
- (d) Noise considerations of any uses in the locality

Considering (a), the building is located within the town centre with easy access to all local amenities & transport links. There is no off street parking associated with this proposed development & believe that due to its location, it is appropriate for a car free scheme.

Considering (b), the existing use is B1(a) office use, there have been no hazardous recorded on this site. The proposal is for a conversion of the building in the form of internal alterations. It is not expected there will be any substructure works required.

Considering (c)- The site is within Flood Zone 1.

Considering (d), There is a mixed-use building to the west which adjoins the site with St Laurence Church opposite.

To the east across an access road there is a 5 storey office building.

Forbury park is situated across the road to the North East.

Therefore, there are no non-conforming uses in the locality that is likely to cause noise & disturbance to the proposed occupiers of the flats.

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