

13 – 16
Market Place
Reading
RG1 2EG

Design and Access Statement
for stripping out works to the
existing Listed building

May 2021



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1.0 THIS REPORT, THE APPLICANT AND CLIENT BRIEF

1.1 **This Design and Access Statement** has been to accompany a Listed Building Application for the further stripping out of the existing building to remove the non-original additions, including suspended ceilings, stud partitions, lifts and mechanical and electrical equipment.

1.2 **The Site and Ownership** – This Report discusses the property known as 13-16 Market Place, Reading.

The site is owned by Eurospeak Academy Ltd

1.3 **Client Brief** – Danks Badnell Architects have been instructed by Eurospeak Academy Ltd to

- i) review development opportunities for the Site, and then;
- ii) to develop proposals

This application seeks to remove the non original features in the building.

2.0 THE SITE AND EXISTING BUILDING

- 2.1 **The Site**– The site is located in a prominent position in Market Place, Reading. The site is within the Town Centre Conservation Area.



- 2.2 **Current Use**
13-16 Market Place, The old Bank, is vacant.
- 2.3 **Site Access**
Pedestrian access is off Market Place with limited secondary pedestrian and vehicular access off The Forbury.
- 2.4 **Listed Building Notes**
MARKET PLACE 1. 5128 (East Side) Yes 13 to 16 (consec) (National Westminster Bank) SU 7173 NE 1/333 SU 7173 SE 3/333 26.7.73. II GV
2. Mid C19. Renaissance palace style. 3 storeys. Bath stone ashlar with Portland balustraded parapet. 3 bays, the outer ones project slightly with corner piers. Astragal to moulded modillion cornice. Tripartite plate glass sash windows with enriched lintels and side pilasters with relief panel carvings supporting enriched entablature. 2nd floor centre bay has paired architrave windows. Modillion cornice over ground floor. Outer doorways with pink granite pilasters and round headed doors in rusticated concave jambs; similar surrounds to 2 central windows.

2.4 Building Plans



2.5 Aerial Photo

The photograph below is of the rear of 13-16 Market Place. the photograph illustrates the piecemeal nature of the first-floor additions that have grown behind the original Listed Bank building



3.0 PLANNING HISTORY AND USE CLASS

3.1 Planning Permissions

- Planning Permission 000/000/8734 dated 7/7/61 unconditional approval for:
Reconstruction of Premises
- Planning permission 000/00/11497 dated 15/5/61 unconditional approval for:
Use of top floor as offices
- Listed Building Consent (conditional) 191894 dated 27.3.21 for:
Decommissioning the existing NatWest branch

3.2 Use Class

The ground floor and front part of the building at first floor provided limited access to the public for “financial and professional services”, the remainder of the building provided administrative offices for internal use by the Bank.

The presumption is that the ground and part first floor of the building falls within Class A2 being “financial and professional services” offered to the general public and the remainder Class B1 Offices.

The Building Use may be combined Classes A2/B1.

4.0 PROPOSED STRIPPING OUT WORKS

4.01 Stripping Out Works.

There has previously been an approval for the decommissioning of the existing bank to remove the ATM machines, the banking booths etc.

Whilst this approval removed the fixed furniture, we seek to remove further non-original features including the following;

We have undertaken a survey of the building to ascertain that all walls to be removed are no original stud walls and ceilings.

- Stud walls throughout
- The existing passenger lift, and two no. banking lifts
- All suspended ceilings
- All cable and ducts that remain
- The existing toilets to first floor

All works will be undertaken sensitively to ensure any existing original fabric is protected.

The photographs below and drawing no. 21/16/10 included with the application confirms the status of the building.



existing stud walls to ground floor to be removed





Stud walls to be removed and glazed screens to windows to be removed



Lift and glazed wall and doors to be removed.

First Floor Works



Existing first floor glazed door to be removed, lift removed and wall blocked off to remove link between buildings.



Stud walls, suspended ceilings and lift to be removed.



Stud walls, suspended ceilings, refuge and lift to be removed.



Existing toilets to be removed.

Second Floor Works



Existing stud walls and suspended ceiling to second floor removed,

Existing Toilets removed.

Proposed Drawing

