

Document
Planning Statement

Project
DWP Reading

Building/Asset/Site
**Reading Medical
Assessment Centre**

Client
DWP / Sodexo

Date
August 2020

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The McBains logo features a stylized 'M' icon followed by the word 'cBains' in a bold, sans-serif font. The 'M' icon is composed of two overlapping curved shapes. The 'c' is lowercase and smaller than the 'B', which is uppercase and larger. The 'B' and 'ains' are in a consistent weight and style.

DOCUMENT REFERENCE								STATUS	
61082B	DWP15	MCB	XX	XX	RP	A	0001	D5	P1
MCB NO.	PROJ. IDEN	ORIGINATOR	ZONE	LEVEL	TYPE	DISCIPLINE	NUMBER	SUITABILITY	REVISION

DOCUMENT LOCATION

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The source of the master document can be found on the following:

T:\ 61082B DWP Reading MAC\01_WIP\A_Architect\Documents\RP_Reports\Planning Statement

REVISION HISTORY

Suitability	Revision	Version Date	Summary of Changes	Changes marked
D5	P1	06/08/20	Issue for Planning	

DISTRIBUTION

This document has been distributed to:

Name	Company
Connie Davis	Reading Borough Council

APPROVALS

This document requires the following approvals.

Name	Title
Anna Kealey	Project Director


Signed A Kealey (Aug 6, 2020 11:18 GMT+1) dated Aug 6, 2020

For and on behalf of McBains Limited

ACCESS STATEMENT

Minor external alterations to the northern facade shop front of ground floor unit, 21-22 Market Place.

Address: 21-22 Reading Post Office, Market Place, Reading, RG1 2DQ

No changes to the existing access arrangements of the unit.

Location Overview

The Property occupies a prominent location in central Reading, situated on the corner of Market Place and The Forbury. The Property is within a short walk of the prime retail pitch and Reading town centre and the Railway Station is close by and can be reached by foot. Surrounding occupiers include NatWest Bank, Romans Estate Agents, Tesco Express and Lloyds Bank.

The unit is within a Conservation Area and the surrounding area comprises largely of commercial and retail uses.

The DWP Reading Medical Assessment Centre is an extremely important project for the Department for Work & Pensions and covers a large geographic area, serving the whole of Berkshire, parts of Hampshire, Oxfordshire, Buckinghamshire and Surrey. Customers travel up to 50 miles each way daily.

The site has received planning permission to amend its use from Post Office (Use Class A1) to a medical assessment centre (Use Class D1). Refer to application number: 220223



Existing site photos - 21-22 Reading Post Office has received permission to amend its use to a medical health assessment centre. Photo on the left shows the existing pedestrian access on the west elevation, doubled glazed entrance doors will be retained.

Photo on the right shows the north elevation where integrated louvres are proposed, to be provided for mechanical ventilation on the top section of the double-glazed panels.

Proposed Works

Minor external alterations are proposed to the northern facade shop front of ground floor unit, 21-22 Market Place to facilitate the use of the currently vacant unit as a medical assessment centre. The existing shop front in this section of the façade are proposed to be replaced with a like-for-like shop front to match the existing with a small band of high level integrated louvres to ensure adequate mechanical ventilation is provided to meet the requirements of the medical assessment centre.

For further details please refer to proposed plan DWP15-MCB-XX-00-DR-A-0111-D5-P1 and elevation DWP15-MCB-XX-ZZ-DR-A-0151-D5-P1 in the planning application.

DWP15-MCB-XX-XX-RP-A-0001-D5-P1

Final Audit Report

2020-08-06

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