

**C·A·R·R·I·N·G·T·O·N
S·T·E·V·E·N·S**
DESIGN CONSULTANTS

DESIGN AND ACCESS STATEMENT

FOR

**SUBDIVISION OF THE GROUND FLOOR TO PROVIDE 1NO.CLASS E UNIT AND
1NO. SUI GENERIS (TAKEAWAY) UNIT, ALTERATIONS TO SHOPFRONT AND
CHANGE OF USE OF THE FIRST AND SECOND FLOORS TO CLASS C3 USE TO
PROVIDE 4NO. RESIDENTIAL FLATS**

64-65 ST. MARY'S BUTTS

READING,

BERKSHIRE

RG1 2LG

JOB NO: 20920



Agent: Carrington Stevens Designs Consultants
One Wellstones
Watford
Hertfordshire
WD17 2AE
Tel: 01923 227707

Applicant: Warrant Investments Plc
One Wellstones
Watford
Hertfordshire
WD17 2AE
Tel: 01923 230414

CONTENTS

Section 1	Introduction
Section 2	Site location and description
Section 3	Relevant known planning history
Section 4	Development proposals
Section 5	Policy assessment
Section 6	Conclusion

1.0 Introduction

Our planning, design and access statement has been prepared on behalf of our Client Warrant Investments Plc in support of the proposal for the subdivision of the ground floor restaurant (formally known as Class A3) to provide 1No. Class E unit and 1No. Sui Generis (takeaway) unit. Alterations to the existing shopfront and Change of use of the first and second floors to Class C3 use to provide 4No. Residential flats with independent access.

The following appraisal explains how the proposal enhances the potential of the property which is currently vacant.

This statement should be read in conjunction with the following planning drawings submitted with this application:-

1:1250 Location Plan

20920-01PL Existing Block Plan

20920-02PL Existing Ground & Basement Floor Plans

20920-03PL Existing First & Second Floor Plans

20920-04PL Existing Elevations

20920-05PL Demolition Ground Floor Plan

20920-06PL Demolition First & Second Floor Plans

20920-07PL Demolition Elevations

20920-08PL Proposed Ground Floor Plan

20920-09PL Proposed First and Second Floor Plans

20920-10PL Proposed Elevations

20920-11PL Proposed Block Plan

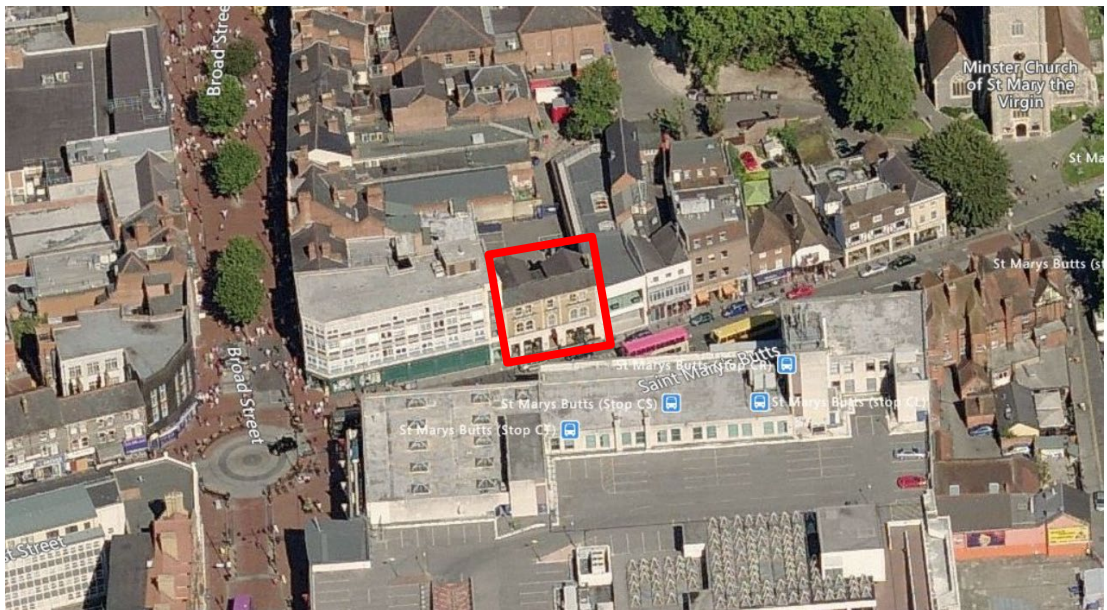
The planning application fee of £1,848 will be made online via the Planning Portal.

2.0 Site location and description

The property comprises a traditionally built mid-terraced building constructed of stone and yellow stock brick under a double pitched slate roof with a single storey rear extension featuring a flat roof. The building is arranged over basement, ground, first and second floors. Although currently vacant, the property was last occupied as a restaurant at ground floor with the first and second floors used for purposes ancillary to the restaurant. The property is situated on the North East side of St. Mary's Butts and is immediately opposite Broad Street Mall.

Externally, fronting St. Mary's Butts there is a glazed shop front at ground floor consisting of two sets of aluminium powder coated sliding windows with stall riser and a stone surround. In the centre of the façade are timber painted double entrance doors and a clear glazed entrance door located on the left of the front elevation. There are large arched timber sash windows on the first and second floors which feature a stone surround.

The area is characterised by a mix of Class E and Sui Generis uses including Caffè Nero, Subway, Bill's and nearby Pizza Express.



(Bing maps)

3.0 Relevant known planning history

The Relevant known planning history is as follows:-

- Planning Application No.130327 – 1 fascia sign, 1 projecting sign, menu unit and window vinyls. Application permitted.
- Planning Application No.980410 – Alterations to shopfront to include new glazed, sliding windows, new disabled access door. Illumination to upper floors, planter boxes and baskets. Application permitted.
- Planning Application No.980231 – Single storey rear extension and existing flat roof height to be raised and new skylight provided. Application permitted.
- Planning Application No.980411 – Three neon fascia signs and one neon projecting sign. Application permitted.
- Planning Application No.960270 – Change of use A3 (food and drink). Application permitted.
- Planning Application No.950053 – Partially illuminated fascia and projecting sign. Application permitted.
- Planning Application No.910478 – Fascia sign and projecting sign. Application withdrawn.

4.0 **Development Proposals**

Use and Access

The proposal seeks full planning permission for the subdivision and partial change of use of the existing ground floor restaurant to form one Class E unit (Unit 1) and one Sui Generis takeaway unit (Unit 2) with associated alterations to the shop front together with the change of use of the first and second floors to provide four residential flats.

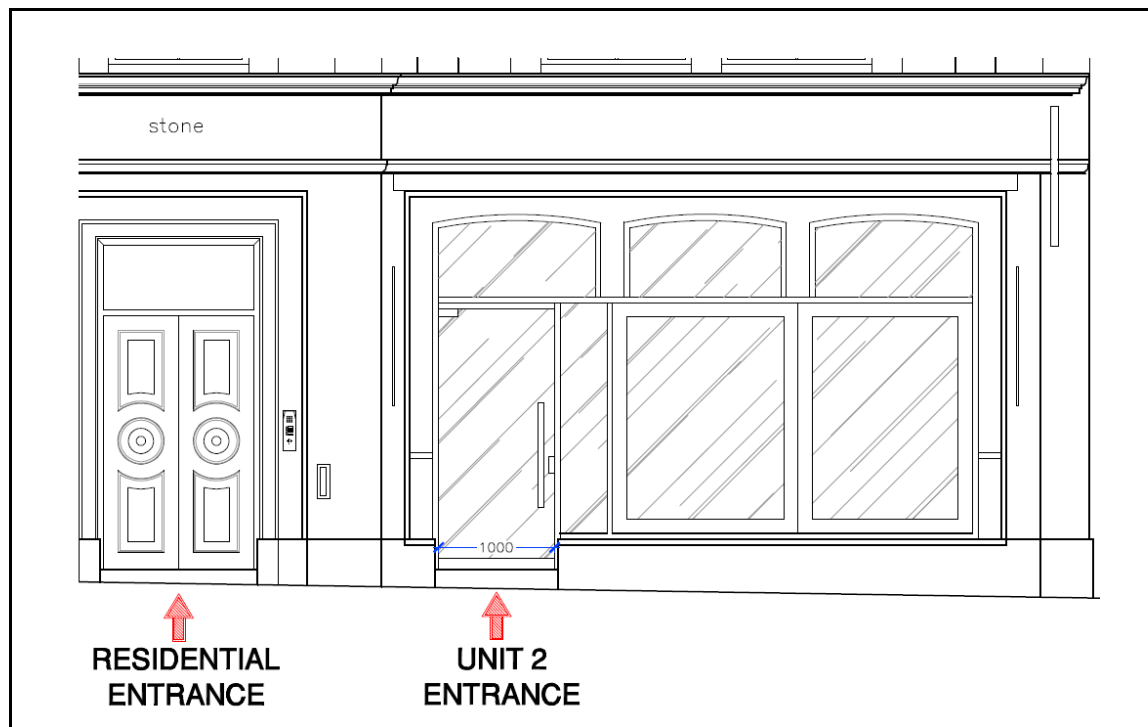
As with the existing use, the Class E and Sui Generis (takeaway) units will remain at ground floor and will be separated by a fire rated divisional wall and a new entrance lobby serving the flats. There is an existing fire exit door at the rear of the property, an internal shared fire escape corridor will provide a means of escape to the rear.

Access to the flats will be by way of the existing central double entrance doors at the front of the building which will be operated via a new intercom system linked to the upper floors. Internally a new entrance lobby at ground floor will provide separate/independent access to the flats. A secure internal residential cycle store will be provided at ground floor off the entrance lobby.

A new communal staircase is proposed between ground and first floor to serve the flats. Originally there was a staircase in this location but was removed when the property was converted into a restaurant. The staircase between first and second floor is still present. Two flats will be located at first floor and two flats at second floor. The accommodation will provide a total of 2No. one bedroom flats and 2No. two bedroom flats.

Access to Unit 1 will be via the existing glazed entrance door on the left of the front elevation.

Access to Unit 2 will be via a new clear glazed entrance door on the front elevation. The new door together with a fixed glazed side panel are to be inserted within the existing shop front opening and will feature an aluminium powder coated frame, the colour of which is to match the existing sliding shopfront windows. There will be 1No. ambulant disabled step at the entrance to Unit 2.



(Extract from drawing No.20920-10PL Proposed Elevations)

Appearance

Currently there is an existing glazed entrance door and 2No. sliding shopfront windows to the left of the main entrance with 3No. sliding shopfront windows to the right of the entrance. Our proposal is to remove one of the three sliding windows on the right together with a section of the stall riser below to allow for a new full height clear glazed entrance door with glazed side panel.

In order not to alter the style of the existing shop front, the arched fanlights featured above the sliding windows (shown in the extract above) are to remain and the new glazed entrance door and glazed side panel will be incorporated into the existing shopfront opening with matching aluminium powder coated frames. There are no alterations proposed to the existing stone surround.

The new entrance door and fixed glazed light will feature clear laminated safety glass to BS EN 14449. New stainless steel door furniture will match the existing glazed door on the front elevation.

The existing timber sash windows on the first and second floors will be redecorated in Dulux Weathershield Exterior paint system colour White to match the existing. The timber double entrance doors will be redecorated in Dulux Weathershield Exterior paint system colour ref.70YY 33/061. The existing lead flashings to the stone corning are to be inspected and repaired/redressed as required.

The current restaurant signage above the central double entrance doors together with the existing window vinyls are to be removed. The existing awnings above both sets of sliding shopfront windows are to remain.

The future tenants of the ground floor units have not yet been established, and so relevant advertisement applications will be submitted in the future once this is known.

Landscaping

There is no existing landscaping that is affected by the proposed development.

5.0 **Policy Assessment**

The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF sets out a 'presumption in favour of sustainable development'.

Mixed use development

The NPPF promotes mixed use developments and encourages multiple benefits from the use of land in urban and rural areas. The proposed scheme will mean employment is retained at ground floor level and new residential accommodation provided above.

Paragraph 38 of the NPPF adds; *Local planning authorities should approach decisions on proposed development in a positive and creative way... They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

Setting

As the property is located within the town centre, we have proposed secondary glazing to the existing windows on the first and second floors to mitigate potential external noise disturbance in accordance with Policy CR6.

Density and Mix

The change of use of the first and second floors to residential will provide a mix of housing consisting 2No. one bedroom flats and 2No. two bedroom flats all of which will comply with the Nationally-Described Space standards and therefore accords with Policies H2 and H5 of the Local Plan.

Affordable Housing

For this scheme consisting of 4 units, policy H3 of the Local Plan requires a financial contribution based on the equivalent of 10% affordable housing towards improving affordable housing provision off-site. Such provision will be secured through the completion of a s106 Legal Agreement during the application process.

Bin Store/Cycle Store

The existing external refuse/recycling store located at the rear of the property will serve the new ground floor units. A new internal refuse store will be provided at ground floor for the residents of the flats and will be of a suitable size to store refuse and recycling. A secure internal residential cycle store will also be provided at ground floor in accordance with Policy H8. Refer to drawing No.20920-08PL Proposed Ground Floor Plan for refuse and cycle store locations.

Location

The property does not benefit from any on-site parking, as such like other restaurants /food premises in the town centre the proposed units at ground floor will be served by the local car parks including Broad Street Mall multi storey car park which is located close by. The central location of the property is considered to be sustainable in terms of the proposed residential accommodation, with the proposed dwellings having direct access to the local services, amenities and transport links within the town in particular the bus routes along St. Mary's Butts and train services from Reading Train Station which is less than a 10 minute walk away from the property.

Design and Access for people with Disabilities

There is level access into Unit 1 at ground floor. Due to the external ground levels there will be 1No. ambulant step at the entrance of Unit 2. The ambulant disabled step will have a rise between 150mm and 170mm in accordance with Approved Document M of the Building Regulations. The new entrance door into Unit 2 will 1metre wide. The proposals are considered in accordance with Policy CC7.

6.0 Conclusion

This statement has explained how the proposed scheme provides a valuable change of use and how it accords with relevant 'Reading Borough Local Plan' policies and gains further support from National guidance in the 'NPPF'. It is therefore respectfully requested that planning permission is granted.