



Town Planning Bureau

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Planning, Design & Access Statement

Site: Upper Floors of 1 to 15 Queen Victoria
Street & 148 Friar Street, Reading RG1 1SY
Application by: The Thackeray Estate
Lead Consultant: Mr Paul S Bottomley
Date: 25th January 2019.
Our Ref: URB-482-ST6a.

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1.0 Introduction

1.1 This planning, design and access statement is prepared by Mr Paul S Bottomley BA (Hons), MA, MRTPI of Town Planning Bureau and comprises supporting information in respect of a planning and listed building consent applications for the works as described at para 1.2 below.

- Applicant: The Thackeray Estate (“the Applicant”).
- Site: Uppers of 1-15 Queen Victoria Street & 148 Friar Street, Reading, RG1 1SY (“the site”).
- LPA: Reading Borough Council (“the Council”).

Proposal

1.2 Consent is sought for the following works:

1. Works of repair and maintenance, and where necessary replacement of the roof with like for like materials.
2. Repair and maintenance of gables.
3. Repair and maintenance of brick work with localised repair to failed mortar joints.
4. Repair and maintenance to windows, and where necessary, replacement with like for like windows.

Access arrangements

1.3 There would be no change to the access arrangements associated with the site.

Parking

1.4 There would be no change over the existing situation - no off street car parking space is provided or capable of being provided.

Sustainability

1.5 The proposed works provide the opportunity to improve the energy efficiency and sustainability of the building.

2.0 Site Location & Description

- 2.1 The application site comprises a number of premises with retail uses at ground floor level with other uses at first floor level and above, located within Reading Town Centre in the northern section of the Primary Shopping Area.
- 2.2 The properties in Queen Victoria Street, part of a larger terrace built in the 1890s, comprise retail accommodation arranged over the ground, basement and part of the first floors with the remaining 1st, 2nd and 3rd floors being office accommodation. The properties are Grade II listed buildings.
- 2.3 No. 148 Friar Street comprises retail floorspace at ground and first floor level (Café Nero) with office floors above. The building is located on the corner of Friar Street and Queen Victoria Street and is Grade II listed.

3.0 Relevant Planning History

- 3.1 Given the number of units that comprise the site it is not unexpected that there are a large number of historic planning permissions. However, as these applications only relate to works of repair, the application of relevance is set out below.
- 3.2 Pre-Application ref: 162021: External repairs and maintenance of listing building. Works to include overhaul defective roof coverings and associated works. Stabilisation and repair to gables and decorative terracotta. Repairs to masonry and pointing and timber. Repairs including window and redecoration. Issued 17th February 2017 and copy accompanies.

4.0 Relevant Planning Policy

- 4.1 In preparing this application regard has been had to the National Planning Policy Framework (NPPF) and Development Plan policies including the adopted Reading Core Strategy (Jan 2008, 2015), the adopted Sites and Detailed Policies Document (October 2012, 2015) and the adopted Reading Central Area Action Plan (Jan 2009).

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Section 6 contains policies on delivering a wide choice of high quality homes.

Reading Core Strategy (Jan 2008, 2015)

- 4.3 The principal policies relevant include:
- Policy CS1: Sustainable construction and design
 - Policy CS7: Design and the public realm
 - Policy CS33: Protection and enhancement of the historic environment

Sites and Detailed Policies Document (October 2012, 2015) (SDPD)

- 4.4 The SDPD forms part of the adopted Development Plan, the principal policies relevant to this application include:-
- Policy DM1: Adaptation to climate change
 - Policy DM4: Safeguarding amenity.
 - Policy DM12: Access, traffic and highway related matters.

5.0 Planning considerations

5.1 These applications simply seek to repair the buildings that have been devoid of such works for a number of years.

5.2 We consider the principle matters to assess are:-

- Principle.
- Outline schedule of works
- Method statements.

5.3 We address them in turn to demonstrate that the scheme complies with development plan policy and guidance.

Principle

5.4 The works proposed are:

- Overhaul of defective roof coverings and associated works
- Stabilisation and repair of unstable gables and associated terracotta
- Repairs to masonry and pointing
- Timber repairs to windows and redecoration

5.5 Core Strategy Policy CS33 states that permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

5.6 These works are essential for the future survival of the buildings, which have remained unrepaired for a number of years, which is self-evident by the structural supports that have had to be installed. Accordingly, the principle of repairing the building is essential and therefore acceptable.

Application Packs

5.7 The applications are accompanied by:

5.8 Method Statement of the repairs to the high level gables - this is fully detailed and provided by the main contractor 'Capital Stone Renovation'.

5.9 Outline schedule of works and specification to roof repairs: this document provides a detailed analysis of the works and method of these works to the roof.

- 5.10 Window schedule of the windows the subject of repair.

Other issues

- 5.11 **Parking:** a detailed construction logistics plan can be subject to condition if consent is forthcoming.
- 5.12 **Sustainable design and construction:** Policy CS1 states that proposals for refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

6.0 Summary and Conclusions

- 6.1 The principle of making the repairs to the building is acceptable.
- 6.2 The applications are accompanied by detailed method statements.
- 6.3 The works will repair and enhance the existing building, without making any material changes to appearance.
- 6.4 The proposal is considered to be in accordance with relevant development plan policy and guidance.
- 6.5 The policy presumption is in favour of the grant of planning permission and there are no material considerations that outweigh that presumption.

