

## **Planning Statement**

**Rear of 84, London Street Reading RG1 4SJ**

**Project Ref 8787**

**Date. March 2019**



### **1.0.0. History**

As far as we can ascertain there is no planning history relating to this site.

### **1.1.0. The site & its surroundings**

The site currently consists of a single storey commercial building of some 40sqm which is used to distribute building related materials via mail order. The use is therefore classed as B8 warehouse & distribution.

The site is located to the rear of 82-88 London Street & alongside Folk House which has been converted into 8 flats over four floors.



Folk House



Rear of 86-88 London St

86-88 London Street are Grade II Listed buildings which are detailed within the Heritage Statement. The site has very little affect on the setting of the Listed Building, the view walking from Church St to London Street allow one to see the rear of these listed buildings which will be unchanged by the proposed flats.

At present there is pedestrian access between folk house & the commercial building to allow access for the Chinese restaurant & the two flats on the upper floors of 84 London St which is in the ownership of the applicant.

#### **1.2.0. The Proposal**

The proposal is to demolish the B8 commercial unit & construct three one bedroom flats over three floors including bin & cycle storage.

### **1.3.0. The Design**

The design has been carefully considered having regard to the character of the area.

The building will be built using red facings to a flemish bond overlooking Church Street incorporating sliding sash windows set back 100mm over stone cills. Rubbed arches are proposed to the heads of the windows with stone band courses & parapet.

### **1.4.0. The Layout**

The layout allows an open view from the living rooms across Church St, over the carpark to the rear of 90-92 London St into the courtyard of Home Court. There is no direct overlooking as the buildings beyond are all set at 90° to this development.

The bedrooms are positioned to the rear incorporating high level windows on the ground floor with a small defensible space which will be fenced & traditional sash window on the first & second floors with the lower sash obscured, although there is no particular overlooking issues.

### **1.5.0. The Scale**

The scale is not inappropriate for the area, Folk House is a four storey building & most of the buildings in London St are 3 & 4 storey.

The is not large which is in keeping with the scale in Church St.

### **1.6.0. Landscaping**

At present the frontage of the site is quite bland, it is proposed to erect a dwarf wall with railings & gate to the frontage with native hedge planting behind.

### **1.7.0. Appearance**

The building has been designed to give a Georgian feel incorporating vertical sliding sash windows which reduce in depth through the floors, a Flemish brick bond I proposed with stone cills & rubbed arches.

Stone band courses are proposed with a stone parapet coping.

### **1.8.0. Refuse Storage**

A refuse store is conveniently located in the rear corner of the building.

### **1.9.0 Parking & Cycling**

Secure cycle storage is provided in the rear corner of the building.

Reading Borough Council has accepted that this area can be treated as in Zone 1.

At present the requirement is for one commercial space per 250sqm. The existing building equates to 40sqm & three people work from the premises. There is no formal parking on site.

The provision of 3no 1 bedroom flats in zone 1 require 0.5 spaces per flat ie 1.5/2 spaces. In the Revised Parking Standards & Design Adopted Oct 2011.

Reading Borough Council has approved similar scheme in the area with no parking provision such as 52 London St (change of use from A1/D1 to 2x1 bed flats & 1x2 bed flats 131331) & 88 London Street (change of use from B1 office to a single residential dwelling 131560)

Servicing of the site will not be affected as the situation is unchanged for refuse collection & deliveries.

### **1.10.0 Security**

Access to the existing 2no flats is not affected, it will be secure via card operated gates as shown on the site plan.

Access to the Restaurant will be restricted via the first gate only as shown on the site plan.

CCTV cameras are proposed to the communal entrance area & down the side access.

The external frames will comply with Part Q of the Building Regulations.

### **1.11.0. Pollution**

Whole house heat recovery units are proposed to each unit ducted to the rear to allow the occupants live comfortably without the need to always open the windows, I would ask the Council to condition this if they find the proposal acceptable.

### **1.12.0. Noise**

The building is located in a quieter location Church Street & will therefore not be subject to the same noise levels as the properties in London Street. We would still propose to provide double glazed windows to give a reduction of 32dBs incorporating acoustic trickle vents.

Again, if this scheme is acceptable I would ask the Council to condition this.

### **2.0.0. Flooding**

The site lays within flood zone 1.

### **6.0.0 CIL**

A CIL form enclosed.

#### **6.1.0. 106 Contributions**

As the scheme consists of 3 additional dwellings the project will be subject to 5% contribution of the GDV. The applicant is willing to pay this contribution & pay the Council`s reasonable legal fees in its preparation.

The standard template will be used & therefore a Solicitor will not be instructed on behalf of the Applicant.

The Title documents are enclosed.

### **7.0.0. Conclusions**

The site is located in a sustainable location off London Street very close to The Oracle & all other amenities & public transport.

The site is considered brown field & the loss of the small B8 unit is not seen as a negative owing to its size & position in Church Street.

The design is appropriate for the area & it does not affect the setting of the Listed Buildings in London Street.

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