

The Maltings

Planning Application Design Submission

Change of use from A3 (restaurant) to B1(a) (offices), and associated works to a Listed Building at;

The Maltings, Fobney Street, Reading, Berkshire, RG1 6BT



April 2019

Content

- 01 introduction
- 02 existing site
- 03 proposal
- 04 pre-application advice & conclusion
- 05 about us

01 introduction



existing site location

This Design Statement outlines the proposal for change of use of a listed building at The Maltings, Fobney Street. Reading.

This document is to be read in conjunction with the application drawings

Existing Site

The Maltings is a 2 and a half storey 19th century built building of brick construction with a mansard roof finished in clay tiles.

The property was previously part of Courage's Brewery (assumed malt house) but has since been occupied as a restaurant.

The building has undergone repair works in the early 1990's following a fire which also introduced a number of modern modifications.

Principles of Change of Use.

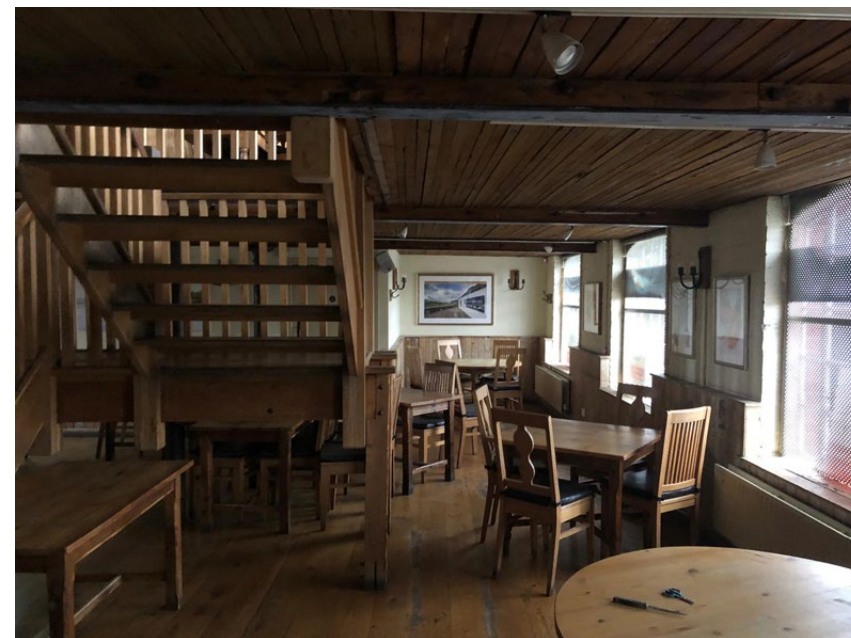
The change of use from A3 (restaurant) to B1(a) (offices) is to introduce open plan office space as well as communal areas, refuse storage, cycle storage and associated landscaping.

Pre-application advice has been obtained and the principles of the change of use have been assessed in accordance with the relevant policies.

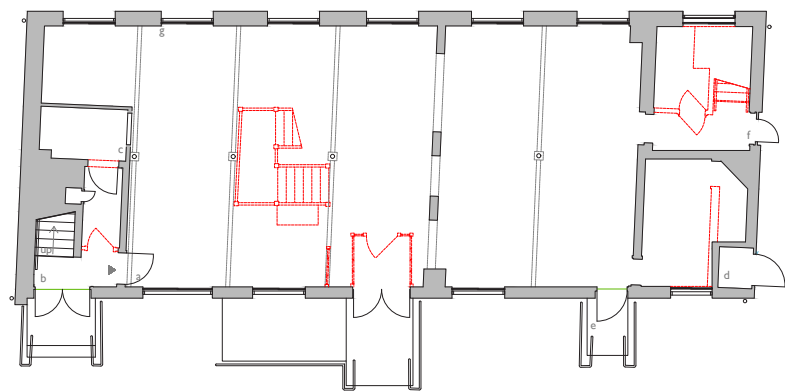


02 existing site

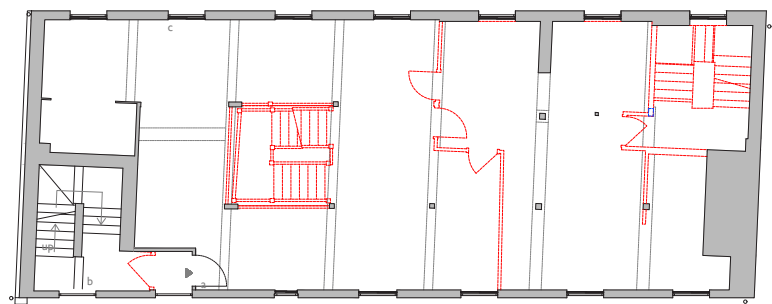
site photographs



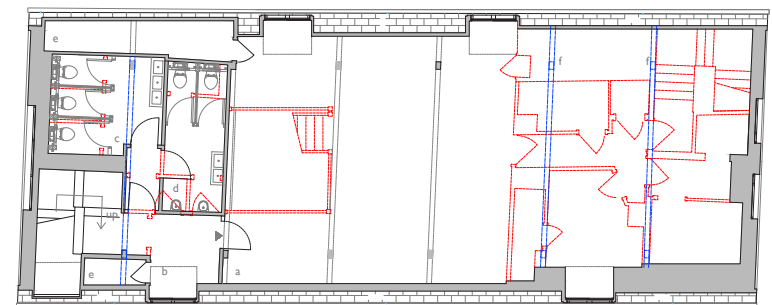
03 Proposal



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

Design Approach, Palette of Materials

The proposed internal layout has been designed to ensure that the remaining original fabric is retained (including first floor iron beams and ground floor cast iron columns) whilst making full use of the internal floor area to ensure the building can accommodate its proposed use.

The layout ensures that the building can be sufficiently accessed at all levels with the provision to later divide the office spaces if required. Doing so ensures that the property is more likely to be occupied; either by 1 or up to 3 tenants.

Existing materials internally are proposed to be retained and any new materials such as flooring are to match existing. Existing original galvanised steel windows are to be retained, repaired and painted black to restore them to their original aesthetic. A number of windows have been previously “blocked up” internally to accommodate uses within each room, hide services, etc. The application proposes to reinstate these openings to provide further additional natural light to the internal spaces.

Service voids have been positioned in front of the original external wall fabric to ensure that no chasing of the fabric is required and any overhead services are to be ducted through floor zone (which is not original).

The property has previously been altered to accommodate wheelchair access to the ground floor. The external ramps are to be retained for future use. A ground floor disabled W/C is to be retained with access from the communal area. Further technical development will ensure the works are carried out in accordance with national flood risk guidance.

Landscaping and External Works

The existing external hard landscaping is proposed to be retained with repairs carried out where required and cleaned to return the pavements to their original buff colour. Cycle storage is to be provided in the south west corner of the site, this will be secured within metal railings and a lockable gate all to match the existing boundary materials. Further technical development will explore a covered storage shelter.

Refuse storage is accommodated in the existing modern outbuilding currently used as a general store. The outbuilding can accommodate a sufficient number of bins for 60+ employees in accordance with RBC guidance.

The proposal includes the removal of a tree located to the south west corner of the existing building, this tree has been highlighted by RBC Heritage Consultant as the cause of root damage to the foundation of the south elevation.

There is currently no parking available on site; no parking is to be provided as part of the application.

All existing external signage is to be removed including strip lighting. Future signage is to be considered under a separate application by tenants.

A full impact assessment of the proposed works on the heritage asset has been carried out within a separate Heritage Statement by JP Heritage

04 Pre-application advice & Conclusion



Pre-application Advice

RBC Ref : I82233/PREAPP – Pre-application advice to the principle of the change of use and the impact on the listed building was received on 6th March 2019.

The response from the pre-application advice was positive regarding the proposed change of use and considered a number of main issues including land use principles, transport & environmental health. All of which deemed that the proposal would be acceptable as well as have a positive effect to the surrounding area. In accordance with the pre-application advice, a flood risk assessment has been carried out and the advice will form part of the specification of works moving forward.

There have been no objections from RBC heritage advisor, as shown in the following comment;

“The re-use of the building in a sustainable function which is compatible with the retaining the historic fabric and character of the building is considered to be the most appropriate use. The re-use of the building as small, flexible-space offices is considered to be compatible with the Listed Building and there are no objections to conversion which would potentially minimally affect the Listed Building.”

Other Reports

For the submission of the planning application the following reports have been prepared:

- Heritage statement
- Flood risk report
- Noise impact assessment
- Planning sequential test

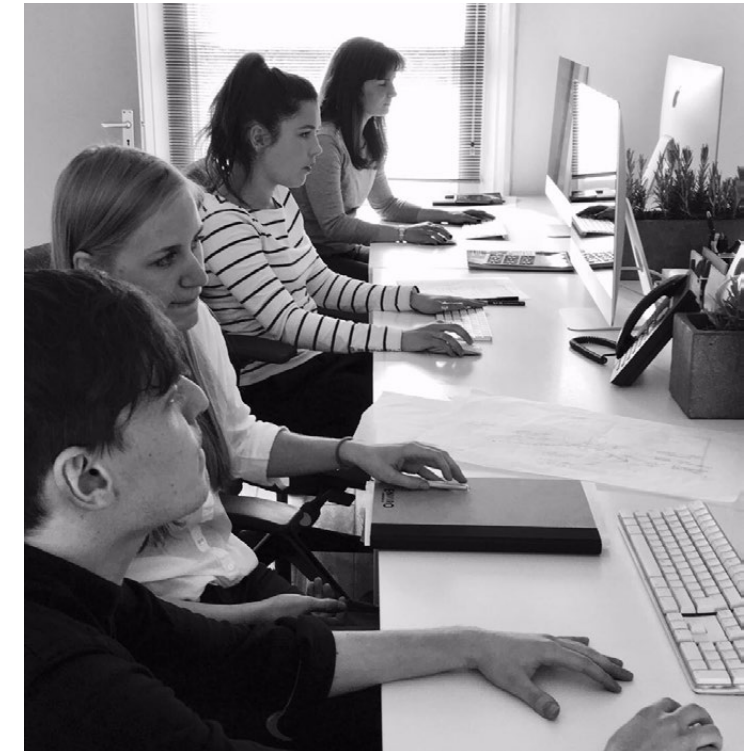
The proposal is in line with the above reports.

Conclusion

The proposal aspires to retain the Listed Building without incurring damage to be the original building fabric. The proposed use will see that the currently redundant building is occupied and properly maintained and as a result, ensures the long-term preservation of the heritage asset.

05 OB Architecture

about us



OB Architecture is an award-winning RIBA Chartered Architects Practice based in Winchester, with projects located all over London, the South of England and Wales.

The practice is experienced in designing a wide range of building types, including: offices, private homes, large residential schemes, hotels and interiors.

The practice was established in 2010 and has since grown to 15 employees.

The quality of their designs has been recognised with a number of awards and publications around the world.

06 OB Architecture

recent work



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