

Heritage Statement

157 Oxford Road

Grade II Listing Entry

Name: 149-169, OXFORD ROAD

List entry Number: 1113546

Location : 149-169, OXFORD ROAD

Grade: II

Date first listed: 14-Dec-1978

Listing NGR: SU7074873368

National Grid Reference: SU 70748 73368

Details

OXFORD ROAD 1. 5128 (South Side) Nos 149 to 169 (odd) SU 7073 12/220 II GV 2. Early-mid C19 terrace. 2 storeys and basement. Nos 163 and 165 form a 3 storey feature opposite Bedford Road. Red brick with 2 course grey brick band over basement. Stucco cornice and blocking course. Slate roof with brick ridge chimneys. 2 windows each, glazing bar sashes except Nos 149, 151 and 157. Arched doorways with slight recess, panelled doors (mostly 1/2 glazed, some 6 panel), decorated fanlights except Nos 149 and 151 (plain). Nos 155 and 157 have modern shopfronts. No 167 has basement shopfront. Nos 163 and 165 have hipped roof over centre 4 bays, flat eaves and off ridge chimneys, 2 storey recessed end bays with parapet, cornice and blocking course, arched doorways below 1st floor cill band. Ground floor windows round headed. Thin railings before on dwarf walls with wrought iron patterned standards and gates.

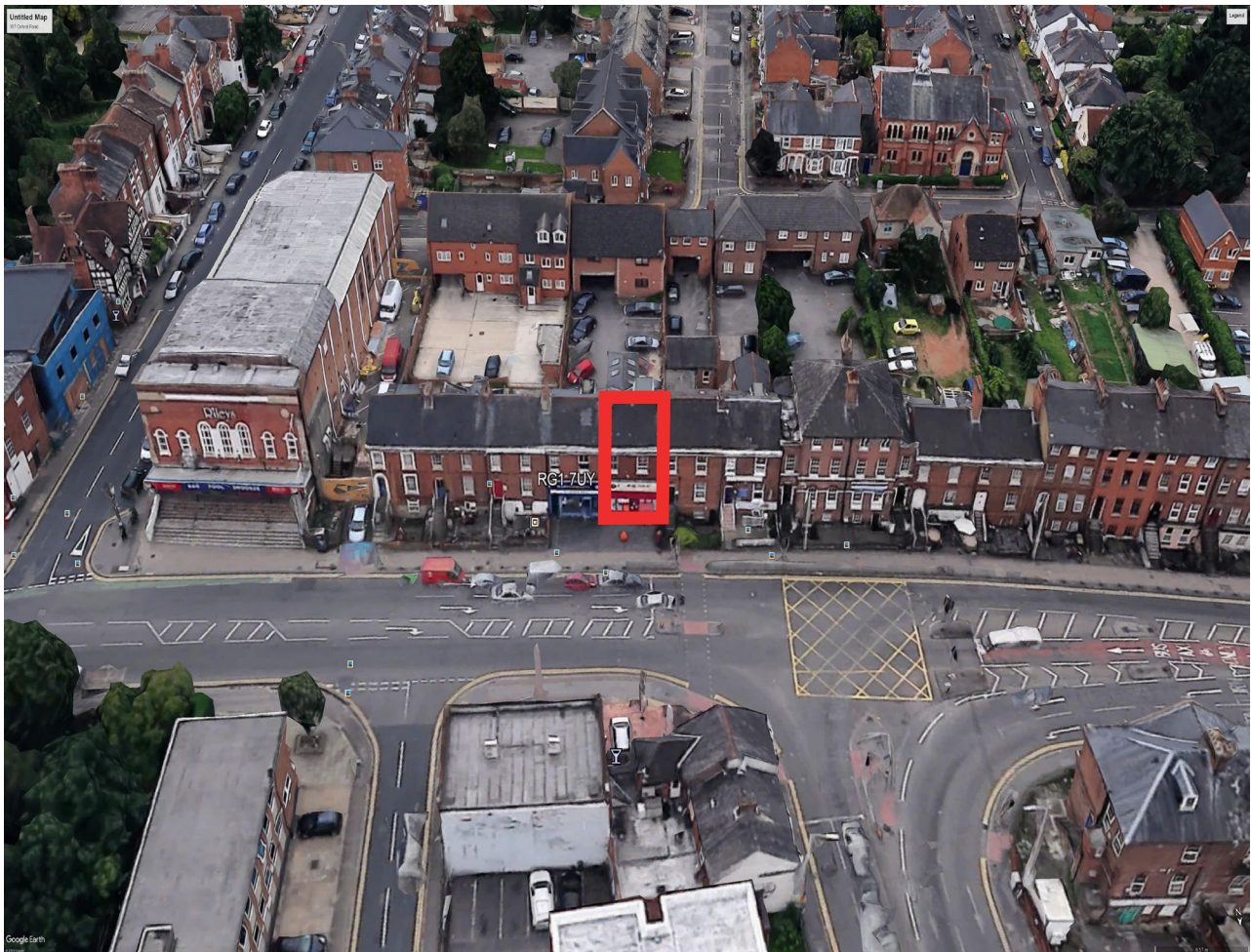
Introduction to the Heritage Impact Assessment

This document forms the supporting information for an application for change of use of an existing retail unit at 157 Oxford Road to from A1 to A3 submitted to Reading Borough Council in March 2018.

The Site

The site is located close to the centre of Reading and faces North on to the Oxford Road (A329) with front pedestrian access to the shop. The rear of the building is accessed via a tunnel under flats on Goldsmid Road. There is pedestrian and vehicular access to the rear of the property leading to a tarmaced area providing number of parking spaces, 3 of which allocated to the flats above.

Goldsmid Road. The Oxford road has a huge variation of uses, many are mixed use with Retail to the lower floors and retail and professional services to upper floors. Although the property is Grade 2 listed, the only notable features are to the front elevation as part of the facade made up of the terrace of buildings along the Oxford Road.



Appearance

The appearance of the main building is to remain unaltered . The signage will be changed but for a like for like sign of an identical size and similar appearance. Plans of this will be submitted to the council as a separate planning application subject to approval of this planning application.

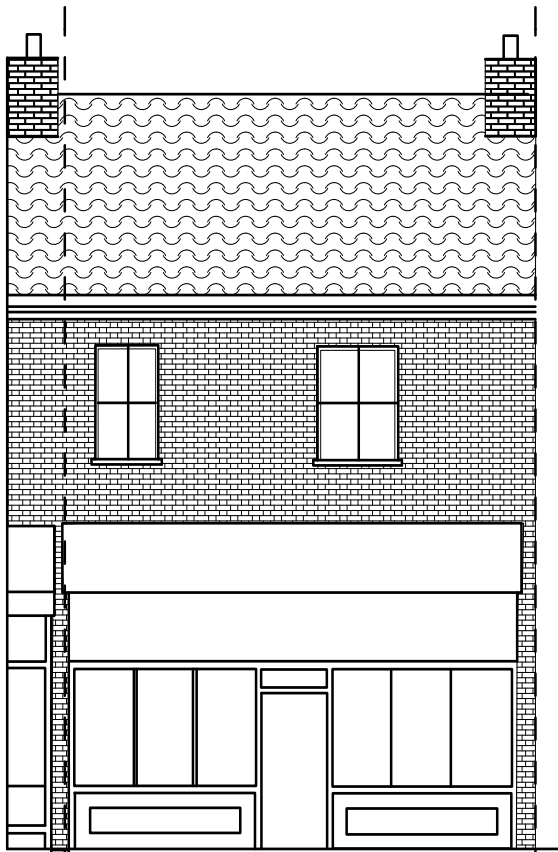
Scale

The main building envelope is to remain unchanged. No elevational changes are proposed.

Scope of Development

To change the ground floor retail unit from A1 to A3. The scale of change is negligible There will be a small domestic cooker in the rear kitchen , a main seating area to seat eight people internally , in addition there will be a small standing breakfast bar running parallel to the front window. Due to the small scale nature of the premises no commercial grade machinery / equipment will be required.

Elevations to remain the same



Front Elevation facing from Oxford Road



Rear Elevation

Photos



Front Elevation facing from Oxford Road



Rear Elevation

Proposed trade waste area

Photos



Internal view for proposed main seating area



Internal view for proposed main seating area

Photos



Internal view for proposed main seating area - chimney breast to be retained



Toilet area - to be improved but retained

History

The Building is was previously designated A2 'Professional Services' at all levels above ground. The ground floor is A1 Retail use last used for a grocery store. The tenants of the ground floor retail unit vacated approximately December 2017 and the unit has been vacant since. The uppers were converted to from A2 to C3 in 2007. We are advised the residential aspect of the uppers is currently occupied by private tenants. The Building is Grade Two Listed and lies within a conservation area. Planning conditions to the uppers were discharged by the local authority in 2008.

Use

The outlet will be a small scale independant bagettue / pie shop which is anticipated to sell equal amounts of hot and cold food. Hot drinks and food to be consumed on premise however takeaway option also to be available.

There are to be no physical changes to the exterior of the building. Internal changes to be minial as per supplied plans. No structural alterations proposed.

Planning History

081630—30 December 2008—Conditions Discharged

Discharge of conditions 3 and 4 relating to permitted application 06/01524/LBC

The proposed change of use does not affect the above but rather will incorporate it into the design.

061122—March 2007—Approved

Conversion from existing A2 use on upper floors to residential to form 4 self-contained flats

The proposed change of use does not affect the abov.

990328—29 August 2000

Change of shop front

Application Permitted

The new shopfront is to be of a identical size and nature of the, plans to be submitted to council for approval

Comments on Noise

Small seating area - unlikely to be any changes to number of people visiting the store than that of the existing grocery shop. Deliveries to be commensurate to the amount of deliveries received by the existing grocery shop.

Significant acoustic improvements already signed off by council under discharge of condition 081630; nonetheless further acoustic improvements to be made.

Bin Storage

Waste to be stored in external service area. Removed by private contractors and red trade waste bags regularly.

Neighbouring amenity and Statement of Community Involvement

With respect to neighbouring impacts given the character includes a mix of commercial and residential uses the development would not result in an alien form of development being introduced onto the site.

As the ground floor is already used for commercial purposes it has not been seen necessary to involve the community in detailed discussions.

Existing grocery shop opening hours to be adopted.

Material Adaptations to building

External walls - same as existing

Roof Covering - same as existing

Chimney - same as existing

Windows - same as existing

External doors - same as existing

Ceilings - to be improved from suspended ceiling with tiles to fire resistant plasterboard with appropriate fire resistant void materials

Internal walls - 4 x 2 stud with fire resistant plasterboard

Floors - retain existing floors

Internal Doors - to be upgraded to fire doors

Rainwater goods - as existing

Vehicle access - as existing

Lighting - to be upgraded to fire rated downlighters

Building Regulations

All works to be undertaken in accordance with building regulations. Building regulation plans to be approved by council.

Acoustic upgrades to be undertaken to alleviate any concerns to upstairs residents.

Summary

The listed building consent falls within the curtilage of existing adjacent buildings which have more architectural merit than 157 Oxford Road. The building has been significantly altered and English Heritage have note in their own records that the shop front is “modern”.

Noise—as aforementioned it is highly unlikely where there are only a handful of seats the volume of people entering / leaving will be any higher than that of a grocery shop. Absence of large commercial equipment will further alleviate any noise concerns. On this basis an acoustic report is not required.

Signage—to be done by a separate planning application

Impact to grade II status — no changed to elevations proposed

Ducting—not required due to the small scale nature of the kitchen , only domestic appliances to be used.

Internal works—minimal building to be treated sensitively. Proposed works predominantly superficial. All works to be undertaken in accordance with building regulations

On the basis of the above we believe permission will be consented.