

Statement of Compliance:

Land to the Rear of 8 Prospect Street. Rev E – 26.10.17

Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule 2, Part 3, Class PA

In accordance with the legislation I am able to confirm the following:

- The building is not on article 1(6A) land;
- It was last in use as an office;
- It is not within a safety hazard area;
- It is not within a military explosives storage area; and
- It is not a listed building or a scheduled ancient monument.

The change of use from B1(c) office to four residential units is a minor development which will have no impact on the following:

- Transport and highways impacts of the development
- Contamination risks on the site; and
- Flooding risks on the site.

Building Use & Evidence of B1c use

The building has been used by Frank E S Thake Limited, a sign company established in 1890. The company have used the site as the Registered address since 1968.

Prior to 1988 the building and site used more traditional (light industrial) method of producing signs, painting/cutting by hand and machinery. Which in accordance with the B1c use class description constitutes a *“light industrial appropriate in a residential area”* therefore the buildings origin use can be considered as B1c.

Between 1988-late 2016 the sign production methods converted to a computer based industry, often print/applied off-site and building migrated to a more graphic design and administrative centre for the business. The type of clients base also developed and in more recent years various F1 Motor Racing Teams, Property Developers, Schools, Churches together with other national and local organisations. The commercial offer that F Thake signs supplied was a “all-in” service that moved towards a front-end graphics, branding and sign printing.

June 2014 there were 4 members of staff working at the premises.

BAW Mann - Managing Director Marketing and Sales

N R Hill - Director Designer and Computer Operator

S G Walsh - Designer and Computer Operator

J V Mann - Administration and Accounts

The supplied sketch plan illustrates when the building was in full operation the layout of admin, design and studio worktop areas.

On the 30th June 2014 the business together with assets were sold but for continuity of the business the new owners remained on the premises until September 2016. The property is currently vacant since the business re-located in September 2016. All the computers, office equipment and related possessions have been removed as stipulated by the landlord.





Transport and Highways Impacts of the Development

The existing office building comprises approximately 190msq square metres of unrestricted B1c floor space arranged over two floor and is currently in use as an office. The most recent company that occupied the office space was a graphic and sign design company. The images below illustrate the office in use. The building has the benefit of direct vehicular access to the adopted highway and a shared parking for 3 parking spaces.

It is important to consider the level of traffic which could be generated by the lawful use (B1) of the building. The lawful use is a substantial trip generator and as such the level of traffic generation associated with the building will be considerable reduced once it is replaced with residential (which generates significantly fewer trips).

The site is located within a sustainable location being within the Reading urban area and within close proximity to a number of services, facilities and public transport links. It is proposed to utilise the car parking which serves the existing office building as shown on the submitted site location plan (3 total). These parking spaces were constructed as part of the original office development to serve the application building. Given the sustainable location of the application site it is considered that the level of parking provision is acceptable and would not give rise to an adverse impact on the public highway.

When fully occupied the building could be utilised by 5 members of staff travelling to the site either by public transport or private car. In transport planning terms the existing use as an office building would generate a significantly greater number of vehicle movements than the use of the building for residential.

The use of the building as four residential units (3 x 1bed flats & 1 x 2bed flats) would result in a significantly fewer number of vehicle movements than the office use since the occupancy levels would be considerably lower. In addition there would be far fewer vehicle movements throughout the day with far fewer deliveries and visitors for example which would normally be associated with an office use. The impact on the local highway would actually be reduced as a result of the change of use to residential.

The material change to reduce the character of the traffic in the vicinity of the site. It is therefore clear that the change of use will have no impact in terms of transport and traffic and that this application complies fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, Class O, Paragraph N.

Contamination Risks

The application site is an existing office building which was constructed over 50 years ago. The building has been in use since it was constructed and there are no issues concerning ground contamination.

Part 2A of the Environmental Protection Act (1990) a) Section 78(2) defines 'Contaminated Land' as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that – (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused"

Section 78A(4) defines "harm" as being:

"Harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property."

The application site is not identified as having potential for land contamination, either currently or historically. There are no known or suspected substances in, on, near or under the land considered likely to cause significant harm, or to cause significant pollution of controlled waters.

The proposed change of use simply involves the use of the existing building with some minor internal alterations and replacement doors. The existing car parking spaces will be utilised and no external alterations are proposed to the building fabric or the curtilage of the building.

It is therefore clear that in terms of contamination the risks are low and this application complies fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, Class J, Paragraph N.

Flooding Risks

The application site is outside of any Flood Zone and flooding of the site has never been reported.

The buildings are existing and by this virtue the impact in terms of flooding, as a result of the change of use to residential there will be no impact on flooding.

No external alterations are proposed and no changes are proposed to the curtilage of the building (no additional hardstanding is proposed for example).

The application site is not located within an area which has poor drainage. The existing drainage provisions/ arrangements will remain unchanged and it is clear that there will be no adverse impact in terms of drainage as a result of the change of use and this application complies fully with The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, Class J, Paragraph N.

Conclusion

For the reasons set out in this statement the change of use to residential for the property to the rear of No 8 Prospect Street, Reading, will not have an adverse impact in terms of highways and transport, ground contamination or flooding. It is therefore clear that the proposed change of use complies fully with the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 Class O.

The proposed change of use therefore constitutes permitted development and I respectfully request the Council's formal written confirmation to that effect.
