



DESIGN AND ACCESS STATEMENT
Revision D

Proposed development of The Butler Pub and adjoining site, Reading, RG1 7DS



The Workshop
254 Southmead Road
Bristol BS10 5EN

Tel: 0117 958 1500

E-mail: tmullin@oxford-architects.com

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Rev D (12.04.18): paragraph 1.0 (et all) updated indicating the proposals are now 14 bed, not 15
 paragraph 4.3 updated.
 paragraph 4.7.2 updated.
 paragraph 5.0 updated.

1.0 INTRODUCTION

This application, compiled on behalf of our client, sets out the proposed redevelopment of The Butler Pub (85 – 89 Chatham Street) and adjoining buildings (7 Eaton Place) located in the western Reading area.

The main building(s) forming 'The Butler' Public House are in good working order; however the connecting buildings used for ancillary storage and light industrial use are dilapidated and are in need of refreshing. (Please refer to attached photographic record).

The proposed development seeks full planning permission and listed building consent for the conversion and renovation of; 7 Eaton Place - light industrial use B1c - and the existing outbuildings and ancillary spaces to 85 - 89 Chatham Street – drinking establishment A4 - to provide an ancillary 14 bedroom hotel with parking (C1 use) along with internal alterations to 85 Chatham Street – drinking establishment A4 – to permit vertical circulation from ground to first floor.

The principal goal is to create Hotel accommodation (C1) which supports the Public House (A4). The hotel accommodation will be serviced by the Public House, which will act as reception, breakfast space and management.

These associated alterations will result in no loss of bar space and will include the introduction of a new staircase providing access to the pub's new toilet facilities that will be relocated on the first floor of the main building; along with a new managers office on the same level.

The benefits of the new development are many and summarised below as follows:

- to remove the unsightly and dirty remnants of the previous tyre bay operation
- to regenerate the existing tired and dilapidated building stock
- to develop out the existing building stock with a use class that is complimentary to the current Public House facility
- this will in turn make a significantly better use of the building in the public realm. Its street scene and foreground will be improved significantly

This statement will explore the existing and proposed use, layout and design principles of the proposed works and has been set out in accordance with CABE's (2006) advisory document.

Description of the Works:

Planning: Conversion of existing outbuildings from tyre fitting associated repairs (Class B1a) and part of existing pub (Class A4) to a 14 bed hotel room with parking (Class C1) and associated works.

LBC: Listed building consent for internal and external alterations associated with conversion and renovation of existing outbuildings to form hotel accommodation, with associated alterations to the public house including the installation of new access route within 85 Chatham Street.

Please read in conjunction with the planning application forms and drawings.

2.0 EXISTING SITE / BUILDING

2.1 Site Location

The Butler Pub, along with all its outbuildings and private external space, occupies a total site area of 888 m². The main site access is from Chatham Street (A329) which leads to the A33 running south to Basingstoke. The same junction is used to access the Q Park Chatham Street multi-storey car parking facility and is equidistant (approx. 10-minute walk) from the Oracle and Reading Train Station. It is also a stone's throw away from Oxford Road and its local amenities.

The topography of the site is typically flat, with a small incline from Chatham Street towards the south (no greater than 200mm). As well as the multi-storey car park (586 parking spaces) adjacent to the pub, the Butler neighbours two small buildings. One an office facing Eaton Place that has approximately 14 car parking spaces, the other a building which houses a GP Surgery and a technology company that faces Chatham Street with approximately 25 car park spaces for use by staff and clients.



Fig 1: Aerial image of the Public House (courtesy of Bing Maps)

2.2 Existing Building

The main building was established in 1830 as a two-storey public house, with adjoining wine shop and barrel storage facilities. Over the years since its initial construction, the main building has been extended and is now tied to a jumble of single and double storey outbuildings. A large proportion of these outbuildings are were recently leased out to a small scale tyre fitting operation, where the majority of the space was used solely for tyre storage. The outbuildings that are not leased to the tyre garage are used by the Pub for its kitchen, storage and external toilets.

The main building and outbuildings are all constructed from red brick, with pitched roofs clad in slate or flat roofs clad in bituminous felt. The principle façade which faces onto Chatham Street is highly decorative, juxtaposing the other façades which are plain, with either painted, rendered or exposed brickwork.

The main building has one primary point of entry for use located within 89 Chatham Street (shown within fig 2, part of the yellow rendered building) and the outbuildings have one point of entry located within 7 Eaton Place (fig 3).



Fig 2: Principal Listed North Elevation and main entrance to the Public House



Fig 3: East Elevation and main entrance to previous tyre company



Fig 4: West Elevation with multi-storey car park in the background



Fig 5: View from the adjacent QPark multi-storey car park

3.0 PLANNING

Over the past 25 years only a few minor Planning Applications have been submitted to Reading Borough Council in regards to The Butler, which include minor internal works and alterations to signage.

3.1 Planning Policy

The site includes up to 7 Eaton Place and 85 – 91 Chatham Street where both addresses are outside the RC4a allocation site and Central Core boundary but within Reading's Central Area. As a result we believe the scheme will only need to conform with the general principles set out in the Reading Central Area Action Plan (RCAAP).

Please refer to attached image taken from Reading's Proposal Maps (Central Core boundary shown in pink and Central Area boundary shown in black).

The RCAPP recognises the benefit of providing new hotel and conferencing facilities in terms of widening the offer of the town centre over the plan period to 2026. As the scheme is seeking to provide new overnight accommodation in a site that falls within the RCAAP and not within any designated allocation site, we therefore believe our scheme is policy compliant.

"The Reading Central Area will be the prime focus for major leisure, cultural and non-regionally significant tourism development. These uses should be concentrated within the Central Core, as defined on the Proposals Map. Leisure, cultural and tourism uses that would attract a wide range of people into the centre will be encouraged. Existing leisure facilities that add to the range and offer in the centre will be retained, unless it can be demonstrated that these uses can be provided for on a

suitable site within the Central Core. There should be no net loss of the Centre's overall leisure provision." – P40, RCAPP

Further, there are existing hotels that are just outside the central core including Premier Inn Reading Central. These hotels proportionally (in accordance with star rating etc) as a general rule tend to be cheaper than those located within the Central Core and as a result allow trips to Reading to be more economically viable for a greater number of visitors to the city. The pubs locality in relation to Reading's High Street and the fact it is adjacent to a large overnight multi story car park also makes this location desirable for a small locally run boutique hotel.

In regards to English Heritage's Enabling Development and the Conservation of Significant Places document, p.5 states;

"Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

- a it will not materially harm the heritage values of the place or its setting
- b it avoids detrimental fragmentation of management of the place
- c it will secure the long-term future of the place and , where applicable, its continued use for a sympathetic purpose.
- d it is necessary to resolve problems arising from the inherit needs of the place, rather than the circumstances of the present owner, or the purchase price paid
- e sufficient subsidy is not available from any other source
- f it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests
- g the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies."

The scheme is not trying to present itself as an 'enabling development', however the proposal does also comply with the EH policy.

The Butler Pub is Grade II listed (Historic England Listing Entry number 1113435 – copy attached). Under the Planning (Listed Buildings and Conservation Areas) Act 1990, fixtures and curtilage buildings, that is any object or structure which is fixed to the building or is within the curtilage and forms part of the land and has done so since before July 1948, are also treated as part of the building are also treated as part of the building for the purposes of listed building control. Additionally in Section 66 (1), of the same act, it states: "in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

However the listing document highlights that the extent of the listing is limited only to several elements of 'special architectural or historical interest' that together compose the principle façade facing Chatham Street. The other facades, although considered to be within the curtilage of the Listed Building, are not mentioned in the listing document as they are plain with no specific historical or architectural features. The proposed development will not materially alter the appearance of the existing façade to Chatham Street, nor the façade of 85 Chatham Street facing Eaton Road.

3.2 Planning History

Planning Application Number: 910295

Description: Erection of various signs relating to a public house

Decision Date: 11 June 1991

Decision Type: Application Permitted

Planning Application Number: 070792

Description: Replacement signage scheme

Decision Date: 26 March 2008

Decision Type: Application Permitted

Planning Application Number: 070791

Description: Replacement signage scheme comprising 10 logo signs, 1 post mounted pictorial sign, 2 lanterns and 14 floodlights

Decision Date: 03 March 2008

Decision Type: Application Permitted

Planning Application Number: 150678

Description: Knock through internal door opening from No.87 to 89

Decision Date: 10 July 2015

Decision Type: Application Permitted

Planning Application Number: 170590/FUL & 170591/LBC

Withdrawn following advice received from Reading Borough Council.

The below section looks at the key potential planning related issues raised in the development and how the new scheme responds to them:

Principle of loss of existing garage (B1c)

Loss of the garage would mean the loss of existing employment use of the building on the site (policy CS11)

Response: the garage is to be replaced by a boutique hotel operation (C1) supporting the primary site use (A4). This will now require staff to facilitate its success and will result in an increased number of employees generated on the site.

Principle of reconfiguration of the public house

Paragraph 70 of the NPPF says decision should play positively for the use of pubs to enhance the sustainability of communities and ensure established communities are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

Response: Only the Pub's unused ancillary storage spaces within the single storey extensions to the principal buildings will be converted into hotel rooms and there will be no loss of any bar space or the pub kitchen. These spaces are located at the rear of 85 – 89 Chatham Street. The scheme includes the repositioning of the customer toilets as well as the introduction of a new manager's office to within the foot print of 85 & 87 Chatham Street and requires Listed Building Consent to do so.

The pub has two live music evenings per week, two salsa classes, a crib team, a Darts team, a monthly board games evening, a full menu including Sunday Lunch and six local real ales. The operation of the pub would not change expect that a full breakfast would be available for guests.

Principles of Height / Scale and Massing

Response: The height, scale and massing of the current collection of buildings directly connected to 'The Butler' will remain as it is, the only change being the uplift within the collection of outbuildings in and around 7 Eaton Place to a lesser height than all of the two storey elements. The scale of proposed alterations is such that we believe they would not be considered harmful to the setting of the listed public house.

4.0 PROPOSED WORKS

4.1 Use / Amount

This Full Planning Application and Listed Building consent is for the conversion of the existing outbuildings currently not used by the Pub into an ancillary 14-bedroom Boutique Hotel. Additionally the plan is to also introduce a new staircase providing access to the proposed relocated internal pub toilets located on the first floor of 85 & 87 Chatham Street; along with a new manager's office on the same level.

Proposed Area Schedule for Hotel:

- Ground Floor Approx. GEA 288 sqm
- First Floor Approx. GEA 34 sqm
- Total approx. GEA 322 sqm

Employment Numbers

Currently the pub has 3 full time staff, along with the Pub manager and MD of the pub. The indicative employment densities produced by OffPAT, on behalf of the government, state that there is a general requirement for a C1 Budget Hotel to have 1 employee per 3 bedrooms plus casual staff.

	Full Time Staff	Part Time Staff	Total
Public House	5	0	5
Proposed Hotel	5	2	7

Therefor the total number of employees would be 12.

4.2 Layout

The proposed works are in response to the client's brief and their wish to re-purpose the existing outbuildings which are currently in disrepair and to develop part of the first floor of the main building.

The additional design seeks to provide the following:

- 14 Hotel Rooms (12 single storey and 2 double storey) with one being disabled accessible room.

- Relocation and enlargement of customer male and female toilet facilities to ground and first floors.
- New Management office.
- Separate visitor/staff entrances to Hotel and Pub due to potential for visitors returning to their rooms after pub closure.
- Re-introducing a wooden replica of the original doorway to the ground floor of 85 Chatham Street which will be used to gain entrance to a store.
- New landscape strategy to be introduced including the introduction of new planters with clear screens acting as acoustic barriers, a disabled parking bay, new external seating in the courtyard and trees
- External bin store

The proposed layouts are illustrated in the supporting drawings.

4.3 Suitability of Site for Proposed C1 Use with relation to Air Quality

The proposal is to introduce a C1 use to the rear / out buildings of the site. The primary source of air pollution (NOx) is the busy Chatham Street to the north, with Eaton Place to the east contributing as it provides access to the multi-storey car park. Dispersal of any pollutants is assisted by the free areas constituting the two car parks, to the south and to the west of the site, which permit the prevailing winds to move freely over.

All but four of the rooms proposed are set within an enclosed courtyard, shielded from Chatham Street by The Butler and from Eaton Place by the perimeter buildings. We believe the four rooms facing Eaton Place are adequately set back from the road so to not be excessively affected by pollutants, however due to noise constraints these rooms will require fixed shut windows.

Therefore a general strategy for air supply to these rooms will be that it is supplied via individual filtered mechanical systems with heat recovery, located within the roof space of each unit. Typically these units are 500mm x 500mm x 500mm in size but can be smaller (based on volume of space being served). The intention will be that these units compliment an overall heating / hot water/ cooling / ventilation strategy; where the primary central plant for heating and hot water is located within the indicated plant room (drawing 010) with each unit having a small scale mechanical cooling unit within. Full details to minimise energy usage and wastage will be subject to a detailed Mechanical and Electrical design.

4.4 Scale/Landscaping

The scale of the development is as per the existing scenario with the only addition being the marginal uplifting of some of the existing outbuilding roofs. It is worth noting that all these uplifts will be proportional and to a height lower than the roof height of the main building. Slate of a similar colour will be used on the uplifted roofs.

The existing aging brick planters with poor quality wooden trellis positioned in front of the Chatham Street Elevation (South) are to be replaced as they currently provide a poor level of protection from the road. Larger planters are to be introduced, providing a much more appropriate 'Buffer Zone' between the road and Pub. These new planters will have screens above acting as acoustic barriers and house a mixture of trees and dense greenery, aimed at softening the overall street scene.

New planters also with screens and greenery will be introduced along the Eaton Place Elevation (East). This will help to create a barrier between the hotel accommodation and the car parking. Additional trees will also be introduced between the parking spaces to help soften the elevation.

The Courtyard, which is currently in poor condition, will be upgraded with new two sided external seating and trees. This area will provide guests with a secluded external area to enjoy at their convenience.

We have embraced the opportunity in our landscape proposal to introduce a number of trees into an area of the City which according to Reading Borough's Tree Strategy currently has 10% or less canopy coverage.

Hard surfacing of the front yard will be undertaken and will be continued throughout most of the external areas.

A newly proposed bin store for both the pub and proposed hotel refuse is to be tucked away in a corner away from all principal walkways and entrances and close to the road on which the bin lorries arrive.

In keeping with licensing laws, a designated smoking area located to the north elevation will be positioned strategically to be least intrusive to non-smoking visitors and the principle façade.

The proposed landscape strategy is illustrated in the supporting drawings.

4.5 Appearance

Although the pub itself is in fairly good condition the adjacent outbuildings are not (please see photographic record). The East Elevation will therefore benefit greatly from the renovation works which will include the introduction of new double glazed timber windows and doors which are strategically positioned to work well with the ordered horizontal linear regularity of the streetscape along Eaton Place, yet still giving precedence to the principle (South) façade. This elevation has been designed in a manner that is sympathetic to the building styles; introducing a more historical appearance than a modern one, not overly sanitised. Following comments received during the previous application (170590/FUL), the design is an interpretation of that found within the precedent study; 'The Elephant at the Market', Newbury. Please refer to the relevant drawings for more information.

The introduction of a secondary frontage (East Elevation) would improve visually the streetscape whilst also helping to make it feel safer at night when the adjacent offices are closed.

All façades will benefit from being cleaned up, stripped of paint where necessary and re-pointed to prevent future water ingress.

Please also refer to the attached Precedent Study – The Elephant at the Market, Newbury. This too is a pub with existing ancillary accommodation now provided in its outbuildings. The accommodation is non-intrusive and the design of the rooms compliment well the newly refurbished pub.

Following comments received from Reading Borough Council's Planning Officer during Pre-App process (commenced September 2017) we have the following clarifications;

Eaton Road Elevation:

The design has returned to the precedent study for guidance over how to address window and door fenestration to this elevation so not to be 'modern' in its approach but to respond to the scale and materiality; and therefore not sit at odds with the building typologies that form the outbuildings. We have introduced a series of doors and windows that attempt to be more historic and 'industrial' in appearance thus to suit the building(s).

First, we have omitted all windows and doors to the flank of 85 Chatham Street (The Butler).

Following, we have created large forms, more horizontal than vertical, to the single storey building that is the rear of 85 Chatham Street. These will contain a timber door and multiple sidelight combination, with the windows sat above a shiplap timber cladding, stained to match the base 'plinth' colour currently on site (and to be retained) – Grey / Black.

Finally, we propose to install three simple openings into the rear two storey building; two openings containing a single pane side light which will allow access and some natural light to the ground floor spaces behind.

Extent of retention of Outbuildings:

The primary goal of the conversion is to retain as much as of the original building stock as possible whilst ensuring that the new buildings are fit for purpose.

The external boundary walls will be retained, although the head heights will be increased to provide good internal clearances. Any additions to these walls will be through use of brick stock on site and lime / sand / cement mortar to provide a good blend and not show an obvious 'new on old' installation. Subject to review from a Structural Engineer's inspection these walls may need to be underpinned and strapped. Any additional structural works will occur internally where possible and minimise external alterations.

Any original roof trusses deemed fit for purpose by a Structural Engineer will be retained where possible within these outbuildings. These trusses will need to be inspected by more than a visual manner from the ground to ascertain strength, durability and thus suitability (see section 6.0 for further information).

As with the above, external roof materials will be reused where they can, subject to compliance with current roofing good practice. New external materials will be chosen to be sympathetic to the original appearance.

Installation of New Stair to 85 Chatham Street

Concerns raised during the Pre-App that the installation of this stair are noted but can be addressed in a way that does not prevent future re-dress. We propose that the floor joists which are supported between the North Elevation and the cross member can be removed, the structural pockets in which they sit be utilised where required or otherwise filled with a structurally graded timber block, and the stair and surrounding floor sat into this pocket. Should the use of the building change and the stair is no longer required, it can be removed and the previous joist / floor installation be returned. Fixings into masonry are likely to be no more than 10mm hammer-in wall anchors; into timber likely no more than 4mm diameter wood screws; and into the floor structure will likely consist of shot fired nails / M8 threaded bolts into resin set mortars. None of these fixings cannot be removed and the surrounds made good should this be required.

Please refer to the submitted drawings for more detailed

Please read in conjunction with the planning drawings.

4.6 Materials

The proposed development will not materially alter the appearance of the existing, as mentioned before we would intend to retain as much of the existing outbuildings as possible and where additional works are required to these, it will be through using on site stocks, sourced from demolitions.

Proposed external materials will include –

- Painted Red Brick or White Render to match
- Treated and Painted Timber Windows & Doors
- Slate Roof
- 'Green' vegetation buffers and tree planting to the perimeter to soften.

Please read in conjunction with the planning drawings

4.7 Access/ Transport Plan

4.7.1 Parking

The proposed development will have the same number of parking spaces (seven) available for use as that currently in place, however one of these spaces will become a designated disabled parking bay. Three of the seven car parking spaces available will be allocated to staff and the remaining 4 will be available for either the pub patrons or hotel guests. There is an area to the corner of 85 Chatham Street that is beyond the vehicular access point within the pavement and within severe proximity to the signal controlled junction. This space, previously indicated as parking, is actually used only in conjunction with the adjacent spaces for unloading of supplies and equipment and as such is no longer acknowledged as a 'parking space'. We have such removed this indication from our proposals in line with Highways comments received.

In accordance with Reading's Revised Parking Standards and Design Document (ADP OCT 2011) and Policy CS24 the site falls within Zone 2, Primary Core Area, where it states that a maximum of 0.5 spaces per bedroom are allowed for C1 Hotels. As there are 15 bedrooms in total then the maximum number of hotel parking spaces that can be provided under the policy is 7. Therefore by providing 4 for both the hotel guests and pub patrons we are compliant with this policy.

The adjacent Q –Park multi story car park that has the capacity for 586 number of cars. Currently it has an overnight occupancy of 15-20%. Therefore in the event that hotel customers could not park on the site, the applicant has agreed in principle with the multi-storey car park operator to secure a favourable rate for overnight customers.

4.7.2 Trip Rates

Our original thought was that if hotel has 14 rooms in total with the maximum trip rates per day at 100% occupancy there will be 14 arrivals and 14 departures to the area. There may be incidental other trips that some of the guests might have but even if you assume this at 50% then this would be a total of 14 trips arriving and departing per day. Operating 7 days a week at 80% occupancy this

equates to an additional 78 arrivals and departures, making the trip total per week an estimated 235. Service vehicle trips to the site that support the hotel will be minimal as the laundry will be done on site and the existing food supplier will simply deliver more at the same time than they currently do.

However, during the previous application process (170590/FUL) we received comment back from Reading's Transport Development Control who stated that,

"...following a review of the existing and proposed uses utilizing the Trip Rate Information Computer System (TRICS) it has been established that the existing use could generate 10 vehicle trips per day with the proposed use generating a total of 28 vehicle trips per day. Although this is an increase this is not deemed material and therefore is deemed acceptable." (20 June 2017)

In regards to the generation of additional trips on the transport network, Policy DM12 of Reading's Sites and Detailed Policy Document (ADP OCT 2012) states that the development will only be permitted where, "

- Accesses and works to the highway comply with the adopted standards of the Transport Authority;
- The development would not have a material detrimental impact on the functioning of the transport network;
- The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;
- The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and
- For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided."

The proposal complies with the above policy.

4.7.3 Public transport

In reference to policy CS22 of Reading's Core Strategy (APD JAN 2008) the existing public transport, walking and cycling provisions will not be altered. The locality of the site to the centre will mean that many overnight guests will be likely to choose a more sustainable choice of transport to get to 'The Butler'.

In terms of pedestrian access to the building, a level threshold will be provided to all ground floor entrances. Internally a disabled toilet will be located on the ground floor of the Pub and the level change removed thus providing greater access for disabled users. An ambulant compliant stair will allow first floor access.

Vehicular access to the site has not been adjusted. Comment was made by the Transport Development Control (20/06/2017) regarding proximity of access for the car parking to signalled junction. The drawings have been amended to remove this indication and to show no change from the current arrangements.

4.7.4 Cycle Storage

A minimum of 1 space per 6 staff is required in accordance with Reading's Revised Parking Standards and Design Supplementary Planning Document 2011. As there will be approximately 12 staff in total, 2

cycle storage spaces will be required. They will be positioned in a location that is easily accessible yet out of the way of the main circulation spaces.

4.7.5 Security management/ Access

Access to the pub will stay as is, where the entrance is via the principle façade facing Chatham Street.

Access to the hotel rooms will be through individual doors on the East Elevation, or via the central courtyard from The Butler and a designated hotel walkway adjacent to room 9 as seen on drawing 010. All hotel doors will be opened using some form of keyless FOB entry system issued by the management within The Butler and controlled by them.

4.7.6 Waste Collection

Existing arrangements for waste collection will continue. The new hotel accommodation will be supported through the same manner as it is not expected that the volume of waste products generated by this use will increase the overall quantity substantially.

Towels and bed linen will be handled on site through use of commercial washer / driers and encouragement of patrons to not expect clean each day, which is standard practice for most hotels now.

5.0 SUSTAINABILITY

The proposed building alterations will be as thermally efficient as possible and will meet all U-value requirements set out in the approved Building Regulations documents. This will be achieved in as sympathetic manner to the fabric as possible; utilising internal insulation installations (floor, walls); filling of gaps and crevices where otherwise air would leak out; and installation of high performance roof insulation without significantly altering the roof pitch lines (ie between and below rafters). Protection of the built structures from damp and mould growth generated through the new uses will be achieved by using high performing ventilation systems with heat recovery, installations of vapour control layers to a high standard of workmanship and use of modern breathable membranes to permit escape of moisture where it does find its way into the insulation.

As the use classification of The Butler is not changing, no improvements will be required to the fabric (floors, walls and roof) and therefore all internal features will be unaffected. This will result in no tension between the built fabric and regulation requirements.

Water consumption and waste will be minimised through the use of control settings and shared hot water supplies. The hotel rooms will be heated via either a communal heating system or alternative subject to a viability study undertaken at a later date and this will be located within the plant room as shown on drawing 010.

5.1 Flood Risk Assessment

The Environment Agency Maps indicate that The Butler is located outside of the flood risk areas. There is no history of flooding.



Fig 6: Environmental Agency Flood Map

5.2 Materials

Materials that need replacing due to deprivation over the years will be chosen to best match that being removed. This will be done in order to restore the buildings to good conditions suitable for current standards.

All proposed materials will be of a high quality with suitable guarantees and warranties. Materials rated either “A” or “B” in the BRE Green Guide will be used whenever possible, despite there being no requirement for a BREEAM rating in accordance with policy CS1 of Reading’s Core Strategy (APD JAN 2008).

Internally, all materials and finishes will be specified to ensure a low environmental impact whilst maintaining good internal air quality (materials and finishes will have low VOC content and certainly not contain substances which emit formaldehyde). Materials will be of a high standard and perform in accordance with the required regulations.

6.3 Energy Efficiency

A fabric first approach is the best form of energy conservation within buildings. Through the specification of low u-value materials, windows, doors and robust details we can provide an efficient building with low air permeability. In addition to a fabric first approach, high efficiency heat systems, heating controls and energy efficient lighting will be used in conjunction with renewable sources to reduce the CO₂ emissions in line with local requirements

Whilst detailed design of the building has yet to be completed the following U-value targets have been set in accordance with Conservation of Fuel and Power: Approved Document L2A and will be finalised in coordination with both the M&E consultant and SBEM:

- **EXTERNAL WALLS 0.20 W/m²K**
- **ROOF 0.25 W/m²K**
- **GLAZING / DOORS 1.5 W/m²K**
- **AIR PERMEABILITY (maximum) 10 m³/h/m² (target is more likely to be 5m³/h/m²)**

We believe that there will be no obvious tensions that arise between the requirements of the Regulations and the fabric of the Listed Building. In dealing with the listed building we see it as our responsibility to protect and enhance the character of it. The fabric of the LB will always take precedent and we plan to work closely alongside the Listed Building Officer to get this exactly right.

6.0 HISTORICAL STATEMENT

This outline Heritage Statement is supported by the rest of the Design and Access statement and focuses on the development which directly affects the historically significant frontage. Please note that a full Built Heritage Assessment has been produced by Pegasus Group and is included with this application. Please refer to that document for a full and detailed assessment of the site.

Brief History of Butler’s Wine Vaults

The Butler, 43 Chatham Street, began life as the Baker’s Arms but by 1830 it had come into the hands of the Butler family and thereafter became known as Butler’s Wine Vaults. In 1978 it was listed to a

grade II status; where in the details section of the listing summary found on Historic England's website it acknowledges only parts of the elevation facing Chatham Street to be of Historical/Architectural significance.



Fig 7: Butler's Wine Vaults, 1907

The public house is situated next to Chatham Street car park which was first erected in 1968 (Fig 8), then demolished and re built as part of the 2003 Chatham Street Regeneration Scheme, a response to the 1999 Reading City Vision 2020; both drafted by Reading Borough Council. The Chatham Street Regeneration Scheme states (Figure 9) that the pub has a poor frontage in relation to other frontages in the surrounding area. This probably as a result of deprivation over the years.



Fig 8: Construction of Chatham Street Car Park, 1968

3. Development Requirements

Chatham St Regeneration Area

Figure 9: Built Form

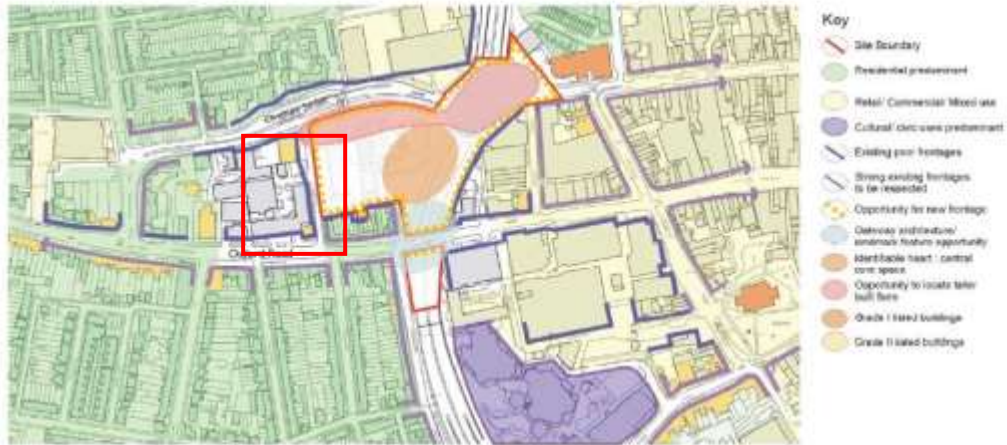


Fig 9: Page 33 of the Chatham Street Development Brief

Previous Works to the Pub

Fullers, the owners that took over the pub from the Butler family, made a number of alterations to the principle façade before its listing, which included the removal/painting over signage and the removal of the wooden doors to the store room, replacing it instead with glazing (Figure 10).



Fig 10: The Butler when in ownership of Fullers Brewery

Works to be carried out to or around the historical listed frontage

- 1 The replacement of the existing aging brick planters with new ones. These are to be situated in the same location as the old, in front of the principal pub elevation, where they are to be used as a barrier separating public and private space.
- 2 The introduction of a designated smoking area to the far right hand side of the elevation (bar extension part). This is to be positioned strategically to be least intrusive, being away from the façade and not blocking any entrances.
- 3 Removal and infilling of the existing window from the 'Store Room' part of the principal façade with the introduction of a wooden replica of the original wooden doorway (Figure 11). This door will permit access to the space behind.
- 4 Installation of a new staircase behind item 3 above to permit access to the first floor. This will be carried out in a manner set out in the drawings. As a brief summary; existing joists will be removed back to the main floor purlin creating a void space for the new stair. Should this stair be removed in the future, new joists can be installed to the former locations.

All other works are as stated in the DAS will not directly affect the listed frontage.



Fig 11: Butler and Sons Wine Merchants and Store Room, 1900

Works to be carried out to or around the curtilage

7 Eaton Place and the associated outbuildings to 85-89 Chatham Street will be fully refurbished as part of the works to form the hotel use. As part of these works, the roof orientations will be redressed.

Concerns raised from the previous application (170591/LBC) by the Historic Buildings Consultant regarding the roof trusses to Building 4 ((7 Eaton Place) Pegasus document, pg 27, Plate 15) have been noted. Although the idea of retaining and re-using the original roof timbers is not dismissed in this proposal, this would be subject to review by a Structural Engineer over viability, load bearing strength and integrity.

7.0 OTHER REQUIREMENTS (surveys)

Input by others alongside this document:

- Detailed Built Heritage Assessment by Pegasus Group
- Noise and Vibration Impact Assessment by Acoustic Consultants Ltd
- Desktop/Stage 1 Contaminated Land Survey by CJ Associates

Not required through confirmation from Reading Borough Planning Officer:

Bat Survey (12.05.2017, email from Mr Richard Eatough, Principal Planning Officer)

8.0 SUMMARY

We believe the documentation and drawings for this proposed development provide a strong and robust statement of intention for the development of The Butler.

All works to be carried out will acknowledge the significance of the historical frontage especially features mentioned in the listing and Pegasus' Heritage Statement.

The client's desire and motivation is to convert the old dilapidated existing outbuildings into a small scale locally run hotel (a complimentary use class) which in turn will help to reinstate 'The Butler' to its formal glory, contribute to the local economy and improve the local streetscape along both Chatham Road and Eaton Place.

The works are compliant with local planning policy and we would therefore respectfully request officer support for the scheme and the granting of planning permission.

Should you have any queries or require any additional information, please do not hesitate to contact us.

Tony Mullin

OXFORD ARCHITECTS

23.02.2018