

Reading Borough Council
Planning
Civic Offices
Bridge Street
Reading
RH1 2LU

7 April 2017

Planning Portal Ref: PP-05960599
Our Ref: 1615/5436

Dear Sir / Madam

APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION
SITE: RISING SUN PUBLIC HOUSE, READING RG1 1SB

Brooke Smith Planning (An Arcadis Company) is instructed by AEW UK Core Property Fund to prepare an application for Prior Notification of Proposed Demolition, pursuant to Schedule 2, Part 11 of The Town and Country Planning (General Permitted Development) (England) Order 2015, in relation to the Rising Sun Public House.

As you may be aware, the building has fallen into a state of dilapidation having been unoccupied for some time. Due to the poor condition of the building, it presents itself not just as an eyesore in an area of high economic activity, but is also subject to ongoing security issues.

The site consists of the public house itself which is in close proximity to the office buildings which flank it on either side. There is a car park located to the rear. The public house is constructed with predominantly traditional materials – brick, with a pitched tiled roof – however, a later addition to the western section of the building was constructed rather unsympathetically with a flat, concrete and timber roof.

The site has been the subject of regular security incidents, vandalism and theft notwithstanding the efforts of the landlord to maintain a secure environment. To all intents



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and purposes the site has become costly and problematic for the site owners, demanding continual repairs to secure the site parameter and buildings. This is necessary in order to protect against liability should persons breaking into the building come to harm. The owners however, no longer see this as a viable option as there is no scope to bring the existing building back into economically viable use.



Figure 1 – Building to be demolished

In addition to the security risk presented by the building, it is contended that the quality of the surrounding environment is being harmed by the vacancy of the building. The ex-pub is in a significant state of dilapidation while the surrounding area is predominantly commercial in nature with most buildings in use as offices.

This submission has been made electronically via the Planning Portal and consists of the following information:

- Completed signed and dated application form;
- Site Location Plan;
- Copy and proof of Demolition Site Notice;
- Method of Demolition Statement; and
- Bat Survey.

Given that the building is to be demolished a precautionary bat survey has been undertaken by Lynn Spencer, Consultant Ecologist at WSP.

The internal inspection confirmed the building was in good condition and that there were no points of access from outside the building to the interior. There were no gaps in the loft space allowing access to the exterior, and no evidence of bats roosting within the building. The building was assessed as having low potential to support roosting bats.

Whilst no signs of bat roosting was confirmed it was noted that some loose tiles on the roof could be used by a small number of bats such as crevice dwelling bat species as a day roost on an occasional basis

In order to determine whether bats are utilising the building for roosting it is recommended that one emergence survey be undertaken in May in advance of any works so as to ensure the required works do not result in any infringement to legislation.

Should the emergence survey find evidence of bats the demolition works will be delayed and appropriate guidance from a qualified ecologist undertaken.

In the unlikely event that a bat is encountered during pre-demolition works, a precautionary approach will be taken, with works stopping in that area and an ecologist be contacted for advice on how best to proceed.

The online application form identifies that the demolition is expected to begin on the soonest possible date following determination however, it should be noted that at this stage we are unable to offer a precise date of commencement.

I can confirm that the building proposed to be demolished, as per the submitted Demolition Methodology, will be systematically taken down to ground level. All rubble from this process will be removed from site and the site will be left clear. Additionally, following site clearance, it is proposed that the site will be left in a safe and secure as well as visually sympathetic to the surroundings.

Payment of the relevant fee, relating to the demolition of a building, has been paid direct to Reading Borough Council for the sum of £80.00. I can also confirm that the Statutory Demolition Site Notice, as attached, has been erected on site.

We trust that the application can be registered on the basis of the enclosed information, and look forward to receiving confirmation that the submission has been received and validated.

In the meantime, should you require any further information or seek clarification on any matter, please do not hesitate to contact me at this office.

Yours faithfully,



Will Charlton BSc(Hons), DipTP, MRTPI
Technical Director – Arcadis
will.charlton@arcadis.com

Enc:
Completed Application Form;
Site Location Plan;
Copy of Demolition Notice;
Proof of erection of Demolition Notice;
Method of Demolition Statement; and
Ecological Assessment.