

23/05/17

Design & Access / Heritage Statement
for
Part Change of Use from Office to Serviced Apartments and Internal Alterations to Shop
at 155 Friar Street, Reading, RG1 1HE



INTRODUCTION

Approval has been granted for the residential conversion of the upper floors, previously used as office space in conjunction with the A2 retail use (estate agency) on the ground floor (ref: 151500 / 151501 LBC).

This application seeks to revise the residential layout, while retaining A2 use to the ground floor. Agreement has since been secured to utilise the adjacent staircase to 156-158, allowing for separate access to the retail unit and residences without partitioning the ground floor. Existing doorways and landings to each level would be utilised, which provide the communal access to the flats to the upper floors of 156-158. The existing bins and bicycle stores to the basement of 156-158 shall serve the proposed residential units.

SITE

155 is on the southern side of Friar Street, between 156/8 & 154. The building footprint occupies the site boundary, with the exception of a small courtyard to the rear. 155 has a single access point, although is linked to 156/8 via an adjacent staircase, with doorways to each floor through the party wall, with both properties having once been in single ownership.

USE

The last use of the building was Estate Agents on the ground floor, with storage, services, and W.C. facilities to the basement. The upper floors were used as offices in association with the ground floor use.

It is proposed to retain A2 use to the ground floor and basement level, while converting the remaining parts of the building into 6 No. serviced apartments for short term letting.

AMOUNT

A2 retail with 25.2m² ground floor / 25.8m² basement (GIA)

3 No. studio apartments, 2 No. 1 bed apartments, and 1 No. 1 bed duplex apartment (GIA's as stated on drawing 17/017/02 and below).

LAYOUT

The original staircase to towards the rear of the building shall remain, providing internal access to the duplex apartment. The modern staircase to the rear section of the building shall be removed, with access provided via the existing staircase to No. 156/8 and existing door openings through the party wall.

A new staircase is proposed to towards the rear of the ground floor retail unit, providing access to services, storage and a W.C. at basement level.

Internal partitioning to the upper floors are modern non-load bearing walls, and shall be removed and new partition walls provided to suit the proposed configuration.

Side facing oriel bay windows are proposed to the rear of the building, serving bedrooms to the 2nd and 3rd floors.

Proposed schedule of uses (GIA) total 210m²;

Basement level – 23m² A2 storage space, incl. W.C.

Basement & Ground floor rear - 38.8m² 1-bed duplex apartment

Ground floor front – 23m² A2 financial / professional services space (excluding stairwell)

1st floor level – 23.5m² 1-bed Apartment & 21.7m² Studio Apartment

2nd floor level – 22.0m² Studio Apartment & 18.0m² Studio Apartment

3rd Floor – 39.9m² 1-bed Apartment

Additional shared use of bins & bike stores & communal stairs to 156-158 Friar Street

ACCESS

The existing access arrangement to the ground floor retail unit shall remain as existing, while pedestrian access to the residential units shall be via the separate entrance and staircase to No. 156/8. Bins and cycle storage shall be shared with No. 156/8, as currently available at basement level.

APPEARANCE / LISTED BUILDING

The building was constructed in the Victorian period, probably as a ground floor shop with living accommodation above. The building is grade II listed, with an elaborately detailed facade. While not situated within the Market Place conservation area, it contributes to this historic part of Friar Street, as well as the setting of the Market Place and Old Town Hall Square.

The listing description is appended.

Internally, the property is devoid of historical or architectural features, with the exception of the original staircase, which shall be retained. The front, L.H. Side, and rear elevations will remain unaltered, with minor alterations proposed to the rear addition, to install two oriel windows.

Noise and air Pollution

The installation of suitable secondary glazing shall ensure adequate noise attenuation, while retaining the original timber windows. In addition, the existing air conditioning system ducted to the rear of the building shall be adapted to ensure ventilation of the front facing rooms to negate the need to open windows, and mitigate against noise and air pollution from the street. Internally, separating floors shall be acoustically upgraded, as will existing and new partition walls.

Photographs

View from rear towards courtyard



View of rear R.H. Side elevation (courtyard below)



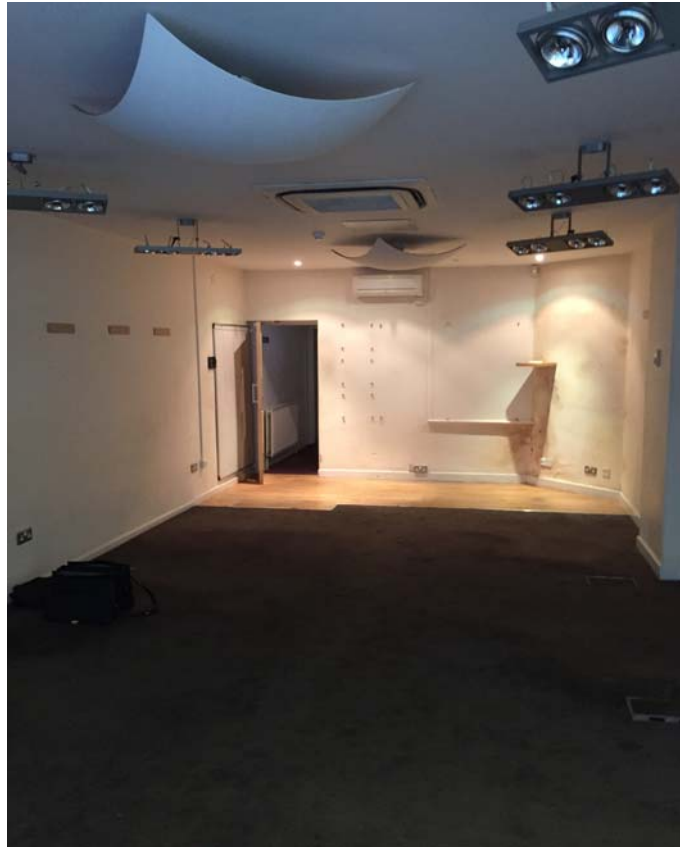
View from 3rd floor rear window



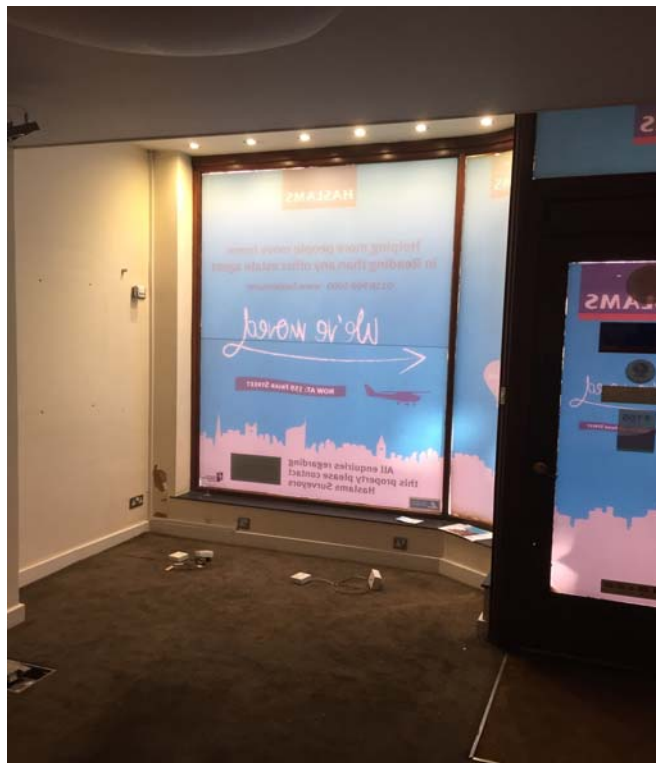
View from 3rd floor rear window



View from towards rear of ground floor A2 space



View from towards front of ground floor A2 space



Nicholas J Bundy
Woolhampton Design Centre