

30.07.17

Planning Statement for proposed additional D1 usage option at 22 Britten Road, RG2 OAU

We are seeking planning approval for reclassification of the current planning use category of 22 Britten Road, Reading to include an additional use option allowing the premises to be used under the terms of negotiated lease for D1 Health Clinic purposes.

We are former members of the medical department at Reading Football Club and have extensive experience of working in Elite Football, Rugby, Formula 1 and Olympic Sport. We want to bring this elite level of athlete support to the general public whilst making a positive contribution to the provision of public health services in Reading. We aim to deliver this through our Sports Injury and Rehabilitation Clinic.

Robert Cort Properties Ltd

Subject to a successful change of use application we intend to enter into a leasehold agreement with Robert Cort Properties Ltd for the tenancy of their currently vacant unit. We have discussed our plans with them in detail and they are keen for us to be their tenants. They have however asked that the existing B2 usage be retained allowing them the flexibility of re-use as an industrial building in the future.

Car Parking/Access

The unit is accessed directly from Britten Rd and has 6 designated car parking spaces. There is an additional 55 car parking spaces on a raised undesignated car park adjacent to the unit and an additional overflow car park at the entrance to Robert Cort Estate with 40 undesignated spaces. We don't anticipate access/ car parking being a problem, we will typically be working with up to 10 individuals in our building at any time.

Public Transport

The site is located within a short walk of Basingstoke Rd with its frequent bus routes.

Pedestrian/Cycle Access

The site is also within reasonable walking distance from the town centre via Elgar Road (north) and the existing bespoke cycle network.

Existing D2 usage of neighbours

Robert Cort trading estate currently hosts Reading Climbing Centre, which has an existing D2 usage, we hope this sets a precedent for our application and Robert Cort Properties themselves have said that they feel the two businesses will compliment each other well and further enhance the reputation of their trading estate.

Interior/exterior changes

We are making no changes to the exterior of the building and very minimal changes to the interior, which will involve stud walls upstairs to separate the office space into two treatment rooms and the addition of two shower cubicles downstairs to run off the existing boiler and plumbing/drainage system. Robert Cort properties have been shown our plans and are in agreement, they have also kindly installed a new boiler to help future proof the building.

Employees

Changing the usage of the building will not adversely affect the number of employee opportunities. Robert Cort has advised us that units of this size (3100sq ft.) typically employ 2-3 individuals. We have plans in the first instance to employ 5 full time members of staff with additional part time staff as we develop. We are also keen to facilitate work opportunities and experience for young people in Reading and will be looking to join the apprenticeship scheme.

Noise/ neighbour considerations

As a Sport Injury clinic we do not anticipate making excessive noise or this being an issue to our neighbours. We will operate evening clinics through the week up until 9pm but with no residential neighbours on this trading estate we don't foresee this being a problem. We note that Reading Climbing Centre typically close at 10pm each evening.

We hope this gives you a picture of our plans and some initial responses to any planning considerations there may be, please don't hesitate to contact us if there are any other follow up questions.

NB/ Heads of Terms are currently being drawn up. We can forward these on to you as soon as we have them.

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