

Design and Access Statement Addendum

Regarding internal alterations to approved planning drawings
under planning permissions

ref: 151116 FUL and 151117 LBC

173-175 KINGS ROAD
READING
RG1 4EY

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Introduction.

The application site 173-175 Kings Road has received the planning permission and listed building consent ref nos: 151116 FUL and 151117LBC in 2015.

There are two new planning applications submitted in April 2016, ref nos: 160775 FUL and 160776 LBC validated in June and pending consideration. In accordance with recent correspondence the new target date for issuing the decision is 26th October.

Following the discharge of pre-start conditions (application ref: 160220) some works has progressed which differs from the originally approved plans.

The process of collating required planning information has extended significantly throughout the last few months postponing the expected target decision date for new proposals.

Internal alterations are required to meet a compliance with Building Regulations (especially Fire Regulations) and to suite required internal services routes (ventilation ducting, drainage pipes serving all levels).

The new applications hereby submitted i.e. non-material amendment following a grant of planning permission with associated listed building consent for alterations seek approval to works which has been carried out up to date and differ from originally approved plans in 2015.

Internal Alterations.

The internal alterations refer to the following Units: 7, 8, 10, 11, 12, 13.

Lower Ground Floor

none

Ground Floor

none

First Floor

Number of Units unchanged.

Unit 9 – layout unchanged

Units 7, 8:

Internal partitions as shown on drawing no: 16-T1255-14 rev NMA-1

Second Floor

Number of Units unchanged.

Units: 10, 11:

Internal partitions as shown on drawing no: 16-T1255-14 rev NMA-1

Third Floor

Number of Units unchanged.

Units:12, 13:

Internal partitions as shown on drawing no: 16-T1255-14 rev NMA-1

None of the proposed changes are considered to materially affect the historic character and integrity of the building.

External Layout

There are no proposed changes to the external layout of the building under this application.

Scale

There is no change to the scale of the existing building.

Appearance

There are no proposed changes to the appearance of the building under this application.

Landscaping

There are no proposed changes to originally approved landscaping under this application.