

**11 – 12 Market Place
Reading
RG1 2EG**

Relocated Cyle Store

Design and Access Statement

March 2024

1.0 INTRODUCTION

- 1.01 **This Statement** – Danks Badnell Architects. Ltd have prepared this Supporting Statement to accompany a Full Planning Application for the relocation of cycle stores from the approved location in the front entrance lobby to the rear secure undercroft.

The existing building has recently undergone conversion from commercial to residential at first to third floors, with a fourth floor additions to create 17 no. apartments.

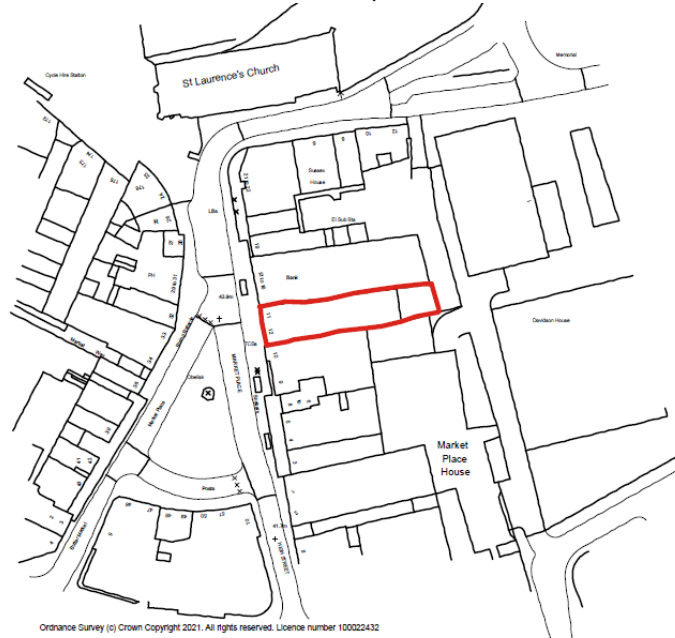
Under references, PA ref:211808 17 units and PA ref:211312 14 units, planning ref:220725

- 1.03 **Executive Summary** - This statement emphasises that:

- i) The proposed relocation of the cycle store will not have a detrimental impact upon the residents, nor the conservation area.
- ii) There are no external changes to the approved scheme
- iii) The proposals will provide secure and dry cycle stands, provided in either Sheffield stands or vertical cycle racks.

2 THE EXISTING BUILDING

- 2.01 The Existing Building.** The existing building has been converted and extended to provide 17 no apartment at first to fourth floors, with commercial to the ground floor.
- 2.02 Surrounding Buildings.** The existing building is located on Market Place, to the south of St Lawrence Church, to the east of the Forbury, and to the north of the main High Street.



Site Location Plan Showing the building in context.

There is an established ground floor street retail frontage to Market Place. Office floor space in the immediate area is rapidly being converted for residential use taking benefit from Government permitted development legislation.

The site is accessed either from the front on Market Place or via the courtyard to the rear.



View looking east across Market Place



View looking south down Market Place with 6 – 8 Market Place to the left.

PLANNING LEGISLATION AND PLANNING SUBMISSIONS

3.01 Designations

The property is within the Town Centre Conservation Area.

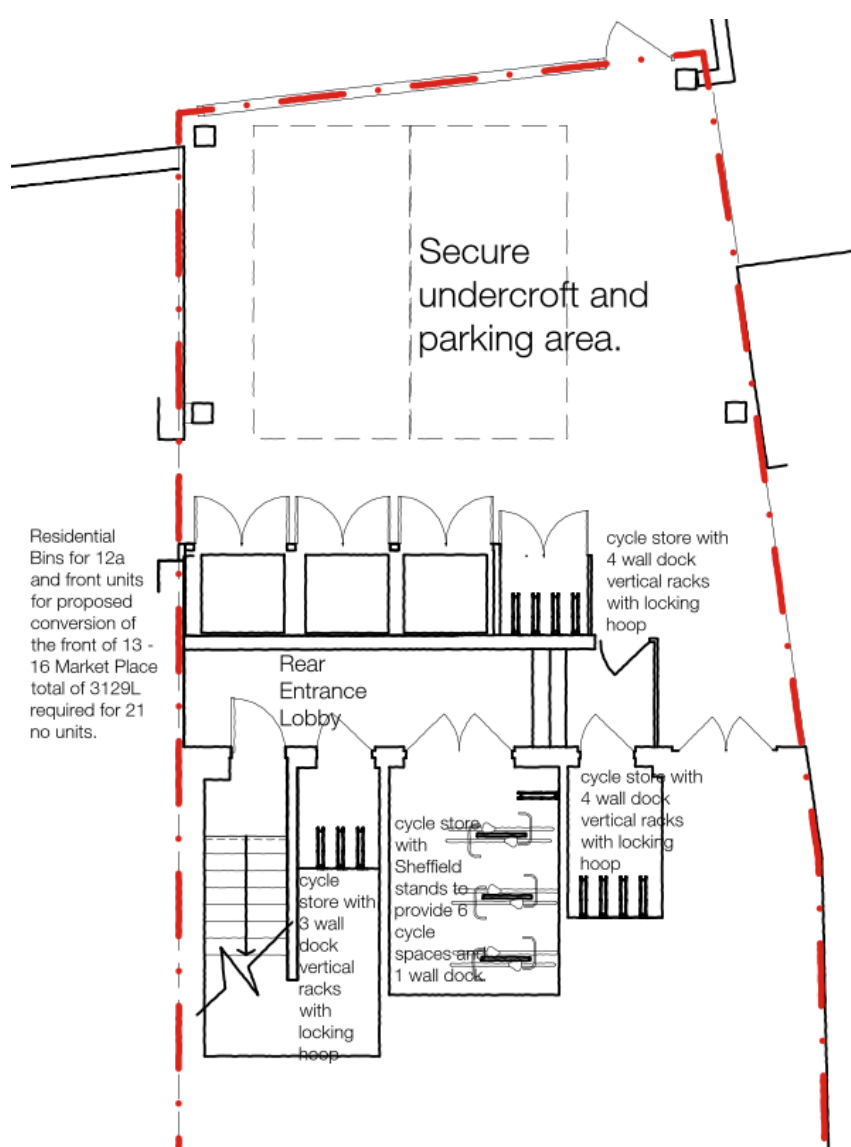
4 DESIGN PROPOSALS

4.01 Drawings The proposals are illustrated on the following drawings,

- 21/28/58 – Site Location Plan
- 21/28/50B – As Approved Plan
- 21/28/56 – Cycle Plan
- 21/28/57 – Block Plan

4.02 Design.

The proposals do not result in any external changes, the cycle stores will be in the undercroft behind the roller shutter door as demonstrated below.



GROUND FLOOR PLAN - REAR ENTRANCE

4.03 Access and Highways

Pedestrian access is directly off Market Place, or via a rear access through the courtyard.

There is vehicular access to the rear for the ground floor commercial use via the Forbury. The bin stores are also located to the rear, that the residents will access via the rear staircase.

The proposals will not have a detrimental impact upon Highways, and there will be no impact to the existing parking to the undercroft.

There are 3 no. Sheffield hoop cycle stands for 6 no. cycles in a locked store. In addition there are 12 no. vertical Wall Dock cycle racks in two existing stores, and one purpose built store adjacent to the bin enclosure.

