

# **30 Queen Victoria Street, Reading, RG1 1TG:**

***Full Planning Application to Reading Borough Council  
for the Change of Use from Class E(c)(i) Financial Services,  
  
to 3No Residential Apartments (Class C3 Dwelling houses)  
on the first, second and third floors,  
and Class E - Retail Use on The Ground & Basement Levels.***

***For MCD International Ltd***

**8<sup>th</sup> July 2024 – FULL Planning Application**

Ian Benbow, RIBA Chartered Architect.

This Document:

| Version | Purpose                   | Date       |
|---------|---------------------------|------------|
| 1.00    | FULL Planning Application | 08/07/2024 |
|         |                           |            |



## Site Location - Aerial View

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



**30 Queen Victoria Street (formally part of HSBC) :**

30 Queen Victoria Street, Reading - Ian Benbow, RIBA Chartered Architect



**Existing Ground Floor Level – Proposed Retail Unit:**



**Typical Existing First, Second & Third Floors facing Queen Victoria Street:**



**Typical First, Second & Third Floors – Looking East towards the light well:**

## **The Proposals:**

No 30 Queen Victoria Street was previously part of The HSBC Bank, which is located on the corner of Queen Victoria Street & Broad Street.

This section of the building was sold off by HSBC under auction in October 2018.

This section of the building does not presently contain a staircase.

The proposal is to install a new staircase throughout the building, and then to Convert the existing First, Second & Third Floor Levels (previously Banking Offices) to 3No One Bedroom Apartments, ie one on each floor level.

### **A total of 3No New Apartments.**

The Apartments have been carefully set out to locate the habitable rooms (ie Living & Bedrooms) on the west elevation to maximise natural daylight and provide views overlooking Queen Victoria Street.

The Kitchens have been located on the east elevation overlooking the internal light well, which will provide natural light and ventilation. The new Staircase is also located on the east elevation, and will also have natural light and ventilation.

Each apartment will have internal and secure storage space for 1No Bicycle.

Each apartment will have a cupboard for household waste recycling and storage.  
Household Waste will be taken to a designated collection point on agreed RBC Waste Collection Days.

The Ground Floor Accommodation is proposed to be let in the future as a Retail Unit, under planning Class E.

The Existing Basement will become Ancillary Retail Space, including:

- Retail Storage.
- Staff Toilets & Facilities.
- Retail Recycling & Waste Storage Area.
- Bicycle Storage for Retail Staff (a 4No Bike Rack is shown, but more spaces can be added, depending on staff demand).

Retail Waste will be taken to a designated collection point on agreed RBC Waste Collection Days or possibly by other private collectors.

The existing external appearance of the building will not change, other than the installation of a new front door at The Ground Floor Level to provide means of access to The 3No Apartments above.

Existing & Proposed Gross Floor Areas:

| Existing                 | Function       | Gross Floor Area M² |
|--------------------------|----------------|---------------------|
| Basement                 | Bank Basement  | 101.00              |
| Ground Floor             | Banking Hall   | 101.00              |
| First Floor              | Banking Office | 85.00               |
| Second Floor             | Banking Office | 85.00               |
| Third Floor              | Banking Office | 85.00               |
| Total Gross Floor Area = |                | 457.00              |

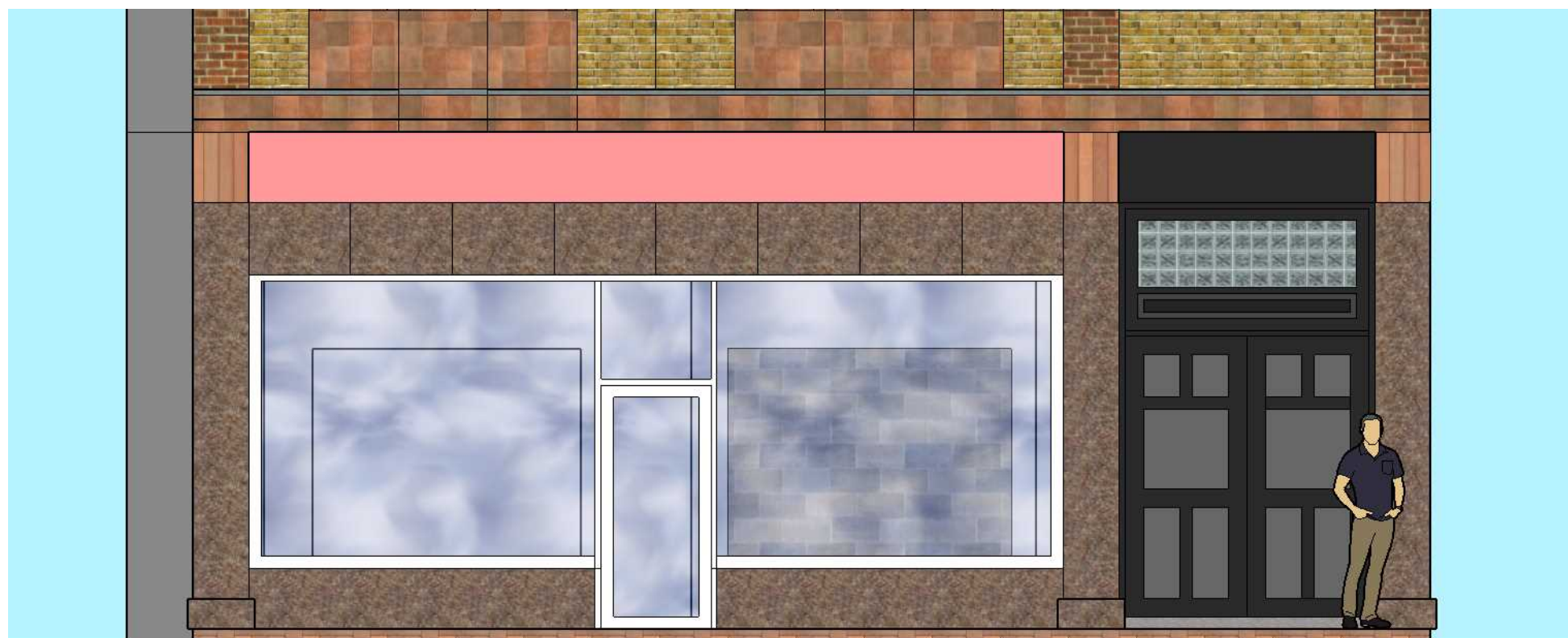
| Proposed                 | Function         | Gross Floor Area M² |
|--------------------------|------------------|---------------------|
| Basement                 | Retail Basement  | 101.00              |
| Ground Floor             | Retail Shop Unit | 101.00              |
| First Floor              | 1No Apartment    | 85.00               |
| Second Floor             | 1No Apartment    | 85.00               |
| Third Floor              | 1No Apartment    | 85.00               |
| Total Gross Floor Area = |                  | 457.00              |



**30 Queen Victoria Street, Reading :**  
**Existing Front Elevation :**  
**1:100 @ A3**

Ian Benbow, RIBA Chartered Architect





**30 Queen Victoria Street, Reading :**  
**Existing Shop Front :**  
**1:50 @ A3**

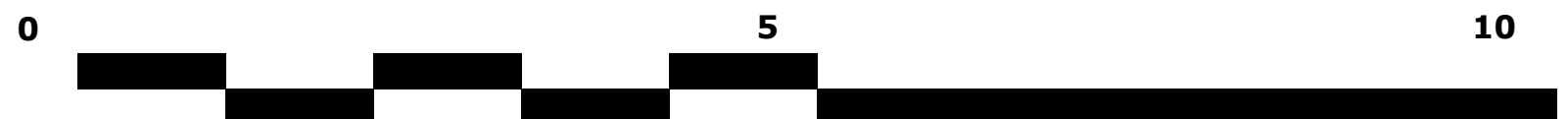
Ian Benbow, RIBA Chartered Architect





**30 Queen Victoria Street, Reading :**  
**Existing Basement Plan :**  
**1:50 @ A3**

Ian Benbow, RIBA Chartered Architect

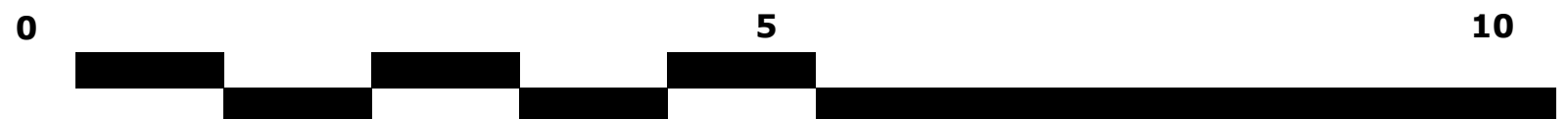


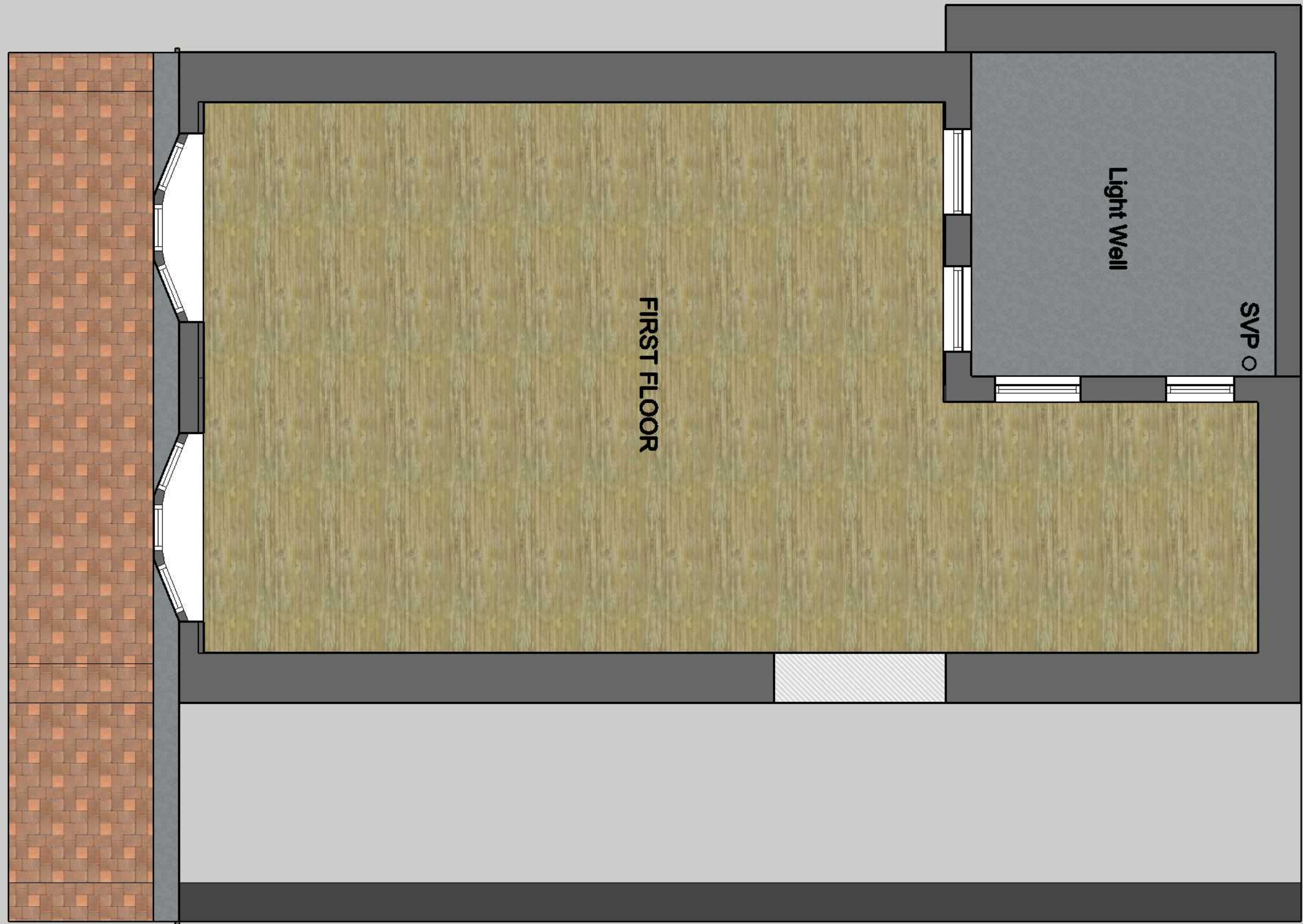
Queen Victoria Street



**30 Queen Victoria Street, Reading :**  
**Existing Ground Floor Plan :**  
**1:50 @ A3**

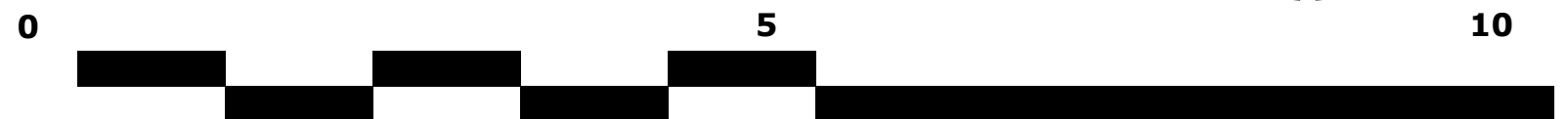
Ian Benbow, RIBA Chartered Architect

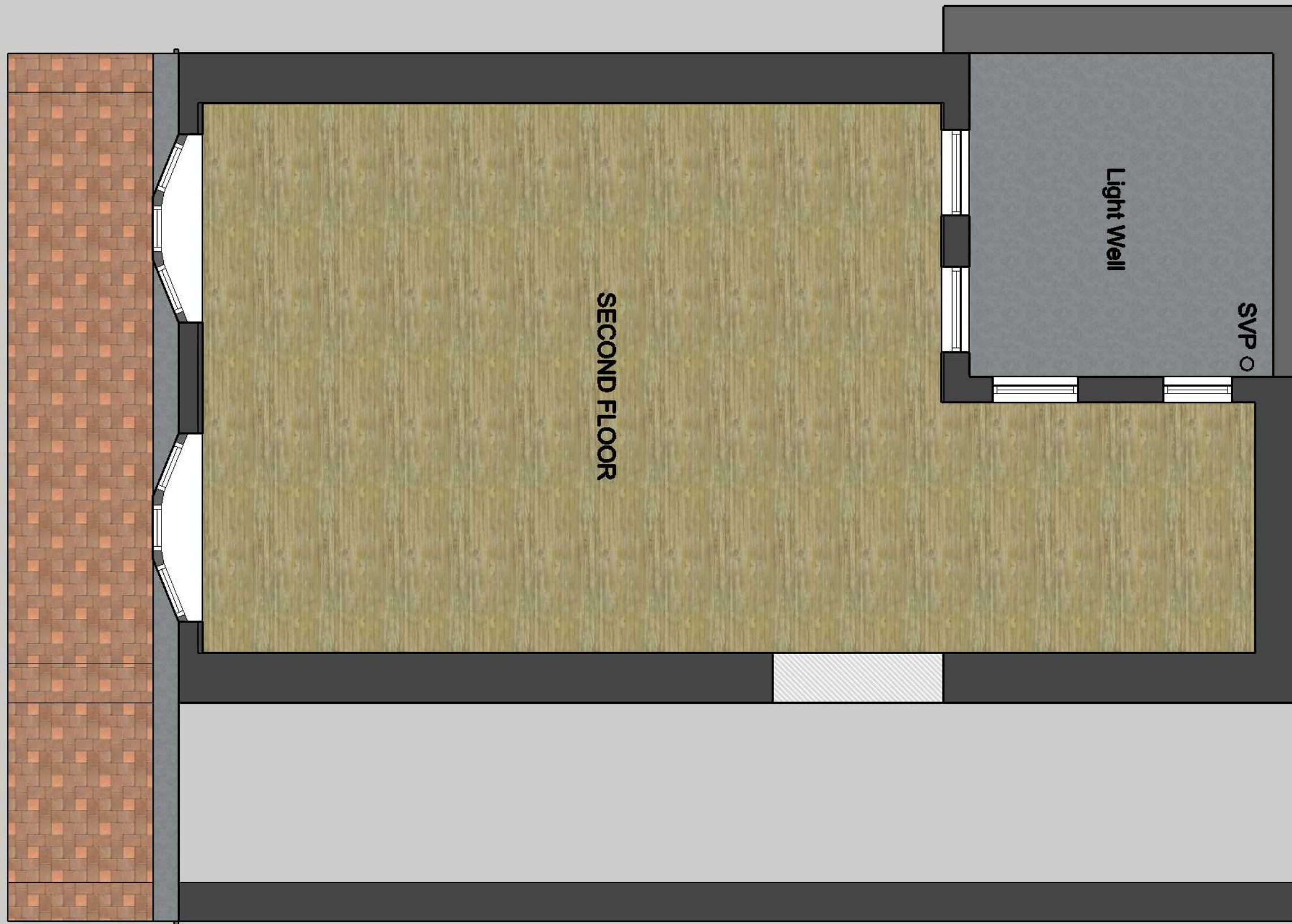




**30 Queen Victoria Street, Reading :**  
**Existing First Floor Plan :**  
**1:50 @ A3**

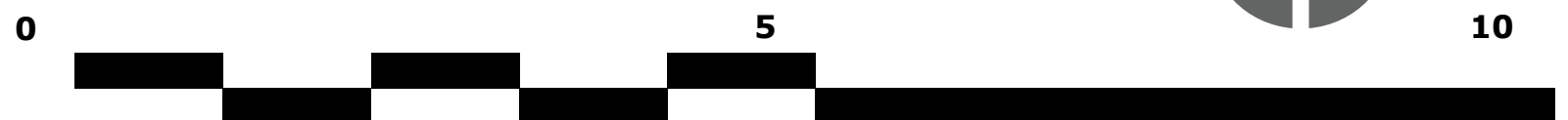
Ian Benbow, RIBA Chartered Architect

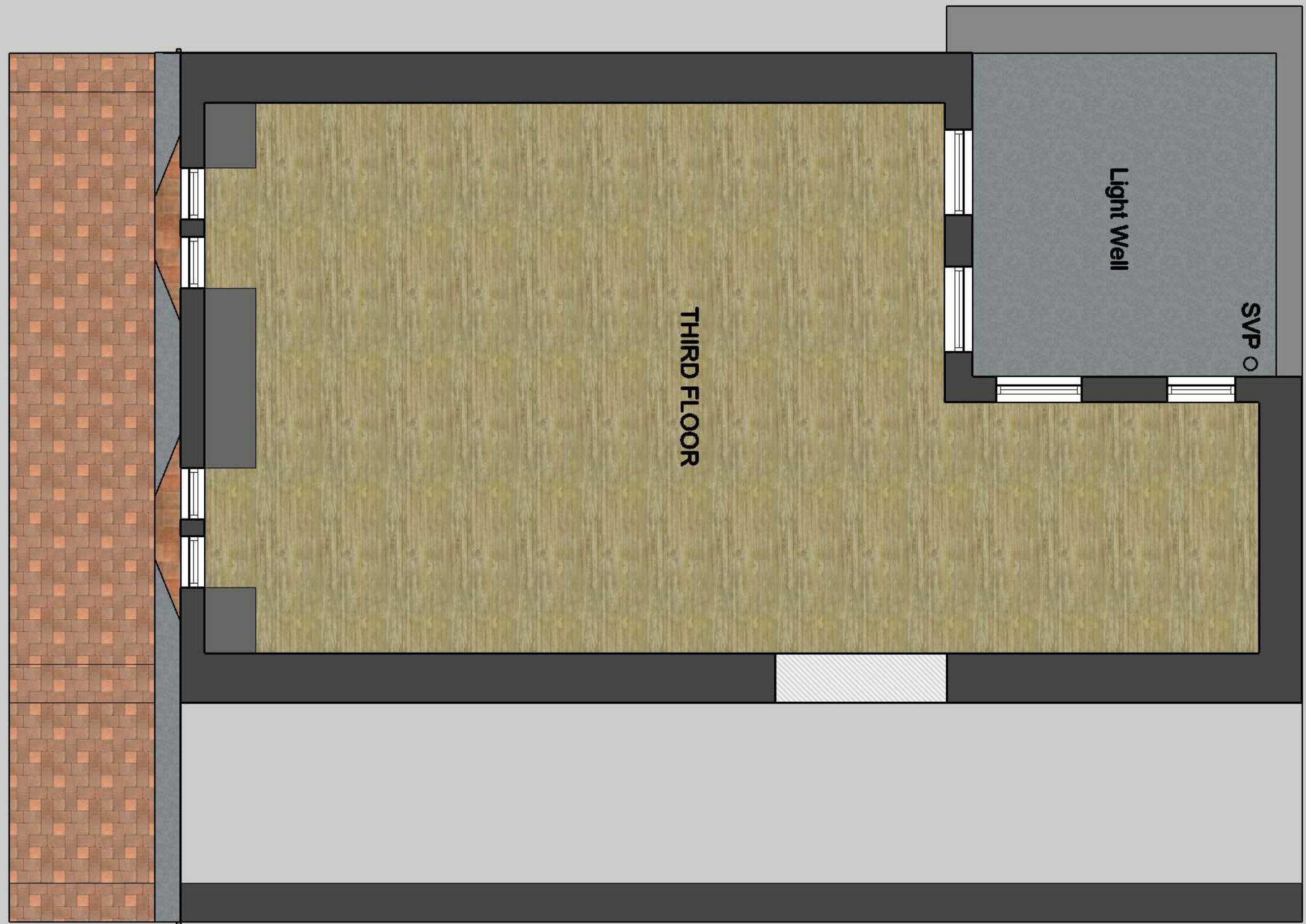




**30 Queen Victoria Street, Reading :**  
**Existing Second Floor Plan :**  
**1:50 @ A3**

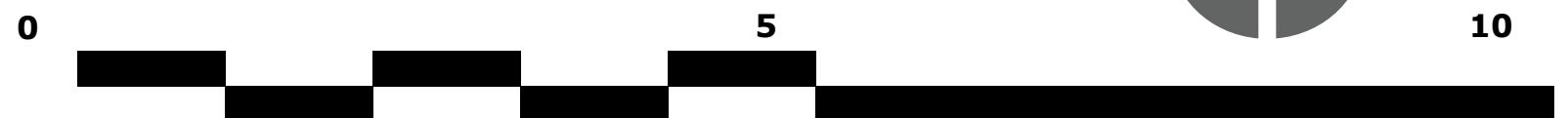
Ian Benbow, RIBA Chartered Architect

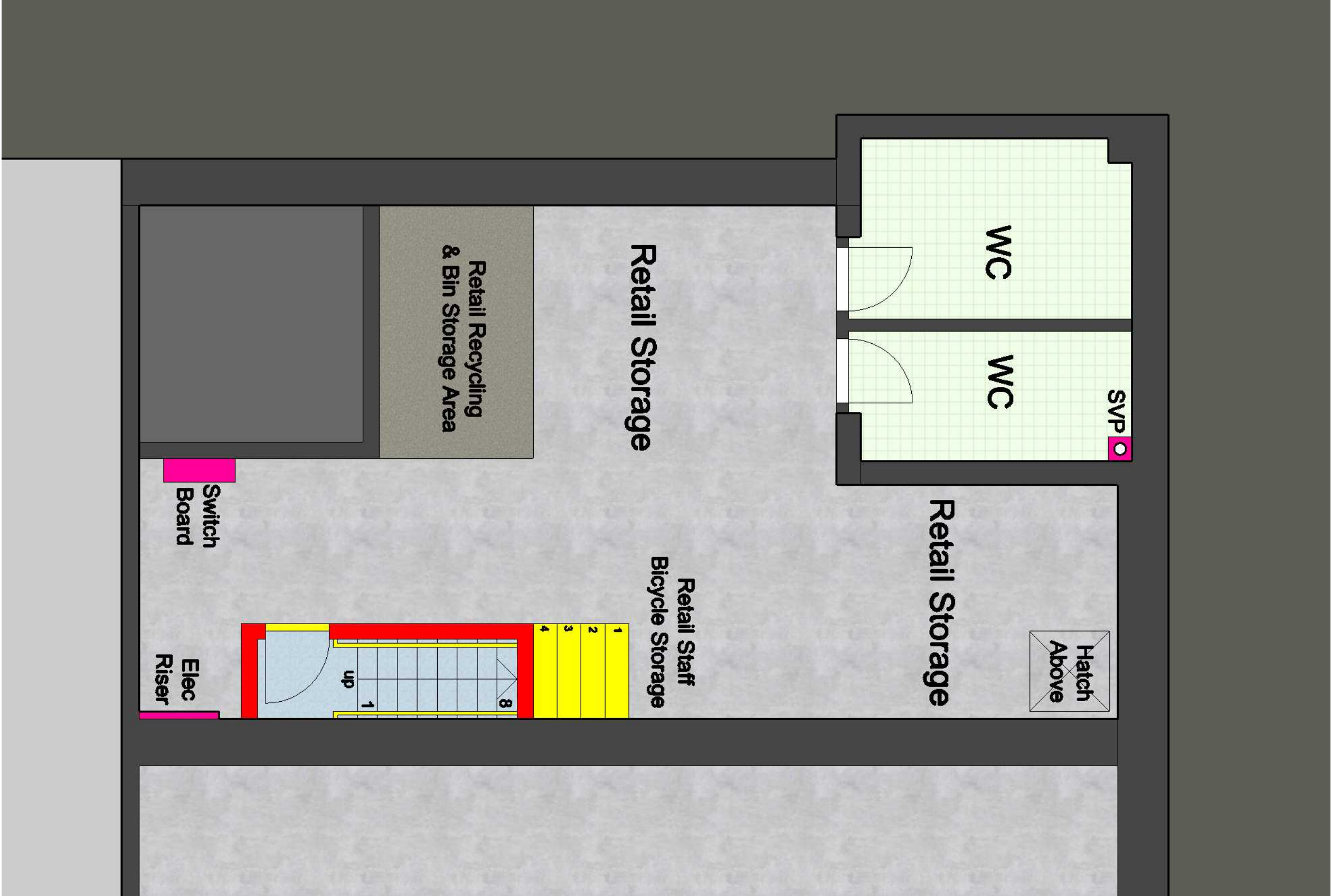




**30 Queen Victoria Street, Reading :**  
**Existing Third Floor Plan :**  
**1:50 @ A3**

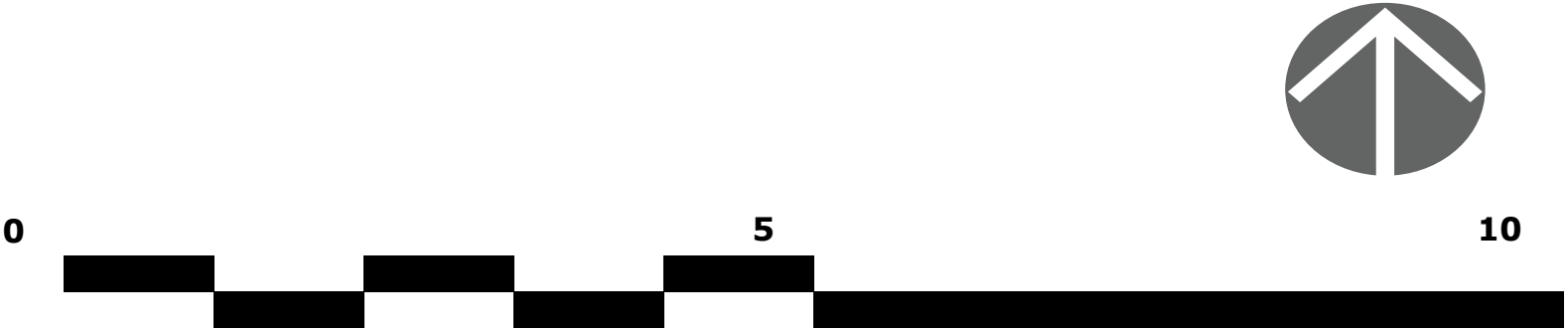
Ian Benbow, RIBA Chartered Architect



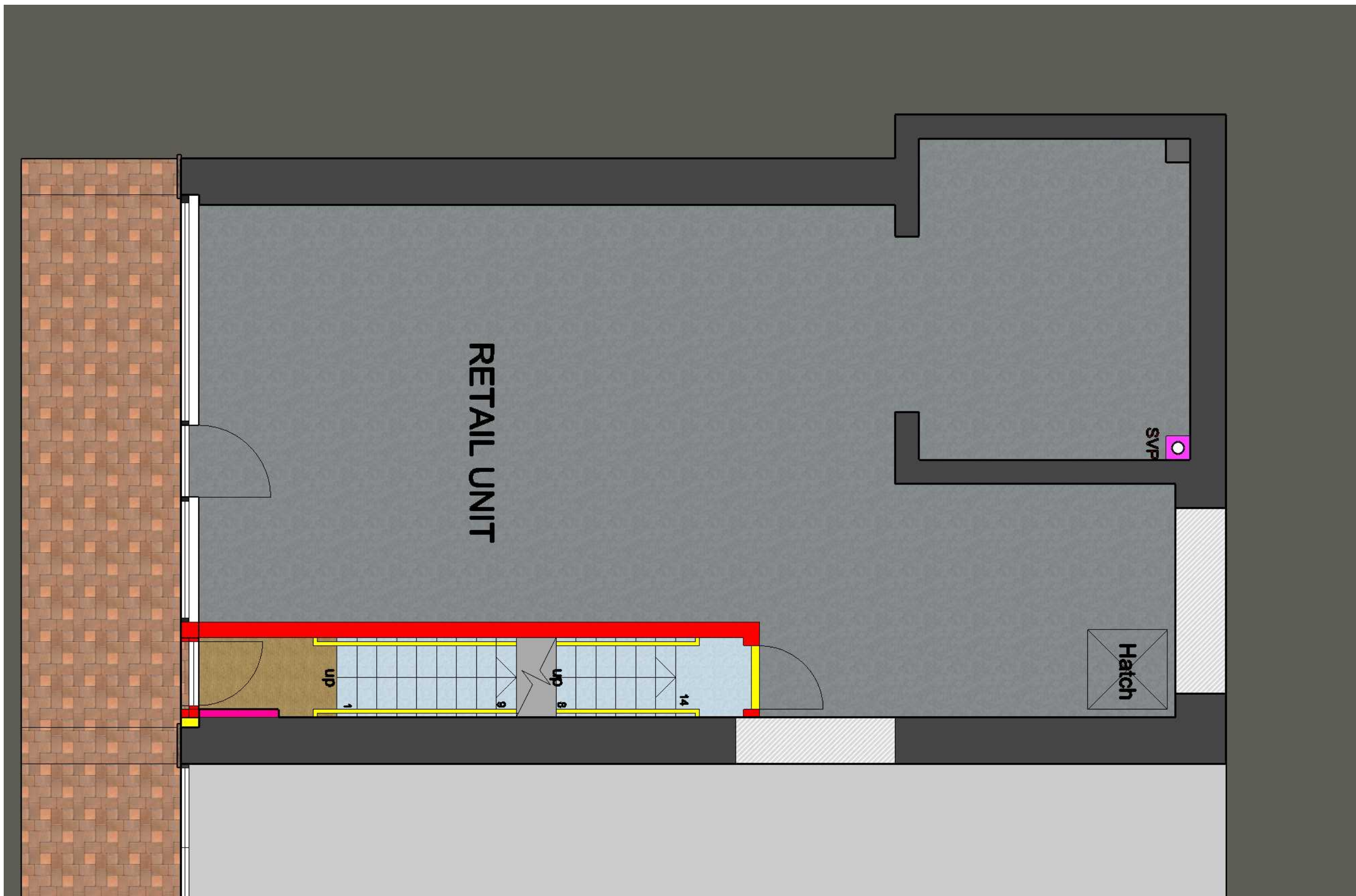


**30 Queen Victoria Street, Reading :**  
**Proposed Basement Level :**  
**1:50 @ A3**

Ian Benbow, RIBA Chartered Architect

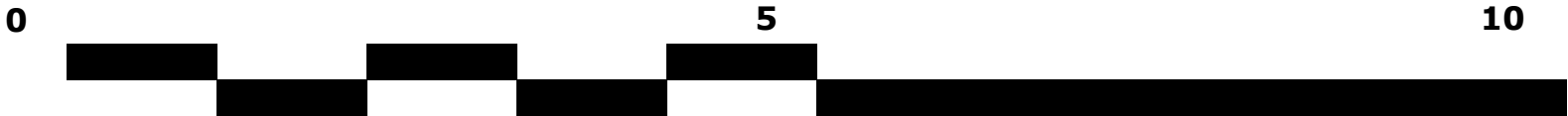


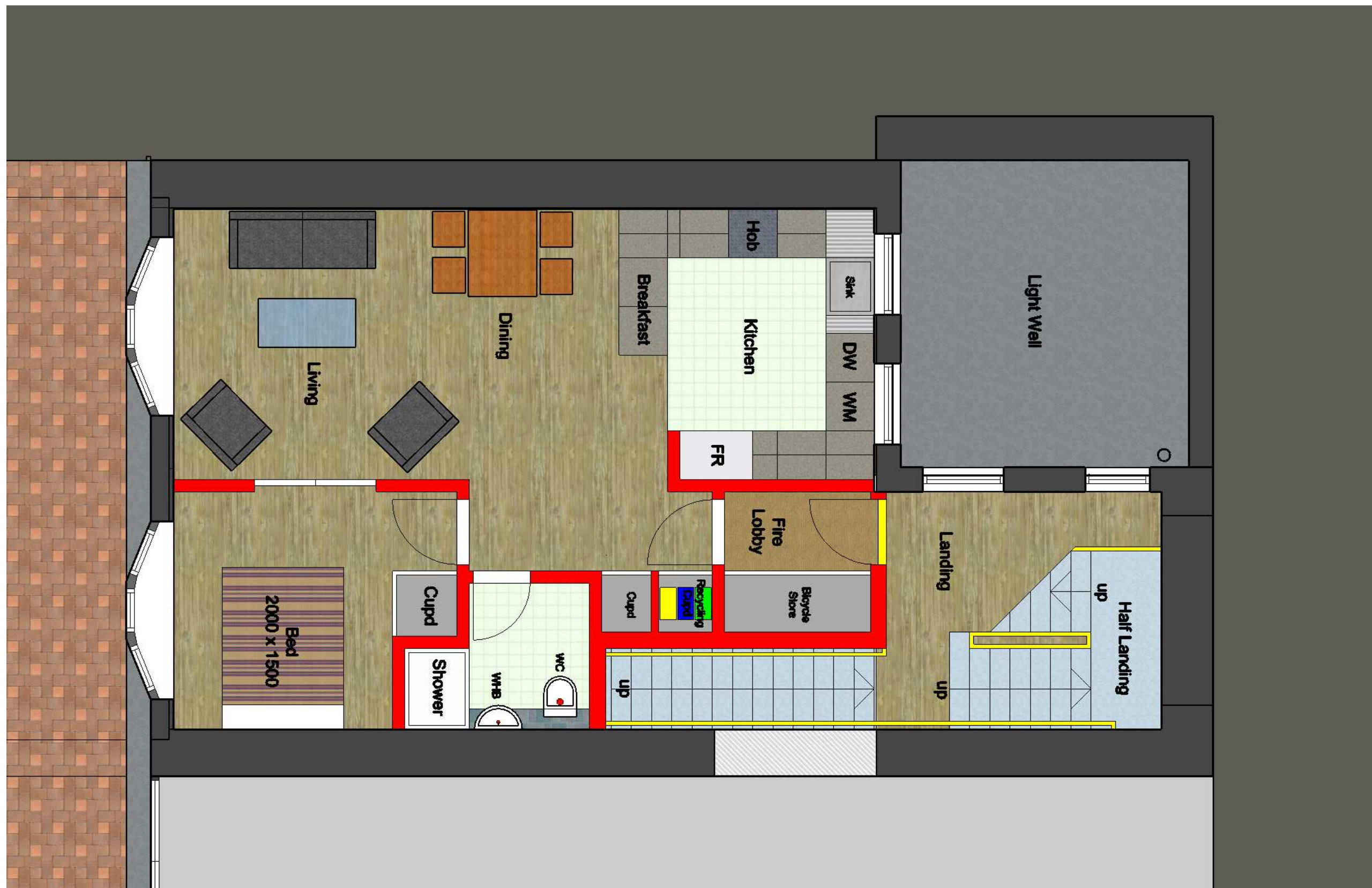
Queen Victoria Street



30 Queen Victoria Street, Reading :  
Proposed Ground Floor Plan :  
1:50 @ A3

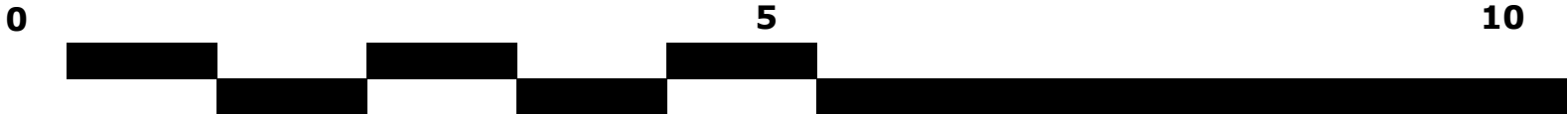
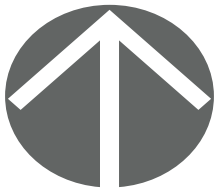
Ian Benbow, RIBA Chartered Architect





**30 Queen Victoria Street, Reading :**  
**Proposed First Floor Plan :**  
**1:50 @ A3**

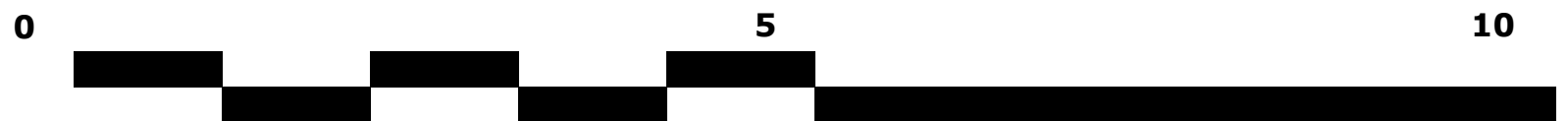
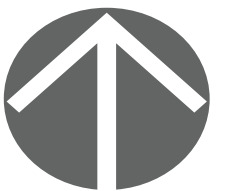
Ian Benbow, RIBA Chartered Architect





**30 Queen Victoria Street, Reading :**  
**Proposed Second Floor Plan :**  
**1:50 @ A3**

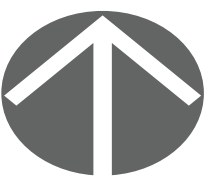
Ian Benbow, RIBA Chartered Architect

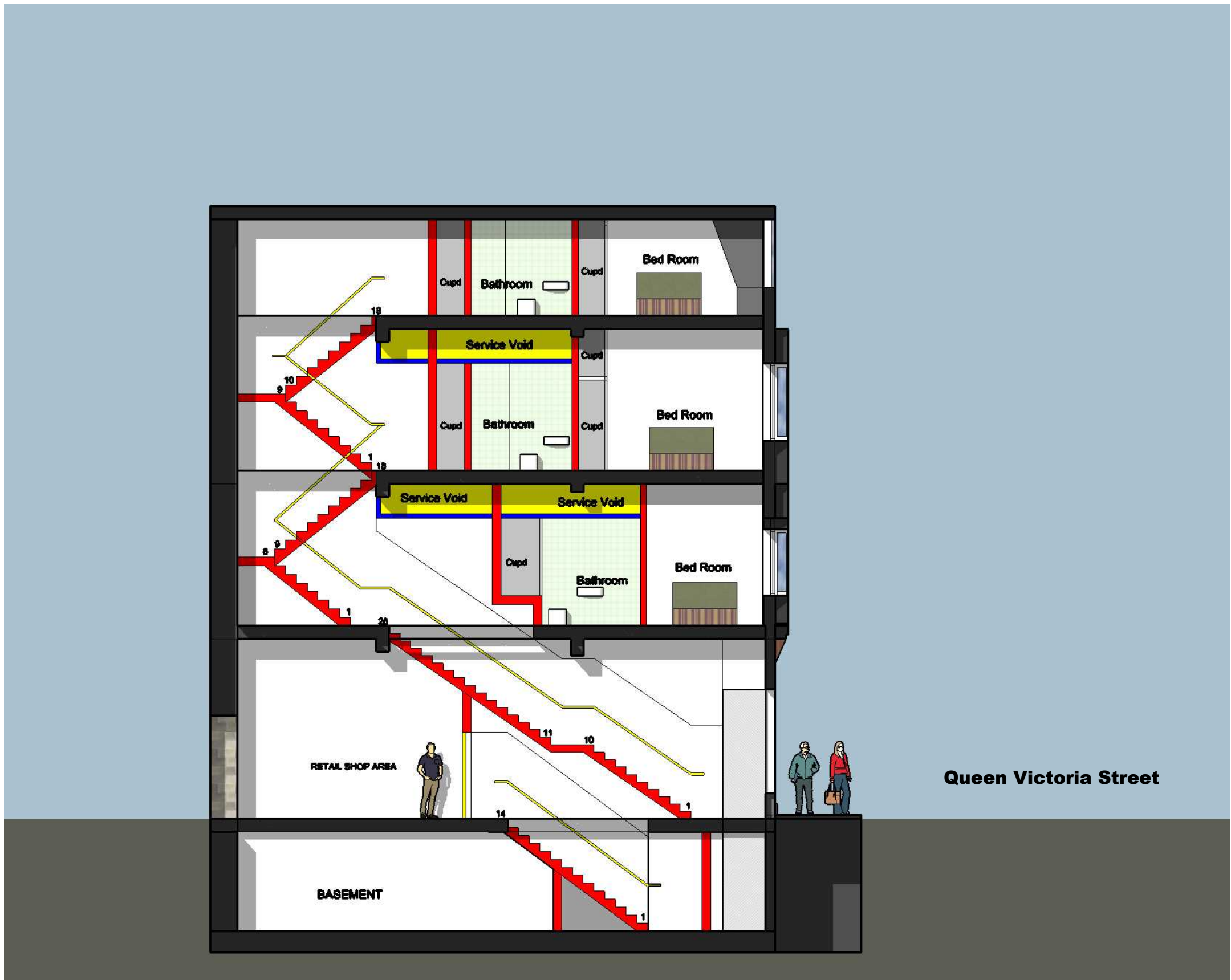




**30 Queen Victoria Street, Reading :**  
**Proposed Third Floor Plan :**  
**1:50 @ A3**

Ian Benbow, RIBA Chartered Architect

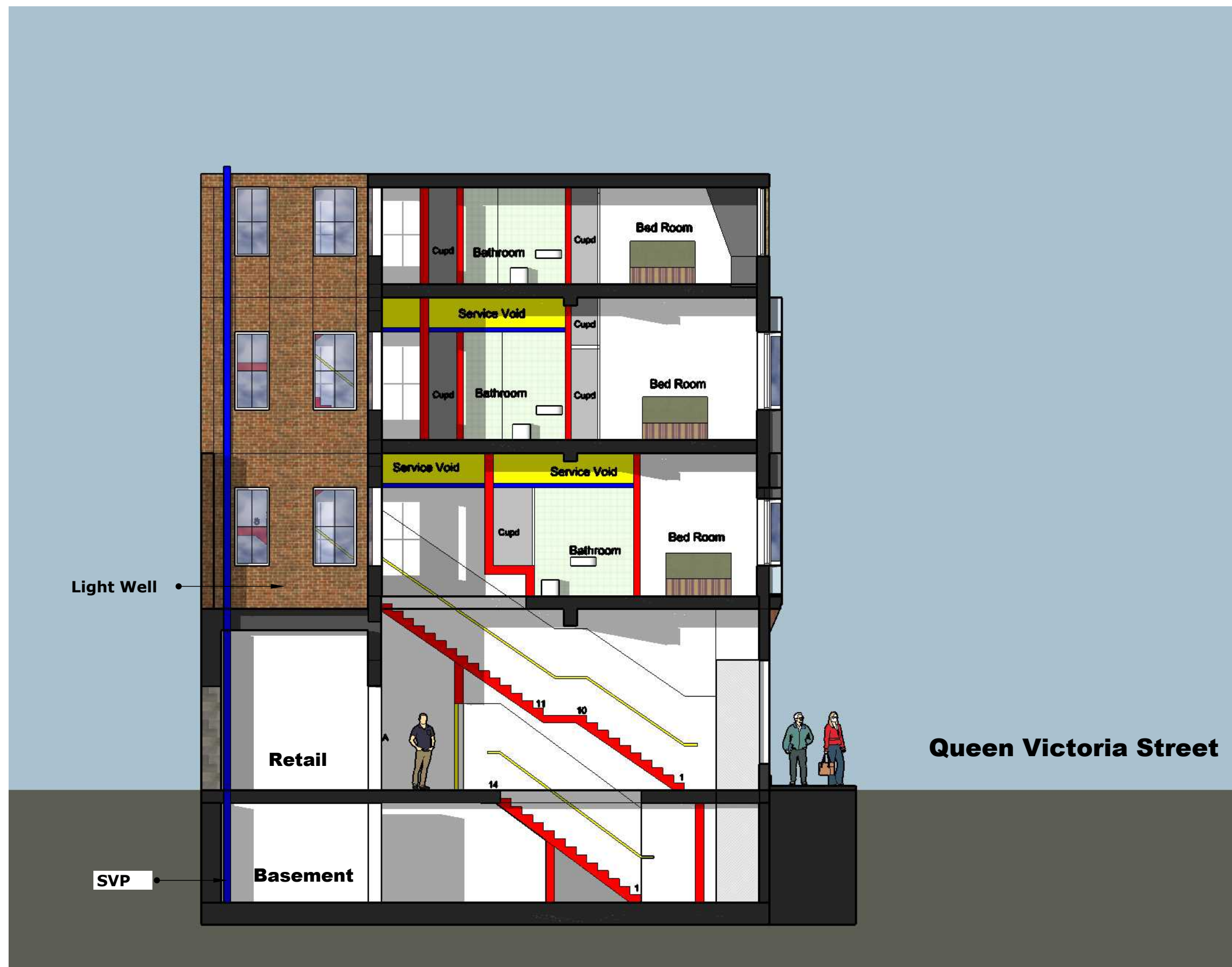




**30 Queen Victoria Street, Reading :**  
**Proposed Typical Staircase Section :**  
**1:100 @ A3**

Ian Benbow, RIBA Chartered Architect





**30 Queen Victoria Street, Reading :**  
**Proposed Typical Section :**  
**1:100 @ A3**

Ian Benbow, RIBA Chartered Architect





- RETAIL SHOP UNIT -

30A

• New Entrance to 3No Flats Above

1330mm

**30 Queen Victoria Street, Reading :**  
**Proposed Shop Front Elevation :**  
**1:50 @ A3**

Ian Benbow, RIBA Chartered Architect

0

5

10