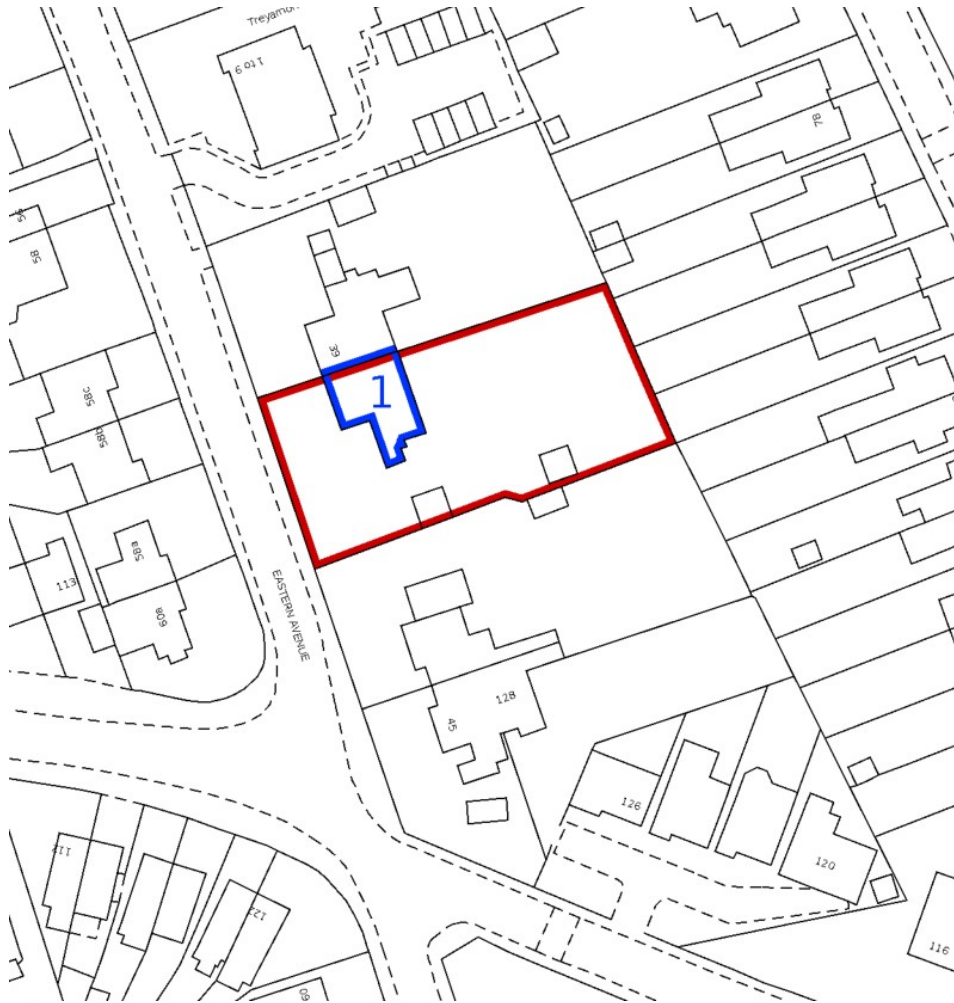


**Heritage Statement for the proposed change of use from
a healthcare clinic with residential over to single residential unit
at 41a Eastern Avenue, Reading for Mr Ali Akbar.**

Site Location

The location of the property is at the “top end” of the northern section of Eastern Avenue approximately 50 yards at its junction with the Erleigh Road.



The Property

The property is a Grade II listed building which was listed on the Historic England database reference 1248720 on 25th August 1987.

The Proposal.

The present property used to be used as a healthcare clinic at ground floor level with a single residential unit at first floor level with a separate staircase access. The owner/applicant intends to change the whole building into a single residential unit. This will entail minor internal alterations to achieve this however the external fenestration and elevations remain unchanged.



Photograph of the existing front elevation of the property



Photograph of the existing rear elevation of the property

The Principle of the proposal.

The applicant is simply applying to change the property into a single unit residential dwelling. He has held meetings on site with the planning officer Alison Amoah who has confirmed that in principle the proposal would be supported by the planners.

The healthcare clinic at ground floor level was made vacant some 2 years ago and is no longer a viable commercial proposition. There is more than adequate off street car parking spaces to serve the new property and the access will remain the same as in situ.

In conclusion

We believe the proposal would be very much supported by the planners as it will be in keeping with the rest of the properties in Eastern Avenue which are single occupancy and this property has the benefit of ample off street car parking facilities.

Mr Richard Fenn

21st November 2023