



Town Planning Bureau

Planning Supporting Statement

RE: PLANNING APPLICATION FOR DEMOLITION OF BUILDINGS TO THE REAR OF NO'S 1-15 (ODD) QUEEN VICTORIA STREET & 146-148 FRIAR STREET TO GROUND LEVEL.

SITE: 1-15 QUEEN VICTORIA STREET / 145-148 FRIAR STREET, READING.

This letter forms the Planning Statement for the above proposed works at the above identified property.

The application comprises:

1. Completed application forms.
2. Red edged site location plan.
3. Existing drawings.
4. Demolition drawings.
5. Building Recording (Con.5).
6. Demolition Construction Method Statement (Con.6).
7. Contaminated Land Report (Cons.14 & 15).
8. Timeline (Con.47).

We should be grateful if you would consider the matters set out below.

1. Introduction

This planning statement comprises supporting information in respect of a planning application for the development as described below.

- ☐ Applicant: Thackery Estates Reading Investments Ltd ("the Applicant").
- ☐ Site: 1-15 Queen Victoria Street / 145-148 Friar Street, Reading RG1 1SY ("the site").
- ☐ LPA: Reading Borough Council ("the Council").

Planning permission ref: 221232 was approved for:

Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part- three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works.

The planning permission was approved for demolition that can be categorised in two stages, this is also applied to the Section 106 pertaining to the said planning permission.

- ☐ Stage 1: pre-commencement of works (as defined in the 221232 and S106).
- ☐ Stage 2: commencement of works.

This demolition application seeks to cover only Stage 1 demolition works.

The reason for the application is to not activate the CIL that will become payable at 60 and 240 days. Following demolition and detailed design, the extant consent will be

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RTPI

mediation of space · making of place

further reviewed with potential amendment by way of a material change in accordance with Section 73 and will be liable for the CIL payments, however, this will be in accordance with 60 and 240 day points following the actual commencement of building and not at the point of demolition.

- The works do not apply to the listed building therefore not triggering the need for Listed Building consent.

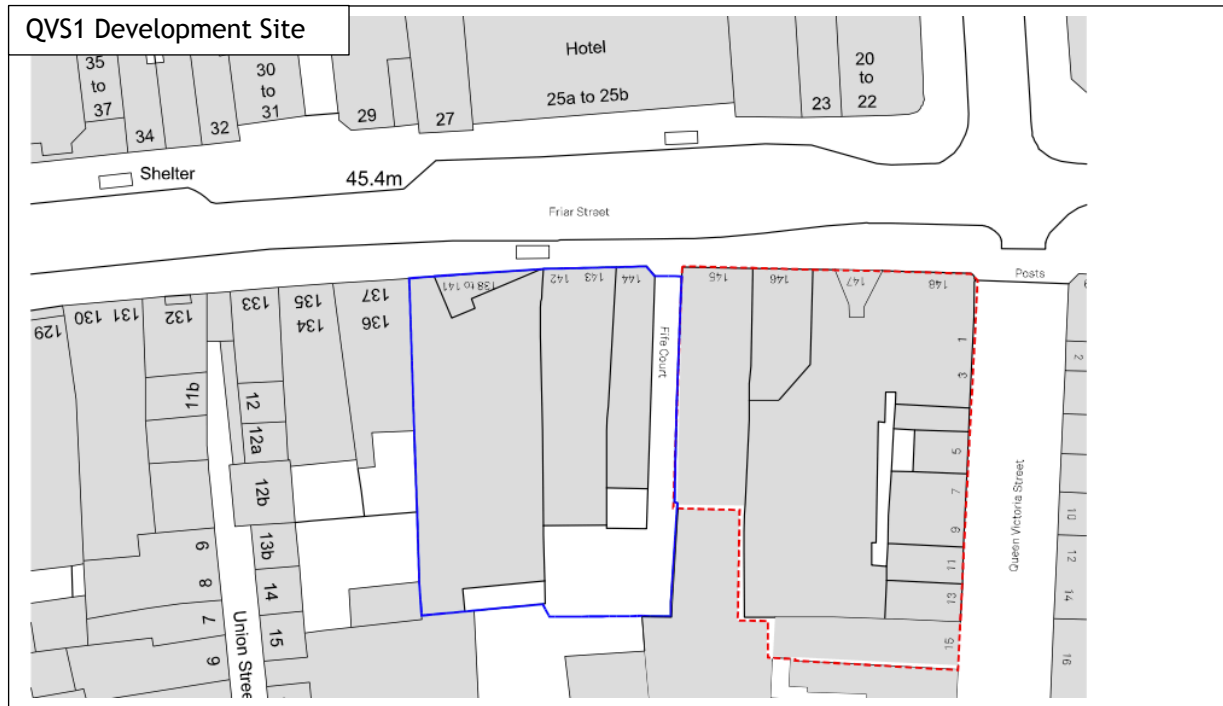
2. The Site

The Site

The site comprises the following distinct buildings:

- 1-15 QVS - Part of a larger terrace built in the early 1900s, the QVS properties comprise retail accommodation arranged over the ground and basement floors. The remaining 1st, 2nd and 3rd floors being office accommodation, albeit there are many vacant units. The properties are Grade II listed.
- 148 Friar Street - This unit comprises retail floorspace at ground (Café Nero) with vacant office floors above. The building is located on the corner of Friar Street and forms the corner of 1-15 QVS. This property is also Grade II listed.
- 147 Friar Street - Dating from the early 1880s, this unit comprises retail/ nail salon at ground floor with three vacant floors above, which are understood to be former offices. The building is also Grade II listed - the main interest of the building is the 2-storey shop front.
- 146 Friar Street is basement and 3-storeys in height, with an retail use at basement and ground floor level (Reading Food & Wine) and on the upper floors Simple Recruitment Services. This building is not listed.
- 145 Friar Street is basement and 4-storeys in height, with WHSmith occupying the ground floor and office uses above. This building is not listed.
- To the rear of the properties are a mix of more modern extensions and additions (late 19th and 20th centuries) that are incoherent with each other and represent crowded built form - all the buildings are vacant, deteriorating and suffer from anti-social behaviour and accessing by rough sleepers.





Demolition Site Description

The proportion of the site the subject of the Stage 1 demolition is limited in extent and is shown on the drawing below and is red-hatched.



3. Reason for Separate Application

As advised, the Demolition works fall under two stages:

- ☐ Stage 1: pre-commencement of works (as defined in the 221232 and S106) but excluding 146 Friar Street.
- ☐ Stage 2: commencement of works.

The S106 makes an allowance that the S106 requirements will not be triggered by Stage 1 demolition, however, having regard to the CIL regulations, this is not the case and will become active on commencing works. Therefore, as suggested by Officers, a separate consent for Stage 1 demolition is submitted.

Planning permission 221232 was approved subject to the following conditions that required submission and agreement prior to works commencing. These are:

Condition 5:	Building Recording.
Condition 6:	Demolition Construction Method Statement.
Conditions 14 & 15:	Contaminated Land Report.
Condition 47:	Timeline.

The demolition is limited to the extent of works detailed in drawings:

- ☐ P22018-FCH-BA-00-DR-A-1320 Rev P02 - Pre Commencement Demolition Ground floor,
- ☐ P22018-FCH-BA-01-DR-A-1321 Rev P02 - Pre Commencement Demolition First floor,
- ☐ P22018-FCH-BA-02-DR-A-1322 Rev P02 - Pre Commencement Demolition Second floor,
- ☐ P22018-FCH-BA-03-DR-A-1323 Rev P02 - Pre Commencement Demolition Third floor,
- ☐ P22018-FCH-BA-B1-DR-A-1324 Rev P01 - Pre Commencement Demolition Basement,
- ☐ P22018-FCH-BA-XX-DR-A-1420 Rev P01 - Pre Commencement Demolition Elevation 01,
- ☐ P22018-FCH-BA-XX-DR-A-1421 Rev P01 - Pre Commencement Demolition Elevation 02,
- ☐ P22018-FCH-BA-XX-DR-A-1422 Rev P01 - Pre Commencement Demolition Elevation 03,
- ☐ P22018-FCH-BA-XX-DR-A-1520 Rev P02 - Pre-Commencement Demo Section 01,
- ☐ P22018-FCH-BA-XX- DR-A-1521 Rev P01 - Pre-Commencement Demo Section 02,
- ☐ P22018-FCH-BA-XX- DR-A-1522 Rev P02 - Pre-Commencement Demo Section 03,
- ☐ P22018-FCH-BA-XX- DR-A-1523 Rev P01 - Pre- Commencement Demo Section 04,

The said information and drawings accompany this application.

The works, therefore, have previously been agreed, the information submitted and discharge via condition, which enables the Applicant to commence works. This submission, however, is sought to not trigger the CIL regulations and payments at this stage. The Applicant is very aware of CIL and commits to paying the applicable CIL for the site, just not at this early stage.

This approach was suggested by officers and the Applicant feels is an appropriate method.

146 Friar Street has been omitted from the submission, and will ensure that the building and use remains within the street frontage.

4. Conclusion

This application for the demolition of the said buildings on site is accompanied by, amongst other items, the following documents agreed as part of the discharge of conditions in respect of planning permission ref: 221232.

The demolition will be completed in accordance with details already previously agreed with the Council and therefore, we submit that the Council has sufficient safeguards in place to allow the demolition to proceed.

Should you wish to discuss this application, please do not hesitate to contact the writer.

Yours faithfully

Paul S Bottomley BA (Hons) MA MRTPI
Town Planning Bureau

Enc.