

Planning Design & Access Statement relating to the Change of Use from Class E to C1 serviced accommodation at 80 London Street Reading RG1 4SJ

Project Ref- 9244-23

Date. August 23

1.0.0. Planning History

There appears to be no planning history on the Council Website relating to this property.

There has been little interest in leasing the building as an office (Class E) due to the lack of parking & home working since Covid.

2.0.0. Location

80 London Street is situated in London Street within easy walking distance of Reading Town Centre. Many properties within this road have gained planning consent for the conversion to residential accommodation due to the lack of demand for office accommodation in this area.

The site is located within the Conservation Area of Reading Borough Council

2.0.0. The Proposal

The proposal is to undertake internal alterations to create 7no serviced apartments with a reception on the ground floor front.

There will be no external alterations to the external faces of the building.

3.0.0. Use & Amount

The proposed use is as serviced apartments Class C1 incorporating 7no apartments.

3.1.0. Layout, scale & massing

The layout provides each room with natural light & ventilation for short stay accommodation.

There is no increase in the massing of the building.

5.0.0. Appearance

The external appearance of the building will be unchanged.

6.0.0. Access & parking & transport comments

There is no off street parking available, however the property is located in a very sustainable location close to Reading Town Centre with all local facilities & public transport.

9.0.0. CIL

A Cil form is enclosed.

Conclusion

It is important to keep these building in use, the existing Class E use is clearly not in demand as short term accommodation is in the form of serviced apartments, this is proposed as a small boutique arrangement.

Chris Keen MRICS MCABE

A handwritten signature in blue ink, appearing to be 'C. Keen', is written over a faint rectangular grid background.