

February 17, 2025

18-20 Wokingham Road, Reading, RG2 7JJ
Proposed Change of Use of Ground Floor Retail Unit to an Educational
Establishment
Planning Design & Access Statement

Background

The ground floor of the building was formerly occupied by Berkshire Cycles followed by Berkshire Emporium – a second hand furniture shop. The 1st floor is currently dilapidated and utilised for storage.

Proposed Change of Use

A change of use from Class E(a) (shop) to F1(a) (Learning and non-residential institution) is proposed, to allow for an educational facility operated by 'Study Plus', a private tutoring academy that is based at 361 Oxford Road, and seeking to expand to fulfil demand.

Amount

A maximum of 30 pupils and 4 staff would occupy the premises at any one time, during the opening hours of 10am to 8pm.

Access

The property is located near Cemetery Junction, recognized as a local centre, and designated as being situated in the Zone 2 Primary Core Area. A premier bus route, operates along the Wokingham Road. On street parking is permit controlled. Two on-site parking bays are available for use, while the parking area to the rear of the building shall be utilized to facilitate pupil drop off and collection. Three 'sheffield stands' are proposed adjacent to the rear entrance of the building, providing for secure cycle storage for pupils arriving by bicycle.

The main entrance off the Wokingham Road is wheelchair accessible, with a level threshold. Internally the existing sub-standard W.C. facilities shall be removed, forming a storage area. A unisex wheelchair accessible cubicle and a unisex second W.C with level access shall be provided to the rear of the premises as shown on the accompanying proposed floor layout plan.

Layout

Internally, the teaching area and facilities provided shall follow the Department for Further Education 'Advice on standards for school premises for local authorities, proprietors, school leaders, school staff and governing bodies' publication dated March 2015.

Design

The proposal is limited to internal alterations only. Any advertisement and external lighting shall be subject to a separate planning application for advertisement consent.

Ecology & Bio-diversity

The site is entirely hard-surfaced, while the proposal is limited to internal works with the exception of installing 'sheffield stands' secured to the concrete hard-standing to the rear.