

Design and Access Statement

For 81 London Street, Reading, RG1 4QA

Proposal: Prior Approval: Change of use - commercial/business/service/etc to mixed use for two flats

1. Introduction

- You will find all the relevant information in this statement about the existing condition and the proposed plans for the site.

2. Existing site

- The property comprises a three-story terraced building located on London Street in Reading.
- The site is a listed building grade II, more details would be in the heritage asserts section of this statement.

3. Access

- There are several local bus stops within walking distance, and Reading Rail Station is also close to the site (0.5m).

4. Proposal

- We propose to retain the ground floor and the top floor as commercial and change the use of the first floor to residential (Use class C3).
- The first-floor residential area would be used as 3 bedroom self-contained units.
- In order to accommodate the proposal, associated work is also proposed.
- No external work is proposed.

5. Landscape

- As the proposal is only for the interior of the site, it would not affect any landscape.

6. Heritage assets

- The property is a listed building; see the official list entry in Appendix 1.
- In the entry, the heritage assets are focused on the exterior of the site, and in regards to the interior, the official entry states: *“it is understood that the building has been redeveloped behind the façade”*.
- The proposal would not have any affect on the façade and would only change the interior of the building, thus, the

proposal would preserve the heritage assets and the character of the listed building.

7. Planning considerations

- The development is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class G.
- **External appearance**, The proposal would not change anything externally of the house (like front doors, extensions and roof alterations).
- **Internal Layout**, we have carefully made sure to meet all requirements for the internal layout of the house (like the size of units and room arrangements) in order to satisfy the rest (sound insulation, fire regulation, plumbing and drainage, and thermal SAP requirements) we will only build with a building control approval to ensure that all requirements are met.
- For the benefit of the proposed occupiers, it is proposed cycle storage and refuse.

8. Conclusion

- The design of the proposal would preserve the heritage assets of the site.
- If any amendments would benefit the decision of this application, we would consider them.