

Heritage 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. 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 will be in the heritage assets section of this statement.

2. 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 2 x 3-bedroom self-contained units.
- In order to accommodate the proposal, associated work is also proposed (changing room sizes, etc. See drawings).
- No external work is proposed.

3. 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 effect 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.

4. Material details

- The proposal would seek to make new partition walls made with plasterboards and timber doors.
- No materials would be changed externally.

5. 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.