

Centre Point, 25-31 London Street, Reading

Planning & Heritage Statement Change of Use of Existing Class E Premises at Ground Floor in East Wing to Class F1



Contents

Introduction	Page 3
Site Location	Page 3
Site Description	Page 5
Context	Page 5
Proposed Layout & Design	Page 6
Access Strategy	Page 6
Landscaping	Page 6
Drainage	Page 6
Access and Parking	Page 6
Flood Risk	Page 7
Heritage Statement	Page 8-9
Potential Impact / Justification	Page 9
Conclusion	Page 9

Introduction

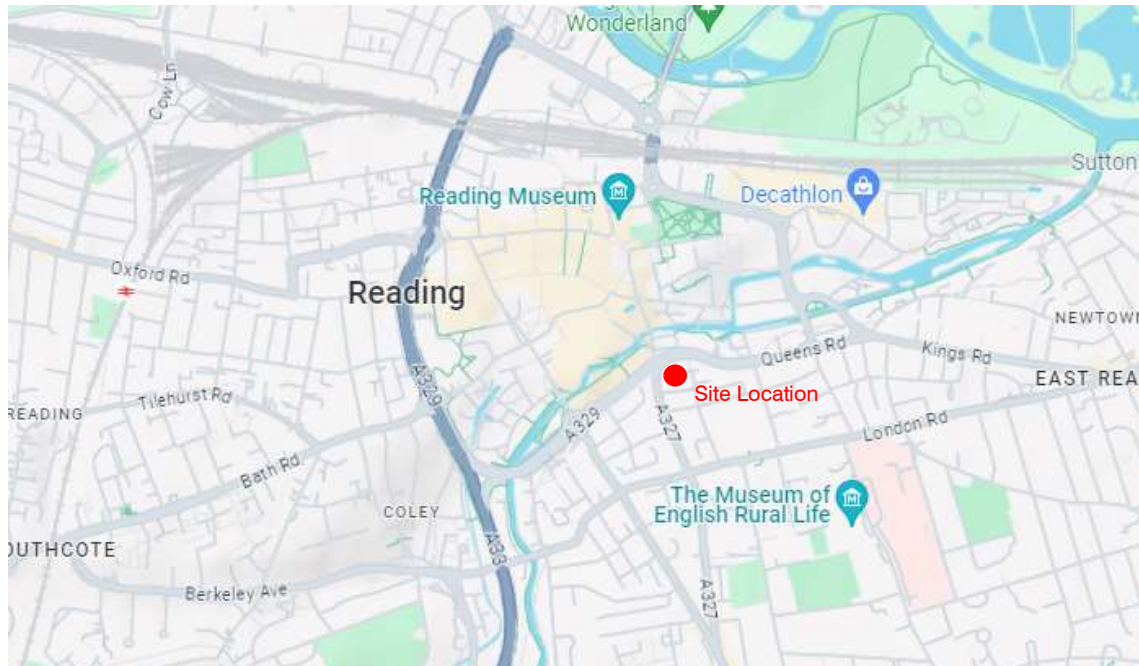
Vaughan Architecture has prepared this Planning & Heritage Statement to support the planning application for the Change of Use of the existing ground floor east wing at Centre Point, 25-31 London Street, Reading to Class F1 Usage. This statement is to be read in conjunction with the following drawings

VAD.23.17-08_02 -	100 – Site Location Plan
	121 – Existing Site Plan
	121-2 – Existing Ground Floor East Wing – General Arrangement and Demolition
	221-1 - Proposed Site Plan
	221-2 - Proposed Ground Floor East Wing – General Arrangement and Demolition

Site Location

The site area is outlined in red and is circa 0.099 Hectares / 0.245 Acres. The site is situated on the southeast of the junction between Queens Road and London Street.





West Façade of Centre Point view
on southwest of junction between
London Street & Queens Road



Site Description

- Existing building is a Class E premises situated on the southeast of the junction between Queens Road and London Street
- The building is predominantly red brick with metal cladding at the 4th floor
- Local area is a mixture of office, retail, leisure and residential uses
- Site is within the Market Place / London Street Conservation Area Appraisal 2007.
- 33 London Street adjacent to the site is a Grade II listed building

Context

The site is on the southeast corner of the junction between Queens Road and London Street. It is bounded by Queen's Road to the north, student accommodation to the east, a hotel and bar to the south, and London Street to the east. Around the site is a mixture of office, retail, leisure, and residential uses and varying building heights ranging from two to five storeys. 33 London Street to the south is a Grade II listed building.

The site has good access to public transportation links; Reading Train Station is located 0.55 km from the site, approximately a 10-minute walk. The station provides regular services to London (via Great Western Railway and Elizabeth Line), Heathrow Airport, Birmingham, Manchester, Oxford and Bristol. Centre Point is approximately 110m from Reading Town Centre, which has many facilities and amenities. A bus stop is 50m from the site and has regular services to local areas. Given the good access to public transportation services and amenities within a short walking distance, the site can be considered sustainable.

The site is not located within an allocated employment area and is not subject to an Article 4 Direction. The building is within the designated Reading Central Area and is within the Market Place / London Street Conservation Area Appraisal designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The site is in an area of archaeological potential, with several Grade II listed buildings located within close proximity, including 33 London Street adjacent to Centre Point to the south which is a Grade II listed building.

Proposed Layout & Design

The existing east wing ground floor area of the building is under the current building usage of Class 'E'. This area of the building is to be utilised for use as a Dental Training Academy, as such it is proposed to change this area of the building to a Class 'F1' usage.

The facility will provide an area for training of the end user's own staff which operates 15 dental practices in and around the local area, the facility will also allow for training to be extended to others in the region on a commercial basis. Courses that are provided will be of a small number and will be used by a single cohort at a time.

There will be no external alterations to the building fabric or the external landscaping, the internal arrangement will be altered as per the submitted general arrangement plans to facilitate the proposed usage of the area.

Access Strategy

Access to and around the building will comply with the guidance in Approved Document 'M'—Volume 2.

Access into the facility is through the entrance door on the west façade of the building, there is also a fire exit to the south that leads to the parking area. The facility will be independent of the main building and will not be accessible from the communal area.

Landscaping

The existing landscaping will be retained; no external works are proposed to facilitate the change of use.

Drainage

No surface water drainage work is proposed or required as part of the proposal. Additional foul drainage connects will be made within the site area to the existing foul drainage system.

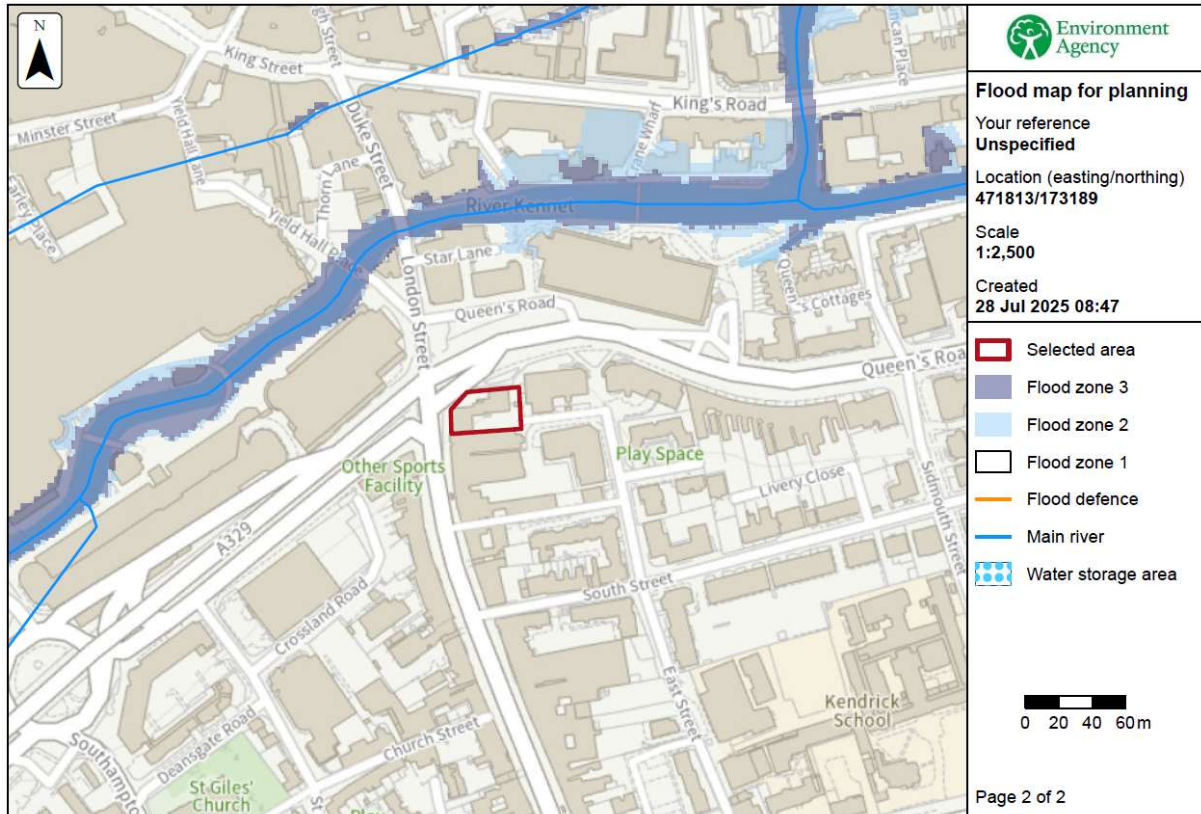
Access and Parking

Access to the facility is through the entrance door on the west façade which leads into a communal breakout area, this point of access is the existing entrance into the ground floor east wing area.

No designated parking will be provided as part of the development.

Flood Risk

The Environment Agency's (EA) 'Flood Map for Planning' shows that the site falls within Flood Zone 1 and is therefore at a low risk of flooding.



Heritage Statement

The existing property (outlined in red on below image) is adjacent to 33 London Street (outlined in blue on below image) which is a Grade II listed building situated to the south of Centre Point, the Historic England list entry for the building is as follows:



Reasons for Designation

33 London Street, Reading, is listed at Grade II for the following principal reasons: Architectural interest: * for its elegant neoclassical style frontage that contributes to the character of an architecturally varied historic streetscape; * for its varied institutional history. Historical interest:

* for its association with Charles Dickens.

Group value: * the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

Details

Scientific and mechanics' institution, completed in 1843 to designs by William Brown. The building was converted to a Primitive Methodist Chapel in 1866, to a cinema in the 1940s or 1950s, to offices by the late C20, and has been in use as a hotel and public house since the early C21.

MATERIALS: the building's principal (west) elevation is faced in a cream-coloured stone, possibly Bath Stone, with a granite base. The flank walls and rear (east) elevation are of red brick laid in English bond. The roof is covered in slate.

PLAN: long, rectangular plan of three storeys plus basement, running east from London Street. On the two upper floors, the plan is split into two ranges: a shorter front range to the west and a longer rear range to the east, joined by a narrower section containing a vestibule, with a curved south elevation.

EXTERIOR: the principal elevation is designed in a neoclassical style and replicates the design of a portico. Rising from a granite base are a pair of pilasters at either side of the elevation, and a pair of Ionic half-columns flank the central bay. Above the pilasters and columns is an entablature and

triangular pediment. When first listed in 1957 the frieze was inscribed 'Primitive Methodist Chapel 1866', but this is no longer evident. The raised ground floor has banded rustication, with a string course of Greek key pattern immediately above at first-floor sill height. The main entrance sits at the centre of the raised ground floor and comprises a pair of ten-panelled doors reached via four stone steps from the street. Within the two outer bays are tripartite sash windows with a central, six-over-six sash flanked by narrow, two-over-two sashes, with rusticated stone mullions between. On the first and second floors, there are three timber-sash windows set within moulded architraves, those on the first floor with six-over-six glazing and those on the second floor with three-over-three glazing. The first-floor architraves to the two outer bays have cornices while the central architrave has a pediment on scroll brackets.

The north and south elevations are of exposed red brickwork with ranges of sash and casement windows on each floor, all seemingly of the C20. There is a two-storey projection placed centrally on the rear (east) elevation, with a timber casement window on the ground and first floors and a hipped roof above.

INTERIOR: it is understood that some historic fixtures and fittings survive.

Potential Impact / Justification

No external alterations are required as part of the proposed change of use to the ground floor east wing of the property. The proposed change of use will preserve the existing relationship between the existing building the adjacent Grade II Listed Building 33 London Street and have no impact on the street scape.

Conclusions

This application seeks approval for the Change of Use from Class 'E' Office to Class 'F1' Learning and non-residential institutions of the east wing ground floor area of the existing building at Centre Point, 25-31 London Street allowing for the creation of a Dental Training Academy for training by the end user's own staff and will also extend courses to others on a commercial basis.

Approval of the change of use will allow the building area to be brought back into use after been vacant for an extended period. No external alterations are required to facilitate the change of use and will therefore have no impact on the existing building fabric; this will ensure it preserves its setting with 33 London Street a Grade II Listed Property adjacent to Centre Point to the south and the surrounding area.