

DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE – FIRST FLOOR OFFICE TO RESIDENTIAL (C3) INCLUDING REPLACEMENT SASH WINDOWS & INTERNAL NON-STRUCTURAL MODIFICATIONS

8A QUEEN VICTORIA STREET, READING, BERKSHIRE, RG1 1TG

INTRODUCTION AND BACKGROUND

The application site is comprised of an existing Restaurant at Ground floor and basement, Offices on the First floor and unoccupied residential accommodation on the second and third floor. It is a terrace of property located on the east side of Queen Victoria Street and near the junction of Friar Street to the North within the town centre.

The property is a Grade II listed building. the road and buildings were built in 1903 to provide a grand access to the Reading Railway station from Broad Street. The property is bounded by similar type buildings to the North and South, by the pedestrianised Queen Victoria Street to the West, and by the rear amenities of properties in Friar Street to the East.

PLANNING CONTEXT

The proposal is to return all the upper floors to residential use, which involves the change of use of the first floor offices. It is also proposed to provide replacement timber box sash windows to match the existing. Internal modifications are also proposed, none of the works involves alteration of the main fabric of the building.

The site falls within the central core, primary shopping area and office core of the defined central area. Policy CR1

The proposed work will not have a detrimental effect to the external appearance of the Grade II listed building. The proposal will improve the West, East and South elevations by virtue of the proposed installation of heritage replacement windows.

The application will involve the construction of new internal timber stud walls with plasterboard linings and the provision of a Kitchen and bathroom facilities. The original fabric of the building in the upper floors have remained unchanged, the proposal also follows the same principle.

The applicant is prepared to comply with all requirements regarding the retention of any historic features, and we will seek guidance from your conservation officer.