

13 – 16 Market Place
Reading
RG1 2EG

Design & Access Statement
in support of a S73 and S19 Application
to vary the approved Planning
Drawings to reorganise the
ground floor ancillary spaces
and alter the glazing to the
rear elevation

July 2026
Rev A



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1.0 INTRODUCTION

- 1.01 Danks Badnell Architects have prepared this Statement in support of a Section 73 application for the full planning consent and a Section 19 Application for the Listed Building Consent and Full Planning Application to vary the approved drawings for the proposed works at 13-16 Market Place, Reading.

The Planning reference for the Full Planning permission is 230626

The Planning reference Listed Building Consent is 230627

Both applications were determined on the 5th September 2024

2.0 THE PROPOSAL

2.01 The Original Application Description

Change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor and various associated works.

- 2.02 **Scheme Drawings:** This document is to be read together with the following supporting documents and drawings:

Architects drawings

Dwg no. 21/16/01	Site Location Plan	As Approved
Dwg no. 21/16/02B	Site Plan	As Approved
Dwg no. 21/16/03F	Existing Plans	As Approved
Dwg no. 21/16/04E	Existing Plans	As Approved
Dwg no. 21/16/05C	Existing Elevations	As Approved
Dwg no. 21/16/06A	Existing Elevations	As Approved
Dwg no. 21/16/25A	Demolition Plans	As Approved
Dwg no. 21/16/26A	Demolition Plans	As Approved
Dwg no. 21/16/27A	Demolition Elevations	As Approved
Dwg no. 21/16/28A	Demolition Elevations (2)	As Approved
Dwg no. 21/16/70C	Proposed Site Plan	Revised from 70B
Dwg no. 21/16/71I	Proposed Plans (2)	Revised from 71G
Dwg no. 21/16/72G	Mezzanine and First Floor Plans	Revised from 72E
Dwg no. 21/16/73F	Second and Third Floor Plans	Revised from 73D
Dwg no. 21/16/74F	Fourth and Roof Plans	Revised from 74D
Dwg no. 21/16/29C	Proposed Block Plan	Revised from 29B
Dwg no. 21/16/75D	Proposed Context Elevations	Revised from 75B
Dwg no. 21/16/76D	Proposed Context Elevations	Revised from 76C
Dwg no. 21/16/77E	Proposed Context Elevations	Revised from 77B
Dwg no. 21/16/78C	Proposed Elevations	Revised from 78B
Dwg no. 21/16/79E	Proposed Elevations	Revised from 79D
Dwg no. 21/16/81B	Proposed Sections	Revised from 81A

2.03 Executive Summary: This Design and Access Statement is written in support of the Section 73 and 19 application to vary the approved drawings, this statement confirms that the proposed revised plans improve upon the approved scheme, and will have no impact upon the character of the Listed Building or detrimental impact upon the area.

- Listed Building – The proposed works continue to sympathetically renovate and regenerate the existing Listed Bank Building
- The Heritage Impact Statement is unchanged and confirms that the proposals maintain and respect the Listed Building
- Conservation Area - The proposal will continue to have no impact upon the character and appearance of the Conservation Area as viewed from Market Place.
- Planning Policy - The scheme complies with Town Planning Policy
- Housing - Provides high quality residential accommodation that surpasses the technical space standards. – There is no change to the approved mix of unit numbers or provision.
- Retail Space - Provides high quality retail commercial space in the Town Centre, the proposed changes allow for daylight to enter the ground floor to the east.
- Built Form- The design for the rear extension and reconstruction of the ground floor is simple, symmetrical and of high quality materials
- Energy and Sustainability - The proposed development will seek to surpass the Part L requirements as required within the Planning Conditions
- Highways and Transport – The development complies with Policy in terms of highways, transport and servicing.
- Flooding and Drainage - The development is not in danger of flooding. Existing drainage systems will be adapted.

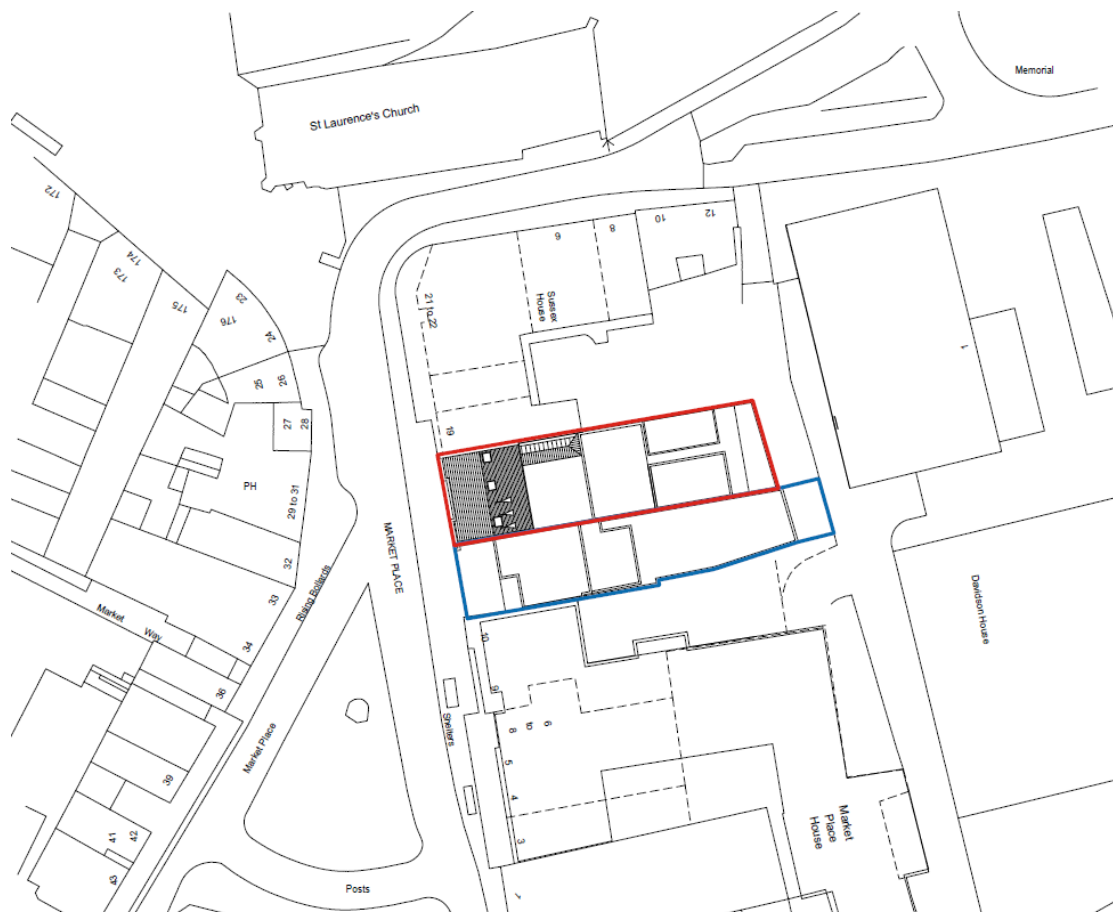
3.0 THE SITE AND SURROUNDINGS

3.01 Ownership

The building freehold is owned by the applicant

3.02 Location and Site Plan

The site is located in a prominent position in Market Place, Reading. The site is within the Town Centre Conservation Area.



Site location plan

3.03 Site Access

Pedestrian access is off Market Place with secondary pedestrian and vehicular access off The Forbury.

3.04 Existing Building and Current Use

The existing building is the old NatWest Bank at 13-16 Market Place, Reading.

The existing façade remains in good condition. The existing building is vacant and has previously undergone comprehensive stripping out following the demolition approval ref:210874 LBC

3.05 Existing Building Plans



3.06 Surrounding Properties

The photograph below is of the rear of 13-16 Market Place.



The original Bank building stands proudly in the terrace frontage to Market Place. The proposals do not affect the Market Place setting.

To the rear the site sits within an enclosure of five storey plus buildings. The buildings were generally previously in office use and have either been converted to residential conversion or are currently under construction. To the West of the site, as the photograph below, is the new office building off the Forbury Square courtyard.



4.0 HERITAGE

4.01 The Listed Building

The Natwest Bank building at 13-16 Market Place was constructed in 1875 – 1877 as part of the London and County Bank. The building is Listed.

The Listing description is:

Mid C19. Renaissance palace style. 3 storeys. Bath stone ashlar with Portland balustraded parapet. 3 bays, the outer ones project slightly with corner piers. Astragal to moulded modillion cornice. Tripartite plate glass sash windows with enriched lintels and side pilasters with relief panel carvings supporting enriched entablature. 2nd floor centre bay has paired architrave windows. Modillion cornice over ground floor. Outer doorways with pink granite pilasters and round headed doors in rusticated concave jambs; similar surrounds to 2 central windows.



Photograph of the front of the building as described in the listing above.

4.02 The Current Building

Externally the front faced remains in good condition, the red brick rear wall remains above first floor. The original roof remains.

Following Listed Building Consent the later internal partitions and fittings have been removed leaving the building bare for redevelopment.

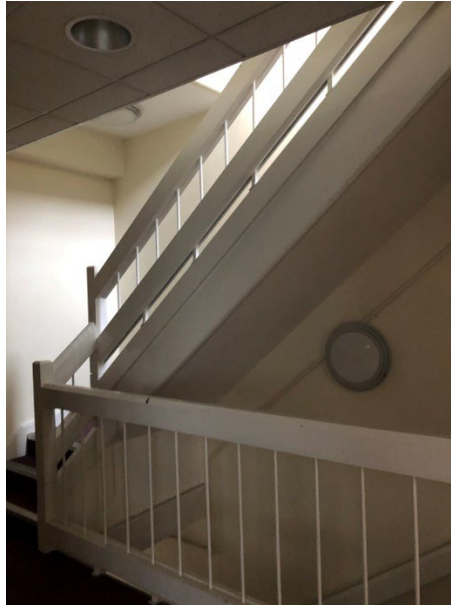
It appears that through the years the original internal walls have been removed and the existing floors retained supported by a new steel frame. The bottom tie members of the

original heavy timber roof trusses have been cut and sections removed, the remaining trusses being carried off further steelwork.



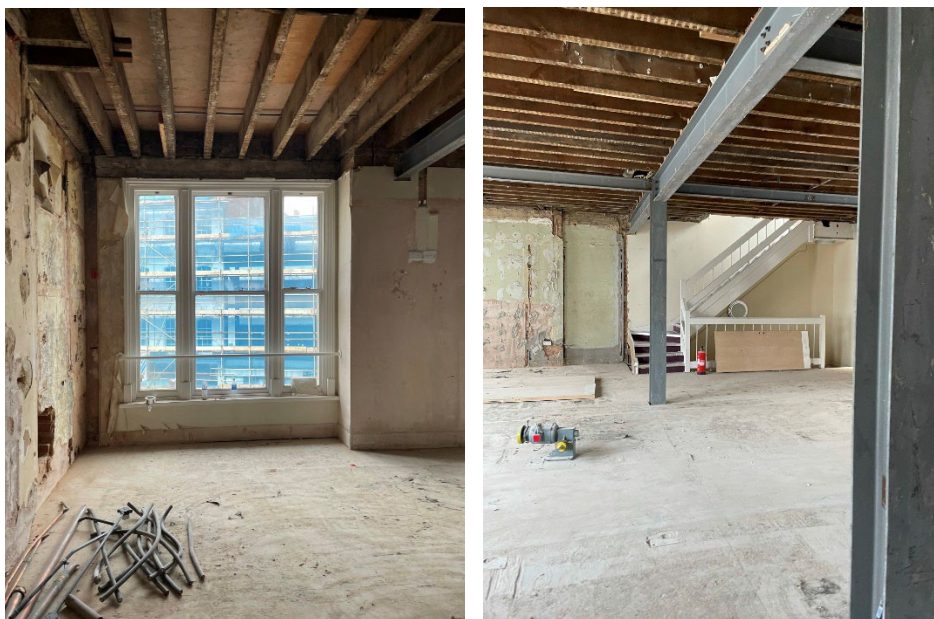
The Rear Elevation

An in-situ concrete stair has been constructed from ground to first floor, which continues in timber from first to second floor. The proposals remove the existing staircases.



The Staircase

The building includes two basement areas believed to have been originally used for secure storage, these will be retained along with one of the existing staircases maintained and a new staircase from the existing basement proposed to the rear of the site for fire escape purposes.



The first floor interior to be converted;

- Windows to be retained.
- Staircase to be removed



The second floor interior to be converted

- Windows to be retained.
- Staircase to be removed

4.03 Heritage Impact Statement.

An Impact Statement prepared by W. H. H. Van Sickle was included with the planning application submissions. There is no change to this report.

5.0 TOWN PLANNING AND CONSULTATION

5.01 The Site

The site is within the Town Centre Conservation Area and is subject to Reading Borough Council Local Plan (particularly Policy CR1)

5.02 Listing – The Bank Building is a Listed Building

5.03 Planning Permissions

The following permissions are recorded:

- Planning Permission 000/000/8734 dated 7/7/61
Unconditional approval for Reconstruction of Premises
- Planning permission 000/00/11497 dated 15/5/61
Unconditional approval for: Use of top floor as offices
- Listed Building Consent (conditional) 191894 dated 27.3.21
Decommissioning the existing NatWest branch
- Planning Permission 210874 approved 19 July 2021
Further works of stripping and removals
- Planning Permission 230626 approved 5th September 2024

Change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor and various associated works.

- Listed Building Consent 230627 approved 5th September 2024

Various internal and external works associated with the change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5- storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor.

6.00 THE PROPOSED CHANGES SOUGHT TO THE ORIGINAL PERMISSION

6.01 The Original Application Scheme

The application is for:

- the demolition of the 'later period' rear single and two storey additions
- reconstruction of the ground floor footprint to create a full depth retail/commercial space
- construction of a part four part five storey addition to the rear of the original terrace building to provide 11 no. apartments
- The conversion of the upper front floors to 4 no. apartments

6.02 The Proposed Changes

The proposed changes are proposed to rationalise the ancillary accommodation to the rear of the site, to extend the basement to allow for a new staircase and provision for a service lift, and the change to the rear ground floor doors to introduce daylight to the rear of the site.

To maximise the daylighting to the rear, the floor levels have been adjusted, but will not increase the overall height of the building.

The proposed changes are described floor by floor and include;

Ground Floor

- Reorganised rear ancillary accommodation including the relocation of the commercial refuse store
- Additional basement staircase to provide fire escape to the rear and service lift
- Reduced staircase and core to the residential element
- Larger ground floor screens and rear doors to introduce daylight into the ground floor at the rear.
- The relocation of the residential refuse and cycle stores
- The additional of a separate commercial access from the rear to provide for deliveries as well as maintaining a fire escape

Basement

- Increased basement by removing the section of ground between the two basement chambers
- New staircase to the rear from basement to the ground floor
- The relocation of the staff toilets and cycles to the basement

First Floor and Upper Residential Floors

- Reorganised and simplified core including the relocation of the smoke shaft, service riser, lift and staircase
- The reduction of the glazing to the south within the corridor
- Amended apartment layouts to the rear block to accommodate the new core layout.
- Widening of the new staircase extension to the front building to include a riser and removal of window from the end wall
- There is no change to the apartments within the front converted building
- The reduction in size of the rooflight to maintain separation distances for fire
- Minor change to the setting of the building lines to suit the structural grid

6.03 The Changes to the Elevations

Elevations

- The key change to the elevations are the resetting of the height of the windows to allow for daylight to enter the rear of the ground floor
- The arched colonnade to the east elevation has increased to allow the windows to provide natural daylight into the ground floor, whilst maintaining the prominence of the base of the building.

6.04 Access to the Residential Units

Remains as approved via the rear courtyard to the main entrance of the building off the Forbury.

6.05 Effect upon The Listed Building

The proposed changes will have no effect upon the character or fabric of the listed building.

6.06 Number of Apartments

The scheme maintains the unit mix as approved and provides the following;

The Front Building

2 no. 2 person 1 bed units
2 no. 4 person 2 bed units

Total 4 units

The New Rear Building

2 no. 2 person 1 bed units
7no. 3 person 2 bed units
1no. 4 person 2 bed units
1 no. 4 person 3 bed unit

Total 11 units

Total Overall Units 15

6.07 Drawing Revisions

To facilitate the proposed changes this application seeks to vary the drawing numbers referred to in condition no. 2.

The changes to the drawings are;

Dwg no. 21/16/01	Site Location Plan	As Approved
Dwg no. 21/16/02B	Site Plan	As Approved
Dwg no. 21/16/03F	Existing Plans	As Approved
Dwg no. 21/16/04E	Existing Plans	As Approved
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7.00 THE PRINCIPLES OF THE DEVELOPMENT

Apart from the proposed elevational and plan changes as recorded in the above drawings, there is no change to the principles of the approved development in terms of the fabric, energy, unit numbers, flooding and highways as confirmed below;

7.01 Energy and Sustainability

The complete project will surpass Part L requirements in line with the Planning Conditions associated with the application which requires a minimum reduction of 35% improvement of in the Dwelling Emission Rate over the Target Emission Rate.

7.02 Highways, Transport and Servicing

There is no change to the approved access to the site. Access from 11 – 12 for the front converted apartments is maintained.

Site Location and Trip Generation - The application site lies within the Town Centre and is in a zero parking scheme. – there is no change to this.

Cycle Parking - Cycle parking within a dedicated cycle store is provided to the rear of the site. there is no change to the amount of spaces provided.

Refuse storage and servicing strategy - Refuse storage including recycling facility is provided in ventilated refuse store which now has direct access to the outside, which is seen as an improvement in terms of ventilation and fire safety.

Servicing and Deliveries - The additional apartments as approved will not affect the existing arrangements for servicing and deliveries.

7.03 Flooding and Drainage

Surface Water Drainage Strategy - The existing surface water sewer connection will be reused, with the outflow being limited to a specified litres per second to be agreed with Thames Water. **Due to the agreed principle of using the green roof to attenuate the rainwater sufficiently at high level before being discharged into the surface water drains, the small extension to the basement will have no impact upon the Sustainable Urban Drainage System.**

Foul Water Drainage - The existing foul drainage system will be adapted to suit the new layout.

Flooding – The site is not in an area liable to flood.

7.04 Compliance with Policy H5

- The units all comply with the National Space Standards, with the required storage, bedroom area etc. there is no change to this.
- The units will comply with the higher water efficiency standards of 110L per person per Day- there is no change to this.
- The units will be built to be M4(2) Compliant. - there is no change to this.

7.05 Archaeology

The conditions currently require a written scheme of investigation to be submitted prior to the works commencing on site, with investigations taking place afterwards. This would take account of any minor works to the basement and record any findings.