

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 21st July 2021

ITEM NO. 11

Ward: Abbey

App No.: 210163/FUL & 210164/LBC

Address: Bristol & West Arcade 173-175 Friar Street and no.s 27-32 Market Place, Reading

Proposal:

210163FUL - Demolition of vacant former Bristol & West Arcade (173-175 Friar Street) and redevelopment of site including minor excavations at basement level to provide an 8-storey building to provide a hotel (C1 use) of up to 182 beds, creation of a bar/restaurant/gym at ground floor associated with the hotel and the provision of ancillary facilities including outdoor terrace, demolition of rear parts of 29-31 and 32 Market Place, the change of use of the retained units at 27-28, 29-31 and 32 Market Place at first, second and third floors to provide 8 residential units, retention of flexible Class E uses and public house (sui generis use) at ground and basement floors

210164LBC - Demolition of 20th Century additions to the rear of 29-31 Market Place and 32 Market Place with associated internal and external alterations to listed buildings

Applicant: Sonic Star Properties Ltd

13 Week Decision Target Date: 30/06/2012 Extension of Time Date: 31/08/2021

RECOMMENDATION:

210163/FUL: As per main agenda report but with the following amendments to the s106 heads of terms no.s 1 and 6:

S106 Heads of Terms

1. Affordable housing Contribution of £213,000 towards provision of off-site affordable housing within the Borough (index-linked from the date of permission) payable prior to first occupation of any residential unit
6. ~~High Street Heritage Action Zone (HSHAZ) contribution towards public realm improvements equivalent to 2% of construction costs~~
Contribution towards public realm improvements within the High Street Heritage Action Zone (HSHAZ) equivalent to 2% of construction costs payable prior to first occupation of Market Place units

210164/LBC: As per main agenda report

1. Amended Description

- 1.1 A minor change has been made to the application description to reference the retention of the public house (Sui Generis use) at 29-31 Market Place.

2. Amended S106 Heads of Terms

Affordable Housing Contribution

- 2.1 The heads of term for the affordable housing contribution has been amended to include reference to the payment trigger of prior to first occupation of any residential unit.

High Street Heritage Action Zone (HSHAZ) Contribution

- 2.2 The wording of the heads of term for the HSHAZ contribution has also been amended. This is to clarify that this is a contribution from the Applicant to the Council to go towards public realm improvements within the HSHAZ. Reading is one of 68 areas of England to receive a share of a £95 million government fund having secured High Street Heritage Action Zone (HSHAZ) status for three conservation areas in the centre of the town.
- 2.3 This contribution towards public realm works, delivered by the HSHAZ programme, is justified on the basis that if a contribution is sought for public realm improvements from a development then there must be a connection between the improvements and the development. In this case the guests and visitors to the new hotel, associated facilities and Market Place units will pass through or spend time in the public area of Market Place by walking on pavements, using benches or bins whilst congregating around the site and enjoying the enhanced historic environment. This makes the contribution necessary to make the application acceptable in planning terms as supported by Policies CC9 (Securing Infrastructure) and CR3 (Public Realm in Central Reading). The final sum sought will be based on an accepted reasonable and proportionate method.

3. Other

- 3.1 Paragraph 6.40 of the main agenda report set out that a report evidencing the essential repair works that have been carried out to the Market Place listed building would be provided by way of update report to the Committee. At the time of writing this update report a report evidencing the works carried out has not been received by Officers. It is understood that as a result of a period of wet weather some weeks ago the completion of the essential repair work and production of the report has been delayed. An email update has been provided from the Applicant which confirms that the essential works undertaken so far include:

- Remove temporary roof and tarpaulin, clear out gutters, seal, re-glaze roof with Perspex sheets, remove and clear out down pipe, re fix and leave free flowing
- Re-board monitor roof light
- Repair flashing and outlets on flat roof
- Re fix hoarding and provide flashing over door
- Clear out internal valley area including clearing gulley, pipework and internal gutters
- Clear out internal valley and outlet
- Remove broken hatch and hoard up access point
- Clear out all gutters to front elevation including outlets, rainwater pipes and internal guttering system
- Replace flat and stepped lead flashing, pointed ion lime mortar and lime render patches
- Form access between ground and first floor in BBS
- Clear flat roof area and gutters including sealing water ingress points around AC installation
- Premises cleaned of pigeon guano
- Floors over-boarded and handrails installed where required to provide safe circulation around building
- Floors and ceilings propped in various locations to make safe
- Secure hoarding provided to fireplace
- Work commenced on isolated valley gutter between Coopers Arms and adjacent property (Parkers)
- Front elevation to BBS being prepped prior to decoration/painting
- Generally secure / hoard access points for intruders and pigeons
- Replaced broken and missing tiles and slates generally to all roofs

3.2 Councillors who attended the committee site visit on 15th July 2021 were able to view the works that had been undertaken. As per heads of term no.5 within the recommendation box of the main agenda report, completion of this essential works prior to occupation of the hotel, together with the more extensive works to the listed buildings as detailed in the main agenda report, is proposed be secured as part of the section 106 legal agreement.

4. Conclusion

4.1 The recommendation remains as per the main agenda report but subject to the amended s106 heads of terms discussed above.

Case Officer: Matt Burns