

DESIGN ACCESS STATEMENT

Conversion Existing Ground Floors Offices
into 2 no.1x Bedroom Flats at
5 - 7 Norcot Road,Reading RG30 6BP
Revision V1

INTRODUCTION

Purpose of this Document

This design and access statement supports the planning application to convert the existing Ground Floor Offices Into 2 no.1x Bedroom Self Contained at : -
5-7 Norcot Road, Tilehurst ,Reading RG30 6BP.

– As a design tool, they help to ensure that development proposals are based upon a thoughtful and rigorous design process. It is intended that statements should evolve throughout the design process and that this will improve the quality of the proposals.

– As a communication tool, statements allow the applicant to explain the design process and justify their proposals. In turn, statements help those assessing the application to understand the design rationale that underpins them.

This DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Management Procedure Order 2015) (Amendment) (England) Order 2006 and The Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006 where applicable.

The DAS is produced in accordance with guidance published by the Design council, further information can be found on this link

<https://www.designcouncil.org.uk/resources/guide/design-and-access-statementshow-write-read-and-use-them> and includes an analysis of the existing site and context, relevant planning background and policies and a description of the design rationale and assessment of the site's accessibility and transport. It should be read in conjunction with all other documentation included with the application submission.

Background

The property was originally constructed as a residential flat to the first floor over 2 separate business units trading as a shop and garage facility.

Planning History

97/0277 Permission was granted for the conversion of shop / dwelling into Doctors Surgery

17/1769 Change of use from Doctors Surgery to ground floor offices and self-contained first floor flat.

1.3 Site Location, overview and description

The property lies within defined settlement boundary as shown on Reading Borough Council Local Plan and as such the development is acceptable in principal. Access to local shops and other amenities are within walking distance of the site with a variety of facilities including supermarket, pharmacy, doctors surgeries and local public parks Armour Road and Recreation Road.

The building is located on regular bus route to Reading and connections to local school and other facilities. The site is enclosed on three sides with a min 1.8M high boundary wall which will remain unchanged.

Planning Statement

This Planning Statement takes into account local and national planning policies as stated below.

Reading Borough Council Local Plan

Policy H2 Density & Mix

The proposal would be in keeping with the existing character of Tilehurst Triangle and would result in a density commensurate with the area. The conversion back to residential use would make efficient use of and empty building.

Policy H5 Standards for New Housing

The proposal is for two number one-bedroom flats

Policy H8 Residential Conversions

The proposed conversion would accord with Policy H8 in that it;

- Respects the physical character of the area
- Would not unduly dilute or harm the existing mix by the conversion of any existing family houses
- No unacceptable adverse impacts to the surrounding area arising from noise or disturbance.
- The resultant properties meet the nationally described space standards.

Design & Access

Use

It is considered the reversion to Residential use is acceptable, due to the existing character of the area.

Amount

The amount of development is in line with the character of the area and considered acceptable.

Parking

The existing site currently has parking provision for the existing uses and it is proposed to provide 3 number parking spaces onsite as part of these proposals.

As the existing use generates a parking requirement at the same rate as that proposed it is not considered that the conversion would have a negative impact on highway safety or increase the pressure on parking requirements in the area. The site is also well located for ample public parking in the form off Car Park off Recreation Road.

Construction

All storage of plant & materials will be on site. Materials will be unloaded within the site with banksman present to assist safe egress from the site

Drainage

Foul drainage will be connected into the existing drainage system.

Refuse Collection

Reading Borough Council include refuse collection from this property. this will not alter, bins are located to the front of the property as existing, and this format will not alter.

Environmental Matters

The area in which the site is located is already an area containing both residential and mixed-use class.

5-7 Norcot Road has residential properties on both side and the rear.

Conclusion

In summary, the development proposed makes efficient use of the site in a manner that respects the character and amenities of its surrounding. The proposal will in much needed dwellings within the Tilehurst Area

The proposal accords with all relevant Local and National Planning Policies.

In light of the above, this proposal is commended to the Officer's for their approval.

Affordable Statement

The proposed 2x1 bedroom flat will be marketed at current market rent.

Sustainability statement

The site is located in a sustainable location with good access to already established public transport routes and pedestrian and cycle routes, with shops, parks in very close proximity to the proposed site.