

DESIGN AND STATEMENT

PROPOSED CONVERSION - SINGLE DWELLING TO APARTMENTS



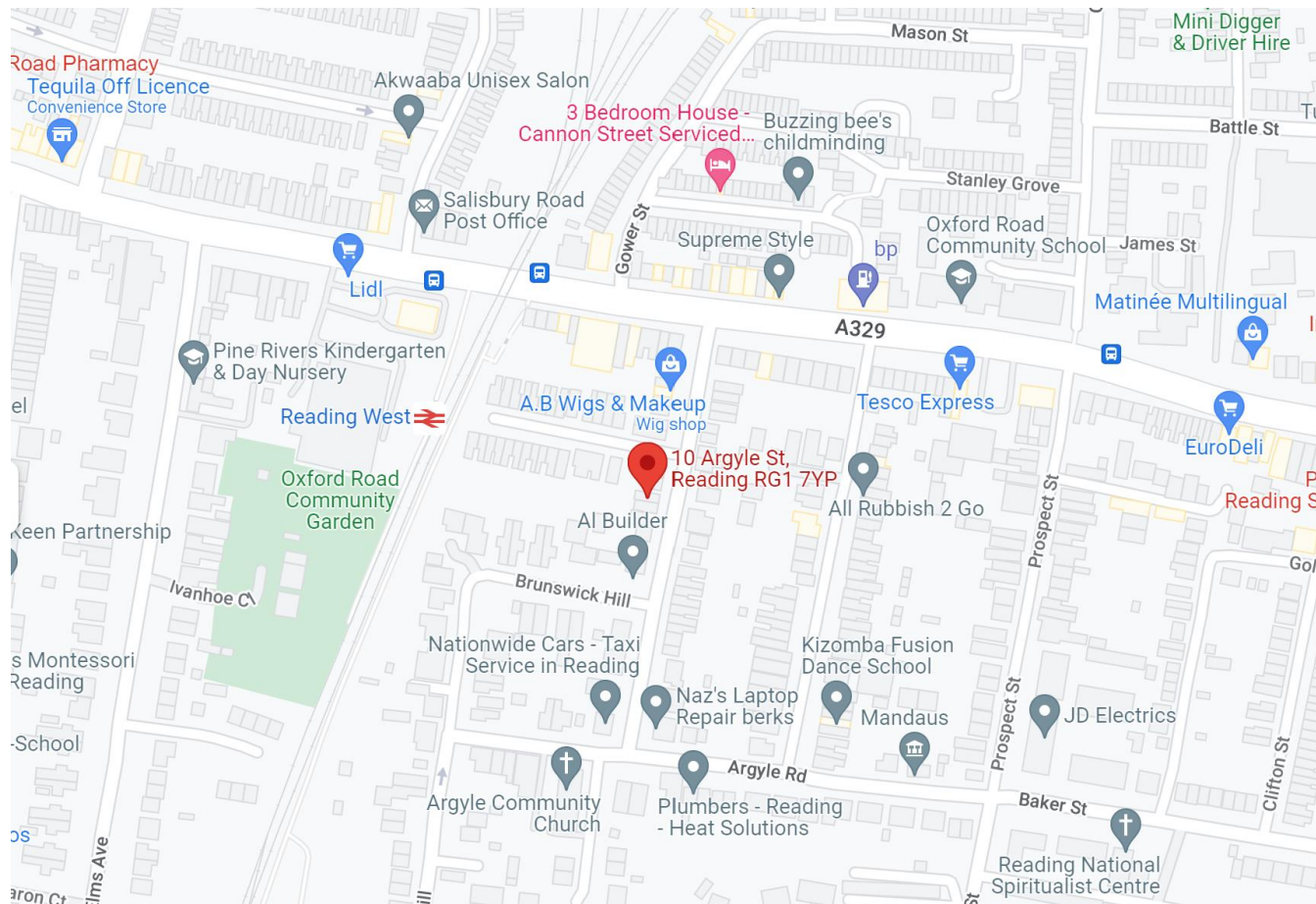
SITE LOCATION

The property is located on Argyle Street, RG1. A residential street off the busier Oxford Road, which has many retail amenities and is the main route into Reading centre which lies approx. 1 mile to the east, as well as being as providing access west to the Chilterns. Reading West station is a 3 minute walk from the property.

Currently the property is a single dwelling split over 3 floors, including a rear yard with access to a shared alley way and a small front yard. The area of the property is approximately 145m2 and consists of 5 bedrooms, separate kitchen, living room, dining room and 2 bathrooms.

The area is well served by public transport with Reading West train station and two bus stops within 200m. Reading central station is within a 15 minute walk, lying 1 mile to the east.

The site is not located within a Conservation Area, nor close or adjacent to a Listed Building, and is not located within an area of any specific planning designation.



PLANNING HISTORY

PP-11571129 - Certificate of Lawfulness (proposed) for an L-shaped dormer roof extension within the confines of the permitted development rights, submitted on 26/09/2022. Decision is pending.

PROPOSED DEVELOPMENT

The proposed development is for the conversion of the property into 3 self-contained flats. The proposal offers a variety of apartment sizes, ranging from 2 to 3 bedroom flats.

The building will not be altered from the front elevation, bar the installation of a velux style roof light on the 2nd floor, submitted as part of the certificate of lawfulness referenced above. To the rear an l-shaped dormer extension is proposed using materials to match the existing roof.

Internally there are numerous changes involved in converting the property into 3 flats. The internal layout is pragmatic and offers comfortable accommodation for the future residents. The flats are well proportioned and offer good standard of accommodation.

The rear yard will be for use of the ground floor apartment, which has an existing outhouse which can be used for storage. The ground floor apartment bins will be located in the rear yard. There is ample space in the small front yard for refuse bins for the two upper flats.

The design will adhere to all required building regulations and design input will be sought from a qualified acoustician to minimise the sound transfer between floors.

PROPOSED AREAS

The proposed self-contained flats will have the following gross internal areas:

GROUND FLOOR - 3 Bed flat, 55.5m²

FIRST FLOOR - 2 Bed flat, 45.5m²

SECOND FLOOR - 2 Bed flat, 44.5m²

ACCESS

Due to the existing building levels, level access will not be immediately available, however should this be required, the ground floor flat could have level access via the rear yard.

PLANNING POLICY

The National Planning Policy Framework 2012 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 50 states that local planning authorities:

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and....”*

The proposed development would enhance the range of house types and house tenures available in the area.

Summary

For the future residents of this proposed development it is our intention to create a sustainable scheme that provides a very attractive development that is practicable to modern day living. Due regard has been given to all the relevant policies and the scheme complies with these policies. It is considered that the proposal does not detract from the appearance of the building or lead to over-development of the site.