

DESIGN & ACCESS STATEMENT

37 Hilcot Road, Reading, Berkshire, RG30 2SX

Redevelopment of existing site to accommodate 3 residential units



SITE DESCRIPTION AND HISTORY



The property is located at 37 Hilcot Road, Reading, Berkshire, RG30 2SX, currently of use as an existing workshop known as the Silvers Workshop.

The architectural style of the building and 37 Hilcot Road and the surrounding area is very diverse, ranging from traditional to more modern buildings. The majority of the local buildings are of red buff bricks/render.

Hilcot Road is accessed via Wilton Road and Kensington Road. The latter connects to Oxford Road. Oxford is a main road linking Reading Town Centre to the Western Suburbs, with many retail traders located along Oxford Road.

The site is adjoining the two houses at the end of Hilcot Road, No. 24 & 35 to the South, to the North, East and West boundaries there are the rear yards of the shops to Oxford Road, which are generally in a state of neglect.

The ground floor of the property is used as a Workshop Space and storage unit, with access at the front of the building.

PLANNING HISTORY

A Planning Application, **ref: 07/01526/FUL**, to develop the site was made on 20 November 2007 and subsequently refused by Notice 18 February 2008. Following an appeal for the Refusal Notice, Appeal Ref; **APP/E0345/A/08/2082248**, and an Appeal Decision was received 21st January 2009 allowing the development.

Following the Appeal Decision, the expiry of which was three years, the previous client sought the extension of time for implementation of the existing planning permission (**ref: 11/01282/EXT**). An application was successfully made with granted permission on 14th March 2012.

TOWN CENTRE AND TRANSPORT

The location of the existing property is in the heart of Hilcot Road with its excellent transport facilities and High Street Shops to the rear of the site on Oxford Road. It is notable that Hilcot Road is characterised by B2 (Workshop) use at ground floor level with residential properties surrounding Hilcot Road.

The immediate area is well served with public parks and recreational facilities with Kensington park serving close to the site which is within a few minutes walk from the site.

Hilcot Road comprises residential properties, while Oxford Road serves a high street of mixed use of shops and residential units above with good transport links into and around the city.

PROPOSAL

We are proposing the demolition of all the buildings on the site, and a redevelopment of 3 dwellings, 2 one-bedroom flats and 1 one-bedroom maisonette. These small units are well suited for their location, with a high demand for small units in the area, for first time buyers and small households.

The two ground floor units will have small outdoor terraces, accessed from their living rooms. The opening of the site allows for the new buildings to be set back from the street frontage, to allow for more space near the end of the street, omitting the abrupt end that the current building presents to its neighbours. In addition, there will be space for 2 off road parking spaces for the new residents and lockable secure storage for 4 bikes and a shared bin store.

Noise : The proposal will provide acoustic levels in accordance with local authority requirements.

Amenity : The property is in close proximity to bus route networks providing good links, together with an abundance of shopping facilities and local parks surrounding Hilcot Road.

Careful consideration has been taken to avoid any overlooking issues to neighbouring properties.

ACCOMMODATION SCHEDULE

Total Flat 1 1b/2p Area = **58 Sq.M**

Total Flat 2 1b/2p Area = **50 Sq.M**

Total Flat 3 1b/2p Area = **68 Sq.M**

APPEARANCE AND LAYOUT

It is proposed to, not only set the new building back from the road frontage, but to give a clear visual conclusion to the street, with the introduction of two gables, to reflect the pattern of the rest of the Victorian Street.

Traditional pattern of window openings will be used in the new building with matching brick dressings to pick up the local vernacular. Front doors to each unit will face the street using a clear architectural language, as is a traditional design principle.

Overlooking at the rear of the property has been addressed by only having 2 windows on the ground floor and planning the accommodation with a single aspect to the South.

It is the intention to keep all proposed materials to match existing in keeping with the existing streetscape.

The flats will be provided with washer/dryer facilities for the washing and drying of clothes and macerators provided to all kitchen sinks.

All floors between flats will be of adequate acoustic performance to comply with Building Regulations.

The proposed flats will provide new accommodation of appropriate size and layout, and will experience good standards of outlook and natural light.

The scheme layout is sensibly planned having regard to entrances, paths, refuse, storage and external circulation space. All existing pathways will be well lit.

DESIGN AND ACCESSIBILITY PRINCIPLE

Reading City Council: The proposal is in line with Reading City Council Guidelines.

The Reading City Council guidelines and Building Regulations, Part M, have been the key factors in the approach to a holistic design. The design is inclusive for disabled people. Entrances feature safe level thresholds.

REFUSE

A new covered refuse area has been provided to the front of our proposal. Satisfactory provision is made within the scheme for storage of refuse as shown on the plans.

TOPOGRAPHY & FLOOD RISK

The site is fairly level.

Drainage channels will be flush with paving and designed to avoid trapping walking aides and wheels.

Surface materials are to be firm, durable and slip-resistant in all weather.

The services will be levelled in line, (e.g. manhole covers etc).

According to the Environment Agency, the site lies in Flood Zone 1 where there is no risk of flooding. Such it is considered unlikely that the development will be susceptible to harmful flood risk, and is considered unlikely to exacerbate flood risk elsewhere.

CYCLE STORAGE

The proposal provides secure space for the storage of 4 cycles for the use of the property as shown on the Proposed Ground Floor plan.

ENERGY

All construction will be well insulated and provide heat retention to the current Building Regulations standard to (achieve the relevant SAP ratings). First, a combination of good insulation and design will encourage reduced energy use in the development and alleviate noise. All drain runs are connected to existing.

SCALE

The proposed scheme falls well within the relevant planning policies.

CONCLUSION

The proposal represents a design that fits in well with the surrounding properties.

The proposal represents a redevelopment of the existing property which does not impact on the streetscape. Precedents exist in the immediate area for this type of conversion, whilst adding to the goals of Reading City Council in relation to providing additional residential accommodation with the proposal fitting well into the landscape and providing aesthetic appeal for the immediate area.

10th June 2022