



PLANNING STATEMENT

In support of the planning application made to install a new lift shaft extension at Charles Clore Court, 139 Appleford Road, Reading, RG30 3NT

By

**John Rowan and Partners LLP
(On behalf of A2Dominion)**

13th January 2022

Ref. 1228

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1.0 INTRODUCTION

- 1.1** This statement has been curated to support a planning application made by John Rowan and Partners LLP (the applicants) on behalf of A2Dominion (the client) for the purpose of obtaining required planning permission to commence works to install a new lift shaft extension at Charles Clore Court, 139 Appleford Road, Reading, RG30 3NT.
- 1.2** It is intended with the help of Property and Construction Consultants John Rowan and Partners, that A2Dominion can erect and install a new lift shaft extension to help residents within an active care home known as Charles Clore Court. The requirement to introduce an additional lift within Charles Clore Court is essential due to the many physically impaired residents it accommodates.

2.0 PROPOSAL

2.1 THE MAIN ASPECTS OF THIS PROPOSAL CAN BE SUMMARISED AS THE FOLLOWING:

- The installing of a new secondary lift shaft to accommodate all floors
- To erect a three-storey outwards extension which will accommodate the lift.
- The creation of an open corridor to the side of the new lift install to accommodate the relocation of rear exit fire door.

2.2 DETAILED DESCRIPTION OF PROPOSAL

This is a sheltered care home scheme with 46 self-contained flats within for residents. A new lift shaft extension project is required to install a secondary lift to this scheme and to be the first evacuation lift. The new lift extension will match the existing schemes façade with a close colour match for brickwork. The proposal is to be located on the rear elevation of the building (looking onto Burghfield Road) where the existing rear exit fire door is located and will be 3.71m x 4.51m (*Proposed plans have been submitted via Planning Portal for Reading's perusal*). The extension will be in line with the current masonry canopy in place (refer to Appendix 6.2). The lift will serve all floors and so it will connect the corridor of each floor. The roof for the new lift shaft will not exceed the existing roofs ridge line height. (*Please Refer to Appendix 6.1 for Full Dimensions of Proposed Lift*).

2.3 POTENTIAL ALTERATIONS REQUIRED EXTERNALLY

According to Reading Borough Council's 'Tree Preservation Order Directory', it indicates that no trees within the vicinity of the proposal are protected. The proposal will not require the removal of any trees to complete the works.

3.0 SITE BACKGROUND AND SURROUNDINGS

3.1 SITE BACKGROUND

As previously described, the site is currently an active care/retirement home for many elderly residents within the Reading Borough. The home was built in 1975 and has been acting as a care home since its construction. A2Dominion have no intentions of changing the use of Charles Clore Court as them and the greater community see the benefits it provides to the elderly and physically impaired within Reading.

3.2 SURROUNDINGS

The site is surrounded by several amenities such as:

- Burghfield Road bus stop which is approximately a quarter of a mile away.
- The local post office is around half a mile away.
- The town centre is 4 miles away and is easily accessible by public transport.
- Circuit Lane GP Surgery is 0.9 miles away.

May it be highlighted that this proposal will not cause any detrimental effect to access for pedestrians and vehicles as works will be carried on site and will not require any road blockages or create any inability to access Charles Clore Court. We felt this was extremely important as the need for emergency services to enter the home can prove crucial especially during the current pandemic.

4.0 PLANNING POLICY CONTEXT

4.1 CONTEXT

In the context of Reading's Planning Policy, we felt it be best to refer and relate our scheme to the objectives which were outlined within Reading Borough's Local Plan.

Key relatable objectives which Reading aim to achieve are as follows:

- **Objective 3** – 'Improve the quality of life for those living, working, studying in, and visiting the Borough, creating inclusive, sustainable communities with good access to employment, open space and water space, transport, education, services and facilities' (*Page 14, Part 2.2.2. of 'Reading Borough Local Plan'*).

This proposal certainly improves the quality of life for residents within Charles Clore Court. With many physically impaired, the proposal allows them to move with ease instead of having to share a single lift to travel from floor to floor. The need for space is drastically increased during the current pandemic. This lift will assist residents with access to both open spaces as well as transport links.

- **Objective 5** – 'Ensure new development and existing areas are accessible and sustainable...' (*Page 14, Part 2.2.2. of 'Reading Borough Local Plan'*)

The innovative steps we have taken have allowed us to implement this scheme whilst making minimal changes to the make-up of Charles Clore Court, the proposal is making this existing area even more accessible for those visiting and residing within the home.

5.0 CONCLUSION

5.1 GENERAL CONCLUSION

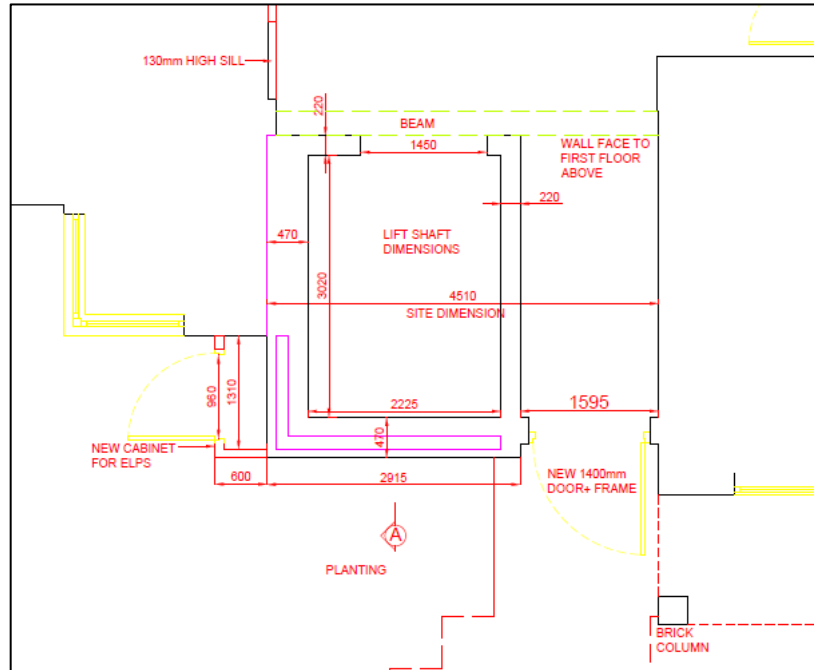
To summarise this statement, this proposal will see the installing of a new lift shaft joined by an extension to accommodate the lift. It will act as a means of transport from floor to floor within the care home to all three floors so that residents are able to move with ease and comfort. The current layout only has one lift in place within a care home which accommodates over 50 people including staff. This can prove frustrating especially on days with a high number of visitors.

Overall, we feel this proposal contributes to improving the wellbeing of those within the Reading Borough. The scheme only enhances the quality of a care home that already does great things to help the elderly and vulnerable especially during a time when they need as much support as possible.

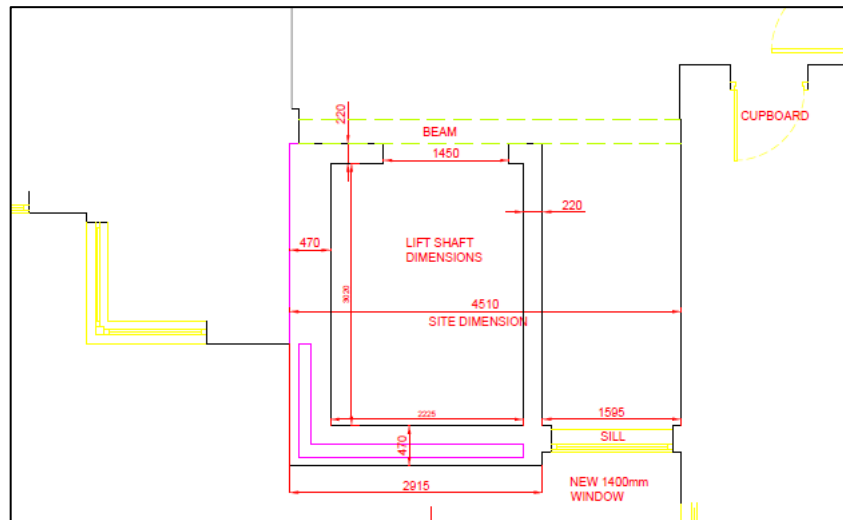
6.0 APPENDIX

6.1 Zoomed in Snippet of Lift Shaft Plans for Ground to Third Floor

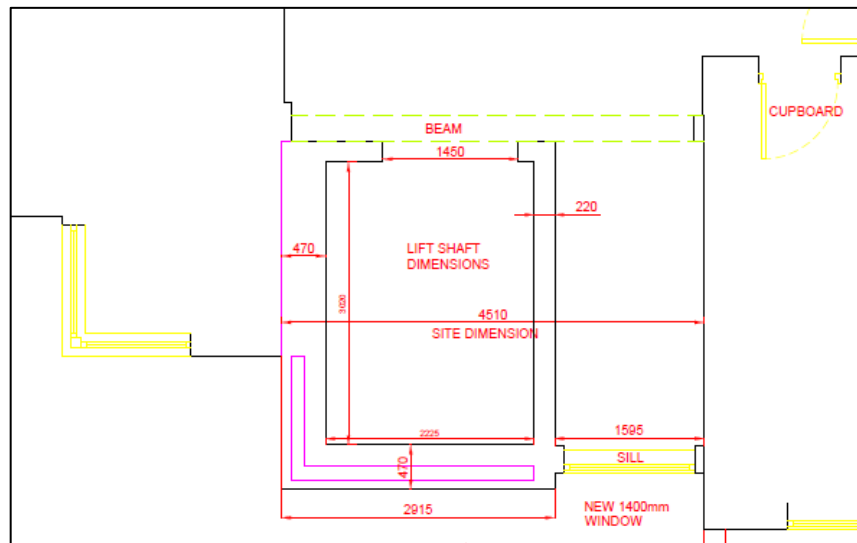
Ground Floor



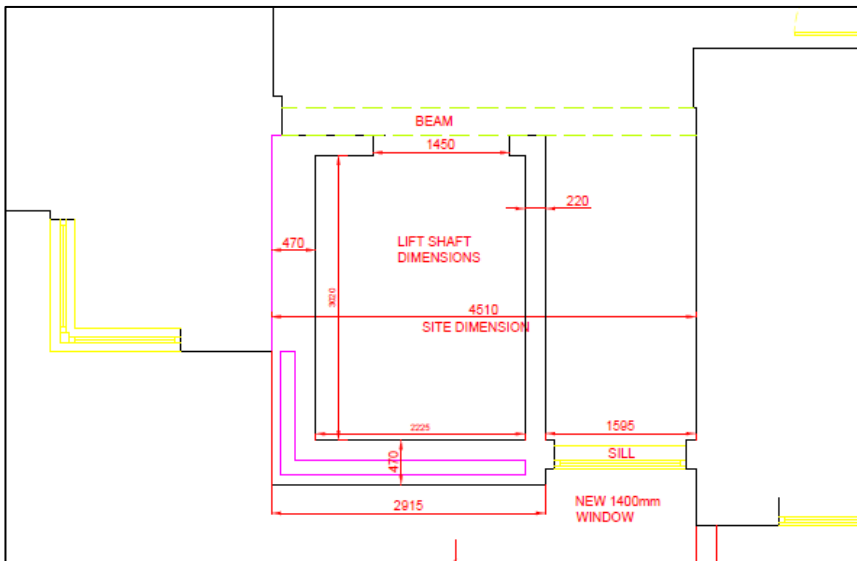
First Floor



Second Floor



Third Floor



6.2 Annotated Photographs of Charles Clore Court Proposal – Pre-Construction

Full View of Area of Lift Shaft



6.3 Site Plan And Google Image With Location Of Proposed Lift Shaft Highlighted

Site Plan



Google Image

