



Bedford Road

Design and Access Statement

Commercial Dormer Extension

33 Bedford Road
Reading
RG1 7EX

1 July 2022
Reference: 2228-P600-P1



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Introduction

This Design and Access Statement has been prepared by Holtham + Newman Architects Limited on behalf of Mr. A Jones and outlines the proposal for a dormer extension at 33 Bedford Road.

This report will present the design proposal alongside relevant surrounding context and planning policies.





Site Location and Context

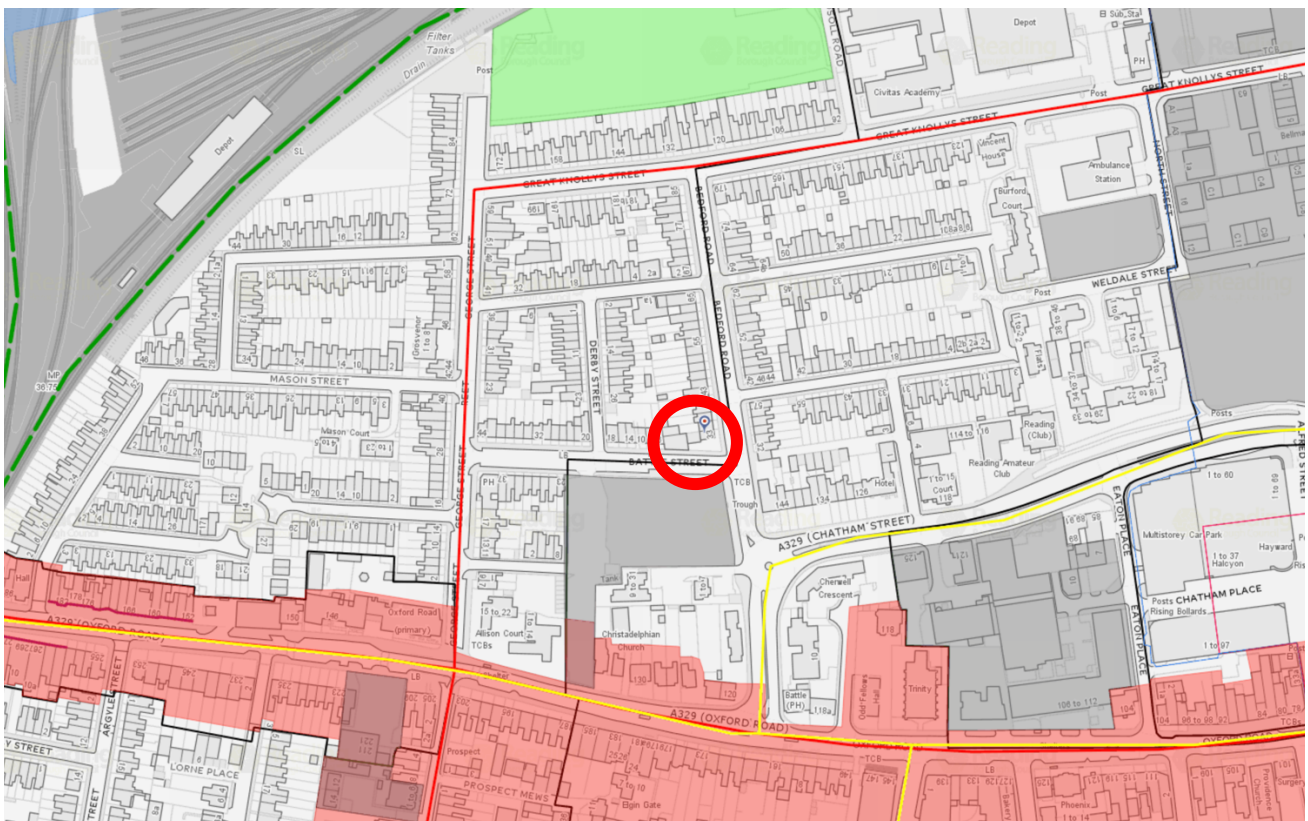
The Site is located on the western side of Bedford Road, and wraps around the junction with Battle Street. The site is formed by the end of terrace town house, with car parking spaces access from Battle Street and further warehouse/storage area buildings to the west of the site. The building was originally a house built around 1886 and has been used as a stone masonry, AF Jones, for the past 160 years on this site.

The site area is 0.0356 ha in area.

The character of the surrounding area is predominantly residential with a mix of leisure and commercial uses. The area also includes a mix of building scales and forms. The sounding terrace houses step up and down between 2-4 storeys in height. The row of houses along Bedford Road consists of 3 / 4 storey properties where the vast majority of the houses have been converted to apartments.

The site is located outside of the Reading Central Area CR1-10 which runs down the centre of the Road. It is also close to the allocated development site CR14, the Central Swimming Pool as well as the district/local centre of Oxford Road. There is also a number of cycle routes within a few minutes' walk. All of these areas are located on the map opposite, taken from the council's interactive map.

The existing access to the site is pedestrian from Bedford Road, with a vehicle cross over a long Battle Street.



Reading Council Policy Map (June 2022)



Site Location and Context Cont.

The front elevation remains largely unchanged since construction in the 1880s, with stepped street access, and stepped rooflines where the ground and first floor levels change.

The vast majority of the properties along this street are still residential homes and have been renovated with small additions and/or dormers added to the rear of the properties.

Photos showing the current existing profiles of the rear elevations can be seen on the page. Including new dormers at number's 35 and 37 adjacent to the site, as well as large dormers at the other end of the street, with properties facing on to Derby Street.

Photos along Battle Street



Photos along Derby Street



Design Proposal

The proposal is to extend the existing office building at no.33, with a new dormer, to create a new larger third office spaces, along with new renovated kitchen and WC facilities.

The installation of the dormer will have a rear facing window facing west and a new front facing Velux roof light facing east for the office space. The new WC facilities located on the top floor will also have a window.

The installation of the dormer would also lead to renovations of the existing first floor office space, with the installation of the new staircase and upgrade of the kitchen facilities on this level. We are also proposing to remove the existing chimney breasts which current protrude into the rooms, creating a more usable floor area.

The materials proposed for the dormer, will be to match the existing. It is proposed to revise the slates taken off the roof to reclad the dormer walls, maintaining the original look of the property.



Proposed First Floor

Proposed Second Floor

Proposed Roof Plan



Design Proposal Cont.

This office building is located in a proximately residential location and the building itself is an old house. For these reasons, whilst designing this extension we have looked at the council's design guide for residential dormers, which notes policy CC7, CC8 and H9.

The Design Guide states dormers should relate to the character of the original house and adjacent properties. Dormer windows should be set back within the roof slope and in proportion with the scale of the rest of the house. Windows should also line up with the rest of the house, maintaining the fenestration pattern.

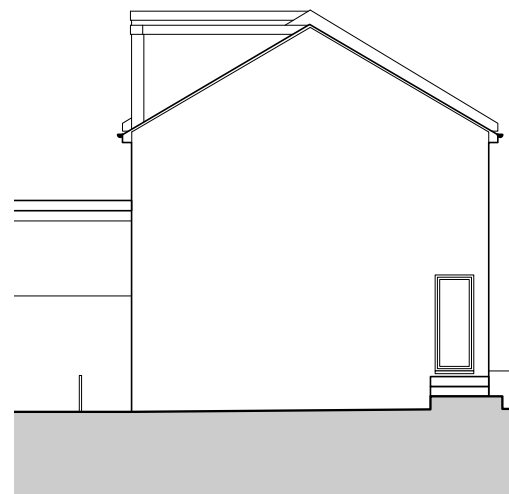
All of the above requirements have been taken into consideration with this extension, with the dormer being set back from the rear and side elevations and does not exceed the ridge line. We note that due to the limited head height and existing ridge level, it is not possible to create a pitched roof dormer or dormers, therefore a flat roof has been proposed.



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side (South) Elevation

**Accommodation Schedule**

Existing GIA	95.5 sqm
Proposed GIA	113.5 sqm

Access and Parking Requirements

The site can accommodate 4no. car parking spaces across an area of 114sqm. Reviewing the councils parking requirements, for a B1 Office site in Zone 2, 100sqm of parking is required. Therefore, the current conditions meet the council