

Design and Access Statement for 114 London Street, Reading

Use:

The ground floor will remain in class E(c)(iii) commercial business services usage. The two upper floors will be changed to class C3(a) dwelling house for single family use. The property was previously used by a recruitment agency that operated on a part time basis of 2 day per week, employing 2 No staff. However, due to the Corona pandemic and the restrictions due to Corona, the company was wound up on the 30th April 2022 and the property has remained empty since then. The property is now in the ownership of the applicant, who will be looking for a new business tenant for the ground floor and new tenants for the flat above.

Amount:

No extension proposed. The upper floor flat conversion will have a total 103.3 m² floor area, which is more that RBC space standard of 70 m² for a 2 storey 3 person two bedroom dwelling.

Layout:

The ground floor and basement will remain in commercial usage. The upper two floors which be converted into a two bedroom flat for a single family.

Scale:

No extension proposed.

Landscaping:

No new landscaping is proposed. The rear court yard paving will remain as existing. To the front, in the street paving, a new grilled light well to the basement is proposed, matching that of No 110 next door.

Appearance:

No change to external appearance.

Access:

Access to the commercial unit on the ground floor and basement remain as existing via the front door. The access to the upstairs flat will be via a staircase, accessed from the side door in the alley.

Transport:

There are no car parking spaces on the property and parking is restricted to what is available on street parking spaces or in multi storey car parks nearby. Cycle parking is provided in the rear court yard for the residents and the tenant in the ground floor office/shop. There are also bus stops nearby where the occupants can use the improved 'high-quality bus service'. The railway station is a 10 minute walk (to the north of the property) or 5 minutes by cycle.