

Project

Residential Development

Address

2 The Grove

Reading

RG1 4RB

Client

Turner Property Ltd

Document

**Design, Access & Heritage
Statement**

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Document

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1.0 INTRODUCTION



Fig 1. View from the front of the existing house.

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council at 2 The Grove, Reading, RG1 4RB.

The proposed development involves the change of use, alterations and extension to an existing part 2, part 1 storey house to become 2no. flats, along with the addition of a small new build dwelling at the rear of the site.

The development involves proposed:

- External and internal layout alterations
- Conversion of an existing house into 2no. separate flats with 2no. bedrooms each
- Demolition of an existing poor quality single storey extension as well as the addition of a new high quality single storey extension
- Conversion and extension of the loft into a habitable floor
- Construction of a detached 1.5 storey one bedroom dwelling to the rear of the site
- Construction of replacement boundary wall fronting the street
- Construction of cycle store

The purpose of the application is to provide better quality residential accommodation which makes more efficient and appropriate use of this sustainable site adjacent to Reading town centre.

This statement is to be read in conjunction with the following Weston & Co Architects drawings:

21008_PL_01; 21008_PL_02; 21008_PL_03; 21008_PL_04; 21008_PL_05; 21008_PL_06; 21008_PL_07; 21008_PL_08; 21008_PL_09

2.0 SITE LOCATION & CONTEXT



Fig 2. Aerial view (as highlighted by yellow circle)

The Grove is located to the south east of Reading town centre. The site is approximately an 8 minute walk from the main retail, leisure and employment opportunities in the town centre and a 15 minute walk from Reading Station.

The site location is very sustainable for residential development, due to its proximity to a wide range of amenity options, transport options and places of employment.

2.0 SITE LOCATION & CONTEXT



Fig 3. (top) Aerial view from the south

Fig 4. (bottom) Aerial view from the east

Key

- 1. Application Site
- 2. The Grove
- 3. South Street

- 4. Watlington Street
- 5. Watlington House (Grade II* Listed Building)
- 6. Wesley Methodist Church (Grade II Listed Building)

2 The Grove is a corner plot at the southern end of a 2/2.5 storey Victorian housing terrace.

The site presents clear signs of a mixture of original and newer architectural elements which confirms that the building has previously undergone alterations and extension.

The site also benefits from a substantial 30m deep rear garden which is currently overgrown and its street facing situation present the opportunities to be developed for greater benefit to the street scene and housing provision.

The surrounding area has a mix of modern architecture and a variety of building styles, however, the predominant character in the street is terraced Victorian housing.

2.0 SITE LOCATION & CONTEXT



Fig 5. View of the front of building from The Grove



Fig 6. View of the rear of the building

2.0 SITE LOCATION & CONTEXT

The existing house is in an extremely dilapidated state internally and externally which has a detrimental impact on the street scene. Holistic refurbishment is required in order to enable the building to become comfortably habitable.



Fig 7. View of existing kitchen area



Fig 8. View of existing bathroom

2.0 SITE LOCATION & CONTEXT



Fig 9. View of the street, established precedent of street facing pitched roof dormers on house no.8 & no.31



Fig 10. View of the street, established precedent of hip to gable roof extension on house no.25

3.0 HERITAGE STATEMENT

The application site is located just outside the Reading Borough Council's 'Eldon Square Conservation Area'. The area around it therefore has a high concentration of historic listed buildings (coloured in red in Fig.11) and Buildings of Townscape Merit (coloured in green in Fig. 11). Examples of nearby listed buildings include Watlington House, Wesley Methodist Church and the Polish Catholic Church of the Sacred Heart.



Fig 11. Character Area Map extract from RBC Conservation Area Appraisal

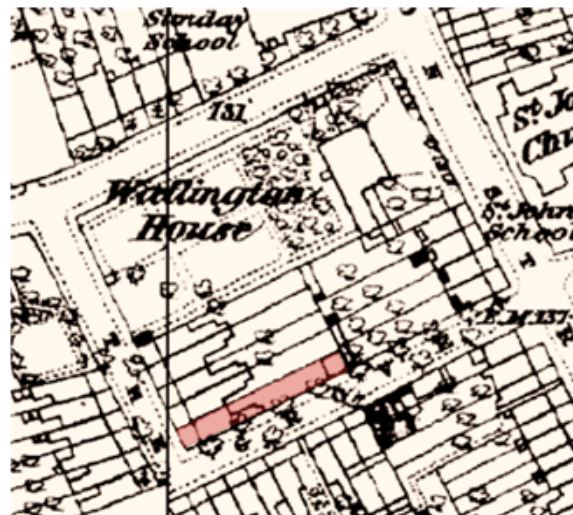


Fig 12. Historic Ordnance Survey Map 1879

The age of the current building at 2 The Grove is unknown, but the above map from 1879 appears to show the building in its current arrangement, so it can be reasonable assumed that it was built prior to this date. It is pertinent to note in 1879 that the rear of the site accommodated a detached building most likely to be coach house.

4.0 USE

Existing Use

The site is a vacant part 2, part 1 storey two bedroom C3(a) use class dwelling house that currently requires complete refurbishment and structural repair.



Fig 13. View of the south elevation showing existing 2 storey extension

Proposed Use

It is proposed to change the use of the existing building to become 2no. two bedroom C3(a) use class dwelling flats.

It is proposed for the addition of a single self-contained detached one bedroom C3(a) use class dwelling at the rear of the application site.

5.0 AMOUNT

5.1 Existing Building & Site

The application site has a total area of 218 square metres. The existing gross internal floor area (GIA) is approximately 97 square meters. The proposed enlargement to the existing building creates a GIA of 143 square metres (Unit 1 = 70 sqm & Unit 2 = 73 sqm).

5.2 Enlargement & Refurbishment (Unit 1 & 2)

The proposed layouts allow for each flat to have 2no. bedrooms. The two units benefit from self-contained living accommodation and external amenity space.

The proposals intend to make use of original room layouts where possible. This produces bedrooms that are generous in size and far exceed the minimum area standards, as set in both Nationally Described Space Standards and locally adopted guidance.

The proposals also provide high quality communal accommodation, amounting to a significant increase on the minimum standard of a 7sqm kitchen as set out in Reading Borough Council's 'Residential Conversions SPD' (RC SPD).

Schedule of Accommodation

Unit 1 - 2 Bedroom x 4 Persons

Proposed GIA: 70 square metres.

BEDROOM 01	13 sqm
BEDROOM 02	13 sqm
AMENITY SPACE	38 sqm

Unit 2 - 2 Bedroom x 4 Persons

Proposed GIA: 73 square metres

BEDROOM 01	15 sqm
BEDROOM 02	11 sqm
AMENITY SPACE	22 sqm

5.3 New Build (Unit 3)

Schedule of Accommodation

Unit 3 - 1 Bedroom x 1 Person

Proposed GIA: 47 square metres.

BEDROOM	12 sqm
AMENITY SPACE	18 sqm

5.4 Cycle Storage

The proposal allows for shared cycle storage serving Unit 1 & 2 which is to be located towards the middle of the site, where each unit will be entitled to 2no. bike spaces. A cycle store with 1no. bike spaces is also provided serving Unit 3. The proposed cycle storage provision exceeds the RBC standards (0.5 spaces) to encourage a clean, healthy, sustainable transport strategy for the development.

5.0 AMOUNT

5.5 Car Parking

Unit 1 is to make use of the existing on-street parking permit entitlement and it is requested for additional permits to be allocated to the new units. If it is not acceptable for additional residents permits to be granted for the two additional new units, Units 2 & 3 are proposed to be carless developments. The site is in a very sustainable location due to its proximity to public transport provision and a wide range of local amenities and employment opportunities, making the carless proposal suitable for its location. The proposed generous cycle storage provision further mitigates this issue.

5.6 Waste

The proposal provides space for 2no. 240 litre bins for each of the units. 1no. for recycling and 1no. general waste.

6. LAYOUT

The proposals seek to refurbish and modernise the property to offer an improved, rational layout.

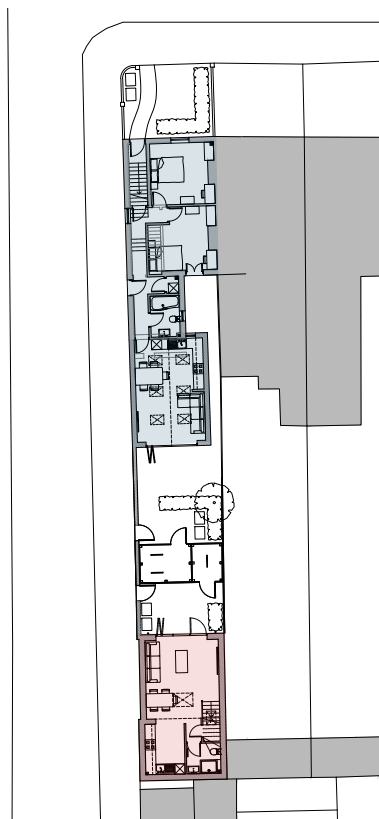


Fig 14. Site Plan

- Main House
- New Build Dwelling

6.0 LAYOUT

The following alterations are proposed:

Main House - Unit 1 & 2

Ground Floor

- This floor is proposed entirely for Unit 1 and the entrance to Unit 2.
- The ground floor is to be refurbished to accommodate 2no. bedrooms, 1no. bathroom, 1no. laundry room and a communal space for kitchen, dining and a lounge located within single storey extension.
- Demolition of existing staircase and a proposed new staircase for access to Unit 2.
- Existing single storey extension is to be demolished to allow for a proposed new larger single storey extension.
- Proposed new rooflights to be provided in new single storey extension to maximise natural lighting.
- Proposed new PPC glazed aluminium bi-fold doors in new single storey extension.

First Floor

- This floor is proposed entirely for Unit 2.
- This floor is proposed to provide 2no. bedrooms, 1no. bathroom and 1no. utility room. The bedrooms are located over Unit 1 bedroom to ensure separate units have common room uses stacked.
- The utility room will incorporate a washing machine and a tumble dryer for the residents to use, which will relieve pressure on the other communal areas.
- A proposed new staircase for access to second floor.
- Floor is to be lowered towards the rear of the building in order to allow for enough headroom on half landing where the proposed new staircase is located.

Second Floor

- Loft to be refurbished and converted into a habitable floor enabled by a hip to roof gable roof extension and dormer window additions.
- This floor is proposed entirely for the communal space of Unit 2. It is proposed for the open plan kitchen, dining and lounge area to be accommodated on this level.
- The proposed Kitchen/Dining/Lounge area in Unit 2 provide high, quality, open-plan spaces that will benefit from the east - west dual aspect light by making use of the new proposed dormer windows.

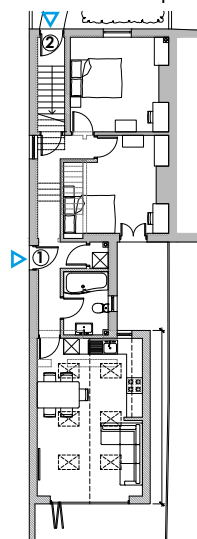


Fig 15. Proposed Ground Floor Plan

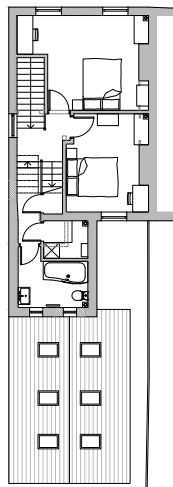


Fig 16. Proposed First Floor Plan

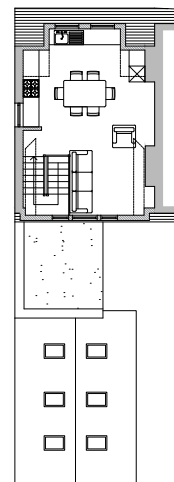


Fig 17. Proposed Second Floor Plan

6.0 LAYOUT

New Build Dwelling - Unit 3

Ground Floor

- This floor is proposed to accommodate a kitchen, dining and lounge area as well as a shower room.
- Proposed new PPC glazed bi-fold doors with an integrated traffic door to allow residents with easy access into the annex.
- Proposed new rooflight above dining area to maximise the use of natural lighting.

First Floor

- This floor is proposed entirely to accommodate 1 no. bedroom.
- Proposed new dormer window provides additional headroom for the bedroom and for it to benefit from additional natural light and ventilation.

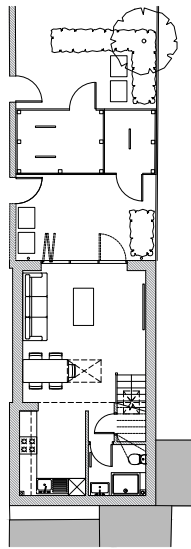


Fig 18. Proposed
Ground Floor Plan

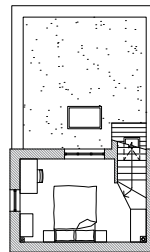


Fig 19. Proposed
First Floor Plan

7.0 SCALE

Whilst developing the proposals, consideration has been given to the site's settings as part of the housing terrace at 2 -10 The Grove and surrounding buildings.

The scale of the proposed enlarged main house (accommodating units 1 & 2) remains consistent with other houses in the street.

The substantial rear garden enables the proposal of the modest scale Unit 3 dwelling at the rear of the site whilst still maintaining sufficient external amenity space for both unit 2 & 3.

Windows

The existing dilapidated, single glazed windows are proposed to be replaced with double glazed, sash windows at the front and rear of main house.

This proposed upgrade will provide better internal comfort for residents as well as providing a more appropriate appearance suited to the building.

Entrance Door

Unit 2 is to retain the existing door opening and a new door is proposed to replace the existing front door. Unit 1 is to be provided with an entrance door located on the south elevation where the building faces the street. Unit 3 is to be provided with an entrance door that is to be incorporated within the proposed bi-fold doors on its front elevation.

Main House - Unit 1 & 2

West Elevation

This proposal seeks to enhance the appearance and character of the existing building and street scene.

- The profile of the roof of the main house is to be altered due to the proposed new gable roof, which will be congruous with the opposite house at no.25 which has already undergone a hip to gable conversion.
- The dormer window proposed at the front resembles the already existing dormer windows found within The Grove at no.8 and no.31 in order to avoid disrupting the external appearance of this overall elevation.
- Proposed new dormer to be finished in slate to match existing roof finish and fitted with sash windows.
- All existing windows to be replaced with sash windows.

East Elevation

- The profile of the roof of the main house is to be altered due to the proposed new gable roof.
- Proposed new pitched roof dormer window to be finished in slate to match with existing characteristics of the roof.
- Proposed new pitched roof single storey extension incorporating new PPC aluminium glazed bi-fold doors.
- Replacement of existing windows with sympathetic sash windows.



Fig 20. Proposed
Front/West Elevation



Fig 21. Proposed
Rear/East Elevation

8.0 APPEARANCE

South/Street Elevation

- Main house units 1 & 2 to have brickwork gable extension to match existing.
- Main house units 1 & 2 to have sash windows fitted adding visual interest to the elevation and providing additional visual surveillance to the street.
- The new build dwelling is proposed with a gabled parapet wall to this elevation in order to enhance the view of the building and the overall appearance of the street.
- Proposed new boundary wall to match with existing brickwork enhancing the character and appearance of the street.



Fig 22. Proposed Street/South Elevation

New Build Dwelling - Unit 3

West Elevation

- A material palette is proposed which is congruous with the existing house comprising red facing brickwork to walls and natural slate to the roof and dormer.
- Contemporary glazed window and door products are to be fitted with PPC aluminium frames.
- A bi-folding doorset provides access between the dwelling and external courtyard.
- Rooflights are proposed above the stair and dining area to maximise natural light admission.

East & North Facade

- A blank elevation is proposed facing the boundary with 52 Watlington Street and 4 The Grove finished with brickwork to match existing house.



Fig 23.
Proposed Front/West
Elevation

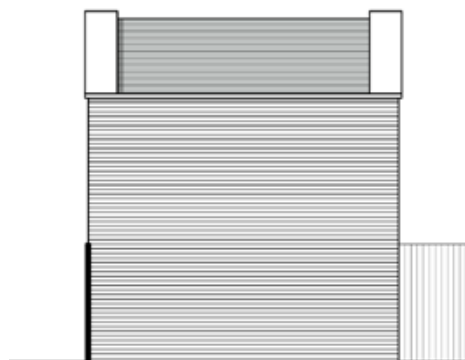


Fig 24.
Proposed Rear/East
Elevation

9.0 ACCESS

Each unit is proposed to be accessed through private and separate entrance doors.

Access for Units 1 & 3 will be provided from the street on the south elevation.

A proposed new boundary wall is to allow access for a separate gate allocated for Unit 3 on the street side which leads into:

- Private patio
- Front entrance door
- Cycle store

Another separate gate is to be placed along this wall for access to the shared cycle store serving Unit 1 & 2 and the assigned bin area for Unit 1.

Additionally, in order to meet with building regulations, each entrance door for the flats (Units 1 & 2) are provided with its own hall so that entry is not achieved directly into a living room.

10.0 CONCLUSION

The proposal enables the conversion of the existing house to become 2no. good quality flats with 2no. bedrooms each and the addition of 1no. 1 bed new build dwelling in a centrally located, highly sustainable site. The development will therefore assist in contributing towards Reading Borough Council's housing targets.

The development proposals will enable a significant improvement to the quality of residential accommodation on the site.

The proposals will provide a significant enhancement to the street scene by rationalising what is currently a very inelegant composition to the existing dwelling. All new changes and additions will help safeguard the building and secure its continuing positive impact on its locality for the foreseeable future.

