

Design Access Statement

4 Prospect Street Caversham



Front Elevation

The Property

4 Church Street, Caversham is a 20th Century terrace building. The building has no special features of listing facing prospect street.

Recent planning History

The present use E (a) for ground and first floor E(a) Offices use.

Proposals

The application proposes to convert the first floor offices and storage s to one two bedroom apartments with alterations to interior layout of the floors.

Externally the front elevation of the building will remain unchanged whilst building will have additional two new windows and roof lights to bring natural lights into habitable spaces .

Sound proofing

The apartment will be sound proofed by including extra soundproofing between floors with sound proof materials and sound proffed glazing to external windows .

Sustainability

The first floor will be brought up to date to meet current building regulation with energy efficiency and up to date materials for the internal layout.

Waste collection

The current waste collections will remain unchanged, as Reading Borough Council collects and sorts out the refuse for the ground and upper floor from the rear of the property

Transport

There are two parking spaces with the building at the moment (public car park to the rear) , and that will remain the same there will be no parking for the apartment as the building is situated on an excellent public transport route to the town and rail way station located within 50 yards of the local shopping centre

However there are public bike racks facilities less than 50 yards from the apartment and a folding bike will be offered to the occupant of the apartment .

Section 106

The contribution level for the section 106 to be agreed with the council.



Rear Elevation

Summery

This application aims to return the first floors into a two bedroom apartment with the least changes to the layout of the existing building, whilst providing good standard of accommodation and contribution to the housing needs in the area. It's also worth mentioning that part of the office spaces on the first has been empty for a while, as the demand for offices in such locations has been diminishing over the last few years also with the advent of Covid -19 the demand has been further reduced.