

Project

**Refurbishment, Extension &
Change of Use**

Address

230 Wokingham Road
Reading
RG6 1JS

Client

Turner Property Ltd.

Document

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Document

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1.0 INTRODUCTION



Fig 1. Existing view of the Brackenhurst Guest House front facade & car parking area

This Design and Access Statement has been written as a supporting document for a Full Planning Application with Reading Borough Council for the development at 230 Wokingham Road, Reading, RG6 1JS.

The development involves construction of replacement rear single storey extension and dormer, plus internal alterations to enable change of use from 8 room guest house (C1 use class) to 9 room house in multiple occupation (sui generis use class) with associated car parking, bin and cycle storage.

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

- 20013-PL-01 Location & Proposed Block Plans
- 20013-PL-02 Existing Site Plan
- 20013-PL-03 Existing Floor Plans
- 20013-PL-04 Existing NE & NW Elevations
- 20013-PL-05 Existing SW & SE Elevations
- 20013-PL-06 Proposed Site Plan
- 20013-PL-07 Proposed Floor Plans
- 20013-PL-08 Proposed NE & NW Elevations
- 20013-PL-09 Proposed SW & SE Elevations
- 20013-PL-10 Proposed Cycle Store Plan & Elevations
- 20013-PL-11 HMO Density Calculation Plan
- 20013.9.1_21.07.08_HMO_HMO Management Plan
- 20013.9.1_21.07.09_TP_Turner Property Introduction

2.0 SITE LOCATION & CONTEXT



Fig.2 Aerial View from the north

The application site is located on the western side of Wokingham Road within a row of detached properties between Talfourd Avenue and Green Road in an area predominantly defined by suburban scale and density housing located to the east of Reading University's Whiteknights campus.

In addition to the generally residential uses, the site is in close proximity to retail, commercial and a mix of community amenities located within the extensive Wokingham Road shopping parade to the north and the local centre at the Earley crossroads junction between Wokingham Road and Widerness Road / St Peters Road to the south.

The application site has been used as a guest house since 1991. The guest house accommodation is provided within the 2.5 storeys of the detached building which is in an elevated position raised above the Wokingham Road street edge. There is a car parking area serving the guest house at street level which is set back from the front elevation of the building by a retaining wall. A rear garden exists to the west of the guest house building which is generally consistent with the plot composition along this stretch of Wokingham Road.

2.0 SITE LOCATION & CONTEXT



Fig 3. (top) Aerial view from the east



Fig.4 (bottom) Aerial view from the south

Key

- 1. Application Site
- 2. Wokingham Road
- 3. Talfourd Avenue
- 4. Regis Park Road
- 5. Green Road
- 6. Green Road Surgery

- 7. Church
- 8. Loddon House Fawleybridge Student Accommodation
- 9. Alfred Sutton Primary School
- 10. Purpose built flats
- 11. Parade of shops

2.0 SITE LOCATION & CONTEXT



Fig.5 Existing view of the Brackenhurst Guest House rear facade



Fig.6 View of rear garden

3.0 USE

3.1 - Existing Use

8 room guest house (C1 use class)

3.2 - Proposed Use

9 room house in multiple occupation (sui generis use class)

3.3 - Loss of existing guest house (C1 use)

Due to the impact of the high number of low cost, large hotels which have been established around the central Reading and peripheral areas in recent years the Brackenhurst Guest House business became no longer viable. These commercial challenges, along with the repercussions of the Covid 19 pandemic, and the owners reaching retirement all resulted in the sale of the property to the Applicant who is seeking the change in use.

3.3 - HMO Density Associated with Change of Use

The site is located within the Article 4 area of the Reading Borough where the density of houses in multiple occupation is being managed via the removal of permitted development rights to change the use of C3 dwelling houses to become C4 houses in multiple occupation (HMO).

As the existing use is an 8 room guest house (C1 use class), there is no adverse effect to the number of C3 use dwellings in the area.

Refer to 20013-PL-11 HMO Density Calculation Plan for further clarification that following permission being granted for the use change the density of HMOs within the vicinity of the application site will remain below the Local Authority's established 25% acceptable density threshold.

4.0 AMOUNT

4.1 - Site area

The application site area is 598 sq. metres

4.2 - Existing Gross Internal area

The existing gross internal floor area of the guest house is 259.4 sq. metres

4.3 - Proposed Gross Internal area

Proposed gross internal floor area is 280.5 sq. metres. The additional area created via replacement rear single storey extension and dormer.

4.4 - External Amenity Space

There is 235 sq. metres of external amenity space provided in the rear garden.

4.5 - Cycle Storage

Secure and sheltered cycle storage is proposed within a detached store in the rear garden providing storage for 4no. cycles via 2no. sheffiled stands.

4.6 - Car Parking

There is no change proposed to the car parking provision on site for 3no. car spaces

4.7 - Waste & Recycling

The proposed site plan identifies the location for waste and recycling wheelie bins within the car parking area adjacent to the public highway.

4.8 - Schedule and Quality of Accommodation

The 8no. bedrooms proposed are served by 6no. rooms providing a range of shared sanitary accomodation. The occupants also benefit from the use of a dedicated laundry / utility room and generous communal kitchen / dining / lounge room.

Proposed bedrooms, along with communal sanitary, cooking and living accomodation are all proposed in excess of the Local Authority amenity standards for HMO's requiring a licence.

Please also refer to the attached 20013.9.1_21.07.08_HMO_HMO Management Plan and 20013.9.1_21.07.09_TP_Turner Property Introduction documents for further clarifications in relation to the quality and management for the proposed HMO.

5.0 LAYOUT

5.1 - Ground Floor

The front door principal access remains as existing.

All the ground floor rooms are accessed via a centralised hallway as existing.

3no. bedrooms are accommodated on the ground floor along with shared WC and shower room sanitary accommodation.

Separate utility room serving as a communal laundry room is also proposed along with a separate plant room.

A communal kitchen / dining room is proposed within the replacement rear extension with the communal lounge accessed off the extension within the main body of the existing building.

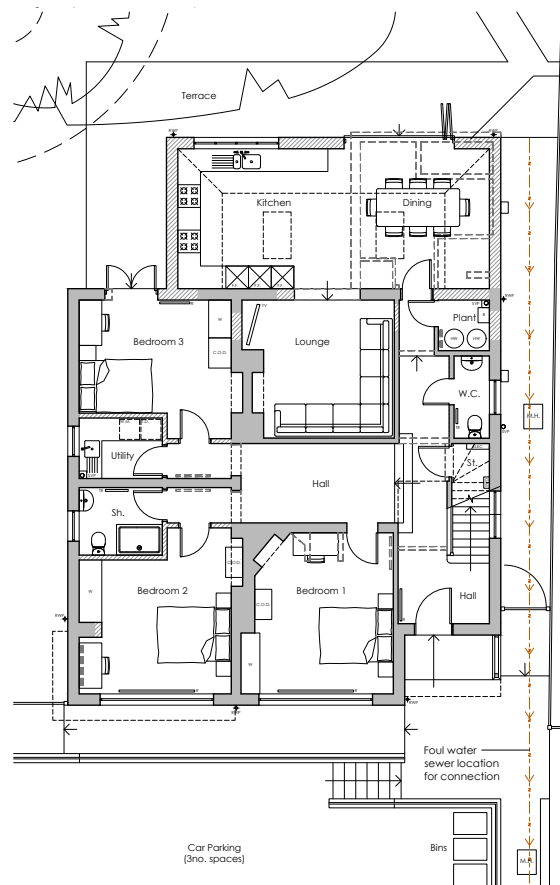


Fig 7. Proposed Ground Floor Plan

5.0 LAYOUT

5.2 - First Floor

The staircase and landing circulation space are proposed to remain as the existing configuration.

It is proposed to remove the small guest house bedroom above the front door entrance to reinstate the original configuration with tall vaulted ceiling above the entrance hall.

4no. bedrooms are accommodated on the first floor along with shared WC, shower and bathroom sanitary accommodation.

5.3 - Second Floor

The staircase and landing circulation space are proposed to remain as the existing configuration.

2no. bedrooms are accommodated on the second floor.

A shared shower room is proposed within a dormer extension.

A small portion of the existing street facing guest house bedroom is proposed to be demolished which currently cantilevers over the landing.

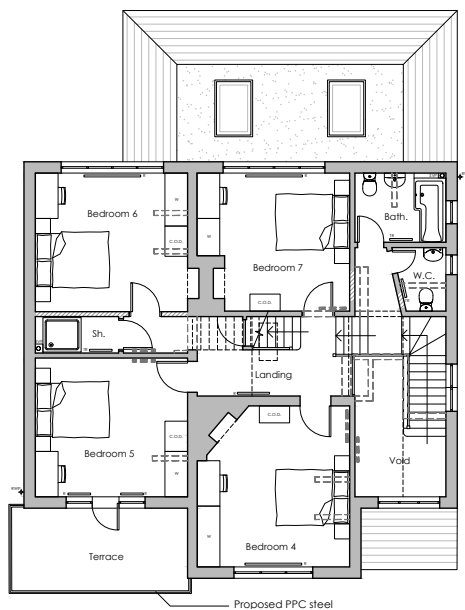


Fig 8. Proposed First Floor Plan

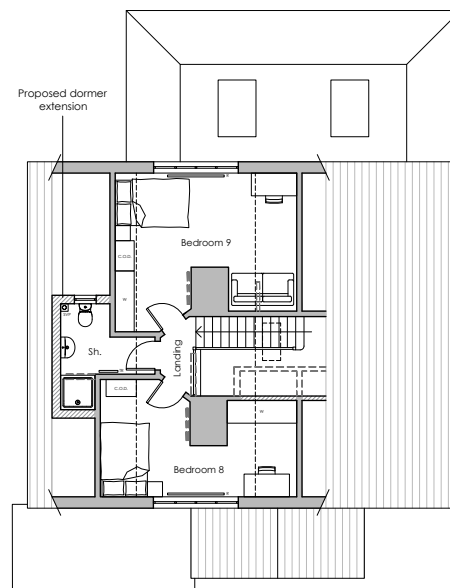


Fig 9. Proposed Second Floor Plan

6.0 SCALE

There is no material alteration in scale proposed by the application.

7.0 APPEARANCE

There are few alterations in external appearance proposed.

7.1 - North East / Front Elevation

It is proposed that the existing timber balcony balustrade is to be replaced with a PPC steel railed balustrade, providing acceptable performance for protection of occupants from falling.

The proposed dormer on the side / south east facing roof pitch would be visible on the front elevation but will not be very visible in reality from the street due to the building's elevated position and the dormer being set-back 3 metres away from the gable barge board. The dormer is proposed to be finished with clay plain tiles in a colour matching the main roof tile in order to be congruous.

7.2 - South West / Rear Elevation

It is proposed to demolish the existing single storey rear extension and construct a replacement high quality extension with a pitched and vaulted roof to accommodate the proposed kitchen / dining room.

The extension is proposed to be constructed using painted brickwork walls and profiled interlocking clay roof tiles to match the existing.

New windows are proposed with UPVC frames to match existing.

The new sliding folding doorset proposed will have PPC aluminium frames.



Fig 10. Proposed Front (North-East) Elevation

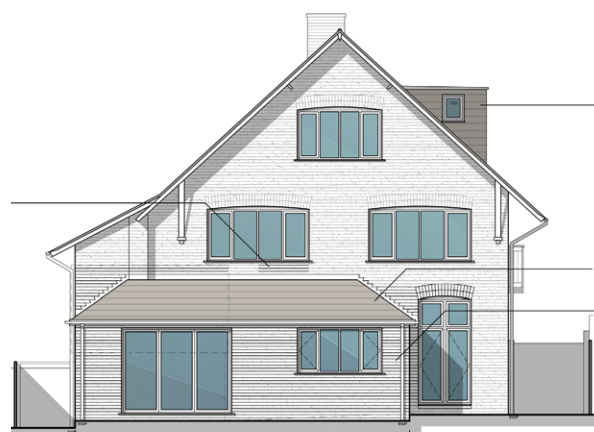


Fig 11. Proposed Rear (South-West) Elevation

8.0 ACCESS

There are no material alterations to access proposed.

8.0 CONCLUSION

The proposed extensions and internal alterations will enable a high quality large house in multiple occupation to be created in this very sustainable location.

The proposed use provides an appropriate and viable alternative to the guest house use which was no longer a viable business.

Due to the current low number of houses in multiple occupation in the vicinity of the application site, the proposed use will contribute to creating a mixed and sustainable community as per the definitions within the Local Authority's Residential Conversions Supplementary Planning Document relating to the Article 4 area.



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