

REVISED STATEMENT DEC. 2020

DESIGN STATEMENT 32 CAREY STREET, READING RG17JS

The existing property at 32 Carey Street is a 3-bedroom mid-terrace 2-storey house that is currently being refurbished to a higher standard for a family living.

The property also comprises a basement room of approximately 13m². It has access to a light well adjacent to the footpath along Carey Street. The light well measures about 5.5 m² and provides daylight through the glazed door and a window. This room may have been intended to be used as a habitable room but it does not meet the standards in terms of its limited ceiling height of around 2m and the limited headroom for the stairs lower than 2m that is required by the Building Regulations.

The applicant intends to convert this room to a self contained studio with modifications, which will include increasing the ceiling height by lowering the existing floor to achieve 2.3m ceiling height, increasing the floor space by extending the basement to the rear to provide a sleeping area, a small kitchen and a shower room. It is also planned to construct a new stairs in the light well, which will provide a direct access to the studio from Carey Street. The existing linking stairs to the ground floor hallway will be closed off permanently.

This proposal will make use of a wasted space within the building and provides a habitable accommodation, which is supported by Reading adopted Local Plan Policy H1 (Provision of Housing) and Policy H4 (Build to Rent Scheme).

The proposal is aimed to provide a high standard for living and will be built to meet the current Building Regulations requirements.

Affordable Housing

The applicant confirms his agreement to comply with affordable housing contributions and also confirms the he will be willing to a new S106 legal agreement with the Council should the development receive planning permission.