



robert rigby architects limited
42 Portman Road
Reading
Berkshire
RG30 1EA
tel: 0118 959 4932 fax: 0118 957 7019
enquiries@rigbyarchitects.com
www.rigbyarchitects.com

Design and Access Statement

**35 & 37 Bedford Road
Reading
RG1 7EX**

Drawing: 2106-600
Client: Angus Jones
Date: April 2021

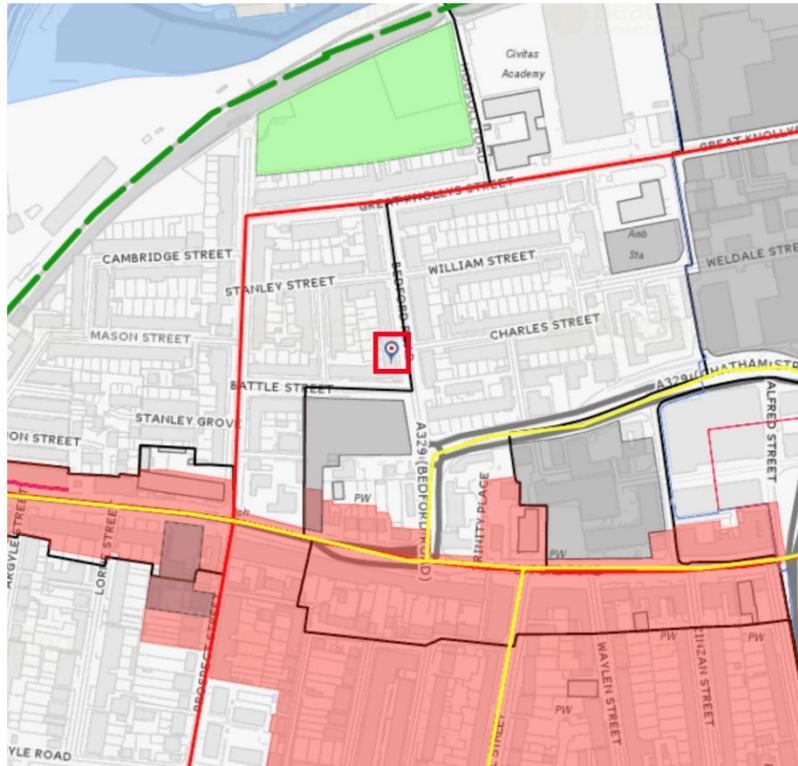
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Front elevation of the houses from Bedford Road.

1 Introduction

- 1.1 This Design and Access Statement has been prepared to support of the planning application for the proposal of renovating the properties at 35 & 37 Bedford Road for the client Angus Jones.
- 1.2 The two properties are proposed to be divided to create a total of 4no. residential dwellings, with two new rear facing dormers.



Reading Council's Planning Policy
Interactive map. (Current on 16.03.21)

2 Site & Surrounding Context

2.1 The Site is located on the western side of Bedford Road, close to the junction with Battle Street. The site is formed of two mid terrace town houses with front access from the street and rear private gardens. The first house (No.35) was built in 1886 and the second house (No.37) followed later and was built around 1890.

2.2 The site area is 0.0206 ha in area.

2.3 The character of the surrounding area is predominantly residential with a mix of leisure and commercial uses. The area also includes a mix of building scales and forms. The terrace houses themselves step up and down between 2-4 storeys in height.

The site is located outside of the Reading Central Area CR1-10 which runs down the centre of the Road. It is also close to the allocated development site CR14, the Central Swimming Pool as well as the district/local centre of Oxford Road. There is also a number of cycle routes within a few minutes' walk. All of these areas are located on the map opposite, taken from the council's interactive map.

2.4 The existing access to the site is pedestrian access only from Bedford Road.

The row of houses along Bedford Road consists of 3 / 4 storey properties where the vast majority of the houses have been converted to apartments.



1. Front elevations of 35 and 37 Bedford Road houses.



2. View along Stanley Street looking south east.



3. View along Stanley Street looking south west.

The front elevation remains largely unchanged since construction in the 1890s, with stepped street access, and stepped rooflines where the ground and first floor levels change.

The vast majority of the property has been renovated with small additions and/or dormers added to the rear of the properties.

- 2.6 Photos showing the current existing profiles of the rear elevations can be seen on the page. In particular a new dormer to the northern end of this row of houses, has been installed along the back wall line across the whole width of the property. This style of dormer can also be seen along the rear properties facing on to Derby Street.





Existing Street Front Elevation

Planning Policy

- 3 The proposal has been designed with Reading Borough Councils Local Plan and planning policies in mind.

We would like to highlight relevant policies such as:

3.1 H8 Policy relates to: Residential Conversions

- The proposal has been designed to ensure there will be no impact on the character of local area, intensification of activity or loss of privacy to the surrounding properties.
- The existing terrace houses do not currently provide off street parking and due to the layout at the street level, it is not possible to provide this.
- The introduction of the rear dormers allow the provision for 2no. 3 bedroom family dwellings on the upper floors, therefore helping not to dilute or harm the existing mix and sustainable community of family homes.

Policy H9 relates to: House Extensions and Ancillary Accommodation

- This policy states proposals should respect character and appearance as well as scale and massing of the surrounding area. All of the above statements have been considered in the proposal and are described further in section 4 of this report.
- The scheme should not have an overbearing impact to neighbours.
- Moreover, the proposal will not affect the diversity. Where 4 or few dwellings are proposed at least 1 dwelling (a min of 25%) is to a family unit



Existing Street Rear Elevation

4 Design Proposal

- 4.1 The proposal is for the conversion of two mid terrace houses to become four new dwellings comprising: 2no. one-bedroom flats at basement level and 2no. three-bedroom maisonettes on the upper floors.

The renovations including the installation of two new rear facing dormers to create the third bedroom and ensuite in the roof space within each property. The proposal includes rearranging the internal layouts to accommodate the split between the dwellings at basement level and ground floor level as well as the accommodation in the roof space.

- 4.2 The 2no. basement level flats are proposed to have their own independent front doors, via the external access steps down from the street level.

The layout establishes a living space to the front of the property where both flats will benefit from large windows looking over the street. The bathroom and bedroom have been located to the rear, to create more privacy and benefit from light from the rear amenity space, with new and improved light wells.

- 4.3 The 2no. maisonettes are proposed to be accessed with their own independent front door via the external access steps up from the street level.

The new layout will include the living space on the entrance level with new and improved direct access to the gardens to the rear. The two upper floors comprise of the bedrooms and bathrooms with views to the front and rear of the property.



Existing rear elevation to No.37



Existing rear elevation to No. 35

- 4.4 Due to the size of the properties, the rear garden space is proposed to be provided as private amenity to the three-bedroom maisonette. Only one basement level dwelling is proposed to have a small amenity area via the kitchen.
- 4.5 The new rear facing dormers have been designed to maximise the floor area in the roof space and stretch across the width of the house to create a double bedroom and ensuite. The creation of these dormers allow for the additional third bedroom, providing 2no. family dwellings. The dormers are located on the rear of the property to minimise any impact on the street scene and is in keeping with the existing rear profiles, as shown in section 2.6 of the report.

The roof space of the property no. 37 has already been converted and has a small rear facing dormer. The new proposal will increase the floor space as well as the head height to this bedroom. The dormer to No.35 will create a new level of residential accommodation to this property.

- 4.6 The front elevation is not proposed to be altered, except to be made good where required, such as the front access steps.

The new basement front doors are to be located in the position of the existing door opening, creating minimal impact to the street scene.

New velux roof lights are proposed to the front facing pitched roof to provide light the new stair well up into the roof space. This is a small low-profile light creating minimal impact.



Existing light well and access from No.35



Existing rear garden from No.37

To the rear, a window within no.37 is currently located at half landing, between ground and basement level. Due to the reconfiguration of this property and the removal of the stairs, the window is proposed to be moved up to the ground floor level. As this window is at the low levels of the elevation and over looks the private amenity space, we do not believe this would create any impact on neighbouring properties.

A new door is proposed to be added to the single storey extension to property no. 37 to create access from the basement dwelling into the private amenity space to the rear.

The only other elevational amendments proposed include updating windows where required, to suit existing window.

- 4.07 The two new dormers are proposed to clad in dark grey wall hung tiles, similar to the surrounding properties, with a flat roof waterproof system.

The existing drainage for rainwater will be utilised to provide new down pipes in existing locations.

Similarly, new boilers are proposed to be located to allow the flues to be fitted to the rear elevations, maintaining the front elevations as existing. Please refer to the plans for locations.

5 Accommodation Schedule

Existing

Number 35 (2/3 Bedroom House)	97.5 sqm
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Number 37 (4 Bedroom House)	116.5 sqm
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Proposed

One-bedroom Flat (35)	33 sqm
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One-bedroom Flat (37)	39 sqm
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Three-Bedroom Maisonette (35)	90 sqm
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Three-bedroom Maisonette (37)	85 sqm
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<u>Total Existing -</u>	214 sqm
<u>Total Proposed -</u>	247 sqm

6 Access

- 6.1 The pedestrian access from Bedford Road is not proposed to be altered. Please refer to sections 4.2 and 4.3 of this report for more details.

7 Waste Management

- 7.1 General waste, recycling and food waste are all collected from Bedford Road. An area to the front gardens has been allocated for the storage of the wheelie bins, please refer to the ground floor plan for more details.

8 Sustainability

- 8.1 New double-glazed windows and any new wall, floor and roof finishes are to meet Building Regulations Part L, will provide improvement to the energy rating for these properties.

9 Ecology

- 9.1 A bat survey can be provided for this scheme. Please request this information, if required.