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Document Title: **DESIGN, ACCESS & HERITAGE STATEMENT**

Project: **REFURBISHMENT & ALTERATIONS**

Site Address: **11 ADDINGTON ROAD, READING, RG1 5PW**

Client: **TURNER PROPERTY LIMITED**



Fig.1: View of the front of 11 Addington Road

1.0 Introduction

This Design and Access Statement is written as a supporting document for a Full Planning Application with Reading Borough Council at 11 Addington Road, Reading.

The proposed development involves construction of a two-storey rear extension, refurbishment and alteration throughout the existing building to provide 11 no. en-suite bedrooms and associated communal facilities as part of a large HMO (sui generis use class).

The intention of the application is to create high quality living accommodation whilst contributing to the enhancement and maintenance of the building and wider Conservation Area.

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

18019-PL-01 Location and Block Plan	18019-PL-10 Proposed Site Plan
18019-PL-02 Proposed Block /Roof Plan	18019-PL-11 Proposed Basement Plan
18019-PL-03 Existing Site Plan	18019-PL-12 Proposed G Floor Plan
18019-PL-04 Existing B + G Floor Plans	18019-PL-13 Proposed 1 st Floor Plan
18019-PL-05 Existing 1 st + 2 nd Floor Plans	18019-PL-14 Proposed 2 nd Floor Plan
18019-PL-06 Existing Roof Plan	18019-PL-15 Proposed Roof Plan
18019-PL-07 Existing S + E Elevations	18019-PL-16 Proposed S + E Elevations
18019-PL-08 Existing N + W Elevations	18019-PL-17 Proposed N + W Elevations
18019-PL-09 Existing Section AA	18019-PL-18 Proposed Section AA
	18019-PL-19 Proposed Cycle Store

2.0 The Site Location & Context

The application site is located toward the middle of Addington Road, adjacent to the junction with Alexandra Road, refer to Fig.2 below.



Fig.2: Site aerial view

The application site accommodates an existing part 2, part 3 storey late Victorian semi-detached house, located just inside the western boundary of the Alexandra Road Conservation Area

Off-street parking area is located at the front of the property along with a small front garden. Hardstanding provides access along the side of the building, via a modern wooden fence and gate, to the rear garden and shared external amenity area.

To the west is a detached house no. 9 Addington Road, and to the east is the attached building at no.13 Addington Road. Both properties have outlooks north and south, with no.9 having 2no. windows serving non-habitable rooms overlooking the application site.

To the north, no. 46 Alexandra Road has been converted into a Mosque, which includes a single storey extension that stretches the full width of the application site's rear garden, with separation provided by a brick boundary wall and driveway.

3.0 Use

The existing use is as a 10 bedroom / 10 person HMO (sui generis), as confirmed by Certificate of Lawfulness – Existing Use or Development application reference 201152.

It is proposed to increase the size of the HMO to have 11 bedrooms and improve the associated communal accommodation.

4.0 Heritage Statement

The application site is located within Reading Borough Council's 'Alexandra Road Conservation Area' which is generally characterised by large, late Victorian semi-detached and detached houses set back from the tree-lined Alexandra Road.

The area is typical of late 19th century building practices where a variety of builders were responsible for small groups, or even individual, houses along pre-planned roads, part of the post-railway expansion and development of Reading.

Number 11 Addington Road forms part of one such group of almost identically designed houses. Nos 7, 9 and 11 appear identical in design, whilst no. 13 is attached to no.11, which is similar in design but addresses two frontages due to its location on the corner of Addington Road and Alexandra Road.

With their relatively unaltered front facades, the groups street frontage forms a strong contribution to the conservation area's architectural quality. Internally, alterations and change of uses have been made to the group that reflect differing accommodation needs over time.



Fig.3: 1872 OS map extract



Fig.4: 1892-1914 OS map extract

5.0 Amount

The application site has a total area of 444 square metres. The existing gross internal floor area is 236 square metres, which is proposed to increase to 333 square metres. The floor area increase of 97 square metres is attributed to the rear extension providing additional accommodation area at ground, first and second floors.

The proposals include 11no. ensuite bedrooms. All of the bedrooms far exceed the minimum area standards as set in Reading Borough Council's 'Residential Conversions SPD'.

The proposals also provide high quality communal accommodation throughout the property, amounting to a significant enhancement of the existing provision as well as exceeding HMO standards. These include living, kitchen and dining rooms at ground, a laundry at first floor and an additional kitchenette at second floor.

The accommodation benefits from a rear garden of 168 square metres, which will be used as shared external amenity space for occupants. Secure and sheltered storage for 6no. bicycles is proposed in the rear garden. This provision is in accordance with the local authority standard for 0.5 cycle spaces per HMO bedroom.

There are no changes proposed to the existing car parking provision on the driveway fronting onto Addington Road.

The existing waste provision is 1no. 1100 litre general waste bin and 1no. 240 litre recycling bin. It is proposed to upgrade the recycling provision to 1no. 1100 litre. Both bins will be stored on the existing driveway to the front of the property.



Fig.5: Proposed Site Plan extract from drawing 18019-PL-10

6.0 Layout

The existing accommodation is of poor quality, the proposals seek to refurbish and modernise the property to offer an improved, rational layout with high quality living accommodation and 11 no. high quality en-suite bedrooms. The following alterations are proposed:

Basement Floor

- The basement is to be refurbished and retained as existing storage use with no material alterations proposed. There are no proposed habitable rooms.

Ground Floor

- Bedrooms 1 and 2 are located within the existing original front rooms.
- Bedroom 3 is proposed to benefit from additional space through the removal of the existing chimney breast and stack above.
- The en-suite for bedroom 3 and a communal WC will be provided in part of the new rear extension.
- The communal living area (~24sqm) is also located within the new rear extension, with an outlook over the garden.
- The existing kitchen area will be refurbished and rearranged to provide an improved communal kitchen (~17sqm) and dining area (~11sqm).
- Together, the proposed Kitchen / Dining / Living area provides good quality, semi open-plan spaces that will benefit from direct access to shared amenity space in the rear garden via new glazed sliding/folding doorsets.
- The dining and living rooms can also act independently as separate communal spaces, therefore meeting RBC requirements of 1 communal room per 6 large bedrooms.

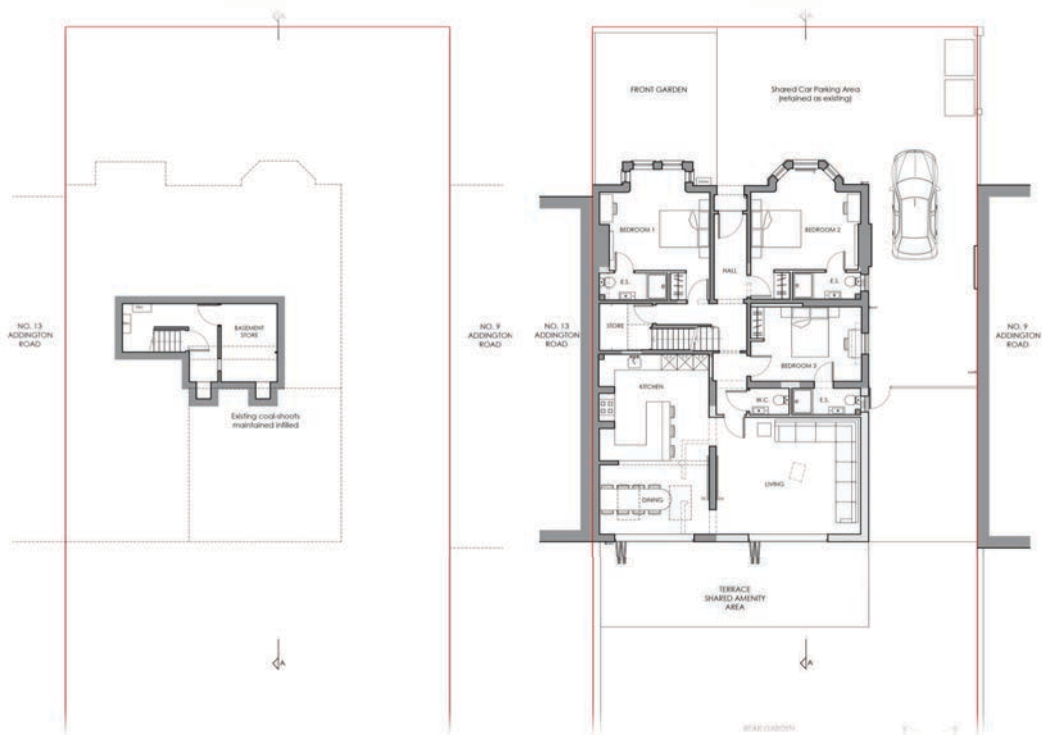


Fig.6: Proposed Basement and Ground Floor Plans extract from drawings 18019-PL-11 and 18019-PL-12

First Floor

- Bedrooms 4 and 5 are proposed at the front of the property, and will benefit from the removal of existing modern partitions to provide more generous accommodation.
- A shared laundry room is also proposed at the front of the buildings above the entrance hallway area.
- The proposed rear extension provides space for Bedrooms 6 and 7.
- Bedroom 6 will be provided with a window in line with the location of the new window for Bedroom 3 on the ground floor.
- Bedroom 7 is provided with a dormer window facing over the rear garden.
- Bedroom 8 is located within an existing original room position. A new timber sash window is proposed in the rear wall.

Second Floor

- Bedrooms 9 and 11 are proposed within existing bedroom locations, with existing modern partitions removed to take advantage of generous original room areas.
- The existing loft area to the front of the property is proposed to be converted into an en-suite for Bedroom 9.
- Bedroom 10 is formed in the roof area of the proposed rear extension.
- A small plant/boiler cupboard and common kitchenette are also provided on this floor within the new extended roof area.
- Bedroom 10 and the kitchenette will be provided with conservation style rooflights.



Fig.7: Proposed First and Second Floor Plans extract from drawings 18019-PL-13 and 18019-PL-14

7.0 Scale

Whilst developing the proposals, consideration has been given to the Site's setting within the conservation area and as part of the group of buildings at 7 - 13 Addington Road.

As such, there are no proposed alterations to the front façade of the building in order to retain its original character.

The proposed extension is located to the rear of the property, which mitigates any potential impact on the Addington Road streetscene and will be largely hidden from view.

The scale of the extension has been determined by the existing ridge heights, roof pitches and wall positions of the existing building, as to create an extension that is coherent with the existing built form. In plan, the proposed extension 'squares off' the building at the rear, using the existing width and depth of the building as a constraint on the proposals.

A dormer window has been proposed at the rear of the first storey. This enables the roof pitch to start from a lower level with a reduced massing. The dormer has been designed to reflect the existing brick gable on this elevation,

The existing garden is substantial in size (212sqm). The proposed extension and allowance for cycle store retains 79% of the rear garden area around the original house, leaving ample room for future resident's shared amenity.



Fig.8: View towards 11 Addington Road from the west

8.0 Landscaping

There are no material alterations proposed to landscaping associated with the application. The existing driveway, front garden and front boundary railing are proposed to be retained as existing.

9.0 Appearance

Modifications proposed to the existing building are located to the rear of the property, in the form of a new two storey extension. The extension is proposed in materials to match the existing building and therefore retain and enhance the original character of the building and provide improvement to the quality of interior accommodation.

The following alterations have been proposed:

- The existing dilapidated, single glazed windows are proposed to be replaced with double glazed, painted timber framed sash windows. This proposed upgrade will provide better internal comfort for residents as well as securing for the long term these key architectural features of the building.
- The proposed rear extension will involve partial demolition at the rear of the existing building, including the roof above ground and first floor and the rear chimney stack.
- The required demolition works will enable the improvement of the quality of accommodation in the building, enabling ample communal space to support private bedrooms as well as make improvements in the appearance of the building from the rear.
- The materiality of the new extension will be in red Flemish bond brickwork and natural slate roofing to be congruous with the existing building.
- A new dormer window is proposed at the first floor, constructed in brickwork to match the existing and will reflect the existing 2nd floor gable on the rear elevation.
- New PPC aluminium sliding/folding doorsets used at the rear will enhance the external appearance, whilst also providing substantially better outlook over, and access to, the communal rear garden.



Fig.9: Rear view photograph illustrating the proposed area of the new extension

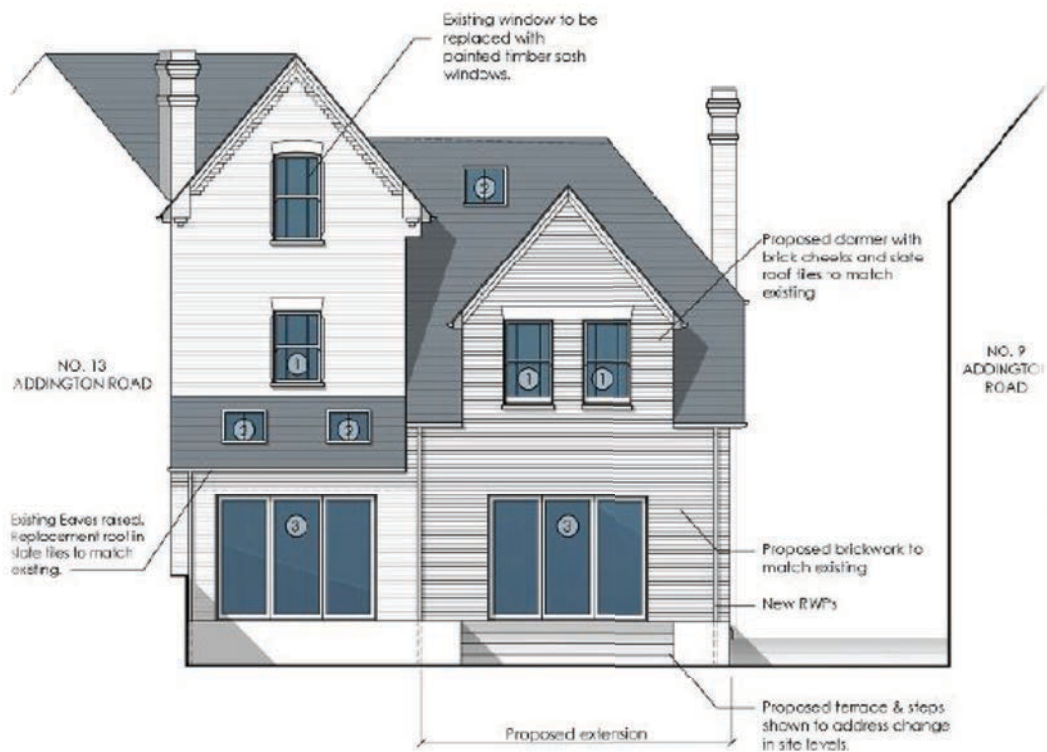


Fig.10: Proposed North (rear) Elevation extract from drawing 18019-PL-17

- New windows are proposed to the side elevation overlooking the driveway. These are proposed as double glazed, painted timber framed sash windows. The dimensions and proportions are to be congruous with the existing building.

10.0 Access

There are no material alterations proposed to the pedestrian or vehicular access to the application site.

11.0 Conclusion

The alterations and extension will enable the provision of 11no. high quality en-suite bedrooms with generous communal areas providing significant enhancement to the appearance and accommodation of the existing building.

The proposed extension has been designed to minimise visible impact on the street scene through its massing, composition and use of sympathetic materials to match the existing building.

The necessary upgrades to conservation features such as timber sash windows, will help safeguard the building and secure its continuing positive impact on its locality for the foreseeable future.