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20108B – Design & Access Statement

Project: 30 Church Street, Caversham, RG4 8AU

Date: 09.11.2020

Revision: P1

Design Statement

Context:
The applicant owns and operates a considerable property portfolio of business units across the UK. Generally located on the High Street, many properties have residential units on upper floors that have either been sub-let with change of use as further business units or retained as residential accommodation.

Involvement:
The applicant's property management team are currently undertaking a nationwide appraisal of their existing building stock. This to evaluate each site's accommodation potential and possible redevelopment opportunities to maximise revenue returns. The main intention is to reinvigorate these properties on the High Street that are currently being left vacant due to market forces or having sub-standard residential living accommodation.

Evaluation:
To repurpose and refurbish sub-standard building accommodation, look to extend the property where possible to provide suitably sized modern living accommodation in town centre locations.

Use:
30 Church Street currently accommodates a ground floor shop and first floor business suite (now vacant) to Use Classes A1/A2, and part first floor/second floor dwelling unit to Use Class C3.

A Change of Use is sought to convert the former first floor business suite into one dwelling, and to consolidate the remaining existing dwelling unit at second floor only. Individual dwelling units to be Use Class C3.

The ground floor shop unit will remain unchanged. The existing building covers the entire site area.

Layout:
The proposals look to replan the existing accommodation at first floor to provide a 1 bed dwelling unit. And, to replan and extend to the rear of the second floor to provide a further 1 bed dwelling unit. Internal layout modifications will see a new stair incorporated to remove the external access 'catwalk'.

Please refer to the submitted proposals for illustrative plans.

Scale:
The first floor dwelling unit will be created by replanning the layout of the former business suite. This unit will cover the entire first floor footprint. A new stair configuration will be installed to give access to the newly planned second floor dwelling unit. The consequent external 'catwalk' access will be removed.

To provide the second floor unit with adequate floor space to meet Nationally Described Space Standards and a rational layout, a full width extension is planned to the rear aspect.

Fenestration on both first and second floors fronting Church Street will remain as existing/no change.

Access Statement

Introduction:
The site is centrally located on Church Street within a sustainable accessible location. So, easy access for both pedestrians and vehicles.

Pedestrians:
The local area is flat, with well-lit footways directly outside the property with good crossing facilities making it attractive for walking to the site. As the site is situated on the High Street, local amenities and public transport bus stop connections are within easy walking distance.

Cyclists:
The building covers the entire site area, so external secure cycle parking is not possible anywhere externally to the residential units. This is the current arrangement for the existing dwelling unit.

Motorcycles:
Similarly, motorcycles must be accommodated in local parking facilities away from the site.

Vehicular Access
There is no vehicular access to the building/site. Therefore, no on-site parking is available for residential parking. This is the current arrangement for the existing dwelling and business unit.

Public Transport
Rail
The nearest mainline railway station is Reading, which lies approximately 1 kilometre south of the site.
Buses
The 'Church Street' bus stop is within 50 – 100m of the building. Offering connections into Reading town centre.

Mobility Impaired
All pedestrian routes to the site and in the immediate vicinity are under the control of the Local Authority and are suitable for use by mobility impaired persons. Tactile pavings to assist the visually impaired is provided at key crossing points.

New access stairs will be constructed to suit ambulant disabled specifications.