



**Design and Access
Statement**

In Relation to

Alterations to the Warden's Flat

at

**Asantewa House
Fobney Street
Reading
RG1 6BZ**

**Prepared on
Behalf of**

**Catalyst Housing
Limited**

Our Ref: 2021/101956

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1.0 Design and Access Statement

Introduction

This statement has been prepared on behalf of Catalyst Housing Limited in support of the Planning Application for Alterations to the Wardens Flat at Asantewa House, Fobney Street, Reading RG1 6BZ.

The building is not listed and is not located within a Conservation Area.

The nature of the proposals is that a full planning application is required.

The Proposals

The nature of the proposal is minor alterations to the external elevations of the existing Warden's flat, removing the existing doors, and replacing with windows. Internally, works comprise of alterations to the Warden's flat to accommodate two separate sheltered units for the elderly.

The proposals are illustrated within the information included with this application.

The proposals will not create any additional floor area.

The Site and Surroundings

The site comprises of a four storey sheltered housing property located on Fobney Street, and overlooks the River Kennet.

The surrounding site mainly consists of modern residential properties, largely made up of three and four storey blocks of flats and apartments, as well as some terraced housing.

Design & Appearance

The external appearance of the building will largely remain unchanged, with only 3 doors and any associated steps being removed and replaced with windows.

The design of the new windows will be to match the existing windows as close as possible in material, colour and design, with the toothed in brickwork to the front entrance matching the colour and size of the existing.

The proposals are illustrated within the information included with this application.

Access

There are good public transport links within the surrounding area, with the closest bus stop located on Bridge Street, 0.2 miles from Asantewa House, and Reading train station located 0.6 miles away. There is good access to local amenities, with the Oracle Shopping Centre 0.2 miles, and Broad Street shops 0.4 miles from Asantewa House.

The main access to Asantewa House, via Fobney Street, will remain unchanged, as will the internal access routes throughout the property.

Access to each of the new units will be via a communal corridor, which will remain unchanged. Each unit will be accessed by a separate flat entrance door, with each door offering a minimum opening width of 800mm.

The floors within each unit will remain level throughout, and bathrooms will comprise of wetrooms with level access showers.



2.0 Photographs



1. View of existing Front Elevation (North-West facing).



2. View of existing Side Elevation (South-West facing).



3. View of existing Rear Elevation (South-East facing).



4. View of Front Elevation of Warden's Flat (Ground Floor).



5. View of Rear Elevation of Wardens Flat (Ground Floor).



6. Front Elevation – door to be replaced with window.



7. Side Elevation – door to be replaced with window.



8. Rear Elevation – door to be replaced with window.