

Design and Access Statement

Proposed change of use from C3 to C4

Site: 7 Brighton Road, Reading, RG6 1PS



7 Brighton Road, Reading

1.0 Introduction

- 1.1 The following statement has been prepared in support of a planning application for the change of use from Single dwelling (C3) to five bedroom HMO(C4)
- 1.2 The statement addresses the details of the proposed change of use, as set out by Reading Borough Council. The access design statement has been developed in support of the planning application, and addresses issues in accordance with the Council's relative policies.
- 1.3 The site and its surroundings will be examined in this document, and how the proposed change of use will address the relevant site constraints. It will demonstrate how the proposal will take into consideration the local transport and services of the area, respecting the amenities of the neighbouring residents.

2.0 Site & Surroundings

- 2.1 The property comprises of ground, first and second floor, five bedroom period terrace Victorian house. These houses are constructed with traditional materials and using traditional forms of construction, brick elevations which incorporate traditional pattern, painted softwood box sash window/ or UPVC and with slate pitched roofs over the main part of the property. its situated within the area covered by article 4 direction in the park ward.
- 2.2 The property is located on Brighton Road in East Reading. Access to the site can be found to the front of the property via the existing gate.
- 2.3 The site is within walking distance of an extensive public transport system leading in, around and out of the town , including various bus routes and Reading /early Train Stations. Its location also means that all services and facilities needed by the potential residents are within walking distance.
- 2.4 The site features amenity space to the front and rear of the property and is also within walking distance of Palmer Park.

3.0 Proposed Change of Use

- 3.1 The proposed change of use is from family dwelling to five bedroom HMO

4.0 Amount

- 4.1 The foot print of the property changes existing with a total area of 102 sq meters. The single dwelling with original two bedrooms is to be converted into a house of multiple occupations comprising of five number individual bedrooms .

5.0 Layout

- 5.1 The layout of the property is to remain largely as existing, the bedrooms and new kitchen and vast improvements to the internal fabric of the building with total refurbishment of the building to a very high standard of workmanship

6.0 scale

- 6.1 The scale of the property is to remain as existing

7.0 Landscaping

- 7.1 The landscaping of the property shall remain as existing with the addition of bins located to the front of the property and bicycle store to the rear Garden. There are good communal outdoor space for use by the potential residents of the property

8.0 Appearance

- 8.1 The appearance of the property shall remain as existing.

9.0 Access

- 9.1 The access route into the property shall remain as existing via a pedestrian gate at the front of the property

10.0 Waste Disposal

- 10.1 The current agreement for bin collection at the site with Reading Borough Council shall remain as existing. House hold wastes are collected twice a week via the front gate
- 10.2 The location of bins is less than 9m from the front door of the property.

11.0 Utilities

11.1 All utilities are already situated on site, these include water, electric, gas, foul water and surface water, all connected to existing services.

12.0 Transport

12.1 Currently there are no restrictions on street parking, however all the potential tenants/ occupants will be encouraged to use public transport or bicycles.

12.2 The site benefits from being situated within walking distance to many public transport links including bus and rail, and along with a new cycle store to the rear of the property.

13.0 Cycle Storage

13.1 It is proposed under the this planning application to provide a new secure cycle store with four cycle spaces

14.0 Environmental compliance

14.1 The property is in the process of installations facilities and other issues relevant to use of the building as HMO.

15.0 General

15.1 Section 106 shall be agreed with RBC during the full planning process, and any other contribution , if applicable.

16.0 Implementing the Threshold

16.1 Enclosed within this access design statement is the map showing the fifty meter radius from the front entrance to the property, Currently there are only three properties listed as HMO within Brighton Road area (information obtained from Reading Borough Council Website), these are numbers 12 on Pitcroft Avenue, 17 and 19 St Peters Road. However within the 50 meter radius of the property there are total of 25 properties within Brighton Road and twelve properties within St Peters Road, thus a total of 56 properties are to be included within the 50 meter threshold, off these only three HMO properties falls within the 50 meter radius .i.e. making the ratio 3/56 which is 5%. This number will be far less than the 25% Threshold set out by Reading Borough Council within the area covered by Article 4 direction



17.0 Conclusion

- 17.1 The proposed planning application meets the SPD policies as set out in the check list of CS7, CS18, DM8 & 9 relevant to change of use set out by Reading borough Council. Originally the building was a 3 bedroom property, as a result of this planning application, there is minor changes to the internal spaces within the building and thus has no harmful effect on the neighbouring properties.
- 17.2 The proposed planning application meets relevant standard spaces as required by the housing Act 2004 , in fact in all cases the bedroom sizes meet the requirements for two persons occupation.
- 17.3 There are no changes to boundary element of the property and thus has no impact to the character of the area, the property enjoys a good standard of accommodations internally and communal private space outside
- 17.4 There are no issues of privacy or overlooking on adjacent properties and all the rooms have access to sun light /daylight or cause noise or disturbances to other properties within the area
- 17.5 The standard of living throughout the building will be of high quality and all future tenants shall have its own shower and WC.
- 17.6 A new bike store is to be installed within the site and therefore this will be an incentive for sustainable travel. Above all the property enjoys good access to all amenities such as shops, restaurants and other facilities such as chemists, and post office, which shall minimise the use of cars by the future occupants of the property.
- 17.7 The property is within walking distance of public transport for going in and out of the town
- 17.8 Overall the change of use will bring a much needed private rental accommodation to a mixed and sustainable community as encouraged by Reading Borough Council to the need of reasonably affordable rented accommodation.